City of Poughkeepsie
Planning Board
Meeting Agenda

Virtual Meeting
Meeting Registration
Link: https://attendee.gotowebinar.com/register/1193309186093210383
Wednesday, January 19, 2022
6:00 PM

I. CALL TO ORDER

II. APPROVAL OF MEETING MINUTES

1. Approval of December 21, 2021 Meeting Minutes

III. PUBLIC HEARINGS FOR SITE PLANS/SPECIAL PERMITS/SUBDIVISIONS

1. MILTON STREET: MULTIFAMILY RESIDENTIAL DEVELOPMENT
The public hearing will be adjourned until the February 15, 2022 meeting as the applicant continues work with City and Town Engineering. Application for site plan review for multifamily residential development consisting of two buildings containing a total of 63 units, with a swimming pool and accessory surface parking. Owner/Applicant: Maselo Realty LLC; Consultant: Chazen Companies (Caren LoBrutto); Grid #6162-73-623227; Zoning District: Planned Residential District (PRD); File #2021-029

IV. SITE PLANS/SPECIAL PERMITS/SUBDIVISIONS

1. WALLACE CAMPUS: DEMOLITION, CONVERSION & NEW CONSTRUCTION
Application for Site Plan Review for demolition, conversion and new construction, resulting in a mixed use development with 187 dwelling units and 14,235 square feet of commercial space, with off-street parking and publically-accessible open space on the parcels at 319, 325, 327-329 and

331 Main Street. Redevelopment of the off-street parking area will also involve the properties at 302, 304, 306 and 310 Mill Street. Grid #6162-77-114098, 109079, 109077, 121116, 112116, 116114, 128113 and 6162-78-127091; Owner: 319 & 331 Main Street - IIC Properties, Inc., 327-329 Main Street - Key Main LLC, and 325 Main Street - Wallace Campus Manager LLC (Emanuel Kokinakis) (outright and by contract); Applicant: Wallace Campus Manager, LLC (A Larovere Consulting and Development, Mega Contracting Group, and Urban Green Equities); Consultant: Ken Casamento, LRC Group; Architect: SLCE Architects, LLP; Zoned: Poughkeepsie Innovation District Urban Village (PID-UV) and Historic Core (PID-HC). File #2020-01

2. 135 MAIN STREET: MULTIFAMILY RESIDENTIAL SUBDIVISION

Applications for Site Plan Review and Subdivision for subdivision of the property at 135 Main Street into two lots of record and construction of a new building containing 72 dwelling units on the new lot. Owner: Omni New York; Applicant: Tinkleman Architecture; Consultant: Ken Casamento/LRC Group; Grid #6062-76-911183; Zoning District: Urban Density Residence (R-6) District; File #2021-037 and 2021-038

3. 278 – 282 MAIN STREET: MIXED USE CONVERSION

Application for Site Plan Review for the conversion of the existing building, formerly a department store, to a mixed use building containing ground floor commercial space and a total of 24 dwelling units on the upper stories, including construction of a fifth story and a tower. Owner/Applicant: Kirchner Realty, Inc/Michael DeCordova; Consultant: Aryeh Siegel Architect; Zoning District: Poughkeepsie Innovation District - Historic Core Subdistrict (PID-HC) Grid #6162-77-059084, 6162-77-062084, 6162-77-065081, 6162-77-065083 and 6162-77-060075; File #2021-040

4. 39 PERSHING AVENUE: TWO-FAMILY RESIDENTIAL

Application for Site Plan/Special Permit Review relative to the proposed conversion of a vacant single family dwelling at 39 Pershing Avenue to a two-family dwelling. Waivers of certain site plan elements are requested. Owner: Pershing 39 LLC; Applicant: James Valencia; Consultant: Paul Tirums, PE; Zoning District: General Commercial (C-3) District; Grid #6162-80-461007; File #2021-068

CITY OF POUGHKEEPSIE
PLANNING BOARD MINUTES
DECEMBER 21, 2021

PRESENT
Anne Saylor, Acting Chair
Rosaura Andujar-McNeil
Nick Deluccia
Robert Mallory
Sean O'Donnell
Marjorie Smith
Brian Veltre

EXCUSED
Robert S. Levine, Esq

Staff Present: Natalie Quinn, Acting Development Director
Consultants: Chris Kroner, Terresa Bakner, Stu Messinger

Meeting was called to order at 6:06pm with the Pledge of Allegiance.

The Board approved the minutes of the November meeting on a motion by Robert Mallory, seconded by Nick Deluccia.

WALLACE CAMPUS: DEMOLITION, CONVERSION & NEW CONSTRUCTION
319, 325, 327-329, AND 331 MAIN STREET & 302, 304, 306 AND 310 MILL STREET
Site Plan application for demolition, conversion and new construction, resulting in a mixed use development with 187 dwelling units, 14,235 SF of retail commercial space, and publically-accessible open space on the parcels at 319, 325, 327-329 and 331 Main Street. Redevelopment of the off-street parking area will involve the properties at 302, 304, 306 and 310 Mill Street. Grid #6162-77-114098, 109079, 109077, 121116, 112116, 116114, 128113 and 6162-78-127091; Owner: 319 & 331 Main Street - IIC Properties, Inc., 327-329 Main Street - Key Main LLC, and 325 Main Street - Wallace Campus Manager LLC (Emanuel Kokinakis) (outright and by contract); Applicant: Wallace Campus Manager, LLC (A Larovere Consulting and Development, Mega Contracting Group, and Urban Green Equities); Consultant: Ken Casamento, LRC Group; Architect: SLCE Architects, LLP; Zoned: Poughkeepsie Innovation District Urban Village (PID-UV) and Historic Core (PID-HC). File #2020-010

Appearing on behalf of the application were Rachel Goodfriend, Jennifer VanTuyl and Andrew O'Grady, from MHA, who provided responses to public comments.

Natalie Quinn provided an overview of comments from the City's Engineering, Fire and Police Departments and the Dutchess County Planning Department.

Jennifer VanTuyl indicated that the engineer is happy to change the lighting as a condition of approval.

A tenant committee was recommended.

On a motion by Rosaura Andujar-McNeil, seconded by Nick DeLuccia, the public hearing was reopened. Speaking were:

- Theo Lawrence
- Carmella Schwab
- Michael DeCordova
- Craig Brendley, County Legislator
- Doug Nobiletti
- Laurie Sandow
- Norman Steinberg

During the public comment period, it was requested that the open space and parking available to the public be identified.

Written comments will be accepted until January 7, 2022.

On a motion by Robert Mallory, seconded by Marjorie Smith, the public hearing was closed, with Anne Saylor, Nick DeLuccia, Robert Mallory, Marjorie Smith and Brian Veltre voting aye and Rosaura Andujar Mc-Neil and Sean O'Donnell voting nay.

Sean O'Donnell asked how creative economy is supported by the proposal, and indicated he felt SEQR is too binary. Rosaura Andujar-McNeil indicated that decisions should not be made in a vacuum, and that she will continue to focus on long-term management and added vitality.

Following the closing of public hearing, the Board adopted the following resolution:

Resolution of the City of Poughkeepsie Planning Board
Negative Declaration of Environmental Significance
December 21, 2021

Whereas, the City of Poughkeepsie Planning Board (the "Planning Board") received a site plan application from Wallace Campus Manager, LLC (the "Applicant") for demolition, conversion and new construction resulting in a mixed use development with 187 dwelling units and 14,235 square feet of commercial space, with off-street parking and publicly-accessible open space on the parcels at 319, 325, 327-329 and 331 Main Street (the "Project"); and

Whereas, the Project also involves the redevelopment of the off-street parking area on the properties at 302, 304, 306 and 310 Mill Street. Grid # 6162-77-114098, 109079, 109077, 121116, 112116, 116114, 128113 and 6162-78-12091; and,

Whereas, the extensive application documents are available at and on file with the City's Building and Planning Departments and have been made available to the public on the City's website; and

Whereas, the Applicant first appeared before the Planning Board in June of 2020 and the Project and the Application materials have been continually revised since the initial submission and appearance with the last submission being made on December 7, 2021; and,

Whereas, the Applicant has appeared at nine Planning Board meetings, two of which were special meetings called specifically for the environmental review of the Project; and,

Whereas, the Planning Board identified the application as a Type 1 Action pursuant to the New York State Environmental Quality Review Act ("SEQRA") and declared its intent to serve as lead agency; and,

Whereas, the Planning Board directed City staff to coordinate the SEQRA review by sending the notice of intent to be lead agency accompanied by the Environmental Assessment Form Part 1 and the application to the other involved agencies, including among others, the Zoning Board of Appeals of the City of Poughkeepsie; and,

Whereas, no other involved agency object to the Planning Board being lead agency; and,

Whereas, the Planning Board declared itself lead agency for this Type 1 action and has received sufficient information to make a determination of significance as required by SEQRA; and,

Whereas, in making this written, reasoned elaboration of its determination of significance as required by SEQRA, the Planning Board carefully reviewed all of the application materials, all interested or involved agency comments, all public comments received on the Project, all City Department review comments on the Project, the expanded EAF Part 1, and the comments of the Planning Board's consultants who advised the Planning Board on the Project and on the determination of significance; and,

Whereas, the Planning Board deliberated on the SEQRA EAF Parts 2 and 3 and carefully reviewed them during two Planning Board workshops; and,

Whereas, in response to questions concerning the environmental impacts of the Project raised by the Planning Board, the Applicant made many changes to the Project and provided substantial additional information in support of the application; and,

Now, Therefore Be it Resolved, that the Planning Board, after careful consideration of the Application and all of the criteria of significance set forth in the SEQRA regulations at 6 NYCRR Part 617.7 as well as the SEQRA handbook and other NYSDEC guidance on SEQRA hereby approves the EAF Parts 2 and 3 attached as Exhibit A to this resolution and adopts the negative declaration of environmental significance finding that no significant adverse environmental impact will result from this Project and an environmental impact statement will not be required for this Project attached as Exhibit B to this resolution;

Be it Further Resolved, that the Planning Staff are hereby directed to publish the notice of the negative declaration in the Environmental Notice Bulletin, to provide a copy of this resolution with Exhibits A and B to the involved and interested agencies for this Project and take such other steps

as required by 6 NYCRR Sections 617.12 (b)(1) & (3) and 617.12(c) for the filing and distribution of documents.

Motion: Marjorie Smith
Second: Robert Mallory
Carried: 7:0:0

MILTON STREET: MULTIFAMILY RESIDENTIAL DEVELOPMENT
Application for site plan review relative to the proposed multi-residential development consisting of two buildings containing a total of 63 units, with a swimming pool and accessory surface parking. Owner/Applicant: Maselo Realty LLC; Consultant: Chazen Companies (Caren LoBrutto); Grid #6162-73-623227; Zoned Planned Residential District (PRD); File #2021-029

Further consideration of this application has been postponed to a future agenda as the applicant continues to work on site issues.

On a motion by Marjorie Smith, seconded by Brian Veltre, the public hearing was re-opened.

There were no speakers.

On a motion by Marjorie Smith, seconded by Nick DeLuccia, the Board voted to adjourn the public hearing to January 19, 2022.

278-282 MAIN STREET: COMMERCIAL/MULTIFAMILY MIXED USE CONVERSION
Application for Site Plan Review relative to the conversion of the existing building, formerly a department store, to a mixed use building containing ground floor commercial space and a total of 24 dwelling units on the upper stories, including construction of a fifth story and a tower and development of a courtyard. Owner/Applicant: Kirchner Realty, Inc/Michael DeCordova; Consultant: Aryeh Siegel Architect; Zoning District: Poughkeepsie Innovation District - Historic Core Subdistrict (PID-HC) Grid #6162-77-059084, 6162-77-062084, 6162-77-065081, 6162-77-065083 and 6162-77-060075; File #2021-040

Appearing on behalf of the application were Michael DeCordova, Areyeh Siegel, Lauren Butts and Eric Rogge.

- Site will be locked to public in evening
- Changes to lighting: removed taller ped lights, retained uplighting by is open to timer solution

Chris Kroner:

- Asked if the applicant can retain some mature tresses: existing tree species are Ledicia and Honey Locust
- Have Engineering review tree plantings and infrastructure in Wood Lane
- Appreciates restoration of façade
- Coloring of windows and brick
- Modulate screens

Sean O'Donnell supported Chris' request that the corners on the elevator tower be brick with corten detail; requested digital samples of brick and corten
Request update to application to reflect funding
Sean O'Donnell recommends native plantings
Request to have zoning review parcel and fencing: is south boundary considered a front yard?

The public hearing was opened on a motion by Marjorie Smith, seconded by Nick DeLuccia. Speakers were:

- Laurie Sandow

The public hearing was closed on a motion by Marjorie Smith, seconded by Nick DeLuccia.

198-204 HOOKER AVENUE
Application for Site Plan/Special Permit review relative to the conversion of the second floor of the existing building at 204 Hooker Avenue from 13 separate offices and 1 dwelling unit to a total of 6 dwelling units, with the first floor remaining commercial (florist, deli, liquor store and hair salon). Owner: 198 Hooker Avenue LLC (Sean Mulcahy); Applicant/Consultant: Paul Pilon, RA S&P Architects; Zone: Neighborhood Commercial (C-1) District; Grid #6161-48-444508; File #2021-049

Appearing on behalf of the application were Sean Mulcahy and Paul Pilon, who gave a project overview:

- 3 one-bedroom and 2 two-bedroom units
- Change window color to ebony black on Hooker Avenue
- Each unit will be permitted one off-street parking space

Sean O'Donnell appreciated change to windows

Currently there is no bicycle parking but applicant is willing to add this

Sean O'Donnell questioned the allocation of parking between residential and commercial components.

On a motion by Marjorie Smith, seconded by Brian Veltre, the Board opened the public hearing. Speakers were:

- Cheryl Benanti of Mildred Avenue

On a motion by Marjorie Smith, seconded by Nick DeLuccia, the Board closed the public hearing.

Following discussion, the board adopted the following resolution:

WHEREAS, the Planning Board has received an application for site plan/special permit approval for the conversion of the second floor of the existing building at 198-204 Hooker Avenue from 13

separate offices and 1 dwelling unit to a total of 6 dwelling units, with the first floor remaining commercial (florist, deli, liquor store and hair salon); and,

WHEREAS, this application for site plan is considered to be a Type 2 Action under SEQRA requiring no further action; and,

WHEREAS, a public hearing was held on December 21, 2021; and,

WHEREAS, at a meeting held on July 13, 2021 the Zoning Board of Appeals granted variances relative to the off-street parking, open space and landscaping requirements of the Zoning Ordinance; and,

WHEREAS, upon completion of the project, prior to the issuance of the final certificate of occupancy, an as-built site plan set shall be submitted to the Planning Department for certification of compliance with Planning Board approval; and

NOW THEREFORE BE IT FURTHER RESOLVED that the Board grant Site Plan/Special Permit approval relative to the conversion of the second floor of the existing building at 198-204 Hooker Avenue from 13 separate offices and 1 dwelling unit to a total of 6 dwelling units, with the first floor remaining commercial (florist, deli, liquor store and hair salon), provided that all conditions are satisfied, as follows:

- All comments from the Engineering Department and Fire Department shall be addressed to the satisfaction of each department;
- Bicycle parking shall be provided in the front.

Motion: Marjorie Smith
Second: Robert Mallory
Carried: 7:0:0

267 MILL STREET: SITE PLAN AMENDMENT
Application for Site Plan Amendment relative to the proposed conversion of a former office building to a multiple dwelling with a total of eight (8) dwelling units. The previous approval was for seven (7) units; Grid #6162-69-073173; Owner: Page Park Associates; Applicant: Kelly Libolt/Page Park Associates: Zoning District: Poughkeepsie Innovation District – Creative Edge (PID-CE); File #2020-044 (1)

Appearing on behalf of the application was Kelly Libolt, who indicated that the radon test was within allowed levels.

Following discussion, the Board adopted the following resolution:

WHEREAS, the Planning Board has received an application for amended site plan approval relative to the proposed conversion of the former office building at 267 Mill Street to a multiple dwelling containing a total of eight (8) dwelling units where seven (7) dwelling units were originally approved; and,

WHEREAS, WHEREAS, this application for site plan is considered a Type II under SEQR, and no further action is required; and,

WHEREAS, the action is more fully detailed on revised drawings dated 9/14/21, prepared by LRC Group, and related materials; and,

WHEREAS, at a meeting held on December 14, 2021 the Zoning Board of Appeals granted a variance relative to open space requirements of the Zoning Ordinance; and,

WHEREAS, upon completion of the project, prior to the issuance of the final certificate of occupancy, an as-built site plan set shall be submitted to the Planning Department for certification of compliance with Planning Board approval; and

NOW THEREFORE BE IT FURTHER RESOLVED that the Board grant Site Plan approval for the proposed conversion of the former office building at 267 Mill Street to a multiple dwelling containing a total of eight (8) dwelling units, File #2020-044(1), provided that all conditions of the original approval are satisfied, as follows and as updated:

- All comments from the Engineering Department shall be addressed to the satisfaction of the department, including the comments of November 8, 2021;
- Certification of dark sky compliant lighting on-site will be provided to the City Planning Department prior to the issuance of a Certificate of Occupancy;
- Building Department will review radon testing results

Motion: Marjorie Smith
Second: Brian Veltre
Carried: 7:0:0

29 NORTH HAMILTON STREET: ACCESSIBLE ENTRANCE ADDITION
Application for Site Plan review relative to the proposed construction of an addition to the front of the Family Partnership building at 29 North Hamilton Street to accommodate an accessible entrance and create communal meeting space. Owner: Family Services Inc; Applicant: Brian Doyle, CEO; Consultant: Model of Architecture Servicing Society, LLC (MASS); Zoning District: Medium High Density Residence (R-4) District; Grid #6162-76-238100; File #2021-061

Appearing on behalf of the application were Chris Kroner and Chris Lapine, who provided a project update:

- SHPO letter: no further concerns
- Engineering comments are being addressed
- Elevation changes: frameless glass door/narrow style

Sean O'Donnell supported single glass
Rosaura Andujar-McNeil question the design and utilization of green island

Following the discussion, the Board adopted the following resolution:

WHEREAS, the Planning Board has received an application for site plan approval proposed construction of an addition to the front of the Family Partnership building at 29 North Hamilton Street to accommodate an accessible entrance and create communal meeting space; and,

WHEREAS, WHEREAS, this application for site plan is considered a Type II under SEQR, and no further action is required; and,

WHEREAS, the action is more fully detailed on drawings dated 12.9.21, with selected revisions, prepared by MASS Design Group, Chazen Companies and others, with related materials; and,

WHEREAS, upon completion of the project, prior to the issuance of the final certificate of occupancy, an as-built site plan set shall be submitted to the Planning Department for certification of compliance with Planning Board approval; and

NOW THEREFORE BE IT FURTHER RESOLVED that the Board grant Site Plan approval for the proposed construction of an addition to the front of the Family Partnership building at 29 North Hamilton Street, File #2021-061, to accommodate an accessible entrance and create communal meeting space, with conditions as follows:

- All comments from the Engineering Department and County Planning Department shall be addressed to the satisfaction of those departments;
- Door height increased to 10 feet and remove transom with thin style and frame

Motion: Marjorie Smith
Second: Nick DeLuccia
Carried: 7:0:0

54-58 SMITH STREET: MULTI-FAMILY RESIDENTIAL
Site Plan application relative to the proposed change of use of a six-family dwelling and vacant one-story garage to an eight-family dwelling with an accessory maintenance building. Owner: Yitzchot Rottenburg, YRY Group LLC; Applicant: Ariel Rodriguez; Consultant: Chris Johnston and Thomas P. Cummings PE; Grid #6162-79-310112; Zoning District: R-4 District; #2020-003

Following discussion, the Board approved the following resolution:

WHEREAS, at the Planning Board meeting of November 17, 2020, the Board granted site plan approval for the above referenced project. A building permit has not yet been issued. Section 19-6.1(3)(a) empowers the Planning Board to extend, upon application, for good cause shown, the the validity of the approval, one time, for a period not to exceed one year from the date the original approval expires;" and,

WHEREAS, the applicant has filed a request for an extension with the Planning Board; and,

NOW THEREFORE BE IT RESOLVED that, under the provisions of section 19-6.1(3)(a) as outlined above, the Planning Board hereby grants the extension of the site plan approval for a period of one year from the expiration of the original approval. This extension will allow the applicant until November 17, 2022, to obtain a building permit for 54-58 Smith Street, File #2020-003.

Motion: Marjorie Smith
Second: Nick DeLuccia
Carried: 7:0:0

The meeting adjourned at 9:50pm.

APPLICATION TO THE PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK

Application for Site Plan, Special Permit & Facade Approval

OFFICE USE ONLY

CODE: PLSF

ID #_____

FEE: _____
Total, from:
$500, plus
$_____
($150 per 1000 square feet of floor area), plus
$_____
($35 per number of required parking spaces), plus
$_____
($500 for special permit, if applicable)

I. PROPERTY ADDRESS: 319 Main St., 325 Main St., 327-329 Main St., 331 Main St., 306 Mill St., 304 Mill St., 302 Mill St.

II. PROPERTY OWNER: Wallace Campus Manager LLC

ADDRESS: Wallace Campus Manager LLC
Astoria, NY 11103
New York 11103 (state and zip code)

PHONE NUMBER: 718-932-6342 (include area code)

III. NAME OF APPLICANT: Wallace Campus Manager LLC

ADDRESS: Wallace Campus Manager LLC
Astoria, NY 11103
New York 11103 (state and zip code)

PHONE NUMBER: 718-932-6342 (include area code)

EMAIL ADDRESS: ekokinakis@megagroup.nyc

(If applicant is NOT the owner, proof of owner's consent to the application MUST be provided.)

IV. CONSULTANT: Ken Casamento, CPESC

ADDRESS: The LRC Group
85 Civic Center Plaza, Suite 103
Poughkeepsie, NY 10601 (state and zip code)

PHONE NUMBER: 845-243-2880 (include area code)

V. PROPOSED USE or FAÇADE CHANGE (Summarize proposed use or uses): Creation of mixed-use development spanning from the 300 block of both Main & Mill Streets including residential, commercial, and publicly accessible open space.

VI. ZONING DISTRICT: PID-HC and PID-UV

(Proceed to XVII for special permit & façade approval only)

PROJECT INFORMATION

New construction: X (yes)_____ (no)

Change of use: X (yes) _____ (no)

Expansion/addition: X (yes) _____ (no)

Alteration: X (yes) _____ (no)

Cost of Construction: $ 66M

LOT AND BULK INFORMATION:

Lot area: 2.52 (acres) 109,712 (square feet)

Building Footprint: 23,140 (proposed square feet for new construction)

25,180 (existing square feet for change of use/expansion)

_____ (additional proposed square feet for expansion)

48,320 (total building footprint, square feet)

Lot Coverage: 44% (percentage, building coverage only)

Gross Floor Area: 141,958 (proposed square feet for new construction)

114,856 (existing square feet for change of use/expansion)

_____ (additional proposed square feet for expansion)

256,814 (total gross floor area, square feet)

Building Height: 3, 4, 5 (stories) varies - see plans (feet)

Floor Area Ratio: 2.33 (ratio of gross floor area divided by lot area)

VIII. PROJECT PARKING INFORMATION

A) Number of Off-Street Parking Spaces required: 32

B) Number of Off-Street Parking Spaces provided: 60

C) Waiver Requested: _____ (Yes) X (No)

Is municipal parking available within 600 feet? X (Yes) _____ (No)

If yes, name all such municipal facilities: Conklin Street Lot; Garden Street Lot; Crannell Street; Financial Plaza Parking Garage

(If a waiver is requested based on proximity to municipal facilities, a written request for such waiver, addressed to the City Planning Staff and the Chairman of the Planning Board, must be submitted with the application.)

If a private parking facility is to be utilized, is such facility within 600 feet?

_____ (Yes) _____ (No)

If yes, provide the address of the facility, name of the property owner, number of spaces in the lot, number of spaces available for lease, and length of lease. Attach copy of lease. Additional information may be required by the Planning Board): _____

IX. RESIDENTIAL PROPOSALS

A) Type of Development: Multi-family housing
(Townhouse, condominium, multiple residence rental, etc.)

B) Unit Breakdown:

Number of efficiency or "studio" units: 46

Number of one (1) bedroom units: 92

Number of two (2) bedroom unit's 40

Number with three or more bedrooms: 9

Total number of units: 187

C) Is funding public? X Yes ____ No

If yes, describe funding source: NYS HFA Bond; 4% LIHTC and other sources

X. OFFICE PROPOSALS (____ Medical/Dental ____ Professional ____ Business)

A) Number of Employees: _____

B) Number of doctors/dentists/medical practitioners: _____

C) Days/Hours of Operation: _____

XI. SERVICE BUSINESS PROPOSALS

A) Specify Business: _____
(e.g., laundromat, drycleaner, beauty parlor, travel agency, banks)

B) Number of Employees: _____

C) Number of Washing Machines (for laundromat): _____

D) Days/Hours of Operation: _____

XII. MERCANTILE PROPOSALS (Retail X Wholesale _____)

A) Type of Mercantile (specify): TBD (14,213 SF)

B) Number of Employees: TBD

C) Days/Hours of Operation: Normal Business Hours

XIII. STANDARD RESTAURANT/FAST FOOD RESTAURANT/COFFEE SHOP/DONUT SHOP/NIGHTCLUB/DISCOTHEQUE/BAR PROPOSALS

A) Specify Use: _____

B) Number of seats (excluding bar stools and outdoor seating):_____

C) Meals served (i.e., breakfast, lunch, dinner): _____

D) Type of Menu: _____

E) Days/Hours of Operation: _____

F) Entertainment (live and/or recorded):_____

G) Will the restaurant contain a bar/lounge?: _____ Yes _____ No

H) If yes, how many seats at the bar? _____

I) Is a drive-through window proposed? _____

J) Is a walk-up window proposed? _____

K) Is an outdoor seating area proposed? _____

L) If yes, how many seats are proposed? _____

M) If yes, is outdoor cooking proposed? _____

XIV. INDUSTRIAL/COMMERCIAL PROPOSALS (Automobile repair, taxi, motor vehicle sales, warehouse, manufacturing, animal hospital, research facilities, etc.)

A) Specify Use: _____

B) Number of shifts (if any): _____

C) Number of employees: _____
(If shifts are proposed, list number of employees per shift)

E) Number of work bays (if automobile repair): _____

F) Days/Hours of operation: _____

XV. EDUCATIONAL/INSTITUTIONAL/RECREATIONAL PROPOSALS (e.g., Museums, Theatres, Conference Centers, Hotels, Motels, Hospitals, Nursing Homes, Assisted Living Facilities, Nursery Schools, Private Schools, Day Care Centers, Places of Worship, Marinas, Membership Clubs, etc.)

A) Specify: _____

B) Number of shifts (if any): _____

C) Number of employees: _____
(If shifts are proposed, list number of employees per shift)

D) Number of beds (hospitals, nursing homes, etc): _____

E) Number of seats in largest assembly space: _____

F) Number of classrooms (schools): _____

G) Number of rental units (hotels, motels, etc.) _____

H) Number of boat slips/courts (e.g., tennis, handball, etc.), alleys: _____

I) Days/Hours of Operation: _____

XVI. PROPOSALS NOT MENTIONED ABOVE (Please be specific):

Publicly accessible open space

XVII. APPLICANT CERTIFICATION

I, Emanuel Kokinakis, certify that the this application has addressed the objectives outlined in the Zoning Ordinance with consideration given to the public health, safety and welfare; the comfort and convenience of the public in general or the residents or users of the proposed development and of the immediate neighborhood.

The applicant certifies that all information contained herein is accurate and complete as of the date of this application.

_____ 12/7/21

Signature of Applicant Date

ALC
Planning & Development

Wallace Campus Manager LLC
Rachel.Goodfriend@ALConsulting.us

January 12, 2022

Natalie Quinn
City of Poughkeepsie
62 Civic Center Plaza
3rd Floor
Poughkeepsie, NY 12601

Re: **Wallace Campus Project: January 2022 Planning Board Submission Supplemental Materials (Part I)**

Dear Ms. Quinn:

Enclosed are supplemental and revised materials to accompany the full Wallace Campus December 2021 Site Plan Submission. The supplemental materials address the following:

- Revised Lighting Plan (LP-1 and LP-2) which addresses key issues raised by County Planning regarding lighting levels. The enclosed reduces potential hot spots.
- Revised Landscape Plan (LL-1 and LL-2) addressing landscape screening and additional plantings for pollinators to address the related public comment.
- Revised rendered site plan that incorporates details presented at the January 2022 ZBA meeting.
- Responses to public comments received at the December 2021 Planning Board public hearing as well as written comments received by January 7th, 2022

A full response to Chazen's latest set of comments (Chazen letter dated December 22, 2021) is forthcoming.

Thank you,
Rachel Goodfriend
A Larovere Consulting and Development

cc:
Emanuel Kokiknakis – Mega
Jennifer Van Tuyl – Cuddy + Feder LLP
Ken Casamento – LRC

ALC
Planning & Development

Wallace Campus Manager LLC
Rachel.Goodfriend@ALConsulting.us

December 7, 2021

Natalie Quinn
City of Poughkeepsie
62 Civic Center Plaza
3rd Floor
Poughkeepsie, NY 12601

Re: **Wallace Campus Project: December 2021 Planning Board Submission**

Dear Ms. Quinn:

Enclosed is a proposed revised Site Plan submission designed to address the Planning Board, City consultant, County Planning Department, and public comments. The purpose of the Site Plan revision is to enhance compliance with the recently enacted PID zoning and confirm the Applicant's continuing efforts to work with the City to bring an excellent project to fruition.
Updates since our last November 2021 submission include:

- The modified Site Plan substantially increases the areas of landscape screening in the entrance drives along Mill Street, and pulls parking further into the site. The extent of the related zoning variances has been significantly minimized and the proposed appearance of the Mill Street side of the site has been improved. This required a parking lot redesign reducing the total parking spaces to 60 (from 62). Note that per zoning, 32 parking spaces are required but 60 spaces are proposed.

- A comprehensive list of required zoning variances was drafted in coordination with the City. The variance list outlining our efforts to reduce the number and extent of variances is included in the submission. We will prepare amendments to our existing ZBA application. The project does not require height variances.

- The EAF/SEQR and other project materials were updated to include comments received during the December 2, 2021 SEQR workshop with the City.

- Dutchess County Planning provided a response to the City's site plan referral. The County letter is attached to this cover letter. Note that County planning commented on the exterior lighting levels. The project has been designed to satisfy the City's security concerns with appropriate lighting. At the same time, the lighting fixtures will be dark sky compliant to address any County concerns. The County's overall recommendation was that "The Department recommends that the Board rely upon its own study of the facts in the case with due consideration of the above comments."

Features maintained:

- Contextual and High-Quality Architectural Design: The project maintains the same high-quality architecture in response to the public's and Board's comments about adhering to the context of the neighborhood's historic architecture.

- Pedestrian interconnection between Main Street and Mill Street: The plan maintains the Promenade and pedestrian walkway between Main Street and Mill Street.

- Wallace Green: The privately maintained, but publicly accessible green space known as Wallace Green, including the tiered seating area remains.

- Consolidation of entrances with neighboring properties/shared parking: The project continues to provide for consolidation of access into the block, sharing access and parking with adjoining properties at 302, 304, 306 Mill Street parcels and with Hudson River Housing.

The Wallace Campus December 2021 Planning Board submission includes:

- **Application for Site Plan form**
- **Revised Site Plan set** by LRC dated 12/7/21
- **Revised drawing set by SLCE** dated 12/7/21
- **Revised EAF/SEQR** dated 12/9/2021
- **Revised Project Narrative** dated 12/7/21
- **Responses to Chazen 11/15/21 comment letter**
- **Public Comment Responses** to November 2021 public comments
- **SWPPP** by LRC dated 12/7/21
- **Engineering Report** by LRC
- **Traffic and Parking Analysis** by Colliers dated 9/28/21 (updated to reflect 60 parking spots)
- **Zoning Variance Summary** outlining proposed variances and efforts to reduce the number and extent of variances.
- **Long term management memo** to address the Board's questions and concerns
- **Historics memo** addressing Board questions on the historic eligibility of the buildings slated for demolition as well as requests for architectural salvage efforts.

ALC
Planning & Development

Thank you for your thoughtful review of Wallace Campus. We look forward t working with you towards bringing the project to fruition.

Thank you,

Rachel Goodfriend

A Larovere Consulting and Development

cc: Emanuel Kokiknakis – Mega
Jennifer Van Tuyl – Cuddy + Feder LLP
Ken Casamento – LRC
Richard D'Andrea – Colliers

MARCUS J. MOLINARO
COUNTY EXECUTIVE

EOIN WRAFTER, AICP
COMMISSIONER

COUNTY OF DUTCHESS

DEPARTMENT OF PLANNING AND DEVELOPMENT

December 9, 2021

To: Planning Board, City of Poughkeepsie
Re: ZR21-349, Wallace Campus Site Plan
Lots: 114098/109079/109077/112116/116114/121116/127091, Main Street and US44/NY55 (Mill St.)

The Dutchess County Department of Planning and Development has reviewed the subject referral within the framework of General Municipal Law (Article 12B, §239-l/m).

ACTION

The applicant is seeking site plan approval for the following:

- Restoration of the former Wallace Department Store building on Main Street, to contain a mix of non-residential and multi-family residential uses;
- Construction of a 5-story building on Main Street immediately west of the Wallace building (involving the demolition of three existing buildings) to contain residential and ground-floor retail uses;
- Construction of a 5-story addition to the Wallace building along the Catharine Street frontage, to contain residential and ground-floor retail uses;
- 187 units of mixed-income and supportive residential;
- Over 14,000 square feet of retail space, located primarily on the ground floors of all three buildings (note: daycare facility and climbing gym have been eliminated in exchange for additional retail space);
- A privately-owned public greenspace, and reconfiguration of parking and circulation patterns, in the interior of the block.

COMMENTS

We are pleased to see the applicant has incorporated local feedback and adjusted the proposal accordingly. In particular, the reduction of building heights to meet code, continued refinement of the architecture, and adjustments to the mix of unit sizes and target income levels are positive changes. Our only comment relates to lighting; it appears that changes have been made to the lighting plan which result in several areas showing unnecessarily high levels (e.g. between the Catharine and Wallace buildings (8+ fc), east of 310 Mill (3-5+ fc), and along the sidewalk east of Catharine Street building (3-4+ fc)). There are other small pockets of hot spots as well. The applicant could make modifications to the number, location and/or specs of the fixtures to create a lower (average of approximately one (1) footcandle), more even level of lighting site wide.

RECOMMENDATION

The Department recommends that the Board rely upon its own study of the facts in the case with due consideration of the above comments.

Eoin Wrafter, AICP, Commissioner
By

Heather M. LaVarnway, CNU-A, Senior Planner

85 Civic Center Plaza, Suite 107, Poughkeepsie, New York 12601 • (845) 486-3600 • Fax (845) 486-3610
www.dutchessny.gov

Dutchess County Department of Planning and Development

Fax Info Only		
To	Date	#pgs
Co./Dept.	From	
Fax #	Phone #	

239 Planning/Zoning Referral - Exemption Communities

Please Fill in this section

Municipality: **City of Poughkeepsie**

Referring Agency: **Planning Board**

Tax Parcel Numbers(s): **1140980000, 1090790000, 1090770000, 1121160000, 1161140000, 1211160000, 1270910000**

Project Name: **Wallace Campus**

Applicant: **Wallace Campus Manager LLC**

Address of Property: **319 Main St, Poughkeepsie, NY 126010000**

Exempt Actions:*
239 Review is NOT Required

- Administrative Amendments (fees, procedures, penalties, etc.)
- Special Permits for residential uses (accessory apts, home occupations, etc.)
- Use Variances for residential uses
- Area Variances for residential uses
- Renewals/Extension of Site Plans or Special Permits that have no changes from previous approvals

No Authority to review these Actions

- Subdivisions / Lot Line Adjustments
- Interpretations

☐ Exempt Action submitted for informal review

Actions Requiring 239 Review

- ☐ Comprehensive/Master Plans
- ☐ Zoning Amendments (standards, uses, definitions, district regulations, etc.)
- ☐ Other Local Laws associated with zoning (wetlands, historic preservation, affordable housing, architectural review, etc.)
- ☐ Rezonings involving all map changes
- ☐ Architectural Review
- ☑ Site Plans (all)
- ☐ Special Permits for all non-residential uses
- ☐ Use Variances for all non-residential uses
- ☐ Area Variances for all non-residential uses
- ☐ Other (Describe):

Parcels within 500 feet of:

- ☑ State Road:
- ☐ County Road:
- ☐ State Property (with recreation area or public building)
- ☑ County Property (with recreation area or public building)
- ☐ Municipal Boundary
- ☐ Farm operation in an Agricultural District

Date Response Requested: **12/13/2021**

Entered By: **Knauss, Judith**

These actions are only exempt in municipalities that signed an intermunicipal agreemment with Dutchess County to that effect.

For County Office Use Only

Response From Dutchess County Department of Planning and Development

No Comments:

- ☐ Matter of Local Concern
- ☐ No Jurisdiction
- ☐ No Authority
- ☐ Withdrawn
- ☐ Incomplete - municipality must resubmit to County
- ☐ Exempt from 239 Review
- ☐ None

Comments Attached:

- ☑ Local Concern with Comments
- ☐ Conditional
- ☐ Denial
- ☐ Incomplete with Comments- municipality must resubmit to County
- ☐ Informal Comments Only (Action Exempt from 239 Review)

Date Submitted: **11/18/2021**	Notes: **Courier delivery to DCP.**	☑ Major Project
Date Received: **11/18/2021**		Referral #: **ZR21-349**
Date Requested: **12/13/2021**		
Date Required: **12/17/2021**	☐ Also mailed hard copy	Reviewer: Heather M. LaV
Date Transmitted: **12/9/2021**		

SITE PLAN SUBMISSION SET

FOR

WALLACE CAMPUS MANAGER, LLC

TAX MAP ID#'S

6162-77-114098, 6162-78-127091,
6162-77-109079 & 6162-77-109077

ADJOINING TAX MAP ID#'S

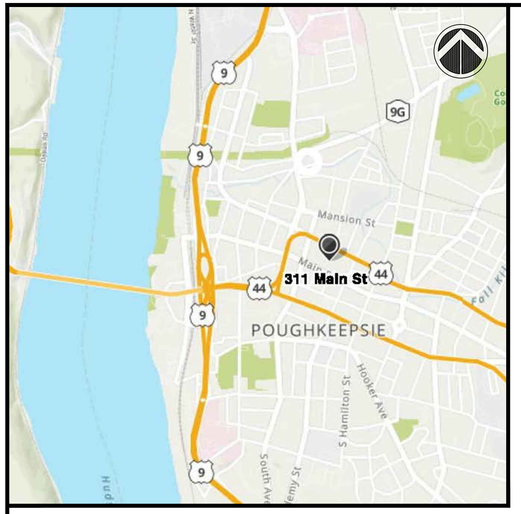
6162-77-112116, 6162-77-116114, 6162-77-121116, 6162-78-128113

WALLACE CAMPUS
CITY OF POUGHKEEPSIE,
DUTCHESS COUNTY, NEW YORK

ORIGINALLY SUBMITTED: APRIL 10, 2020

REVISED: JUNE 5, 2020
REVISED: JULY 10, 2020
REVISED: NOVEMBER 3, 2020
REVISED: MARCH 2, 2021
REVISED: MAY 7, 2021
REVISED: OCTOBER 25, 2021

REVISED: DECEMBER 7 2021



LOCATION MAP

SCALE: 1"=1,000'



VICINITY MAP

SCALE: 1"=400'

CITY PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK
SITE PLAN APPROVAL
FILE NO:
PROJECT NAME:
PROJECT LOCATION:
APPLICANT:
OFFICIALLY APPROVED AT THE PLANNING BOARD
MEETING HELD THE _____DAY OF_____2_____
PLANNING CHAIR:
DESIGNEE:
DATE SIGNED:
CONDITION(S)

FIRE CHIEF

POLICE CHIEF

BUILDING INSPECTOR

CITY ENGINEER

COMMISSIONER OF PUBLIC WORKS

OWNER / APPLICANT:

WALLACE CAMPUS MANAGER, LLC
48-02 25TH AVE
SUITE 400
ASTORIA NY, 11103

ARCHITECT:

SLCE ARCHITECTS, LLP
1359 BROADWAY, 14TH FLOOR
NEW YORK, NY 10018
TEL: 212-979-8400 OR 212-238-4458

SITE PLANNER / CIVIL ENGINEER:

LRC GROUP

160 West Street, Suite E
Cromwell, CT 06416
Tel: 860.635.2877

85 Civic Center Plaza, Suite 103
Poughkeepsie NY 12601
Tel: 845.243.2880

1 International Blvd, Suite 400
Mahwah, NJ 07495
Tel: 908.603.5730

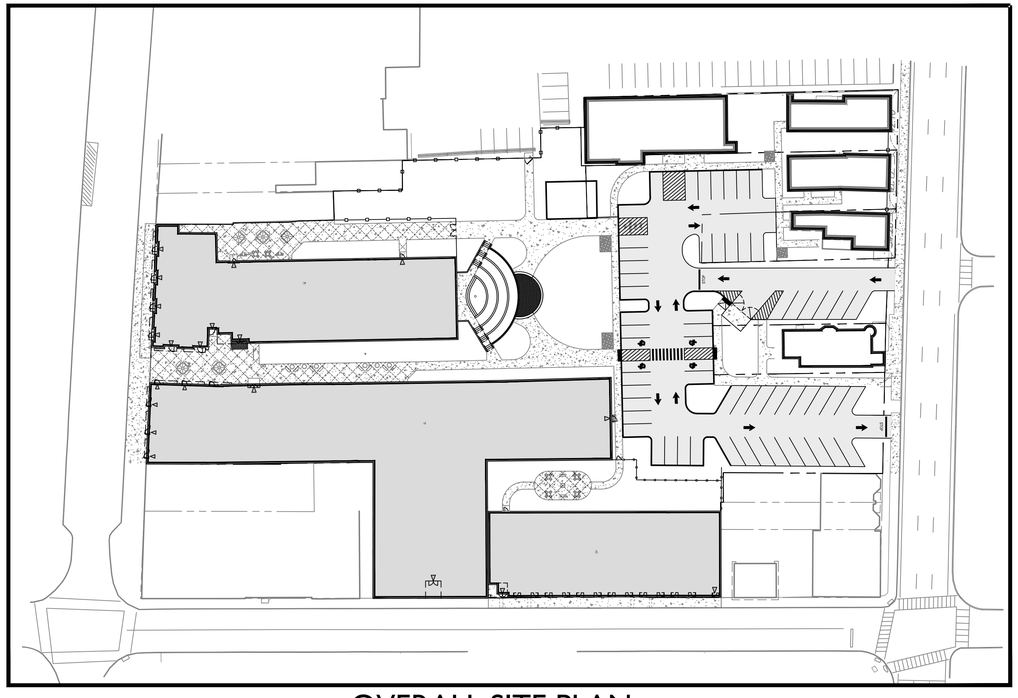
www.lrcconsult.com

- LAND PLANNING
- CIVIL ENGINEERING
- ENVIRONMENTAL SERVICES
- LAND SURVEYING
- LANDSCAPE ARCHITECTURE

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

STATE OF NEW YORK
RODNEY T. MORRISON
074194
LICENSED PROFESSIONAL ENGINEER

Rodney Morrison P.E. #074194



OVERALL SITE PLAN

SCALE: 1"=50'

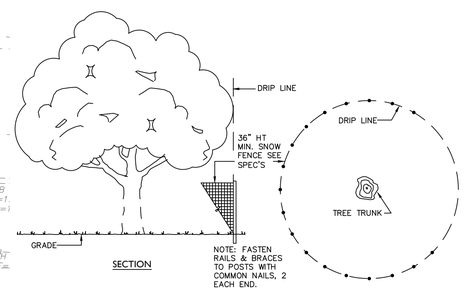
INDEX OF DRAWINGS

CV-1	COVER SHEET
EX-1	EXISTING CONDITIONS (UNDER SEPARATE COVER)
DM-1	DEMOLITION PLAN
LC-1	LOT LINE CONSOLIDATION PLAN
OP-1	OVERALL SITE PLAN
SP-1	SITE PLAN
SP-2	SITE PLAN (BULK REGULATIONS)
SG-1	SITE GRADING / DRAINAGE PLAN
UT-1	SITE UTILITIES
EC-1	EROSION AND SEDIMENTATION CONTROL PLAN
NS-1	NOTES SHEET
LL-1	LANDSCAPE PLAN
LL-2	LANDSCAPE PLAN
LP-1	LIGHTING PLAN
LP-2	LIGHTING CUT SHEETS AND LANDSCAPE DETAILS
DN-1	SITE DETAILS
DN-2	WATER / SANITARY DETAILS
DN-3	STORMWATER DETAILS
DN-4	EROSION CONTROL DETAILS
DN-5	AMENITIES DETAILS

X:\JOBS\Jobs 2020\20-2548-Urban Green-Wallace Campus-Poughkeepsie\DWG\CV20252480T.dwg 11/24/2021 1:20 PM SCurran

DEMOLITION NOTES:

1. CONTRACTOR SHALL NOTIFY "DIG SAFELY NEW YORK" AT 1-800-962-7692 AT LEAST TWO FULL WORKING DAYS PRIOR TO COMMENCEMENT OF ANY WORK IN ACCORDANCE WITH UFPO CODE RULE 53, 16 NYCRR PART 753.
2. ANY ITEM THAT MAY CONFLICT WITH SITE DEVELOPMENT AND IS NOT IDENTIFIED ON THIS PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND DESIGN ENGINEER AS SOON AS POSSIBLE.
3. ADDITIONAL UNDERGROUND FACILITIES MAY BE PRESENT WITHIN THE LIMITS OF THE PROPOSED WORK. THE CONTRACTOR SHALL CONTACT ANY AND ALL PERSONNEL RESPONSIBLE FOR DETERMINING THE LOCATIONS.
4. PRIOR TO DEMOLISHING ANY BUILDINGS/STRUCTURES, THE CONTRACTOR SHALL PERFORM A PRE-DEMOLITION SURVEY IN ACCORDANCE WITH STATE AND FEDERAL REGULATIONS. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS BY THE AUTHORITY HAVING JURISDICTION.
5. CONFORM TO APPLICABLE CODE FOR DEMOLITION OF STRUCTURES, SAFETY OF ADJACENT STRUCTURES, DUST CONTROL, RUNOFF CONTROL, AND HAULING, DISPOSAL AND STORAGE OF DEBRIS.
6. PROVIDE, ERECT, AND MAINTAIN TEMPORARY BARRIERS AND SECURITY DEVICES.
7. MAINTAIN EXISTING UTILITIES TO REMAIN IN SERVICE AND PROTECT THEM AGAINST DAMAGE DURING SELECTIVE DEMOLITION OPERATIONS. DO NOT INTERRUPT EXISTING UTILITIES SERVING OPERATING FACILITIES, EXCEPT WHEN AUTHORIZED IN WRITING BY OWNER AND AUTHORITIES HAVING JURISDICTION.
8. WHEN DISTURBED, EXISTING FACILITIES SHALL BE REPAIRED OR REPLACED IN KIND AND IN ACCORDANCE WITH THE REQUIREMENTS OR THE DIRECTION OF THE AUTHORITY HAVING JURISDICTION. ASSOCIATED COSTS SHALL BE BORNE BY THE CONTRACTOR.
9. NOTIFY ADJACENT OWNERS OF WORK THAT MAY AFFECT THEIR PROPERTY, POTENTIAL NOISE, UTILITY OUTAGE, OR DISRUPTION. COORDINATE WITH OWNER.
10. PREVENT MOVEMENT OR SETTLEMENT OF ADJACENT STRUCTURES. PROVIDE BRACING AND SHORING.
11. LOCATE AND IDENTIFY ALL EXISTING UTILITIES WITHIN THE CONSTRUCTION AREA. DISCONNECT AND SEAL OR CAP OFF UTILITY SERVICES THAT WILL BE AFFECTED BY THIS PROJECT. NOTIFY AFFECTED UTILITY COMPANIES BEFORE STARTING WORK AND COMPLY WITH THEIR REQUIREMENTS. VERIFY THAT UTILITIES HAVE BEEN DISCONNECTED AND CAPPED. ABANDONMENT AND DISCONNECTION OF THE EXISTING WATER LINE MUST BE COORDINATED WITH THE CITY OF POUGHKEEPSIE WATER DEPARTMENT. ABANDONMENT AND DISCONNECTION OF THE EXISTING SEWER LINE MUST BE COORDINATED WITH THE CITY OF POUGHKEEPSIE SEWER DEPARTMENT.
12. DEMOLISH AND REMOVE COMPONENTS IN AN ORDERLY AND CAREFUL MANNER.
13. PROTECT EXISTING FEATURES THAT ARE NOT TO BE DEMOLISHED.
14. CONDUCT OPERATIONS WITH MINIMUM INTERFERENCE TO PUBLIC OR PRIVATE ACCESS WAY.
15. MAINTAIN EGRESS AND ACCESS AT ALL TIMES. DO NOT CLOSE OR OBSTRUCT ROADWAYS, OR SIDEWALKS WITHOUT PERMITS.
16. CEASE OPERATIONS IMMEDIATELY IF ADJACENT STRUCTURES APPEAR TO BE IN DANGER. NOTIFY AUTHORITY HAVING JURISDICTION.
17. ROUGH GRADE AND COMPACT AREAS AFFECTED BY DEMOLITION TO MAINTAIN SITE GRADES AND CONTOURS.
18. FIELD VERIFY EXISTING CONDITIONS AND CORRELATE WITH REQUIREMENTS INDICATED ON DEMOLITION PLAN TO DETERMINE EXTENT OF SELECTIVE DEMOLITION REQUIRED.
19. MAINTAIN EXISTING UTILITIES TO REMAIN IN SERVICE AND PROTECT THEM AGAINST DAMAGE DURING SELECTIVE DEMOLITION OPERATION.
20. CONDUCT DEMOLITION OPERATIONS TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES TO REMAIN. ENSURE SAFE PASSAGE OF PEOPLE AROUND SELECTIVE DEMOLITION AREA.
21. USE WATER MIST, TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS TO LIMIT THE SPREAD OF DUST AND DIRT. COMPLY WITH GOVERNING ENVIRONMENTAL PROTECTION REGULATIONS. DO NOT USE WATER WHEN IT MAY DAMAGE EXISTING CONSTRUCTION, SUCH AS ICE, FLOODING, OR POLLUTION.
22. REMOVE, TRANSPORT AND REMOVE DEBRIS IN A MANNER THAT WILL PREVENT SPILLAGE ON ADJACENT SURFACES AND AREAS AND MEET ALL APPROPRIATE DISPOSAL AND TRUCKING LAWS.
23. CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF DUST, DIRT AND DEBRIS CAUSED BY SELECTIVE DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CONDITION EXISTING BEFORE START OF SELECTIVE DEMOLITION.
24. PROMPTLY DISPOSE OF DEMOLISHED MATERIALS. ALL DEBRIS RESULTING FROM DEMOLITION ACTIVITIES SHALL BE DISPOSED OF OFF-SITE AT A FACILITY APPROVED TO RECEIVE THE DEBRIS. DO NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE ON-SITE. DO NOT BURN DEMOLISHED MATERIALS ON-SITE.
25. NO BLASTING IS PROPOSED FOR THE PROJECT.
26. A MINIMUM OF TEN FEET OF EXISTING PIPE SHALL BE REMOVED AROUND ALL EXISTING MANHOLES, WHERE NEW PIPES ARE PROPOSED TO CONNECT.
27. IF ANY STORM DRYWELLS OR PREVIOUSLY UNIDENTIFIED UNDERGROUND STRUCTURES ARE IDENTIFIED AND EXHIBIT A SEWAGE/SEPTIC ODOR NOTIFY SITE ENGINEER AND TREAT AS SANITARY WASTE FOR DISPOSAL.
28. EXISTING SANITARY SEWER FOR SOUTH BUILDINGS TAKEN FROM HISTORICAL DATA.
29. THE CONTRACTOR SHALL COORDINATE WITH ARLINGTON FIRE DEPARTMENT FOR ACCESS LOCATIONS TO THE SITE DURING DEMOLITION / CONSTRUCTION.
30. THE ABANDONMENT, REMOVAL & DECOMMISSIONING OF ALL EXISTING SUBSURFACE DISPOSAL SYSTEMS AND SANITARY LINE COMPONENTS MAY BE CONSIDERED HAZARDOUS WASTE AND MUST BE REMOVED IN ACCORDANCE WITH THE PROCEDURES APPROVED BY THE DUTCHESS COUNTY DEPARTMENT OF HEALTH AND NYSDEC AND CERTIFIED BY A NYS PROFESSIONAL ENGINEER.
31. ALL EXISTING MONITORING WELLS ONSITE, ARE TO BE CUT AND CAPPED 4' BELOW GRADE AND FILLED WITH GROUT. WELLS ARE TO BE ABANDONED SHALL BE IN ACCORDANCE WITH DUTCHESS COUNTY DEPARTMENT OF HEALTH REGULATIONS.
32. KNOX BOX LOCKS ARE TO INSTALLED ON EACH OF THE EMERGENCY ACCESS POINTS OF THE TEMPORARY CHAIN LINK FENCE AND DAISY CHAINED TO THE CONTRACTORS PAD LOCK.
33. PRIOR TO THE START OF CONSTRUCTION OR EXCAVATION, TREE'S TO BE RETAINED SHALL BE PROTECTED BY SILT FENCE, SNOW FENCE, CONSTRUCTION FENCE, OR EQUAL, WHICH WILL BE PLACED AT THE DRIP LINE OR SEVERAL FEET BEYOND. HOWEVER, THE FENCING SHALL NOT CROSS PUBLIC SIDEWALKS. NO STORAGE OR STOCKPILING OF CONSTRUCTION MATERIALS, DEBRIS OR EQUIPMENT SHALL OCCUR WITHIN THE FENCED AREA.



SECTION

NOTE: FASTEN RAILS & BRACES TO POSTS WITH COMMON NAILS, 2 EACH END.

PLAN VIEW

TREE PROTECTION DETAIL
NOT TO SCALE

DEMOLITION LEGEND:

X X X X X X X	ITEM(S) TO BE REMOVED
	BUILDING / STRUCTURE TO BE REMOVED
	PAVEMENT TO BE REMOVED
	WALK TO BE REMOVED
	STRUCTURE TO BE REMOVED
	TREE PROTECTION

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

STATE OF NEW YORK
RODNEY E MORRISON
LICENSED PROFESSIONAL ENGINEER
074167

#	Date	Description
4	01.05.21	RESPONSE TO CONSULTANT COMMENTS
5	03.02.21	RESPONSE TO CONSULTANT COMMENTS
6	05.07.21	RESPONSE TO CONSULTANT COMMENTS
7	10.25.21	RESPONSE TO CONSULTANT COMMENTS
8	12.7.21	REVISED PER CITY COMMENTS

Revisions

LRC GROUP
- Land Planning
- Civil Engineering
- Environmental Services
- Land Surveying
- Landscape Architecture

85 Civic Center Plaza, Suite 103
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Tel: 845.243.2880

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Cromwell, CT 06416
Tel: 860.635.2877

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Mahwah, NJ 07495
Tel: 908.693.5750

www.lrcconsult.com

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

DEMOLITION PLAN

WALLACE CAMPUS MANAGER, LLC

WALLACE CAMPUS
CITY OF POUGHKEEPSIE,
DUTCHESS COUNTY, NEW YORK

Design/Calcs	LRC	CAD File	DM20254801.dwg
Drawn	SMC	Project No.	20-2548
Checked	KFC	Date	2020.04.10
Approved	REM	Scale	1"=20'

Sheet No. DM-1

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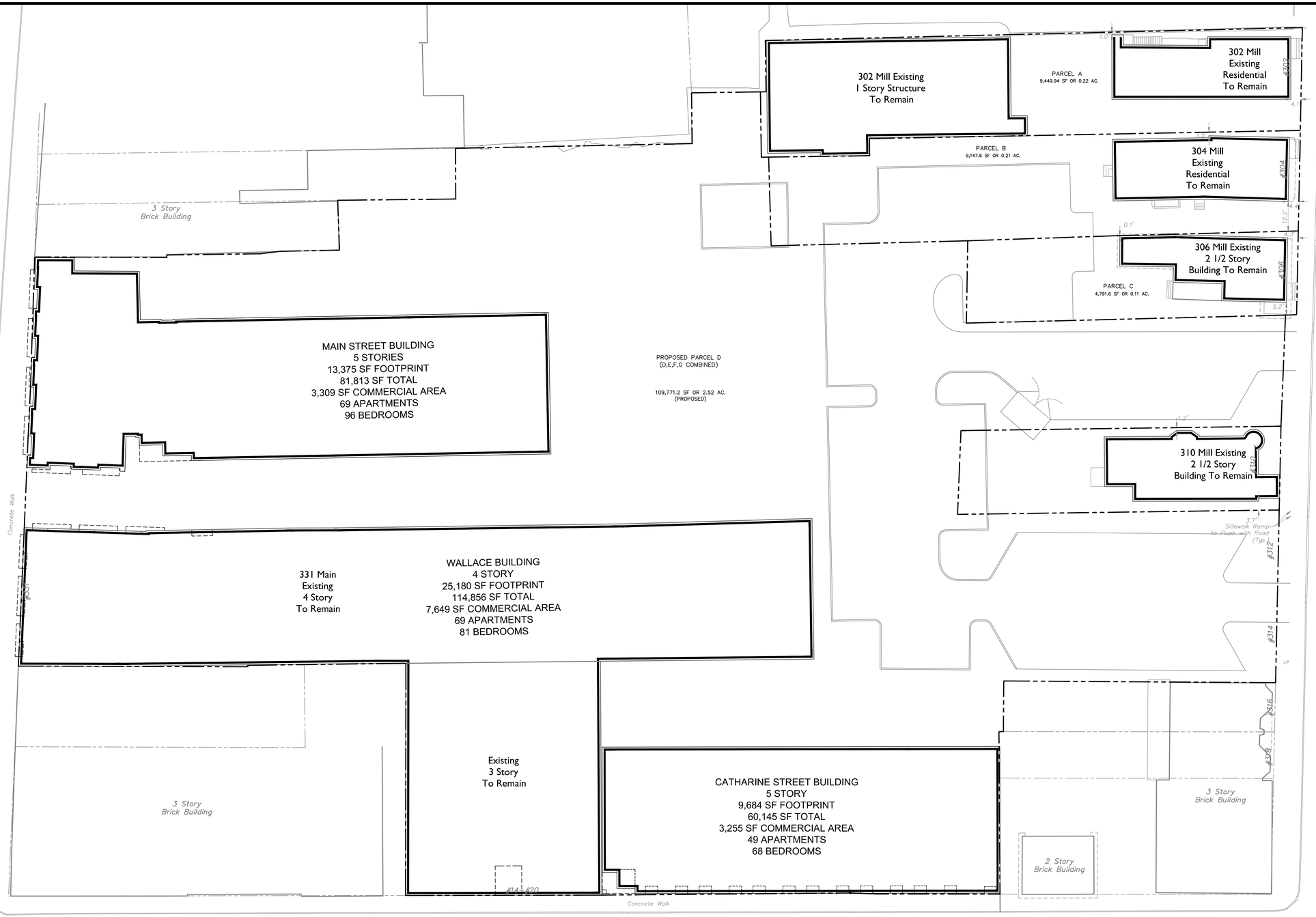
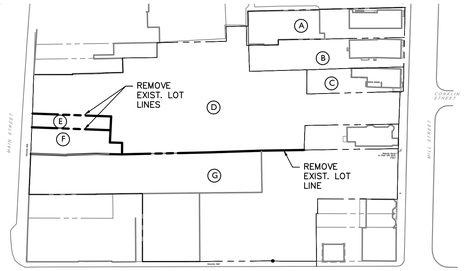


DUTCHESS COUNTY NOTE

THIS LOT LINE REVISION SHALL TAKE EFFECT ONLY AFTER DEEDS PURSUANT TO TOWN CODE CHAPTER 135(D) AND (E) ARE PREPARED FOR AND APPROVED BY THE CITY. THIS PLAN IS PROPERLY APPROVED BY THE PLANNING BOARD AND SIGNED BY THE OWNERS AND THE PLANNING BOARD CHAIRMAN (OR DESIGNEE), AND UPON FILING SAID PLAN AND DEEDS WITH THE DUTCHESS COUNTY CLERK



EXISTING LOT CONFIGURATION

1"=100'

OWNER INFORMATION

PARCEL A
TAX MAP ID# 6162-77-112116
POK MILL, LLC
93 FOURTH AVE #1289
NEW YORK, NY 10276

PARCEL B
TAX MAP ID#6162-77-116114
POK MILL, LLC
93 FOURTH AVE #1289
NEW YORK, NY 10276

PARCEL C
TAX MAP ID# 6162-77-121116
POK MILL, LLC
93 FOURTH AVE #1289
NEW YORK, NY 10276

PARCEL D
TAX MAP ID# 6162-77-114098
IIC PROPERTIES INC.
331 MAIN STREET
POUGHKEEPSIE, NY 12601

PARCEL E
TAX MAP ID# 6162-78-127091
WALLACE CAMPUS MANAGERS
4802 25TH AVENUE
ASTORIA, NY 11103

PARCEL F
TAX MAP ID# 6162-77-109079
KEY MAIN, LLC
327-329 MAIN STREET
POUGHKEEPSIE, NY 12601

PARCEL G
TAX MAP ID# 6162-77-109077
IIC PROPERTIES INC.
331 MAIN STREET
POUGHKEEPSIE, NY 12601

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

ZONING HC-CORE HISTORIC AND UV URBAN VILLAGE

SEE SP-2 FOR ZONING INFORMATION

PROPOSED LOT CONFIGURATION

OWNER / APPLICANT CERTIFICATION

THE UNDERSIGNED, OWNER/APPLICANT OF THIS PROPERTY SHOWN HEREON, AND THE APPLICANT, HEREBY CERTIFY THAT WE ARE FAMILIAR WITH THIS MAP, ITS CONTENTS AND DETAILS, AND HEREBY AGREE TO THE TERMS AND CONDITIONS EXPRESSED HEREON, AND TO FILING OF THIS MAP IN THE OFFICE OF THE DUTCHESS COUNTY CLERK.

OWNER/APPLICANT _____ DATE _____

LOT AREA CHART-EXIST.

EXISTING PARCEL #	AREA
PARCEL A	9,449.94 SF OR 0.22 AC.
PARCEL B	9,147.6 SF OR 0.21 AC.
PARCEL C	4,791.6 SF OR 0.11 AC.
PARCEL D	49,421.12 SF OR 1.13 AC.
PARCEL E	53,952.86 SF OR 1.24 AC.
PARCEL F	2,114.87 SF OR 0.05 AC.
PARCEL G	4,232.25 SF OR 0.10 AC.
TOTAL	133,293.6 SF OR 3.06 AC.

LOT AREA CHART-PROPOSED

PROPOSED PARCEL #	AREA
PARCEL A	9,449.94 SF OR 0.22 AC. (EXIST UNCHANGED)
PARCEL B	9,147.6 SF OR 0.21 AC. (EXIST. UNCHANGED)
PARCEL C	4,791.6 SF OR 0.11 AC. (EXIST. UNCHANGED)
PARCEL D (D,E,F,G COMBINED)	109,771.2 SF OR 2.52 AC. (PROPOSED)
TOTAL	133,293.6 SF OR 3.06 AC.

#	Date	Description
4	01.05.21	RESPONSE TO CONSULTANT COMMENTS
5	03.02.21	RESPONSE TO CONSULTANT COMMENTS
6	05.07.21	RESPONSE TO CONSULTANT COMMENTS
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Revisions

LRC GROUP
● Land Planning
● Civil Engineering
● Environmental Services
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● Landscape Architecture
85 Civic Center Plaza, Suite 103
Poughkeepsie NY 12601
Tel: 845.243.2880
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1 International Blvd, Suite 400
Mahwah, NJ 07495
Tel: 908.603.5730
www.lrcconsult.com
LRC Engineering & Surveying, DPC
LRC Engineering & Surveying, LLC
LRC Environmental Services, Inc.

LOT LINE CONSOLIDATION PLAN

WALLACE CAMPUS MANAGER, LLC

WALLACE CAMPUS
CITY OF POUGHKEEPSIE,
DUTCHESS COUNTY, NEW YORK

Design/Calcs	LRC	CAD File	LC20254801.dwg
Drawn	SMC	Project No.	20-2548
Checked	KFC	Date	2020.04.10
Approved	REM	Scale	1"=20'

Sheet No. LC-1

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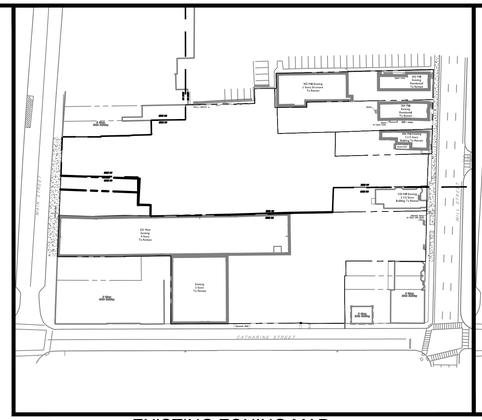
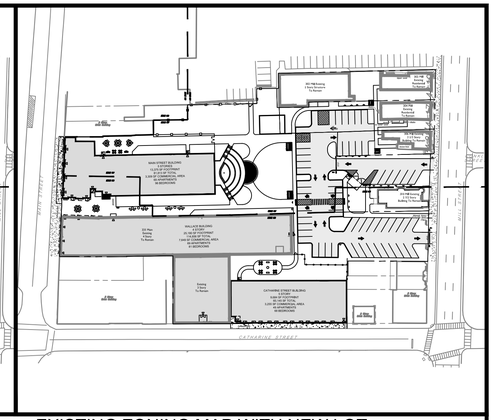


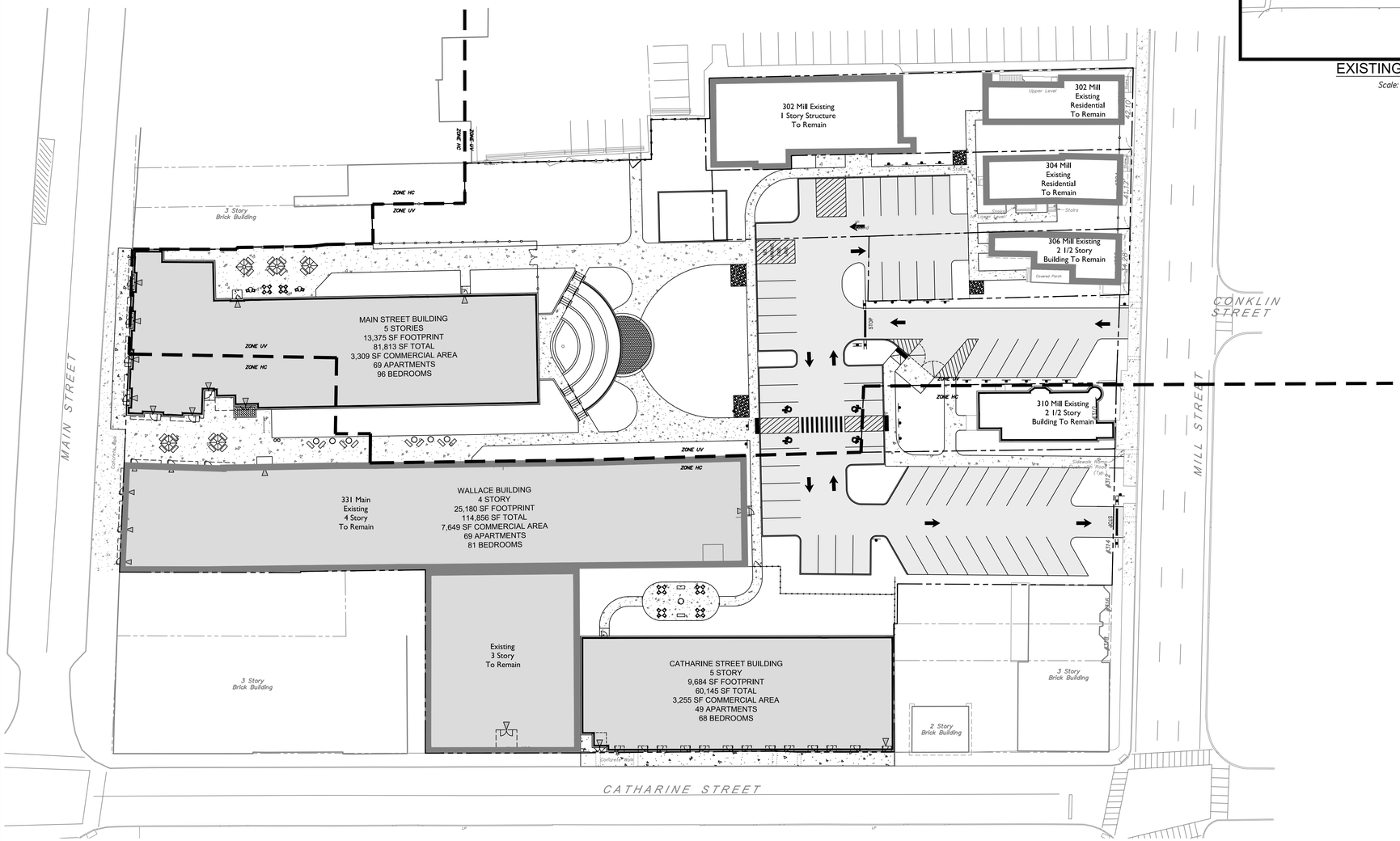
EXISTING ZONING MAP

Scale: 1"=100'



EXISTING ZONING MAP WITH NEW LOT

Scale: 1"=100'



OVERALL SITE PLAN

Scale: 1"=30'

SEE DN-4 FOR TRUCK TURNING MOVEMENTS

GRAPHIC SCALE

30 15 0 30

SCALE IN FEET

STATE OF NEW YORK
RODNEY E. MORRISON
074164
LICENSED PROFESSIONAL ENGINEER

#	Date	Description
4	01.05.21	RESPONSE TO CONSULTANT COMMENTS
5	03.02.21	RESPONSE TO CONSULTANT COMMENTS
6	05.07.21	RESPONSE TO CONSULTANT COMMENTS
7	10.25.21	RESPONSE TO CONSULTANT COMMENTS
8	12.7.21	REVISED PER CITY COMMENTS

Revisions

LRC GROUP
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- Civil Engineering
- Environmental Services
- Land Surveying
- Landscape Architecture

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

OVERALL SITE PLAN

WALLACE CAMPUS MANAGER, LLC

WALLACE CAMPUS
CITY OF POUGHKEEPSIE,
DUTCHESS COUNTY, NEW YORK

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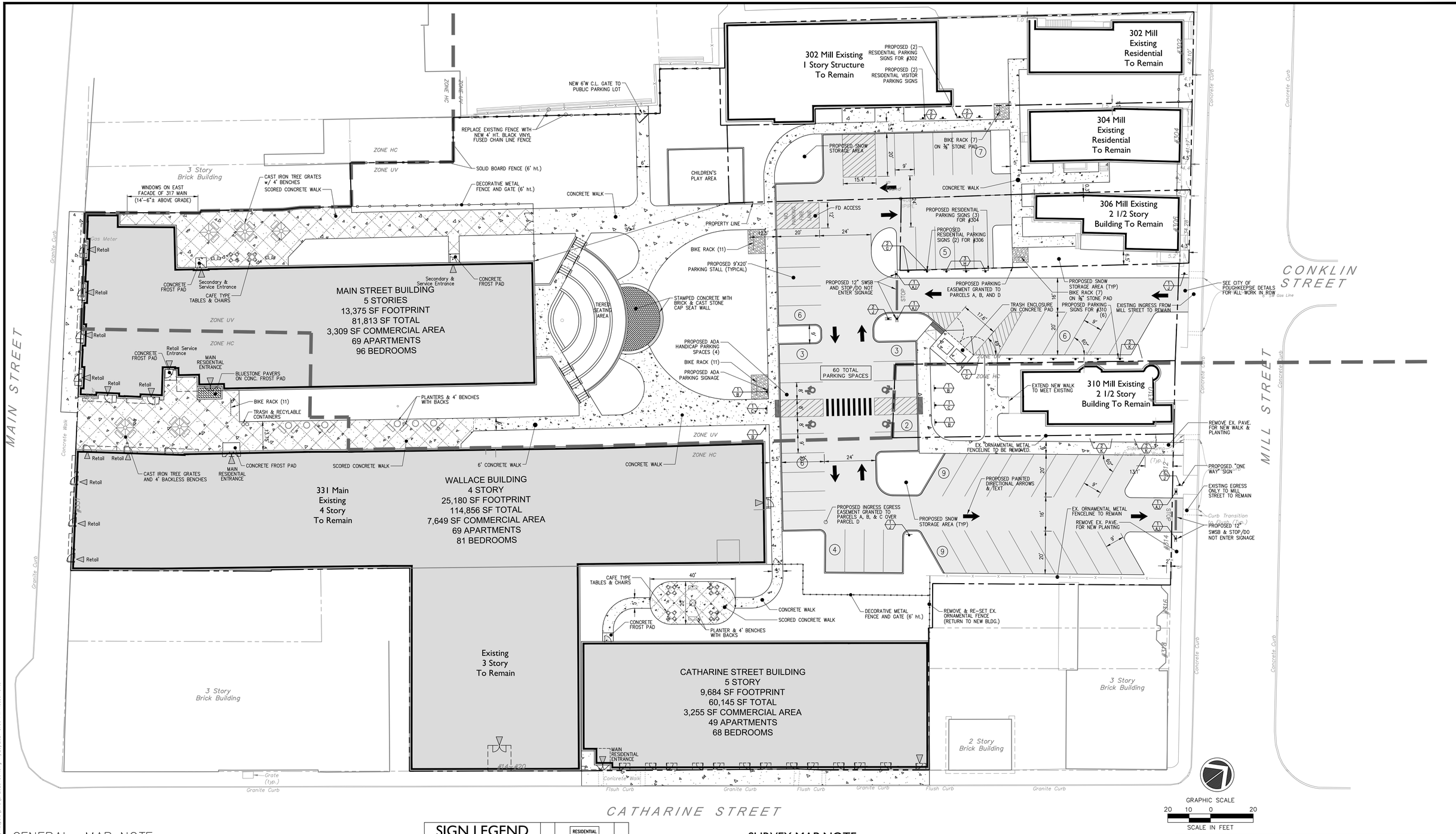
MAIN STREET
MILL STREET
CONKLIN STREET
CATHARINE STREET
302 Mill Existing 1 Story Structure To Remain
PROPOSED (2) RESIDENTIAL PARKING SIGNS FOR #302
PROPOSED (2) RESIDENTIAL VISITOR PARKING SIGNS
302 Mill Existing Residential To Remain
304 Mill Existing Residential To Remain
306 Mill Existing 2 1/2 Story Building To Remain
310 Mill Existing 2 1/2 Story Building To Remain
331 Main Existing 4 Story To Remain
Existing 3 Story To Remain
3 Story Brick Building
2 Story Brick Building
MAIN STREET BUILDING
5 STORIES
13,375 SF FOOTPRINT
81,813 SF TOTAL
3,309 SF COMMERCIAL AREA
69 APARTMENTS
96 BEDROOMS
WALLACE BUILDING
4 STORY
25,180 SF FOOTPRINT
114,856 SF TOTAL
7,649 SF COMMERCIAL AREA
69 APARTMENTS
81 BEDROOMS
CATHARINE STREET BUILDING
5 STORY
9,684 SF FOOTPRINT
60,145 SF TOTAL
3,255 SF COMMERCIAL AREA
49 APARTMENTS
68 BEDROOMS
60 TOTAL PARKING SPACES
NEW 6'W C.L. GATE TO PUBLIC PARKING LOT
REPLACE EXISTING FENCE WITH NEW 4' HT. BLACK VINYL FUSED CHAIN LINE FENCE
SOLID BOARD FENCE (6' ht.)
DECORATIVE METAL FENCE AND GATE (6' ht.)
CHILDREN'S PLAY AREA
CONCRETE WALK
SCORED CONCRETE WALK
CAST IRON TREE GRATES w/ 4' BENCHES
WINDOWS ON EAST FACADE OF 317 MAIN (14'-6"± ABOVE GRADE)
PROPERTY LINE
BIKE RACK (11)
PROPOSED 9'X20' PARKING STALL (TYPICAL)
TIERED SEATING AREA
STAMPED CONCRETE WITH BRICK & CAST STONE CAP SEAT WALL
PROPOSED ADA HANDICAP PARKING SPACES (4)
PROPOSED ADA PARKING SIGNAGE
PLANTERS & 4' BENCHES WITH BACKS
TRASH & RECYLABLE CONTAINERS
CAST IRON TREE GRATES AND 4' BACKLESS BENCHES
6' CONCRETE WALK
CONCRETE FROST PAD
Secondary & Service Entrance
CAFE TYPE TABLES & CHAIRS
Retail Service Entrance
MAIN RESIDENTIAL ENTRANCE
BLUESTONE PAVERS ON CONC. FROST PAD
Gas Meter
Retail
ZONE HC
ZONE UV
PROPOSED SNOW STORAGE AREA
BIKE RACK (7) ON 3/8" STONE PAD
FD ACCESS
PROPOSED RESIDENTIAL PARKING SIGNS (3) FOR #304
PROPOSED RESIDENTIAL PARKING SIGNS (2) FOR #306
PROPOSED 12" SWSB AND STOP/DO NOT ENTER SIGNAGE
PROPOSED PARKING EASEMENT GRANTED TO PARCELS A, B, AND D
PROPOSED SNOW STORAGE AREA (TYP)
BIKE RACK (7) ON 3/8" STONE PAD
TRASH ENCLOSURE ON CONCRETE PAD
PROPOSED PARKING SIGNS FOR #310 (6)
EXISTING INGRESS FROM MILL STREET TO REMAIN
SEE CITY OF POUGHKEEPSIE DETAILS FOR 'ALL WORK IN ROW'
EXTEND NEW WALK TO MEET EXISTING
EX. ORNAMENTAL METAL FENCELINE TO BE REMOVED.
REMOVE EX. PAVE. FOR NEW WALK & PLANTING
PROPOSED "ONE WAY" SIGN
EXISTING EGRESS ONLY TO MILL STREET TO REMAIN
Curb Transition to Flush (Typ.)
PROPOSED 12" SWSB & STOP/DO NOT ENTER SIGNAGE
PROPOSED PAINTED DIRECTIONAL ARROWS & TEXT
PROPOSED INGRESS EGRESS EASEMENT GRANTED TO PARCELS A, B, & C OVER PARCEL D
PROPOSED SNOW STORAGE AREA (TYP)
EX. ORNAMENTAL METAL FENCELINE TO REMAIN
REMOVE EX. PAVE. FOR NEW PLANTING
CONCRETE WALK
SCORED CONCRETE WALK
DECORATIVE METAL FENCE AND GATE (6' ht.)
REMOVE & RE-SET EX. ORNAMENTAL FENCE (RETURN TO NEW BLDG.)
CONCRETE FROST PAD
PLANTER & 4' BENCHES WITH BACKS
MAIN RESIDENTIAL ENTRANCE
Concrete Walk
Granite Curb
Concrete Curb
Concrete Walk
Grate (typ.)
Flush Curb
#302
#304
#306
#310
#314
#316
#320
#324
#326
#330
#331
#317
#315
#313
#309
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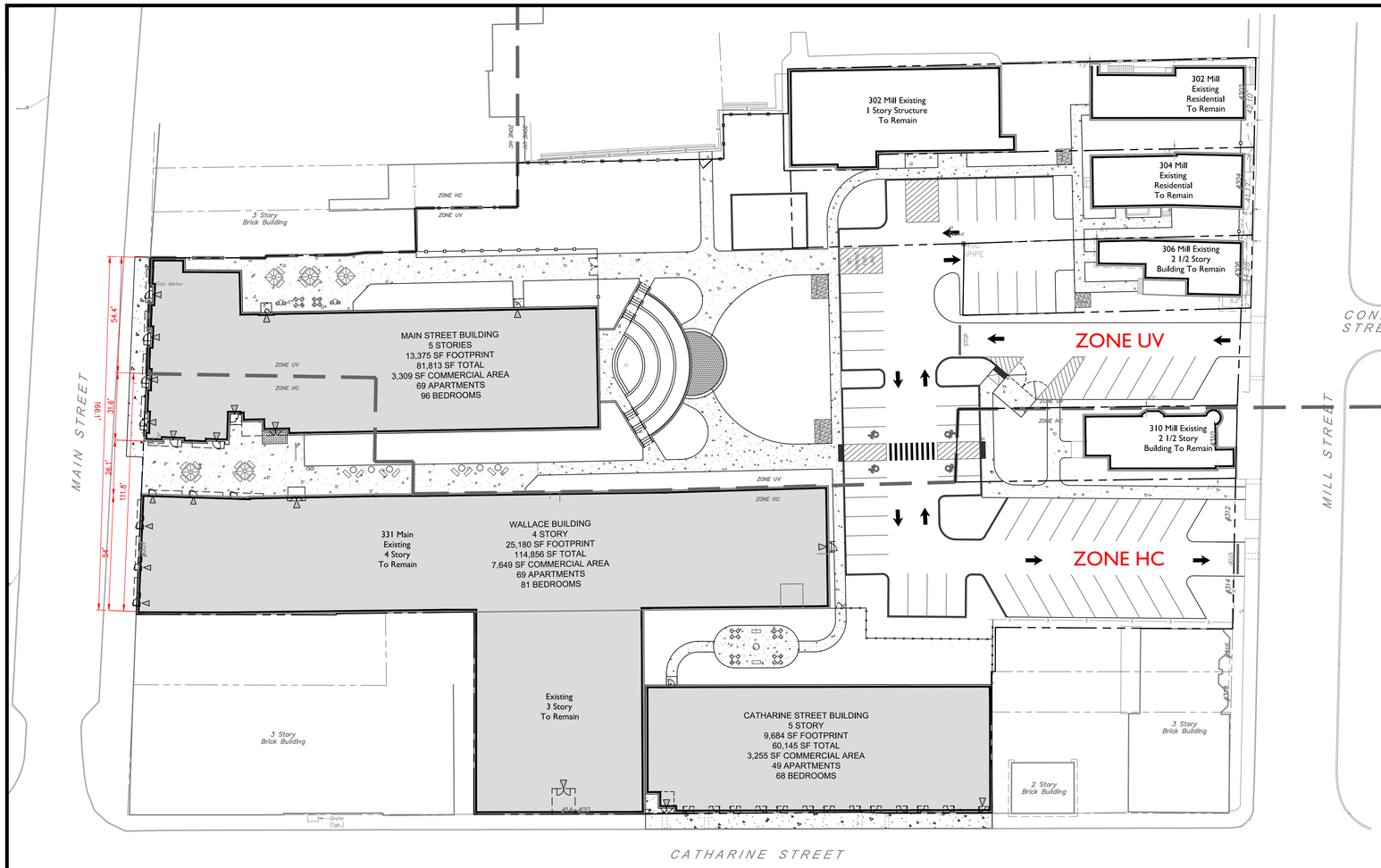


BULK TABLES

PROPOSED CONSOLIDATED LOT D:
COMBINATION OF EXISTING LOTS D, E, F, AND G PARTIALLY LOCATED IN UV AND PARTIALLY LOCATED IN HC (HISTORIC CORE) ZONES

ITEM	REQUIRED	EXISTING	PROVIDED	SEE PLAN
LOT AREA HC	N/A	60,268.7 SQ FT	60,268.7 SQ FT	SP-1
LOT AREA UV	N/A	49,433.6 SQ FT	49,433.6 SQ FT	SP-1
LOT AREA – TOTAL	N/A	109,712.2 SQ FT	109,712.2 SQ FT	SP-1
MAIN STREET BUILDING HEIGHT MINIMUM HEIGHT HC MINIMUM HEIGHT UV MAXIMUM HEIGHT HC MAXIMUM HEIGHT UV	2 STORIES 3 STORIES 5 STORIES 6 STORIES		5 STORIES	A200–A204
EXISTING WALLACE BUILDING HEIGHT MINIMUM HEIGHT HC MAXIMUM HEIGHT HC(5,7)	2 STORIES 5 STORIES	4 STORIES	4 STORIES	A200–A204
CATHARINE STREET BUILDING HEIGHT MINIMUM HEIGHT HC MAXIMUM HEIGHT HC(5,7)	2 STORIES 5 STORIES		5 STORIES	A200–A204
MAXIMUM ACCESSORY BUILDING HEIGHT HOUSING HC HOUSING UV OTHER HC OTHER UV	2 STORIES 2 STORIES 1 STORY 1 STORY		N/A	A200–A204
MINIMUM LOT COVERAGE HC	75% REQ.	54.98% (*1)	86.54% (*4)	SP-1
MINIMUM LOT COVERAGE UV	50% REQ.	11.24% (*1)	60.58% (*4)	SP-1
MINIMUM LOT COVERAGE – TOTAL	--	35.27%	74.83%	SP-1
MINIMUM COMMON/OPEN SPACE HC	0%	0%	20.58%	SP-1
MINIMUM COMMON/OPEN SPACE UV	15%	4.68% (*1)	58.67%	SP-1
MINIMUM COMMON/OPEN SPACE – TOTAL	15%	2.11% (*1)	37.74%	SP-1
SIDE YARD PER SIDE (MIN/MAX) HC– CATHARINE STREET	0 FT	N/A	0FT	SP-1
SIDE YARD PER SIDE (MIN/MAX) UV – MAIN STREET	0 FT / 10 FT	N/A	0FT/25.8 (*2)	SP-1
REAR YARD (MIN) HC	0 FT	N/A	N/A	SP-1
REAR YARD (MIN) UV	8 FT	N/A	N/A	SP-1
MAIN STREET FRONT YARD (MIN/MAX) HC	0 FT	0 FT	0 FT	SP-1
MAIN STREET FRONT YARD (MIN/MAX) UV	0 FT / 6 FT	0 FT	0 FT	SP-1
MAIN STREET FRONTAGE OCCUPANCY (MIN/MAX) HC (*3)	100%	N/A	75.56% (*2)	SP-1
MAIN STREET FRONTAGE OCCUPANCY (MIN/MAX) UV	80%–100%	N/A	100%	SP-1
MAIN STREET FRONT YARD PARKING SETBACKS (MIN) HC/UV	40 FT	213.5FT	>40 FT	SP-1
MAIN STREET PARKING FORWARD OF BUILDING LINE (HC/UV)	NONE	NONE	NONE	SP-1
MAIN STREET REQUIRED BUILDING STEPBACK	OVER 114 FT (TWICE ROW WIDTH)	N/A	N/A	SP-1
WALLACE BUILDING FRONT YARD (MIN/MAX) HC	0 FT	0 FT	0 FT	SP-1
WALLACE BUILDING FRONTAGE OCCUPANCY (MIN/MAX) HC (*3)	100%	N/A	75.56% (*2)	SP-1
WALLACE BUILDING FRONT YARD PARKING SETBACKS (MIN) HC	40 FT	N/A	>40 FT	SP-1
WALLACE BUILDING PARKING FORWARD OF BUILDING LINE HC	NONE	NONE	NONE	SP-1
CATHARINE STREET FRONT YARD (MIN/MAX) HC	0 FT	0 FT	0 FT	SP-1
CATHARINE STREET FRONTAGE OCCUPANCY (MIN/MAX) HC	100%	32.99% (*1)	100%	SP-1
CATHARINE STREET FRONT YARD PARKING SETBACKS (MIN) HC	40 FT	8.4 FT (*1)	>40 FT	SP-1
CATHARINE STREET PARKING FORWARD OF BUILDING LINE HC	NONE	NONE	NONE	SP-1
CATHARINE STREET REQUIRED BUILDING STEPBACK	OVER 88 FT (TWICE ROW WIDTH)	N/A	N/A	SP-1
MILL STREET (EAST) FRONT YARD (MIN/MAX) HC	0 FT	NO BUILDING/PARKING LOT ACCESS (*1)	NO BUILDING/ PARKING LOT ACCESS	SP-1
MILL STREET (EAST) FRONTAGE OCCUPANCY (MIN/MAX) HC	100%	0% PARKING LOT ACCESS (*1)	0% PARKING LOT ACCESS (*2)	SP-1
MILL STREET (EAST) FRONT YARD PARKING SETBACKS (MIN) HC	40 FT	0 FT (*1)	12 FT (*2)	SP-1
MILL STREET (EAST) PARKING FORWARD OF BUILDING LINE HC	NONE	YES (*1) (NO BUILDING)	YES–NO BUILDING	SP-1
MILL STREET (EAST) PARKING VISIBLE FROM THE STREET	NONE	YES PARKING LOT ACCESS (*1)	YES PARKING LOT ACCESS (*2)	
MILL STREET (WEST) FRONT YARD (MIN/MAX) UV	0 FT / 6 FT	NO BUILDING/PARKING LOT ACCESS (*1)	NO BUILDING/PARKING LOT ACCESS	SP-1
MILL STREET (WEST) FRONTAGE OCCUPANCY (MIN/MAX) UV	80%–100%	0% PARKING LOT ACCESS (*1)	0% PARKING LOT ACCESS (*2)	SP-1
MILL STREET (WEST) FRONT YARD PARKING SETBACKS (MIN) HC/UV	40 FT	0 FT (*1)	7.5 FT (*2)	SP-1
MILL STREET (WEST) PARKING FORWARD OF BUILDING LINE (HC/UV)	NONE	YES (*1) (NO BUILDING)	YES–NO BUILDING	SP-1
MILL STREET (WEST) PARKING VISIBLE FROM THE STREET	NONE	YES PARKING LOT ACCESS (*1)	YES–PARKING LOT ACCESS (*2)	SP-1

NOTES:
*1 –EXISTING NON–CONFORMING USE
*2 – AREA VARIANCE REQUIRED
*3 – TOTAL MAIN STREET FRONTAGE OCCUPANCY, PARTIALLY OCCUPIED BY EACH OF THE 2 BUILDINGS
*4 – ENTIRE FOOTPRINT OF MAIN STREET BUILDING INCLUDED IN CALCULATION, INCLUDING AREA COVERED WITH PERMEABLE GREEN ROOF

302 MILL STREET

EXISTING / ADJOINING LOT/SHARED PARKING LOT A:
LOCATED IN PID-UV (POUGHKEEPSIE INNOVATION-URBAN VILLAGE) ZONE

ITEM	REQ'D UV ZONE	PROVIDED UV ZONE	SEE PLAN
LOT AREA	N/A	9,499.9 SQ FT	SP-1
MAIN BUILDING HEIGHT MINIMUM HEIGHT MAXIMUM HEIGHT	3 STORIES 6 STORIES	2 1/2 STORIES (*1)	NA
MAXIMUM ACCESSORY BUILDING HEIGHT HOUSING OTHER	2 STORIES 1 STORY	N/A 1 STORY	NA
MINIMUM LOT COVERAGE	50% REQ.	65.38%	SP-1
MINIMUM OPEN SPACE	15% REQ.	34.62%	SP-1
FRONT YARD (MIN/MAX)	0 FT / 6 FT	4.1 FT	SP-1
SIDE YARD PER SIDE (MIN/MAX)	0 FT / 10 FT	0 FT	SP-1
REAR YARD (MIN)	8 FT	0.4 FT (*1)	SP-1
FRONTAGE OCCUPANCY (MIN/MAX)	80%–100%	60.6% (*1)	SP-1
FRONT YARD PARKING SETBACKS (MIN)	40 FT	NO PARKING ON LOT N/A	SP-1
PARKING FORWARD OF BUILDING LINE	NONE	NONE	SP-1

304 MILL STREET

EXISTING / ADJOINING LOT/SHARED PARKING LOT B:
LOCATED IN PID-UV (POUGHKEEPSIE INNOVATION-URBAN VILLAGE) ZONE

ITEM	REQ'D UV ZONE	PROVIDED UV ZONE	SEE PLAN
LOT AREA	N/A	8,851.8 SQ FT	SP-1
MAIN BUILDING HEIGHT MINIMUM HEIGHT MAXIMUM HEIGHT	3 STORIES 6 STORIES	3 STORIES	NA
MAXIMUM ACCESSORY BUILDING HEIGHT HOUSING OTHER	2 STORIES 1 STORY	N/A N/A	NA
MINIMUM LOT COVERAGE	50% REQ.	21.73% (*1)	SP-1
MINIMUM OPEN SPACE	15% REQ.	47.49%	SP-1
FRONT YARD (MIN/MAX)	0 FT / 6 FT	4.5 FT	SP-1
SIDE YARD PER SIDE (MIN/MAX)	0 FT / 10 FT	1.5 FT	SP-1
REAR YARD (MIN)	8 FT	99.4 FT	SP-1
FRONTAGE OCCUPANCY (MIN/MAX)	80%–100%	14.47% (*1)	SP-1
FRONT YARD PARKING SETBACKS (MIN)	40 FT	> 40FT	SP-1
PARKING FORWARD OF BUILDING LINE	NONE	NONE	SP-1

306 MILL STREET

EXISTING / ADJOINING LOT/SHARED PARKING LOT C:
LOCATED IN PID-UV (POUGHKEEPSIE INNOVATION-URBAN VILLAGE) ZONE

ITEM	REQ'D UV ZONE	PROVIDED UV ZONE	SEE PLAN
LOT AREA	N/A	4,616.4 SQ FT	SP-1
MAIN BUILDING HEIGHT MINIMUM HEIGHT MAXIMUM HEIGHT	3 STORIES 6 STORIES	2 1/2 STORIES (*1)	NA
MAXIMUM ACCESSORY BUILDING HEIGHT HOUSING OTHER	2 STORIES 1 STORY	N/A N/A	NA
MINIMUM LOT COVERAGE	50% REQ.	34.68% (*1)	SP-1
MINIMUM OPEN SPACE	15% REQ.	31.05%	SP-1
FRONT YARD (MIN/MAX)	0 FT / 6 FT	4.3 FT	SP-1
SIDE YARD PER SIDE (MIN/MAX)	0 FT / 10 FT	0.3 FT	SP-1
REAR YARD (MIN)	8 FT	60.2 FT	SP-1
FRONTAGE OCCUPANCY (MIN/MAX)	80%–100%	14.92% (*1)	SP-1
FRONT YARD PARKING SETBACKS (MIN)	40 FT	> 40FT	SP-1
PARKING FORWARD OF BUILDING LINE	NONE	NONE	SP-1

310 MILL STREET

EXISTING / ADJOINING LOT/SHARED PARKING
LOCATED IN HC (HISTORIC CORE) ZONE

ITEM	REQUIRED	PROVIDED	SEE PLAN
LOT AREA	N/A	4,503.0 SQ FT	SP-1
MAIN BUILDING HEIGHT MINIMUM HEIGHT MAXIMUM HEIGHT	2 STORIES 7 STORIES	2 1/2 STORIES	NA
MAXIMUM ACCESSORY BUILDING HEIGHT HOUSING OTHER	2 STORIES 1 STORY	N/A	NA
MINIMUM LOT COVERAGE	75% REQ.	39.53% (*1)	SP-1
MINIMUM OPEN SPACE	0 REQUIRED	51.36%	SP-1
FRONT YARD (MIN/MAX)	0 FT	0 FT	SP-1
SIDE YARD PER SIDE (MIN/MAX)	0 FT	1.2 FT	SP-1
REAR YARD (MIN)	0 FT	58.6 FT	SP-1
FRONTAGE OCCUPANCY (MIN/MAX)	100%	85.37% (*1)	SP-1
FRONT YARD PARKING SETBACKS (MIN)	40 FT	> 40FT	SP-1
PARKING FORWARD OF BUILDING LINE	NONE	NONE	SP-1

PARKING REQUIREMENTS

BUILDING	PROPOSED USE	SIZE	ZONE	PARKING RATIO	REQUIRED SPACES	PROPOSED SPACES
MAIN STREET BUILDING	RESIDENTIAL (69 UNITS)	17 UNITS	PID–HC	0 SPACES/UNIT	0	
		52 UNITS	PID–UV	0.5 SPACES/UNIT	26	
			PID–UV	1 VISITOR SPACE/10 UNITS	6	
	RETAIL	3,309 SF	PID–UV/ PID–HC	0 SPACES/SF	0	
CATHARINE STREET BUILDING	RESIDENTIAL	49 UNITS	PID–HC	0 SPACES/UNIT	0	
	RETAIL	3,255 SF	PID–HC	0 SPACES/SF	0	
WALLACE BUILDING	RESIDENTIAL	69 UNITS	PID–HC	0 SPACES/UNIT	0	
	RETAIL	7,649 SF	PID–HC	0 SPACES/SF	0	
302/304 /306 MILL STREET BUILDINGS	RESIDENTIAL				12	
310 MILL	OFFICE				6	
				TOTAL	50	60

NOTES:
1. PARKING DEMANDS DEVELOPED BY THE MASER PARKING REQUIREMENT.

BICYCLE PARKING TABLE

BICYCLE PARKING REQUIREMENTS

RESIDENTIAL USES – MAIN STREET, WALLACE & CATHARINE STREET BUILDINGS (247 BEDROOMS PROPOSED)

TYPE	NUMBER BEDROOMS	REQUIRED/ PER BDRM	REQUIRED	PROVIDED	
LONG TERM	245 BR	0.5	123	123	CELLARS OF BUILDINGS
SHORT TERM	245 BR	0.05	13	13	ONSITE ON CAMPUS

RESIDENTIAL USES –302, 304,306 (19 BEDROOMS)

TYPE	NUMBER BEDROOMS	REQUIRED/ PER BDRM	REQUIRED	PROVIDED	
LONG TERM	19 BR	0.5	10	10	ONSITE ON CAMPUS
SHORT TERM	19 BR	0.05	2	2	ONSITE ON CAMPUS

OTHER USES – ON SITE BICYCLE PARKING: MAIN, CATHERINE AND WALLACE BUILDINGS

TYPE	TYPE	PROPOSED SF	REQUIRED/SF	REQUIRED	PROVIDED
LONG TERM	RETAIL	16,011	1 PER 12K SF	2 SPACES MIN	4 ON CAMPUS
SHORT TERM	RETAIL	16,011	1 PER 5K SF	2 SPACES MIN	4 ON CAMPUS

OTHER USES – ON SITE BICYCLE PARKING: OFFICE AND NON-RETAIL MAIN, CATHERINE AND WALLACE BUILDINGS

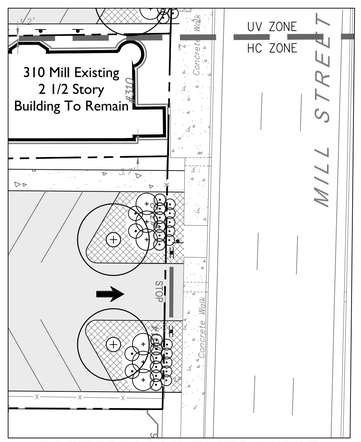
TYPE	TYPE	PROPOSED SF	REQUIRED/SF	REQUIRED	PROVIDED
LONG TERM	OFFICE/NON RETAIL	4,648	1 PER 10K SF	1 SPACES	1 ON CAMPUS
SHORT TERM	OFFICE/NON RETAIL	4,648	1 PER 20K SF	2 SPACES MIN	2 ON CAMPUS

OTHER USES – ON SITE BICYCLE PARKING: GREEN AREA

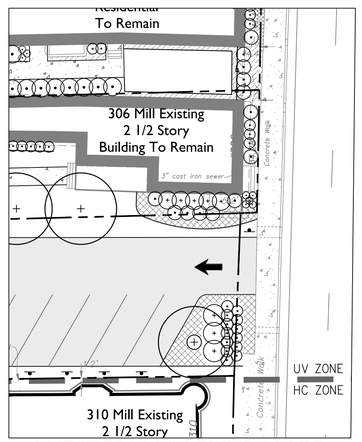
TYPE	TYPE	REQUIRED	PROVIDED
SHORT TERM	OUTDOOR GREEN	AS DETERMINED BY PLANNING BOARD	10 ON CAMPUS

TOTAL BICYCLE PARKING REQUIREMENTS FOR WALLACE CAMPUS

TYPE	REQUIRED	PROVIDED
LONG TERM	139.9 SPACES	123 Wallace 2nd & 3rd Fl 17 ON CAMPUS
SHORT TERM	29 SPACES	29 ON CAMPUS



EASTERN HC ENTRANCE WITH LANDSCAPING
1"=20'
NOTE: SEE SHEET LL–1 FOR PLANTING KEYS AND SHEET AND LL–2 FOR PLANT LIST



WESTERN UV ENTRANCE WITH LANDSCAPING
1"=20'
NOTE: SEE SHEET LL–1 FOR PLANTING KEYS AND SHEET AND LL–2 FOR PLANT LIST

GRAPHIC SCALE
30 15 0 30
SCALE IN FEET

Revisions			
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SITE PLAN BULK TABLES

WALLACE CAMPUS MANAGER, LLC

WALLACE CAMPUS
CITY OF POUGHKEEPSIE,
DUTCHESS COUNTY, NEW YORK

Design/Calcs	LRC	CAD File	SP20254802.dwg	Sheet No.	
Drawn	SMC	Project No.	20–2548		SP-2
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Approved	REM	Scale	1"=30'		

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COMPACTION AND BACKFILL NOTES

UNLESS OTHERWISE SPECIFIED OR APPROVED BY THE SITE ENGINEER, ALL SITE SUBGRADE AND BACKFILL FOR ALL STRUCTURES INCLUDING, BUT NOT LIMITED TO, PARKING LOT SUBGRADE, ROAD SUBGRADE, CONCRETE PADS AND SIDEWALKS, WATER LINES AND STRUCTURES, SEWER LINES AND STRUCTURES, STORM LINES AND STRUCTURES, TRASH PADS/ENCLOSURES, AND SITE ELECTRICAL AND CONDUIT, SHALL BE COMPACTED IN ACCORDANCE WITH THE FOLLOWING STANDARD.

METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED MAY 1, 2008, AND ALL ADDENDA THERETO

GRADING AND DRAINAGE NOTES

1. ALL EXISTING STRUCTURES NOTED TO BE REMOVED, FENCING, TREES, ETC., WITHIN CONSTRUCTION AREA SHALL BE REMOVED & DISPOSED OF OFF SITE. ANY BURNING ON SITE SHALL BE SUBJECT TO LOCAL ORDINANCES.
2. CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES HAVING UNDERGROUND UTILITIES ON SITE OR IN RIGHT-OF-WAY PRIOR TO EXCAVATION. CONTRACTOR SHALL CONTACT UTILITY LOCATING COMPANY AND LOCATE ALL UTILITIES PRIOR TO GRADING START.
3. SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.

LEGEND

- PROPOSED ASPHALT
- X 162 — PROPOSED SPOT ELEVATION
- 162 — PROPOSED MINOR CONTOUR LINE
- 160 — PROPOSED MAJOR CONTOUR LINE
- PROPOSED STORM PIPE

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

#	Date	Description
4	01.05.21	RESPONSE TO CONSULTANT COMMENTS
5	03.02.21	RESPONSE TO CONSULTANT COMMENTS
6	05.07.21	RESPONSE TO CONSULTANT COMMENTS
7	10.25.21	RESPONSE TO CONSULTANT COMMENTS
8	12.7.21	REVISED PER CITY COMMENTS

Revisions

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.

SITE GRADING / DRAINAGE PLAN

WALLACE CAMPUS MANAGER, LLC

WALLACE CAMPUS
CITY OF POUGHKEEPSIE,
DUTCHESS COUNTY, NEW YORK

Design/Calcs	LRC	CAD File	SG20254801.dwg	Sheet No.	SG-1
Drawn	SMC	Project No.	20-2548		
Checked	KFC	Date	2020.04.10		
Approved	REM	Scale	1"=20'		

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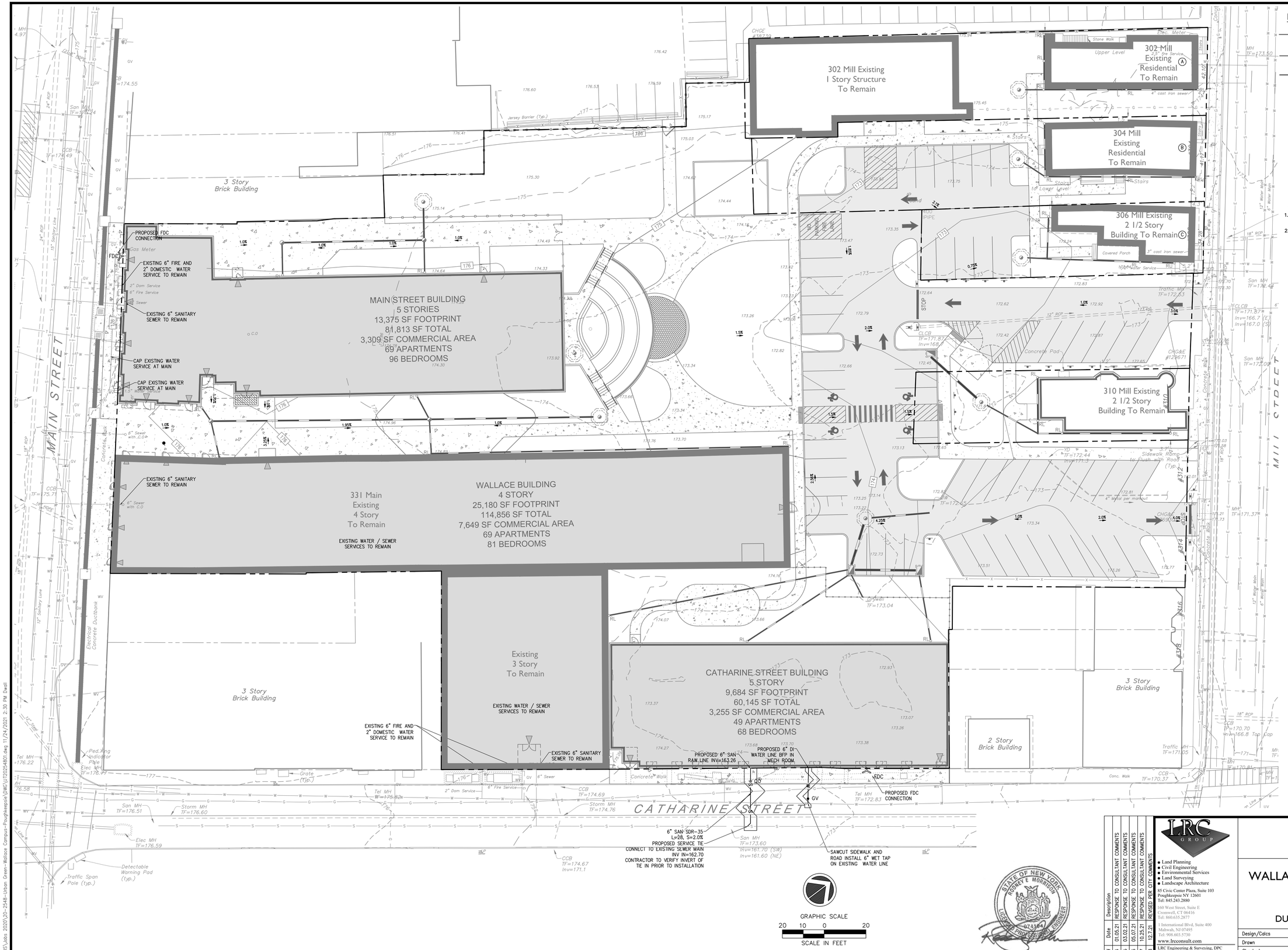
LEGEND

- S — PROPOSED SANITARY SERVICE
- W — PROPOSED WATER SERVICE
- G — PROPOSED GAS SERVICE
- DCO — PROPOSED DOUBLE SANITARY CLEANOUT
- WSO — PROPOSED WATER SHUT OFF VALVE
- PROPOSED SANITARY MANHOLE
- PROPOSED SAWCUT
- (A) (B) (C) EXISTING WATER / SEWER TO REMAIN

CONTRACTOR NOTES

1. BACKFLOW PREVENTION IS REQUIRED FOR BOTH THE FIRE AND DOMESTIC WATER SERVICE CONNECTIONS.
2. TAPPING SLEEVE VALVE AND CURB VALVE IN THE STREET ARE TO BE RIGHT OPEN PER CITY OF POUGHKEEPSIE DPW REQUIREMENTS.


MAIN STREET
MILL STREET
CATHARINE STREET
302 Mill Existing
1 Story Structure
To Remain
302 Mill
Existing
Residential
To Remain (A)
304 Mill
Existing
Residential
To Remain (B)
306 Mill Existing
2 1/2 Story
Building To Remain (C)
310 Mill Existing
2 1/2 Story
Building To Remain
3 Story
Brick Building
MAIN STREET BUILDING
5 STORIES
13,375 SF FOOTPRINT
61,813 SF TOTAL
3,309 SF COMMERCIAL AREA
69 APARTMENTS
96 BEDROOMS
331 Main
Existing
4 Story
To Remain
WALLACE BUILDING
4 STORY
25,180 SF FOOTPRINT
114,856 SF TOTAL
7,649 SF COMMERCIAL AREA
69 APARTMENTS
81 BEDROOMS
Existing
3 Story
To Remain
CATHARINE STREET BUILDING
5 STORY
9,684 SF FOOTPRINT
60,145 SF TOTAL
3,255 SF COMMERCIAL AREA
49 APARTMENTS
68 BEDROOMS
2 Story
Brick Building
PROPOSED FDC CONNECTION
EXISTING 6" FIRE AND 2" DOMESTIC WATER SERVICE TO REMAIN
EXISTING 6" SANITARY SEWER TO REMAIN
CAP EXISTING WATER SERVICE AT MAIN
EXISTING WATER / SEWER SERVICES TO REMAIN
EXISTING 6" FIRE AND 2" DOMESTIC WATER SERVICE TO REMAIN
PROPOSED 6" SAN RAW LINE INV=163.26
PROPOSED 6" DI WATER LINE BFP IN MECH ROOM
PROPOSED FDC CONNECTION
6" SAN SDR-35 L=28, S=2.0% PROPOSED SERVICE TIE CONNECT TO EXISTING SEWER MAIN INV IN=162.70 CONTRACTOR TO VERIFY INVERT OF TIE IN PRIOR TO INSTALLATION
SAWCUT SIDEWALK AND ROAD INSTALL 6" WET TAP ON EXISTING WATER LINE
Concrete Pad
Concrete Walk
Sidewalk Ramp to Flush with Road (Typ.)
Traffic Span Pole (typ.)
Detectable Warning Pad (typ.)
Jersey Barrier (Typ.)
Electrical Concrete Ductbank
Gas Meter
Elec. Meter
Stone Walk
Covered Porch
Stairs
Upper Level
Lower Level
Traffic MH TF=172.43
Traffic MH TF=171.05
Ped. King Indicator Pole
Elec MH TF=176.77
Tel MH 176.22
Storm MH TF=176.60
San MH TF=176.51
Elec MH TF=176.59
CCB TF=174.69
CCB TF=174.67 Inv=171.1
San MH TF=173.60 Inv=161.70 (SW) Inv=161.60 (NE)
Tel MH TF=172.83
CHG&E #12671
CCB TF=171.87 Inv=168
TD TF=172.44 Inv=171.3
CCB TF=170.70 Inv=166.8 Top Cap
CCB TF=170.37
San MH TF=173.50
San MH TF=173.48
San MH TF=173.05
MH TF=171.37
MH TF=170.84
MH TF=1
CHG&E #12672
#312
#314
#316
#318
#320
#322
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#390

LEGEND

- PROPOSED SILT FENCE
- PROPOSED CONSTRUCTION ENTRANCE
- PROPOSED INLET PROTECTION (SILT SACKS)
- PROPOSED SOIL MATERIALS STOCKPILE AREA WITH SILT FENCE IN LANDSCAPED AREAS. STOCKPILE IN ASPHALT AREAS SHALL HAVE A TARP COVERING AND MUST BE ANCHORED PROPERLY TO NOT LET SEDIMENT ESCAPE.
- PROPOSED CONCRETE WASHOUT AREA

MAIN STREET

MAIN STREET BUILDING
5 STORIES
13,375 SF FOOTPRINT
81,813 SF TOTAL
3,309 SF COMMERCIAL AREA
69 APARTMENTS
96 BEDROOMS

WALLACE BUILDING
4 STORY
25,180 SF FOOTPRINT
114,856 SF TOTAL
7,649 SF COMMERCIAL AREA
69 APARTMENTS
81 BEDROOMS

CATHARINE STREET BUILDING
5 STORY
9,684 SF FOOTPRINT
60,145 SF TOTAL
3,255 SF COMMERCIAL AREA
49 APARTMENTS
68 BEDROOMS

331 Main
Existing
4 Story
To Remain

Existing
3 Story
To Remain

302 Mill Existing
1 Story Structure
To Remain

302 Mill
Existing
Residential
To Remain

304 Mill
Existing
Residential
To Remain

306 Mill Existing
2 1/2 Story
Building To Remain

310 Mill Existing
2 1/2 Story
Building To Remain

3 Story
Brick Building

2 Story
Brick Building

PROPOSED MATERIALS STOCKPILE AREA WITH SILT FENCE

PROPOSED CONCRETE WASHOUT AREA

PROPOSED INLET PROTECTION

PROPOSED CONSTRUCTION ENTRANCE

LIMIT OF DISTURBANCE LINE= 3.13 ACRES

PROPOSED SILT FENCE (TYP)

MILL STREET

CATHARINE STREET

SEE NS-1 FOR EROSION CONTROL NOTES

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

STATE OF NEW YORK
RODNEY E. MORRISON
071499
LICENSED PROFESSIONAL ENGINEER

No.	Date	Description
4	01.05.21	RESPONSE TO CONSULTANT COMMENTS
5	03.02.21	RESPONSE TO CONSULTANT COMMENTS
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LRC Engineering & Surveying, DPC
LRC Engineering & Surveying, LLC
LRC Environmental Services, Inc.

EROSION AND SEDIMENTATION CONTROL PLAN

WALLACE CAMPUS MANAGER, LLC

WALLACE CAMPUS
CITY OF POUGHKEEPSIE,
DUTCHESS COUNTY, NEW YORK

Design/Calcs	LRC	CAD File	EC20254801.dwg
Drawn	SMC	Project No.	20-2548
Checked	KFC	Date	2020.04.10
Approved	REM	Scale	1"=20'

Sheet No. EC-1

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CITY OF POUGHKEEPSIE WATER NOTES

1. ALL WATER MAINS SHALL BE CEMENT LINED DUCTILE IRON PIPE, CLASS 52 PUSH-ON JOINT, UNLESS OTHERWISE SPECIFIED BY OR APPROVED BY THE CITY OF POUGHKEEPSIE WATER DEPARTMENT. JOINTING SHALL EMPLOY "MEGALUG" CONNECTIONS, FIELD LOCK GASKET, OR AS ALTERNATIVELY SPECIFIED BY THE CITY OF POUGHKEEPSIE WATER DEPARTMENT. ALL WATER PIPING CONSTRUCTION SHALL BE TO THE SPECIFICATIONS OF THE CITY OF POUGHKEEPSIE WATER DEPARTMENT. WET TAP OF PUBLIC WATER SYSTEM SHALL BE APPROVED AND SUPERVISED BY THE CITY OF POUGHKEEPSIE WATER DEPARTMENT. TAPPING SLEEVE SHALL BE STAINLESS STEEL OR APPROVED EQUAL. ALL MAINLINE VALVES SHALL BE RESILIENT WEDGE OR APPROVED EQUAL.

2. THE WATER LINE MAY BE FLEXED WITHIN PIPE SPECIFICATIONS OR LAID DEEPER IN AREAS WHERE A CROSSING WITH A SANITARY LINE OCCURS, TO ACHIEVE THE REQUIRED 1.5' VERTICAL SEPARATION DISTANCE. IF THIS DISTANCE CANNOT BE REASONABLY ACHIEVED, THE CONTRACTOR SHALL USE PRESSURE RATED SANITARY PIPE OF EQUAL OR GREATER RATING THAN THE PRESSURE CLASS FOR THE WATER LINE.

3. MINIMUM VERTICAL SEPARATION BETWEEN WATER MAINS AND SEWER PIPE SHALL BE 18 INCHES MEASURED FROM THE OUTSIDE OF THE PIPES AT THE POINT OF CROSSING. ONE FULL STANDARD LAYING LENGTH OF WATER MAIN SHALL BE CENTERED UNDER OR OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER LINE AS POSSIBLE. IN ADDITION, WHEN THE WATER MAIN PASSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT (COMPACTED SELECT FILL) SHALL BE PROVIDED FOR THE SEWER TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND SETTLING OF THE SEWER PIPE ON THE WATER MAIN. MINIMUM HORIZONTAL SEPARATION BETWEEN PARALLEL WATER MAINS AND SEWER PIPES (INCLUDING MANHOLES AND VAULTS) SHALL BE 10 FEET MEASURED FROM THE OUTSIDE OF THE PIPES, MANHOLES, OR VAULTS.

4. ALL WATER MAINS SHALL HAVE A MINIMUM OF (5) FIVE FEET OF COVER FROM THE TOP OF THE MAIN TO FINISHED GRADE. THE CONTRACTOR SHALL CHECK ALL FINISHED GRADE STAKES BEFORE TRENCHING TO ENSURE THAT ALL INSTALLED WATER MAINS WILL HAVE THE REQUIRED COVER.

5. THE SUPPLIER OF WATER MUST RECEIVE AT LEAST 48-HOUR ADVANCE NOTIFICATION REQUESTING SAMPLING SERVICES. SAMPLING WILL NOT BE PERFORMED PRIOR TO RECEIPT FROM A NEW YORK STATE LICENSED OR REGISTERED DESIGN PROFESSIONAL (ENGINEER, ARCHITECT, OR LAND SURVEYOR WITH A SPECIAL EXEMPTION UNDER SECTION 7208(N) OF THE EDUCATION LAW) CERTIFYING THAT THE WATER SUPPLY IMPROVEMENTS, TESTING AND DISINFECTION PROCEDURES WERE COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS, REPORTS, SPECIFICATIONS, AND ANY APPROVED AMENDMENTS. A NYSDOH CERTIFIED LABORATORY WILL COLLECT SAMPLES FOR FREE CHLORINE RESIDUAL, TOTAL, AND FECAL COLIFORM AND 24-HOUR BACTERIAL PLATE COUNT. THE CERTIFICATE OF COMPLIANCE, TESTING, AND SAMPLING RESULTS SHALL BE PROVIDED TO THE CITY WATER MAINTENANCE SUPERVISOR AND DUTCHESS COUNTY DEPARTMENT OF HEALTH AS A CONDITION OF APPROVAL FOR OPERATION.

6. THE CONTRACTOR SHALL COORDINATE THE TESTING WITH THE WATER DEPARTMENT SO AS TO MAINTAIN THE AMOUNT OF SERVICE INTERRUPTION TO EXISTING USERS TO THE LEAST EXTENT PRACTICABLE. WATER MAIN INSTALLATION AND TESTING SHALL BE PERFORMED UNDER THE SUPERVISION OF THE PROJECT ENGINEER OR HIS DESIGNEE AS NECESSARY TO MEET CONDITIONS IN NOTE 5 ABOVE.

7. THE WATER MAIN SHALL BE PRESSURE LEAKAGE TESTED IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF THE AWWA STANDARD C600 (LATEST REVISION) OR IN ACCORDANCE WITH MORE STRINGENT REQUIREMENTS IMPOSED BY THE SUPPLIER OF WATER. TEST TO FIRST VALVE WITHIN BUILDING.

8. THE WATER MAIN SHALL BE DISINFECTED EQUAL TO AWWA STANDARD FOR DISINFECTING WATER MAINS DESIGNATION C651 (LATEST REVISION). FOLLOWING DISINFECTION, THE WATER MAIN SHALL BE FLUSHED UNTIL THE CHLORINE CONCENTRATION IN THE WATER LEAVING THE MAIN IS NO HIGHER THAN THAT GENERALLY PREVAILING IN THE SYSTEM. THE PROJECT ENGINEER OR HIS DESIGNEE SHALL ALSO WITNESS DISINFECTION AND FLUSHING.

9. ALL WATER MAIN FITTINGS NOT RECEIVING 24-HOUR CHLORINE DISINFECTION CONTACT TIME MUST BE SWAB-DISINFECTED 30 MINUTES PRIOR TO INSTALLATION.

10. THE SAMPLING POINT(S) MUST BE DECONTAMINATED BY FLAMING.

11. FIRE HYDRANTS ARE NOT ACCEPTABLE SAMPLING POINTS, UNLESS OTHERWISE APPROVED BY SITE ENGINEER AND CITY OF POUGHKEEPSIE WATER DEPARTMENT.

12. FIRE HYDRANT WEEP HOLES (DRAINS) SHALL BE PLUGGED WHEN GROUND WATER IS ENCOUNTERED WITHIN SEVEN FEET OF THE FINISHED GRADE. WHEN DRAINS ARE PLUGGED, THE BARREL'S MUST BE PUMPED DRY AFTER USE DURING FREEZING WEATHER. SUCH HYDRANTS SHALL BE IDENTIFIED BY MARKINGS AS APPROVED BY THE CITY OF POUGHKEEPSIE.

13. PROPOSED WATER METERS LOCATED WITHIN THE METER PIT OR BUILDING SHALL BE A COMPATIBLE REMOTE STYLE TYPE (SENSUS), AND SHALL BE APPROVED BY THE CITY OF POUGHKEEPSIE WATER DEPARTMENT PRIOR TO INSTALLATION. WATER METER SHALL BE EQUIPPED WITH (RADIO TYPE REMOTE READER) TRANSCEIVER PROVIDED BY METER MANUFACTURER AND INSTALLED AND PROGRAMMED BY THE CITY OF POUGHKEEPSIE WATER DEPARTMENT.

14. THE WATER LINE SHALL BE INSTALLED AT A CONTINUOUS GRADE WITH NO ABRUPT HIGH POINTS OR LOW POINTS.

15. FINAL WATER DISTRIBUTION SYSTEM AND CERTIFICATION IS SUBJECT TO REVIEW, REVISION AND APPROVAL BY THE CITY OF POUGHKEEPSIE WATER DEPARTMENT AND THE DCDOH PRIOR TO APPROVAL TO OPERATE.

16. ALL WATER MAINS AND RELATED APPURTENANCES SHALL BE CONSTRUCTED TO THE LATEST STANDARDS AND SPECIFICATIONS OF THE CITY OF POUGHKEEPSIE.

17. THE WATER MAIN SHALL NOT BE PLACED INTO SERVICE UNTIL SO AUTHORIZED BY THE CITY OF POUGHKEEPSIE.

18. ALL WATER SERVICE CONSTRUCTION SHALL BE SUBJECT TO INSPECTION BY THE CITY WATER DEPARTMENT PRIOR TO BACKFILLING. BEDDING AND PIPE ZONE MATERIAL SHALL BE COMPOSED OF CRUSHED STONE OR LIGHT GRAVEL HAVING A GRADATION LIMIT OF 3/4" MINUS. AN ACCEPTABLE MATERIAL SHALL MEET THE FOLLOWING REQUIREMENT:

SIEVE DESIGNATION	% PASSING
3/4"	100
NO.40	0-70
NO. 200	0-10

19. TRENCH BACKFILL SHALL BE WELL-GRADED SOIL AND GRAVEL MATERIAL. ALL PARTICLES SHALL HAVE A GRADATION OF 2" OR LESS. AN ACCEPTABLE MATERIAL SHALL MEET THE FOLLOWING REQUIREMENT:

SIEVE DESIGNATION	% PASSING
2 INCH	100
1/4 INCH	30-65
NO. 40	5-40
NO. 200	0-15

20. BEDDING AND BACKFILL MATERIAL SHALL BE STOCKPILED IN AMOUNTS NECESSARY FOR REASONABLE BACKFILLING REQUIREMENTS. A SIEVE ANALYSIS OF BEDDING OR BACKFILL MAY BE REQUIRED AT THE REQUEST OF THE CITY OF POUGHKEEPSIE.

21. THE SITE UTILITY CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BURIED PIPING TO THE LOCATION OF THE PROPOSED BUILDING CONNECTION POINT (I.E. INSIDE THE BUILDING). THIS INCLUDES THE TESTING AND CERTIFICATION OF ALL WATER SERVICE WORK FROM THE CITY WATER CONNECTION POINT TO THE PROPOSED BUILDINGS INTERIOR CONNECTION POINT.

22. INDICATOR TAPE SHALL BE PLACED 12" BELOW FINISHED GRADE DIRECTLY ABOVE ALL WATERLINES.

23. ALL COPPER WATER SERVICE PIPING INSTALLATION, BACKFILL AND TESTING SHALL BE REVIEWED AND APPROVED BY THE CITY OF POUGHKEEPSIE WATER MAINTENANCE SUPERVISOR OR HIS DESIGNEE. BEDDING, PIPE ZONE, AND BACKFILL MATERIAL MUST BE SAND ONLY.

24. THE PIPE SUPPORTS FOR THE METER PIT SHALL BE MADE OF GALVANIZED STEEL AND SHALL BE ADJUSTABLE. THE SUPPORTS ARE TO BE PLACED ONLY BENEATH SPOOL PIECES AND NOT UNDER CRITICAL EQUIPMENT, METERS, ETC.

25. THREE AS-BUILT DRAWINGS WHICH INCLUDE VERIFICATION OF THE WATER INFRASTRUCTURE WILL BE PROVIDED TO THE PLANNING DEPARTMENT FOR DISSEMINATION TO THE ENGINEERING AND WATER DEPARTMENTS PRIOR TO ANY EASEMENT DEDICATION TO THE CITY.

CITY OF POUGHKEEPSIE SANITARY SEWER NOTES

1. FLOOR DRAINS, IF CONSTRUCTED, SHALL BE CONNECTED TO THE SANITARY SEWER. FLOOR DRAINS DO NOT INCLUDE FOUNDATION/FOOTER DRAIN: ALL DISCHARGES TO THE SANITARY SEWER SHALL COMPLY WITH THE EFFLUENT LIMITS OF THE LOCAL AND/OR DUTCHESS COUNTY SANITARY CODE.

2. DEFLECTION TESTS SHALL BE PERFORMED ON ALL FLEXIBLE PIPES. THE TESTS SHALL BE CONDUCTED AFTER FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 5 DAYS. NO PIPE SHALL EXCEED A DEFLECTION OF 5% IF THE DEFLECTION TEST IS TO BE RUN USING A RIGID BALL OR MANDREL, IT SHALL HAVE A DIAMETER EQUAL TO 95% OF THE INSIDE DIAMETER OF THE PIPE. THE TEST SHALL BE PERFORMED WITHOUT MECHANICAL PULLING DEVICES.

3. SANITARY SEWERS AND APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF THE CITY OF POUGHKEEPSIE. ALL SANITARY SEWER SYSTEM COMPONENTS SHALL BE INSTALLED BY OR UNDER THE SUPERVISION OF A CITY OF POUGHKEEPSIE LICENSED PLUMBER IN ACCORDANCE WITH THE CITY PLUMBING CODE.

4. MAJOR EARTHWORK SHALL BE COMPLETED PRIOR TO INSTALLATION OF ANY SANITARY SEWER MAINS AND APPURTENANCES. AIR CONNECTING SEWER LINES SHALL BE FLUSHED BEFORE TESTED.

5. MAXIMUM ALLOWABLE INFILTRATION OR EXFILTRATION SHALL NOT EXCEED 100 GALLONS PER INCH DIAMETER PER MILE OF PIPE PER DAY FOR THE SANITARY SEWER. IF AN AIR TEST IS USED, THE TEST, AS A MINIMUM, SHALL CONFORM TO THE PROCEDURE DESCRIBED IN THE ASTM -F-1417 (1992) ENTITLED "STANDARD PRACTICE FOR INSTALLATION ACCEPTANCE OF GRAVITY SEWER LINES USING LOW PRESSURE AIR" (RE-APPROVED 1998). SANITARY MANHOLES SHALL BE VISUALLY INSPECTED AND TESTED FOR LEAKAGE BY EXFILTRATION OR VACUUM. VACUUM TESTING OF MANHOLES SHALL COMPLY WITH THE METHOD OUTLINED IN THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION TECHNICAL INFORMATION PAMPHLET (TIP) NO.15 (REVISED).

6. SANITARY SEWER MAINS ARE TO BE POLYVINYL CHLORIDE (PVC) AND SANITARY LATERALS SHALL BE PVC, SDR-35, UNLESS OTHERWISE NOTED.

7. FINAL SEWER COLLECTION SYSTEM LAYOUT IS SUBJECT TO REVIEW, REVISION AND APPROVAL BY THE CITY OF POUGHKEEPSIE SEWER DEPARTMENT.

8. ALL SANITARY PIPE AND/OR MANHOLES SHALL BE A MINIMUM OF TEN (10) HORIZONTAL FEET FROM THE WATER MAIN. SANITARY PIPE SHALL HAVE A MINIMUM 18" SEPARATION FROM ANY WATER MAIN OR WATER SERVICE LINE. IF FOR SOME REASON THIS SEPARATION CANNOT BE ACHIEVED, SANITARY SEWER PIPE IN THE AREA SHALL BE SDR-26 PRESSURE RATED PIPE, (OR BE ENCASED PER THE DETAIL ON DN-3) AND ONE FULL LENGTH OF WATER MAIN SHALL BE CENTERED UNDER OR OVER THE SEWER. ALL SANITARY SEWER CONSTRUCTION SHALL BE TO SPECIFICATIONS OF THE CITY OF POUGHKEEPSIE SEWER DEPARTMENT.

9. ALL SANITARY TESTING SHALL BE PERFORMED UNDER THE SUPERVISION OF THE PROJECT ENGINEER, AND CERTIFICATES OF COMPLIANCE WITH THE INSTALLATION SPECIFICATIONS, TEST STANDARDS, APPROVED PLANS OR APPROVED AMENDMENTS SHALL BE PROVIDED TO THE APPROPRIATE SEWER AUTHORITY AND THE DCDOH AS A CONDITION OF APPROVAL FOR OPERATION.

10. ALL SANITARY SEWER CONSTRUCTION SHALL BE SUBJECT TO INSPECTION BY THE CITY SEWER SUPERINTENDENT PRIOR TO BACKFILLING. PIPE BEDDING AND PIPE ZONE MATERIAL SHALL BE COMPOSED OF CRUSHED STONE OR GRAVEL, FREE OF SOFT NONDURABLE PARTICLES WITH THE FOLLOWING GRADATION REQUIREMENTS:

SIEVE DESIGNATION	% PASSING
3/4"	100
NO.40	0-70
NO. 200	0-10

ALL TRENCH BACKFILL MATERIAL SHALL BE APPROVED BY THE SUPERINTENDENT OF SEWERS AND MUST MEET THE FOLLOWING GRADATION REQUIREMENT:

SIEVE DESIGNATION	% PASSING
2 INCH	100
1/4 INCH	30-65
NO.40	5-40
NO. 200	0-15

BEDDING AND BACKFILL MATERIAL SHALL BE STOCKPILED IN AMOUNTS NECESSARY FOR REASONABLE BACKFILLING REQUIREMENTS. A SIEVE ANALYSIS OF BEDDING OR BACKFILL MAY BE REQUIRED AT THE REQUEST OF THE CITY OF POUGHKEEPSIE.

11. ALL NEW SANITARY SEWER MANHOLE COVERS SHALL BE NOMINAL 26" DIAMETER CAST IRON AND SHALL READ "SANITARY SEWER". FRAMES SHALL BE 8" IN HEIGHT AND THE FRAME AND COVER SHALL BE SYRACUSE CASTINGS NO.1 009 OR AN APPROVED EQUAL.

12. INDICATOR TAPE SHALL BE PLACED 12" BELOW FINISHED GRADE DIRECTLY ABOVE ALL SANITARY LINES.

13. LOCATION OF SEWER LATERAL CLEAN OUTS ARE TO BE PLACED AS SHOWN ON THE APPROVED SITE PLAN AND NOT TO EXCEED EVERY 75' MEASURED FROM THE SEWER MAIN CONNECTION OR AS DETERMINED BY THE CITY OF POUGHKEEPSIE SUPERINTENDENT OF SEWERS WHERE LOCATIONS ARE NOT SPECIFICALLY SHOWN.

14. EXTERNAL DROP MANHOLES SHALL BE USED FOR SEWERS ENTERING AT AN ELEVATION OF 24 INCHES OR HIGHER AT THE INLET OF A SEWER MANHOLE.

15. THREE AS-BUILT DRAWINGS WHICH INCLUDE VERIFICATION OF THE SEWER INFRASTRUCTURE INCLUDING RIMS AND INVERTS WILL BE PROVIDED TO THE PLANNING DEPARTMENT FOR DISSEMINATION TO THE ENGINEERING AND SEWER DEPARTMENTS PRIOR TO ANY EASEMENT DEDICATION TO THE CITY.

COMPACTION AND BACKFILL NOTES

UNLESS OTHERWISE SPECIFIED OR APPROVED BY THE SITE ENGINEER, ALL SITE SUBGRADE AND BACKFILL FOR ALL STRUCTURES INCLUDING, BUT NOT LIMITED TO, PARKING LOT SUBGRADE, ROAD SUBGRADE, CONCRETE PADS AND SIDEWALKS, WATER LINES AND STRUCTURES, SEWER LINES AND STRUCTURES, STORM LINES AND STRUCTURES, TRASH PADS/ENCLOSURES, AND SITE ELECTRICAL AND CONDUIT, SHALL BE COMPACTED IN ACCORDANCE WITH THE FOLLOWING STANDARD.

METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED MAY 1, 2008, AND ALL ADDENDA THERETO

DECOMPACTION OF SOILS IN RECLAIMED AREAS:

THESE PROCEDURES SHALL BE FOLLOWED PRIOR TO INSTALLATION OF TOP SOIL OR INFILTRATION PRACTICES IN ANY AREA PREVIOUSLY IMPERVIOUS OR COMPACTED BY COSTRUCTION EQUIPMENT. FOR ALL AREAS TO BE RECLAIMED FOR STORMWATER INFILTRATION, THE AREA SHALL BE MARKED OFF WITH ORANGE SAFETY FENCE AFTER DEMOLITION AND PRIOR TO DECOMPACTION TO PREVENT FURTHER COMPACTION OF THE UNDERLYING SOILS.

AREAS RECLAIMED AS TOP SOIL:

A. APPLY 3" OF COMPOST OVER SUBSOIL AFTER SUBGRADE LEVELS HAVE BEEN REACHED AND IMMEDIATELY PRIOR TO PLACING PLANTING SOILS.

B. THE ENTIRE SUBGRADE AREA SHALL BE LOOSENED TO A MINIMUM DEPTH OF 12 INCHES UTILIZING THE BUCKET OF A BACK HOE, CAT MOUNTED RIPPER, TILLER, OR EQUIVALENT EQUIPMENT. ROCK PICK ONLY UNTIL UPLIFTED STONE/ROCK MATERIAL OF FOUR INCHES AND LARGER SIZE HAVE BEEN CLEARED FROM THE SITE.

C. ANY SUBGRADE AREAS WHICH HAVE BECOME HEAVILY COMPACTED (DEFINED AS EXCEEDING 86%-88% COMPACTION ASTM 698 STANDARD PROCTOR) INCLUDING, BUT NOT LIMITED TO, TEMPORARY PARKING AREAS, MATERIAL STOCKPILE AREAS, TEMPORARY ROADWAYS, CONSTRUCTION AREAS AND AREAS AROUND THE BUILDING, OTHER CONSTRUCTION AREAS, AREAS SHOWN ON THE PLANS, OR AREAS IDENTIFIED BY THE DESIGN PROFESSIONAL SHALL BE DEEP-SCARIFIED. IMMEDIATELY PRIOR TO PLACING SOILS, HEAVILY COMPACTED AREAS SHALL BE LOOSENED TO A MINIMUM DEPTH OF 18 INCHES USING THE TEETH OF A BACK HOE OR OTHER SUITABLE EQUIPMENT. FREQUENCY OF COMPACTION TESTS SHALL BE ONE PER 500 SQUARE FEET.

D. CONFIRM THAT THE SUBGRADE IS AT THE PROPER ELEVATION AND THAT NO FURTHER EARTHWORK IS REQUIRED TO BRING THE SUBGRADE TO PROPER ELEVATIONS. PROVIDE A REPORT TO THE DESIGN PROFESSIONAL THAT THE SUBGRADE HAS BEEN PLACED TO THE REQUIRED ELEVATIONS, HAS BEEN DECOMPACTED ACCORDING TO THE CONTRACT DOCUMENTS AND IS READY FOR INSPECTION AT LEAST 3 DAYS PRIOR TO PLACING INFILTRATION PRACTICES. PERFORM NO WORK UNTIL ELEVATIONS HAVE BEEN CONFIRMED AND THE AREA HAS BEEN ACCEPTED BY THE OWNER'S REPRESENTATIVE.

E. AFTER THE SOILS HAVE BEEN LOOSENED AND INSPECTED, TOPSOIL MAY BE SPREAD BY USING A WIDE-TRACK BULLDOZER SIZE D-5 OR SMALLER OR MAY BE DUMPED AND SPREAD WITH THE BUCKET OF A BACKHOE FROM THE EDGE OF THE LOOSENED AREA. NO RUBBER-TIRED EQUIPMENT OR HEAVY EQUIPMENT EXCEPT FOR A SMALL BULLDOZER SHALL PASS OVER THE SUBSOILS (SUBGRADE) AFTER THEY HAVE BEEN LOOSENED. IF THE CONTRACTOR PLANS TO UTILIZE SUCH AREAS FOR ANY USE OF HEAVY EQUIPMENT, THIS SHOULD BE CARRIED OUT PRIOR TO BEGINNING THE PROCESS OF LOOSENING SOILS OR FILLING IN THAT AREA, OR IT WILL HAVE TO BE RESCARIFIED AND MEET THIS SPECIFICATION REQUIREMENT.

AREAS RECLAIMED FOR STORMWATER INFILTRATION PRACTICES:

A. EXCAVATE AREA TO THE DEPTH OF THE PROPOSED BOTTOM OF THE INFILTRATION PRACTICE.

B. THE ENTIRE SUBGRADE AREA SHALL BE LOOSENED TO A MINIMUM DEPTH OF 12 INCHES BELOW PROPOSED SUBGRADE UTILIZING THE BUCKET OF A BACK HOE, CAT MOUNTED RIPPER, TILLER, OR EQUIVALENT EQUIPMENT. ROCK PICK UNTIL UPLIFTED STONE/ROCK MATERIAL OF FOUR INCHES AND LARGER SIZE HAVE BEEN CLEARED FROM THE SITE.

C. ANY SUBGRADE AREAS WHICH REMAIN HEAVILY COMPACTED (DEFINED AS EXCEEDING 86%-88% COMPACTION ASTM 698 STANDARD PROCTOR), AS SHOWN ON THE PLANS, OR AREAS IDENTIFIED BY THE DESIGN PROFESSIONAL SHALL BE DEEP-SCARIFIED. IMMEDIATELY PRIOR TO PLACING SOILS, HEAVILY COMPACTED AREAS SHALL BE LOOSENED TO A MINIMUM DEPTH OF 18 INCHES USING THE TEETH OF A BACK HOE OR OTHER SUITABLE EQUIPMENT. FREQUENCY OF COMPACTION TESTS SHALL BE ONE PER 500 SQUARE FEET.

D. CONFIRM THAT THE SUBGRADE IS AT THE PROPER ELEVATION AND THAT NO FURTHER EARTHWORK IS REQUIRED TO BRING THE SUBGRADE TO PROPER ELEVATIONS. PROVIDE A REPORT TO THE DESIGN PROFESSIONAL THAT THE SUBGRADE HAS BEEN PLACED TO THE REQUIRED ELEVATIONS, HAS BEEN DECOMPACTED ACCORDING TO THE CONTRACT DOCUMENTS AND IS READY FOR INSPECTION AT LEAST 3 DAYS PRIOR TO PLACING INFILTRATION PRACTICES. PERFORM NO WORK UNTIL ELEVATIONS HAVE BEEN CONFIRMED AND THE AREA HAS BEEN ACCEPTED BY THE OWNER'S REPRESENTATIVE.

E. AFTER THE SOILS HAVE BEEN LOOSENED AND INSPECTED, INFILTRATION PRACTICES MAY BE INSTALLED USING A WIDE-TRACK BULLDOZER SIZE D-5 OR SMALLER OR MAY BE PLACED, DUMPED, OR SPREAD WITH THE BUCKET OF A BACKHOE FROM THE EDGE OF THE LOOSENED AREA. NO RUBBER-TIRED EQUIPMENT OR HEAVY EQUIPMENT EXCEPT FOR A SMALL BULLDOZER SHALL PASS OVER THE SUBSOILS (SUBGRADE) AFTER THEY HAVE BEEN LOOSENED. IF THE CONTRACTOR PLANS TO UTILIZE SUCH AREAS FOR ANY USE OF HEAVY EQUIPMENT, THIS SHOULD BE CARRIED OUT PRIOR TO BEGINNING THE PROCESS OF LOOSENING SOILS OR FILLING IN THAT AREA, OR IT WILL HAVE TO BE RESCARIFIED AND MEET THIS SPECIFICATION REQUIREMENT.

F. WHEN INFILTRATION PRACTICES ARE LOCATED BELOW PAVEMENT THE AREA SHALL REMAIN FREE OF LARGE VEHICLES UNTIL THE PAVEMENT SUBBASE HAS BEEN INSTALLED.

G. FOR REFERENCE OF DECOMPACTION NOTES, SEE NYS DESIGN MANUAL SECTION 5.1.6 FOR DEEP RIPPING AND DECOMPACTION OF EXISTING AREAS THAT ARE PROPOSED FOR RESTORATION.

CITY OF POUGHKEEPSIE EROSION AND SILTATION CONTROL NOTES

1. All unvegetated areas in excess of 10%, per direction of the Engineer, shall have temporary seeding of fast germinating rye, 10 to 15 #'s per 1,000 sq. ft.
2. Graded areas - upper elevations: Provide temporary drainage swales, 1% grade min., to direct runoff away from construction sites. Discharge areas to be acceptable to the Engineer.
3. Graded areas - lower elevations: Provide drainage swales, 1% min. grades, with staked and secured hay bale siltation. Location of hay bales and discharge areas per approval of Engineer.
4. Permanent seeded areas for erosion control: Mixture of perennial rye and blue and red fescue grasses (50/50), 15 to 25 #'s per 1,000 sq. ft., mulching at 5#'s per 1,000 sq. ft., fertilizer - 5.10.5 at 5#'s per 1,000 sq. ft. (if determined necessary by Engineer), with pegging and netting for grades in excess of 15%.
5. All permanent drainage interceptor swales to be seeded per Item 4 also.
6. All erosion control shall be in accordance with the latest "Urban Erosion and Sediment Control Guidebook" of the Dutchess County Soil and Water Conservation District.
7. All areas shall be seeded and mulched as soon as possible.
8. Grade as needed and feasible to permit the use of conventional equipment for seed bed preparation, seeding and mulch application.
9. Scarify all compacted soils prior to applying topsoil.
10. Apply topsoil per Standard #6 Table 6.1 of the Soil Erosion Control Guide Book.
11. Seed mix shall be as follows:
    Ky. Blue grass 20 lbs/ac.
    Creeping Red Fescue 40 lbs/ac.

GENERAL NOTES

1. ALL CONSTRUCTION SHALL COMPLY WITH CITY OF POUGHKEEPSIE REQUIREMENTS AND SPECIFICATIONS.
2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS REQUIRED BY GOVERNMENT AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK.
3. REFER TO OTHER PLANS AND DETAIL SHEETS FOR ADDITIONAL INFORMATION. THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS IN THE FIELD AND CONTACT THE SITE ENGINEER IF THERE ARE ANY QUESTIONS OR CONFLICTS REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS SO THAT APPROPRIATE REVISIONS CAN BE MADE PRIOR TO BIDDING. ANY CONFLICT BETWEEN DRAWINGS AND THE SPECIFICATIONS SHALL BE CONFIRMED WITH THE LOCAL CONSTRUCTION MANAGER PRIOR TO BIDDING.
4. REFER TO THE DETAIL SHEETS FOR PAVEMENT, CURBING, AND SIDEWALK INFORMATION.
5. ALTERNATIVE METHODS AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED IF REVIEWED AND APPROVED BY THE SITE ENGINEER, AND THE APPROPRIATE REGULATORY AGENCIES PRIOR TO INSTALLATION.
6. THE CONTRACTOR SHALL RESTORE ANY OF THE FOLLOWING IF THEY ARE NOTED TO REMAIN: UTILITY STRUCTURE, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, OR LANDSCAPED AREAS DISTURBED DURING CONSTRUCTION TO THEIR ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE CITY OF POUGHKEEPSIE.
7. TRAFFIC CONTROL MEASURES SHALL BE UTILIZED IN ACCORDANCE WITH CITY OF POUGHKEEPSIE AND NYSDOT.
8. PAVEMENT MARKINGS SHALL BE FAST DRYING TYPE IN ACCORDANCE WITH CITY OF POUGHKEEPSIE SPECIFICATIONS.
9. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL PRODUCTS, MATERIALS AND PLANT SPECIFICATIONS TO THE SITE ENGINEER AND OWNER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY TO THE SITE. ALLOW A MINIMUM OF 14 WORKING DAYS FOR REVIEW. APPROVED SHOP DRAWINGS WILL BE PROVIDED BY THE ENGINEER AND COPIED TO THE CITY OF POUGHKEEPSIE.
10. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC DEVICES FOR PROTECTION OF VEHICLES AND PEDESTRIANS CONSISTING OF DRUMS, BARRIERS, SIGNS, LIGHTS, FENCES AND UNIFORMED TRAFFIC MEN AS REQUIRED OR ORDERED BY THE ENGINEER OR REQUIRED BY THE LOCAL GOVERNING AUTHORITIES. CONTRACTOR SHALL MAINTAIN ALL TRAFFIC LANES AND PEDESTRIAN WALKWAYS AT ALL TIMES UNLESS WRITTEN APPROVAL FROM THE CITY AND GOVERNING AUTHORITIES IS GRANTED.
11. THE PROJECT DRAWINGS ARE GENERALLY DIAGRAMMATIC IN INDICATING THE PRESENCE OF EXISTING UNDERGROUND UTILITIES. INFORMATION ON EXISTING UTILITIES HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY COMPANY AND MUNICIPAL RECORD MAPS AND FIELD SURVEY AND IS NOT GUARANTEED TO BE CORRECT OR COMPLETE. UTILITIES ARE SHOWN TO ALERT THE CONTRACTOR OF THEIR PRESENCE AND THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES AND SERVICES. WHEN THE UTILITIES ARE TO BE LEFT IN PLACE, THE CONTRACTOR SHALL PROVIDE ADEQUATE MEANS OF SUPPORT AND PROTECTION DURING THE EXCAVATION AND BACKFILLING OPERATIONS.
12. PRIOR TO DEMOLITION OR CONSTRUCTION THE CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" AT 1-800-962-7962 AT LEAST 72 HOURS BEFORE COMMENCEMENT OF WORK TO VERIFY ALL UTILITY LOCATIONS. CONTRACTOR SHALL NOT INTERRUPT EXISTING UTILITIES SERVICING FACILITIES OCCUPIED AND USED BY THE OWNER OR OTHERS DURING OCCUPIED HOURS.
13. IF ANY UNCHARTED OR INCORRECTLY CHARTED EXISTING PIPING OR OTHER UTILITY IS UNCOVERED DURING EXCAVATION, THE CONTRACTOR SHALL CONSULT THE SITE ENGINEER IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH THE WORK.
14. STORAGE OF FLAMMABLE AND HAZARDOUS MATERIALS SHALL BE IN COMPLIANCE WITH THE NYS FIRE AND BUILDING CODE.
15. CONTRACTOR TO PROVIDE SITE ENGINEER WITH SUBMITTALS. ONCE APPROVED, COPIES WILL BE SUPPLIED TO CITY ENGINEER AND APPROPRIATE CITY DEPARTMENTS.
16. NO HERBICIDES OR PESTICIDES WILL BE USED DURING THE OPERATION OF THE SITE.

EROSION AND SEDIMENT CONTROL PLAN

1. LAND DISTURBANCE WILL BE KEPT TO A MINIMUM; RESTABILIZATION WILL BE SCHEDULED AS SOON AS PRACTICABLE.
2. SILTATION FENCE WILL BE INSTALLED AT ALL CULVERT OUTLETS AND ALONG THE TOE OF ALL CRITICAL CUT AND FILL SLOPES.
3. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE NEW YORK STATE EROSION & SEDIMENT CONTROL "BLUE BOOK" 2005.
4. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION WHENEVER POSSIBLE.
5. ALL CONTROL MEASURES SHALL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
6. ADDITIONAL CONTROL MEASURES SHALL BE INSTALLED DURING THE CONSTRUCTION PERIOD, IF NECESSARY OR REQUIRED.
7. SEDIMENT REMOVED FROM CONTROL STRUCTURES WILL BE DISPOSED OF IN A MANNER WHICH IS CONSISTENT WITH THE INTENT OF THE PLAN.
8. DUST CONTROL AND ANTI-TRACKING MAINTENANCE TO BE ADDRESSED AND RESOLVED ON A DAILY BASIS.

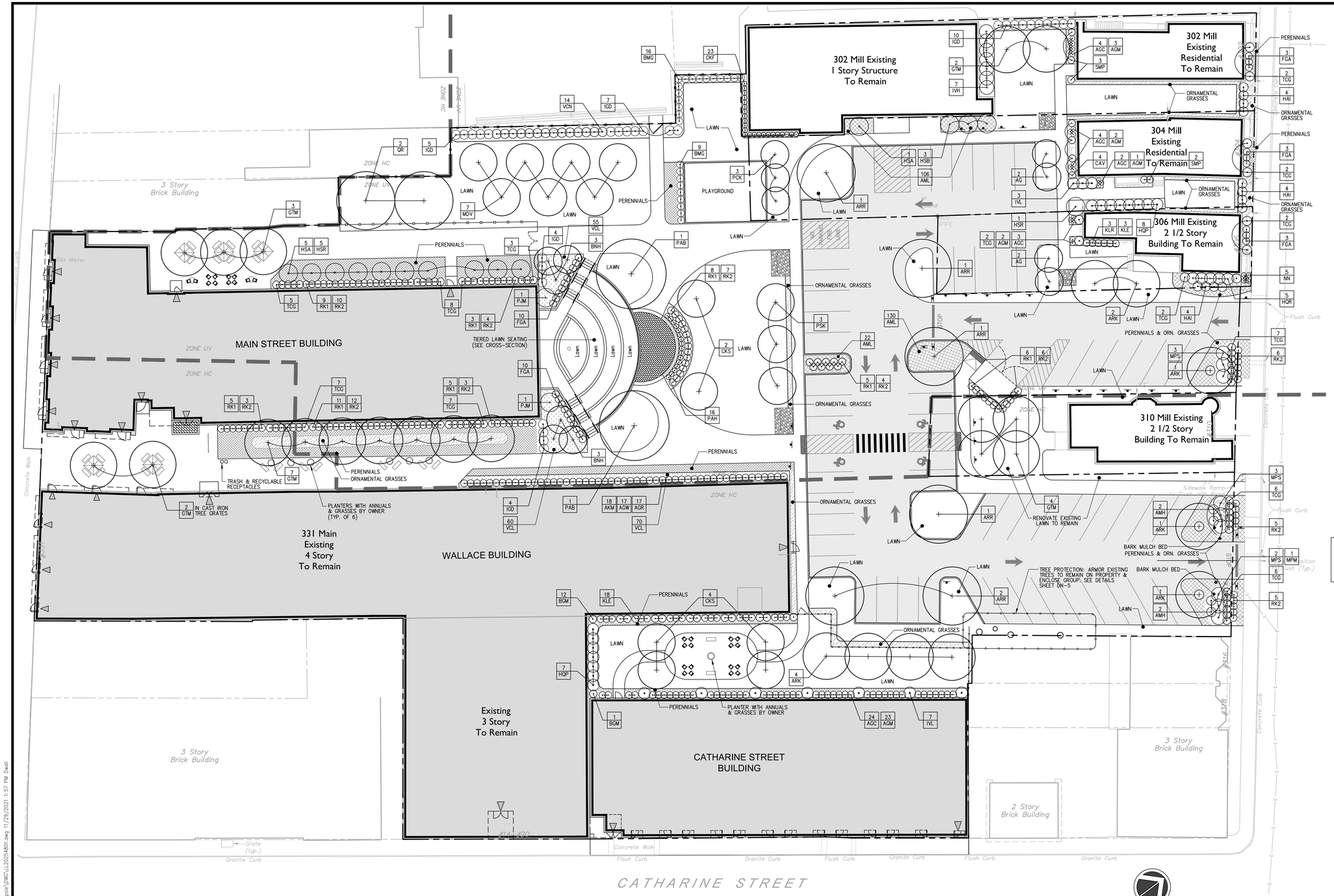
INSTALLATION OF SEDIMENTATION AND EROSION CONTROL MEASURES

I. SILTATION FENCE

A. DIG A SIX INCH TRENCH ON THE UPHILL SIDE OF THE DESIGNATED FENCE LINE LOCATION.

B. POSITION THE POST AT THE BACK OF THE TRENCH (DOWNHILL SIDE), AND HAMMER THE POST AT LEAST 2.0 FEET INTO THE GROUND.

C. LAY THE BOTTOM SIX INCHES OF THE FABRIC INTO THE TRENCH TO PREVENT UNDERMIN



PLANTING NOTES:

1. THE LANDSCAPE PLAN AND RELATED DETAILS ARE FOR LANDSCAPING INFORMATION ONLY. PLEASE REFER TO THE SITE, GRADING & EROSION CONTROL PLANS FOR ALL OTHER INFORMATION.
2. THE CONTRACTOR SHALL GUARANTEE THAT ALL PLANTS, TREES, AND SHRUBS SHALL BE HEALTHY AND FREE OF DISEASE FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION AND ACCEPTANCE BY OWNER OR LANDSCAPE ARCHITECT. CONTRACTOR SHALL REPLACE ANY DEAD OR UNHEALTHY PLANTS AT CONTRACTOR'S EXPENSE. PLANT MATERIAL REPLACEMENTS SHALL BE GUARANTEED FOR ONE FULL YEAR FROM DATE OF REPLACEMENT. FINAL ACCEPTANCE SHALL BE MADE IF ALL PLANTS MEET THE GUARANTEE REQUIREMENTS INCLUDING MAINTENANCE. MAINTENANCE RESPONSIBILITIES INCLUDE CULTIVATING, SPRAYING, WEEDING, WATERING, TIGHTENING GUYS, PRUNING, FERTILIZING, MULCHING, AND ANY OTHER OPERATIONS NECESSARY TO MAINTAIN PLANT VIABILITY. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER PLANTING AND CONTINUE UNTIL THE END OF THE ONE YEAR GUARANTEE PERIOD.
3. THE CONTRACTOR SHALL SUPPLY ALL LABOR, PLANTS, AND MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THE DRAWINGS AND LISTED IN THE PLANT SCHEDULE. IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITIES SHOWN IN THE PLANT SCHEDULE AND THOSE REQUIRED BY THE DRAWINGS, THE LARGER SHALL APPLY.
4. ALL SHRUB MASSINGS SHALL BE MULCHED TO A DEPTH OF 4" WITH SHREDDED HARDWOOD BARK MULCH.
5. NO PLANT SHALL BE PLACED IN THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED AND APPROVED BY ENGINEER. STAKING THE LOCATION OF ALL TREES AND SHRUBS SHALL BE COMPLETED PRIOR TO PLANTING FOR APPROVAL BY THE OWNER OR LANDSCAPE ARCHITECT. STAKING OF THE INSTALLED TREE MUST BE COMPLETED THE SAME DAY AS IT IS INSTALLED. ALL TREES SHALL BE STAKED OR GUYED PER DETAIL. SEE SHEET DN-1 FOR PLANTING DETAILS.
6. COORDINATE PLANT MATERIAL LOCATIONS WITH SITE UTILITIES. SEE SITE LAYOUT, GRADING AND UTILITY DRAWINGS FOR STORM, SANITARY AND WATER LINES. SEE LIGHTING PLAN FOR ELECTRICAL AND LIGHTING LAYOUT AND DETAILS. UTILITY LOCATIONS ARE APPROXIMATE. EXERCISE CARE WHEN DIGGING IN AREAS OF POTENTIAL CONFLICT WITH UNDERGROUND OR OVERHEAD UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DUE TO CONTRACTOR'S NEGLIGENCE AND SHALL REPLACE OR REPAIR ANY DAMAGE AT CONTRACTOR'S EXPENSE.
7. LANDSCAPE PLANTING PITS MUST BE FREE DRAINING. PAVEMENT, COMPACTED SUBGRADE, AND BLASTED ROCK SHALL BE REMOVED FROM WITHIN TRAFFIC ISLANDS TO BE LANDSCAPED TO A DEPTH OF 2' OR TO A GREATER DEPTH IF REQUIRED BY PLANTING DETAILS OR SPECIFICATIONS. REPLACE SOIL WITHIN ISLANDS WITH MODERATELY COMPACTED LOAM OR SANDY LOAM FREE FROM STONES AND RUBBISH 1" OR GREATER IN DIAMETER AND ANY OTHER MATERIAL HARMFUL TO PLANT GROWTH AND DEVELOPMENT. PLANTING INSTALLATION WITHIN ISLANDS SHALL BE AS DETAILED AND CONTAIN PLANTING MIX AS SPECIFIED.
8. TIME OF PLANTING: NEW PLANT MATERIALS SHALL BE INSTALLED BETWEEN APRIL 1 AND JUNE 1, OR AFTER SEPTEMBER 15TH AND NO LATER THAN OCTOBER 31ST.
9. PLANTING SOIL MIXTURE FOR TREES AND SHRUBS:
   - 1 PART PEAT MOSS
   - 3 PARTS TOPSOIL
   - FERTILIZER/LIME (APPLY AS RECOMMENDED BY SOIL ANALYSIS)
   - MYCORHIZA INOCULANT – "TRANSPLANT 1–STEP" AS MANUFACTURED BY ROOTS, INC. OR APPROVED EQUAL.
     USE PER MANUFACTURER'S RECOMMENDATIONS FOR TREES AND SHRUBS.
10. TOPSOIL SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6" IN LAWN AREAS. CONTRACTOR SHALL SUBMIT TOPSOIL TO A CERTIFIED TESTING LABORATORY TO DETERMINE pH, FERTILITY, ORGANIC CONTENT AND MECHANICAL COMPOSITION. THE CONTRACTOR SHALL SUBMIT THE TEST RESULTS FROM REGIONAL EXTENSION OFFICE OF USDA TO THE OWNER OR LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. CONTRACTOR SHALL INCORPORATE AMENDMENTS FOR GOOD PLANT GROWTH AND PROPER SOIL ACIDITY RECOMMENDED FROM THE TOPSOIL TEST.
11. LAWN SEEDING MIXTURE:

    15% KENTUCKY BLUEGRASS (POA PRATENSIS – SINGLE VARIETY)
    15% PERENNIAL RYEGRASS (LOLIUM PERENNE)
    30% CREEPING RED FESCUE (FESTUCA RUBRA)
    25% CHEWINGS FESCUE (FESCTUCA RUBRA "JAMESTOWN II")
    15% HARD FESCUE (FESTUCA OVINA "RELIANT II")

    SEEDING RATE: 4.5 LBS PER 1,000 S.F. (ADD 10% TO QUANTITY IF HYDROSEEDED).

    SEEDING DATES: AUGUST 15 – OCTOBER 1 AND APRIL 15 – JUNE 15 UNLESS OTHERWISE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT.
12. ALL SLOPES GREATER THAN 3:1 RECEIVING A GRASS SEEDING MIXTURE SHALL BE COVERED WITH AN EROSION CONTROL BLANKET.
13. ALL DISTURBED AREAS NOT OTHERWISE DEVELOPED SHALL BE SEEDED WITH THE LAWN SEEDING MIXTURE.
14. TREE PROTECTION: PRIOR TO THE START OF CONSTRUCTION OR EXCAVATION, TREES TO BE RETAINED SHALL BE PROTECTED BY SILT FENCE, SNOW FENCE, CONSTRUCTION FENCE, OR EQUAL, WHICH WILL BE PLACED AT THE DRIP LINE OR SEVERAL FEET BEYOND. HOWEVER, THE FENCING SHALL NOT CROSS PUBLIC SIDEWALKS. NO STORAGE OR STOCKPILING OF CONSTRUCTION MATERIALS, DEBRIS OR EQUIPMENT SHALL OCCUR WITHIN THE FENCED AREA."

PLANTING LIST AND DETAILS:
SEE SHEET LL-2

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

STATE OF NEW YORK
RODNEY E. MORRISON
LICENSED PROFESSIONAL ENGINEER
075184

#	Date	Description
4	01.05.21	RESPONSE TO CONSULTANT COMMENTS
5	03.02.21	RESPONSE TO CONSULTANT COMMENTS
6	05.07.21	RESPONSE TO CONSULTANT COMMENTS
7	10.25.21	RESPONSE TO CONSULTANT COMMENTS
8	12.7.21	REVISED PER CITY COMMENTS

Revisions

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

LANDSCAPE PLAN

WALLACE CAMPUS MANAGER, LLC

WALLACE CAMPUS
CITY OF POUGHKEEPSIE,
DUTCHESS COUNTY, NEW YORK

Design/Calcs	LRC	CAD File	LL20254801.dwg
Drawn	SMC	Project No.	20-2548
Checked	KFC	Date	2020.04.10
Approved	REM	Scale	1"=20'

Sheet No. LL-1

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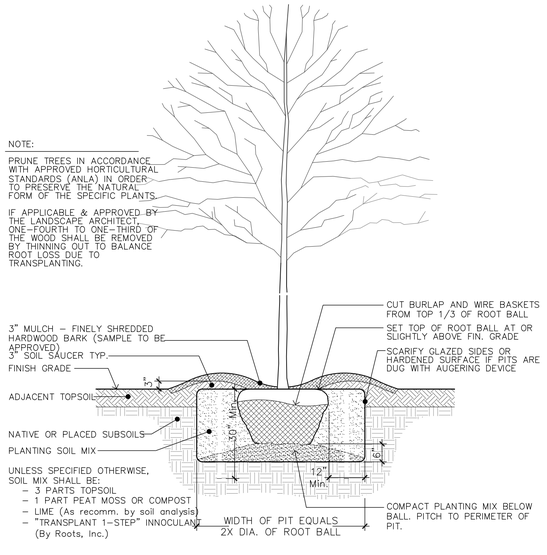
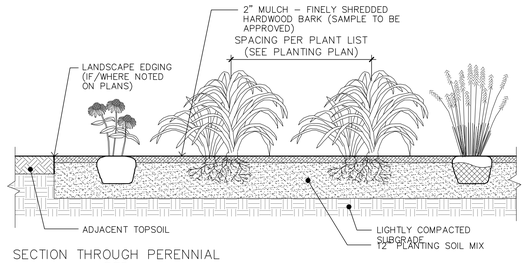
PLANT LIST:

	CODE	QTY.	BOTANICAL NAME	COMMON NAME	ROOT	SIZE INSTALLED	SIZE MATURE	COMMENTS
TREES:	ARK	9	ACER RUBRUM 'KARPICK'	KARPICK RED MAPLE	B&B	2.5–3" cal.	20x40' ht.	Narrow oval crown
	ARR	6	ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	B&B	2.5–3" cal.	40' ht.	Upright oval crown
	AG	4	AMEL. x GRANDIFLORA 'CUMULUS'	CUMULUS SERVICEBERRY	B&B	8–10' ht.	30' ht.	Clump Form (3 min.)
	BNH	6	BETULA NIGRA 'HERITAGE'	HERITAGE RIVER BIRCH	B&B	10–12' ht.	40' ht.	Multi–stem; Low Branched
	CKS	6	CORNUS KOUSA 'SATOMI'	SATOMI KOUSA DOGWOOD	B&B	2.5–3" cal.	25' ht.	Pink Bloom
	GTM	18	GLEDITSIA T. INERMIS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	B&B	3–3.5" cal.	60' ht.	HEAVY
	MDV	7	MALUS DOMESTICA VARIETIES	EATING APPLES – MIXED VARIETIES	B&B	1.5–2" cal.	20' ht.	Edible Fruit
	PAB	2	PLATANUS ACERIFOLIA 'BLOODGOOD'	LONDON PLANE TREE	B&B	3–3.5" cal.	50' ht.	Specimen Grade
	PCK	3	PRUNUS CERISIFERA 'KRAUTER VESUVIUS'	KRAUTER VESUVIUS PURPLE LEAF PLUM	B&B	2.5–3" cal.	15'x20' ht.	Pale Pink Bloom
	PSK	3	PRUNUS SERRULATA 'KWANZAN'	KWANZAN CHERRY	B&B	2.5–3" cal.	20x30' ht.	
	QR	2	QUERCUS RUBRA	NORTHERN RED OAK	B&B	3–3.5" cal.	75' ht.	
SHRUBS:	AMH	4	ARONIA MELANOCARPA 'UCONNAM166'	LOW SCAPE HEDGER CHOKEBERRY	CONT.	#5	3'hx3–5'w	Red–Or Fall
	AML	258	ARONIA MEL. LOW SCAPE MOUND	LOW SCAPE MOUND CHOKEBERRY	CONT.	#1	12–24" ht.	
	AGC	37	AZALEA 'GIRARD'S CRIMSON'	GIRARD'S CRIMSON AZALEA	CONT.	#3	3–4' ht.	Crimson Bloom
	AGM	31	AZALEA 'GIRARD'S RENEE MICHELLE'	GIRARD'S RENEE MICHELLE AZALEA	CONT.	#3	3–4' ht.	Deep Pink Bloom
	AGR	17	AZALEA 'GIRARD'S ROSE'	GIRARD'S ROSE AZALEA	CONT.	#3	2–3' ht.	
	AGW	17	AZALEA 'GIRARD'S PLEASANT WHITE'	GIRARD'S WHITE AZALEA	CONT.	#3	2–3' ht.	White
	AKM	18	AZALEA x 'MOTHER'S DAY'	MOTHER'S DAY (KUROME) AZALEA	CONT.	#3	2–3' ht.	Rose Red Bloom
	BGM	13	BUXUS MICROPHYLLA 'GREEN MOUNTAIN'	GREEN MOUNTAIN BOXWOOD	CONT.	24" min.ht.	3'Wx3'h	Soft Pyramidal; Do not shear
	BMG	25	BUXUS MICROPHYLLA 'GREEN VELVET'	GREEN VELVET BOXWOOD	CONT.	24" min.ht.	2–4' ht.	Do not shear neat.
	CAV	4	CLETHRA ALNIFOLIA 'VANILLA SPICE'	VANILLA SPICE SUMMERSWEET	CONT.	#5	3–4' ht.	
	FGA	29	FOTHERGILLA GARDENII 'APPALACHIA'	DWARF FOTHERGILLA	CONT.	#5	2–3' ht.	
	HAI	12	HYD. ARBORESCENS INVINCIBLE SPIRIT II	SMOOTH HYDRANGEA	CONT.	#5	3–4' ht.	Pink
	HSA	6	HIBISCUS SYRIACUS 'ARDENS'	ROSE OF SHARON	B&B	36–42" ht.	8–10' ht.	Double Rosy Purple
	HSB	3	HIBISCUS SYRIACUS 'BLUE SATIN'	ROSE OF SHARON	B&B	36–42" ht.	8–10' ht.	Single Royal Blue
	HSR	5	HIBISCUS SYRIACUS 'RED HEART'	ROSE OF SHARON	B&B	36–42" ht.	8–10' ht.	White w/ Scarlet Eye
	HQP	15	HYDRANGEA QUERCIFOLIA 'PEEWEE'	PEE WEE OAKLEAF HYDRANGEA	CONT.	#7	3–5' ht.	White; Burgundy fall
	HQR	5	HYDRANGEA QUERC. 'RUBY SLIPPERS'	RUBY SLIPPERS OAKLEAF HYDRANGEA	CONT.	#7	6–8' ht.	White to Pink
	IGD	30	ILEX GLABRA 'DENSA'	INKBERRY	CONT.	24" min.ht.	3–4' ht.	Compact
	IVH	7	ITEA VIRGINICA 'HENRY'S GARNET'	HENRY'S GARNET SWEETSPIRE	CONT.	#5	4–6' ht.	
	IVL	10	ITEA VIRGINICA 'LITTLE HENRY'	LITTLE HENRY SWEETSPIRE	CONT.	#3	3–6' ht.	
	KLE	21	KALMIA LATIFOLIA 'ELF'	ELF MIN. MOUNTAIN LAUREL	CONT.	#5.	3–4' ht.	White
	KLR	3	KALMIA LATIFOLIA 'RASPBERRY GLOW'	RASPBERRY GLOW MOUNTAIN LAUREL	CONT.	#5	6–8' ht.	Burgundy to Pink
	MPS	8	MORELLA PENSYLVANICA 'SILVER SPRITE'	SILVER SPRITE BAYBERRY	CONT.	36" min.ht.	3–5' ht.	
	MPM	1	MORELLA PENSYLVANICA 'MORTON MALE'	MALE SILVER SPRITE BAYBERRY	CONT.	36" min.ht.	3–5' ht.	
	PJM	2	RHODODENDRON 'PJM'	PJM RHODODENDRON	CONT.	36" min.ht.	8' ht.	
	RK1	47	ROSA 'RADCOR'	RAINBOW KNOCK OUT ROSE	CONT.	#5	3–4' ht.	30" o.c.; Pink
	RK2	58	ROSA 'RADSUNNY'	SUNNY KNOCK OUT ROSE	CONT.	#5	3–4' ht.	30" o.c.; Soft Yellow
	SMP	5	SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	CONT.	#7	4–5' ht.	
	TCG	55	TAXUS CUSPIDATA 'GREENWAVE'	GREENWAVE JAPANESE YEW	CONT.	24" min.ht.	3'x4'	DO NOT SHEAR AS HEDGE
	VCN	14	VACCINEUM CORYMBOSUM 'NORTHLAND'	NORTHLAND HIGHBUSH BLUEBERRY	CONT.	#7	3–4' ht.	
	VCL	185	VIBURNUM CASSINOIDES 'LIL DITTY'	LIL DITTY WITHEROD VIBURNUM	CONT.	#1	12–24" ht.	
PERENNIALS:	AAD		ACHILLEA MILL 'APRICOT DELIGHT'	APRICOT DELIGHT YARROW	CONT.	#SP4	13" ht.	15" o.c.; Mixed Pinks
	ANB		ASTER NOVAE–BELGII 'MARIE BALLARD'	MARIE BALLARD (NY) ASTER	POT	#SP5	30" ht.	18" o.c.; Vio–blue Late Sum.
	EPB		ECHINACAEA P. 'POW WOW WLD BERRY'	WLD BERRY CONEFLOWER	CONT.	#SP5	16–24" ht.	15" o.c.; Rose–Purple
	LMS		LEUCANTHEMUM SUP. 'BECKY'	SHASTA DAISY	CONT.	#SP4	30" ht.	White
	MBS		MONDARDA DIDYMA 'BLUE STOCKING'	BLUE STOCKING BEE BALM	CONT.	#SP4	4' ht.	Purple
	NN		NIPPONANTHEMUM NIPPONICUM	MONTAUK DAISY	CONT.	#2 (2 Gal.)	30–36" ht.	
	RFG		RUDBECKIA FUL. var. SULL. 'GOLDSTURM'	GOLDSTURM Black Eyed Susan	CONT.	#SP4	30–36" ht.	24" o.c.; Gold; June–Sept
	HHR		HEMEROCALLIS MIXED VARIETIES	DAYLILY	CONT.	#SP4	18" ht.	18" o.c.; YELLOW
ORNAMENTAL GRASSES:	CKF		CALAMAGROSTIS ACU. 'KARL FOERSTER'	FEATHER REED GRASS	CONT	#1	4–5' ht.	
	MCS		MOLINA CAER. 'STRAHLENQUELLE'	PURPLE MOOR GRASS	POT	#1	24" o.c.;	24" Blades, 2–4' Plumes
	PAH		PENNISETUM ALOPCUROIDES 'HAMELN'	HAMELN DWARF FOUNTAIN GRASS	CONT.	#2	24" ht.	18" o.c.; Copper tassels



TREE PLANTING
Scale 1/2" = 1'–0"

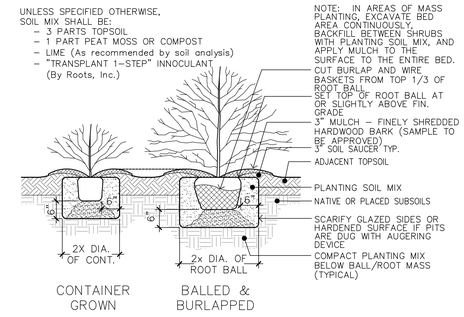


SECTION THROUGH PERENNIAL BED

PERENNIAL NOTES:
1. BULB/CORM PERENNIALS TO BE PLANTED IN FALL. POTTED PERENNIALS MAY BE PLANTED APRIL 15 TO OCTOBER 1.
2. ROTOTILL FERTILIZER AND LIME INTO SOIL PRIOR TO PLANTING AND IN ACCORDANCE TO SOIL ANALYSIS RECOMMENDATIONS.
3. DO NOT OVER COMPACT PLANTING BED. WATER THOROUGHLY AFTER PLANTING BULBS.
4. ADJUST PLANTING DEPTH AS RECOMMENDED BY BULB SUPPLIER.
5. PROVIDE DRAINAGE AS REQUIRED (PERF PIPE 4" ADS) WHEN SUBGRADE IS CLASSIFIED AS A HEAVY SOIL OR EXCESSIVELY COMPACTED.

UNLESS SPECIFIED OTHERWISE, PERENNIAL BED SOIL MIX SHALL BE:
– 3 PARTS TOPSOIL
– 1 PART MANURE (WEED FREE)
– 1 PART PEAT MOSS OR COMPOST
– LIME (As recommended by soil analysis)
– "MILORGANITE" AT 5 LBS. PER 100 SF.

ANNUAL / PERENNIAL AND GROUND COVER BEDS
Scale 1/2" = 1'–0"



SHRUB PLANTING
Scale 1/2" = 1'–0"



#	Date	Description
4	01.05.21	RESPONSE TO CONSULTANT COMMENTS
5	03.02.21	RESPONSE TO CONSULTANT COMMENTS
6	05.07.21	RESPONSE TO CONSULTANT COMMENTS
7	10.25.21	RESPONSE TO CONSULTANT COMMENTS
8	12.7.21	REVISED PER CITY COMMENTS

Revisions

LRC GROUP
● Land Planning
● Civil Engineering
● Environmental Services
● Land Surveying
● Landscape Architecture
85 Civic Center Plaza, Suite 103
Poughkeepsie NY 12601
Tel: 845.243.2880
160 West Street, Suite E
Cromwell, CT 06416
Tel: 860.635.2877
1 International Blvd, Suite 400
Mahwah, NJ 07495
Tel: 908.603.5730
www.lrcconsult.com
LRC Engineering & Surveying, DPC
LRC Engineering & Surveying, LLC
LRC Environmental Services, Inc.

PLANT LIST AND PLANTING DETAILS

WALLACE CAMPUS MANAGER, LLC

WALLACE CAMPUS
CITY OF POUGHKEEPSIE,
DUTCHESS COUNTY, NEW YORK

Design/Calcs	LRC	CAD File	LL20254801.dwg
Drawn	SMC	Project No.	20–2548
Checked	KFC	Date	2020.04.10
Approved	REM	Scale	NTS

Sheet No. **LL-2**

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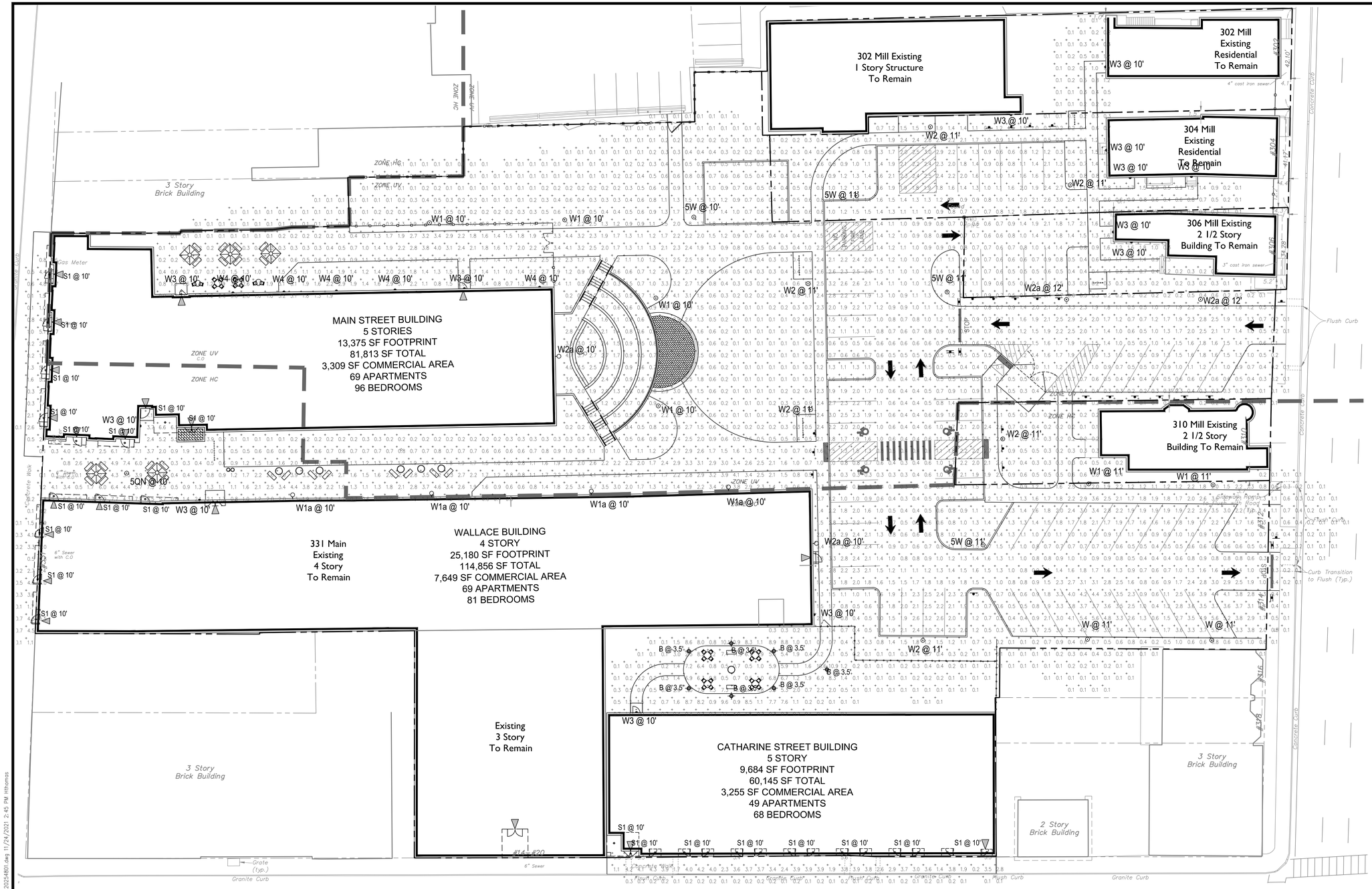

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

NOTE:
SEE LIGHTING SCHEDULE
& FIXTURE CUT SHEETS
ON SHEET LP-2.

STATE OF NEW YORK
ROMEYE E. MORRISON
074104
LICENSED PROFESSIONAL ENGINEER

#	Date	Description
4	01.05.21	RESPONSE TO CONSULTANT COMMENTS
5	03.02.21	RESPONSE TO CONSULTANT COMMENTS
6	05.07.21	RESPONSE TO CONSULTANT COMMENTS
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Revisions

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www.lrcconsult.com
LRC Engineering & Surveying, DPC
LRC Engineering & Surveying, LLC
LRC Environmental Services, Inc.

LIGHTING PLAN

WALLACE CAMPUS MANAGER, LLC

WALLACE CAMPUS
CITY OF POUGHKEEPSIE,
DUTCHESS COUNTY, NEW YORK

Design/Calcs	LRC	CAD File	LP20254801.dwg	Sheet No.
Drawn	SMC	Project No.	20-2548	LP-1
Checked	KFC	Date	2020.04.10	
Approved	REM	Scale	1"=20'	

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S1 - Soffit Light



8" LED Downlight

LC8SL

1000/1400/1800 Lumens
120V/277V, 347V
0-10V Dimming

LC8SL-8LCSL-10L-30K-9-WH

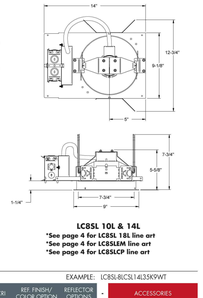
DATE: 1-20-21 TYPE: S1

FIRM NAME: LRC GROUP

PROJECT: WALLACE POUGHKEEPSIE

LiteFrame

Ceiling Cutout 8 3/4"
Maximum Ceiling Thickness 1 7/8"
For conversion to millimeters, multiply inches by 25.4
Not to Scale



LC8SL 10L & 14L
***See page 4 for LC8SL 18L line art**
***See page 4 for LC8SLEM line art**
***See page 4 for LC8SLCP line art**

APPLICATIONS:
LiteFrame Commercial LC8SL is a 8" commercial grade LED downlight with available outputs between 1000-1800 lumens. This is suitable to replace most CFL downlighting applications, while realizing substantial energy and maintenance savings. Rated for a minimum of 50,000 hours life (70% lumen maintenance) with ambient plenum temperatures up to 35°C. Free Air Flow around the fixture is required for optimal life performance. This product is not recommended for use with 3rd party "FIREHAT" or insulation barriers.

HOUSING:
One-piece 22 gauge non-corrosive steel platform. Pre-wired J-box with snap-on cover for easy access. Snap-in connection from driver compartment allows easy installation of light engine/trim assembly and can be upgraded to accommodate technology improvements. Approved for 8 (4 in/4 out) No. 12 AWG conductors rated for 90°C through wiring.

REFLECTOR:
High purity aluminum, Alzak, iridescence suppressed, semi-diffuse reflector. Self-trim standard. Painted white self-trim (WT) available as option.

LED LIGHT ENGINE:
The LC8SL uses mid power Nichia LEDs, specifically mixed to provide a minimum of 80 CRI with 3 SDCM color consistency. The use of multiple mid power LEDs allows for optimal thermal management by effectively spreading the heat over a larger area and eliminating hot spots on the LEDs. A diffuse, yet highly transmissive lens obscures the view of the LEDs and creates a smooth, even look from below. The light engine is available in multiple Kelvin temperatures and the system is designed to provide optimal life and lumen maintenance (50,000 hours at 70% Lumen maintenance). The reflector/light engine assembly is mechanically retrained to the housing.

LED DRIVER:
The LC8SL utilizes a constant current LED driver. This same driver is capable of running all three different lumen outputs, resulting in a reduction of housing skus and simplified specification. The driver is UL8750, Class II compliant and universal 120V-277V.

DIMMING:
Comes standard with flicker-free 0-10V dimming to 10%. 0-10V to 1% dimming option is also available. See list of compatible dimmers on page 3. For the sizing of the control circuit, the dimming circuit may require up to 2mA of sink current.

INSTALLATION:
Light commercial bar hangers included. Universal adjustable mounting brackets also accept ½" EMT conduit or ½" or ¾" tubing channel (by others) or Prescolite 24" bar hangers (B24 or B6).

CERTIFICATIONS:
CSA certified to US and Canadian safety standards. Suitable for wet locations (SM and EMR damp location). ENERGY STAR Qualified.
This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction. Materials under Trade Agreements effective 6/10/2020. See Buy American Solutions.

WARRANTY:
5 year warranty. See www.prescolite.com for details.

Order housing, reflector, and accessories separately

CATALOG NUMBER: EXAMPLE: LC8SL-8LCSL-14L30K9WT

HOUSING	DRIVER OPTIONS	VOLTAGE	HOUSING OPTIONS	TRIM APERTURE	OUTPUT	KELVIN	CRI	REF FINISH/ COLOR OPTION	REFLECTOR OPTIONS	ACCESSORIES
❑ **LC8SL** Standard Lumen 0-10V Dimming to 10% 120V-277V	Standard 0-10V Dimming ❑ **DM1**[1] 0-10V 1% Dimming	Standard 120V-277V ❑ **347**[1,2] 347V	❑ **EM**[3,4] Integral Battery Pack ❑ **EMR**[4] Remote Battery Pack ❑ **CP**[5,6] Chicago Plenum	❑ **8LCSL** Standard Trim Clear Alzak	❑ **10L** 1000 Lumen ❑ **14L** 1400 Lumen ❑ **18L** 1800 Lumen	❑ **27K** 2700 Kelvin ❑ **30K** 3000 Kelvin ❑ **35K** 3500 Kelvin ❑ **40K** 4000 Kelvin ❑ **50K** 5000 Kelvin	❑ **8** 80+ ❑ **9** 90+ CRI	Standard Semi-Gloss Clear Alzak ❑ **WH** Painted Matte White and Flange	❑ **WT** Painted White Flange only ❑ **WF** Wide Flange ❑ **EM**[3,4] Integral Battery Pack ❑ **CP**[5,6] Chicago Plenum	❑ **B24** Set of two(2) 24" bar hangers for Tiber ceilings ❑ **B6** Set of two (2) bar hangers for ceiling cost up to 24" centers ❑ **SCABD** Sloped ceiling adapter (see note on page 4) ❑ **LiteGuard** Inverter, single phase central lighting, 120VAC/120VA ❑ **LPS Series**[7] Lightfuse micro-inverter, 20VA-55VA

[1] See Control Inverter compatibility note and web links on page 3.
[2] Not compatible with EM or EMR
[4] Damp location only
[3] Compatible with EMR only
[5] CP must be selected on both the housing and the trim
[6] Not compatible with CP

prescolite
A Division of Hubbell Lighting, Inc.

In a continuing effort to offer the best product possible we reserve the right to change, without notice, specifications or materials that in our opinion will not alter the function of the product.
Web: **www.prescolite.com** • Tech Support: **(888) 777-4832**

LFR-LED-042

1 CONC. LIGHT POLE BASE-ROUND
SCALE: 1/2" = 1'-0"

LIGHTING SCHEDULE:

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
⊙	5QN	1	Kim Lighting	UR20-24L-25-3K7-5QN-PT	UR20	LED 3000K	1	UR20-24L-25-3K7-5QN-PT.ies	2692	0.9	25
⊙	5W	4	Kim Lighting	UR20-24L-25-3K7-5W-PT	UR20	LED 3000K	1	UR20-24L-25-3K7-5W-PT.ies	3032	0.9	25
⊕	S1	29	PRESCOLITE	LC8SLPH-8LCSL10L30K8	8" LED Downlight PowerHUBB Enabled	LED 3000K	1	LC8SLPH-8LCSL10L30K8.ies	1071	0.9	14
⊙	W	2	Kim Lighting	UR20-24L-65-3K7-4-BC	UR20	LED 3000K	1	UR20-24L-65-3K7-4-BC.ies	4920	0.9	65
⊙	W1	6	Kim Lighting	UR20-24L-25-3K7-3-PT	UR20	LED 3000K	1	UR20-24L-25-3K7-3-PT.ies	2999	0.9	25
⚲	W1a	4	Kim Lighting	UR20-24L-25-3K7-3	UR20	LED 3000K	1	UR20-24L-25-3K7-3.ies	3122	0.9	25
⊙	W2	6	Kim Lighting	UR20-24L-25-3K7-4-PT	UR20	LED 3000K	1	UR20-24L-25-3K7-4-PT.ies	3051	0.9	25
⚲	W2a	4	Kim Lighting	UR20-24L-25-3K7-4	UR20	LED 3000K	1	UR20-24L-25-3K7-4.ies	3116	0.9	25
⬭	W3	13	Kim Lighting	WF21S-9L3K	WALL FORMS	LED 3000K	1	WF23-9L3K.ies	640	0.9	11.8
⬭	W4	5	Kim Lighting	WF21S-18L3K	WALL FORMS	LED 3000K	1	WF23-18L3K.ies	1100	0.9	20.2
⊕	B	7	KIM LIGHTING	PA7R-CH5-12L-020-3K7	PA7R	C-70-CRI DATA SHOWN IS ABSOLUTE.	1	PA7R-CH5-12L-020-3K7.ies	1840	0.9	21.73

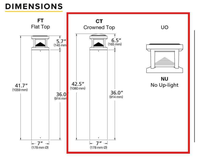
KIM LIGHTING

PA7R
BOLLARD

DATE: 5-28-21 LOCATION: 1234 Route 9G, Hyde Park, NY
TYPE: B PROJECT: Key Construction
CATALOG #: PA7R-CT-NU-3HS-12L-020-3K7-42A-DBS-x-UNV-x

FEATURES
- Traditional or Performance Optics
- Bluetooth® enabled RGBW accent
- Integral NEMA 3R Enclosure
- Dual receptacle power panel
- PA System capability
- IP65 optical system

DIMENSIONS

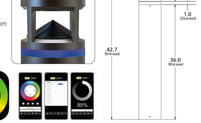


ADDITIONAL INFORMATION

LUMINOUS ACCENT:
- The Luminous Accent option adds an additional 1" / 25.4mm to the overall fixture height and may be controlled via wired DMX RDM or Bluetooth® wireless. The Luminous Accent shall be WDS.

HUBBELL LIGHTING RGBW REMOTE APP
- The Hubbell Lighting RGBW Remote application may be downloaded free of charge from the Apple App Store or Google Play.
- Color selection and adjustment.
- Camera function for color matching.
- Intensity slider for dimming/ramping up.
- Save and rename up to 10 presets.
- Group and rename fixtures.
- Fixture is password protected, refer to instructions to set unique password.

MOUNTING



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701 Millennium Blvd • Greenville, SC 29607 / Tel 864.678.1000 / Website www.kimlighting.com

HUBBELL Lighting

KIM LIGHTING

PA7R
BOLLARD

DATE: 5-28-21 LOCATION: 1234 Route 9G, Hyde Park, NY
TYPE: B PROJECT: Key Construction
CATALOG #: PA7R-CT-NU-3HS-12L-020-3K7-42A-DBS-x-UNV-x

ORDERING GUIDE

Example: PA7R-FT-NU-1-12L-010-SK7-24A-BLS-SWP-UNV-EM

CATALOG # PA7R-CT-NU-3HS-12L-020-3K7-42A-DBS-x-UNV-x

HOUSING

PA7R

Model	Top	Optics	Distribution	Light Engine
PA7R Pavilion.7® Ø Round	**FT** Flat Top **CT** * Crowned Top	**NU** No Up-light **CH** Clear Horizontal Lens **CL** * Clear Vertical Lens **DL** * Diffuse Vertical Lens **LV** Louvers **GC** Grille with clear vertical lens **GD** * Grille with diffuse vertical lens	**1** Type I **2** Type II **3** Type III **3HS** Type III + House side shield **4** Type IV **5** Type V	**12L-010-5K7** 1kW /1000 nominal lm, 5000K, 70 CRI **12L-010-4K7** 1kW /1000 nominal lm, 4000K, 70 CRI **12L-010-3K7** 1kW /1000 nominal lm, 3000K, 70 CRI **12L-010-AMB** 1kW, Amber 595 nm Peak **12L-020-5K7** 22W/2000 nominal lm, 5000K, 70 CRI **12L-020-4K7** 22W/2000 nominal lm, 4000K, 70 CRI **12L-020-3K7** 22W/2000 nominal lm, 3000K, 70 CRI ***12L-020-AMB** ** 22W, Amber 595 nm Peak

Body	Fixture Finish	Control Options	Voltage	Options
24A 24" OAH, Aluminum **42A** 42" OAH, Aluminum **42BB-C** 42" OAH, Brown Concrete **42CH-C** 42" OAH, Charcoal Concrete **42NG-C** 42" OAH, Natural Gray Concrete **42WH-C** 42" OAH, White Concrete **42A-RDP** * 42" OAH, Aluminum + Dual Receptacle Outlet Panel and Cover **42A-RDPL** * 42" OAH, Aluminum + Dual Receptacle Outlet Panel and Locking Cover **42A-2GBB** 42" OAH, Aluminum + Integral Recessed 2 Gang Electrical Box **42A-SG3** 42" OAH, Aluminum * Speaker Grille Enclosure for 3" Ø speaker	**BLS** Black Gloss Smooth **BLT** Black Matte Textured **DBS** Dark Bronze Gloss Smooth **DBT** Dark Bronze Matte Textured **GTT** Graphite Matte Textured **LGS** Light Grey Gloss Smooth **LGT** Light Grey Matte Textured **PSS** Platinum Silver Gloss Smooth **VGT** Verde Green Matte Textured **WHS** White Gloss Smooth **WHT** White Matte Textured	**SWP** * Sitesync pre-commission **MW** * Motion sensing (50% dim, 100% output upon detection) **SiteSync Accessories*** **SWUSB** SiteSync Software on USB **SWTAB** SiteSync Windows® Tablet **SWBRG** SiteSync Wireless Bridge Node PRECOMMISSIONED SITESYNC ORDERING INFORMATION: When ordering a fixture with the SiteSync lighting control option, additional information will be required to complete the Kim Lighting "Site Commissioning Form or alternate schedule information must be completed. This form will be used to set up Groups, Scenes, Schedules and Operating schedules. For more detailed information please visit www.kimlighting.com/products/sitesync or contact Hubbell Lighting tech support at (800) 345-4928. Example: PA7R(FT,NU,3)(12L-020-3K7/42A/TT/SWP/UNV/LR	**UNV** 120-277V **120** 120V **277** 208-277V **347** 347V **480** * 480V	**EM** * Battery Backup **LP** * Luminous Accent **SF** * Single Fuse **DF** * Double Fuse

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HUBBELL Lighting

W3 and W4 Wall

KIM LIGHTING

LED Wall Forms® **WF23**
Shallow Cutoff Face Surface Mount, Round
revision 10/24/14 • kl_wf23led_spec.pdf

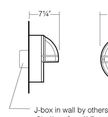
Type: Small Wall Lights W3 and W4 - mounted at 9 and 10' lens height
Job: Wallace Campus - Poughkeepsie
Catalog number: W3: WF23-9L3KUV-DB
W4: WF23-18L3KUV-DB

WF23 / / / /
Fixture | Electrical Module | Finish | Options
See page 2

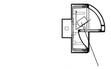
Approvals:

Date:
Page: 1 of 2

Specifications



J-box in wall by others
Shallow Cutoff Face Surface Mount



WF23 with LED



Light distribution
Shallow Cutoff Face

Surface Mount: Die-cast, low copper (<0.6% Cu) aluminum alloy with double side walls. Zinc plated steel mounting plate supplied for mounting to standard 3" or 4" junction box.

Face Plate: Die-cast, low copper (<0.6% Cu) aluminum alloy with vertical and horizontal double rifts covering the full hemisphere. Ribs are minimum ⅝" depth and ⅜" thickness. Secures to housing with four stainless steel captive socket head screws.
Shallow Cutoff Face: Solid upper half protruding 3¾" from housing and concave lower half.

Lens: Flat tempered glass, ⅜" minimum thickness with internal sandblast. Retained in face plate and sealed with a one-piece silicone gasket.

LED Optical System: A total of 9 LED emitters configured in a rectangular array comprised together as a module. One (1) module for 9 LED version and two (2) modules for 18 LED version. Available in 580nm, 3000K, 4200K and 5100K.

LED Driver: Rated for 9 or 18 LED, Universal voltage from 120 to 277V with a ±10% tolerance. -40°F starting temperature. All drivers are Underwriters Laboratories recognized.

Finish: Each luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) polyester powdercoat finish. Standard colors include (BL) Black, (DB) Dark Bronze, (WH) White, (PS) Platinum Silver, (SG) Stealth Gray, (LG) Light Gray, and (CC) Custom Color (Include RAL#.).

Finishing Items: Electrical modules and face plates. Each set of finishing items shall be in one container, clearly marked with the fixture catalog number.

CAUTION: Fixtures must be grounded in accordance with national, state, and/or local electrical codes. Failure to do so may result in serious personal injury.

Listings and Ratings

ETL* to UL Standard 8750	IP66 Rated	CE	25C° Ambient

*Suitable for wet locations
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HUBBELL Lighting
U.S. PATENTS: D383,054, D381,452, D378,621

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KIM LIGHTING

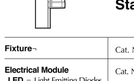
W3 and W4 Wall

LED Wall Forms® **WF23**
Shallow Cutoff Face Surface Mount, Round
revision 10/24/14 • kl_wf23led_spec.pdf

Type: Small Wall Lights W3 and W4 - mount at 9 and 10' lens heights
Job: Wallace Campus - Poughkeepsie

Page: 2 of 2

Standard Features



Fixture

Cat. No. **WF23** W3: WF23-9L3KUV-DB
W4: WF23-18L3KUV-DB

Electrical Module
LED = Light Emitting Diodes

Cat. Nos. for Electrical Modules available:

LED
- ☐ **9L2KUV**[1] ☐ **18L2KUV**[1]
- ☒ **9L3KUV**[1] **W3** ☒ **18L3KUV**[1] **W4**
- ☐ **9L4KUV**[1] ☐ **18L4KUV**[1]
- ☐ **9L5KUV**[1] ☐ **18L5KUV**[1]

[1]For LED, 9L = 9LED Emitters; 18L = 18 LED Emitters; 2K = 580nm color temperature; 3K = 3000K color temperature; 4K = 4200K color temperature; 5K = 5100K color temperature; UV = Universal Voltage from 120 to 277V with a ± 10% tolerance.

Finish
TGIC powdercoat

Color: Black Dark Bronze Light Gray Stealth Gray Platinum Silver White Custom Colors[2]
Cat. No.: ☐ **BL** ☐ **DB** ☐ **LG** ☐ **SG** ☐ **PS** ☐ **WH** ☐ **CC**

[2]Custom colors subject to additional charges, minimum quantities and extended lead times. Consult representative. Custom color description: _____

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HUBBELL Lighting

KIM LIGHTING

W1a and W2a Wall Mount

UR20
ARCHITECTURAL AREA/SITE

DATE: 02/19/21 LOCATION: Poughkeepsie, NY
TYPE: Wall PROJECT: WALLACE CAMPUS
CATALOG #: UR20 - 24L-25 - 3K8 - Type 3 or 4

FEATURES
- 20" size in post top, pole and wall mount
- High performance optics up to 17,000 delivered lumens
- Elegant form factor
- Diffusion lens option
- SiteSync™ wireless control options
- UL/cUL listed for wet locations, IP65 and 3G vibration rated



3000K and warmer CCTs only

CONTROL TECHNOLOGY

SiteSync NX DISTRIBUTED INTELLIGENCE

RELATED PRODUCTS

Ouro Small Post Top | Ouro Large Post Top | Ouro Large Arm Mount

SPECIFICATIONS

CONSTRUCTION
- Low copper aluminum alloy die-casting is designed as one-piece with internal cooling fins.
- Solid, cast aluminum wall creates a thermal barrier between the optical and electrical compartments.
- Molded silicone gasket throughout insures the sealing between the two compartments and provides ingress protection.
- Housing is designed with integral LED heat sink utilized for thermal transfer and for securing the location of each LED module.
- IK09 rated enclosure protects electrical equipment against external mechanical impacts.
- All external fasteners are stainless steel.
- One-piece low copper aluminum alloy die-cast lens frame is secured to housing with 6 screws.

OPTICS
- LEDs mount to a metal printed circuit board assembly (MCPCB).
- Optical lenses are clear injection molded PMMA acrylic.
- Optional Backlight Control on each LED module to completely control unwanted backlight.

INSTALLATION
- Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury.

ELECTRICAL
- Universal voltage, 120 through 277V with a ±10% tolerance. Driver is Underwriters Laboratories listed.
- High voltage configurations, 347/480. Driver has a 0-10V dimming interface for multi-level illumination options. Driver is Underwriters Laboratories listed.
- "Thermal Shield", secondary side, thermistor provides protection for the sustainable life of LED module and electronic components
- Drivers shall have greater than a 0.9 power factor, less than 20% harmonic distortion, and be suitable for operation in -40°C to 40°C ambient environments.
- Luminaire shall be capable of operating at 100% brightness in a 40°C environment. Both driver and optical array have integral thermal protection that will dim the luminaire upon detection of temperatures in excess of 85°C.
- Surge protection: 10,000k in parallel, 20,000k in series
- Wiring: No. 18AWM rated 105°C, wet rating.

CONTROLS
7PR
- Fully gasketed and wired 7-pin receptacle option. Easy access location above the electrical compartment. 7-pin construction allows for a user-defined interface and provides a controlled definition of operational performance. ANSI twist-lock control module by-others.

Standard customer operation modes:
- Traditional on/off photoelectric control.
- 5-pin wireless photoelectric control for added dimming feature.
- 7-pin wireless photoelectric control for for dimming and additional I/O connections for customer use.



(Specifications continued on page 3)

KEY DATA	
Lumen Range	2888 - 17080
Wattage Range	25 - 150
Efficacy Range (LPW)	100 -136
Reported Life (Hours)	L70>60,000
Weight	32 lbs - 14.5 Kg
EPA	0.372

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HUBBELL Lighting

KIM LIGHTING

W, W1, W2, 5QN, and 5W Post Top Mount

UR20
ARCHITECTURAL AREA/SITE

DATE: 02/19/21 LOCATION: Poughkeepsie, NY
TYPE: Post Top PROJECT: WALLACE CAMPUS
CATALOG #: UR20 - 24L - 25 - 3K8

FEATURES
- 20" size in post top, pole and wall mount
- High performance optics up to 17,000 delivered lumens
- Elegant form factor
- Diffusion lens option
- SiteSync™ wireless control options
- UL/cUL listed for wet locations, IP66 and 4G/1.5G vibration rated



3000K and warmer CCTs only

CONTROL TECHNOLOGY

SiteSync NX DISTRIBUTED INTELLIGENCE

RELATED PRODUCTS

Ouro Small Arm Mount | Ouro Large Post Top | Ouro Large Arm Mount

SPECIFICATIONS

CONSTRUCTION
- Low copper aluminum alloy die-casting is designed as one-piece.
- Molded silicone gasket throughout insures the sealing between the two compartments and provides ingress protection.
- IK09 rated enclosure protects electrical equipment against external mechanical impacts.
- All external fasteners are stainless steel.
- Cover is secured to Lens frame by the latch and hinge.

OPTICS
- LEDs mount to a metal printed circuit board assembly (MCPCB).
- Optical lenses are clear injection molded PMMA acrylic.
- Optional Backlight Control on each LED module to completely control unwanted backlight.
- Optional fixture finish optical surfaces will not exceed BUG ratings of the standard white finish.

INSTALLATION
- Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury.

ELECTRICAL
- Universal voltage, 120 through 277V with a ±10% tolerance. Driver is Underwriters Laboratories listed.
- High voltage configurations, 347/480. Driver has a 0-10V dimming interface for multi-level illumination options. Driver is Underwriters Laboratories listed.
- "Thermal Shield", secondary side, thermistor provides protection for the sustainable life of LED module and electronic components
- Drivers shall have greater than a 0.9 power factor, less than 20% harmonic distortion, and be suitable for operation in -40°C to 40°C ambient environments.
- Luminaire shall be capable of operating at 100% brightness in a 40°C environment. Both driver and optical array have integral thermal protection that will dim the luminaire upon detection of temperatures in excess of 85°C.
- Surge protection: 10,000k in parallel, 20,000k in series
- Wiring: No. 18AWM rated 105°C, wet rating.

CONTROLS
7PR
- Fully gasketed and wired 7-pin receptacle option. Easy access location above the electrical compartment. 7-pin construction allows for a user-defined interface and provides a controlled definition of operational performance. ANSI twist-lock control module by-others.
- "Thermal Shield", secondary side, thermistor provides protection for the sustainable life of LED module and electronic components
- Drivers shall have greater than a 0.9 power factor, less than 20% harmonic distortion, and be suitable for operation in -40°C to 40°C ambient environments.
- Luminaire shall be capable of operating at 100% brightness in a 40°C environment. Both driver and optical array have integral thermal protection that will dim the luminaire upon detection of temperatures in excess of 85°C.
- Surge protection: 10,000k in parallel, 20,000k in series
- Wiring: No. 18AWM rated 105°C, wet rating.

INSTALLATION
- Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury.

(Specifications continued on page 3)

KEY DATA	
Lumen Range	2694 - 16874
Wattage Range	25 - 150
Efficacy Range (LPW)	95 -133
Reported Life (Hours)	L70>60,000
Weight	35 lbs - 15.8 Kg
EPA	0.608



7-Pin receptacle placement

(Specifications continued on page 3)

Photocell receptacle wiring diagram



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KIM LIGHTING

W1a and W2a Wall Mount

UR20
ARCHITECTURAL AREA/SITE

DATE: 02/19/21 LOCATION: Poughkeepsie, NY
TYPE: Wall PROJECT: WALLACE CAMPUS
CATALOG #: UR20 - 24L-25 - 3K8 - Type 3 or 4

ORDERING GUIDE

Example: UR20-24L-25-3K8-3-L-UNV-ASQ-BLT-7PR-BC-SWTAB

CATALOG # UR20 - 24L-25 - 3K7 - Type 3 or 4 Optic as noted on schedule - / - / / WB Wall Bracket

HOUSING

UR20

Model	LED Engine	CCT	Distribution	Rotation	Voltage
UR20 Ouro	**No Lens or Clear Lens** **24L-25** 3,000 lm **24L-65** 7,000 lm **56L-75** 10,000 lm **56L-115** 15,000 lm **56L-140** 17,000 lm **HDL - High Diffusion Lens** **28L-30** 3,000 lm **28L-70** 7,000 lm **68L-80** 9,000 lm **68L-115** 13,000 lm **68L-150** 15,000 lm	**AM** Amber, 590nm peak * **3K7** 3000K, 70 CRI **3K8** 3000K, 80 CRI **3K9** 3000K, 90 CRI **4K7** 4000K, 70 CRI **4K8** 4000K, 80 CRI **5K7** 5000K, 70 CRI	**No Lens or Clear Lens** **FR** Type 1/Front Row **2** Type II **3** Type III **4** Type IV **4W** Type IV Wide **5QM** Type V Square Medium **5QN** Type V Square Narrow **5R** Type V Rectangular **5W** Type V Wide (Round) **HDL - High Diffusion Lens** **3** Type III/Asymmetric **5W** Type V/Symmetric	Blank for no rotation **L** * Optic rotation left **R** * Optic rotation right	**UNV** 120-277V **347** 347V **480** 480V **DALI** 120-277V ***Consult factory**

Mounting	Fixture Finish	Control Options	Options	Control Accessories
ASQ Arm Square pole **A34** Arm mt 3.3-4.2" OD pole **A46** Arm mt 4.5-6.0" OD pole **MAP** Horizontal Slip Fitter 2 3/8" OD arm **SVSF** Square Vertical Slipfitter for 2"Tenon (2-3/8"OD) **VSF** Round Vertical Slipfitter for 2"Tenon (2-3/8"OD) **WB** Wall Bracket	**BL** Black **DB** Dark Bronze **GT** Graphite **LG** Light Grey **PS** Platinum Silver **TT** Titanium **WH** White **CC** Custom Color *	**7PR-TL** 7 pin PCR with twist lock photocontrol **7PR-SC** 7 pin PCR with shorting cap **7PR** 7 pin PCR, wireless control enabled **AD-01** * AstroDIM 50% output at midnight **AD-02** * AstroDIM 50% output midnight to 4 AM **AD-03** * AstroDIM 50% output 10PM to 4AM **AD-04** * AstroDIM 50% output 10PM to 4AM **NXWE** NX Wireless Enabled **SWP** 1,2,4 SiteSync Pre commission **SWPM-40F** 4,4,4,4,4 SiteSync with Sensor 9' to 40' NH **WSP-40F-1** 4,4 Dimming Occ. Sensor for up to 40' NH, 120/277/347V **WSP-40F-2** 4,4 Dimming Occ. Sensor for up to 40' NH, 208/240V **WSP-40F-3** 4,4 Dimming Occ. Sensor for up to 40' NH, 480V **NXSPW14F** 4,4 NX Wireless, PIR Sensor, 14' **NXSPW30F** 4,4 NX Wireless, PIR Occupancy Sensor, Dimming Daylight Harvesting, 30' **NXSPH14F** 4,4 NX, PIR Occupancy Sensor, Dimming Daylight Harvesting, 14' **NXSP30F** 4,4 NX, PIR Occupancy Sensor, Dimming Daylight Harvesting, 30'	**BC** * Back-light Control **SF** Single Fuse **DF** Double Fuse **TB** Terminal Block **CLR** * Clear Lens **TL** Tamper proof latch	**SW7PR** 1,2 SiteSync with 7 pin PCR **SWUSB** SiteSync Software on USB **SWTAB** SiteSync Windows® Tablet **SWBRG** SiteSync Wireless Bridge Node **WIR-RME-L** wSCAPE External Fixture Module **SCH-R** Occ. Sensor for Round Pole (up to 30' MH) **SCH-S** Occ. Sensor for Square Pole (up to 30' MH) **NXDFM-WHD-UNV** NX 7-pin Module

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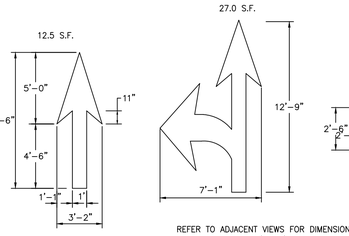
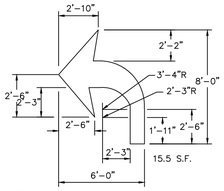
1 Not available with SQM, SQN, and SW distributions.
2 Not available with other sensor or wireless control options.
3 Consult factory for Custom color, ecomix and corrosive finish options.
4 Not available with 347V and 480V.
5 2AL & 5SL only.
6 Not available with Type V distributions or HDL option.
7 Consult factory for Custom color, ecomix and corrosive finish options.
8 Turtle Friendly.

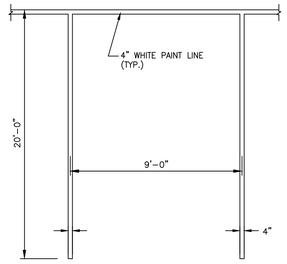
Page 2/14 Rev. 10/06/20 UR20 Arm Mounted





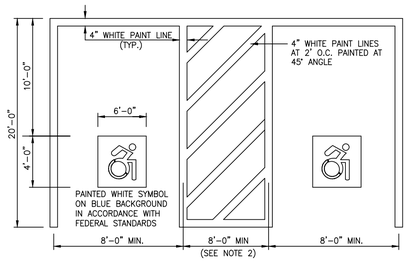
REFER TO ADJACENT VIEWS FOR DIMENSIONS (WHITE)
(ARROWS TO BE CENTERED IN TRAVEL LANE)

PAVEMENT ARROW DETAILS
NOT TO SCALE



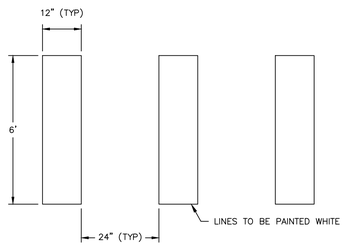
NOTE:
1. PROVIDE 2 COATS OF PAINT ON ALL SURFACES.
2. SEE PLAN FOR ACTUAL SPACE LOCATION AND DIMENSIONS.

TYPICAL PARKING SPACE DETAIL
NOT TO SCALE



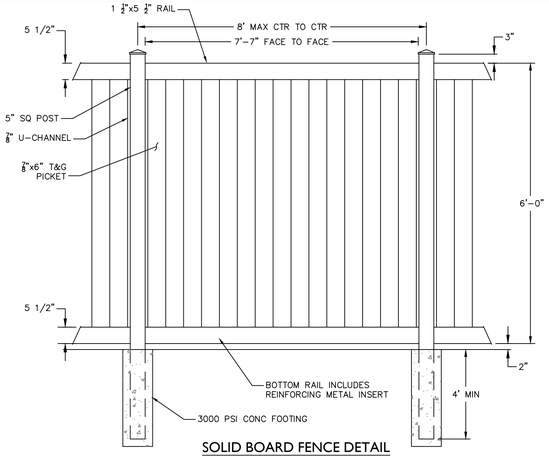
NOTES:
1. SEE SITE PLAN FOR ACCESSIBLE SPACE LOCATION AND DIMENSIONS.
2. PROVIDE 2 COATS OF PAINT ON ALL SURFACES.

TYPICAL ACCESSIBLE PARKING SPACE DETAIL
NOT TO SCALE



1. PROVIDE TWO COATS OF PAINT ON ALL SURFACES.
2. SEE PLANS FOR LOCATION OF CROSSWALKS.
3. LADDER CROSSWALK (NYSDOT TYPE L).

PAINTED CROSSWALK STRIPING
NOT TO SCALE



SOLID BOARD FENCE DETAIL
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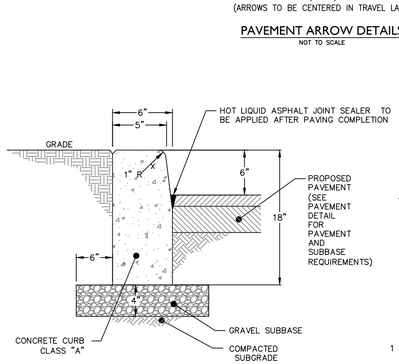
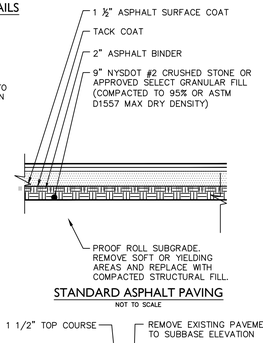
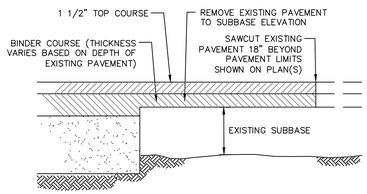


NOTES:
1. COMPACT NATIVE MATERIAL PRIOR TO INSTALLATION OF STONE SUBBASE. SEE NOTE SHEET NS-1 FOR COMPACTION REQUIREMENTS.

ON-SITE CONC. CURB
NOT TO SCALE



STANDARD ASPHALT PAVING
NOT TO SCALE



PAVEMENT TRANSITION DETAIL
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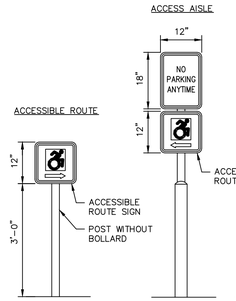
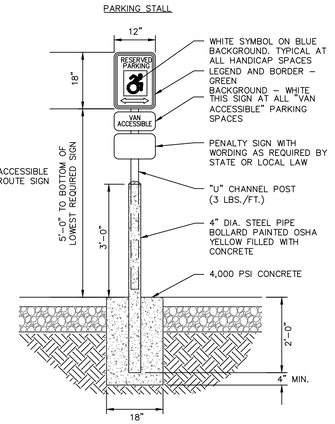
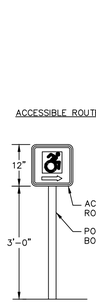
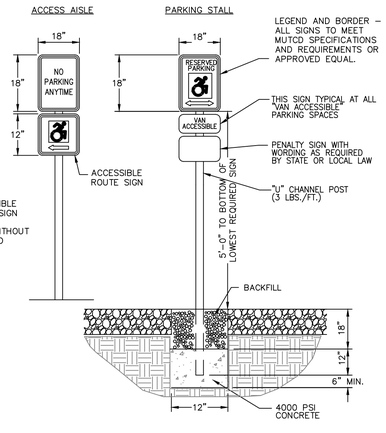




ACCESSIBLE PARKING & ACCESS SIGNS
NOT TO SCALE

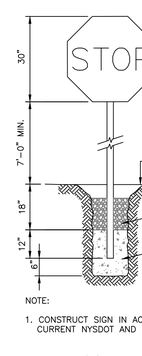
FOR USE IN PAVED AREAS





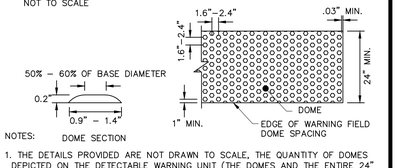
ACCESSIBLE PARKING & ACCESS SIGNS
NOT TO SCALE

FOR USE IN NON PAVED AREAS



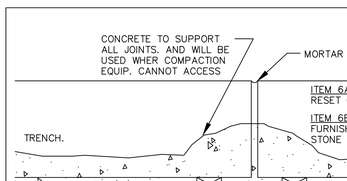
NOTE:
1. CONSTRUCT SIGN IN ACCORDANCE WITH CURRENT NYSDOT AND MUTCD STANDARDS.

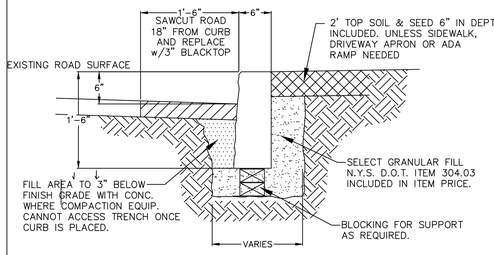
SIGN DETAIL
NOT TO SCALE



NOTES:
1. THE DETAILS PROVIDED ARE NOT DRAWN TO SCALE, THE QUANTITY OF DOMES DEPICTED ON THE DETECTABLE WARNING UNIT (THE DOMES AND THE ENTIRE 24" LEVEL SURFACE) IS FOR ILLUSTRATION ONLY.
2. THE SIZE OF THE DETECTABLE WARNING FIELD SHALL BE 24" IN THE DIRECTION OF TRAVEL AND SHALL EXTEND THE FULL WIDTH OF THE CURB RAMP OR FLUSH SURFACE.
3. THE ROWS OF DOMES SHALL BE ALIGNED TO BE PERPENDICULAR OR RADIAL TO THE GRADE BREAK BETWEEN THE RAMP LANDING OR CURB RAMP AND THE STREET.
4. WHERE DOMES ARE ARRAYED RADIALLY THEY MAY DIFFER IN DOME DIAMETER AND CENTER-TO- CENTER SPACING WITHIN THE RANGES SPECIFIED ON THIS SHEET.
5. THE DETECTABLE WARNING FIELD SHALL BE THE COLOR SPECIFIED IN THE CONTRACT DOCUMENTS OR MEET THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS.
6. DETECTABLE WARNING SHALL BE LOCATED SO THAT THE EDGE OR CORNER OF THE WARNING FIELD NEAREST TO THE ROADWAY IS 5" TO 9" FROM THE FRONT OF THE CURB OR THE ROADWAY EDGE (12" WHERE TRAVERSABLE CURB IS USED). INSTALL THE DETECTABLE WARNING FIELD BEHIND THE FLUSH CURB.
7. THE EDGE OF THE DETECTABLE WARNING FIELD NEAREST TO A RAILROAD CROSSING SHALL BE 6'-0" MINIMUM AND 15'-0" MAXIMUM FROM THE CENTERLINE OF THE NEAREST RAIL.

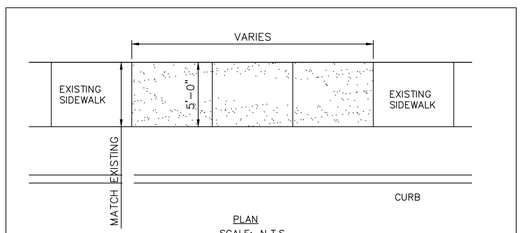
DETECTABLE WARNING STRIP
NOT TO SCALE



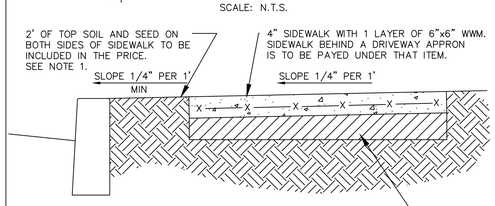


GRANITE OR BLUESTONE CURB DETAIL

CITY OF POUGHKEEPSIE ENGINEERING DEPARTMENT 62 CIVIC CENTER PLAZA POUGHKEEPSIE, NY 12602	FILE NO.: 001-DET DATE: 3-6-00 SCALE: AS NOTED DRAWN BY: JP	GRANITE BLUE STONE DETIALS	6 6A, 6B PAGE NO.



PLAN
SCALE: N.T.S.

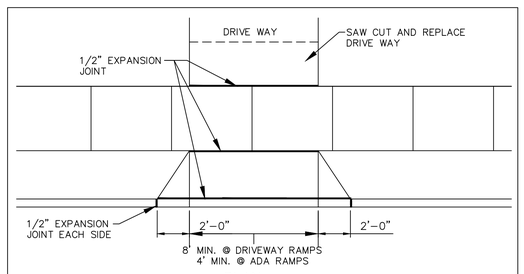


NOTES:
1. WHERE MATERIAL IS NOT USED THE CITY OF POUGHDEEPSIE WILL BE CREDITED IN AREAS WHERE MORE THAN THE SPECIFIED AMOUNT OF MATERIAL IS USED. MAJOR GRADE CHANGES WILL BE APROVED BY THE CITY ENGINEERING DEPT. AND WILL BE PAYED UNDER APROPRIATE ITEMS.

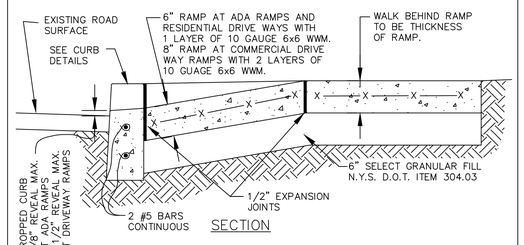
SECTION

SIDEWALK DETAIL REPLACE & NEW

CITY OF POUGHKEEPSIE ENGINEERING DEPARTMENT 62 CIVIC CENTER PLAZA POUGHKEEPSIE, NY 12602	PROJECT: 001-DET DATE: 5-16-00 SCALE: AS NOTED DRAWN BY: JP	SIDEWALK DETAIL	



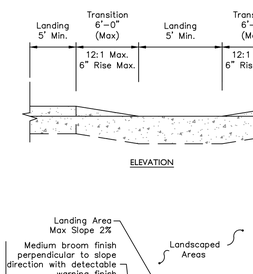
PLAN



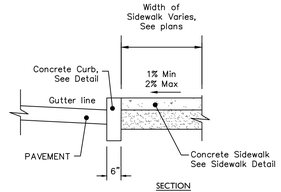
SECTION

DRIVEWAY RAMPS & ADA RAMP
SCALE: 1"=1'-0"

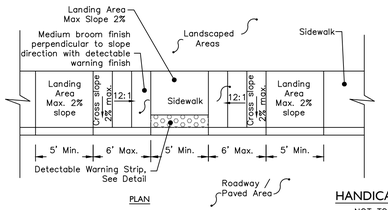
CITY OF POUGHKEEPSIE ENGINEERING DEPARTMENT 62 CIVIC CENTER PLAZA POUGHKEEPSIE, NY 12602	FILE NO.: 001-DET DATE: 3-6-00 SCALE: AS NOTED DRAWN BY: JP	DRIVEWAY & ADA RAMP DETIAL	1 PAGE NO.



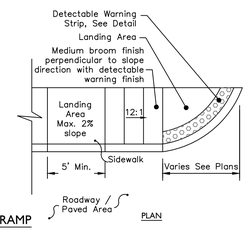
ELEVATION



SECTION



PLAN



PLAN

HANDICAP RAMP
NOT TO SCALE

#	Date	Revisions
4	01.05.21	RESPONSE TO CONSULTANT COMMENTS
5	03.02.21	RESPONSE TO CONSULTANT COMMENTS
6	05.07.21	RESPONSE TO CONSULTANT COMMENTS
7	10.25.21	RESPONSE TO CONSULTANT COMMENTS
8	12.7.21	REVISED PER CITY COMMENTS

LRC GROUP
• Land Planning
• Civil Engineering
• Environmental Services
• Land Surveying
• Landscape Architecture
85 Civic Center Plaza, Suite 103
Poughkeepsie NY 12601
Tel: 845.243.2880
160 West Street, Suite E
Cromwell, CT 06416
Tel: 860.635.2877
1 International Blvd, Suite 400
Mahwah, NJ 07495
Tel: 908.603.5730
www.lrcconsult.com
LRC Engineering & Surveying, DPC
LRC Engineering & Surveying, LLC
LRC Environmental Services, Inc.

STATE OF NEW YORK ROMEYN E. MORRISON LICENSED PROFESSIONAL ENGINEER 074104

SITE DETAILS

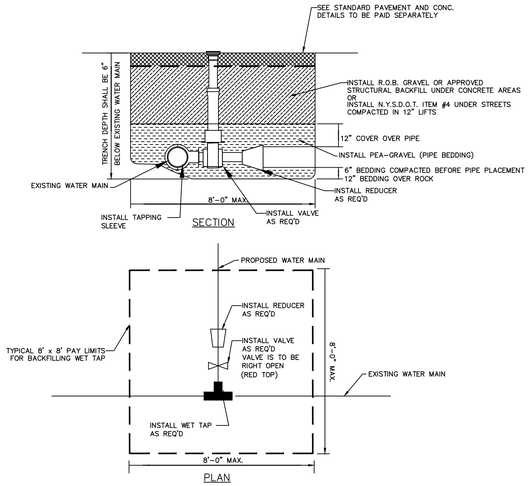
WALLACE CAMPUS MANAGER, LLC

WALLACE CAMPUS
CITY OF POUGHKEEPSIE,
DUTCHESS COUNTY, NEW YORK

Design/Calcs	LRC	CAD File	DN20254801.dwg	Sheet No.	
Drawn	SMC	Project No.	20-2548		DN-1
Checked	KFC	Date	2020.04.10		
Approved	REM	Scale	NOTED		

DETAILS PROVIDED BY THE CITY OF POUGHKEEPSIE. FOR ALL WORK TO BE PERFORMED IN THE CITY ROW.

X:\JOBS\Jobs 2020\20-2548-Urban Green-Wallace Campus-Poughkeepsie\DWG\DN20254801.dwg 11/24/2021 3:02 PM Scurran

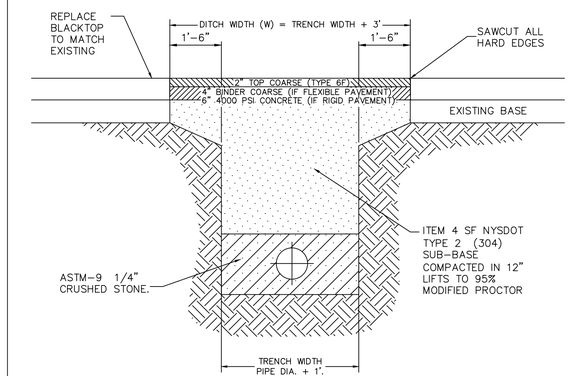


NOTE: ALL BACKFILL TO BE PLACED IN 1' LIFTS AND COMPACTED TO 95% OF MODIFIED PROCTOR (ASTM 1557)

TAPPING SLEEVE & VALVE

SCALE: N.T.S.

CITY OF POUGHKEEPSIE ENGINEERING DEPARTMENT 80 WASHINGTON STREET POUGHKEEPSIE, NY 12602	FILE NO.:	TAPPING SLEEVE & VALVE	1 PAGE NO.
	DATE: 3-6-00		
	SCALE: AS NOTED		
	DRAWN BY: JP		

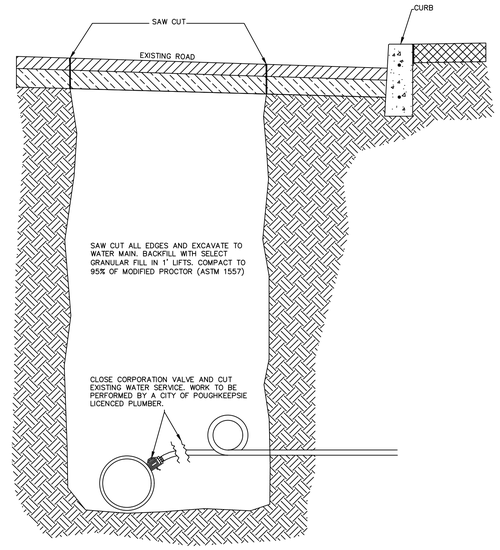


UTILITY TRENCH DETAIL IN PUBLIC R.O.W.

NOTES:

1. DITCH WIDTH SHALL EXTEND A MINIMUM OF ONE AND ONE-HALF FT. FROM THE EDGES OF THE TRENCH.
2. REPLACED BASE MATERIAL OVER TRENCH SHALL BE ITEM 4 COMPACTED IN 12" LIFTS.
3. PIPE BEDDING SHALL BE A MINIMUM OF 6" ABOVE AND BELOW PIPE
4. ALL JOINTS SHALL BE MECHANICALLY SAWED.
5. ALL JOINTS SHALL BE SQUARED TO THE EXISTING EDGE OF CURB AND/OR PAVEMENT, AND TACK COATED PER DETAIL.
6. ROAD SURFACE REPLACEMENT SHALL BE MINIMUM OF SIX INCHES OF ASPHALIC CONCRETE.
7. ASPHALT PAVEMENT TO BE PLACED IN TWO LIFTS AS SHOWN.

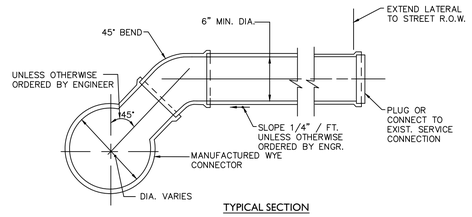
CITY OF POUGHKEEPSIE ENGINEERING DEPARTMENT 62 CIVIC CENTER PLAZA POUGHKEEPSIE, NY 12602	FILE NO.: FLEXPAVE.DWG	TRENCH AND PAVEMENT DETAIL	
	DATE: 9-9-04		
	SCALE: AS NOTED		
	DRAWN BY: ENGINEERING		



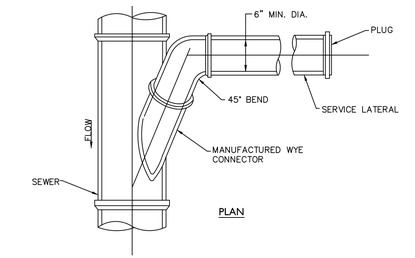
WATER SERVICE DISCONNECT AT MAIN

SCALE: N.T.S.

CITY OF POUGHKEEPSIE ENGINEERING DEPARTMENT 80 WASHINGTON STREET POUGHKEEPSIE, NY 12602	FILE NO.:	WATER DISCONNECT @ MAIN	1 PAGE NO.
	DATE: 08-21-08		
	SCALE: AS NOTED		
	DRAWN BY: JTK		



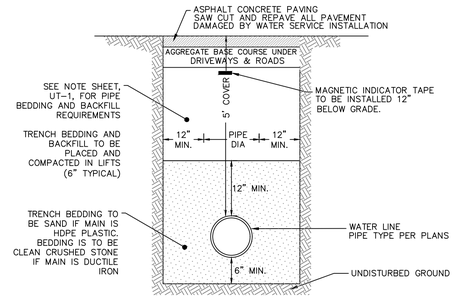
TYPICAL SECTION



PLAN

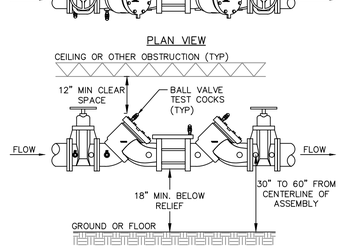
STANDARD SERVICE LATERAL CONNECTION

NOT TO SCALE



WATER MAIN TRENCH

NOT TO SCALE



PLAN VIEW

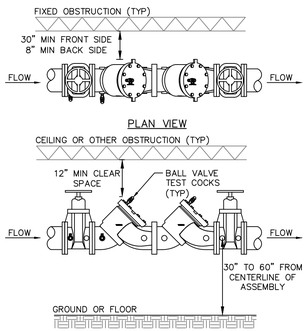
SECTION

NOTES:

1. ASSEMBLY TO BE INSTALLED HORIZONTALLY.
2. WATTS SERIES LF007 2" REDUCED PRESSURE ZONE OR APPROVED EQUAL.
3. RPZ TO BE INSTALLED IN MECHANICAL SPACE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS AND MUST MEET ALL CLEARANCES AS OUTLINED ABOVE. SEE PLUMBING PLANS FOR FURTHER DETAILS.
4. ASSEMBLY TO BE TESTED BY A LICENSED BACKFLOW PREVENTION DEVICE TESTER AFTER INSTALLATION AND PRIOR TO ACTIVATION OF NEW WATER SUPPLY. THE RESULTS MUST BE SUBMITTED TO THE DCDOH AND CITY OF POUGHKEEPSIE AS PART OF THE ENGINEER'S CERTIFICATION.
5. ASSEMBLY MUST BE TESTED ANNUALLY BY A LICENSED BACKFLOW PREVENTION TESTER. COPIES OF THE TEST RESULTS MUST BE SUBMITTED TO THE OWNER, CITY OF POUGHKEEPSIE WATER DEPARTMENT, AND THE DUTCHESS COUNTY DEPARTMENT OF HEALTH.
6. RPZ TO DRAIN OUT EXTERIOR OF BUILDING WITH REQUIRED AIR GAP.

DOMESTIC SUPPLY – REDUCED PRESSURE ZONE DETAIL

NOT TO SCALE



PLAN VIEW

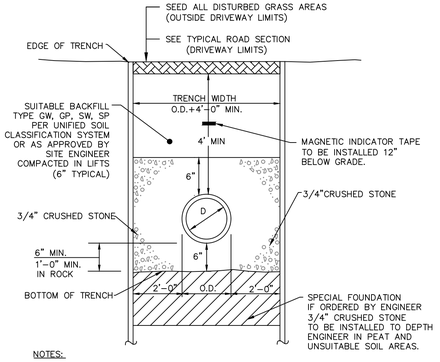
SECTION

NOTES:

1. ASSEMBLY TO BE INSTALLED HORIZONTALLY OR VERTICAL UP.
2. WATTS SERIES LF709 6" DOUBLE CHECK VALVE OR APPROVED EQUAL.
3. DCV TO BE INSTALLED IN MECHANICAL SPACE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS AND MUST MEET ALL CLEARANCES AS OUTLINED ABOVE.SEE PLUMBING PLANS FOR FURTHER DETAILS.
4. ASSEMBLY TO BE TESTED BY A LICENSED BACKFLOW PREVENTION DEVICE TESTER AFTER INSTALLATION AND PRIOR TO ACTIVATION OF NEW WATER SUPPLY. THE RESULTS MUST BE SUBMITTED TO THE DCDOH AND TO CITY OF POUGHKEEPSIE AS PART OF THE ENGINEER'S CERTIFICATION.
5. ASSEMBLY MUST BE TESTED ANNUALLY BY A LICENSED BACKFLOW PREVENTION TESTER. COPIES OF THE TEST RESULTS MUST BE SUBMITTED TO THE OWNER, CITY OF POUGHKEEPSIE WATER DEPARTMENT, AND THE DUTCHESS COUNTY DEPARTMENT OF HEALTH.

FIRE SUPPLY – DOUBLE DETECTION CHECK VALVE DETAIL

NOT TO SCALE



NOTES:

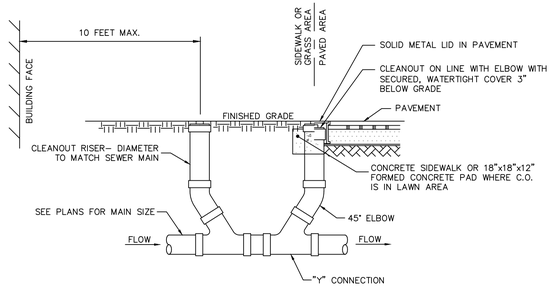
1. IF COVER IS LESS THAN 4 FEET INSULATION IS REQUIRED.
2. SEE NOTES SHEET UT-1 FOR SUBGRADE AND BACKFILL COMPACTION REQUIREMENTS

SANITARY SEWER TRENCH SECTION

NOT TO SCALE

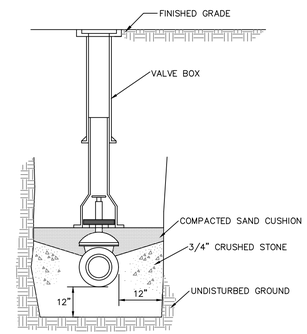
NOTES:

1. DOUBLE CLEANOUT TO BE INSTALLED ON ALL SEWER LATERALS WITHIN 10 FEET OF BUILDING FACE.
2. ANY LOCATIONS WITHIN PAVED AREAS SHALL HAVE COVERS THAT ARE H-20 LOAD RATED. ALL COVERS WHETHER IN PAVEMENT OR GRASS SHALL BE LABELED "SEWER".
3. ALL RISERS ARE TO MATCH THE SIZE OF THE SANITARY LINE.
4. IN LAWN AREAS INSTALL CONCRETE COLLAR 3 INCHES BELOW GRADE. COVER WITH TOP SOIL OR OTHER SURFACE TREATMENT AS DESIGNATED ON LANDSCAPE PLANS.



DOUBLE SEWER CLEANOUT DETAIL

NOT TO SCALE



VALVE AND VALVE BOX DETAIL

NOT TO SCALE

NOTE: SEE CITY OF POUGHKEEPSIE WATER NOTES FOR ADDITIONAL DETAILS.

STATE OF NEW YORK ROMEYE MORRISON 074104 LICENSED PROFESSIONAL ENGINEER

#	Date	Description
4	01.05.21	RESPONSE TO CONSULTANT COMMENTS
5	03.02.21	RESPONSE TO CONSULTANT COMMENTS
6	05.07.21	RESPONSE TO CONSULTANT COMMENTS
7	10.25.21	RESPONSE TO CONSULTANT COMMENTS
8	12.7.21	REVISED PER CITY COMMENTS

Revisions

LRC GROUP
- Land Planning
- Civil Engineering
- Environmental Services
- Land Surveying
- Landscape Architecture

85 Civic Center Plaza, Suite 103
Poughkeepsie NY 12601
Tel: 845.243.2880

160 West Street, Suite E
Cromwell, CT 06416
Tel: 860.635.2877

1 International Blvd, Suite 400
Mahwah, NJ 07495
Tel: 908.603.5730

www.lrcconsult.com

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

WATER / SEWER DETAILS

WALLACE CAMPUS MANAGER, LLC

WALLACE CAMPUS
CITY OF POUGHKEEPSIE,
DUTCHESS COUNTY, NEW YORK

Design/Calcs	LRC	CAD File	DN20254802.dwg	Sheet No.
Drawn	SMC	Project No.	20-2548	DN-2
Checked	KFC	Date	2020.04.10	
Approved	REM	Scale	NOTED	

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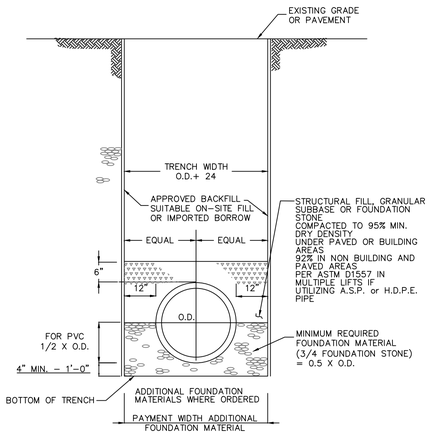

TYPICAL STORM SEWER TRENCH SECTION

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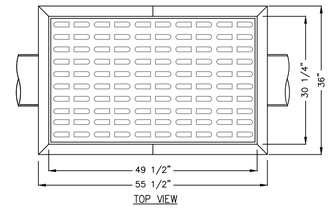


TOP VIEW

NOTES:

1. PRECAST CONCRETE CATCH BASIN SECTIONS AS MANUFACTURED BY FORT MILLER OR APPROVED EQUAL.

2.CATCH BASIN SHALL BE PRECAST CONCRETE. DESIGNED FOR H20 VEHICULAR LOADING AND 25% IMPACT.

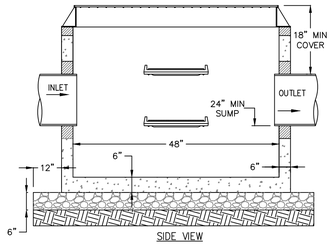
3.FRAME AND COVER SHALL BE DESIGNED FOR H20 VEHICULAR LOADING AND 25% IMPACT. FRAME TO BE GENERAL FOUNDRIES, INC. MODEL #23408 OR APPROVED EQUAL

4.CONCRETE CATCH BASIN CASTING CLEAR OPENING DIMENSION MUST MATCH FRAME AND GRATE CLEAR OPENING DIMENSION.

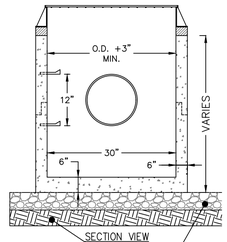
5.CATCH BASINS HAVING A DEPTH GREATER THAN 48" FROM FINISHED SURFACE TO THE TOP OF THE CONCRETE BASE SHALL BE PROVIDED WITH STEPS.

6.BACKFILL USING TRENCH BACKFILL, COMPACTED IN 6" LIFTS.

7.SUMPS FOR CATCH BASINS SHALL BE 24".



SIDE VIEW

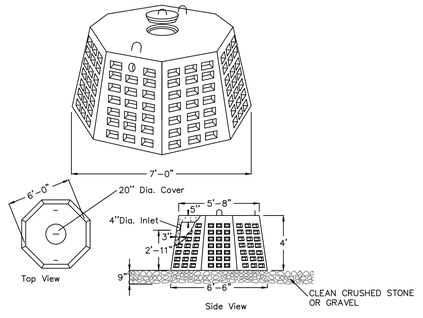


SECTION VIEW

COMPACTED 3/4" CRUSHED STONE PLACED ON COMPACTED STABLE SUBGRADE APPROVED BY THE CERTIFYING ENGINEER)

CURB LESS TYPE CATCH BASIN

NOT TO SCALE



SPECIFICATIONS	PRECAST DRY WELLS MODEL DW-4 (B) 630 GALLONS
Concrete Minimum Strength: 4,000 psi at 28 days Reinforcement: #3 Rebar Air Entrainment: 5% Capacity: 630 gallons Weight = 3600 lbs Sidewall Area: 60 square feet Load Rating: 300 psf (H20 loading on request)	Woodard's Concrete Products, Inc. 629 Isbell Road, Bulrville, KY 10915 (845) 361-3471 / Fax 361-1050

PRECAST DRYWELL DETAIL

NOT TO SCALE

(DETAIL PROVIDED BY WOODARDS)

① – GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05,
② – FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
③ – DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065
④ – DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS & HANCOR DUAL WALL) & SDR 35 PVC
⑤ – ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-013.

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DRAWN BY EBC DATE 4-3-06	MATERIAL	Nyloplast	3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2490 www.nyloplast-us.com
APPD BY CJA DATE 4-3-06	PROJECT NO./NAME SHEET 1 OF 1	TITLE 24 IN DRAIN BASIN QUICK SPEC INSTALLATION DETAIL	
DWG SIZE A		DWG NO. 7001-110-192 REV B	

NYLOPLAST 24" DRAIN BASIN:

NOT TO SCALE



#	Date	Description
4	01.05.21	RESPONSE TO CONSULTANT COMMENTS
5	03.02.21	RESPONSE TO CONSULTANT COMMENTS
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Revisions

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Tel: 908.603.5730
www.lrcconsult.com
LRC Engineering & Surveying, DPC
LRC Engineering & Surveying, LLC
LRC Environmental Services, Inc.

STORMWATER DETAILS

WALLACE CAMPUS MANAGER, LLC

WALLACE CAMPUS
CITY OF POUGHKEEPSIE,
DUTCHESS COUNTY, NEW YORK

Design/Calcs	LRC	CAD File	DN20254803.dwg	Sheet No.
Drawn	SMC	Project No.	20-2548	DN-3
Checked	KFC	Date	2020.04.10	
Approved	REM	Scale	NOTED	

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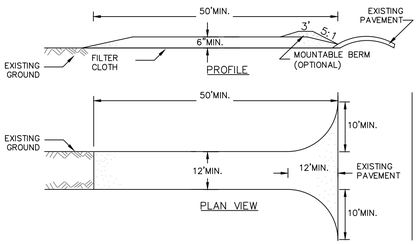
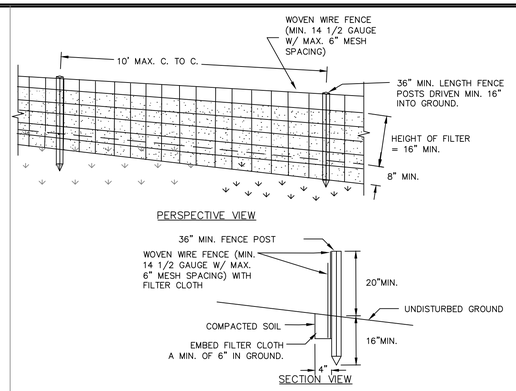


CONSTRUCTION SPECIFICATIONS

1. STONE SIZE – USE 3"–4" ANGULAR STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH – NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS – NOT LESS THAN SIX (6) INCHES.
4. WIDTH – TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY–FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
5. FILTER CLOTH – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS–OF–WAY, ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACTED ONTO PUBLIC RIGHTS–OF–WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

U.S. DEPARTMENT OF AGRICULTURE
NATURAL RESOURCES CONSERVATION SERVICE
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

STABILIZED CONSTRUCTION ENTRANCE

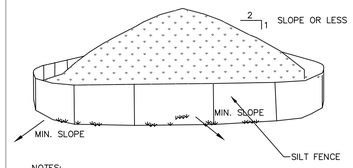


CONSTRUCTION SPECIFICATIONS

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, 12 1/2 GAUGE, 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.

U.S. DEPARTMENT OF AGRICULTURE
NATURAL RESOURCES CONSERVATION SERVICE
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

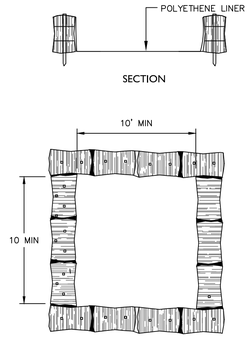
SILT FENCE



NOTES:

1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1V:2H.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.
4. SEE SPECIFICATIONS FOR INSTALLATION OF SILT FENCE.
5. HAYBALES OR SILT SOCKS TO BE USED WHERE STOCKPILES ARE LOCATED ON PAVED AREAS.

MATERIALS STOCKPILE
NOT TO SCALE

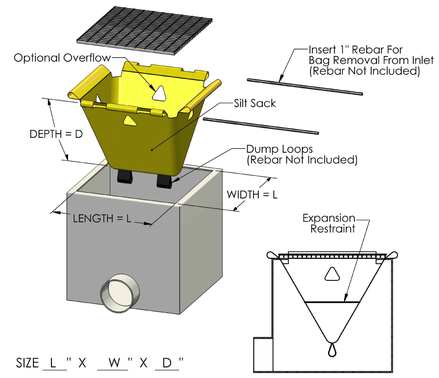


NOTES:

1. CONCRETE WASHOUT SIGN TO BE INSTALLED WITHIN 30 FEET OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
2. REMOVE HARDENED CONCRETE WHEN WITHIN 4" FROM TOP OF STRUCTURE.
3. CONSTRUCT NEW FACILITIES ONCE CURRENT FACILITIES ARE TWO–THIRDS FULL. IF CONCRETE HAS NOT HARDENED CONSTRUCT NEW FACILITIES ONCE CURRENT FACILITY IS TWO–THIRDS FULL.
4. LINERS, HAYBALES, ET.C SHALL BE INSPECTED FOR DAMAGE. ANY DAMAGE SHALL BE REPAIRED PROMPTLY.
5. SEPARATE FACILITIES TO BE USED FOR VEHICLE WASHING IF NEEDED.
6. NO CONCRETE IS TO BE WASHOUT OUT ON THE GROUND IN ANY LOCATION.

ABOVE GROUND TEMPORARY
CONCRETE/VEHICLE WASHOUT FACILITY
NOT TO SCALE

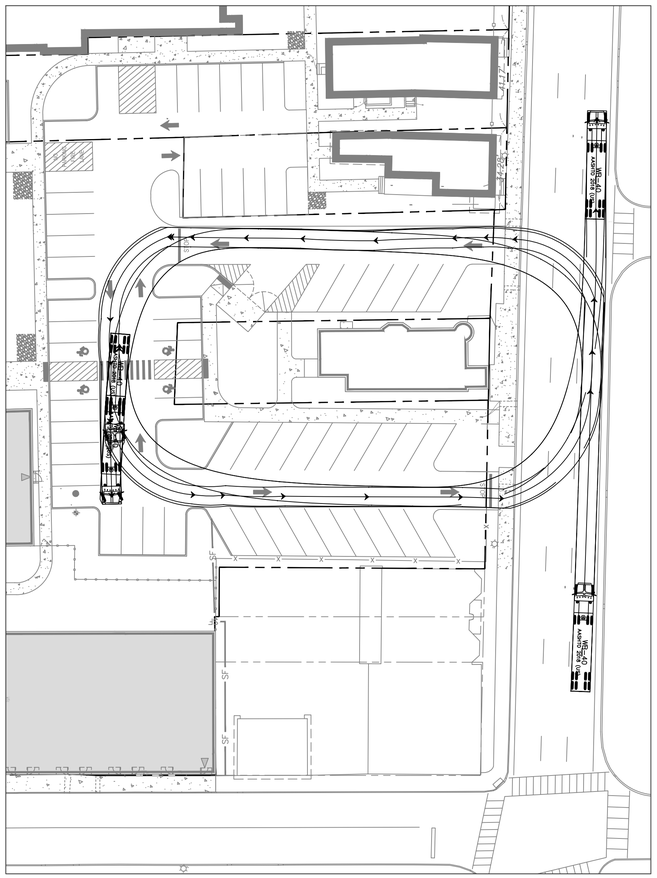
Silt Sack - Type A



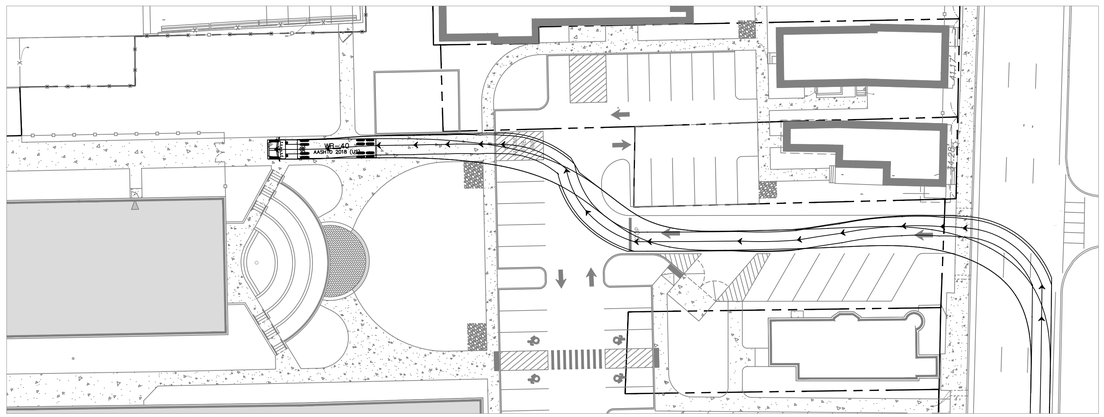
SIZE L " X W " X D "

SILT SACK DETAIL (CURBLESS CB)
NOT TO SCALE

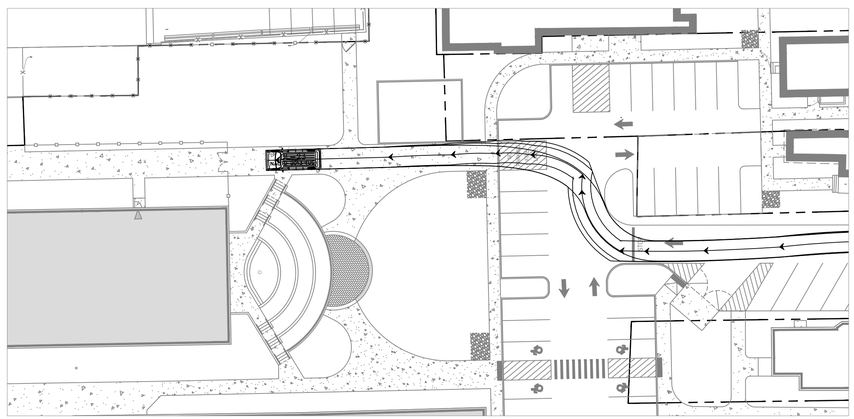
ACF ENVIRONMENTAL
2831 Cardwell Road
Richmond, VA 23234
WWW.ACFENVIRONMENTAL.COM



TRUCK TURNING PLAN (IN/OUT)
Scale: 1"=30'



TRUCK TURNING PLAN
Scale: 1"=30'



EMS VEHICLE ENTERING
Scale: 1"=30'

● Land Planning
● Civil Engineering
● Environmental Services
● Land Surveying
● Landscape Architecture
85 Civic Center Plaza, Suite 103
Poughkeepsie NY 12601
Tel: 845.243.2880
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Cromwell, CT 06416
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1 International Blvd, Suite 400
Mahwah, NJ 07495
Tel: 908.603.5730
www.lrcconsult.com
LRC Engineering & Surveying, DPC
LRC Engineering & Surveying, LLC
LRC Environmental Services, Inc.

#	Date	Description
4	01.05.21	RESPONSE TO CONSULTANT COMMENTS
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7	10.25.21	RESPONSE TO CONSULTANT COMMENTS
8	12.7.21	REVISED PER CITY COMMENTS

Revisions

EROSION CONTROL DETAILS

WALLACE CAMPUS MANAGER, LLC

WALLACE CAMPUS
CITY OF POUGHKEEPSIE,
DUTCHESS COUNTY, NEW YORK

Design/Calcs	LRC	CAD File	DN20254804.dwg
Drawn	SMC	Project No.	20–2548
Checked	KFC	Date	2020.04.10
Approved	REM	Scale	NOTED

Sheet No. **DN-4**

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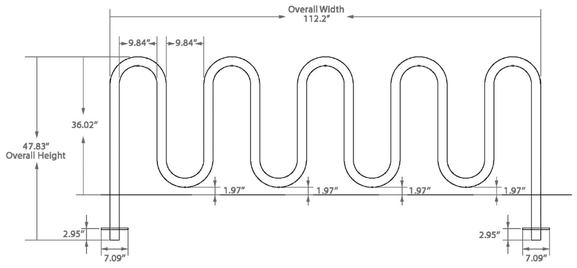
Park-It 11 Bike Rack, Inground



Front View



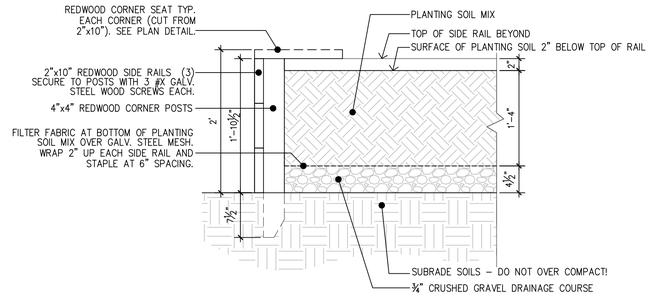
Side View

Material	Finish	Dimensions	Weight
Steel tubing	Powder coated black	112.2" w x 47.83" h Above ground: 112.2" w x 36.02" h	79 lbs.

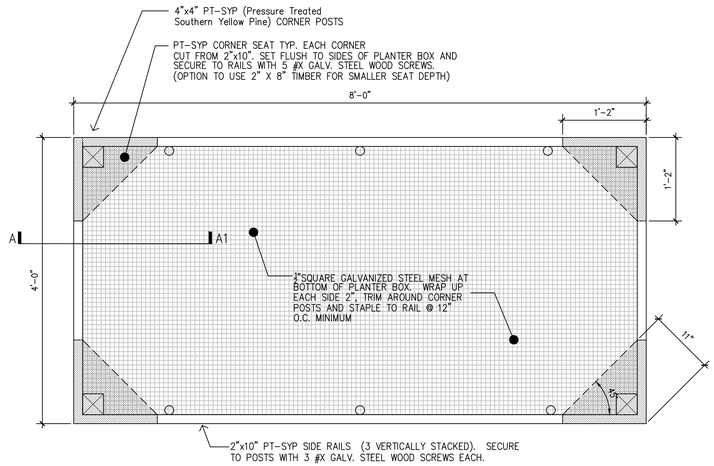
Type of Mount: Inground mount

Size of Tubing: 1-7/8" O.D. x 11-gauge

TYPICAL BICYCLE RACK
(5 & 9 Capacity Racks Similar)

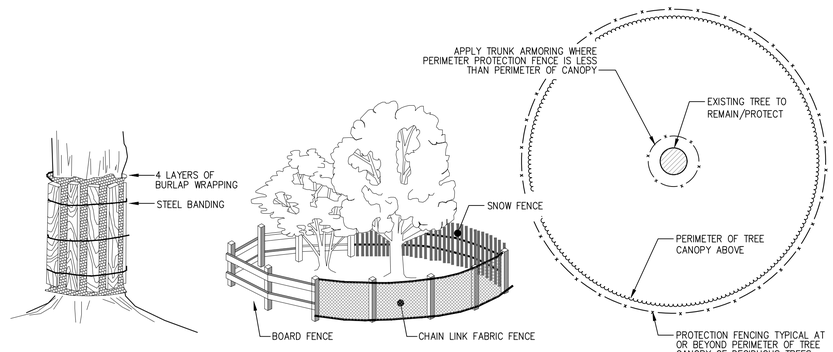


SECTION A–A1



PLAN VIEW

RAISED WOOD PLANTER
Scale: 1" = 1'-0"



TREE ARMORING

CONSTRUCTION AREA WHERE PAVED SURFACES MAKE IT IMPRACTICAL TO ESTABLISH TREE PROTECTION ZONE.

FENCING AT TREE PROTECTION ZONES

INSTALL ONE OF THE FENCE TYPES (MIN. FENCE HT. 42") NOTED ABOVE UNLESS SPECIFICALLY INDICATED ON PLANS. MAY BE INSTALLED CONTINOUSLY AROUND GROUPS OF TREES TO REMAIN.

TREE PROTECTION
NOT TO SCALE

STATE OF NEW YORK
RODNEY E. MORRISON
21421
LICENSED PROFESSIONAL ENGINEER

#	Date	Description
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AMENITIES DETAILS

WALLACE CAMPUS MANAGER, LLC

WALLACE CAMPUS
CITY OF POUGHKEEPSIE,
DUTCHESS COUNTY, NEW YORK

Design/Calcs	LRC	CAD File	DN20254805.dwg
Drawn	SMC	Project No.	20–2548
Checked	KFC	Date	2020.04.10
Approved	REM	Scale	NOTED

Sheet No. **DN-5**

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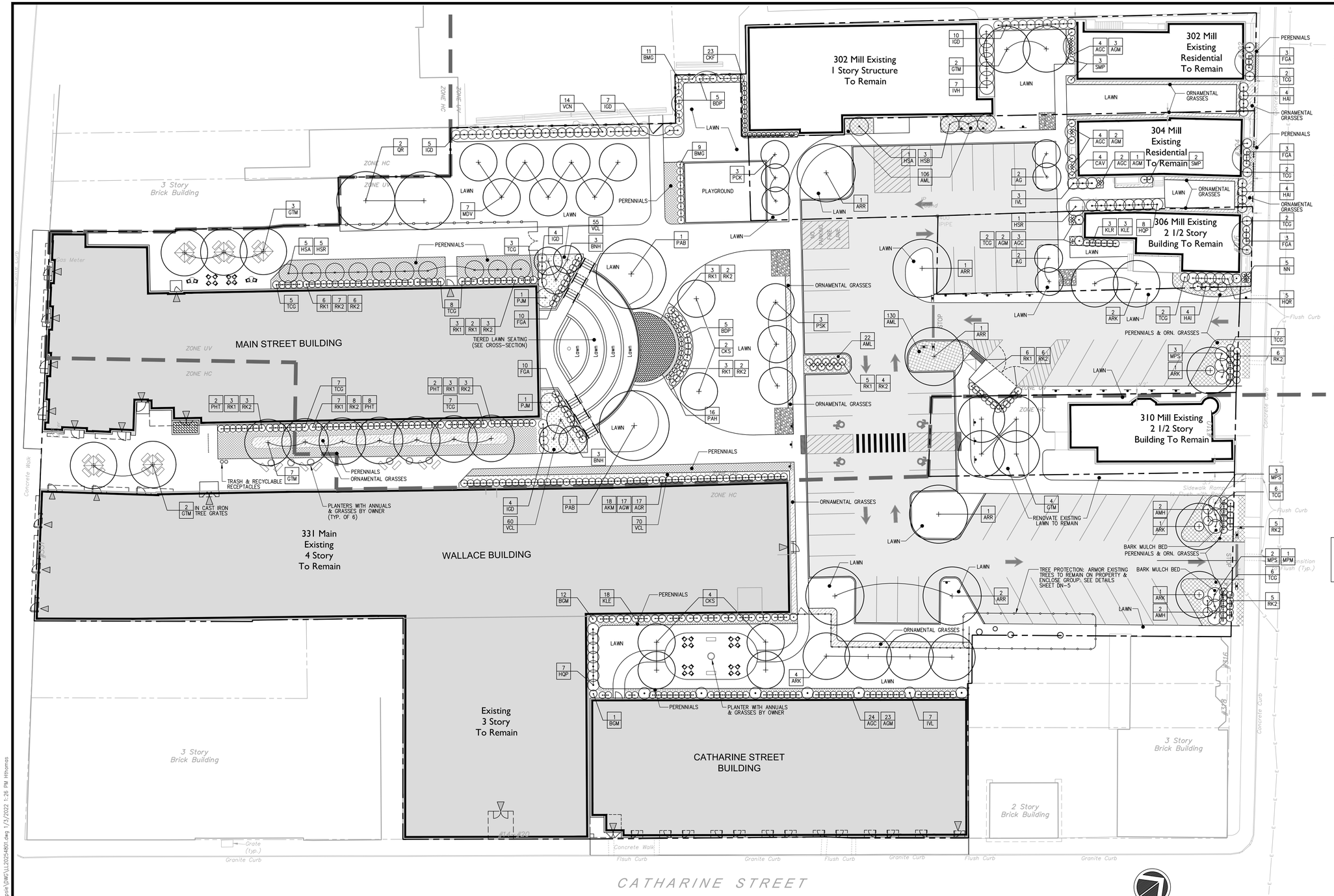

PLANTING NOTES:

1. THE LANDSCAPE PLAN AND RELATED DETAILS ARE FOR LANDSCAPING INFORMATION ONLY. PLEASE REFER TO THE SITE, GRADING & EROSION CONTROL PLANS FOR ALL OTHER INFORMATION.
2. THE CONTRACTOR SHALL GUARANTEE THAT ALL PLANTS, TREES, AND SHRUBS SHALL BE HEALTHY AND FREE OF DISEASE FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION AND ACCEPTANCE BY OWNER OR LANDSCAPE ARCHITECT. CONTRACTOR SHALL REPLACE ANY DEAD OR UNHEALTHY PLANTS AT CONTRACTOR'S EXPENSE. PLANT MATERIAL REPLACEMENTS SHALL BE GUARANTEED FOR ONE FULL YEAR FROM DATE OF REPLACEMENT. FINAL ACCEPTANCE SHALL BE MADE IF ALL PLANTS MEET THE GUARANTEE REQUIREMENTS INCLUDING MAINTENANCE. MAINTENANCE RESPONSIBILITIES INCLUDE CULTIVATING, SPRAYING, WEEDING, WATERING, TIGHTENING GUYS, PRUNING, FERTILIZING, MULCHING, AND ANY OTHER OPERATIONS NECESSARY TO MAINTAIN PLANT VIABILITY. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER PLANTING AND CONTINUE UNTIL THE END OF THE ONE YEAR GUARANTEE PERIOD.
3. THE CONTRACTOR SHALL SUPPLY ALL LABOR, PLANTS, AND MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THE DRAWINGS AND LISTED IN THE PLANT SCHEDULE. IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITIES SHOWN IN THE PLANT SCHEDULE AND THOSE REQUIRED BY THE DRAWINGS, THE LARGER SHALL APPLY.
4. ALL SHRUB MASSINGS SHALL BE MULCHED TO A DEPTH OF 4" WITH SHREDDED HARDWOOD BARK MULCH.
5. NO PLANT SHALL BE PLACED IN THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED AND APPROVED BY ENGINEER. STAKING THE LOCATION OF ALL TREES AND SHRUBS SHALL BE COMPLETED PRIOR TO PLANTING FOR APPROVAL BY THE OWNER OR LANDSCAPE ARCHITECT. STAKING OF THE INSTALLED TREE MUST BE COMPLETED THE SAME DAY AS IT IS INSTALLED. ALL TREES SHALL BE STAKED OR GUYED PER DETAIL. SEE SHEET DN-1 FOR PLANTING DETAILS.
6. COORDINATE PLANT MATERIAL LOCATIONS WITH SITE UTILITIES. SEE SITE LAYOUT, GRADING AND UTILITY DRAWINGS FOR STORM, SANITARY AND WATER LINES. SEE LIGHTING PLAN FOR ELECTRICAL AND LIGHTING LAYOUT AND DETAILS. UTILITY LOCATIONS ARE APPROXIMATE. EXERCISE CARE WHEN DIGGING IN AREAS OF POTENTIAL CONFLICT WITH UNDERGROUND OR OVERHEAD UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DUE TO CONTRACTOR'S NEGLIGENCE AND SHALL REPLACE OR REPAIR ANY DAMAGE AT CONTRACTOR'S EXPENSE.
7. LANDSCAPE PLANTING PITS MUST BE FREE DRAINING. PAVEMENT, COMPACTED SUBGRADE, AND BLASTED ROCK SHALL BE REMOVED FROM WITHIN TRAFFIC ISLANDS TO BE LANDSCAPED TO A DEPTH OF 2' OR TO A GREATER DEPTH IF REQUIRED BY PLANTING DETAILS OR SPECIFICATIONS. REPLACE SOIL WITHIN ISLANDS WITH MODERATELY COMPACTED LOAM OR SANDY LOAM FREE FROM STONES AND RUBBISH 1" OR GREATER IN DIAMETER AND ANY OTHER MATERIAL HARMFUL TO PLANT GROWTH AND DEVELOPMENT. PLANTING INSTALLATION WITHIN ISLANDS SHALL BE AS DETAILED AND CONTAIN PLANTING MIX AS SPECIFIED.
8. TIME OF PLANTING: NEW PLANT MATERIALS SHALL BE INSTALLED BETWEEN APRIL 1 AND JUNE 1, OR AFTER SEPTEMBER 15TH AND NO LATER THAN OCTOBER 31ST.
9. PLANTING SOIL MIXTURE FOR TREES AND SHRUBS:
   - 1 PART PEAT MOSS
   - 3 PARTS TOPSOIL
   - FERTILIZER/LIME (APPLY AS RECOMMENDED BY SOIL ANALYSIS)
   - MYCORHIZA INOCULANT – "TRANSPLANT 1–STEP" AS MANUFACTURED BY ROOTS, INC. OR APPROVED EQUAL.

   USE PER MANUFACTURER'S RECOMMENDATIONS FOR TREES AND SHRUBS.
10. TOPSOIL SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6" IN LAWN AREAS. CONTRACTOR SHALL SUBMIT TOPSOIL TO A CERTIFIED TESTING LABORATORY TO DETERMINE pH, FERTILITY, ORGANIC CONTENT AND MECHANICAL COMPOSITION. THE CONTRACTOR SHALL SUBMIT THE TEST RESULTS FROM REGIONAL EXTENSION OFFICE OF USDA TO THE OWNER OR LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. CONTRACTOR SHALL INCORPORATE AMENDMENTS FOR GOOD PLANT GROWTH AND PROPER SOIL ACIDITY RECOMMENDED FROM THE TOPSOIL TEST.
11. LAWN SEEDING MIXTURE:

    15% KENTUCKY BLUEGRASS (POA PRATENSIS – SINGLE VARIETY)
    15% PERENNIAL RYEGRASS (LOLIUM PERENNE)
    30% CREEPING RED FESCUE (FESTUCA RUBRA)
    25% CHEWINGS FESCUE (FESCTUCA RUBRA "JAMESTOWN II")
    15% HARD FESCUE (FESTUCA OVINA "RELIANT II")

    SEEDING RATE: 4.5 LBS PER 1,000 S.F. (ADD 10% TO QUANTITY IF HYDROSEEDED).

    SEEDING DATES: AUGUST 15 – OCTOBER 1 AND APRIL 15 – JUNE 15 UNLESS OTHERWISE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT.
12. ALL SLOPES GREATER THAN 3:1 RECEIVING A GRASS SEEDING MIXTURE SHALL BE COVERED WITH AN EROSION CONTROL BLANKET.
13. ALL DISTURBED AREAS NOT OTHERWISE DEVELOPED SHALL BE SEEDED WITH THE LAWN SEEDING MIXTURE.
14. TREE PROTECTION: PRIOR TO THE START OF CONSTRUCTION OR EXCAVATION, TREES TO BE RETAINED SHALL BE PROTECTED BY SILT FENCE, SNOW FENCE, CONSTRUCTION FENCE, OR EQUAL, WHICH WILL BE PLACED AT THE DRIP LINE OR SEVERAL FEET BEYOND. HOWEVER, THE FENCING SHALL NOT CROSS PUBLIC SIDEWALKS. NO STORAGE OR STOCKPILING OF CONSTRUCTION MATERIALS, DEBRIS OR EQUIPMENT SHALL OCCUR WITHIN THE FENCED AREA."

PLANTING LIST AND DETAILS:
SEE SHEET LL-2

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

	Date	Description
5	03.02.21	RESPONSE TO CONSULTANT COMMENTS
6	05.07.21	RESPONSE TO CONSULTANT COMMENTS
7	10.25.21	RESPONSE TO CONSULTANT COMMENTS
8	12.7.21	REVISED PER CITY COMMENTS
9	01.03.22	REVISED PER COMMENTS

Revisions

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Land Planning
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LRC Engineering & Surveying, LLC
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LANDSCAPE PLAN

WALLACE CAMPUS MANAGER, LLC

WALLACE CAMPUS
CITY OF POUGHKEEPSIE,
DUTCHESS COUNTY, NEW YORK

Design/Calcs	LRC	CAD File	LL20254801.dwg
Drawn	SMC	Project No.	20-2548
Checked	KFC	Date	2020.04.10
Approved	REM	Scale	1"=20'

Sheet No. **LL-1**

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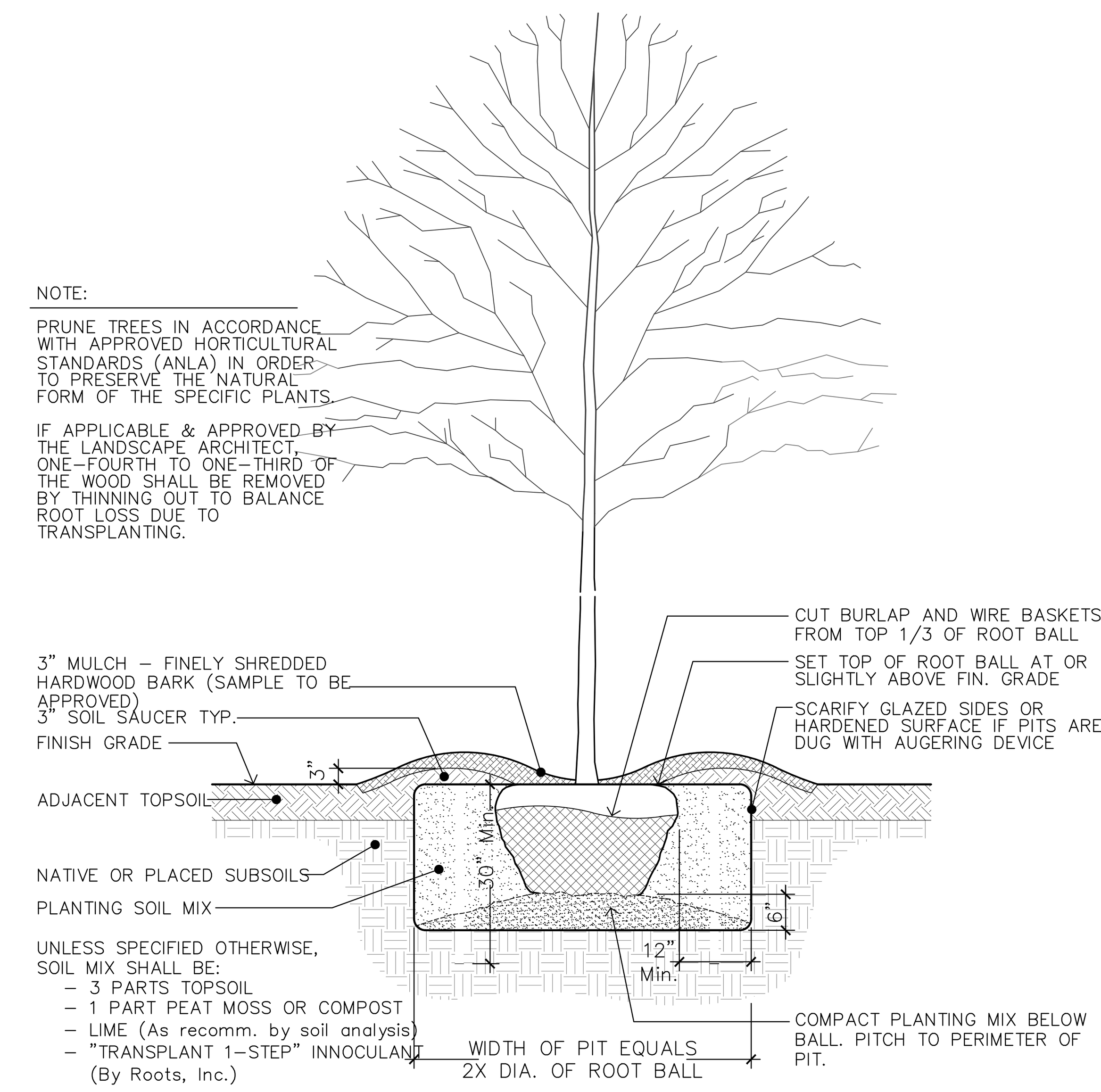
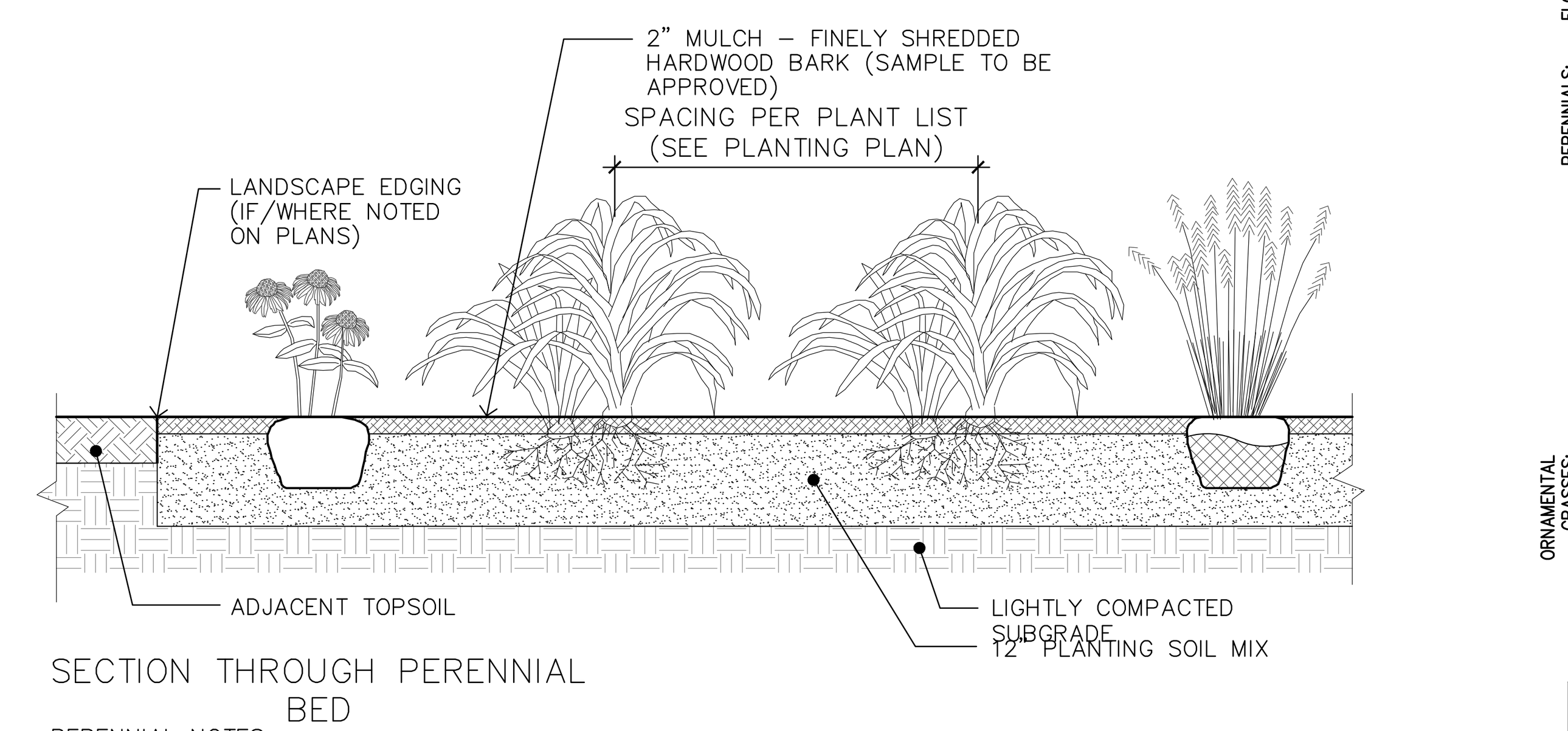


TREE PLANTING

Scale 1/2" = 1'–0"



SECTION THROUGH PERENNIAL BED

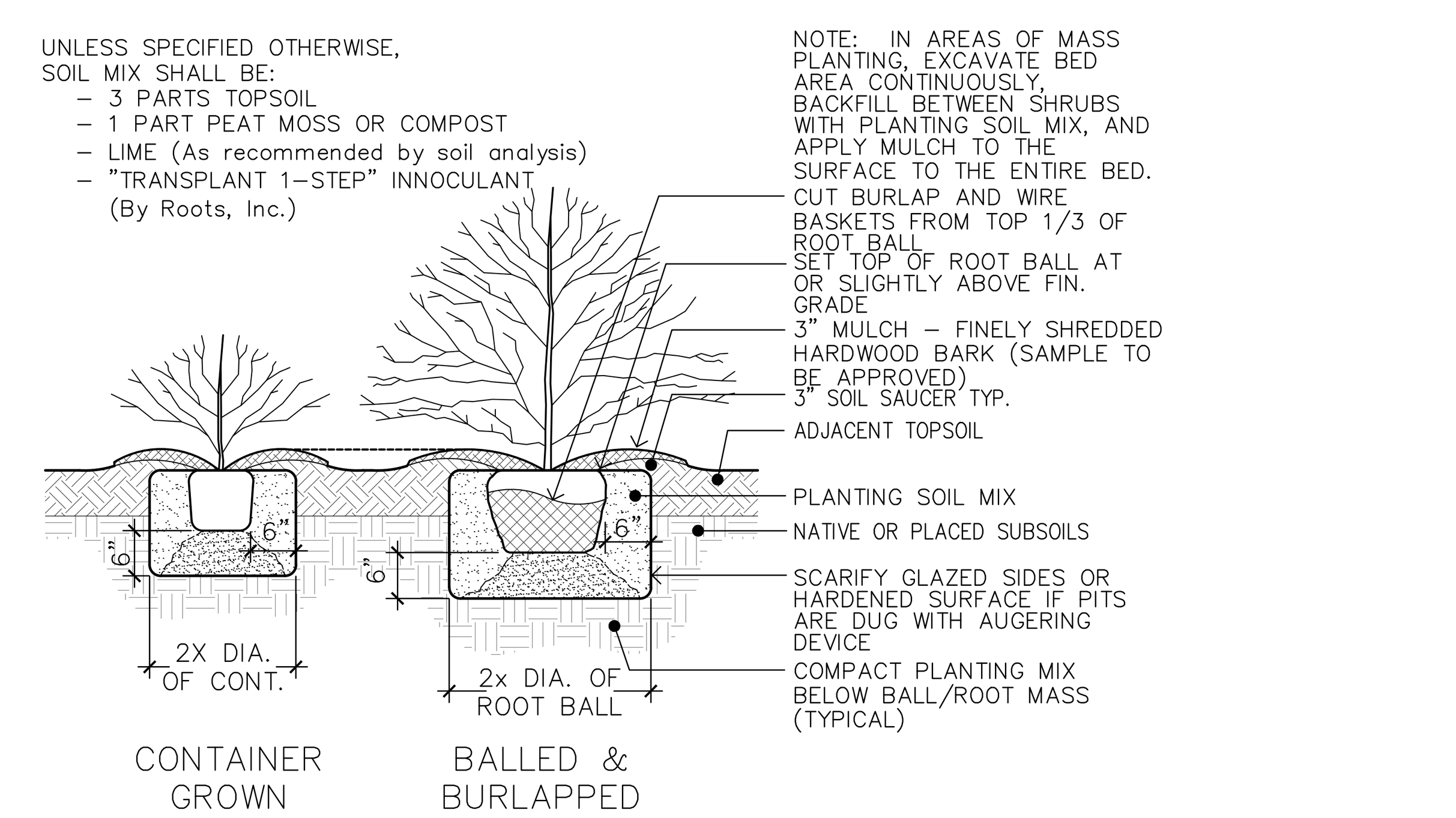
PERENNIAL NOTES:

1. BULB/CORM PERENNIALS TO BE PLANTED IN FALL. POTTED PERENNIALS MAY BE PLANTED APRIL 15 TO OCTOBER 1.
2. ROTOTILL FERTILIZER AND LIME INTO SOIL PRIOR TO PLANTING AND IN ACCORDANCE TO SOIL ANALYSIS RECOMMENDATIONS.
3. DO NOT OVER COMPACT PLANTING BED. WATER THOROUGHLY AFTER PLANTING BULBS.
4. ADJUST PLANTING DEPTH AS RECOMMENDED BY BULB SUPPLIER.
5. PROVIDE DRAINAGE AS REQUIRED (PERF PIPE 4" ADS) WHEN SUBGRADE IS CLASSIFIED AS A HEAVY SOIL OR EXCESSIVELY COMPACTED.

UNLESS SPECIFIED OTHERWISE, PERENNIAL BED SOIL MIX SHALL BE:
- 3 PARTS TOPSOIL
- 1 PART MANURE (WEED FREE)
- 1 PART PEAT MOSS OR COMPOST
- LIME (As recommended by soil analysis)
- "MILORGANITE" AT 5 LBS. PER 100 SF.

ANNUAL / PERENNIAL AND GROUND COVER BEDS

Scale 1/2" = 1'–0"



SHRUB PLANTING

Scale 1/2" = 1'–0"

PLANT LIST:

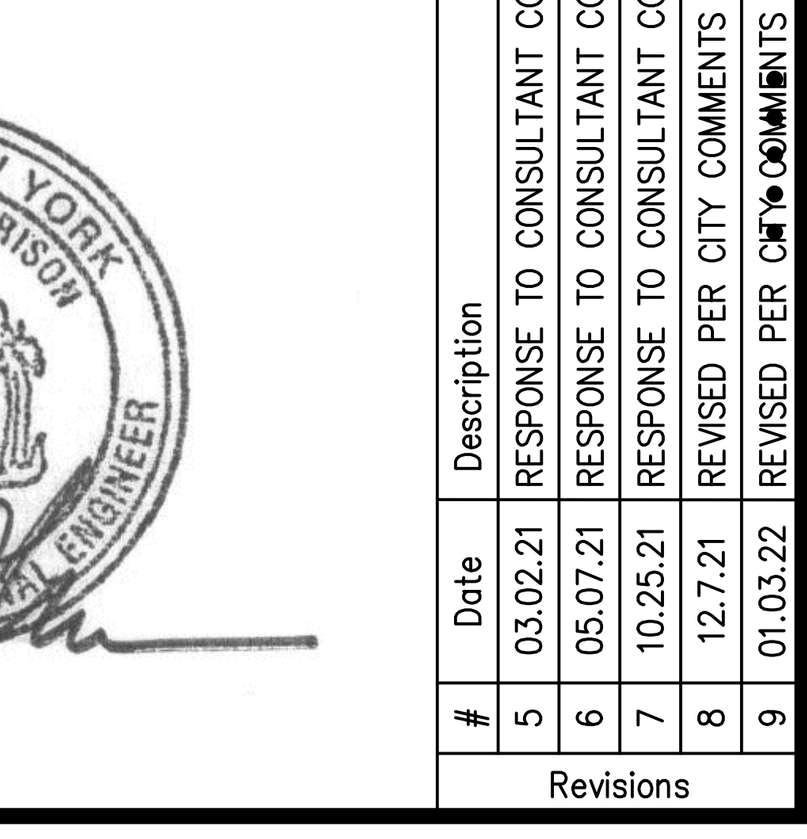
	CODE	QTY.	BOTANICAL NAME	COMMON NAME	ROOT	SIZE INSTALLED	SIZE MATURE	COMMENTS
TREES:	ARK	9	ACER RUBRUM 'KARPICK'	KARPICK RED MAPLE	B&B	2.5–3" cal.	20x40' ht.	Narrow oval crown
	ARR	6	ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	B&B	2.5–3" cal.	40' ht.	Upright oval crown
	AG	4	AMEL. x GRANDIFLORA 'CUMULUS'	CUMULUS SERVICEBERRY	B&B	8–10' ht.	30' ht.	Clump Form (3 min.)
	BNH	6	BETULA NIGRA 'HERITAGE'	HERITAGE RIVER BIRCH	B&B	10–12' ht.	40' ht.	Multi–stem; Low Branched
	CKS	6	CORNUS KOUSA 'SATOMI'	SATOMI KOUSA DOGWOOD	B&B	2.5–3" cal.	25' ht.	Pink Bloom
	GTM	18	GLEDITSIA T. INERMIS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	B&B	3–3.5" cal.	60' ht.	HEAVY
	MDV	7	MALUS DOMESTICA VARIETIES	EATING APPLES – MIXED VARIETIES	B&B	1.5–2" cal.	20' ht.	Edible Fruit
	PAB	2	PLATANUS ACERIFOLIA 'BLOODGOOD'	LONDON PLANE TREE	B&B	3–3.5" cal.	50' ht.	Specimen Grade
	PCK	3	PRUNUS CERISIFERA 'KRAUTER VESUVIUS'	KRAUTER VESUVIUS PURPLE LEAF PLUM	B&B	2.5–3" cal.	15'x20' ht.	Pale Pink Bloom
	PSK	3	PRUNUS SERRULATA 'KWANZAN'	KWANZAN CHERRY	B&B	2.5–3" cal.	20x30' ht.	
	QR	2	QUERCUS RUBRA	NORTHERN RED OAK	B&B	3–3.5" cal.	75' ht.	
SHRUBS:	AMH	4	ARONIA MELANOCARPA 'UCONNAM166'	LOW SCAPE HEDGER CHOKEBERRY	CONT.	#5	3'hx3–5'w	Red–Or Fall
	AML	258	ARONIA MEL. LOW SCAPE MOUND	LOW SCAPE MOUND CHOKEBERRY	CONT.	#1	12–24" ht.	
	AGC	37	AZALEA 'GIRARD'S CRIMSON'	GIRARD'S CRIMSON AZALEA	CONT.	#3	3–4' ht.	Crimson Bloom
	AGM	31	AZALEA 'GIRARD'S RENEE MICHELLE'	GIRARD'S RENEE MICHELLE AZALEA	CONT.	#3	3–4' ht.	Deep Pink Bloom
	AGR	17	AZALEA 'GIRARD'S ROSE'	GIRARD'S ROSE AZALEA	CONT.	#3	2–3' ht.	
	AGW	17	AZALEA 'GIRARD'S PLEASANT WHITE'	GIRARD'S WHITE AZALEA	CONT.	#3	2–3' ht.	White
	AKM	18	AZALEA x 'MOTHER'S DAY'	MOTHER'S DAY (KURUME) AZALEA	CONT.	#3	2–3' ht.	Rose Red Bloom
	BDP	10	BUDDLIEA DAV. 'NANHO PURPLE'	NANHO PURPLE BUTTERFLY BUSH	CONT.	30–36" ht.	3–5' ht.	Red–purple
	BGM	8	BUXUS MICROPHYLLA 'GREEN MOUNTAIN'	GREEN MOUNTAIN BOXWOOD	CONT.	24" min.ht.	3'Wx5'H	Soft Pyramidal; Do not shear
	BMG	25	BUXUS MICROPHYLLA 'GREEN VELVET'	GREEN VELVET BOXWOOD	CONT.	24" min.ht.	2–4' ht.	Do not shear neat.
	CAV	4	CLETHRA ALNIFOLIA 'VANILLA SPICE'	VANILLA SPICE SUMMERSWEET	CONT.	#5	3–4' ht.	
	FGA	29	FOTHERGILLA GARDENII 'APPALACHIA'	DWARF FOTHERGILLA	CONT.	#5	2–3' ht.	
	HAI	12	HYD. ARBORESCENS INVINCIBLE SPIRIT II	SMOOTH HYDRANGEA	CONT.	#5	3–4' ht.	Pink
	HSA	6	HIBISCUS SYRIACUS 'ARDENS'	ROSE OF SHARON	B&B	36–42" ht.	8–10' ht.	Double Rosy Purple
	HSB	3	HIBISCUS SYRIACUS 'BLUE SATIN'	ROSE OF SHARON	B&B	36–42" ht.	8–10' ht.	Single Royal Blue
	HSR	5	HIBISCUS SYRIACUS 'RED HEART'	ROSE OF SHARON	B&B	36–42" ht.	8–10' ht.	White w/ Scarlet Eye
	HQP	15	HYDRANGEA QUERCIFOLIA 'PEEWEE'	PEE WEE OAKLEAF HYDRANGEA	CONT.	#7	3–5' ht.	White; Burgundy fall
	HQR	5	HYDRANGEA QUERC. 'RUBY SLIPPERS'	RUBY SLIPPERS OAKLEAF HYDRANGEA	CONT.	#7	6–8' ht.	White to Pink
	IGD	30	ILEX GLABRA 'DENSA'	INKBERRY	CONT.	24" min.ht.	3–4' ht.	Compact
	IVH	7	ITEA VIRGINICA 'HENRY'S GARNET'	HENRY'S GARNET SWEETSPIRE	CONT.	#5	4–6' ht.	
	IVL	10	ITEA VIRGINICA 'LITTLE HENRY'	LITTLE HENRY SWEETSPIRE	CONT.	#3	3–6' ht.	
	KLE	21	KALMIA LATIFOLIA 'ELF'	ELF MIN. MOUNTAIN LAUREL	CONT.	#5.	3–4' ht.	White
	KLR	3	KALMIA LATIFOLIA 'RASPBERRY GLOW'	RASPBERRY GLOW MOUNTAIN LAUREL	CONT.	#5	6–8' ht.	Burgundy to Pink
	MPS	8	MORELLA PENSYLVANICA 'SILVER SPRITE'	SILVER SPRITE BAYBERRY	CONT.	36" min.ht.	3–5' ht.	
	MPM	1	MORELLA PENSYLVANICA 'MORTON MALE'	MALE SILVER SPRITE BAYBERRY	CONT.	36" min.ht.	3–5' ht.	
	PHT	21	PHYSOCARPUS OPULIFOLIUS 'TINY WINE'	TINY WINE NINEBARK	CONT.	18–24" ht.	3–4' ht.	
	PJM	2	RHODODENDRON 'PJM'	PJM RHODODENDRON	CONT.	36" min.ht.	8' ht.	
	RK1	33	ROSA 'RADCOR'	RAINBOW KNOCK OUT ROSE	CONT.	#5	3–4' ht.	30" o.c.; Pink
	RK2	46	ROSA 'RADSUNNY'	SUNNY KNOCK OUT ROSE	CONT.	#5	3–4' ht.	30" o.c.; Soft Yellow
	SMP	5	SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	CONT.	#7	4–5' ht.	
	TCG	55	TAXUS CUSPIDATA 'GREENWAVE'	GREENWAVE JAPANESE YEW	CONT.	24" min.ht.	3'x4'	DO NOT SHEAR AS HEDGE
	VCN	14	VACCINEUM CORYMBOSUM 'NORTHLAND'	NORTHLAND HIGHBUSH BLUEBERY	CONT.	#7	3–4' ht.	
	VCL	185	VIBURNUM CASSINOIDES 'LIL DITTY'	LIL DITTY WITHEROD VIBURNUM	CONT.	#1	12–24" ht.	
WILD FLOWERS:	ACI	10%	ASCLEPIAS INCARNATA	SWAMP MILKWEED	CONT.	PLUGS	36" ht.	15" o.c.; Pink
	ACS	10%	ASCLEPIAS SYRIACA	COMMON MILKWEED	CONT.	PLUGS	60" ht.	15" o.c.; Wh/Purple
	ACT	80%	ASCLEPIAS TUBEROSA	BUTTERFLY MILKWEED	CONT.	PLUGS	24–30" ht.	15" o.c.; Or/Yellow
PERENNIALS:	AAB		ACHILLEA MILLE. 'APPLE BLOSSOM'	APPLE BLOSSOM YARROW	CONT.	#SP4	24" ht.	15" o.c.; Lilac Pink
	AAD		ACHILLEA MILLE. 'APRICOT DELIGHT'	APRICOT DELIGHT YARROW	CONT.	#SP4	13" ht.	15" o.c.; Mixed Pinks
	ANP		ASTER NOVAE–ANGLIAE 'PURPLE DOME'	PURPLE DOME (N.E.) ASTER	CONT.	#SP4	18" ht.	18" o.c.
	ANB		ASTER NOVAE–BELGII 'MARIE BALLARD'	MARIE BALLARD (NY) ASTER	POT	#SP5	30" ht.	18" o.c.; Vio–blue Late Sum.
	EPB		ECHINACAEA P. 'POW WOW WILD BERRY'	WILD BERRY CONEFLOWER	CONT.	#SP5	16–24" ht.	15" o.c.; Rose–Purple
	EDB	–	EUPATORIUM DUBIUM 'BABY JOE'	BABY JOE PIEWEED	POT	#SP5	24–30" ht.	24" o.c.; Lav–Rose
	HHR		HEMEROCALLIS MIXED VARIETIES	DAYLILY	CONT.	#SP4	18" ht.	18" o.c.; YELLOW
	LMS		LEUCANTHEMUM SUP. 'BECKY'	SHASTA DAISY	CONT.	#SP4	30" ht.	White
	LCR		LOBELIA CARDINALIS 'RED BEAUTY'	RED BEAUTY CARDINAL FLOWER	POT	#1	24–36" ht.	18" O.C.
	MBS		MONDARDA DIDYMA 'BLUE STOCKING'	BLUE STOCKING BEE BALM	CONT.	#SP4	4' ht.	Purple
	NN	5	NIPPONANTHEMUM NIPPONICUM	MONTAUK DAISY	CONT.	#2 (2 Gal.)	30–36" ht.	
	RFG		RUDBECKIA FUL. var. SULL. 'GOLDSTURM'	GOLDSTURM Black Eyed Susan	CONT.	#SP4	30–36" ht.	24" o.c.; Gold; June–Sept
ORNAMENTAL GRASSES:	CKF		CALAMAGROSTIS ACU. 'KARL FOERSTER'	FEATHER REED GRASS	CONT	#1	4–5' ht.	
	MCS		MOLINA CAER. 'STRAHLENQUELLE'	PURPLE MOOR GRASS	POT	#1	24" o.c.;	24" Blades, 2–4' Plumes
	PAH		PENNISETUM ALOPCUROIDES 'HAMELN'	HAMELN DWARF FOUNTAIN GRASS	CONT.	#2	24" ht.	18" o.c.; Copper tassels

NOTE REGARDING PLANT SOURCING:

1. ALL WOODY AND HERBACEOUS PLANT MATERIAL (TREES, SHRUBS, PERENNIALS AND GRASSES) SHALL BE SOURCED FROM NURSERIES WITHIN 50 MILES OF THE PROJECT SITE AND SHALL BE GROWN FROM STOCK WITHIN 180 MILES OF THE PROJECT SITE.
2. WILDFLOWER PLUGS (SUCH AS MILKWEED SPECIES) SHALL BE FROM SEED STOCK GATHERED IN THE WILD WITHIN NEW YORK STATE (PREFERRED), CONNECTICUT, MASSACHUSETTS OR NEW JERSEY.

NOTE REGARDING POLLINATORS:

1. ADDITIONAL SHRUB SPECIES HAVE BEEN ADDED TO LIST AND CERTAIN PLANTS ON THE PLAN SUBSTITUTED IN ORDER TO INCREASE THE DIVERSITY AND QUANTITY OF NECTAR PLANTS FOR POLLINATORS.
2. SIMILARLY, ADDITIONAL PERENNIAL FLOWER SPECIES HAVE BEEN ADDED TO LIST AND WILDFLOWERS, SPECIFICALLY 3 TYPES OF MILKWEEDS, HAVE BEEN IN ORDER TO INCREASE THE DIVERSITY AND QUANTITY OF NECTAR PLANTS FOR POLLINATORS.



#	Date	Description
5	03.02.21	RESPONSE TO CONSULTANT COMMENTS
6	05.07.21	RESPONSE TO CONSULTANT COMMENTS
7	10.25.21	RESPONSE TO CONSULTANT COMMENTS
8	12.7.21	REVISED PER CITY COMMENTS
9	01.03.22	REVISED PER CITY COMMENTS

Revisions

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

PLANT LIST AND PLANTING DETAILS

WALLACE CAMPUS MANAGER, LLC

WALLACE CAMPUS
CITY OF POUGHKEEPSIE,
DUTCHESS COUNTY, NEW YORK

Design/Calcs	LRC	CAD File	LL20254801.dwg	Sheet No.
Drawn	SMC	Project No.	20–2548	LL-2
Checked	KFC	Date	2020.04.10	
Approved	REM	Scale	NTS	

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MAIN STREET

CATHARINE STREET

302 Mill Existing
1 Story Structure
To Remain

302 Mill
Existing
Residential
To Remain

304 Mill
Existing
Residential
To Remain

306 Mill Existing
2 1/2 Story
Building To Remain

310 Mill Existing
2 1/2 Story
Building To Remain

MAIN STREET BUILDING
5 STORIES
13,375 SF FOOTPRINT
81,813 SF TOTAL
3,309 SF COMMERCIAL AREA
69 APARTMENTS
96 BEDROOMS

331 Main
Existing
4 Story
To Remain

WALLACE BUILDING
4 STORY
25,180 SF FOOTPRINT
114,856 SF TOTAL
7,649 SF COMMERCIAL AREA
69 APARTMENTS
81 BEDROOMS

Existing
3 Story
To Remain

CATHARINE STREET BUILDING
5 STORY
9,684 SF FOOTPRINT
60,145 SF TOTAL
3,255 SF COMMERCIAL AREA
49 APARTMENTS
68 BEDROOMS

3 Story
Brick Building.

3 Story
Brick Building

2 Story
Brick Building

ZONE HC

ZONE UV

ZONE HC / ZONE UV

ZONE UV
C.O.

ZONE HC
C.O.

ZONE UV

ZONE HC

ZONE R2

Gas Meter

15" Sanitary Line

12" Sanitary Line

6" Sewer with C.O.

Granite Curb

Concrete Curb

Flush Curb

Curb Transition to Flush (Typ.)

Grate (typ.)

4" cast iron sewer

#302

#304

#306

#310

#318

#14 - #20

W1 @ 10'

W1a @ 10'

W2 @ 11'

W2a @ 10'

W2a @ 11'

W2a @ 12'

W3 @ 10'

W3 @ 10'

W3 @ 11'

W3a @ 11'

SW @ 11'

S1 @ 10'

SQN @ 10'

B @ 3.5'

Description

#	Date	Description
6	05.07.21	RESPONSE TO CONSULTANT COMMENTS
7	10.25.21	RESPONSE TO CONSULTANT COMMENTS
8	12.7.21	REVISED PER CITY COMMENTS
9	01.03.22	REVISED PER CITY COMMENTS
10	01.12.22	REVISED PER CITY COMMENTS

Revisions

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

NOTE:
SEE LIGHTING SCHEDULE
& FIXTURE CUT SHEETS
ON SHEET LP-2.

STATE OF NEW YORK
RODNEY E. MORRISON
LICENSED PROFESSIONAL ENGINEER

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.

LIGHTING PLAN

WALLACE CAMPUS MANAGER, LLC

WALLACE CAMPUS
CITY OF POUGHKEEPSIE,
DUTCHESS COUNTY, NEW YORK

Design/Calcs	LRC	CAD File	LP20254801.dwg	Sheet No.	
Drawn	SMC	Project No.	20-2548		LP-1
Checked	KFC	Date	2020.04.10		
Approved	REM	Scale	1"=20'		

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prescolite **Soffit S1**

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

LTR-6RD

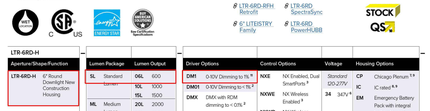
LITEISTRY 6" ROUND DOWNLIGHT

LITEISTRY



FEATURES

- 6" architectural LED downlight delivering 600 – 9000 lm
- Five beam distributions from 0.3 to 1.1 Spacing Criteria
- Quiet reflector appearance with superior 50° optical cutoff
- 2700K – 5000K, 80+ and 90+ CRI options
- Available for New Construction (non-IC), IC and Chicago Plenum applications
- Variety of dimming protocol options including 0–10V, DALI, DMX, Lutron Forward Phase, and EcoSystem
- NX Distributed Intelligence™ wired and wireless controls capability available



LTR-6RD-H	Aperture/Shape/Function	Lumen Package	Lumen Output
LTR-6RD-H	6" Round Downlight New Construction Housing	SL Standard Lumen	06L 600
			10L 1000
			15L 1500
		ML Medium Lumen	20L 2000
			25L 2500
			30L 3000
		HL High Lumen	35L 3500
			40L 4000
			45L 4500
		VL Very High Lumen	50L 5000
			55L 5500
			60L 6000
		XL Extra high Lumen [10]	70L 7000
			80L 8000
			90L 9000

Driver Options	Control Options	Voltage	Housing Options
DMI 0-10V Dimming to 1% [9]	NXE NX Enabled, Dual SmartPorts [11]	Standard 120-277V	CP Chicago Plenum [1,2]
DMD1 0-10V Dimming to 1% [11]	NXW NX Wireless Enabled [11]	347 347V [4]	IC IC rated [1,2]
DMX DMX with RDM dimming to 1% [11]	NXWD NX Wireless Enabled, Dual SmartPorts [11]		EM Emergency Battery Pack with integral test switch and indicator light [3]
DALI DALI Dimming to 1% [11]	LV Lutron Vive Enabled, 0-10V (requires 0-10V driver)		EMB Emergency Battery Pack with remote test switch and indicator light [3]
2DM Lutron Hi-Lume 2-wire Dimming to 1% (120V Forward Phase only) [11]	LVE Lutron Vive Enabled, EcoSystem, (requires EDM)		DTS Device Transfer Switch with Dimming Bypass [3,12]
EDM Lutron Hi-Lume EcoSystem Dimming to 1% [11]			GTD Generator Transfer Device [3]
			F Fuse [3]

LTR-6RD-T	Aperture/Shape/Function	Lumen Package	CCT	CRI	Distribution
LTR-6RD-T	6" Round Downlight Light Engine/Trim Assembly	SL Standard Lumen	27K 2700K	8 80+CRI	VNR Very Narrow (0.3 SC/9ft²)
		ML Medium Lumen	30K 3000K	9 90+CRI	NR Narrow (0.5 SC/29)
		HL High Lumen	35K 3500K		MD Medium (0.6 SC/37)
		VL Very High Lumen	40K 4000K		WD Wide (0.9 SC/59)
		XL Extra high Lumen [10]	50K 5000K [1]		XW Extra Wide (1.1 SC/76)

*Stored on Specsuite, 35K, 80 CRI

RELATED PRODUCTS

- LTR-6RD-WRH Retrofit
- LTR-6RD SpectraSync
- 6" LITEISTRY Family
- LTR-6RD PowerHUBB

SERVICE PROGRAMS

STOCK QS

TRIM

KEY DATA	
Lumen Range	600-9000
Wattage Range	8-99
Efficacy Range (LPW)	94-104*
Reported Life (Hours)	L90 / >55,000
Input Current (mA)	65-825 (120V)

WARRANTY

- 5 year warranty
- See HLI Standard Warranty for additional information

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HUBBELL Lighting

KIM LIGHTING

PA7R

BOLLARD

DATE: 5-28-21 LOCATION: 1234 Route 9G, Hyde Park, NY
TYPE: B PROJECT: Key Construction
CATALOG #: PA7R-CT-NU-3HS-12L-020-3K7-42A-DBS-x-UNV-x

Pavilion™

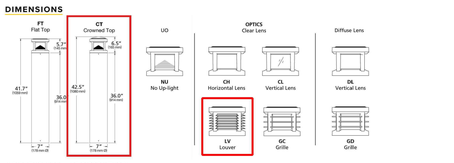


Pavilion

FEATURES

- Traditional or Performance Optics
- Bluetooth® enabled RGBW accent
- Integral NEMA 3R Enclosure
- Dual receptacle power panel
- PA System capability
- IP65 optical system

DIMENSIONS



ADDITIONAL INFORMATION

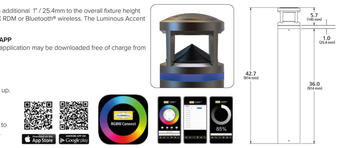
LUMINOUS ACCENT:

- The Luminous Accent option adds an additional 1" / 25.4mm to the overall fixture height and may be controlled via wired DMX RDM or Bluetooth® wireless. The Luminous Accent shall be: KGB.

HUBBELL LIGHTING RGBW REMOTE APP

- The Hubbell Lighting RGBW Remote application may be downloaded free of charge from the Apple App Store or Google Play.
- Color selection and adjustment.
- Camera function for color matching.
- Intensity slider for dimming/ramping up.
- Save and rename up to 10 presets.
- Group and rename fixtures.
- Fixture is password protected, refer to instructions to set unique password.

MOUNTING



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HUBBELL Lighting

KIM LIGHTING

PA7R

BOLLARD

DATE: 5-28-21 LOCATION: 1234 Route 9G, Hyde Park, NY
TYPE: B PROJECT: Key Construction
CATALOG #: PA7R-CT-NU-3HS-12L-020-3K7-42A-DBS-x-UNV-x

ORDERING GUIDE

CATALOG # PA7R-CT-NU-3HS-12L-020-3K7-42A-DBS-x-UNV-x

Example: PA7R-FT-NU-1-12L-010-5K7-24A-BLS-SWP-UNV-EM

HOUSING

PA7R	Top	Optics	Distribution	Light Engine
Model				
PA7R Pavilion.7" Ø Round	FT Flat Top	NU No Up-light	1 Type I	12L-010-5K7 14W /3000 nominal lm, 5000K, 70 CRI
	CT * Crowned Top	CH Clear Horizontal Lens	2 Type II	12L-010-4K7 14W /3000 nominal lm, 4000K, 70 CRI
		CL * Clear Vertical Lens	3 Type III	12L-010-3K7 14W /3000 nominal lm, 3000K, 70 CRI
		DL 14 Diffuse Vertical Lens	3HS Type III + House side shield	12L-010-AMB 14W, Amber 595 nm Peak
		LV Louvers	4 Type IV	12L-020-5K7 22W /2000 nominal lm, 5000K, 70 CRI
		GC Grille with clear vertical lens	5 Type V	12L-020-4K7 22W /2000 nominal lm, 4000K, 70 CRI
		GD * Grille with diffuse vertical lens		12L-020-3K7 22W /2000 nominal lm, 3000K, 70 CRI
				12L-020-AMB * 22W, Amber 595 nm Peak

Body	Fixture Finish	Control Options	Voltage	Options
24A 24" OAH, Aluminum	BLS Black Gloss Smooth	SWP [7] SiteSync pre-commission	UNV 120-277V	EM [1] Battery Backup
42A 42" OAH, Aluminum	BLT Black Matte Textured	MW [7] Motion sensing (50% dim, 100% output upon detection)	120 120V	LP [1] Luminous Accent
42BR-C 42" OAH, Bronze Concrete	DBS Dark Bronze Gloss Smooth	SiteSync Accessories*	277 208-277V	SP [1] Single Fuse
42CH-C 42" OAH, Charcoal Concrete	DBT Dark Bronze Matte Textured	SWUSB SiteSync Software on USB	347 347V	DP [1] Double Fuse
42NG-C 42" OAH, Natural Gray Concrete	GTT Graphite Matte Textured	SWTAB SiteSync Windows® Tablet	480 480V	
42WH-C 42" OAH, White Concrete	LGS Light Gray Gloss Smooth	SWBRG SiteSync Wireless Bridge Node		
42A-RDP-L [4] 42" OAH, Aluminum + Dual Receptacle Outlet Panel and Cover	LGT Light Gray Matte Textured	*RECOMMISSIONED SITESYNC ORDERING INFORMATION: When ordering a fixture with the SiteSync lighting control option, additional information will be required to commission the fixture. The Lighting Commissioning Form or alternate schedule information must be completed. This form can be found in the Lighting Control Submittals and Operating schedules. For more detailed information please visit www.hubbelllighting.com/products/sitesync or contact Hubbell Lighting tech support at (800) 345-4928. Example: PA7R[FT,NU,3,12L-020-3K7/42A/TT/SWP/UNV/LR	
42A-RDP-L [4] 42" OAH, Aluminum + Dual Receptacle Outlet Panel with Locking Cover	PSS Platinum Silver Gloss Smooth			
42A-2GEB Integral Recessed 2 Gang Electrical Box	VGT Verde Green Matte Textured			
42A-SG3 42" OAH, Aluminum + Speaker Grille Enclosure for 3" Ø speaker	WHS White Gloss Smooth			
	WHT White Matte Textured			

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HUBBELL Lighting

W3 and W4 Wall

KIM LIGHTING

LED Wall Forms® **WF23**
Shallow Cutoff Face Surface Mount, Round
revision 10/24/14 • kl_wf23led_spec.pdf

Type: Small Wall Lights W3 and W4 - mounted at 9 and 10' lens height
Job: Wallace Campus - Poughkeepsie
Catalog number: W3: WF23-9L3KUV-DB
W4: WF23-18L3KUV-DB

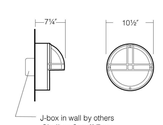
WF23 / / / /
Fixture | Electrical Module | Finish | Options

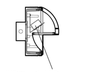
See page 2

Approvals:

Date:
Page: 1 of 2

Specifications







Surface Mount: Die-cast, low copper (<0.6% Cu) aluminum alloy with double side walls. Zinc plated steel mounting plate supplied for mounting to standard 3" or 4" junction box.

Face Plate: Die-cast, low copper (<0.6% Cu) aluminum alloy with vertical and horizontal double ribs covering the full hemisphere. Ribs are minimum ⅝" depth and ⅜" thickness. Secures to housing with four stainless steel captive socket head screws.

Shallow Cutoff Face: Solid upper half protruding 3¾" from housing and concave lower half.

Lens: Flat tempered glass, ⅛" minimum thickness with internal sandblast. Retained in face plate and sealed with a one-piece silicone gasket.

LED Optical System: A total of 9 LED emitters configured in a rectangular array comprised together as a module. One (1) module for 9 LED version and two (2) modules for 18 LED version. Available in 580nm, 3000K, 4200K and 5100K.

LED Driver: Rated for 9 or 18 LED. Universal voltage from 120 to 277V with a ±10% tolerance. -40°F starting temperature. All drivers are Underwriters Laboratories recognized.

Finish: Each luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) polyester powdercoat finish. Standard colors include (BL) Black, (DB) Dark Bronze, (WH) White, (PS) Platinum Silver, (SG) Stealth Gray, (LG) Light Gray, and (CC) Custom Color (Include RAL#.).

Finishing Items: Electrical modules and face plates. Each set of finishing items shall be in one container, clearly marked with the fixture catalog number.

CAUTION: Fixtures must be grounded in accordance with national, state, and/or local electrical codes. Failure to do so may result in serious personal injury.

Listings and Ratings			
ETL* to UL Standard 8750	IP66 Rated	CE	25C° Ambient

*Suitable for wet locations
KIM LIGHTING RESERVES THE RIGHT TO CHANGE SPECIFICATIONS WITHOUT NOTICE.

HUBBELL BUILDING AUTOMATION

U.S. PATENTS: D383,054, D381,452, D378,621

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W3 and W4 Wall

KIM LIGHTING

LED Wall Forms® **WF23**
Shallow Cutoff Face Surface Mount, Round
revision 10/24/14 • kl_wf23led_spec.pdf

Type: Small Wall Lights W3 and W4 - mount at 9 and 10' lens heights
Job: Wallace Campus - Poughkeepsie

Page: 2 of 2



Standard Features

Fixture

Cat. No. **WF23** W3: WF23-9L3KUV-DB
W4: WF23-18L3KUV-DB

Electrical Module
LED = Light Emitting Diodes

Cat. Nos. for Electrical Modules available:

LED

☐	9L2KUV¹	☐	18L2KUV¹
☒	9L3KUV¹ W3	☒	18L3KUV¹ W4
☐	9L4KUV¹	☐	18L4KUV¹
☐	9L5KUV¹	☐	18L5KUV¹

¹For LED, 9L = 9LED Emitters; 18L = 18 LED Emitters; 2K = 580nm color temperature; 3K = 3000K color temperature; 4K = 4200K color temperature; 5K = 5100K color temperature; UV = Universal Voltage from 120 to 277V with a ± 10% tolerance.

Finish
TGIC powder coated

Color: Black ☐ Dark Bronze ☐ Light Gray ☐ Stealth Gray ☐ Platinum Silver ☐ White ☐ Custom Colors²
Cat. No.: ☐ BL ☐ DB ☐ LG ☐ SG ☐ PS ☐ WH ☐ CC

²Custom colors subject to additional charges, minimum quantities and extended lead times. Consult representative. Custom color description: _____

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KIM LIGHTING

UR20

ARCHITECTURAL AREA/SITE

W1a and W2a Wall Mount

DATE: 02/19/21 LOCATION: Poughkeepsie, NY
TYPE: Wall PROJECT: WALLACE CAMPUS
CATALOG #: UR20 - 24L-25 - 3K8 - Type 3 or 4

Ouro™



Ouro Arm Mount

FEATURES

- 20" size in post top, pole and wall mount
- High performance optics up to 17,000 delivered lumens
- Elegant form factor
- Diffusion lens option
- SiteSync™ wireless control options
- UL/cUL listed for wet locations, IP65 and 3G vibration rated

3000K and warmer CCTs only

CONTROL TECHNOLOGY

SiteSync NX DISTRIBUTED INTELLIGENCE

RELATED PRODUCTS

- Ouro Small Post Top
- Ouro Large Post Top
- Ouro Large Arm Mount

SPECIFICATIONS

CONSTRUCTION

- Low copper aluminum alloy die-casting is designed as one-piece with internal cooling fins.
- Solid, cast aluminum wall creates a thermal barrier between the optical and electrical compartments.
- Molded silicone gasket throughout insures the sealing between the two compartments and provides ingress protection.
- Housing is designed with integral LED heat sink utilized for thermal transfer and for securing the location of each LED module.
- IK09 rated enclosure protects electrical equipment against external mechanical impacts.
- All external fasteners are stainless steel.
- One-piece low copper aluminum alloy die-cast lens frame is secured to housing with 6 screws.

OPTICS

- LEDs mount to a metal printed circuit board assembly (MCPCB).
- Optical lenses are clear injection molded PMMA acrylic.
- Optional Backlight Control on each LED module to completely control unwanted backlight.

INSTALLATION

- Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury.

ELECTRICAL

- Universal voltage, 120 through 277V with a ±10% tolerance. Driver is Underwriters Laboratories listed.
- High voltage configurations, 347/480. Driver has a 0-10V dimming interface for multi-level illumination options. Driver is Underwriters Laboratories listed.
- "Thermal Shield", secondary side, thermistor provides protection for the sustainable life of LED module and electronic components
- Drivers shall have greater than a 0.9 power factor, less than 20% harmonic distortion, and be suitable for operation in -40°C to 40°C ambient environments.
- Luminaire shall be capable of operating at 100% brightness in a 40°C environment. Both driver and optical array have integral thermal protection that will dim the luminaire upon detection of temperatures in excess of 85°C.
- Surge protection: 10,000k in parallel, 20,000k in series
- Wiring: No. 18AWM rated 105°C, wet rating.

CONTROLS

7PR

- Fully gasketed and wired 7-pin receptacle option. Easy access location above the electrical compartment. 7-pin construction allows for a user-defined interface and provides a controlled definition of operational performance. ANSI twist-lock control module by-others.

Standard customer operation modes:

- Traditional on/off photoelectric control.
- 5-pin wireless photoelectric control for added dimming feature.
- 7-pin wireless photoelectric control for for dimming and additional I/O connections for customer use.



7PR OPTION

(Specifications continued on page 3)

KEY DATA	
Lumen Range	2888 - 17080
Wattage Range	25 - 150
Efficacy Range (LPW)	100 -136
Reported Life (Hours)	L70>60,000
Weight	32 lbs - 14.5 Kg
EPA	0.372

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HUBBELL Lighting

KIM LIGHTING

UR20

ARCHITECTURAL AREA/SITE

W01, W1, W2 5QN, and 5 w Post Top Mount

DATE: 02/19/21 LOCATION: Poughkeepsie, NY
TYPE: Post Top PROJECT: WALLACE CAMPUS
CATALOG #: UR20 - 24L - 25 - 3K8

Ouro™



Ouro Post Top

FEATURES

- 20" size in post top, pole and wall mount
- High performance optics up to 17,000 delivered lumens
- Elegant form factor
- Diffusion lens option
- SiteSync™ wireless control options
- UL/cUL listed for wet locations, IP66 and 4G/1.5G vibration rated

3000K and warmer CCTs only

CONTROL TECHNOLOGY

SiteSync NX DISTRIBUTED INTELLIGENCE

RELATED PRODUCTS

- Ouro Small Arm Mount
- Ouro Large Post Top
- Ouro Large Arm Mount

SPECIFICATIONS

CONSTRUCTION

- Low copper aluminum alloy die-casting is designed as one-piece. Driver is Underwriters Laboratories listed.
- Molded silicone gasket throughout insures the sealing between the two compartments and provides ingress protection.
- IK09 rated enclosure protects electrical equipment against external mechanical impacts.
- All external fasteners are stainless steel.
- Cover is secured to Lens frame by the latch and hinge.

OPTICS

- LEDs mount to a metal printed circuit board assembly (MCPCB).
- Optical lenses are clear injection molded PMMA acrylic.
- Optional Backlight Control on each LED module to completely control unwanted backlight.
- Optional fixture finish optical surfaces will not exceed BUG ratings of the standard white finish.

INSTALLATION

- Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury.

ELECTRICAL

- Universal voltage, 120 through 277V with a ±10% tolerance. Driver is Underwriters Laboratories listed.
- High voltage configurations, 347/480. Driver has a 0-10V dimming interface for multi-level illumination options. Driver is Underwriters Laboratories listed.
- "Thermal Shield", secondary side, thermistor provides protection for the sustainable life of LED module and electronic components
- Drivers shall have greater than a 0.9 power factor, less than 20% harmonic distortion, and be suitable for operation in -40°C to 40°C ambient environments.
- Luminaire shall be capable of operating at 100% brightness in a 40°C environment. Both driver and optical array have integral thermal protection that will dim the luminaire upon detection of temperatures in excess of 85°C.
- Surge protection: 10,000k in parallel, 20,000k in series
- Wiring: No. 18AWM rated 105°C, wet rating.

CONTROLS

7PR

- Fully gasketed and wired 7-pin receptacle option. Easy access location above the electrical compartment. 7-pin construction allows for a user-defined interface and provides a controlled definition of operational performance. ANSI twist-lock control module by-others.

Standard customer operation modes:

- Traditional on/off photoelectric control.
- 5-pin wireless photoelectric control for added dimming feature.
- 7-pin wireless photoelectric control for for dimming and additional I/O connections for customer use.



7-Pin receptacle placement

(Specifications continued on page 3)

KEY DATA	
Lumen Range	2694 - 16874
Wattage Range	25 - 150
Efficacy Range (LPW)	95 -133
Reported Life (Hours)	L70>60,000
Weight	35 lbs - 15.8 Kg
EPA	0.608

Photocell receptacle wiring diagram



(Specifications continued on page 3)

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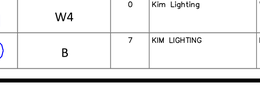
HUBBELL Lighting



PLAN VIEW

NOTE: COMPACTED FILL IN EXCAVATION TO 90% COMPACTION DENSITY. PLACE FILL IN 12" LIFTS MAXIMUM.

1 CONC. LIGHT POLE BASE-ROUND
SCALE: 1/2" = 1'-0"

LIGHTING SCHEDULE:

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	5QN	1	Kim Lighting	UR20-24L-25-3K7-5QN-PT	UR20	LED 3000K	1	UR20-24L-25-3K7-5QN-PT.ies	2692	0.9	25
	5W	4	Kim Lighting	UR20-24L-25-3K7-5W-PT	UR20	LED 3000K	1	UR20-24L-25-3K7-5W-PT.ies	3032	0.9	25
	S1	29	PRESCOLITE	LTR-6RD-H-SL06L-DM1/LTR-6RD-T-SL35KBXWS	6" LITEISTRY Round Downlight, 600 lumens, Extra Wide, Specular Clear	3500K, 80+CRI LED	1	LTR-6RD-H-SL06L-DM1_LTR-6RD-T-SL35KBXWS.ies	665	0.9	7.8
	W0a	2	KIM LIGHTING	UR20-24L-25-3K7-4-BC	UR20	LED 3000K	1	UR20-24L-25-3K7-4-BC.ies	2233	0.9	25
	W1	5	Kim Lighting	UR20-24L-25-3K7-3-PT	UR20	LED 3000K	1	UR20-24L-25-3K7-3-PT.ies	2999	0.9	25
	W1a	4	Kim Lighting	UR20-24L-25-3K7-3	UR20	LED 3000K	1	UR20-24L-25-3K7-3.ies	3122	0.9	25
	W2	6	Kim Lighting	UR20-24L-25-3K7-4-PT	UR20	LED 3000K	1	UR20-24L-25-3K7-4-PT.ies	3051	0.9	25
	W2a	5	Kim Lighting	UR20-24L-25-3K7-4	UR20	LED 3000K	1	UR20-24L-25-3K7-4.ies	3116	0.9	25
	W3	18	Kim Lighting	WF21S-9L3K	WALL FORMS	LED 3000K	1	WF23-9L3K.ies	640	0.9	11.8
	W4	0	Kim Lighting	WF21S-18L3K	WALL FORMS	LED 3000K	1	WF23-18L3K.ies	1100	0.9	20.2
	B	7	KIM LIGHTING	PA7R-LV5-12L-020-3K7	PA7R	LED 3000K	1	PA7R-LV5-12L-020-3K7.ies	887	0.9	21.7

KIM LIGHTING

UR20

ARCHITECTURAL AREA/SITE

W1a and W2a Wall Mount

DATE: 02/19/21 LOCATION: Poughkeepsie, NY
TYPE: Wall PROJECT: WALLACE CAMPUS
CATALOG #: UR20 - 24L-25 - 3K8 - Type 3 or 4

ORDERING GUIDE

CATALOG # UR20 - 24L-25 - 3K7 - Type 3 or 4 Optic as noted on schedule - / - / / WB Wall Bracket

Example: UR20-24L-25-3K8-3-L-UNV-ASQ-BLT-7PR-BC-SWTAB

HOUSING

UR20						
Model	LED Engine	CCT	Distribution	Rotation	Voltage	
UR20 Ouro	No Lens or Clear Lens	AM Amber, 590nm peak *	No Lens or Clear Lens	Blank for no rotation	UNV 120-277V	
	24L-25 3,000 lm	3K7 3000K, 70 CRI	2 Type II	L * Optic rotation left	347 347V	
	24L-65 7,000 lm	3K8 3000K, 80 CRI	3 Type III	R * Optic rotation right	480 480V	
	56L-75 10,000 lm	3K9 3000K, 90 CRI	4 Type IV		DALI 120-277V	
	56L-115 15,000 lm	4K7 4000K, 70 CRI	4W Type IV Wide		*Consult factory	
	56L-140 17,000 lm	4K8 4000K, 80 CRI	5QM Type V Square Medium			
	H.O.L - High Diffusion Lens	5K7 5000K, 70 CRI	5QN Type V Square Narrow			
	28L-30 3,000 lm		5R Type V Rectangular			
	28L-70 7,000 lm		5W Type V Wide (Round)			
	68L-80 9,000 lm		H.O.L - High Diffusion Lens			
	68L-115 13,000 lm		3 Type III Asymmetric			
	68L-150 15,000 lm		5W Type V Symmetric			

Mounting	Fixture Finish	Control Options	Options	Control Accessories
ASQ Arm Square pole	BL Black	7PR-TL 7 pin PCR with twist lock photocontrol	BC * Back light Control	SW7PR 1,5 SiteSync with 7 pin PCR
A34 Arm mt 3.3-4.2" OD pole	DB Dark Bronze	7PR-SC 7 pin PCR with shorting cap	SF Single Fuse	SWUSB SiteSync Software on USB
A46 Arm mt 4.5-6.0" OD pole	GT Graphite	7PR 7 pin PCR, wireless control enabled	DF Double Fuse	SWTAB SiteSync Windows® Tablet
MAP Horizontal Slip Fitter 2 3/8" OD arm	LG Light Gray	AD-01 5 Astro/DIM 50% output at midnight	TB Terminal Block	SWBRG SiteSync Wireless Bridge Node
SVSF Square Vertical Slipfitter for 2"Tenon (2-3/8"OD)	PS Platinum Silver	AD-02 5 Astro/DIM 50% output midnight to 4 AM	CLR * Clear Lens	WIR-RME-L wSCAPE External Fixture Module
VSF Round Vertical Slipfitter for 2"Tenon (2-3/8"OD)	TT Titanium	AD-03 5 Astro/DIM 50% output 10PM to 4AM	TL Tamper proof latch	SCH-R Occ. Sensor for Round Pole (up to 30' MH)
WB Wall Bracket	WH White	AD-04 5 Astro/DIM 50% output 10PM to 4AM		SCH-S Occ. Sensor for Square Pole (up to 30' MH)
	CC Custom Color *	NXWE NX Wireless Enabled		NXDFM-WHD NX 7-pin Module
		SWP 1,5,6 SiteSync Pre commission		
		SWPM-40F 4,5,6,9 SiteSync with Sensor 9' to 40' MH		
		WSP-40F-1 5,6 Dimming Occ. Sensor for up to 40' MH, 120/277/347V		
		WSP-40F-2 5,6 Dimming Occ. Sensor for up to 40' MH, 208/240V		
		WSP-40F-3 5,6 Dimming Occ. Sensor for up to 40' MH, 480V		
		NXSPW14F 5,9 NX Wireless, PIR Sensor, 14'		
		NXSPW30F 5,9 NX Wireless, PIR Occupancy Sensor, Dimming Daylight Harvesting, 30'		
		NXSP14F 5,9 NX, PIR Occupancy Sensor, Dimming Daylight Harvesting, 14'		
		NXSP30F 5,9 NX, PIR Occupancy Sensor, Dimming Daylight Harvesting, 30'		

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1 Not available with SQM, SQN, and SW distributions.
2 Not available with other sensor or wireless control options.
3 Consult factory for custom color, ecomo and corrosive finish options.
4 Not available with 347V and 480V.
5 24L & 56L only.
6 Not available with Type V distributions or HDL option.
7 Consult factory for custom color, ecomo and corrosive finish options.
8 Turtle Friendly.
9 Not available with 347V and 480V
10 24L & 56L only.
11 Not available with Type V distributions or HDL option. www.hubbelllighting.com/sitesync for more details. Order at least one SiteSync Interface accessory SWUSB or SWTAB. Each option contains SiteSync License, GUI, and Bridge Node.

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HUBBELL Lighting

KIM LIGHTING

UR20

ARCHITECTURAL AREA/SITE

W01, W1, W2 5QN, and 5 w Post Top Mount

DATE: 02/19/21 LOCATION: Poughkeepsie, NY
TYPE: Post Top PROJECT: WALLACE CAMPUS
CATALOG #: UR20 - 24L - 25 - 3K8

ORDERING GUIDE

CATALOG # UR20 - 24L - 25 - 3K7-Optic Type as noted on schedule

Example: UR20-24L-25-3K8-3-L-UNV-FM33-BLT-7PR-BC-SWTAB

HOUSING

UR20						
Model	LED Engine	CCT	Distribution	Rotation	Voltage	
UR20 Ouro	No Lens or Clear Lens	AM Amber, 590nm peak *	No Lens or Clear Lens	Blank for no rotation	UNV 120-277V	
	24L-25 3,000 lm	3K7 3000K, 70 CRI	FR Type 1/Front Row	L * Optic rotation left	347 347V	
	24L-65 7,000 lm	3K8 3000K, 80 CRI	2 Type II	R * Optic rotation right	480 480V	
	56L-75 10,000 lm	3K9 3000K, 90 CRI	3 Type III		DALI 120-277V	
	56L-115 15,000 lm	4K7 4000K, 70 CRI	4 Type IV		*Consult factory	
	56L-140 17,000 lm	4K8 4000K, 80 CRI	4W Type IV Wide			
	H.O.L - High Diffusion Lens	5K7 5000K, 70 CRI	5QM Type V Square Medium			
	28L-30 3,000 lm		5QN Type V Square Narrow			
	28L-70 7,000 lm		5R Type V Rectangular			
	68L-80 9,000 lm		5W Type V Wide (Round)			
	68L-115 13,000 lm

MAIN STREET

MILL STREET

CONKLIN STREET

CATHARINE STREET

CHILDREN'S PLAY AREA

OUTDOOR PASSIVE RECREATION AREA FOR RESIDENTS OF MAIN STREET BUILDING

DECORATIVE METAL PICKET FENCE AND GATE (6' ht.)

302 Mill Existing 1 Story Structure To Remain

302 Mill Existing Residential To Remain

304 Mill Existing Residential To Remain

306 Mill Existing 2 1/2 Story Building To Remain

310 Mill Existing 2 1/2 Story Building To Remain

3 Story Brick Building

MAIN STREET BUILDING
5 STORIES
13,375 SF FOOTPRINT
81,813 SF TOTAL
3,309 SF COMMERCIAL AREA
69 APARTMENTS
96 BEDROOMS

BICYCLE PARKING TYP.

TRASH ENCLOSURE

PARKING ENTRANCE

331 Main Existing 4 Story To Remain

WALLACE BUILDING
4 STORY
25,180 SF FOOTPRINT
114,856 SF TOTAL
7,649 SF COMMERCIAL AREA
69 APARTMENTS
81 BEDROOMS

OUTDOOR PASSIVE RECREATION AREA FOR RESIDENTS OF CATHARINE ST.BUILDING

SNOW STORAGE AREAS

60 Total Parking Spaces

PARKING EXIT

DECORATIVE METAL PICKET FENCE AND GATE (6' ht.)

Existing 3 Story To Remain

CATHARINE STREET BUILDING
5 STORY
9,684 SF FOOTPRINT
60,145 SF TOTAL
3,255 SF COMMERCIAL AREA
49 APARTMENTS
68 BEDROOMS

3 Story Brick Building

2 Story Brick Building

3 Story Brick Building

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

No.	Date	Description
5	03.02.21	RESPONSE TO CONSULTANT COMMENTS
6	05.07.21	RESPONSE TO CONSULTANT COMMENTS
7	10.25.21	RESPONSE TO CONSULTANT COMMENTS
8	12.7.21	REVISED PER CITY COMMENTS
9	01.03.22	REVISED PER CITY COMMENTS

Revisions

LRC GROUP

Land Planning
Civil Engineering
Environmental Services
Land Surveying
Landscape Architecture

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

ILLUSTRATIVE SITE PLAN

WALLACE CAMPUS MANAGER, LLC

WALLACE CAMPUS
CITY OF POUGHKEEPSIE,
DUTCHESS COUNTY, NEW YORK

Design/Calcs	LRC	CADSP20254801-RENDER.dwg	Sheet No.
Drawn	SMC	Project No. 20-2548	SP-1
Checked	KFC	Date 2020.04.10	
Approved	REM	Scale 1"=20'	

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WALLACE CAMPUS

331 MAIN STREET
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

OWNER WALLACE CAMPUS MANAGER LLC
48-02 25TH AVENUE, SUITE 400
ASTORIA, NEW YORK 11103

ARCHITECT : SLCE*Architects*
1359 BROADWAY
NEW YORK, NEW YORK
10018

CIVIL ENGINEER/LANDSCAPE ARCHITECT THE LRC GROUP
85 CIVIC CENTER PLAZA, SUITE 103
POUGHKEEPSIE, NEW YORK 12601

LIST OF DRAWINGS

SHEET#:	TITLE:
A-000	COVER SHEET
A-101A	MAIN STREET BUILDING: 1ST FLOOR PLAN
A-102A	MAIN STREET BUILDING: 2ND-5TH FLOOR PLAN
A-103A	NOT USED
A-104A	MAIN STREET BUILDING: ROOF PLAN
A-100B	CATHARINE STREET BUILDING: CELLAR PLAN
A-101B	CATHARINE STREET BUILDING: 1ST FLOOR PLAN
A-102B	CATHARINE STREET BUILDING: 2ND-7TH FLOOR PLAN
A-103B	CATHARINE STREET BUILDING: ROOF PLAN
A-100C	WALLACE BUILDING: CELLAR PLAN
A-101C	WALLACE BUILDING: 1ST FLOOR PLAN
A-102C	WALLACE BUILDING: 2ND & 3RD FLOOR PLAN
A-103C	WALLACE BUILDING: 4TH FLOOR PLAN
A-104C	WALLACE BUILDING: ROOF PLAN
A-110	TYPICAL APARTMENT LAYOUTS
Z-001	TRANSPARENCY ANALYSIS
Z-002	SIGHTLINE ANALYSIS

LIST OF DRAWINGS CONT.

SHEET#:	TITLE:
A-200A	MAIN STREET BUILDING ELEVATION
A-201A	MAIN STREET BUILDING ELEVATION
A-202A	MAIN STREET BUILDING ELEVATION
A-203A	MAIN STREET BUILDING ELEVATION
A-200B	CATHARINE STREET BUILDING ELEVATIONS
A-201B	CATHARINE STREET BUILDING ELEVATIONS
A-202B	CATHARINE STREET BUILDING ELEVATIONS
A-200C	WALLACE BUILDING ELEVATIONS
A-201C	WALLACE BUILDING ELEVATIONS
A-202C	WALLACE BUILDING ELEVATIONS
A-201	RENDERINGS
A-202	RENDERINGS
A-203	RENDERINGS
A-204	RENDERINGS
A-205	RENDERINGS
A-206	RENDERINGS
A-207	RENDERINGS
A-208	RENDERINGS
A-209	MAIN STREET: MATERIAL SELECTION
A-210	CATHARINE STREET: MATERIAL SELECTION
A-206	VIEW OF MAIN STREET STOREFRONT
A-210	CATHARINE STREET BUILDING
A-211	WALLACE CAMPUS SHADOW STUDIES
A-212	EXISTING WALLACE BUILDING PHOTOS
A-213	HISTORICAL IMAGES



PROJECT:
WALLACE CAMPUS
331 MAIN STREET
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

OWNER:
WALLACE CAMPUS MANAGER LLC
48-02 25TH AVENUE, SUITE 400
ASTORIA, NY 11103

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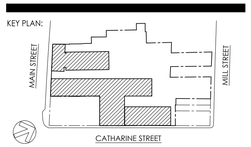
LANDSCAPE / CIVIL
THE LRC GROUP
85 CIVIC CENTER PLAZA, SUITE 103
POUGHKEEPSIE, NY 12601
TEL: (845) 243-2880
FAX: (845) 265-8175

No:	Date:	Distribution:
1	6/5/2020	REVISED PER CITY COMMENTS
2	7/10/2020	PLANNING BOARD RE-SUBMISSION
3	10/30/2020	PLANNING BOARD RE-SUBMISSION
4	12/8/2020	PLANNING BOARD RE-SUBMISSION
5	3/5/2021	PLANNING BOARD RE-SUBMISSION
6	11/2/2021	PLANNING BOARD RE-SUBMISSION
7	12/7/2021	PLANNING BOARD RE-SUBMISSION

DOB NUMBER:

KEY PLAN:



DRAWING TITLE:

COVER SHEET

SEAL / SIGNATURE:

REGISTERED ARCHITECT
SAKY YAKAS
No. 018047
STATE OF NEW YORK

PROJECT No: 2020-30
DRAWN BY: AA, LB
CHECK'D BY: SY
DWG. No:

A-000

PROJECT:

WALLACE CAMPUS

331 MAIN STREET
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

OWNER:
WALLACE CAMPUS MANAGER LLC
48-02 25TH AVENUE, SUITE 400
ASTORIA, NY 11103

ARCHITECT:
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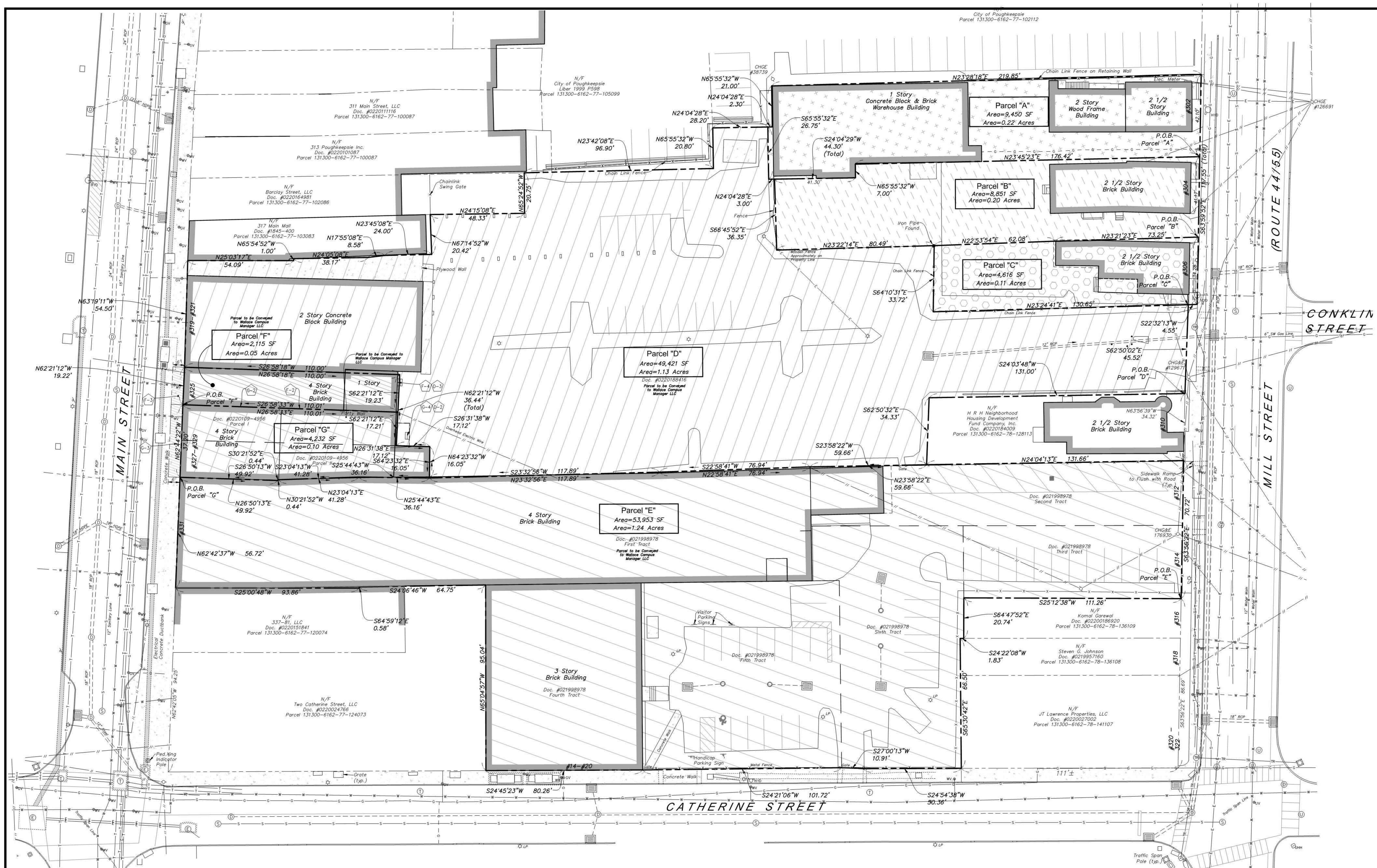
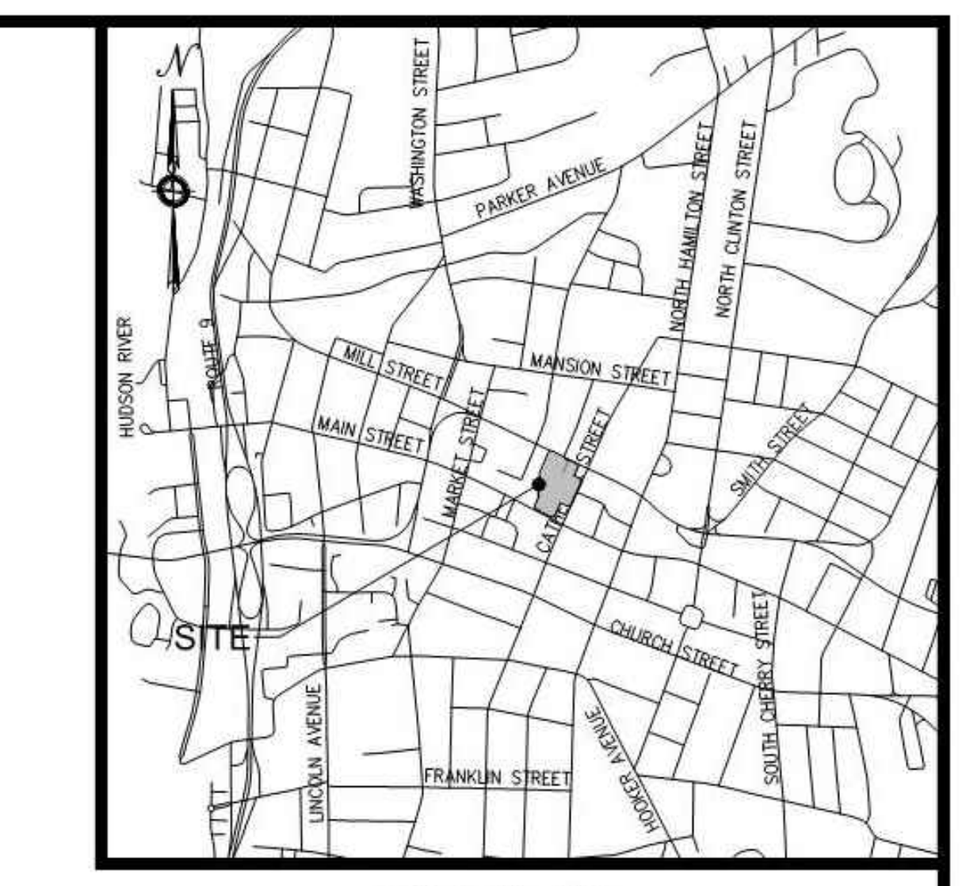
TEL: (845) 243-2880
FAX: (845) 265-8175





Vicinity Map
Scale: 1"=2,000'

Parcel Legend

Parcel "A"
Parcel "B"
Parcel "C"
Parcel "D"
Parcel "E"
Parcel "F"
Parcel "G"

Legend

Property Line
Retaining Wall
Fence
Storm Sewer
Sanitary Sewer
Water Main
Gas Main
Electric Line
Telephone Line
Overhead Wire
Sign
Iron Pin, Pipe, Rebar, Drill Hole
Guy Wire
Mailbox
Utility Pole
Water Valve
Hydrant
Gas Valve
Drainage Manhole
Sanitary Manhole
Electric Manhole
Telephone Manhole
Manhole, Utility Type Unknown
Lamp Post
Catch Basin
Curbless Catch Basin
Handicap Parking
Concrete Surface
Items Listed in Schedule B-Section 2

NOTE:
See Sheet AL-2 for Record Legal Description, Schedule B Exceptions and Zoning Information

GRAPHIC SCALE
20 0 10 20 40 80
(FEET)
1 inch = 20 ft.

Sheet 1 of 2

Certification

To: Chicago Title Insurance Company
Leviticus 25:23 Alternative Fund, Inc., its successors and/or assigns

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6a, 6b, 7a, 7b(1)(2), 7c, 8, 9, 10a, 11, 13, 14, 16, 17, 18, 19, 20 & 21 of Table A thereof. The field work was completed on February 17, 2021.

I hereby declare this map to be prepared in accordance with the Code of Practice of the New York State Association of Land Surveyors, adopted October, 1996 and revised through July 18, 1997.

JOHN F. WAGENBLATT L.S. No. 050,547

Map Notes

1. Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.
2. Only copies from the original of this survey marked with an original of the land surveyor's seal shall be considered to be a true copy.
3. The above certification shall run only to the person for whom the survey is prepared , and on his behalf to the title company, governmental agency and lending institution. Certifications are not transferable to additional institutions or subsequent owners.
4. North Arrow and bearings are referenced to the North American Datum (NAD) of 1983 projected onto the New York East State Plane Coordinate based on GPS observations made on February 10, 2020 utilizing the Keystone KeyNetGPS VRS GPS network.
5. Field survey was completed on March 12, 2020.
6. Reference is made to the following maps:
   A. "Map of Survey Prepared for Urban Green Equities LLC, City of Poughkeepsie, Dutchess County, New York,", scale 1"=20", dated February 7, 2020, prepared by J. Williams Komisar, L.L.S.
   B. "Survey of Con-Mar Realty, Inc., City of Poughkeepsie, Dutchess Co., N.Y.," scale 1"=10', dated October 5, 1962, prepared by John Drumgould, map on file in the Dutchess County Clerk's Office as map #3097.
   C. "Map of Property in Pughkeepsie Formerly Belonging to the Estate of Smith Thompson," dated April 26, 1848, prepared by L.M. Northrop, map on file in the Duthchess County Clerk's Office as map #109.
   D. Map prepare by John Ogden Surveyor, scale 1"=30', dated September 22, 1925, map on file in the Dutchess County Clerk's Office as map #1405.
   E. Map of Garden Street, dated June 15, 1970, map on file in the Dutchess County Clerk's Office as map #1636.
7. Property is located in Zone "X" areas determined to be located outside of the 0.2% annual chance floodplain as depicted on Flood Insurance Rate Map (FIRM) Panel 0358E, Dutchess County, New York, City of Poughkeepsie, community number 360222, map number 36027C0358E, effective date: May 2, 2012.

Map Notes Con't.

8. The subsurface utilities depicted hereon conform to the following Utility Quality Levels, as defined by the American Society of Civil Engineers (ASCE) in Document CI/ASCE 38-02 titled "Standard Guidelines for the Collection and Depiction of Existing Subsurface Utility Data":
   - Sanitary Sewer: QLC
   - Storm Sewer: QLC
   - Water: QLC and QLD
   - Natural Gas: QLC and QLD
   - Electric: QLC and QLD
   - Communications: QLC and QLD

   The subsurface utilities were compiled from parol evidence, record drawings, and surficial evidence located during the field survey. The Surveyor has not physically exposed the subsurface utilities, and makes no guarantee that the subsurface utilities depicted hereon comprise all such utilities within the surveyed area, either in service or abandoned. The Surveyor further does not warrant or guarantee that the subsurface utilities are in the exact location depicted, though they have been plotted, in accordance with the standard of care, from information available.

   The contractor is required to utilize the local utility one call system prior to excavation for the purpose of verifying the subsurface utilities in the area.
9. Reference is made to the following Commitment for Title Insurance issued by Chicago Title Insurance Company:
   a. Parcel D&E – Commitment Title Number CT20-00618-D, date of application 09/14/2020
   b. Parcel F – Commitment Title Number CT20-00584-D, date of application 09/02/2020
   c. Parcel G – Commitment Title Number CT20-00619-D, date of application 09/14/2020
10. There is no observable evidence on the subject property of earth moving, building construction, or building additions within recent months.
11. There is no observable evidence on the subject property of changes in street right-of-way lines either completed or proposed, or observable evidence on the subject property of recent street or sidewalk repairs.
12. There is no observable evidence on the subject property of use as a solid waste dump, sump or sanitary landfill.

Map Notes Con't.

13. There is no observable evidence of field delineation of wetlands on the subject property.
14. There is no observable evidence on the subject property of watercourses or water bodies such as streams, lakes or ponds.
15. There is no observable evidence on the subject property of gravesites, cemeteries, or burial grounds.
16. Except as depicted or noted, there are no observable easements or rights of way of on the subject property which the undersigned has been advised.
17. Except as depicted or noted on the survey, there are no observable above-ground encroachments of (a) improvements on the subject property upon adjoining properties, streets, or alleys or (b) improvements on adjoining properties, streets. or alleys upon the subject property.
18. The subject property has access to and from Main Street and Mill Street, a duly dedicated and accepted public street or highway.
19. The total number of marked parking spaces on the subject parcel is 58, including 1 designated handicapped space.
20. Except as depicted or noted hereon there are no party walls located on the subject property.
21. There are no gaps, gores, or overlaps in the legal description.

PROPERTY OWNER SUMMARY

PARCEL	OWNER	GRID #	STREET ADDRESS	DEED/DOCUMENT REFERENCE
A	POK MILL, LLC	131300-6162-77-02116	#302 MILL STREET	220191460/PARCEL C
B	POK MILL, LLC	131300-6162-77-116114	#304 MILL STREET	220191460/PARCEL B
C	POK MILL, LLC	131300-6162-77-121116	#306 MILL STREET	220191460/PARCEL A
D	IIC PROPERTIES, INC.	131300-6162-77-114098	#319 MAIN STREET	0220188416
E	IIC PROPERTIES, INC.	131300-6162-77-127091	#331 MAIN STREET	021998978
F	POK 325 MAIN, LLC	131300-6162-77-109079	#325 MAIN STREET	22019-1701
G	KEY MAIN, LLC	131300-6162-77-109077	#327-#329 MAIN STREET	0220109-4956

Revisions

#	Date	Description
1	03/31/21	REVISED PER ATTORNEY COMMENTS
2	04/13/21	REVISED PER ATTORNEY COMMENTS

LRC GROUP
- Land Planning
- Civil Engineering
- Environmental Services
- Land Surveying
- Landscape Architecture

160 West Street, Suite E
Cromwell, CT 06416
Tel: 860.635.2877
85 Civic Center Plaza, Suite 103
Poughkeepsie NY 12601
Tel: 845.243.2880
1 International Blvd, Suite 400
Mahwah, NJ 07495
Tel: 908.603.5730
www.lrcconsult.com
LRC Engineering & Surveying, DPC
LRC Engineering & Surveying, LLC
LRC Environmental Services, Inc.

ALTA/NSPS LAND TITLE SURVEY

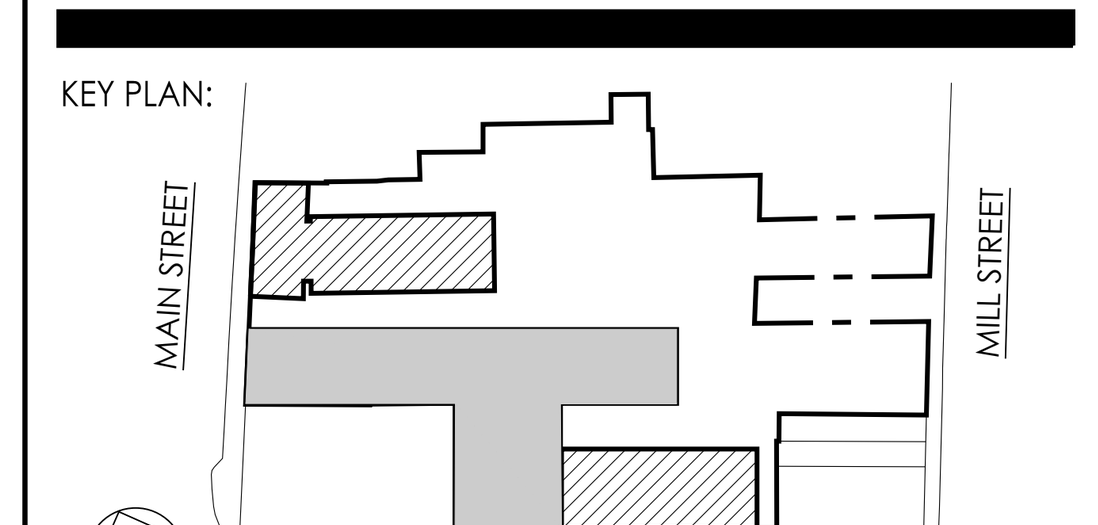
PREPARED FOR
URBAN GREEN EQUITIES, LLC
PROPERTIES OF
IIC PROPERTIES, LLC, POK MILL, LLC,
POK 325 MAIN, LLC & KEY MAIN, LLC
TO BE CONVEYED TO
WALLACE CAMPUS MANAGER LLC
MAIN STREET, CATHERINE STREET & MILL STREET
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

Design/Calcs	JFW	CAD File	ALTA202548A.dwg	Sheet No.
Drawn	RN	Project No.	20-2548	AL-1
Checked	JFW	Date	2/19/2021	
Approved	JFW	Scale	1"=20'	

No:	Date:	Distribution:
1	6/5/2020	REVISED PER CITY COMMENTS
2	7/10/2020	PLANNING BOARD RE-SUBMISSION
3	10/30/2020	PLANNING BOARD RE-SUBMISSION
4	12/8/2020	PLANNING BOARD RE-SUBMISSION
5	3/5/2021	PLANNING BOARD RE-SUBMISSION
6	11/2/2021	PLANNING BOARD RE-SUBMISSION
7	12/7/2021	PLANNING BOARD RE-SUBMISSION

DOB NUMBER:

KEY PLAN:



DRAWING TITLE:

SURVEY

SEAL / SIGNATURE:

REGISTERED ARCHITECT SAKY YAKAS No. 018047 STATE OF NEW YORK

PROJECT No:	2020-30
DRAWN BY:	AA, LB
CHECK'D BY:	SY
DWG. No:	

A-001

Z:\LANDRESOURCECONSULTANTS\2020 Jobs\20-2548A Urban Green ALTA\DWG\ALTA202548A.dwg 6/1/2021 8:39 AM Bshakley

Record Legal Description

The land referred to herein below is situated in the County of Dutchess, State of New York, and described as follows:

PARCEL "A"
Area: 9,450 S.F.
0.22 Acres

Beginning at a point in the southerly right of way line of Mill Street said point being the following five (5) courses and distances from the intersection of the said southerly right of way line of Mill Street with the westerly street line of Catherine Street N63°56'22"W 157.41 feet, N63°56'39"W 34.32 feet, N62°50'02"W 45.52 feet, N22°32'13"W 4.55 feet and N63°59'52"W 75.45 feet said beginning point is also the northwest corner of Parcel "B" and the northeast corner of herein described parcel;

Thence running southerly, easterly and southerly again the following three (3) courses and distances along said Parcel "B" S23°45'23"W 176.42 feet, S65°55'32"E 7.00 feet and S24°04'29"W 44.30 feet to a point in the northerly property line of Parcel "D" the previous three (3) courses and distances is partially along the face of a concrete block & brick building;

Thence running N65°55'32"W 26.75 feet along said Parcel "B" to a point in the easterly property line of land now or formerly of City of Poughkeepsie;

Thence running northerly, westerly, and northerly again the following three (3) courses and distances along land now or formerly of said City of Poughkeepsie N24°04'28"E 2.30 feet, N65°55'32"W 21.00 feet and N23°28'18"E 219.85 feet to a point in the southerly right of way line of Mill Street (Route 44/55);

Thence running S63°59'53"E 42.10 feet along the said southerly right of way line of Mill Street to the point or place of beginning.

PARCEL "B"
Area: 8,851 S.F.
0.20 Acres

Beginning at a point in the southerly right of way line of Mill Street said point being the following five (5) courses and distances from the intersection of the said southerly right of way line of Mill Street with the westerly street line of Catherine Street N63°56'22"W 157.41 feet, N63°56'39"W 34.32 feet, N62°50'02"W 45.52 feet, N22°32'13"W 4.55 feet and N63°59'52"W 34.28 feet said beginning point is also the northwest corner of Parcel "C" and the northeast corner of herein described parcel;

Thence running southerly the following two (2) courses and distances along Parcel "C" S23°21'23"W 73.25 feet and S22°53'54"W 62.08 feet to an iron pipe found at the southwest corner of said Parcel "C";

Thence running southerly and westerly the following two (2) courses and distances along Parcel "D" S23°22'14"W 80.49 feet and N66°45'52"W 36.35 feet to a point in the easterly property line of Parcel "A";

Thence running the following three (3) courses and distances along said Parcel "A" N24°04'29"E 41.30 feet, N65°55'32"W 7.00 feet and N23°45'23"E 176.42 feet to a point in the southerly right of way line of Mill Street (Route 44/55) the previous three (3) courses and distances are partially along the face of a concrete block and brick building;

Thence running S63°59'52"E 41.17 feet along the said southerly right of way line of Mill Street to the point or place of beginning.

PARCEL "C"
Area: 4,616 S.F.
0.11 Acres

Beginning at a point in the southerly right of way line of Mill Street said point being the following three (3) courses and distances from the intersection of the said southerly right of way line of Mill Street with the westerly street line of Catherine Street N63°56'22"W 157.41 feet, N63°56'39"W 34.32 feet and N62°50'02"W 45.52 feet said beginning point is also the northwest corner of Parcel "D" and on the easterly property line of the herein described parcel;

Thence running southerly and westerly the following two (2) courses and distances along said Parcel "D" S23°24'41"W 130.65 feet and N64°10'31"W 33.72 feet to an iron pipe found in the easterly property line of Parcel "B";

Thence running northerly the following two (2) courses and distances along said Parcel "B" N22°53'54"E 62.08 feet and N23°21'23"E 73.25 feet to a point in the southerly right of way line of Mill Street (Route 44/55);

Thence running easterly and southerly the following two (2) courses and distances along the said right of way line of Mill Street (Route 44/55) S63°59'52"E 34.28 feet and S22°32'13"W 4.55 feet to the point or place of beginning.

PARCEL "D"
Area: 49,421 S.F.
1.13 Acres

Beginning at a point in the southerly right of way line of Mill Street said point being the following two (2) courses and distances from the intersection of the said southerly right of way line of Mill Street with the westerly street line of Catherine Street N63°56'22"W 157.41 feet and N63°56'39"W 34.32 feet said beginning point is the northwest corner of land now or formerly of HRH Neighborhood Housing Development Fund Company, Inc. and the northeast corner of the herein described parcel;

Thence running southerly and easterly the following two (2) courses and distances along land now or formerly of said HRH Neighborhood Housing Development Fund Company, Inc. S24°03'48"W 131.00 feet and S62°50'32"E 34.33 feet to a point in the westerly property line of Parcel "E";

Thence running southerly the following three (3) courses and distances along the said westerly property line of Parcel "E" S23°58'22"W 59.66 feet, S22°58'41"W 76.94 feet and S23°32'56"W 117.89 feet to the northeast corner of Parcel "G" the previous three (3) courses and distances being partially along the face of a brick building;

Thence running westerly, southerly, westerly again and southerly again the following four (4) courses and distances along said Parcel "G" and Parcel "F" partially by each N64°23'32"W 16.05 feet, S26°31'38"W 17.12 feet, N62°21'12"W 36.44 feet the previous three (3) courses and distances being along the face of two (2) brick buildings and S26°58'18"W 110.00 feet to a point in the northerly street line of Main Street the previous courses and distance being through a portion of the brick building of Parcel "F" along the face there of;

Thence running N63°19'11"W 54.50 feet along the said northerly street line of Main Street to the southeast corner of land now or formerly of 317 Main Mall;

Thence running northerly, westerly, northerly again, westerly again, and northerly the following eight (8) courses and distances along land now or formerly of said 317 Main Mall and land now or formerly of Barclay Street, LLC partly be each N25°03'17"E 54.09 feet, N65°54'52"W 1.00 feet, N24°05'08"E 38.17 feet, N17°55'08"E 8.58 feet, N23°45'08"E 24.00 feet, the previous five (5) courses and distances being along the face of a building N67°14'52"W 20.42 feet, N24°15'08"E 48.33 feet and N65°24'52"W 20.75 feet to a point in the easterly property line of land now or formerly of 313 Poughkeepsie Inc.;

Thence running northerly, westerly and northerly again the following three (3) courses and distances along land now or formerly of said 313 Poughkeepsie Inc. and land now or formerly of City of Poughkeepsie partly be each N23°42'08"E 96.90 feet, N65°55'32"W 20.80 feet and N24°04'28"E 28.20 feet to a point in the southerly property line of Parcel "A";

Thence running easterly, northerly, easterly again, and northerly again the following four (4) courses and distances along said Parcel "A" and Parcel "B" partly by each S65°55'32"E 26.75 feet, N24°04'28"E 3.00 feet, S66°45'52"W 36.35 feet and N23°22'14"E 80.49 feet to an iron pipe found at the southwest corner of Parcel "C";

Thence running easterly and northerly the following two (2) courses and distances along said Parcel "C" S64°10'31"E 33.72 feet and N23°24'41"E 130.65 feet to a point in the southerly right of line of Mill Street;

Thence running S62°50'02"E 45.52 feet along the said southerly right of way line of Mill Street to the point or place of beginning.

Record Legal Description

PARCEL "E"
Area: 53,953 S.F.
1.24 Acres

Beginning at a point in the southerly right of way line of Mill Street said point N63°56'22"W 86.89 feet from the intersection of the said southerly right of way line of Mill Street with the westerly street line of Catherine Street said beginning point is the northwest corner of land now or formerly of Komal Garewal and the northeast corner of the herein described parcel;

Thence running southerly, easterly, southerly again and easterly again the following four (4) courses and distances along land now or formerly of said Komal Garewal, land now or formerly of Steven G. Johnson and land now or formerly of JT Lawrence Properties, LLC partly by each S25°12'38"W 111.26 feet, S64°47'52"E 20.74 feet, S24°22'08"W 1.83 feet and S65°30'42"E 66.50 feet to a point in the westerly street line of Catherine Street;

Thence running southerly the following four (4) courses and distances along the said westerly street line of Catherine Street S24°54'38"W 50.36 feet, S27°00'13"W 10.91 feet, S24°21'06"W 101.72 feet and S24°45'23"W 80.26 feet to the northeast corner of land now or formerly of Two Catherine Street, LLC the previous course and distance being along the face of a brick building;

Thence running westerly and southerly the following four (4) courses and distances along land now or formerly of said Two Catherine Street, LLC and land now or formerly of 337–81, LLC partially by each N65°04'57"W 95.04 feet, S24°06'46"W 64.75 feet, S64°59'12"E 0.58 feet and S25°00'48"W 93.86 feet to a point in the northerly street line of Main Street the previous four (4) courses and distances being generally along the face of a brick building;

Thence running N62°42'37"W 56.72 feet along the said northerly street line of Main Street to the southeast corner of Parcel "G";

Thence running northerly the following eight (8) courses and distances along said Parcel "G", Parcel "D" and land now or formerly of HRH Neighborhood Housing Development Fund Company, Inc. partially by each N26°50'13"E 49.92 feet, N30°21'52"W 0.44 feet, N23°04'13"E 41.28 feet, N25°44'43"E 36.16 feet, N23°32'56"E 117.89 feet, N22°58'41"E 76.94 feet, N23°58'22"E 59.66 feet and N24°04'13"E 131.66 feet to a point in the southerly right of way line of Mill Street (Route 44/55);

Thence running S63°56'22"E 70.72 feet along the said southerly right of way line of Mill Street to the point or place of beginning.

PARCEL "F"
Area: 2,115 S.F.
0.05 Acres

Beginning at a point in the northerly street line of Main Street said point being the following three (3) courses and distances from the intersection of the said northerly street line of Main Street with the westerly street line of Catherine Street N62°42'05"W 94.25 feet, N62°42'37"W 56.72 feet and N62°44'22"W 37.20 feet said beginning point is the southwest corner of Parcel "G" and the southeast corner of the herein described parcel;

Thence running N62°21'12"W 19.22 feet along the said northerly street line of Main Street to the southeast corner of Parcel "D";

Thence running northerly and easterly the following two (2) courses and distances along said Parcel "D" N26°58'18"E 110.00 feet the previous course and distance being through a portion of the brick building on Parcel "D" and along the face and S62°21'12"E 19.23 feet to the northwest corner of Parcel "G";

Thence running S26°58'33"W 110.01 feet along said Parcel "G" to the point or place of beginning.

PARCEL "G"
Area: 4,232 S.F.
0.10 Acres

Beginning at a point in the northerly street line of Main Street said point being the following two (2) courses and distances from the intersection of the said northerly street line of Main Street with the westerly street line of Catherine Street N62°42'05"W 94.25 feet and N62°42'37"W 56.72 feet said beginning point is the southwest corner of Parcel "E" and the southeast corner of the herein described parcel;

Thence running N62°44'22"W 37.20 feet along the said northerly street line of Main Street to the southeast corner of Parcel "F";

Thence running N26°58'33"W 110.01 feet along Parcel "F" to a point in the southerly property line of Parcel "D" the previous course and distance being along the face of two brick buildings;

Thence running easterly, northerly and easterly again the following three (3) courses and distances along said Parcel "D" S62°21'12"E 17.21 feet, N26°31'38"E 17.12 feet and S64°23'32"E 16.05 feet to a point in the westerly property line of Parcel "E" the previous three (3) courses and distances being along the face of a brick building;

Thence running southerly the following four (4) courses and distances along the westerly property line of said Parcel "E" S25°44'33"W 36.16 feet, S23°04'13"W 41.28 feet, S30°21'52"E 0.44 feet and S26°50'13"W 49.92 feet to the point or place of beginning.

PARCELS "D – G"
Area: 53,953 S.F.
1.24 Acres

Beginning at a point in the southerly right of way line of Mill Street said point N63°56'22"W 86.89 feet from the intersection of the said southerly right of way line of Mill Street with the westerly street line of Catherine Street said beginning point is the northwest corner of land now or formerly of Komal Garewal and the northeast corner of the herein described parcel;

Thence running southerly, easterly, southerly again and easterly again the following four (4) courses and distances along land now or formerly of said Komal Garewal, land now or formerly of Steven G. Johnson and land now or formerly of JT Lawrence Properties, LLC partly by each S25°12'38"W 111.26 feet, S64°47'52"E 20.74 feet, S24°22'08"W 1.83 feet and S65°30'42"E 66.50 feet to a point in the westerly street line of Catherine Street;

Thence running southerly the following four (4) courses and distances along the said westerly street line of Catherine Street S24°54'38"W 50.36 feet, S27°00'13"W 10.91 feet, S24°21'06"W 101.72 feet and S24°45'23"W 80.26 feet to the northeast corner of land now or formerly of Two Catherine Street, LLC the previous course and distance being along the face of a brick building;

Thence running westerly and southerly the following four (4) courses and distances along land now or formerly of said Two Catherine Street, LLC and land now or formerly of 337–81, LLC partially by each N65°04'57"W 95.04 feet, S24°06'46"W 64.75 feet, S64°59'12"E 0.58 feet and S25°00'48"W 93.86 feet to a point in the northerly street line of Main Street the previous four (4) courses and distances being generally along the face of a brick building;

Thence running westerly the following four (4) courses and distances along the said northerly street line of Main Street N62°42'37"W 56.72 feet, N62°44'22"W 37.20 feet, N62°21'12"W 19.22 feet and N63°19'11"W 54.50 feet the previous four (4) courses and distances along the face of existing buildings to the southeast corner of land now or formerly of 317 Main Mall;

Thence running northerly, westerly, northerly again, westerly again, and northerly the following eight (8) courses and distances along land now or formerly of said 317 Main Mall and land now or formerly of Barclay Street, LLC partly be each N25°03'17"E 54.09 feet, N65°54'52"W 1.00 feet, N24°05'08"E 38.17 feet, N17°55'08"E 8.58 feet, N23°45'08"E 24.00 feet, the previous five (5) courses and distances being along the face of a building N67°14'52"W 20.42 feet, N24°15'08"E 48.33 feet and N65°24'52"W 20.75 feet to a point in the easterly property line of land now or formerly of 313 Poughkeepsie Inc.;

Thence running northerly, westerly and northerly again the following three (3) courses and distances along land now or formerly of said 313 Poughkeepsie Inc. and land now or formerly of City of Poughkeepsie partly be each N23°42'08"E 96.90 feet, N65°55'32"W 20.80 feet and N24°04'28"E 28.20 feet to a point in the southerly property line of Parcel "A";

Thence running easterly, northerly, easterly again, and northerly again the following four (4) courses and distances along said Parcel "A" and Parcel "B" partly by each S65°55'32"E 26.75 feet, N24°04'28"E 3.00 feet, S66°45'52"W 36.35 feet and N23°22'14"E 80.49 feet to an iron pipe found at the southwest corner of Parcel "C";

Thence running easterly and northerly the following two (2) courses and distances along said Parcel "C" S64°10'31"E 33.72 feet and N23°24'41"E 130.65 feet to a point in the southerly right of line of Mill Street;

Thence running S62°50'02"E 45.52 feet along the said southerly right of way line of Mill Street to the northwest corner of land now or formerly of HRH Neighborhood Housing Development Fund Company, Inc.;

Thence running southerly, easterly and northerly the following three (3) courses and distances along land now or formerly of said HRH Neighborhood Housing Development Fund Company, Inc. S24°03'48"W 131.00 feet, S62°50'32"E 34.33 feet and N24°04'13"E 131.66 feet to a point in the southerly right of way line of Mill Street;

Thence running S63°56'22"E 70.72 feet along the said southerly right of way line of Mill Street to the point or place of beginning.

Items Corresponding to Schedule B Section 2

PARCEL D&E

D-2 Emergency Access Easement Agreement by and between Hay–Rit and Patricia A. Longbard, as Trustee of the Catherine Alice Walker 2002 Minor Trust and the Regina Hynes Walker 2002 Minor Trust dated 03/17/2006, recorded 03/31/2006 in Document No. 02–2006–2612 (Affects Parcel I) (Affects Parcel & noted on survey)

D-3 Agreement between Hay–Rit and 321 Main Street LLC dated 08/22/2006, recorded 09/06/2006 in Document No. 02–2006–7299. (Affects Parcel & noted on survey)

PARCEL F

F-2 Party Wall Agreement contained in Deed from Isadore Wurtzel and Augusta Wurtzel, his wife to Harold Rosen dated 04/16/1945, recorded 04/17/1945 in Liber 624 cp 587, as repeated in Deeds recorded in Liber 1338 cp 156, Liber 1729 cp 528. (Affects Parcel & noted on survey)

F-3 Reservation of Easement contained in Deed from Zimmer Brothers, Inc. to Poughkeepsie Urban Renewal Agency dated 07/26/1973, recorded 02/11/1974 in Liber 1377 cp 387. (Affects Parcel & noted on survey)

F-4 Agreement between HAY–RIT, a New York Limited Partnership and 321 Main Street LLC dated 08/22/2006, recorded 09/06/2006 in Document No. 02–2006–7299, which easement provides for emergency pedestrian traffic egress upon the grantor's property. (Affects Parcel & noted on survey)

PARCEL G

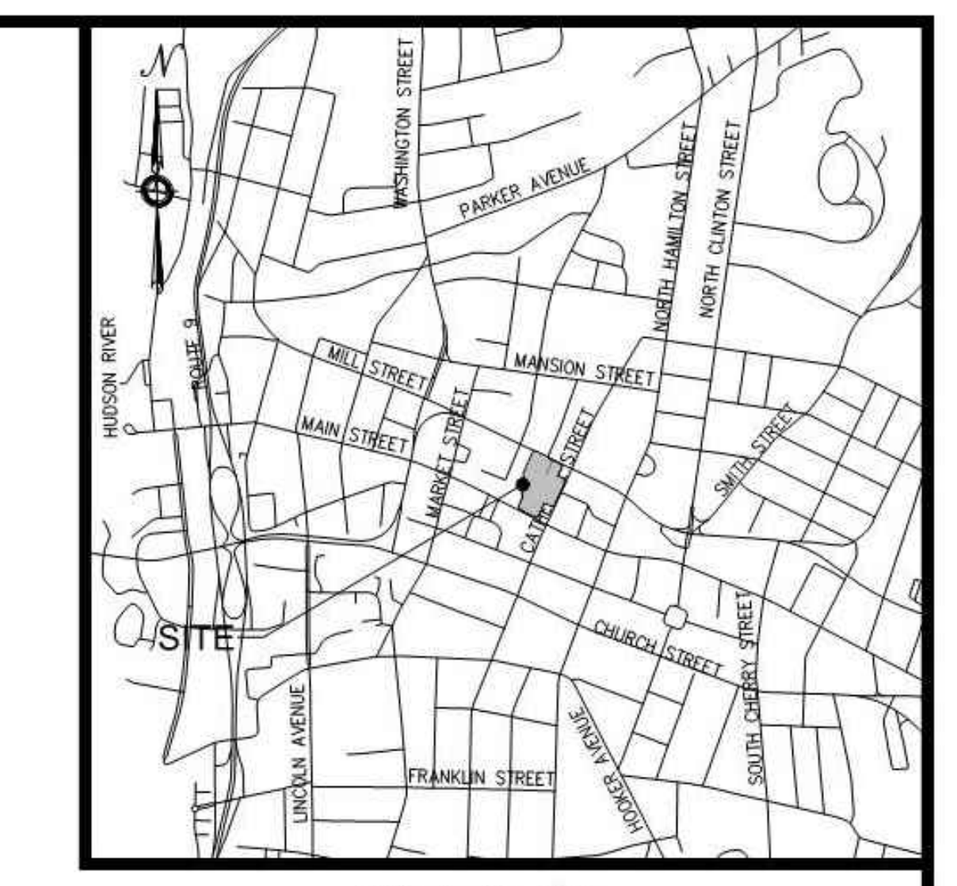
G-2 Party Wall Rights contained in Deed from Louis Schonberger to Louis Schonberger and Rose S. Schonberger, his wife dated 5/8/1934, recorded 5/9/1934 in Liber 538 cp 163. (Affects Parcel II) (Affects Parcel & noted on survey)

G-3 Reservation of Easement contained in Deed from Zimmer Brothers, Inc. to Poughkeepsie Urban Renewal Agency dated 7/26/1973, recorded 2/11/1974 in Liber 1377 cp 384. (Affects Parcel II) (Affects Parcel & noted on survey)

G-4 Agreement for Emergency Access between Hay–Rit and Patricia A. Longbard, as Trustee of the Catherine Alice Walker 2002 Minor Trust and the Regina Hynes Walker 2002 Minor Trust dated 3/17/2006, recorded 3/31/2006 in Document No. 02–2006–2612. (Affects Parcel & noted on survey)

Zoning Table

Zoning Report Not Provided



Vicinity Map
Scale: 1"=2,000'

Certification

To: Chicago Title Insurance Company
Leviticus 25:23 Alternative Fund, Inc., its successors and/or assigns

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6a, 6b, 7a, 7b(1)(2), 7c, 8, 9, 10a, 11, 13, 14, 16, 17, 18, 19, 20 & 21 of Table A thereof. The field work was completed on February 17, 2021.

I hereby declare this map to be prepared in accordance with the Code of Practice of the New York State Association of Land Surveyors, adopted October, 1996 and revised through July 18, 1997.

JOHN F. WAGENBLATT L.S. No. 050,547

Z:\LANDRESOURCECONSULTANTS\2020 Jobs\20–2548A Urban Green ALTA\DWG\ALTA202548A.dwg 6/1/2021 8:40 AM Bshokley

Sheet 2 of 2

#	Date	Description
2	04/138/21	REVISED PER ATTORNEY COMMENTS
1	03/31/21	REVISED PER ATTORNEY COMMENTS

Revisions

LRC GROUP
- Land Planning
- Civil Engineering
- Environmental Services
- Land Surveying
- Landscape Architecture

160 West Street, Suite E
Cromwell, CT 06416
Tel: 860.635.2877

85 Civic Center Plaza, Suite 103
Poughkeepsie NY 12601
Tel: 845.243.2880

1 International Blvd, Suite 400
Mahwah, NJ 07495
Tel: 908.603.5730

www.lrcconsult.com

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

ALTA/NSPS LAND TITLE SURVEY
PREPARED FOR
URBAN GREEN EQUITIES, LLC
PROPERTIES OF
IIC PROPERTIES, LLC, POK MILL, LLC,
POK 325 MAIN, LLC & KEY MAIN, LLC
TO BE CONVEYED TO
WALLACE CAMPUS MANAGER LLC
MAIN STREET, CATHERINE STREET & MILL STREET
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

Design/Calcs	JFW	CAD File	ALTA202548A.dwg	Sheet No.
Drawn	RN	Project No.	20–2548	AL-2
Checked	JFW	Date	2/19/2021	
Approved	JFW	Scale	1"=20'	

PROJECT:

WALLACE CAMPUS

331 MAIN STREET
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

OWNER:
WALLACE CAMPUS MANAGER LLC
48-02 25TH AVENUE, SUITE 400
ASTORIA, NY 11103

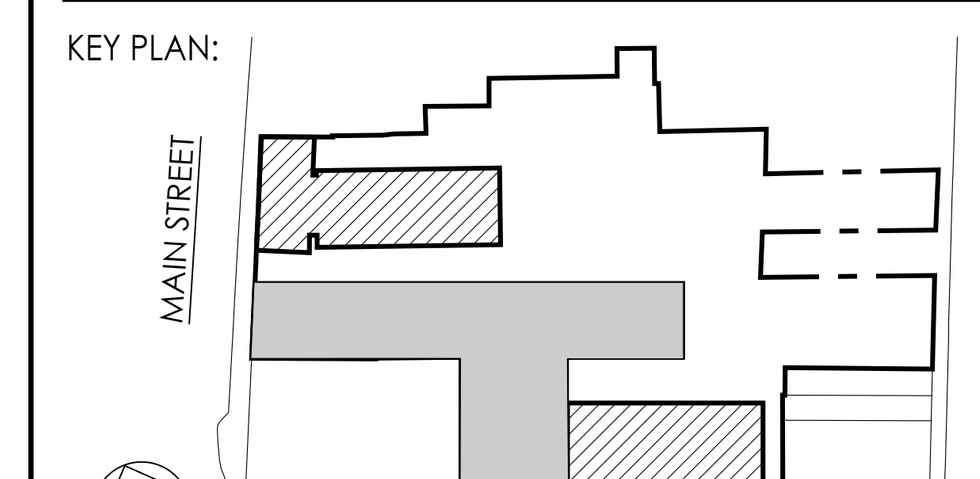
ARCHITECT:
SLCE*Architects*
1359 BROADWAY
NEW YORK, NEW YORK 10018
TEL: (212) 979-8400
FAX: (212) 979-8387

LANDSCAPE / CIVIL
THE LRC GROUP
85 CIVIC CENTER PLAZA, SUITE 103
POUGHKEEPSIE, NY 12601
TEL: (845) 243-2880
FAX: (845) 265-8175

No:	Date:	Distribution:
1	6/5/2020	REVISED PER CITY COMMENTS
2	7/10/2020	PLANNING BOARD RE-SUBMISSION
3	10/30/2020	PLANNING BOARD RE-SUBMISSION
4	12/8/2020	PLANNING BOARD RE-SUBMISSION
5	3/5/2021	PLANNING BOARD RE-SUBMISSION
6	11/2/2021	PLANNING BOARD RE-SUBMISSION
7	12/7/2021	PLANNING BOARD RE-SUBMISSION

DOB NUMBER:

KEY PLAN:



DRAWING TITLE:

SURVEY

SEAL / SIGNATURE:

REGISTERED ARCHITECT SAKY YAKAS No. 018047 STATE OF NEW YORK

PROJECT No:	2020-30
DRAWN BY:	AA, LB
CHECK'D BY:	SY
DWG. No:	

A-002



APARTMENT DISTRIBUTION CHART - Main Street

FLOOR	STUDIO	1 BR	2 BR	3 BR	TOTAL	GROSS AREA	ZONING AREA
Cellar						13,375	
1st	0	6	3		9	13,375	13,375
2nd	3	7	4	1	15	13,375	13,375
3rd	3	7	4	1	15	13,375	13,375
4th	3	7	4	1	15	13,375	13,375
5th	3	7	4	1	15	13,375	13,375
Roof						1,563	
TOTAL	12	34	19	4	69	81,813	66,875
%	17.39%	49.28%	27.54%	5.80%	100.00%		

N

1/8"=1'-0" 8' 0 8 16

PROJECT:

WALLACE CAMPUS

331 MAIN STREET
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

OWNER:
WALLACE CAMPUS MANAGER LLC
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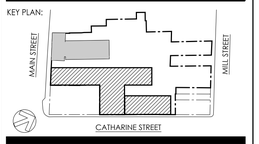
6	11/2/2021	PLANNING BOARD RE-SUBMISSION
7	12/7/2021	PLANNING BOARD RE-SUBMISSION

DOB NUMBER:

KEY PLAN:



DRAWING TITLE:

MAIN STREET BUILDING 1ST FL. PLAN

SEAL / SIGNATURE:

REGISTERED ARCHITECT
ISAKY YAKAS
No. 018047
STATE OF NEW YORK

PROJECT No:	2020-30
DRAWN BY:	AA, LB
CHECKED BY:	SY
DWG. No:	A-101A



APARTMENT DISTRIBUTION CHART - Main Street

FLOOR	STUDIO	1 BR	2 BR	3 BR	TOTAL	GROSS AREA	ZONING AREA
Cellar						13,375	
1st	0	6	3		9	13,375	13,375
2nd	3	7	4	1	15	13,375	13,375
3rd	3	7	4	1	15	13,375	13,375
4th	3	7	4	1	15	13,375	13,375
5th	3	7	4	1	15	13,375	13,375
Roof						1,563	
TOTAL	12	34	19	4	69	81,813	66,875
%	17.39%	49.28%	27.54%	5.80%	100.00%		

N

1/8"=1'-0" 8' 0 8 16

PROJECT:

WALLACE CAMPUS

331 MAIN STREET
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

OWNER:

WALLACE CAMPUS MANAGER LLC

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ASTORIA, NY 11103

ARCHITECT:

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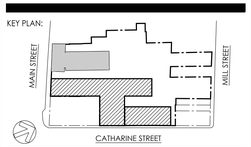


DRAWING TITLE:

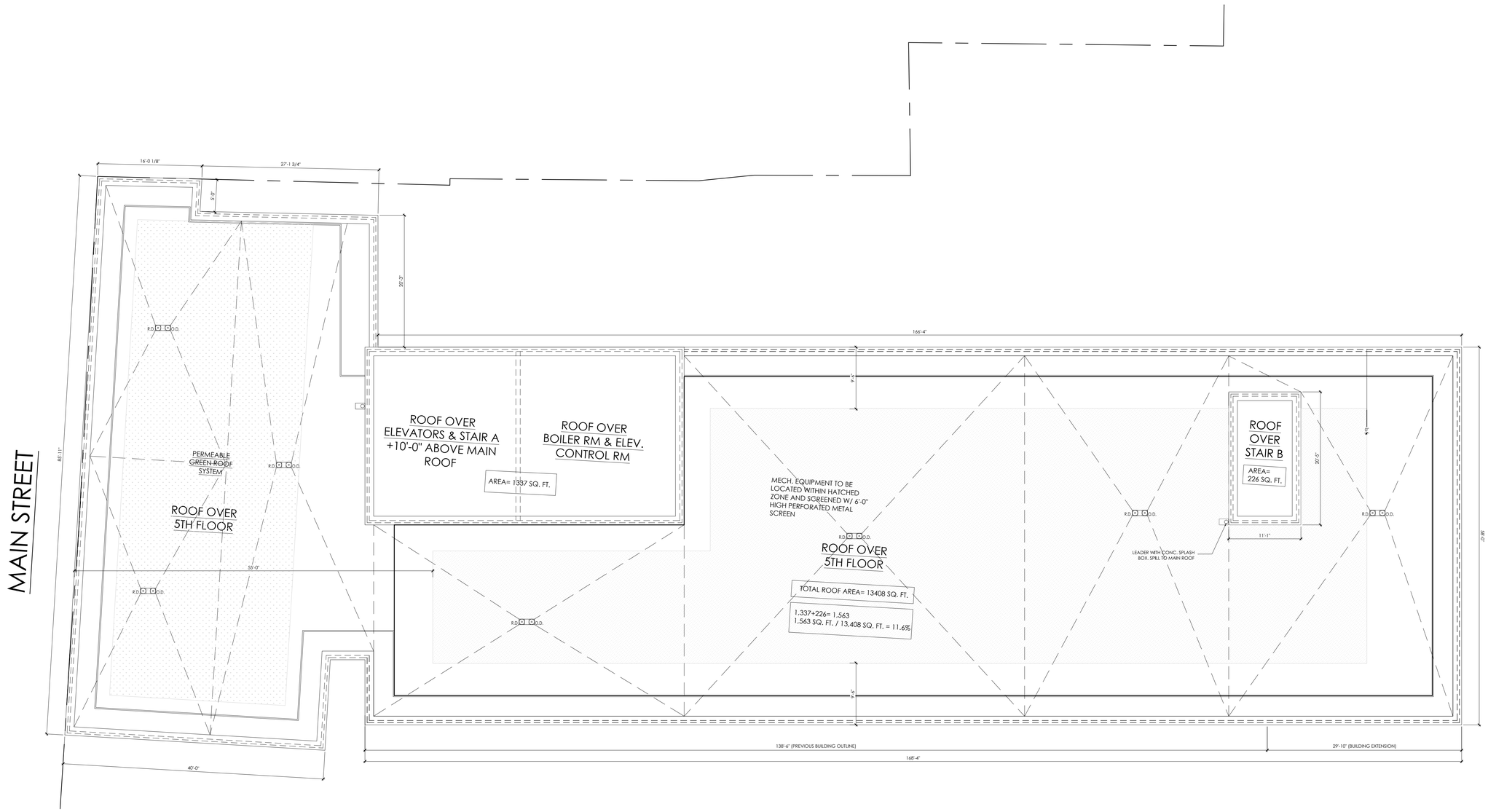
MAIN STREET BUILDING 2ND-5TH PLAN

SEAL / SIGNATURE:

REGISTERED ARCHITECT SAKY YAKAS No. 018047 STATE OF NEW YORK

PROJECT No:	2020-30
DRAWN BY:	AA, LB
CHECK'D BY:	SY
DWG. No:	

A-102A



APARTMENT DISTRIBUTION CHART - Main Street

FLOOR	STUDIO	1 BR	2 BR	3 BR	TOTAL	GROSS AREA	ZONING AREA
Cellar						13,375	
1st	0	6	3		9	13,375	13,375
2nd	3	7	4	1	15	13,375	13,375
3rd	3	7	4	1	15	13,375	13,375
4th	3	7	4	1	15	13,375	13,375
5th	3	7	4	1	15	13,375	13,375
Roof						1,563	
TOTAL	12	34	19	4	69	81,813	66,875
%	17.39%	49.28%	27.54%	5.80%	100.00%		

N

1/8"= 1'-0" 8' 0 8 16

PROJECT:

WALLACE CAMPUS

331 MAIN STREET
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

OWNER:
WALLACE CAMPUS MANAGER LLC
48-02 25TH AVENUE, SUITE 400
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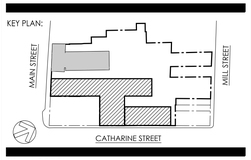
7	12/7/2021	PLANNING BOARD RE-SUBMISSION

DOB NUMBER:

KEY PLAN:



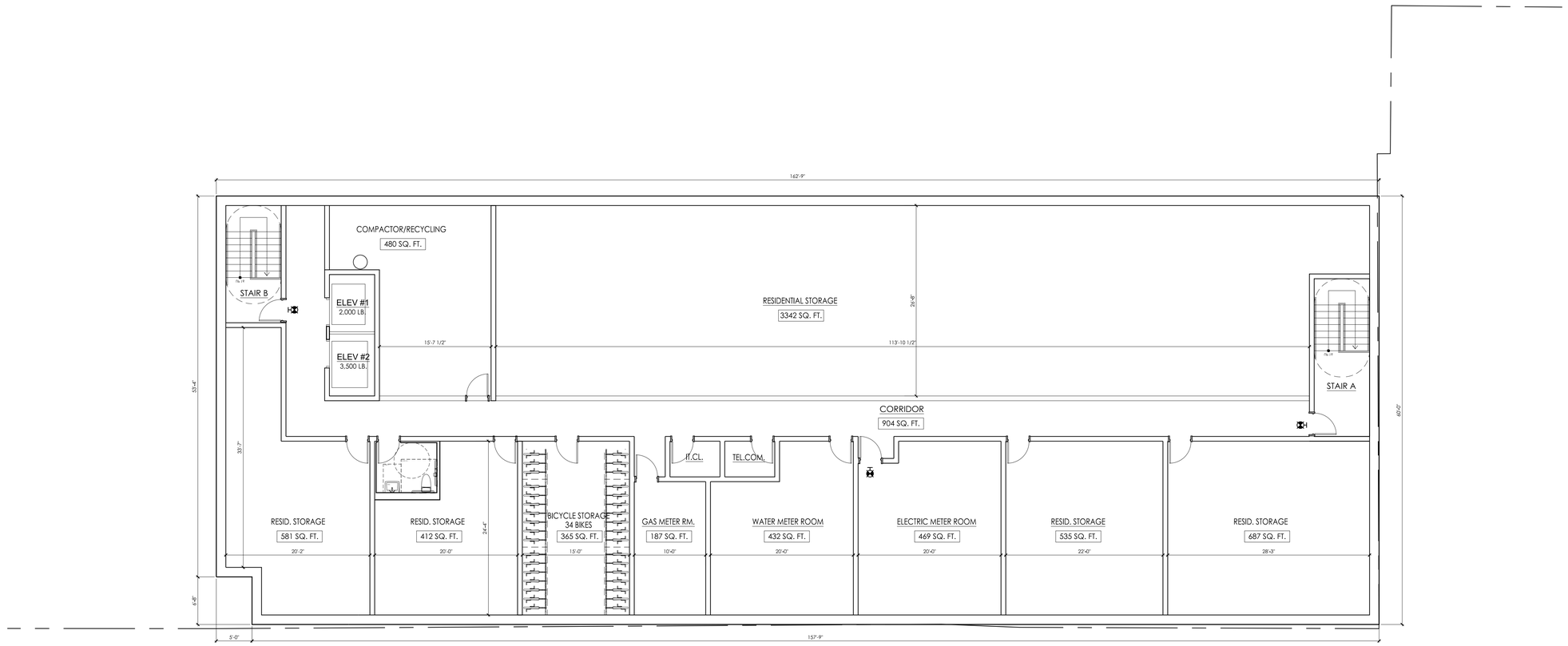
DRAWING TITLE:

MAIN STREET BUILDING ROOF PLAN

SEAL / SIGNATURE:



PROJECT No:	2020-30
DRAWN BY:	AA, LB
CHECK'D BY:	SY
DWG. No:	A-104A



CATHARINE STREET

APARTMENT DISTRIBUTION CHART - Catharine Street Building

FLOOR	STUDIO	1 BR	2 BR	3 BR	TOTAL	GROSS AREA	ZONING AREA
Cellar						9,765	
1st	2	1	1	1	5	9,684	9,684
2nd	3	5	2	1	11	9,765	9,765
3rd	3	5	2	1	11	9,765	9,765
4th	3	5	2	1	11	9,765	9,765
5th	3	5	2	1	11	9,765	9,765
Roof						1,636	
TOTAL	14	21	9	5	49	60,145	48,744
%	28.57%	42.86%	18.37%	10.20%	100.00%		

N

1/8"=1'-0" 8' 0 8 16

PROJECT:

WALLACE CAMPUS

331 MAIN STREET
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

OWNER:
WALLACE CAMPUS MANAGER LLC
48-02 25TH AVENUE, SUITE 400
ASTORIA, NY 11103

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LANDSCAPE / CIVIL
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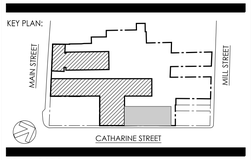
7	12/7/2021	PLANNING BOARD RE-SUBMISSION

DOB NUMBER:

KEY PLAN:



DRAWING TITLE:

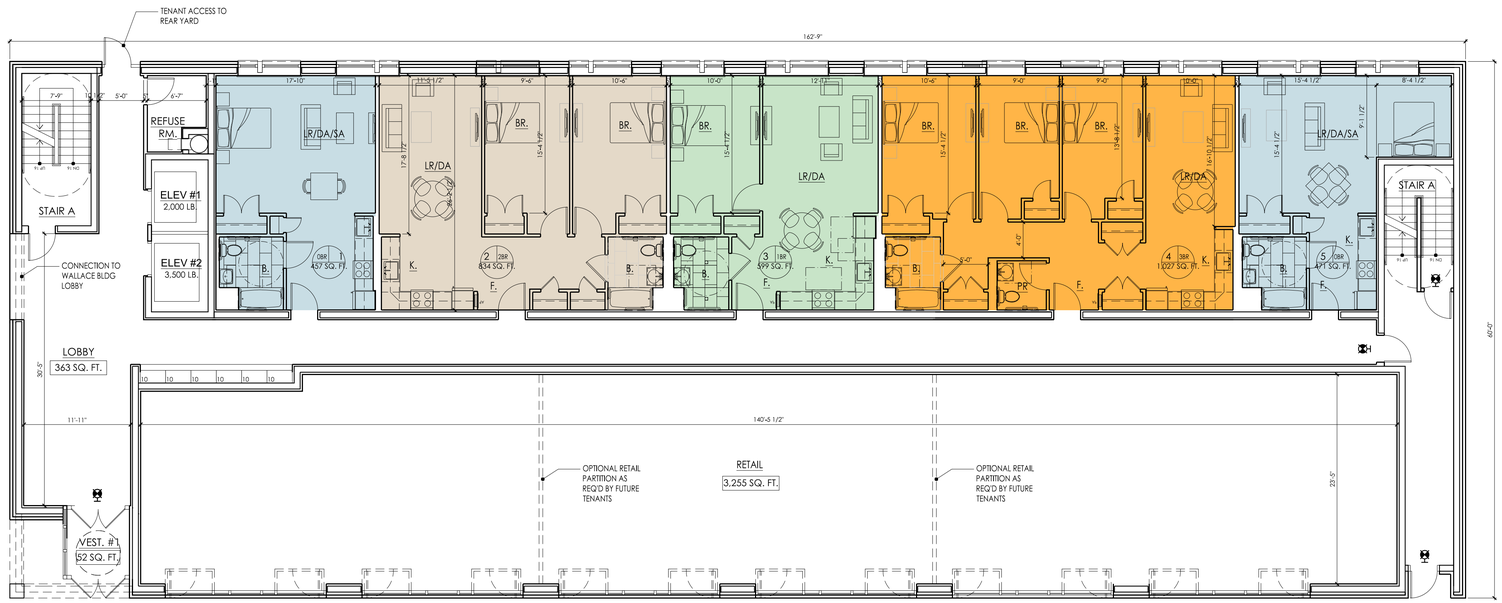
CATHARINE STREET BUILDING CELLAR PLAN

SEAL / SIGNATURE:

REGISTERED ARCHITECT
SAKY YAKAS
No. 018047
STATE OF NEW YORK

PROJECT No:	2020-30
DRAWN BY:	AA, LB
CHECK'D BY:	SY
DWG. No:	

A-100B



CATHARINE STREET

APARTMENT DISTRIBUTION CHART - Catharine Street Building

FLOOR	STUDIO	1 BR	2 BR	3 BR	TOTAL	GROSS AREA	ZONING AREA
Cellar						9,765	
1st	2	1	1	1	5	9,684	9,684
2nd	3	5	2	1	11	9,765	9,765
3rd	3	5	2	1	11	9,765	9,765
4th	3	5	2	1	11	9,765	9,765
5th	3	5	2	1	11	9,765	9,765
Roof						1,636	
TOTAL	14	21	9	5	49	60,145	48,744
%	28.57%	42.86%	18.37%	10.20%	100.00%		

1/8"=1'-0"

PROJECT:

WALLACE CAMPUS

331 MAIN STREET
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

OWNER:
WALLACE CAMPUS MANAGER LLC
48-02 25TH AVENUE, SUITE 400
ASTORIA, NY 11103

ARCHITECT:
SLCE*Architects*
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TEL: (212) 979-8400
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85 CIVIC CENTER PLAZA, SUITE 103
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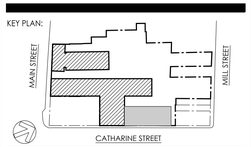
7	12/7/2021	PLANNING BOARD RE-SUBMISSION

DOB NUMBER:

KEY PLAN:



DRAWING TITLE:

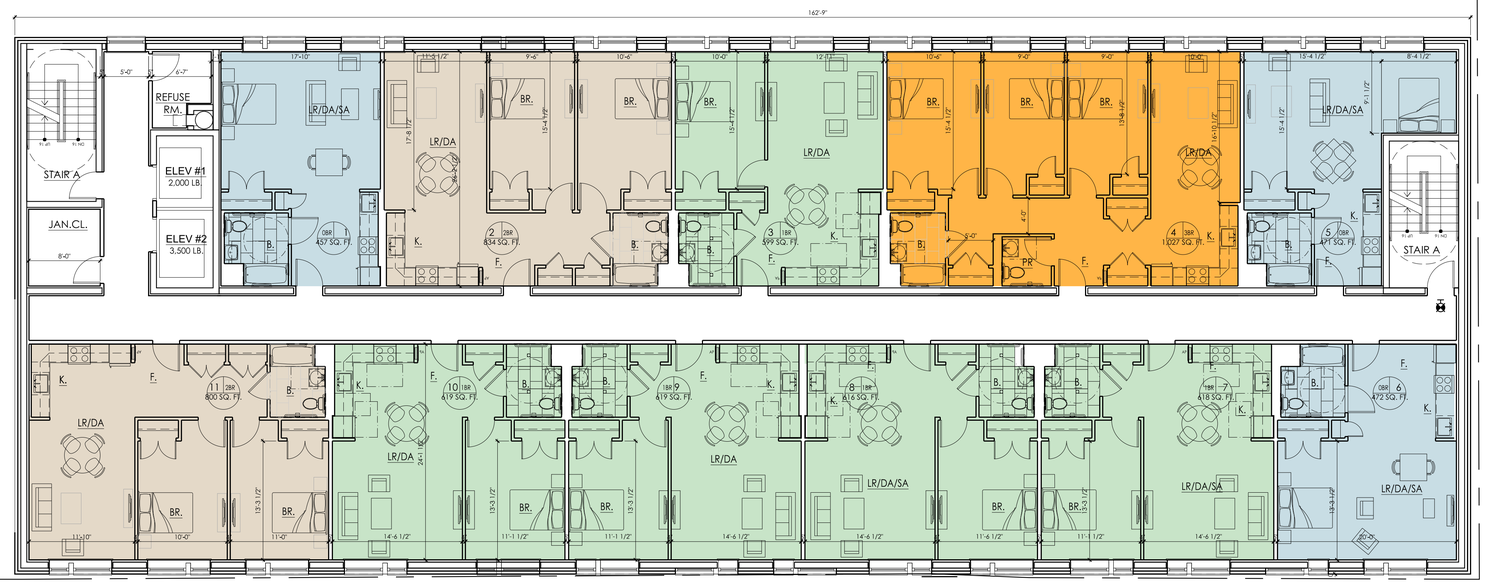
CATHARINE STREET BUILDING 1ST FL. PLAN

SEAL / SIGNATURE:

REGISTERED ARCHITECT SAKY YAKAS No. 018047 STATE OF NEW YORK

PROJECT No: 2020-30
DRAWN BY: AA, LB
CHECK'D BY: SY
DWG. No:

A-101B



CATHARINE STREET

APARTMENT DISTRIBUTION CHART - Catharine Street Building

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N

1/8"=1'-0" 8' 0 8 16

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WALLACE CAMPUS

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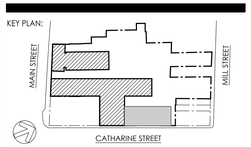
7	12/7/2021	PLANNING BOARD RE-SUBMISSION

DOB NUMBER:

KEY PLAN:



DRAWING TITLE:

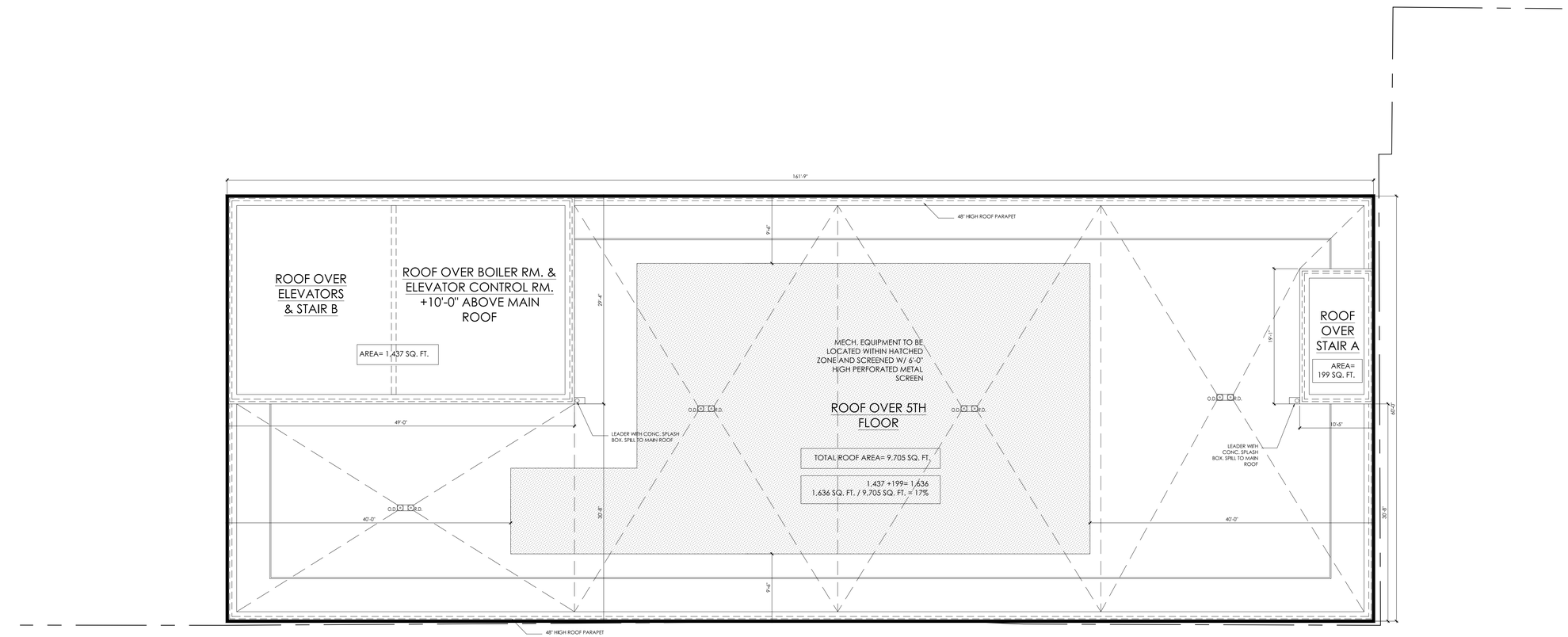
CATHARINE STREET BUILDING 2ND-5TH FL. PLAN

SEAL / SIGNATURE:

REGISTERED ARCHITECT SAKY YAKAS No. 018047 STATE OF NEW YORK

PROJECT No:	2020-30
DRAWN BY:	AA, LB
CHECKD BY:	SY
DWG. No:	

A-102B



CATHARINE STREET

APARTMENT DISTRIBUTION CHART - Catharine Street Building

FLOOR	STUDIO	1 BR	2 BR	3 BR	TOTAL	GROSS AREA	ZONING AREA
Cellar						9,765	
1st	2	1	1	1	5	9,684	9,684
2nd	3	5	2	1	11	9,765	9,765
3rd	3	5	2	1	11	9,765	9,765
4th	3	5	2	1	11	9,765	9,765
5th	3	5	2	1	11	9,765	9,765
Roof						1,636	
TOTAL	14	21	9	5	49	60,145	48,744
%	28.57%	42.86%	18.37%	10.20%	100.00%		

N

1/8"=1'-0" 8' 0 8 16

PROJECT:

WALLACE CAMPUS

331 MAIN STREET
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

OWNER:
WALLACE CAMPUS MANAGER LLC
48-02 25TH AVENUE, SUITE 400
ASTORIA, NY 11103

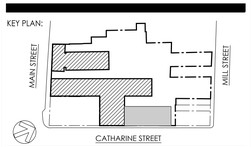
ARCHITECT:
SLCE*Architects*
1359 BROADWAY
NEW YORK, NEW YORK 10018
TEL: (212) 979-8400
FAX: (212) 979-8387

LANDSCAPE / CIVIL
THE LRC GROUP
85 CIVIC CENTER PLAZA, SUITE 103
POUGHKEEPSIE, NY 12601
TEL: (845) 243-2880
FAX: (845) 265-8175

No:	Date:	Distribution:
1	6/5/2020	REVISED PER CITY COMMENTS
2	7/10/2020	PLANNING BOARD RE-SUBMISSION
3	10/30/2020	PLANNING BOARD RE-SUBMISSION
4	12/8/2020	PLANNING BOARD RE-SUBMISSION
5	3/5/2021	PLANNING BOARD RE-SUBMISSION
6	11/2/2021	PLANNING BOARD RE-SUBMISSION
7	12/7/2021	PLANNING BOARD RE-SUBMISSION

DOB NUMBER:

KEY PLAN:



DRAWING TITLE:

CATHARINE STREET BUILDING ROOF PLAN

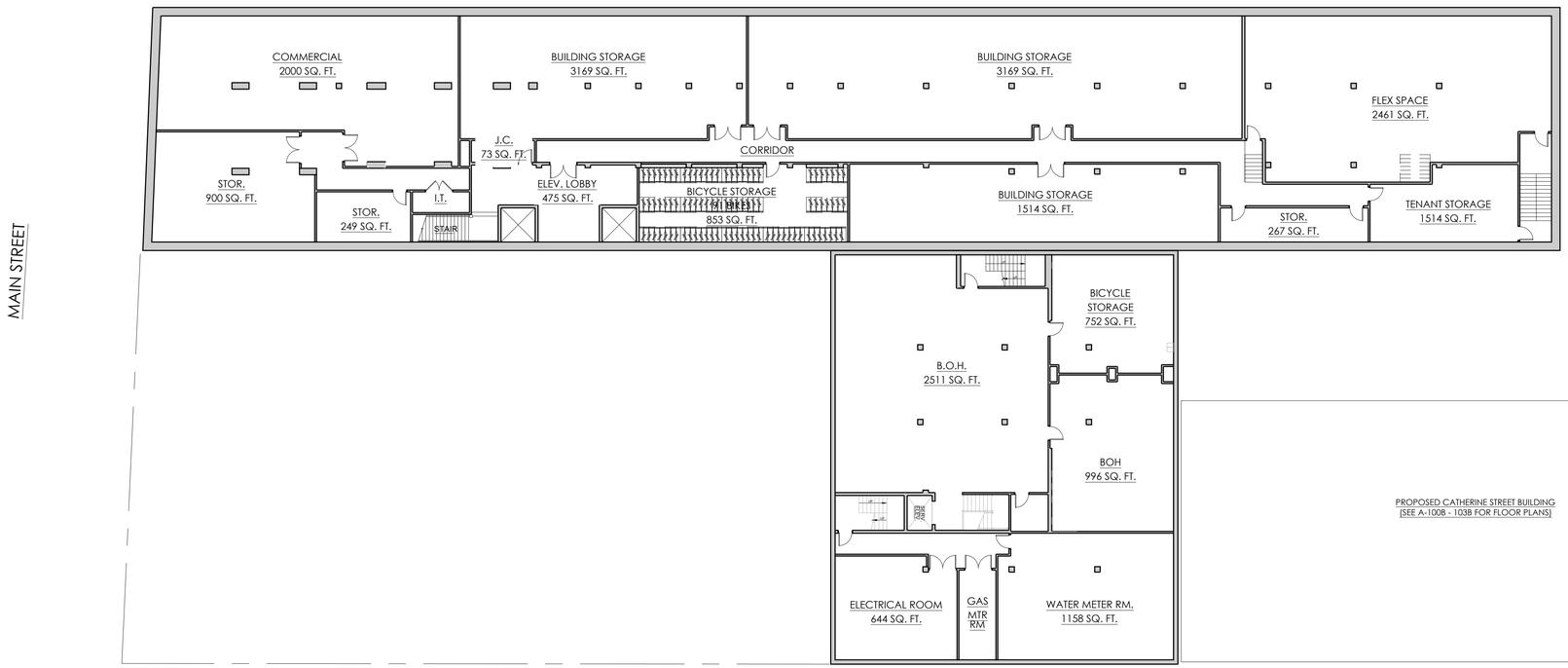
SEAL / SIGNATURE:

REGISTERED ARCHITECT SAKY YAKAS No. 018047 STATE OF NEW YORK

PROJECT No:	2020-30
DRAWN BY:	AA, LB
CHECK'D BY:	SY
DWG. No:	

A-103B





APARTMENT DISTRIBUTION CHART - Wallace Building

FLOOR	STUDIO	1 BR	2 BR	3 BR	TOTAL	GROSS AREA	ZONING AREA
Cellar						25,180	
1st	6	6	2		14	25,180	25,180
2nd	4	11	4		19	23,340	23,340
3rd	4	11	4		19	23,340	23,340
4th	6	9	2		17	17,816	17,816
Roof							
TOTAL	20	37	12	0	69	114,856	89,676
%	28.99%	53.62%	17.39%	0.00%	100.00%		

1/16"=1'-0" (15' 0 15 30)

PROJECT:

WALLACE CAMPUS

331 MAIN STREET
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

OWNER:
WALLACE CAMPUS MANAGER LLC
48-02 25TH AVENUE, SUITE 400
ASTORIA, NY 11103

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SLCE*Architects*
1359 BROADWAY
NEW YORK, NEW YORK 10018
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POUGHKEEPSIE, NY 12601
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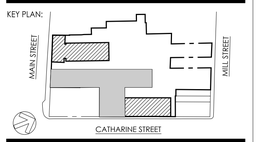
6	11/2/2021	PLANNING BOARD RE-SUBMISSION
7	12/7/2021	PLANNING BOARD RE-SUBMISSION

DOB NUMBER:

KEY PLAN:



DRAWING TITLE:

WALLACE BUILDING CELLAR PLAN

SEAL / SIGNATURE:

REGISTERED ARCHITECT SAKY YAKAS No. 018047 STATE OF NEW YORK

PROJECT No:	2020-30
DRAWN BY:	AA, LB
CHECK'D BY:	SY
DWG. No:	

A-100C



APARTMENT DISTRIBUTION CHART - Wallace Building

FLOOR	STUDIO	1 BR	2 BR	3 BR	TOTAL	GROSS AREA	ZONING AREA
Cellar						25,180	
1st	6	6	2		14	25,180	25,180
2nd	4	11	4		19	23,340	23,340
3rd	4	11	4		19	23,340	23,340
4th	6	9	2		17	17,816	17,816
Roof							
TOTAL	20	37	12	0	69	114,856	89,676
%	28.99%	53.62%	17.39%	0.00%	100.00%		

N

1/16"=1'-0" 15' 0 15 30

PROJECT:

WALLACE CAMPUS

331 MAIN STREET
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

OWNER:
WALLACE CAMPUS MANAGER LLC
48-02 25TH AVENUE, SUITE 400
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ARCHITECT:
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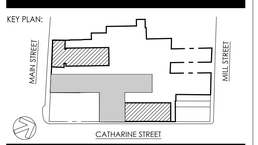
6	11/2/2021	PLANNING BOARD RE-SUBMISSION
7	12/7/2021	PLANNING BOARD RE-SUBMISSION

DOB NUMBER:

KEY PLAN:



DRAWING TITLE:

WALLACE BUILDING 1ST FL. PLAN

SEAL / SIGNATURE:

REGISTERED ARCHITECT
SAKY YAKAS
No. 018047
STATE OF NEW YORK

PROJECT No:	2020-30
DRAWN BY:	AA, LB
CHECK'D BY:	SY
DWG. No:	

A-101C



APARTMENT DISTRIBUTION CHART - Wallace Building

FLOOR	STUDIO	1 BR	2 BR	3 BR	TOTAL	GROSS AREA	ZONING AREA
Cellar						25,180	
1st	6	6	2		14	25,180	25,180
2nd	4	11	4		19	23,340	23,340
3rd	4	11	4		19	23,340	23,340
4th	6	9	2		17	17,816	17,816
Roof							
TOTAL	20	37	12	0	69	114,856	89,676
%	28.99%	53.62%	17.39%	0.00%	100.00%		

1/16"=1'-0" (15" 0 15 30)

PROJECT:

WALLACE CAMPUS

331 MAIN STREET
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

OWNER:
WALLACE CAMPUS MANAGER LLC
48-02 25TH AVENUE, SUITE 400
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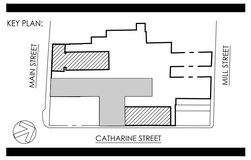
6	11/2/2021	PLANNING BOARD RE-SUBMISSION
7	12/7/2021	PLANNING BOARD RE-SUBMISSION

DOB NUMBER:

KEY PLAN:



DRAWING TITLE:

WALLACE BUILDING 2ND & 3RD FL. PLAN

SEAL / SIGNATURE:

REGISTERED ARCHITECT SAAY YAKAS No. 018047 STATE OF NEW YORK

PROJECT No:	2020-30
DRAWN BY:	AA, LB
CHECK'D BY:	SY
DWG. No:	A-102C



APARTMENT DISTRIBUTION CHART - Wallace Building

FLOOR	STUDIO	1 BR	2 BR	3 BR	TOTAL	GROSS AREA	ZONING AREA
Cellar						25,180	
1st	6	6	2		14	25,180	25,180
2nd	4	11	4		19	23,340	23,340
3rd	4	11	4		19	23,340	23,340
4th	6	9	2		17	17,816	17,816
Roof							
TOTAL	20	37	12	0	69	114,856	89,676
%	28.99%	53.62%	17.39%	0.00%	100.00%		

N

1/16"=1'-0" 15' 0 15 30

PROJECT:

WALLACE CAMPUS

331 MAIN STREET
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

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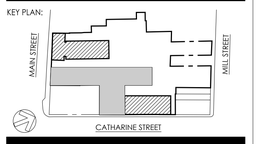
7	12/7/2021	PLANNING BOARD RE-SUBMISSION

DOB NUMBER:

KEY PLAN:



DRAWING TITLE:

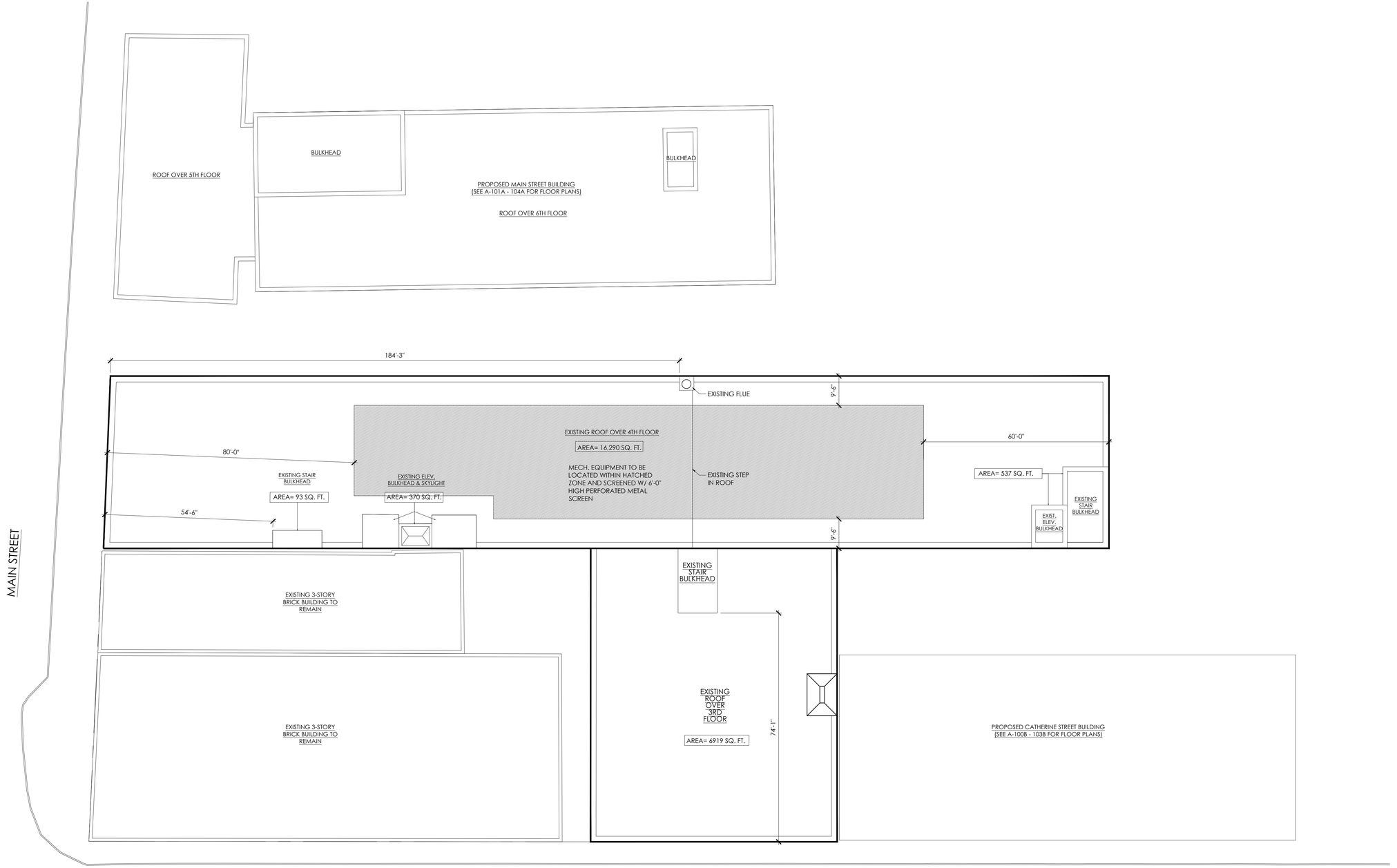
WALLACE BUILDING 4TH FL. PLAN

SEAL / SIGNATURE:

REGISTERED ARCHITECT SAKY YAKAS No. 018047 STATE OF NEW YORK

PROJECT No: 2020-30
DRAWN BY: AA, LB
CHECKED BY: SY
DWG. No:

A-103C



APARTMENT DISTRIBUTION CHART - Wallace Building

FLOOR	STUDIO	1 BR	2 BR	3 BR	TOTAL	GROSS AREA	ZONING AREA
Cellar						25,180	
1st	6	6	2		14	25,180	25,180
2nd	4	11	4		19	23,340	23,340
3rd	4	11	4		19	23,340	23,340
4th	6	9	2		17	17,816	17,816
Roof							
TOTAL	20	37	12	0	69	114,856	89,676
%	28.99%	53.62%	17.39%	0.00%	100.00%		

N

1/16"=1'-0" 15' 0 15 30

PROJECT:

WALLACE CAMPUS

331 MAIN STREET
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

OWNER:
WALLACE CAMPUS MANAGER LLC
48-02 25TH AVENUE, SUITE 400
ASTORIA, NY 11103

ARCHITECT:
SLCE*Architects*
1359 BROADWAY
NEW YORK, NEW YORK 10018
TEL: (212) 979-8400
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LANDSCAPE / CIVIL
THE LRC GROUP
85 CIVIC CENTER PLAZA, SUITE 103
POUGHKEEPSIE, NY 12601
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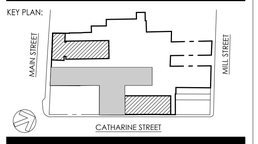
6	11/2/2021	PLANNING BOARD RE-SUBMISSION
7	12/7/2021	PLANNING BOARD RE-SUBMISSION

DOB NUMBER:

KEY PLAN:



DRAWING TITLE:

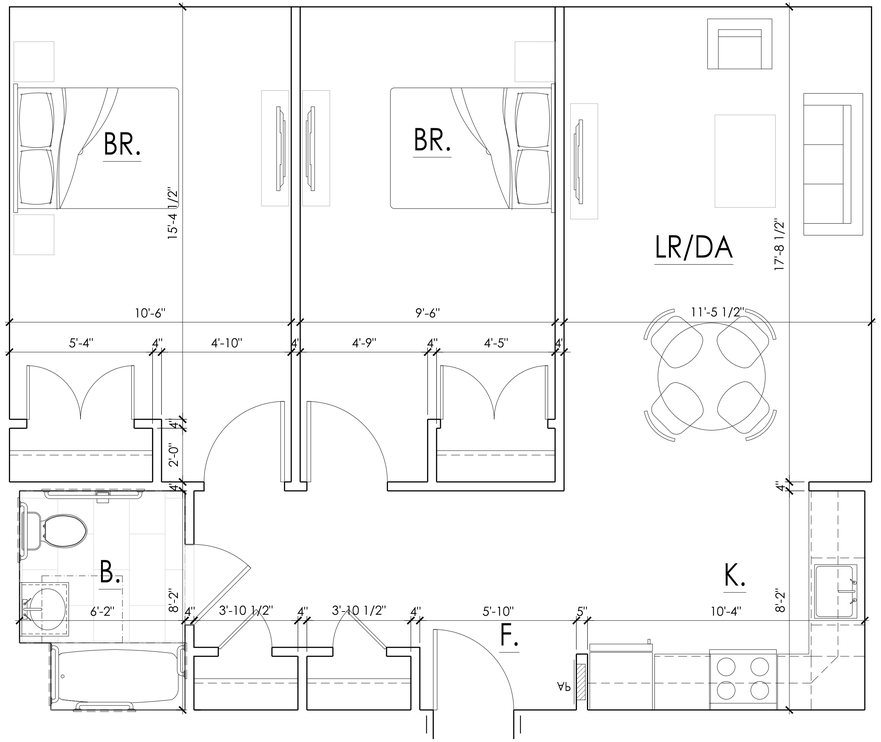
WALLACE BUILDING ROOF PLAN

SEAL / SIGNATURE:

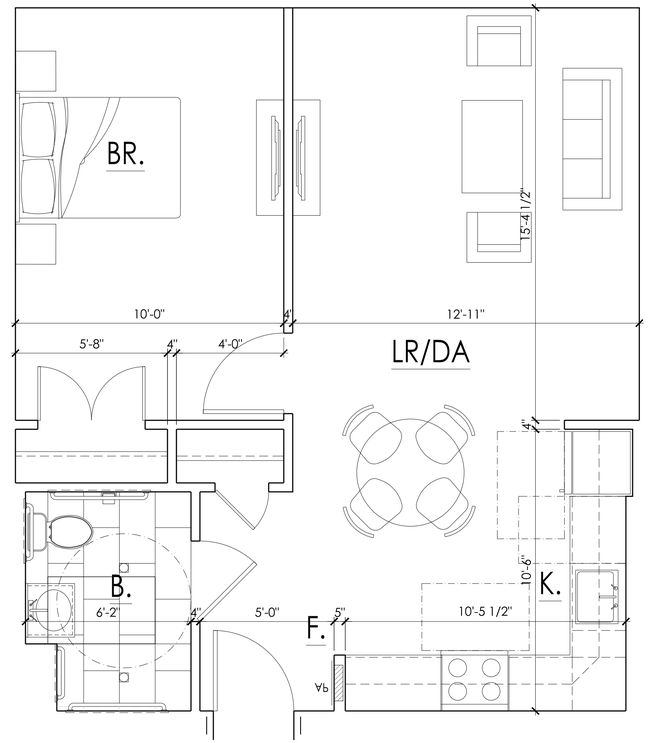
REGISTERED ARCHITECT SAKY YAKAS No. 018047 STATE OF NEW YORK

PROJECT No: 2020-30
DRAWN BY: AA, LB
CHECKED BY: SY
DWG. No:

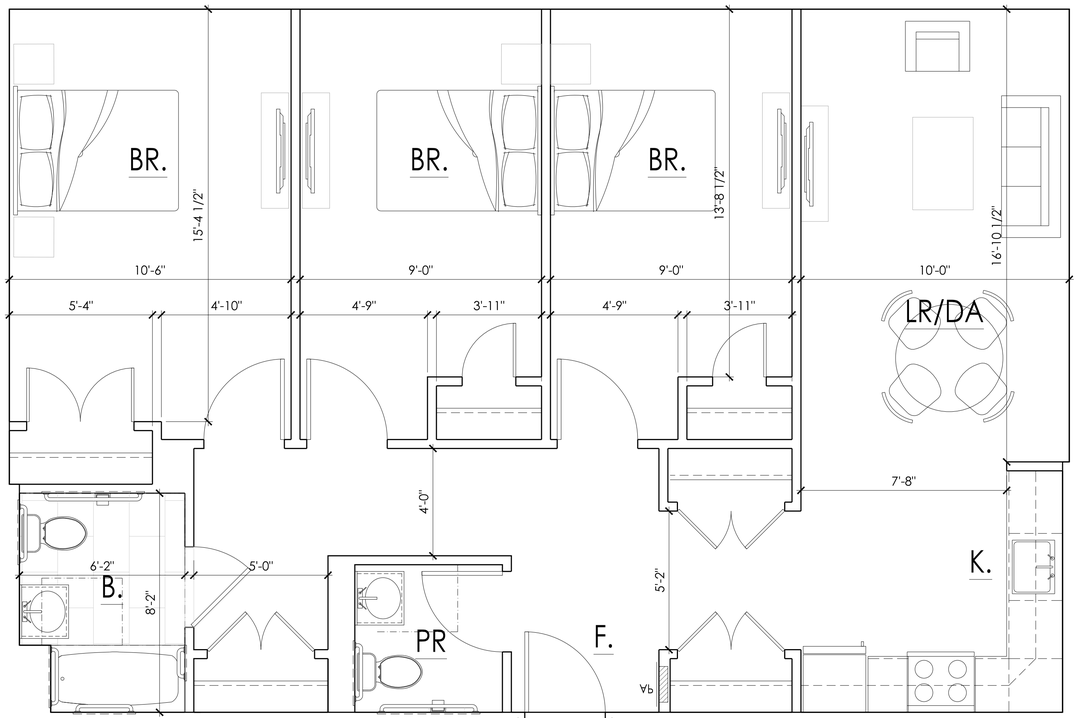
A-104C



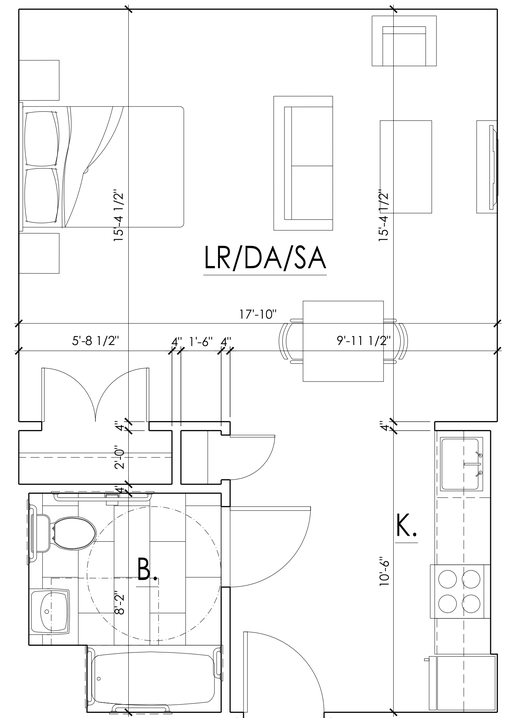
TYPICAL TWO BEDROOM 1/4"=1'-0" 4' 0 4 8



TYPICAL ONE BEDROOM 1/4"=1'-0" 4' 0 4 8



TYPICAL THREE BEDROOM 1/4"=1'-0" 4' 0 4 8



TYPICAL STUDIO 1/4"=1'-0" 4' 0 4 8

PROJECT:

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DUTCHESS COUNTY, NEW YORK

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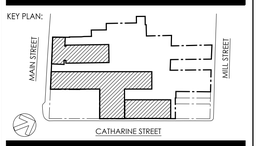
DOB NUMBER:

KEY PLAN:



DRAWING TITLE:

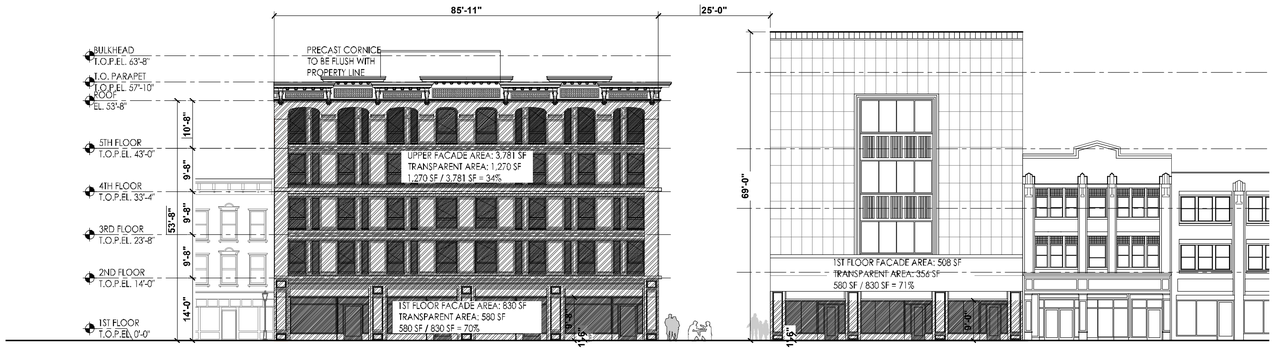
TYPICAL APARTMENT LAYOUTS

SEAL / SIGNATURE:

REGISTERED ARCHITECT SAKY YAKAS No. 018047 STATE OF NEW YORK

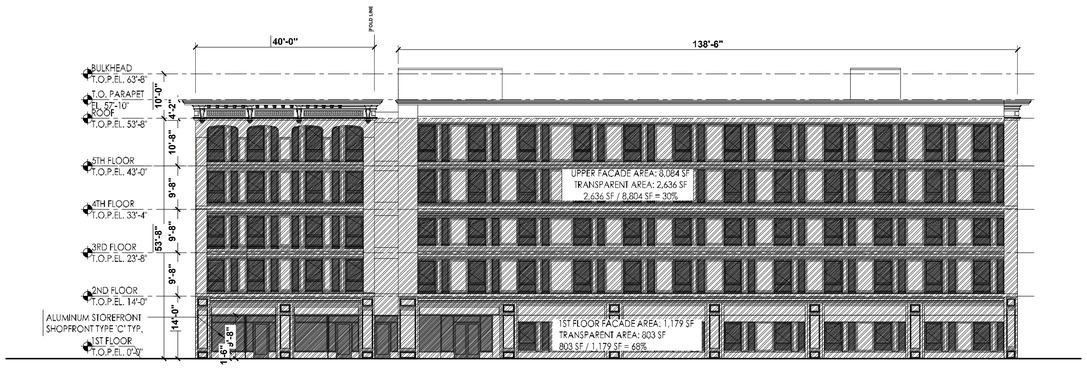
PROJECT No:	2020-30
DRAWN BY:	AA, LB
CHECK'D BY:	SY
DWG. No:	

A-110

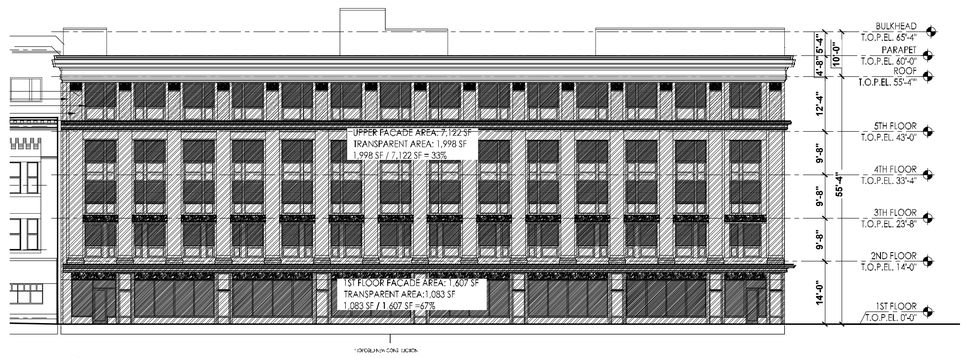


1 Z-001 MAIN STREET BUILDING: SOUTH FACADE
1/16"=1'-0"

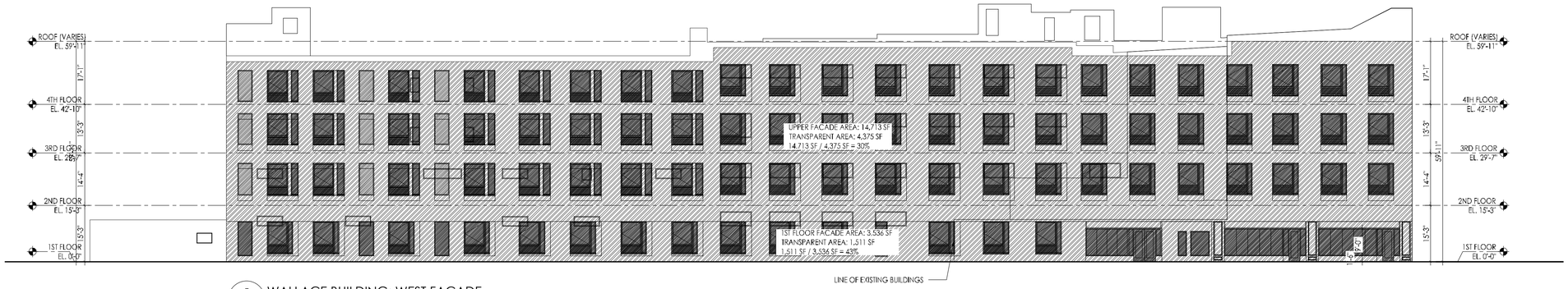
2 Z-001 WALLACE BUILDING: SOUTH FACADE
1/16"=1'-0"



3 Z-001 MAIN STREET BUILDING: EAST FACADE
1/16"=1'-0"



4 Z-001 CATHARINE ST. BUILDING: EAST FACADE
1/16"=1'-0"



5 Z-001 WALLACE BUILDING: WEST FACADE
1/16"=1'-0"

PROJECT:

WALLACE CAMPUS

331 MAIN STREET
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

OWNER:
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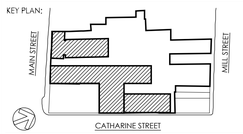
DOB NUMBER:

KEY PLAN:



DRAWING TITLE:

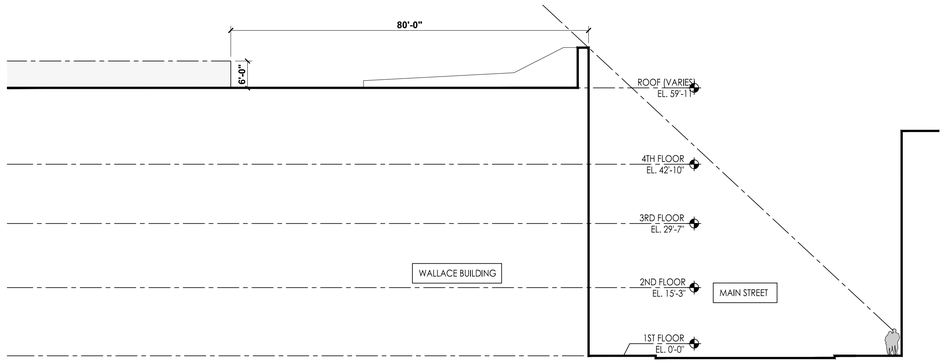
TRANSPARENCY ANALYSIS

SEAL / SIGNATURE:

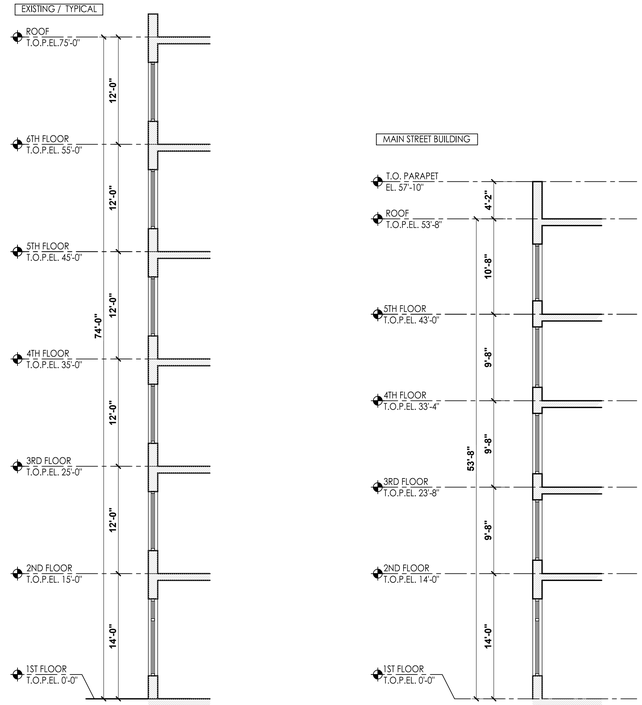
REGISTERED ARCHITECT SAKY YAKAS 030487 STATE OF NEW YORK

PROJECT No:	2020-30
DRAWN BY:	AA, LB
CHECKD BY:	SY
DWG. No:	

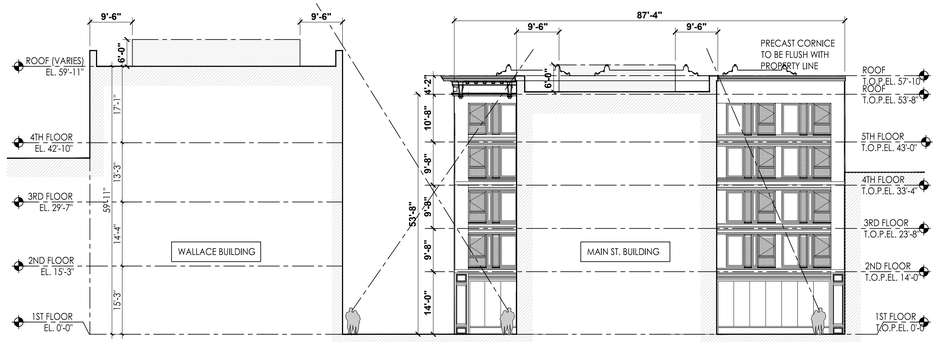
Z-001



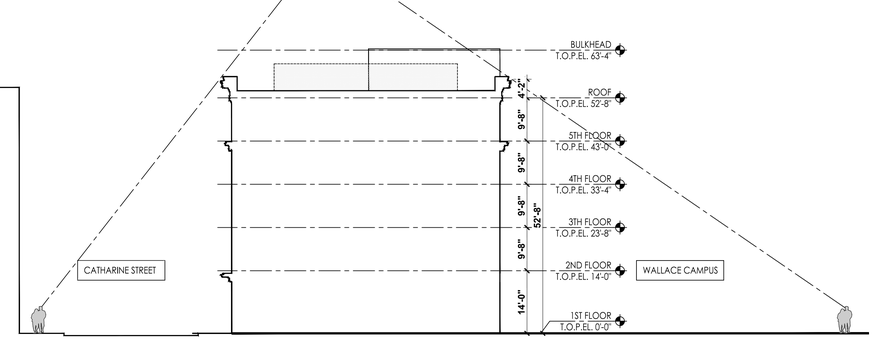
5 Z-002 WALLACE BUILDING: SIGHTLINE ANALYSIS
1/16"=1'-0"



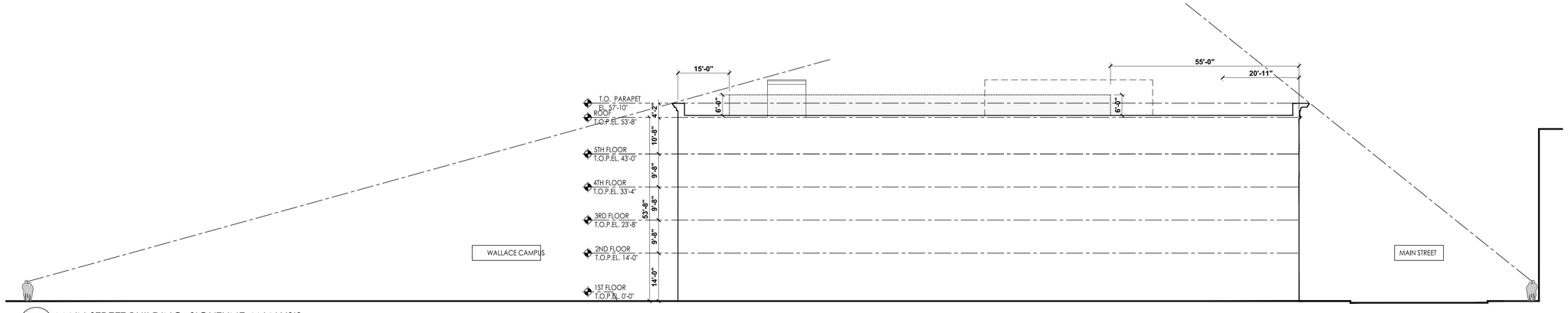
4 Z-002 STORY HEIGHT COMPARISON: EXISTING/HISTORICAL VS. PROPOSED RESIDENTIAL
1/16"=1'-0"



3 Z-002 MAIN STREET & WALLACE BUILDING: SIGHTLINE ANALYSIS
1/16"=1'-0"



2 Z-002 CATHARINE STREET BUILDING: SITELINE ANALYSIS
1/16"=1'-0"



1 Z-002 MAIN STREET BUILDING: SIGHTLINE ANALYSIS
1/16"=1'-0"

PROJECT:

WALLACE CAMPUS

331 MAIN STREET
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

OWNER:
WALLACE CAMPUS MANAGER LLC
48-02 25TH AVENUE, SUITE 400
ASTORIA, NY 11103

ARCHITECT:
SLCE*Architects*
1359 BROADWAY
NEW YORK, NEW YORK 10018
TEL: (212) 979-8400
FAX: (212) 979-8387

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THE LRC GROUP
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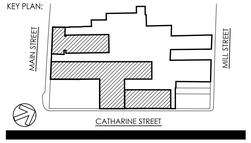
POUGHKEEPSIE, NY 12601
TEL: (845) 243-2880
FAX: (845) 265-8175

No:	Date:	Distribution:
1	6/5/2020	REVISED PER CITY COMMENTS
2	7/10/2020	PLANNING BOARD RE-SUBMISSION
3	10/30/2020	PLANNING BOARD RE-SUBMISSION
4	12/8/2020	PLANNING BOARD RE-SUBMISSION
5	3/5/2021	PLANNING BOARD RE-SUBMISSION
6	11/2/2021	PLANNING BOARD RE-SUBMISSION
7	12/7/2021	PLANNING BOARD RE-SUBMISSION

DOB NUMBER:

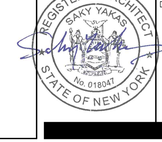
KEY PLAN:



DRAWING TITLE:

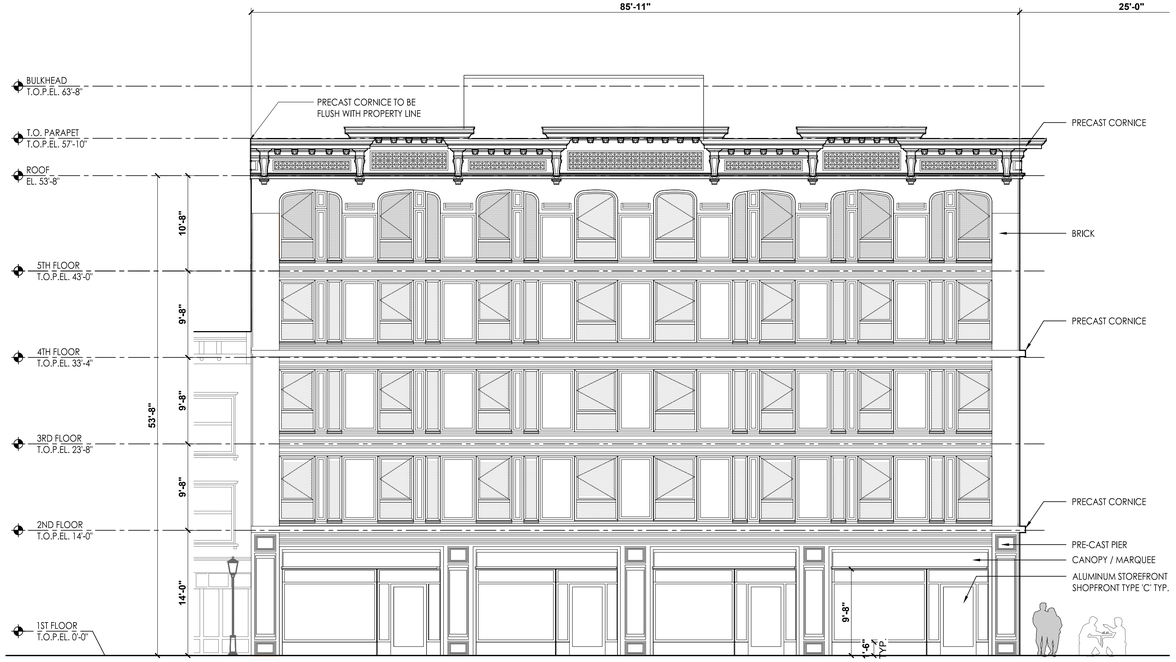
SITELINE ANALYSIS

SEAL / SIGNATURE:

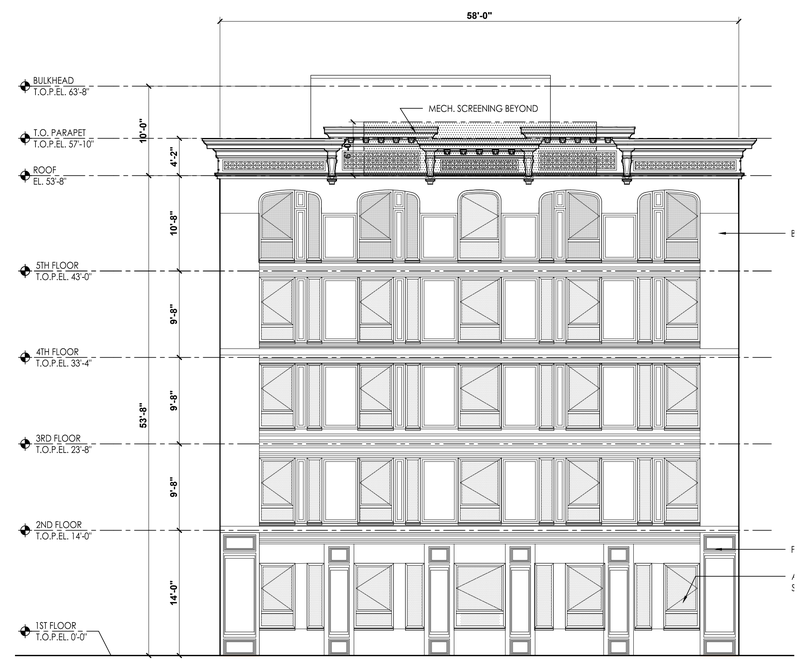


PROJECT No:	2020-30
DRAWN BY:	AA, LB
CHECK'D BY:	SY
DWG. No:	

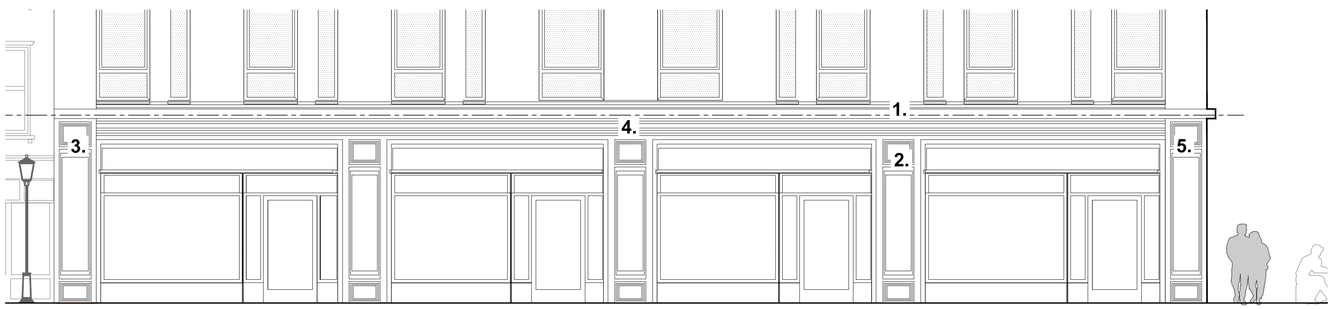
Z-002



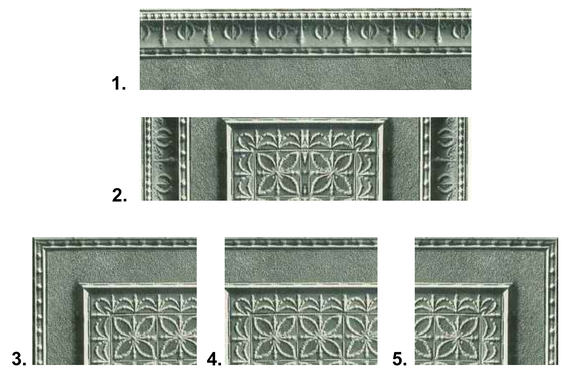
1 SOUTH ELEVATION
A-200A 1/8"=1'-0"



2 NORTH ELEVATION
A-200A 1/8"=1'-0"



3 STOREFRONT DETAIL ELEVATION
A-200A 3/16"=1'-0"



4 PRECAST RELIEF PATTERN (BASED ON EXISTING WALLACE TINE CEILING)
A-200A 3/16"=1'-0"

PROJECT:

WALLACE CAMPUS

331 MAIN STREET
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DUTCHESS COUNTY, NEW YORK

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ASTORIA, NY 11103

ARCHITECT:

SLCE*Architects*

1359 BROADWAY
NEW YORK, NEW YORK 10018

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LANDSCAPE / CIVIL

THE LRC GROUP

85 CIVIC CENTER PLAZA, SUITE 103
POUGHKEEPSIE, NY 12601

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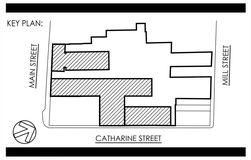
6	11/2/2021	PLANNING BOARD RE-SUBMISSION
7	12/7/2021	PLANNING BOARD RE-SUBMISSION

DOB NUMBER:

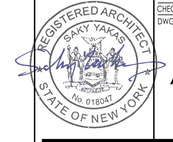
KEY PLAN:



DRAWING TITLE:

MAIN STREET BUILDING ELEVATION

SEAL / SIGNATURE:



PROJECT No:	2020-30
DRAWN BY:	AA, LB
CHECK'D BY:	SY
DWG. No:	

A-200A



1 / A-201A MAIN STREET BUILDING: EAST ELEVATION
1/8"=1'-0"

PROJECT:

WALLACE CAMPUS

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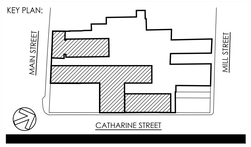
6	11/2/2021	PLANNING BOARD RE-SUBMISSION
7	12/7/2021	PLANNING BOARD RE-SUBMISSION

DOB NUMBER:

KEY PLAN:



DRAWING TITLE:

MAIN STREET BUILDING ELEVATION

SEAL / SIGNATURE:

REGISTERED ARCHITECT
SAKY YAKAS
No. 018047
STATE OF NEW YORK

PROJECT No:	2020-30
DRAWN BY:	AA, LB
CHECK'D BY:	SY
DWG. No:	

A-201A



1 / A-202A MAIN STREET BUILDING: WEST ELEVATION
1/8"=1'-0"

PROJECT:

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DUTCHESS COUNTY, NEW YORK

OWNER:
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48-02 25TH AVENUE, SUITE 400
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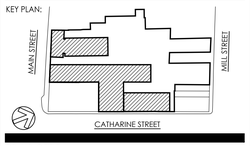
6	11/2/2021	PLANNING BOARD RE-SUBMISSION
7	12/7/2021	PLANNING BOARD RE-SUBMISSION

DOB NUMBER:

KEY PLAN:



DRAWING TITLE:

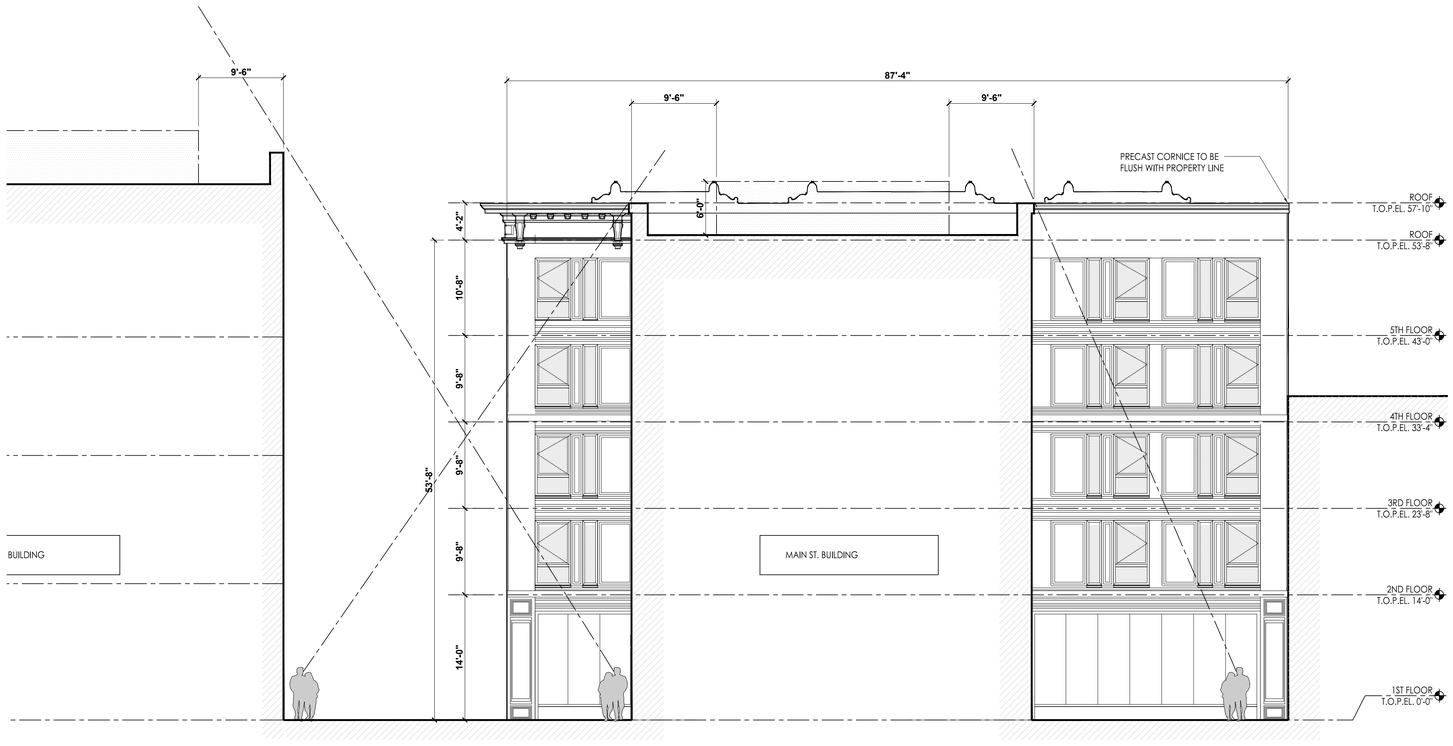
MAIN STREET BUILDING ELEVATION

SEAL / SIGNATURE:

REGISTERED ARCHITECT
SAKY YAKAS
No. 018047
STATE OF NEW YORK

PROJECT No:	2020-30
DRAWN BY:	AA, IB
CHECK'D BY:	SY
DWG. No:	

A-202A



1 A-203A MAIN STREET BUILDING: NORTH ELEVATION
1/8"=1'-0"

PROJECT:

WALLACE CAMPUS

331 MAIN STREET
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

OWNER:
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48-02 25TH AVENUE, SUITE 400
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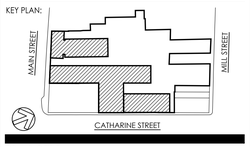
6	11/2/2021	PLANNING BOARD RE-SUBMISSION
7	12/7/2021	PLANNING BOARD RE-SUBMISSION

DOB NUMBER:

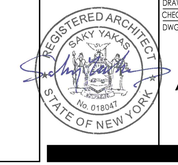
KEY PLAN:



DRAWING TITLE:

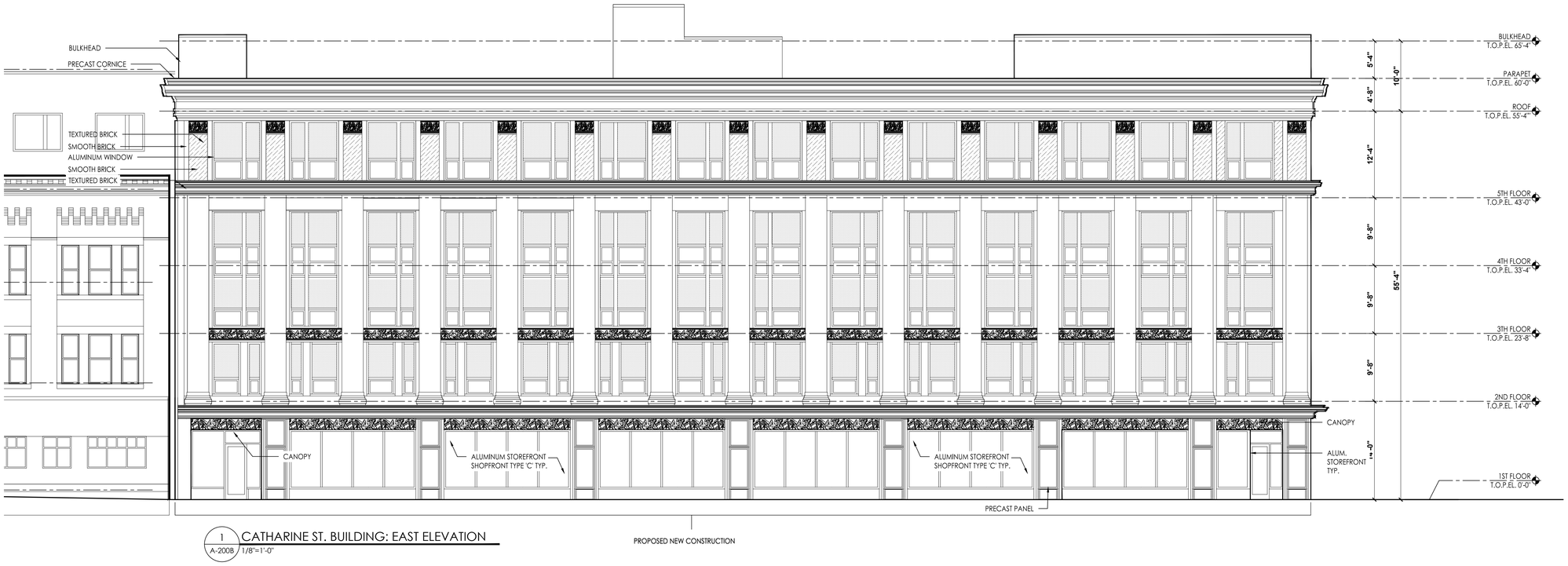
MAIN STREET BUILDING ELEVATION

SEAL / SIGNATURE:



PROJECT No:	2020-30
DRAWN BY:	AA, LB
CHECK'D BY:	SY
DWG. No:	

A-203A



1 A-200B — CATHARINE ST. BUILDING: EAST ELEVATION
1/8"=1'-0"

PROPOSED NEW CONSTRUCTION

PROJECT:

WALLACE CAMPUS

331 MAIN STREET
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

OWNER:
WALLACE CAMPUS MANAGER LLC
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POUGHKEEPSIE, NY 12601
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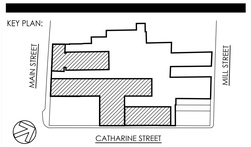
DOB NUMBER:

KEY PLAN:



DRAWING TITLE:

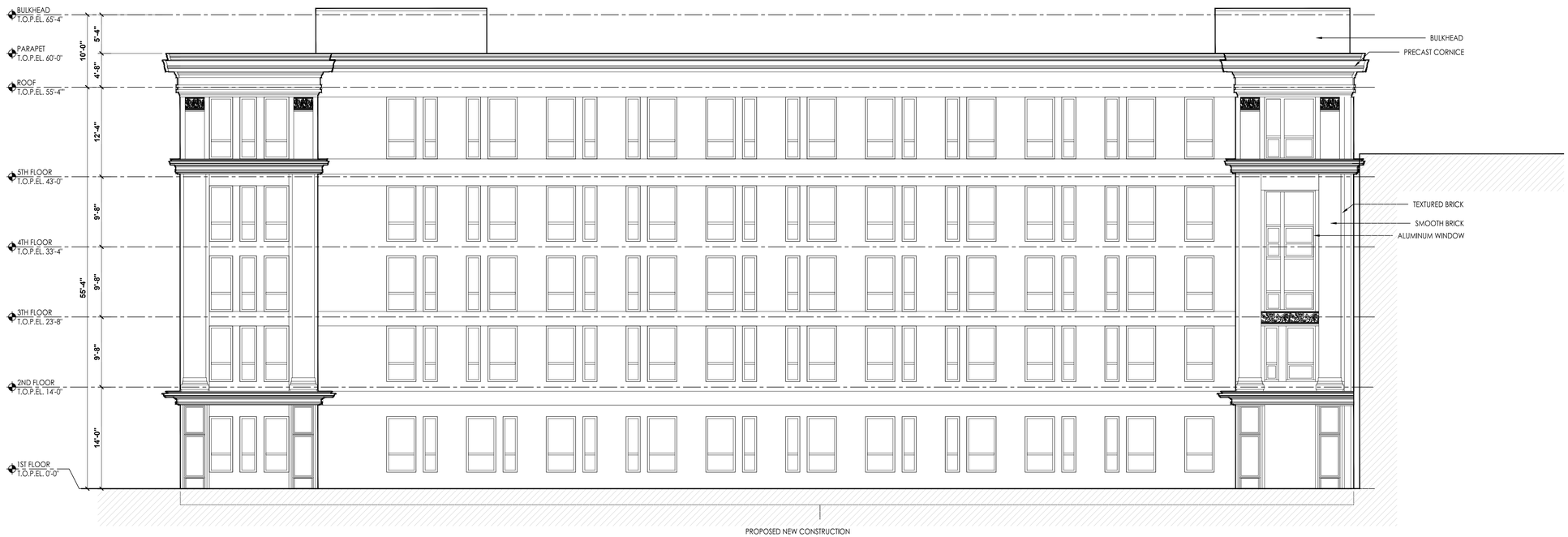
CATHARINE STREET BUILDING ELEVATION

SEAL / SIGNATURE:

REGISTERED ARCHITECT
SAKY YAKAS
No. 018047
STATE OF NEW YORK

PROJECT No:	2020-30
DRAWN BY:	AA, LB
CHECK'D BY:	SY
DWG. No:	

A-200B



1 / A-201B — CATHARINE ST BUILDING: WEST ELEVATION
1/8"=1'-0"

PROJECT:

WALLACE CAMPUS

331 MAIN STREET
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

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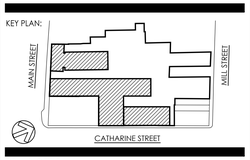
7	12/7/2021	PLANNING BOARD RE-SUBMISSION

DOB NUMBER:

KEY PLAN:



DRAWING TITLE:

CATHARINE STREET BUILDING ELEVATION

SEAL / SIGNATURE:

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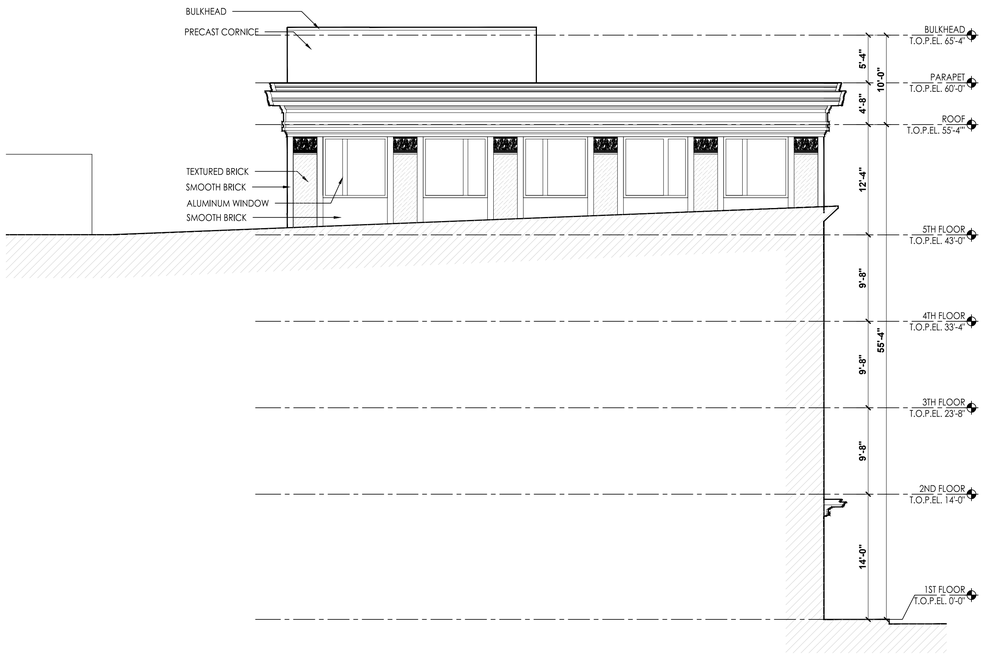
SAKY YAKAS
No. 018047
STATE OF NEW YORK

PROJECT No:	2020-30
DRAWN BY:	AA, LB
CHECKD BY:	SY
DWG. No:	

A-201B



1 A-202B — CATHARINE ST BUILDING: SOUTH ELEVATION
1/8"=1'-0"



2 A-202B — CATHARINE ST BUILDING: NORTH ELEVATION
1/8"=1'-0"

PROJECT:

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No:	Date:	Distribution:
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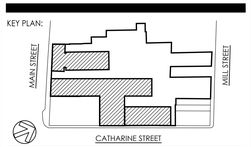
7	12/7/2021	PLANNING BOARD RE-SUBMISSION

DOB NUMBER:

KEY PLAN:



DRAWING TITLE:

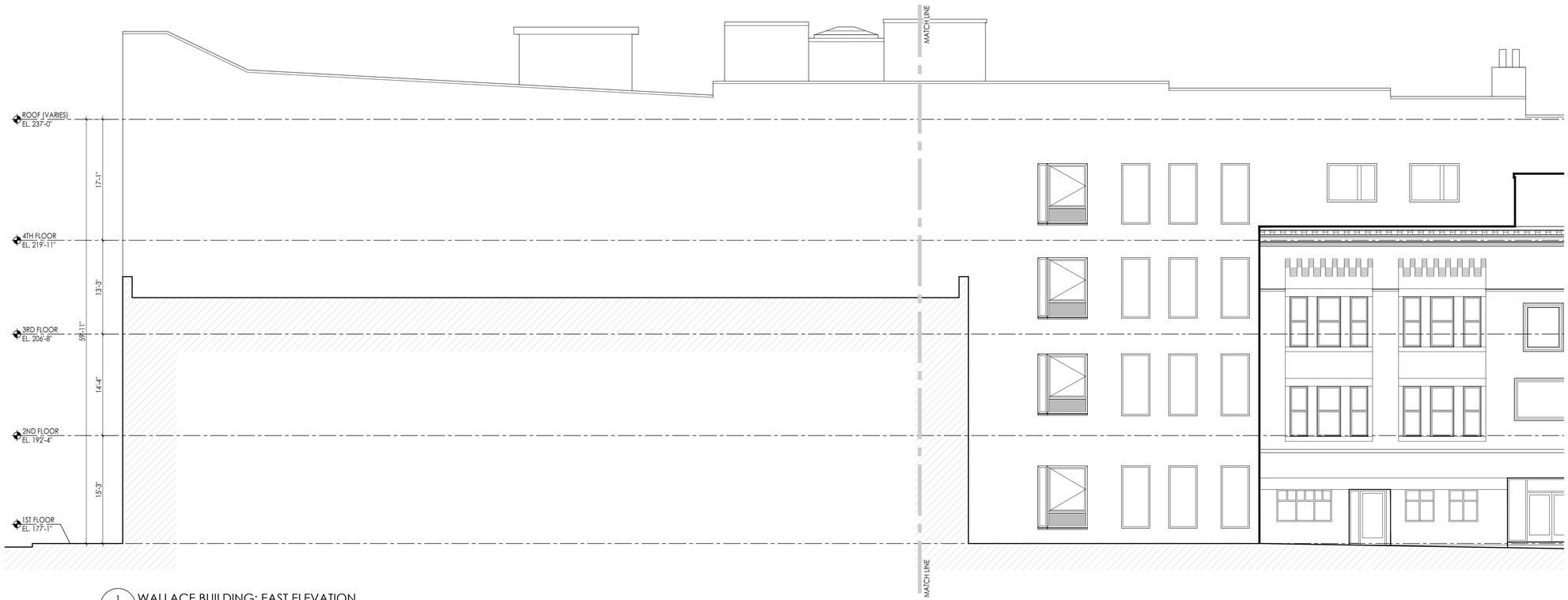
CATHARINE STREET BUILDING ELEVATION

SEAL / SIGNATURE:

REGISTERED ARCHITECT
SAKY YAKAS
No. 018047
STATE OF NEW YORK

PROJECT No:	2020-30
DRAWN BY:	AA, LB
CHECK'D BY:	SY
DWG. No:	

A-202B



1 WALLACE BUILDING: EAST ELEVATION
A-200C 1/8"=1'-0"



2 CATHARINE ST BUILDING: EAST ELEVATION
A-200C 1/8"=1'-0"

PROJECT:

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DUTCHESS COUNTY, NEW YORK

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No:	Date:	Distribution:
1	4/5/2020	REVISED PER CITY COMMENTS
2	7/10/2020	PLANNING BOARD RE-SUBMISSION
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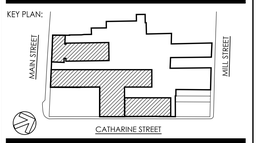
7	12/7/2021	PLANNING BOARD RE-SUBMISSION

DOB NUMBER:

KEY PLAN:



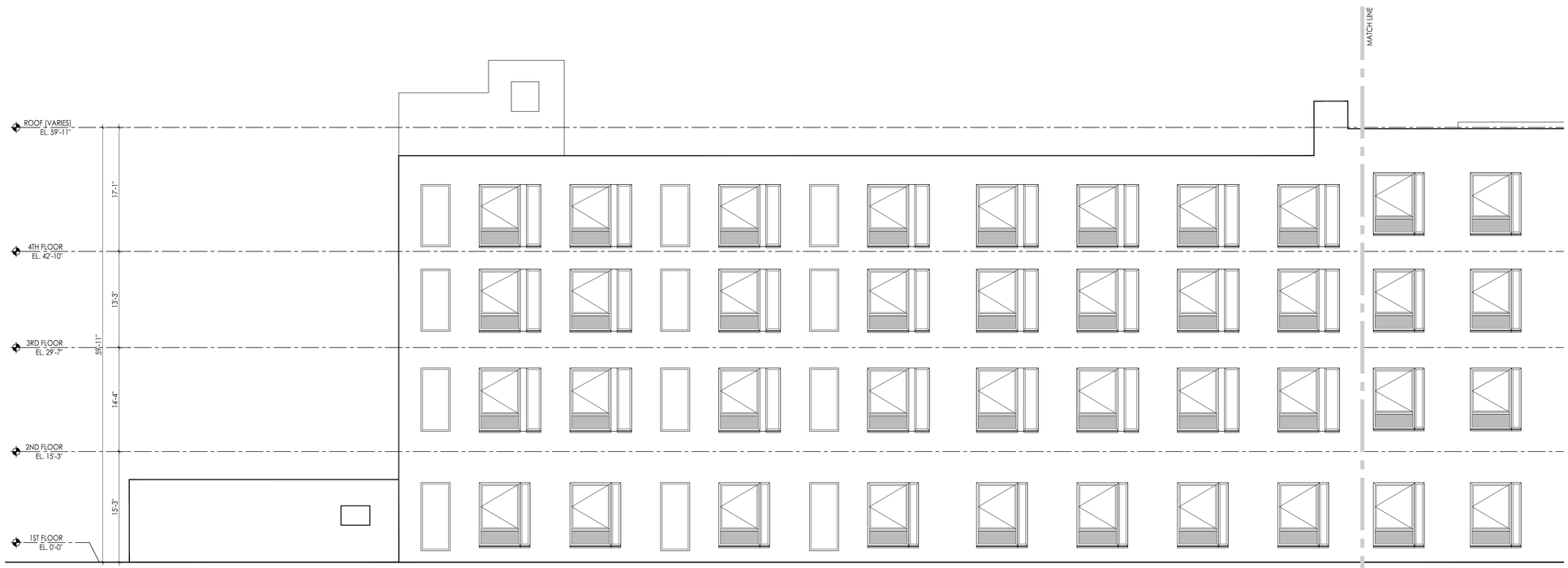
DRAWING TITLE:

WALLACE BUILDING ELEVATIONS

SEAL / SIGNATURE:

REGISTERED ARCHITECT
SAKY YAKAS
NEW YORK
026018
STATE OF NEW YORK

PROJECT No:	2020-30
DRAWN BY:	AA, LB
CHECK'D BY:	SY
DWG. No:	A-200C



1 A-201C WALLACE BUILDING: WEST ELEVATION
1/8"=1'-0"



1 A-201C WALLACE BUILDING: WEST ELEVATION
1/8"=1'-0"

PROJECT:

WALLACE CAMPUS

331 MAIN STREET
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

OWNER:
WALLACE CAMPUS MANAGER LLC
48-02 25TH AVENUE, SUITE 400
ASTORIA, NY 11103

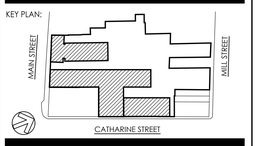
ARCHITECT:
SLCE*Architects*
1359 BROADWAY
NEW YORK, NEW YORK 10018
TEL: (212) 979-8400
FAX: (212) 979-8387

LANDSCAPE / CIVIL
THE LRC GROUP
85 CIVIC CENTER PLAZA, SUITE 103
POUGHKEEPSIE, NY 12601
TEL: (845) 243-2880
FAX: (845) 265-8175

No:	Date:	Distribution:
1	6/5/2020	REVISED PER CITY COMMENTS
2	7/10/2020	PLANNING BOARD RE-SUBMISSION
3	10/30/2020	PLANNING BOARD RE-SUBMISSION
4	12/8/2020	PLANNING BOARD RE-SUBMISSION
5	3/5/2021	PLANNING BOARD RE-SUBMISSION
6	11/2/2021	PLANNING BOARD RE-SUBMISSION
7	12/7/2021	PLANNING BOARD RE-SUBMISSION

DOB NUMBER:

KEY PLAN:



DRAWING TITLE:

WALLACE BUILDING ELEVATIONS

SEAL / SIGNATURE:

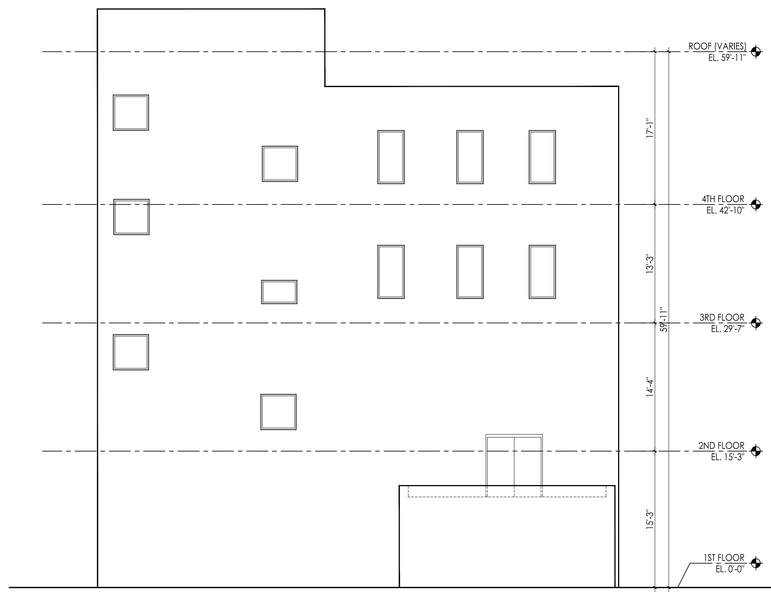
REGISTERED ARCHITECT
SAKY YAKAS
No. 018047
STATE OF NEW YORK

PROJECT No:	2020-30
DRAWN BY:	AA, LB
CHECKED BY:	SY
DWG. No:	

A-201C



1 A-202C WALLACE BUILDING: SOUTH ELEVATION
1/8"=1'-0"



2 A-202C WALLACE BUILDING: NORTH ELEVATION
1/8"=1'-0"

PROJECT:

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331 MAIN STREET
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

OWNER:
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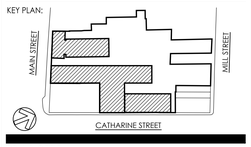
6	11/2/2021	PLANNING BOARD RE-SUBMISSION
7	12/7/2021	PLANNING BOARD RE-SUBMISSION

DOB NUMBER:

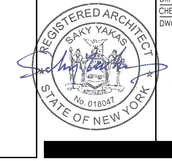
KEY PLAN:



DRAWING TITLE:

WALLACE BUILDING ELEVATIONS

SEAL / SIGNATURE:



PROJECT No:	2020-30
DRAWN BY:	AA, LB
CHECKED BY:	SY
DWG. No:	

A-202C

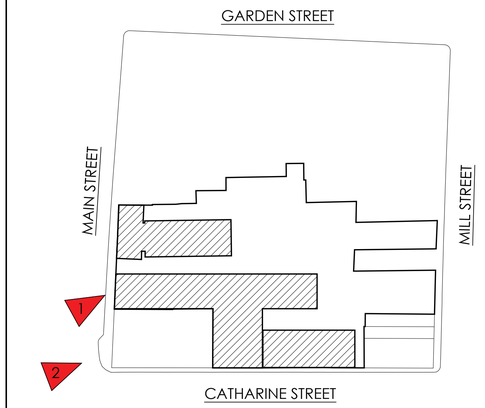


1. AERIAL VIEW: MAIN MALL ROW



2. AERIAL VIEW: OVERALL CAMPUS

VIEW KEY



PROJECT:

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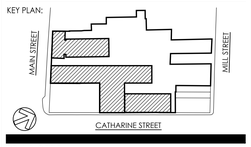
DOB NUMBER:

KEY PLAN:



DRAWING TITLE:

RENDERINGS

SEAL / SIGNATURE:



PROJECT No:	2020-30
DRAWN BY:	AA, LB
CHECK'D BY:	SY
DWG. No:	

A-201

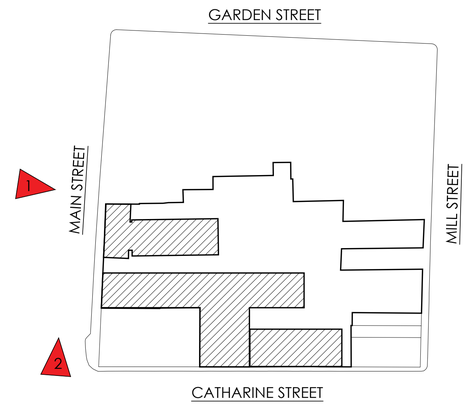


1. VIEW FROM MAIN STREET



2.VIEW FROM MAIN STREET AND CATHARINE STREET

VIEW KEY



PROJECT:

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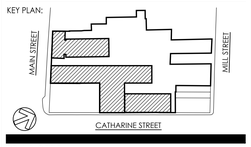
DOB NUMBER:

KEY PLAN:



DRAWING TITLE:

RENDERINGS

SEAL / SIGNATURE:

REGISTERED ARCHITECT
SAKY YAKAS
No. 018047
STATE OF NEW YORK

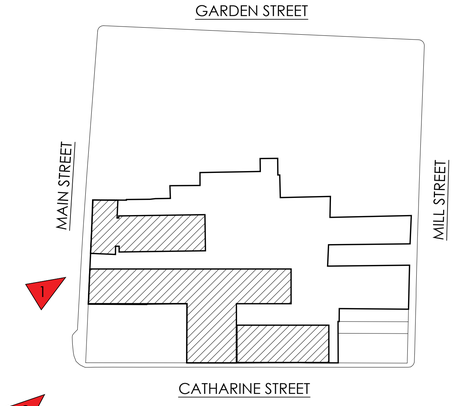
PROJECT No:	2020-30
DRAWN BY:	AA, LB
CHECK'D BY:	SY
DWG. No:	

A-202



1. VIEW FROM MAIN STREET

VIEW KEY





2.VIEW FROM MAIN STREET AND CATHARINE STREET

PROJECT:

WALLACE CAMPUS

331 MAIN STREET
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

OWNER:
WALLACE CAMPUS MANAGER LLC
48-02 25TH AVENUE, SUITE 400
ASTORIA, NY 11103

ARCHITECT:
SLCE*Architects*
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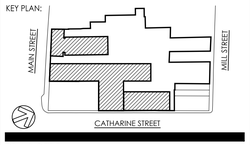
7	12/7/2021	PLANNING BOARD RE-SUBMISSION

DOB NUMBER:

KEY PLAN:



DRAWING TITLE:

RENDERINGS

SEAL / SIGNATURE:

REGISTERED ARCHITECT
SAKY YAKAS
No. 018047
STATE OF NEW YORK

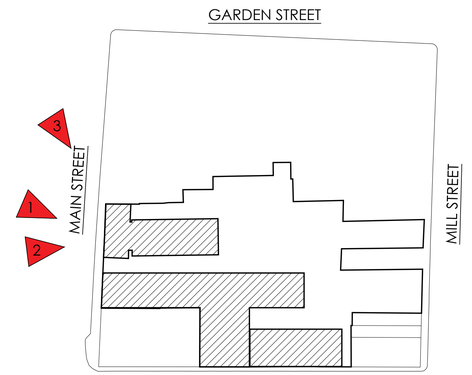
PROJECT No:	2020-30
DRAWN BY:	AA, LB
CHECK'D BY:	SY
DWG. No:	

A-203



1. VIEW FROM MAIN STREET

VIEW KEY





2.MAIN STREET STOREFRONT



3.VIEW FROM MAIN STREET TOWARD CATHARINE STREET

PROJECT:

WALLACE CAMPUS

331 MAIN STREET
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

OWNER:
WALLACE CAMPUS MANAGER LLC
48-02 25TH AVENUE, SUITE 400
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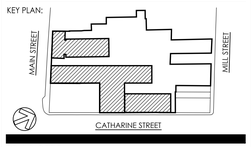
DOB NUMBER:

KEY PLAN:



DRAWING TITLE:

RENDERINGS

SEAL / SIGNATURE:

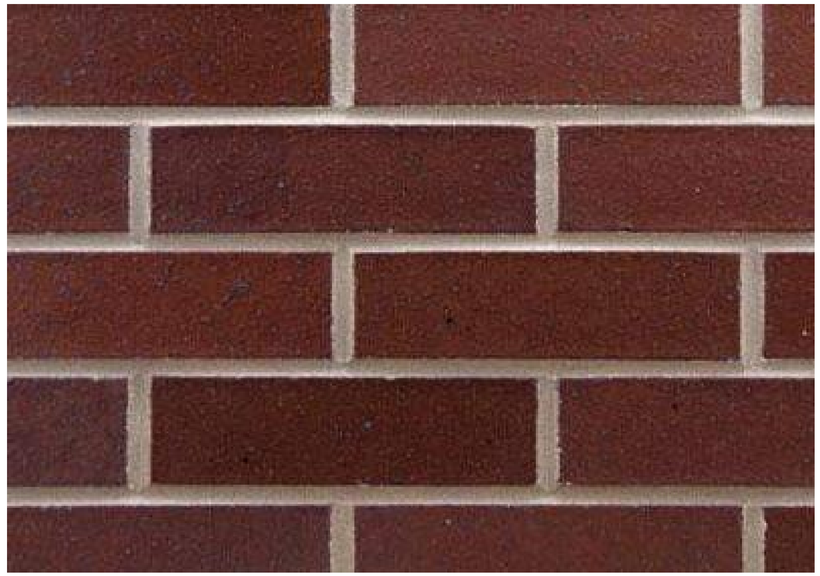
REGISTERED ARCHITECT
SAKY YAKAS
No. 018047
STATE OF NEW YORK

PROJECT No:	2020-30
DRAWN BY:	AA, LB
CHECKD BY:	SY
DWG. No:	A-204

NOTE: SEE PHYSICAL SAMPLES SUBMITTED TO PLANNING BOARD



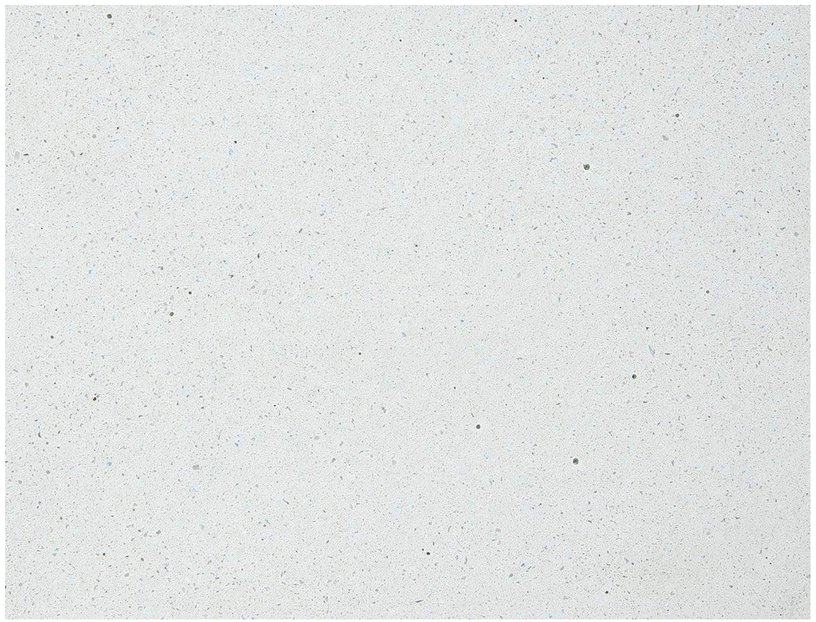
ALUMINUM



BRICK



PRECAST ACCENT



PRECAST

PROJECT:

WALLACE CAMPUS

CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

OWNER:

WALLACE CAMPUS MANAGER LLC

48-02 25TH AVENUE, SUITE 400
ASTORIA, NY 11103

ARCHITECT:

SLCE*Architects*

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NEW YORK, NEW YORK 10018

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LANDSCAPE / CIVIL

THE LRC GROUP

85 CIVIC CENTER PLAZA, SUITE 103
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No:	Date:	Distribution:
1	6/5/2020	REVISED PER CITY COMMENTS
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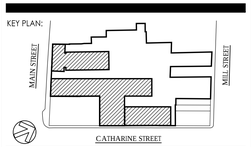
DOB NUMBER:

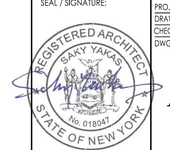
KEY PLAN:



DRAWING TITLE:

MAIN STREET:
MATERIAL SELECTIONS

SEAL / SIGNATURE:



PROJECT No: 2020-30
DRAWN BY: AA, LB
CHECK'D BY: SY
DWG. No:

A-209

NOTE: SEE PHYSICAL SAMPLES SUBMITTED TO PLANNING BOARD

ALUMINUM



BRICK



PRECAST



PRECAST



BRICK



PRECAST

PROJECT:

WALLACE CAMPUS

CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

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WALLACE CAMPUS MANAGER LLC

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No:	Date:	Distribution:
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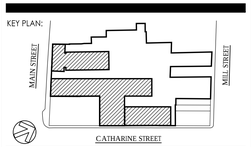
DOB NUMBER:

KEY PLAN:



DRAWING TITLE:

CATHARINE STREET:
MATERIAL SELECTIONS

SEAL / SIGNATURE:

REGISTERED ARCHITECT
SAKY YAKAS
NO. 018047
STATE OF NEW YORK

PROJECT No: 2020-30
DRAWN BY: AA, LB
CHECK'D BY: SY
DWG. No:

A-210

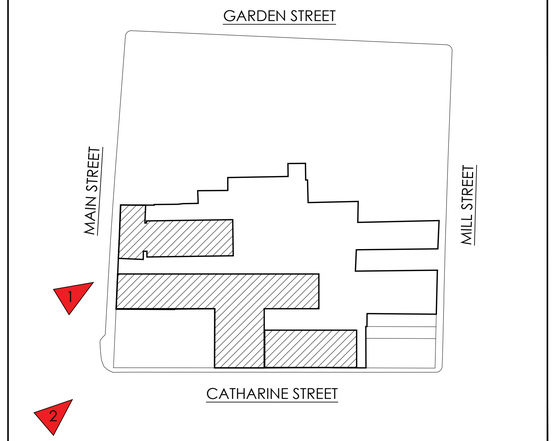


1. VIEW FROM MAIN STREET



2.VIEW FROM MAIN STREET AND CATHARINE STREET

VIEW KEY



PROJECT:

WALLACE CAMPUS

331 MAIN STREET
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

OWNER:
WALLACE CAMPUS MANAGER LLC
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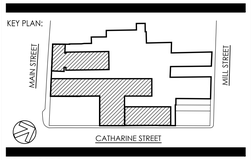


DRAWING TITLE:

RENDERINGS

SEAL / SIGNATURE:



PROJECT No:	2020-30
DRAWN BY:	AA, LB
CHECKD BY:	SY
DWG. No:	

A-205

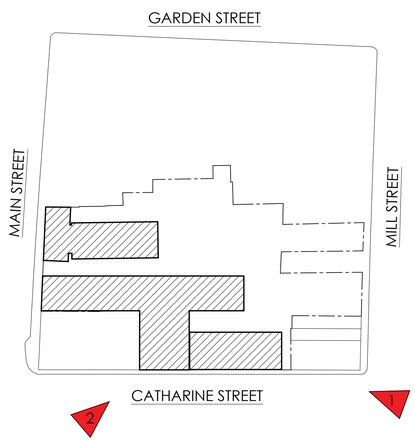


1. VIEW FROM MAIN STREET



2.VIEW FROM MAIN STREET AND CATHARINE STREET

VIEW KEY



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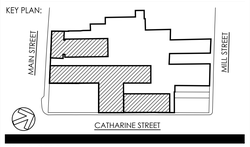
DOB NUMBER:

KEY PLAN:



DRAWING TITLE:

RENDERINGS

SEAL / SIGNATURE:



PROJECT No:	2020-30
DRAWN BY:	AA, LB
CHECKD BY:	SY
DWG. No:	

A-206

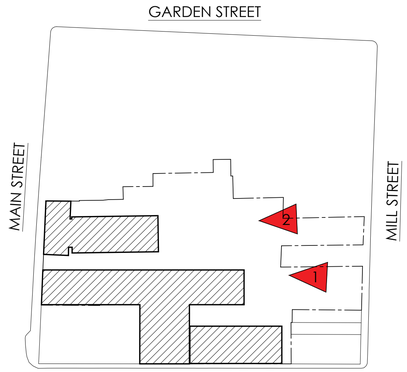


1. VIEW FROM MAIN STREET



2.VIEW FROM MAIN STREET AND CATHARINE STREET

VIEW KEY



PROJECT:

WALLACE CAMPUS

331 MAIN STREET
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

OWNER:
WALLACE CAMPUS MANAGER LLC
48-02 25TH AVENUE, SUITE 400
ASTORIA, NY 11103

ARCHITECT:
SLCE*Architects*
1359 BROADWAY
NEW YORK, NEW YORK 10018
TEL: (212) 979-8400
FAX: (212) 979-8387

LANDSCAPE / CIVIL
THE LRC GROUP
85 CIVIC CENTER PLAZA, SUITE 103
POUGHKEEPSIE, NY 12601
TEL: (845) 243-2880
FAX: (845) 265-8175

No:	Date:	Distribution:
1	4/5/2020	REVISED PER CITY COMMENTS
2	7/10/2020	PLANNING BOARD RE-SUBMISSION
3	10/30/2020	PLANNING BOARD RE-SUBMISSION
4	12/8/2020	PLANNING BOARD RE-SUBMISSION
5	3/5/2021	PLANNING BOARD RE-SUBMISSION
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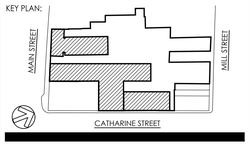
7	12/7/2021	PLANNING BOARD RE-SUBMISSION

DOB NUMBER:

KEY PLAN:



DRAWING TITLE:

RENDERINGS

SEAL / SIGNATURE:



PROJECT No:	2020-30
DRAWN BY:	AA, LB
CHECK'D BY:	SY
DWG. No:	

A-207

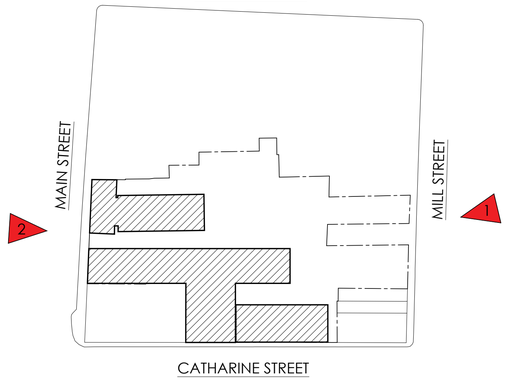


1. VIEW FROM MAIN STREET



2.VIEW FROM MAIN STREET AND CATHARINE STREET

VIEW KEY



PROJECT:

WALLACE CAMPUS

331 MAIN STREET
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

OWNER:

WALLACE CAMPUS MANAGER LLC

48-02 25TH AVENUE, SUITE 400
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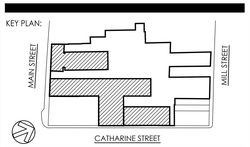

DRAWING TITLE:

RENDERINGS

SEAL / SIGNATURE:

REGISTERED ARCHITECT
SAKY YAKAS
No. 018047
STATE OF NEW YORK

PROJECT No:	2020-30
DRAWN BY:	AA, LB
CHECK'D BY:	SY
DWG. No:	

A-208

PROJECT:

WALLACE CAMPUS

331 MAIN STREET
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

OWNER:

WALLACE CAMPUS MANAGER LLC

48-02 25TH AVENUE, SUITE 400
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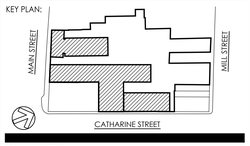

DRAWING TITLE:

MAIN STREET: MATERIAL SELECTIONS

SEAL / SIGNATURE:



PROJECT No:	2020-30
DRAWN BY:	AA, LB
CHECK'D BY:	SY
DWG. No:	A-209

PROJECT:

WALLACE CAMPUS

331 MAIN STREET
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

OWNER:

WALLACE CAMPUS MANAGER LLC

48-02 25TH AVENUE, SUITE 400
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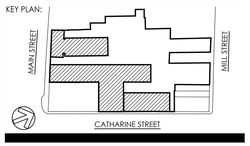


DRAWING TITLE:

CATHARINE STREET: MATERIAL SELECTIONS

SEAL / SIGNATURE:



PROJECT No:	2020-30
DRAWN BY:	AA, LB
CHECK'D BY:	SY
DWG. No:	

A-210

SUMMER SHADOW STUDIES: 6/21



9:00 AM



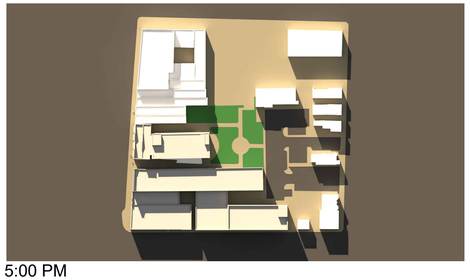
11:00 AM



1:00 PM



3:00 PM



5:00 PM

WINTER SHADOW STUDIES: 12/21



9:00 AM



11:00 AM



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3:00 PM



5:00 PM

PROJECT:

WALLACE CAMPUS

331 MAIN STREET
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

OWNER:

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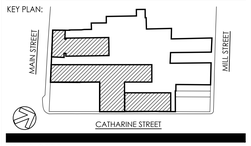


DRAWING TITLE:

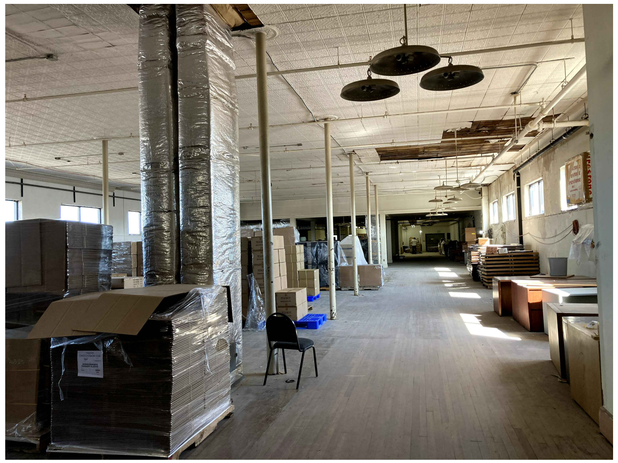
WALLACE CAMPUS
SHADOW STUDIES

SEAL / SIGNATURE:

REGISTERED ARCHITECT
SAKY YAKAS
No. 018047
STATE OF NEW YORK

PROJECT No: 2020-30
DRAWN BY: AA, LB
CHECK'D BY: SY
DWG. No:

A-211



















PROJECT:

WALLACE CAMPUS

331 MAIN STREET
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DUTCHESS COUNTY, NEW YORK

OWNER:

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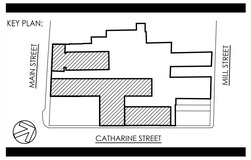


DRAWING TITLE:

EXISTING WALLACE BUILDING PHOTOS

SEAL / SIGNATURE:

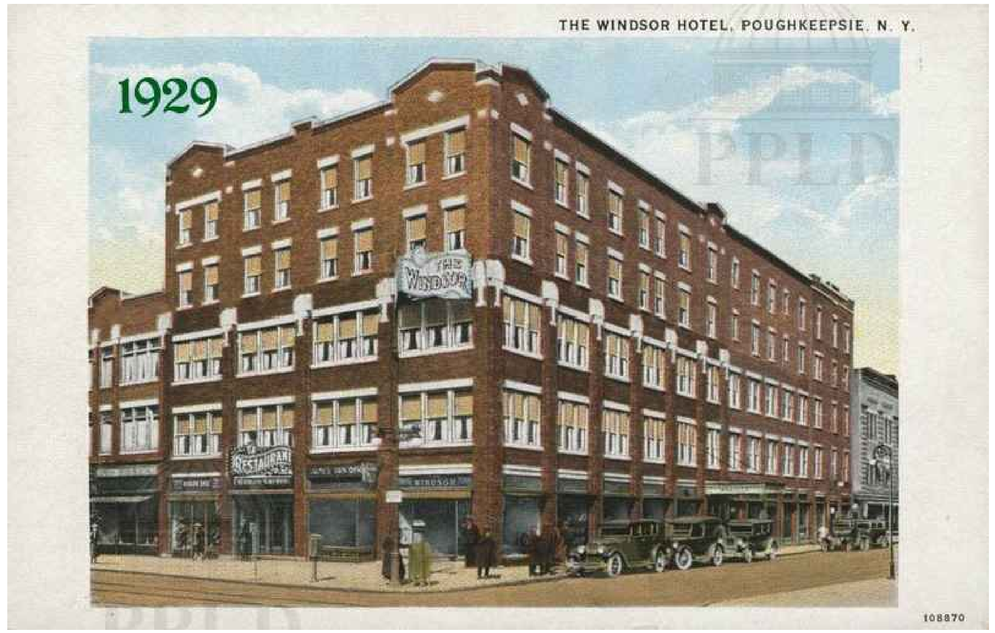
REGISTERED ARCHITECT
SAKY YAKAS
No. 018047
STATE OF NEW YORK

PROJECT No:	2020-30
DRAWN BY:	AA, LB
CHECKED BY:	SY
DWG. No:	

A-212







PROJECT:

WALLACE CAMPUS

331 MAIN STREET
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

OWNER:
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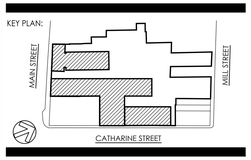


DRAWING TITLE:

HISTORICAL IMAGES

SEAL / SIGNATURE:

REGISTERED ARCHITECT
SAKY YAKAS
No. 018047
STATE OF NEW YORK

PROJECT No:	2020-30
DRAWN BY:	AA, LB
CHECKD BY:	SY
DWG. No:	A-213



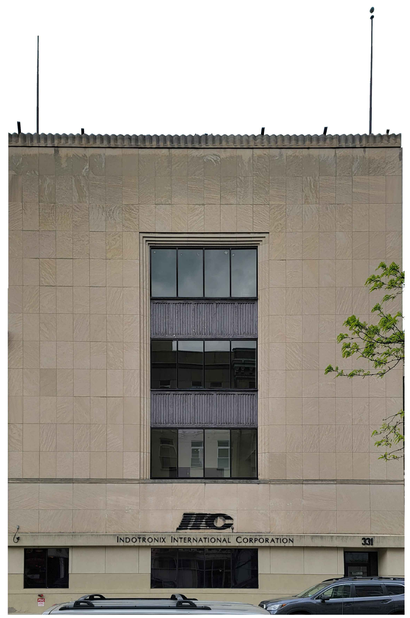
HELTING BUILDING
Height: +/- 70' @ Roof Peak



HISTORICAL ROW
Height: +/- 60 TO 64'



MAIN STREET BUILDING
Height : 74'



WALLACE BUILDING
Height: +/- 64'



LUCKEY PLATT
Height: +/- 92'

PROJECT:

WALLACE CAMPUS

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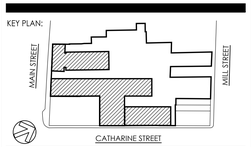

DRAWING TITLE:

HEIGHT COMPARISON

SEAL / SIGNATURE:

REGISTERED ARCHITECT
SAKY YAKAS
No. 018047
STATE OF NEW YORK

PROJECT No:	2020-30
DRAWN BY:	AA, LB
CHECKD BY:	SY
DWG. No:	

A-214

Resolution of the City of Poughkeepsie Planning Board
Negative Declaration of Environmental Significance
December 21, 2021

Whereas, the City of Poughkeepsie Planning Board (the "Planning Board") received a site plan application from Wallace Campus Manager, LLC (the "Applicant") for demolition, conversion and new construction resulting in a mixed use development with 187 dwelling units and 14,235 square feet of commercial space, with off-street parking and publicly-accessible open space on the parcels at 319, 325, 327-329 and 331 Main Street (the "Project"); and

Whereas, the Project also involves the redevelopment of the off-street parking area on the properties at 302, 304, 306 and 310 Mill Street. Grid # 6162-77-114098, 109079, 109077, 121116, 112116, 116114, 128113 and 6162-78-12091; and

Whereas, the extensive application documents are available at and on file with the City's Building and Planning Departments and have been made available to the public on the City's website; and

Whereas, the Applicant first appeared before the Planning Board in June of 2020 and the Project and the Application materials have been continually revised since the initial submission and appearance with the last submission being made on December 7, 2021; and

Whereas, the Applicant has appeared at nine Planning Board meetings, two of which were special meetings called specifically for the environmental review of the Project; and

Whereas, the Planning Board identified the application as a Type 1 Action pursuant to the New York State Environmental Quality Review Act ("SEQRA") and declared its intent to serve as lead agency; and

Whereas, the Planning Board directed City staff to coordinate the SEQRA review by sending the notice of intent to be lead agency accompanied by the Environmental Assessment Form Part 1 and the application to the other involved agencies, including among others, the Zoning Board of Appeals of the City of Poughkeepsie; and

Whereas, no other involved agency object to the Planning Board being lead agency; and

Whereas, the Planning Board declared itself lead agency for this Type 1 action and has received sufficient information to make a determination of significance as required by SEQRA; and

Whereas, in making this written, reasoned elaboration of its determination of significance as required by SEQRA, the Planning Board carefully reviewed all of the application materials, all interested or involved agency comments, all public comments received on the Project, all City Department review comments on the Project, the expanded EAF Part 1, and the comments of the Planning Board's consultants who advised the Planning Board on the Project and on the determination of significance; and

Whereas, the Planning Board deliberated on the SEQRA EAF Parts 2 and 3 and carefully reviewed them during two Planning Board workshops; and

Whereas, in response to questions concerning the environmental impacts of the Project raised by the Planning Board, the Applicant made many changes to the Project and provided substantial additional information in support of the application;

Now, Therefore Be it Resolved, that the Planning Board, after careful consideration of the Application and all of the criteria of significance set forth in the SEQRA regulations at 6 NYCRR Part 617.7 as well as the SEQRA handbook and other NYSDEC guidance on SEQRA hereby approves the EAF Parts 2 and 3 attached as Exhibit A to this resolution and adopts the negative declaration of environmental significance finding that no significant adverse environmental impact will result from this Project and an environmental impact statement will not be required for this Project attached as Exhibit B to this resolution;

Be it Further Resolved, that the Planning Staff are hereby directed to publish the notice of the negative declaration in the Environmental Notice Bulletin, to provide a copy of this resolution with Exhibits A and B to the involved and interested agencies for this Project and take such other steps as required by 6 NYCRR Sections 617.12 (b)(1) & (3) and 617.12(c) for the filing and distribution of documents.

Motion: _____
Second: _____
Carried: _____

Full Environmental Assessment Form
Part 2 - Identification of Potential Project Impacts

Project : Wallace Campus
Date : 12/14/21

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency **and** the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

Tips for completing Part 2:

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer "**Yes"** to a numbered question, please complete all the questions that follow in that section.
- If you answer "**No"** to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box "Moderate to large impact may occur."
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the "whole action".
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

1. Impact on Land
Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1)
If "Yes", answer questions a - j. If "No", move on to Section 2.

☐ NO ☑ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	NO ☑	☐
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	NO ☑	☐
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	NO ☑	☐
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	☑ SMALL	☐
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	☑ SMALL	☐
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	☑ NO	☐
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	NO ☑	☐
h. Other impacts: _____ _____		☑ NO	☐

2. Impact on Geological Features

The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g) ☑ NO ☐ YES

If "Yes", answer questions a - c. If "No", move on to Section 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____ _____	E2g	☐	☐
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	☐	☐
c. Other impacts: _____ _____		☐	☐

3. Impacts on Surface Water

The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h) ☑ NO ☐ YES

If "Yes", answer questions a - l. If "No", move on to Section 4.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	☐	☐
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	☐	☐
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	☐	☐
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	☐	☐
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	☐	☐
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	☐	☐
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	☐	☐
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	☐	☐
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	☐	☐
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	☐	☐
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	☐	☐

l. Other impacts: _____ _____		☐	☐

4. Impact on groundwater

The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t)

☑ NO ☐ YES

If "Yes", answer questions a - h. If "No", move on to Section 5.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	☐	☐
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	☐	☐
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	☐	☐
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	☐	☐
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	☐	☐
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	☐	☐
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	☐	☐
h. Other impacts: _____ _____		☐	☐

5. Impact on Flooding

The proposed action may result in development on lands subject to flooding. (See Part 1. E.2)

☑ NO ☐ YES

If "Yes", answer questions a - g. If "No", move on to Section 6.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	☐	☐
b. The proposed action may result in development within a 100 year floodplain.	E2j	☐	☐
c. The proposed action may result in development within a 500 year floodplain.	E2k	☐	☐
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	☐	☐
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	☐	☐
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	☐	☐

g. Other impacts: _____ _____		☐	☐

6. Impacts on Air

The proposed action may include a state regulated air emission source. (See Part 1. D.2.f., D.2.h, D.2.g) ☑ NO ☐ YES

If "Yes", answer questions a - f. If "No", move on to Section 7.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels:			
i. More than 1000 tons/year of carbon dioxide (CO_2)	D2g	☐	☐
ii. More than 3.5 tons/year of nitrous oxide (N_2O)	D2g	☐	☐
iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs)	D2g	☐	☐
iv. More than .045 tons/year of sulfur hexafluoride (SF_6)	D2g	☐	☐
v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions	D2g	☐	☐
vi. 43 tons/year or more of methane	D2h	☐	☐
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	☐	☐
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	☐	☐
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	☐	☐
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	☐	☐
f. Other impacts: _____ _____		☐	☐

7. Impact on Plants and Animals

The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) ☑ NO ☐ YES

If "Yes", answer questions a - j. If "No", move on to Section 8.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	☐	☐
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	☐	☐
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	☐	☐
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	☐	☐

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	☐	☐
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	☐	☐
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	☐	☐
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____ _____	E1b	☐	☐
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	☐	☐
j. Other impacts: _____ _____		☐	☐

8. Impact on Agricultural Resources

The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) ☑ NO ☐ YES

If "Yes", answer questions a - h. If "No", move on to Section 9.

	Relevant Part I Question(s)	**No, or small impact may occur**	**Moderate to large impact may occur**
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	☐	☐
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, Elb	☐	☐
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	☐	☐
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	☐	☐
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	El a, E1b	☐	☐
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	☐	☐
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	☐	☐
h. Other impacts: _____		☐	☐

9. Impact on Aesthetic Resources

The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.)

☑ NO ☐ YES

If "Yes", answer questions a - g. If "No", go to Section 10.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	☐	☐
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	☐	☐
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	 ☐ ☐	 ☐ ☐
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	 ☐ ☐	 ☐ ☐
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	☐	☐
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile ½ -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	☐	☐
g. Other impacts: _____ _____		☐	☐

10. Impact on Historic and Archeological Resources

The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.)

☐ NO ☑ YES

If "Yes", answer questions a - e. If "No", go to Section 11.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places.	E3e	☑ SMALL	☐
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	☑ SMALL	☐
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	☑ NO	☐

d. Other impacts: _____ _____		☐	☐
e. If any of the above (a-d) are answered "Moderate to large impact may occur", continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	☐	☐
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	☐	☐
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	☐	☐

11. Impact on Open Space and Recreation

The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan.
(See Part 1. C.2.c, E.1.c., E.2.q.)
If "Yes", answer questions a - e. If "No", go to Section 12.

☑ NO ☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	□	□
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	□	□
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	□	□
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	□	□
e. Other impacts: _____ _____		□	□

12. Impact on Critical Environmental Areas

The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d)
If "Yes", answer questions a - c. If "No", go to Section 13.

☑ NO ☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	□	□
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	□	□
c. Other impacts: _____ _____		□	□

13. Impact on Transportation
The proposed action may result in a change to existing transportation systems. ☐ NO ☑ YES
(See Part 1. D.2.j)
If "Yes", answer questions a - f. If "No", go to Section 14.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	NO ☑	☐
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	NO ☑	☐
c. The proposed action will degrade existing transit access.	D2j	NO ☑	☐
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	NO ☑	☐
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	NO ☑	☐
f. Other impacts: The project will result in increased demand for off-street parking. The project will result in the need for signal timing improvements.		☑ SMALL	☐

14. Impact on Energy
The proposed action may cause an increase in the use of any form of energy. ☐ NO ☑ YES
(See Part 1. D.2.k)
If "Yes", answer questions a - e. If "No", go to Section 15.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	NO ☑	☐
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	☑ NO	☐
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	NO ☑	☐
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	☑ NO	☐
e. Other Impacts: The project will result in increased energy use below the above thresholds.		☑ SMALL	☐

15. Impact on Noise, Odor, and Light
The proposed action may result in an increase in noise, odors, or outdoor lighting. ☑ NO ☐ YES
(See Part 1. D.2.m., n., and o.)
If "Yes", answer questions a - f. If "No", go to Section 16.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	□	□
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	□	□
c. The proposed action may result in routine odors for more than one hour per day.	D2o	□	□

d. The proposed action may result in light shining onto adjoining properties.	D2n	☐	☐
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	☐	☐
f. Other impacts: _____ _____		☐	☐

16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.) ☐ NO ☑ YES

If "Yes", answer questions a - m. If "No", go to Section 17.

	Relevant Part I Question(s)	No,or small impact may cccur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	☑ SMALL	☐
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	☑ SMALL	☐
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	☑ SMALL	☐
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	☑ SMALL	☐
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	☑ NO	☐
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	☑ NO	☐
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	☑ NO	☐
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	☑ SMALL	☐
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	☑ SMALL	☐
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	☑ NO	☐
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	☑ NO	☐
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	☑ NO	☐
m. Other impacts: See below. _____ _____		☑ SMALL	☐

The site currently contaminated from past use. A Brownfield's Cleanup agreement has been entered into with the NYSDEC. The anticipated cleanup involves removal of existing contaminated soils under the supervision of NYSDEC pursuant to investigative and remedial work plans under NYSDEC's instructions.

17. Consistency with Community Plans

The proposed action is not consistent with adopted land use plans. ☑ NO ☐ YES
(See Part 1. C.1, C.2. and C.3.)
If "Yes", answer questions a - h. If "No", go to Section 18.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	☐	☐
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	☐	☐
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	☐	☐
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	☐	☐
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, Elb	☐	☐
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	☐	☐
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	☐	☐
h. Other: _____ _____		☐	☐

18. Consistency with Community Character

The proposed project is inconsistent with the existing community character. ☐ NO ☑ YES
(See Part 1. C.2, C.3, D.2, E.3)
If "Yes", answer questions a - g. If "No", proceed to Part 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	☑ SMALL	☐
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	☑ SMALL	☐
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	☑ NO	☐
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	☑ NO	☐
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	☑ NO	☐
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	☑	☐
g. Other impacts: The project will promote environmental justice. _____		☑ SMALL	☐

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Wallace Campus Project
EAF Part 3
Identification and Evaluation of Potential Project Impacts
Draft 12/14/21

1. ***Impact on Land***
Proposed action may involve construction on, or physical alteration of the land surface of the proposed site.

Part 2 FEAF 1.d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.

The project is likely to result in the excavation of more than 1,000 tons of soil because of the need to remove potentially contaminated soil. This will result in an improvement to the quality of the environment. See 16, Impact on Human Health, below, for discussion of this impact. See 1.e below for a discussion of truck traffic.

Part 2 FEAF 1.e. The proposed action may involve construction that continues for more than one year or in multiple phases.

Construction is expected to last 24 months. This will result in ongoing construction related impacts and disturbance to the neighborhood. Such impacts are likely to include increased traffic due to construction and construction related noise, dust and odor impacts. Depth to bedrock is in excess of 40 feet and therefore blasting is unlikely to be required.

The Project Sponsor will be required to employ Best Practices to limit construction impacts. Such practices shall include:

1) Designation of routes for construction trucks to access and stage at the site. This includes trucks removing contaminated soil (see 16, Impact on Human Health, below).

2) Preparation of a dust suppression plan to be implemented during dry periods or other times when blowing dust occurs.

3) Implementation of the March 2, 2021, revised December 7, 2021, and as subsequently amended, Stormwater Pollution and Prevention Plan's (SWPPP's) erosion and sediment control measures including temporary seeding, sediment traps, silt fences, stabilized construction entrances, silt sacks, and other methods described in the NYSDEC Standards and Specifications for Erosion and Sediment Control.

4) All construction vehicles and equipment will be well maintained and operated in an efficient manner. Construction equipment will be required to be equipped with noise attenuation devices and mufflers. In particular, the mufflers on all construction equipment will be fully functional and well maintained by the construction contractor.

5) Construction will be limited to the hours of 6:30 am to 9:00 pm, Monday through Friday, per City Code.

10. ***Impact on Historic and Archeological Resources***
The proposed action may occur in or adjacent to a historic or archaeological resource.

Part 2 FEAF 10.a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archeological site or district which is listed on the National or State Register of Historical Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation (OPRHP) to be eligible for listing on the State Register of Historic Places.

Portions of the Project Site are located in the City's Mill Street Historic District and adjoining properties are State/National Historic Register listed.

On May 7, 2021 the National Park Service determined that the Wallace Building appeared to meet the criteria for listing on the National Register. The Applicant applied to OPRHP for National Register Nomination for the Wallace Building (331 Main and 14-20 Catharine). This application received preliminary approval on May 7, 2021 indicating that the building will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Office pursuant to the procedures set forth in 36 CFR Part 60. Designation to the State and National Registers is likely to happen in 2022. The Applicant has also applied to the National Park Service for Commercial Rehabilitation Tax Credits, which application is also under review.

The Project was submitted to OPRHP for Consistency Review. By letter dated May 18, 2021, the OPRHP determined that the buildings at 319, 325 and 327-329 Main Street were not eligible for the Historic Register. OPRHP further found that with the understanding that none of the new construction will have an interior connection to the Wallace Department Store Building, it is the OPRHP's opinion that the demolition and replacement of the buildings at 319, 325 and 327-329 Main Street will have No Adverse Effect on historic resources provided that the following conditions are met:

1. The Part-2 Federal Commercial Tax Credit application for the Wallace Department Store at 331 Main Street must be reviewed and approved by the National Parks Service.

2. A demolition and construction protection plan for the neighboring historic buildings must be developed and implemented.

The City of Poughkeepsie conducted a survey of potentially historic buildings in 1976-77. That survey identified 59 properties that should be nominated to the National Register but did not include the buildings at 319, 325 and 327-329 Main Street. Poughkeepsie's Historic District and Landmark's Preservation Commission (HDLPC) has its own historic register; none of these buildings are on the register. The City also declined to list these buildings when a comprehensive study of Main Street was done.

The Planning Board engaged an architect, Mass Design Group, to assist in reviewing the architecture of the project. The purpose of this review is to ensure that building architecture is compatible with the historic character of project site buildings as well as the Mill Street Historic District.

The Planning Board and its consultant engaged in extensive dialogue with the Applicant concerning the building architecture. This dialogue resulted in the downsizing of the proposed buildings and the elimination of the need for height variances.

The proposed renovation scope for the Wallace building includes preservation of the Art Deco Main Street exterior, and a limestone façade that will remain unchanged from the second floor to the roof. Transparency will be added to the first floor (per historic images). The east and west facades will have new window penetrations, reworking existing, non-historic penetrations. Internal elements to be retained include utilizing the existing stairways and maintaining the historically significant painted dome at the fourth-floor ceiling. The Applicant has also agreed to retain the former Wallace Department Store sign.

The Wallace project improves and is compatible with the streetscape along Mill Street, enhances landscaping at the driveway entrances, and presents fully finished rear (north) elevations of the buildings to enhance pedestrian and driver views along the Mill Street corridor and into the site. Views into the site from the north will include views of Wallace Green and enhanced plantings within and around parking areas.

The Applicant has also worked with an architectural salvage company (Zarborski Emporium) to repurpose the interiors of 325 and 331 Main Street. The company has declined to utilize any items at 319 Main Street. 325 Main Street is fully occupied. The Applicant has agreed to allow access for potential architectural salvage once it is vacated. The Applicant has reached out to the Historic Albany Foundation to see if any exterior features of 319, 325 and 329 Main Street can be preserved and donated. The Applicant has also reached out to the HDLPC to photo document the buildings as the Commission requested.

Part 2 FEAF 10.b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archeological sites on the NY State Historic Preservation Office (SHPO) archeological site inventory.

The Project was submitted to OPRHP for Consistency Review. A Consistency Determination was issued on May 18, 2021. See 10.a above.

13. Impact on Transportation
The proposed action may result in a change to existing transportation systems.

Part 2 FEAF 13.f. Other Impacts. The Project will result in an increased demand for off-street parking.

The Applicant submitted a parking analysis dated September 28, 2021 and revised December 7, 2021. The analysis reflected modifications to the project as a result of the site plan review process, which included a reduction in units, elimination of the day care facility and fitness center/climbing gym and an increase in retail/commercial space.

The revised plan results in simplification of the parking and circulation patterns because of the elimination of the daycare facility and associated drop-off/pick-up areas.

The Applicant will provide a permanent access easement to the owner of the three Mill Street lots for the benefit of owners and tenants, to access the parking areas located on these lots via the Wallace Campus access drives. The Shared Parking Agreement would maintain the allocation of dedicated parking (12 spaces) to the three Mill Street lots in compliance with the PID zoning. Pursuant to a separate Shared Parking Agreement with the Hudson River Housing (“HRH”) property at 310 Mill Street, the Applicant would be granted a permanent easement for improvements within the HRH property in exchange for HRH employees use of six Wallace parking spaces during working hours 8 am to 6 pm Monday to Friday. The six spaces would be available for Wallace Campus parking outside of those hours.

Overall, the project incorporates 60 parking spaces, while 32 spaces are required by zoning. Together with the 32 spaces required for the project, the total required spaces is 50 spaces during HRH office hours and 44 spaces all other times on Weekdays and all day on weekends.
Part 2 FEAF 13.f. Other Impacts. The Project will result in increased demand for off-street parking and will result in the need for signal timing improvements.

The project will hold occasional public performances/community gatherings within the Wallace Green and tiered seating area. The parking accommodations for these performances/gatherings can be accommodated by available on-street parking in the area of the site as was identified in the February 27 parking study. The Applicant has obtained letters expressing interest from several local organizations.

By e-mail dated May 13, 2021 The New York State DOT advised that the Applicant will be responsible for signal timing improvements and an upgrade to a traffic controller. These are improvements that are routinely made when traffic patterns change and would not have any significant adverse impact on traffic patterns.

14. Impact on Energy
The proposed action may cause an increase in the use of any form of energy.

Part 2 FEAF 14.e. Other Impacts: The Project will result in an increase in energy use.

The Project will result in an increased demand for energy in the form of electricity. The increase is less than the thresholds in this Part 2 screening question.

Additionally, the Applicant is proposing to employ Green Building Practices under the Enterprise Green Community program. The Planning Board's engineer, the Chazen Companies, performed an analysis of the Enterprise Green Community Program and found in a report issued March 30, 2021 that it is of similar or greater value in terms of water use, energy efficiency, stormwater management and carbon emissions when compared with the LEED Gold Certification Program.

No significant adverse energy impacts are therefore anticipated.

16. Impact on Human Health
The proposed action may have an impact on human health from exposure to new or existing sources of contaminants.

Part 2 FEAF 16.a. The proposed action is located within 1,500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.

The Project is located within 1,500 feet of the More Young Children Magnet Elementary School, Clinton Elementary School, Hudson River Healthcare, Inc., Community Family Development, and Humble Life Family Daycare. However, the project will not generate noise or other forms of pollution and therefore is not anticipated to impact such facilities.

Part 2 FEAF 16.b. The site of the proposed action is currently undergoing remediation.

The subject property has historically been used for commercial uses, including automotive repair, machining operations, furniture finishing, laundry activities, and gasoline underground storage tanks. As a result, the site has been subject to multiple environmental investigations.

Soils at multiple locations throughout the site, ranging in depth from one to seven feet below the parking lot surface, are impacted by Polycyclic Aromatic Hydrocarbons (PAH) and metals (mercury and lead) above Residential Use Soil Clean-up Objectives (i.e. the level of clean soil that must be achieved to allow construction of a residential use). No significant levels of Volatile Organic Carbons pesticides or PCBs have been found in the soils. Additional vapor investigation is warranted to determine whether soil vapor intrusion poses a risk to future building occupants.

The Applicant submitted a Brownfield Cleanup Program (BCP) Application and Remedial Investigation Work Plan (RIWP) to the NYSDEC on January 28, 2021 and a Letter of Completeness was issued on February 16, 2021. A public comment period concluded on March 26, 2021. The Applicant and DEC executed the RIWP on April 16, 2021. The site will therefore be remediated to BCP standards. It is anticipated that the site will be cleaned up to Track 1 standards. Track 1 is the highest standard and results in no restrictions to site use.

Based on the foregoing, no significant impacts to human health are anticipated.

Part 2 FEAF 16.c. There is a completed emergency spill remediation or a completed environmental site remediation on, or adjacent to, the site of the proposed action.

See 16.b above. Environmental remediation is ongoing and will soon be completed.

Part 2 FEAF 16.e The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.

While there are no institutional controls currently in place, the Brownfield Site Clean-up Agreement executed with the DEC on April 19, 2021 provides for the possibility of future institutional controls. Such controls, if enacted, would be intended to be protective of the environment and human health.

Part 2 FEAF 16.h. The proposed action may result in the unearthing of solid or hazardous waste.

See b. above for a discussion of this issue.

Part 2 FEAF 16.i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.

Project residents will generate solid waste, just as they do in their existing living situations. The project will be equipped with recycling collection facilities. No significant adverse impacts related to solid waste are anticipated.

18. Consistency with Community Character
The proposed project is inconsistent with the existing community character.

Part 2 FEAF 18.a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.

See 10.a above for a discussion of this impact.

Part 2 FEAF 18.b. The proposed action may create a demand for additional community services (e.g. schools, police and fire).

The Project will make demands on community resources similar to any residential project. To the extent that residents relocate from elsewhere in the City to this new affordable housing development, such demands will be relocated, but not changed. The City Police and Fire Departments have indicated their ability to provide services to the project without adverse impacts by letters dated December 14, 2021.

The Project's demands on community resources are therefore not anticipated to be significant.

Part 2 FEAF 18.g. Other. The proposed action will promote environmental justice.

The Project promotes environmental justice because it provides an opportunity for people to leave substandard housing. By providing new workforce housing in the City low wage earners are afforded the opportunity to live in a new building, with attractive amenities, on existing bus lines, and near to educational and work options. The workforce housing will be open to anyone who qualifies and there will be no discrimination on the basis of gender, race or other characteristics. The housing will be subject to all FHA and state funding requirements. The apartments will also provide thirty units of supportive housing and the Applicant has provided information to the City Planning Board on the management of the housing and the apartments overall which includes staffing and security measures to help ensure the success of the supportive and workforce housing.

Determination of Significance by City of Poughkeepsie Planning Board as SEQRA Lead Agency for the Wallace Campus Project

The Wallace Campus project involves demolition, conversion and new construction, resulting in a mixed use development with 187 dwelling units and 14,235 square feet of commercial space with off-street parking and publicly available open space on the parcels at 319, 325, 327-329 and 331 Main Street, including redevelopment of an existing off-street parking area with access to Mill Street which is used by 302, 304 and 306 Mill St (the "Project"). This redevelopment Project is located in the Poughkeepsie Innovation District ("PID") in the PID-Historic Core ('HC") and PID-Urban Village ("UV").

When the application was first submitted the Project involved 214 mixed income affordable housing units, a daycare center and climbing wall, as well as retail space. The Project was seeking a litany of area variances including for a number of stories on the new buildings. Today the application is seeking site plan approval for 187 multi-family units and 14,213 square feet of retail/commercial space. While the Project is now arguably an unlisted action the proximity of historic structures to the Project, as well as the Wallace Building itself, requires that this Project still be treated as a Type 1 action.

The Project has been revised to address the Planning Board's questions and concerns, to address involved and interested agency comments, to respond to public comments and to make the Project more conforming with the PID-HC and PID-UV zoning. Although the Project is still seeking a small number of area variances from the City ZBA, these variances predominately relate to changes to an existing parking lot off Mill Street which has been in its current condition for decades and which will be aesthetically and operationally improved by the parking lot resurfacing and restriping, changes in flow and landscaping, among other changes. The Wallace Green portion of the Project will provide a link between the buildings and the parking lot, and a pedestrian walkway that extends from Main Street through to the parking lot. The Wallace Green will provide a public gathering and entertainment area as well as a green space for the residents of the buildings.

The re-use and refurbishment of the 118,536 square feet Wallace Building, an existing, 118,536 square feet, underutilized four story building with a tall parapet on Main Street will result in the preservation and adaptive reuse of a National Register of Historic Places designated building. The restored Wallace Building will have 69 units of housing with 7649 square feet of retail space.

The demolition and replacement of the three Main Street buildings adjacent to the Wallace Building with a new 81,813 square feet, 5 story Main Street building which has 69 residential units and 3,309 square feet of retail space fronting on Main Street is also part of the Project. The architects for the Applicant and the Wallace Campus Manager, LLC worked closely with the Planning Board and the architects advising the Planning Board to reduce the scale of the proposed Main Street Building which was originally proposed to have two additional floors and to enhance the design of the architectural features to evoke the historical forms of buildings along Main Street and to adjust the horizontal banding, fenestration and parapet.

The new five story building on Catharine Street is 60,145 square feet. The building will have 49 residential units and 3,255 square feet of commercial space. The new buildings are being designed to meet Enterprise Green Communities Program certification standards. The City's consultant, Chazen Companies, compared this program to the LEEDs gold certification program and determined that the Enterprise Green Communities Program would provide the same type of environmental benefits and were specifically created for this type of multi-family housing and mixed-use space. The multi-family housing for the entire Project is comprised of a total of 157 work force, affordable units and 30 supportive housing units. At the request of the community and the Planning Board the Applicant changed the mix of the units to provide more bedrooms in a number of units to facilitate residential opportunities for larger families.

In examining whether the Project will have a significant adverse environmental effect, the Planning Board examined each of the criteria of significance as follows:

(1) **A substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic or noise levels, a substantial increase in solid waste production, a substantial increase in potential for erosion, flooding, leaching or drainage problems**—

The existing air quality will not change. The only use of energy for the operation of the Project is air handling units that will be used to heat and cool the buildings, likely fueled with natural gas or propane. All such units are exempt air emission points pursuant to the NYSDEC regulations. While dust can be created during demolition and construction, the demolition plan and the Stormwater Pollution Prevention Plan will be implemented during demolition and construction to ensure that any dust is controlled. The noise associated with construction will be temporary and will occur during the hours set by the City Code for construction. The construction area will be surrounded by existing impervious areas. There are no surface waters or wetlands on the Project site so there will be no potential for erosion, flooding, leaching or drainage problems. The City's consultants have reviewed the SWPPP and found that it meets the NYSDEC requirements for the control of stormwater during construction and post construction. Overall, the Project will result in a decrease in impervious areas due to the Wallace Green area and the landscaping in the parking lot. No substantial adverse environmental impacts will occur in these areas as a result of the Project.

(2) The removal or destruction of large quantities of vegetation or fauna; substantial interference with the movement of any resident or migratory fish or wildlife species; impacts on a significant habitat area, substantial adverse impacts on a threatened or endangered species of animal or plan, or the habitat of such a species; or other significant adverse impacts to natural resources--

Vegetation will be added to the area and some impervious surfaces will be replaced with pervious green spaces. No wildlife species of concern or threatened or endangered species are present. This is an urban area and the type of species of wildlife (squirrels, pigeons,

etc.) that may use the site are tolerant of human activity and are opportunistic. There are no significant habitat areas or any significant adverse impacts to natural resources as none exist on the Project site. No substantial adverse environmental impacts will occur in these areas as a result of the Project.

(3) **The impairment of the environmental characteristics of a critical environmental area as designated pursuant to section 617.14(g) of this Part --**

There are no Critical Environmental Areas designated on or near the Project Site and therefore no significant adverse environmental impacts related to a CEA.

(4) **The creation of a material conflict with a community's current plans or goals as officially approved or adopted—**

The Project site is located within the Poughkeepsie Innovation District. According to the City Ordinance establishing the PID, the PID-Policy Framework implements the principles advanced by the Poughkeepsie City Center Revitalization Plan and the Main Street Economic Development Strategy. The Ordinance exists to "revitalize the City of Poughkeepsie's historic central business district though the fostering of a walkable mixed-use neighborhood that supports quality residential development, institutional spaces for learning and socializing, as well as work spaces for Poughkeepsie's creative and innovative businesses." The PID expressly allows the development of multi-family housing and encourages ground floor commercial opportunities to preserve the storefronts of the historic central business district, to provide for pedestrian engagement at the storefront level. The Ordinance also indicates that one of the goals is to develop "Strategies for retaining and enhancing affordable housing with the PID and for remediating and redeveloping vacant properties, including surface parking lots." Within the PID are the PID-HC (Historic Core) and PID-UV (Urban Village). The PID HC encourages pedestrian activity and also the preservation of historic architecture and requiring new development to complement the existing character of the corridor. The PID UV encourages higher-density multi-family residential uses with ground floor commercial uses like restaurants, bars, retail, personal services and galleries. To encourage redevelopment more than one principle building or use is allowed on a lot or parcel to encourage mixed uses. In the PID-HC multi-family dwellings do not even require site plan review. In the PID-UV, multi-family dwellings do require site plan review.

The Wallace Campus Project is wholly consistent with the Community's officially adopted goals as expressed in the PID and the studies leading up to its establishment. The Project has proposed multi-family housing that is affordable, work force housing. The thirty units of affordable supportive housing will have caseworkers and others who assist those in the housing to obtain any assistance they may need.

The Project was redesigned to decrease the number of units to 187 overall with the goal of decreasing the height and number of stories of the buildings in order to keep them consistent with the height of the existing Wallace Building which is being preserved and adaptively reused. The amount of commercial space in the buildings was increased consistent with the goals of the PID to have an engaging pedestrian first floor to encourage activity in the area. The Main Street building which is new was designed to be consistent with the historical appearance of buildings

in the PID-HC. The aesthetics of the design have been carefully reviewed by the architects advising the City Planning Board as well as by the Planning Board members during many review meetings. The Applicant has been responsive to feedback and has established creative ways, such as recreating murals on the side of buildings and proposing to reuse historic features, such as the Wallace Building sign in the redevelopment efforts.

The Project has also proposed new buildings in areas that were underdeveloped and used for parking or vacant space and is contributing to the redesign and refurbishment of an existing underutilized parking lot along Mill Street that will aid the existing properties that use the parking already and that will provide more than the required amount of parking for this Project. The Wallace Green is also a feature, along with the pedestrian walkway with amenities, that upgrades the site and removes impervious areas and replaces them with pedestrian friendly spaces.

Throughout the review process the design of the buildings, the parking and the greenspace was revised and enhance to have the Project come into greater conformance with the PID-HC and UV. The area variances that are left relate more to existing non-conforming limitations. All of the area variances that remain are set forth on the Deputy Zoning Administrator's Zoning Determination. They do not represent notable departures from the policies and goals of the PID. No significant adverse environmental impacts will result from this Project to the community's current plans or goals as officially approved or adopted.

(5) **The impairment of the character or quality of important historical, archeological, architectural or aesthetic resources or of existing community or neighborhood character—**

The Project does not impair the character or quality of important historical, archeological, architectural or aesthetic resources of existing community or neighborhood character. Many public commentors spoke fondly of the dates when department store retail was available in the downtown core. Unfortunately the days for such uses have passed and the Wallace Campus area is characterized today by structures that are underused, have been demolished and not replaced, or have been so overtaken by circumstances that they no longer have historic value. The Project Applicant has worked closely with the NYS Office of Parks, Recreation and Historic Places to characterize the structures in the Wallace Campus. The existing buildings that are going to be demolished for the new Main Street Building have been determined by the state to have no historic significance finding that they are not eligible for listing on the State or National Registers of Historic Places. Moreover, the City in its own efforts to survey historically significant buildings did not identify any of these buildings as worthy of being nominated to the State or National Registers of Historic Places and none have been nominated for or placed on the Historic District and Landmark's Preservation Commission's historic register.

The Project proposes to replace these structures with one Main Street structure that is aesthetically pleasing and consistent with historic architectural forms in the City. The architects for the Wallace Campus Project undertook a review of historic structures on Main Street and used that information to guide the design of the proposed building. The Project proposes to adaptively reuse the Wallace Building. The OPRHP has confirmed its eligibility for listing on the State and /or national registers of Historic Places. The National Park Service has also confirmed its eligibility for

nomination. This will enable the Applicant to use Historic Tax Credits in the preservation and reuse of the Wallace Building. The Applicant is restoring its historic appearance at the street level to compliment the proposed commercial space. Many of the interior spaces of distinction are being preserved and restored.

The Catharine Street building is infill development, in an area of the City that used to have a structure or structures but which were demolished many years ago. The goal with this building was to make it aesthetically pleasing and consistent with the surrounding buildings some of which have been recently developed. Overall, the Project design is consistent with the goals of the PID and the character of the structures existing in the community in a way that is consistent with the PID.

This Project does not have a significant adverse impact on any eligible historic structure or impairment of existing community or neighborhood character.

(6) **A major change in the use of either the quantity or type of energy**—

There will not be a major change in the use of either the quantity or type of energy. The buildings will have HVAC systems to heat and cool the buildings. They will use fuel that is commonly available in the City. The buildings will be either new or refurbished and restored which will make them more energy efficient. The Project will follow the Enterprise Green Communities Green Building Certification program. The City's consultant, Chazen, issued a report to the Planning Board concluding that the Enterprise Green Communities Green Building Certification Program is of similar or greater value in terms of water use, energy efficiency, stormwater management, and carbon emissions as LEED Gold Certification. The addition of green space is also beneficial, where, as here it replaces impervious areas, primarily comprised of asphalt. The impact on energy usage will be positive and will not represent a significant adverse environmental impact.

(7) **The creation of a hazard to human health**--

The Project will result in the construction of new buildings that meet all Code requirements. The housing will be designed to current high standards. The buildings will have security and the outdoor open spaces will be monitored as well. The Wallace Green will provide an area for those living in the buildings to spend time outdoors and the area, although it will be privately owned and maintained, will also be available for public use and provide pedestrian linkages through to Mill Street. The Wallace Building has been entered into the NYS Brownfields Program administered by the NYSDEC. The Wallace Campus Partners LLC have signed a remediation agreement with the NYSDEC and have proposed a workplan to NYSDEC which has been approved. The goal of the process is to have that portion of the Project Site cleaned up to residential standards which is the highest level leaving the least amount of contamination behind. The workplan is required to take steps to ensure through monitoring that dust containing contamination is strictly controlled during the remedial phase of the Project. The existing contamination resulted from past uses in the Wallace building. The clean up of these contaminated areas, along with the redevelopment of this portion of the City represents an environmental

improvement and will not create any hazards to human health or any significant adverse environmental impacts.

(8) **A substantial change in the use or intensity of use, of land including agricultural, open spaces or recreational resources, or in its capacity to support existing uses--**

The proposed Project is consistent with the PID zoning and its goal of redeveloping underutilized areas within the City. Moreover, the number of multifamily units proposed for each building is consistent with the density of development of similar buildings throughout the City. Like the Lucky Platt building across Main Street, multifamily uses are being developed in connection with the reuse of historic buildings. This Project will increase open, green space and refurbish an existing run down parking area. The PID goal is to have infill development consistent with the character of the City and providing uses that can increase pedestrian and economic activity in the PID. For an urban area, the proposed current size and height of the new buildings is consistent with the PID and is not a substantial change in the use or intensity of use of this area of the City. The change in use or intensity of use will not result in any significant adverse environmental impacts.

(9) **The encouraging or attracting of a large number of people to a place or places for more than a few days, compared to the number of people that would come to such place absent the action--**

This criteria does not apply to the proposed project. The City through its efforts to redevelop the PID is seeking to encourage the reuse of this area through the establishment of commercial uses and multi-family housing, including affordable housing. Greater pedestrian activity by those who live in the City is anticipated to increase economic activity in this area of the City due to the redevelopment of the Wallace building and the construction of two new buildings.

(10) **The creation of a material demand for other actions that would result in one or more of the above consequences—**

Some have suggested that the proposed multi-family housing may have an adverse impact on community services, primarily police and fire services that the City provides. The City Planning Department coordinated with the Police and Fire Departments and provided them with the most up to date plans and met with them to answer any questions. As a result both the Police and Fire Departments have confirmed in writing that they are able to serve the Project as proposed. The Police Department has suggested that the gates may not be necessary to block off the pedestrian way and Wallace Green at night and that the City Planning Department should require them to be installed at a later date if necessary. The refurbishment of the Wallace Building and the construction of two new buildings provide the Fire Department with no concerns because the buildings will all be fitted with Code compliant firematic fixtures. In their current state the existing structures to be demolished and the Wallace Building represent more of a fire fighting concern.

Water and sewer services are public services provided by the City. The Project's projected use of water and production of sewage is within the existing capacity of the City's sewer and water departments based on their and Chazen's review of the Project. The Project's effect on community services will not result in a significant adverse environmental impact.

(11) Changes in two or more elements of the environment no one of which has a significant impact on the environment, but when considered together result in a substantial adverse impact on the environment;

The evaluation of the criteria above establish that none of the aspects of the project have the potential to have a significant adverse impact on the environment. This is also the case when you consider the Project as a whole or any of the elements of the environment together.

(12) Two or more related actions undertaken, funded or approved by an agency , none of which has or would have a significant impact on the environment, but when considered cumulatively would meet one or more of the criteria in this subdivision.

Similarly, the Project sets forth a comprehensive approach to the redevelopment of this portion of the City. The Applicant has not attempted to segment review of the Project by dividing it up into smaller pieces. The approach here is consistent with the PID which encourages the development of Projects that address large blocks such as that represented by the Wallace Campus project. This allows for the redevelopment of existing buildings, the construction of new buildings, the establishment of pedestrian ways and green space, as well as the refurbishment of parking that may be used by the Project, as well as surrounding businesses and multi-family dwelling units. The improvement of the shared parking and the cooperation among landowners is necessary for the redevelopment of existing urban areas like the PID.

The Planning Board as lead agency has completed Parts 2 and 3 of the EAF and closely examined the criteria established in SEQRA for making a determination of significance. The Planning Board determines that the Project will not result in a significant adverse environmental impact and that an Environmental Impact Statement will not be required for this Project.

GALLAGHER BASSETT | TECHNICAL SERVICES

Full Environmental Assessment Form Part 1
for

Wallace Campus
319, 325, 327-329 and 331 Main Street
City of Poughkeepsie
Dutchess County, New York



Issued: December 9, 2021

Prepared for:

Wallace Campus Manager, LLC
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Astoria, NY 11103

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NYSDEC BCP Site: C314134
GBTS File: 20-0213

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A - Executed BCA

B - Zoning Variance List

C - Project Narrative

D - PID Zoning Statement of Compliance

E - Poughkeepsie NRI Maps

F - Soil Survey

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I - Commercial Rehabilitation Tax Credit Part 1 Approval

J - SHPO Decision of No Adverse Impact

K - Historic Information Memo

L - Map of Historic Districts

M - Historic Inventory by Street

N - Site Plans

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Wallace Campus		
Project Location (describe, and attach a general location map): 319 Main Street, 325 Main Street, 327-329 Main Street, and 331 Main Street, City of Poughkeepsie		
Brief Description of Proposed Action (include purpose or need): See Supporting Information, attached.		
Name of Applicant/Sponsor: Wallace Campus Manager, LLC	Telephone: (718) 932-6342 E-Mail: EKokinakis@megagroup.ny	
Address: Mega Development, 48-02 25th Ave, Suite 400		
City/PO: New York	State: NY	Zip Code: 11103
Project Contact (if not same as sponsor; give name and title/role): Emanuel Kokinakis	Telephone: (718) 932-6342 E-Mail: EKokinakis@megagroup.ny	
Address: Mega Development, 48-02 25th Ave, Suite 400		
City/PO: New York	State: NY	Zip Code: 11103
Property Owner (if not same as sponsor):	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, or Village Board of Trustees ☑Yes ☐No	City of Poughkeepsie Common Council/Industrial Development Agency (for property tax abatement)	TBD
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	City of Poughkeepsie Planning Board - Site Plan Approval	Spring 2020
c. City, Town or Village Zoning Board of Appeals ☑Yes ☐No	City of Poughkeepsie ZBA - see attached list of variances	TBD
d. Other local agencies ☐Yes ☑No		
e. County agencies ☑Yes ☐No	Referral from Planning Board and ZBA to Dutchess County Planning	November 2021
f. Regional agencies ☐Yes ☑No		
g. State agencies ☑Yes ☐No	SHPO; DOT; DEC; DOH; HCR; HFA; Empire State Development.	Various
h. Federal agencies ☑Yes ☐No	NPS (Historic Tax Credits)	Spring 2020

i. Coastal Resources.

i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes ☑No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes ☑No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes ☑No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐Yes ☑No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☑Yes ☐No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐Yes ☑No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☑Yes ☐No

If Yes, identify the plan(s):

Hudson River Valley National Heritage Area; Poughkeepsie Innovation District; EnZone Type AB.

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐Yes ☑No

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
PID-Historic Core and PID-Urban Village

b. Is the use permitted or allowed by a special or conditional use permit? ☐ Yes ☑ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☑ No
If Yes,
i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? City of Poughkeepsie School District

b. What police or other public protection forces serve the project site?
City of Poughkeepsie Police Department

c. Which fire protection and emergency medical services serve the project site?
City of Poughkeepsie Fire Department

d. What parks serve the project site?
The nearest park is Mansion Square Park located approximately 0.2 mile from the Site. The applicant is also proposing to create privately owned public green space on a portion of the Site.

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Mixed-use development: residential and commercial. Also pedestrian and passive open space amenities.

b. a. Total acreage of the site of the proposed action? 2.52 acres
b. Total acreage to be physically disturbed? 2.52 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 2.52 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☑ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☑ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
_____
ii. Is a cluster/conservation layout proposed? ☐ Yes ☑ No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☑ No
i. If No, anticipated period of construction: 24 months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☑ Yes ☐ No
If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase				187 Apartments
At completion of all phases				1 Phase only

g. Does the proposed action include new non-residential construction (including expansions)? ☑ Yes ☐ No
If Yes,
i. Total number of structures 3
ii. Dimensions (in feet) of largest proposed structure: 59'11" height; 85' 11" width; and 325' 6" length
iii. Approximate extent of building space to be heated or cooled: 256,814 square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐ Yes ☑ No
If Yes,
i. Purpose of the impoundment: _____
ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify:
_____
iii. If other than water, identify the type of impounded/contained liquids and their source.
_____
iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres
v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length
vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):
_____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? ☑ Yes ☐ No
(Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)
If Yes:
i .What is the purpose of the excavation or dredging? Construction/soil remediation
ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
- Volume (specify tons or cubic yards): 10,000-12,000 cubic yards
- Over what duration of time? Approximately 8 weeks

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.
Likely urban fill, requiring management and disposal as a non-hazardous regulated waste. Management and disposal will be governed by NYSDEC approved RAWP under BCP, including CAMP implementation.
iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☑ No
If yes, describe. _____
_____
v. What is the total area to be dredged or excavated? TBD acres
vi. What is the maximum area to be worked at any one time? TBD acres
vii. What would be the maximum depth of excavation or dredging? TBD feet
viii. Will the excavation require blasting? ☐ Yes ☑ No
ix. Summarize site reclamation goals and plan: _____
See attached Supporting Information. Total volume and area to be excavated will be a function of the remedy chosen for the site as determined in the NYSDEC approved RAWP. The site will be cleaned up to Track 1 standards.

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☑ No
If Yes:
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____
_____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

_____

_____

_____

_____

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐Yes ☐No

If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐Yes ☐No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____

_____

- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

_____

c. Will the proposed action use, or create a new demand for water? ☑Yes ☐No

If Yes:

i. Total anticipated water usage/demand per day: 22,067± gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☑Yes ☐No

If Yes:

- Name of district or service area: City of Poughkeepsie
- Does the existing public water supply have capacity to serve the proposal? ☑Yes ☐No
- Is the project site in the existing district? ☑Yes ☐No
- Is expansion of the district needed? ☐Yes ☑No
- Do existing lines serve the project site? ☑Yes ☐No

iii. Will line extension within an existing district be necessary to supply the project? ☐Yes ☑No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

_____

- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☑No

If, Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

_____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☑Yes ☐No

If Yes:

i. Total anticipated liquid waste generation per day: 22,067± gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

sanitary wastewater

_____

iii. Will the proposed action use any existing public wastewater treatment facilities? ☑Yes ☐No

If Yes:

- Name of wastewater treatment plant to be used: City of Poughkeepsie Water Pollution Control Plant
- Name of district: City of Poughkeepsie
- Does the existing wastewater treatment plant have capacity to serve the project? ☑Yes ☐No
- Is the project site in the existing district? ☑Yes ☐No
- Is expansion of the district needed? ☐Yes ☑No

- Do existing sewer lines serve the project site? ☑ Yes ☐ No
- Will a line extension within an existing district be necessary to serve the project? ☐ Yes ☑ No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐ Yes ☑ No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

N/A

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

N/A

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☑ Yes ☐ No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or 1.78 acres (impervious surface)

_____ Square feet or 2.52 acres (parcel size)

ii. Describe types of new point sources. No new point sources - project is decreasing the amount of impervious surface by approximately 1 acre

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

On-site stormwater management structures

- If to surface waters, identify receiving water bodies or wetlands: _____

N/A

- Will stormwater runoff flow to adjacent properties? ☐ Yes ☑ No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☑ Yes ☐ No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☑ Yes ☐ No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

Heavy equipment will be utilized during construction of new buildings that are components of the proposed project.

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

N/A

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

HVAC units to provide heat and A/C for the buildings

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐ Yes ☑ No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐ Yes ☐ No

ii. In addition to emissions as calculated in the application, the project will generate:

- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐Yes ☑No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐Yes ☑No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☑Yes ☐No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☑ Morning ☑ Evening ☐Weekend ☐ Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

iii. Parking spaces: Existing 121 Proposed 60 Net increase/decrease -61

iv. Does the proposed action include any shared use parking? ☑Yes ☐No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

Consolidation of existing driveways with 302, 304, 306 Mill street. Four driveway connections to Mill Street.

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☑Yes ☐No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☑Yes ☐No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☑Yes ☐No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☑Yes ☐No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action:

33,811,819 MBtu-this takes into account energy consumed on-site plus energy consumed during generation for/transmission to the site (CEQR Table 15-1)

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):

Central Hudson Gas & Electric

iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐Yes ☑No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: 6:30 a.m. - 9:00 p.m.
- Saturday: N/A
- Sunday: N/A
- Holidays: N/A

ii. During Operations:

- Monday - Friday: 24 hours
- Saturday: 24 hours
- Sunday: 24 hours
- Holidays: TBD- reduced hours most holidays

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☑ Yes ☐ No

If yes:

i. Provide details including sources, time of day and duration:

Per City of Poughkeepsie Code of Ordinances, Section 13 1/2-6, construction will be limited to the hours of 6:30 a.m. - 9:00 p.m. weekdays. Ambient noise levels will not be exceeded during operation.

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☑ No

Describe: _____

n. Will the proposed action have outdoor lighting? ☑ Yes ☐ No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

See Submission Set, pages LP-1 and LP-2

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☑ No

Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☑ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☑ No

If Yes:

i. Product(s) to be stored _____

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally, describe the proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☑ No

If Yes:

i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☑ Yes ☐ No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: 14,750 - 19,100 tons per length of construction (unit of time)
- Operation : 15 tons per month (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: Where possible construction materials will be reused or recycled. Soil will go out under a beneficial use determination (BUD) whenever possible, which will significantly reduce the amount of solid waste estimated above.
- Operation: A recycling program will be instituted and all residents will be encouraged to separate recyclable materials out from general household garbage.

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: All solid waste will be disposed of appropriately at a yet to be determined facility.
- Operation: City of Poughkeepsie Recycling and Sanitation

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☑ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

Unlikely to present - waste characterization sampling performed prior to site remediation under the BCP will identify any such materials, which, if present, will be managed and disposed of per the RAWP.

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☑ Urban ☐ Industrial ☑ Commercial ☐ Residential (suburban) ☐ Rural (non-farm)
☐ Forest ☐ Agriculture ☐ Aquatic ☑ Other (specify): construction

ii. If mix of uses, generally describe:

The property is located in an urban setting, with most properties developed for mixed-use (commercial/residential) and commercial uses. Uses at adjoining properties include an active construction site across Catharine Street, & buildings used for commercial and mixed commercial/residential uses

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	2.52	1.78	-0.74
• Forested	0	0	0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0	0	0
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	0	0	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: Wallace Green & Landscaped Areas	0	.73	+.73

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☑ No

i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☑ Yes ☐ No

If Yes,

i. Identify Facilities:

More Young Children Magnet Elementary School, Clinton Elementary School, Hudson River Healthcare Inc., Community Family Development, Humble Life Family Daycare

e. Does the project site contain an existing dam? ☐ Yes ☑ No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

_____

_____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Has the facility been formally closed? ☐ Yes ☐ No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

_____

_____

iii. Describe any development constraints due to the prior solid waste activities: _____

_____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☑ Yes ☐ No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

The site was used for activities including automotive repair, machining operations, furniture finishing, laundry activities (potentially involving use of chlorinated solvents), and use of gasoline underground storage tanks (USTs). Site will be characterized and remediated under the BCP.

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☑ Yes ☐ No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☑ Yes ☐ No

☐ Yes – Spills Incidents database — Provide DEC ID number(s): _____

☑ Yes – Environmental Site Remediation database — Provide DEC ID number(s): BCP C314134

☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures: _____

N/A

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☑ Yes ☐ No

If yes, provide DEC ID number(s): B001483, E314110, C314130

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

B001483 - remediation completed, ongoing maintenance required, engineering controls on-site
E314110 - ERP App submitted and withdrawn, non-registry site
C314130 - Crannell Square, under construction, likely Track 1 cleanup under BCP

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☑ No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No
- Explain: _____

If the project fails to achieve Track 1 Cleanup under BCP, institutional and/or engineering controls may be imposed on the site as part of the remedy. Based on data available to date, the site will achieve Track 1, supporting the conclusion that such controls will be unnecessary.

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? 41 - 62 feet

b. Are there bedrock outcroppings on the project site? ☐ Yes ☑ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____%

c. Predominant soil type(s) present on project site:
Urban Land Soils 100 %
_____ _____%
_____ _____%

d. What is the average depth to the water table on the project site? Average: 15 feet

e. Drainage status of project site soils:
☑ Well Drained: 100 % of site
☐ Moderately Well Drained: _____% of site
☐ Poorly Drained _____% of site

f. Approximate proportion of proposed action site with slopes:
☑ 0-10%: 100 % of site
☐ 10-15%: _____% of site
☐ 15% or greater: _____% of site

g. Are there any unique geologic features on the project site? ☐ Yes ☑ No
If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☐ Yes ☑ No

ii. Do any wetlands or other waterbodies adjoin the project site? ☐ Yes ☑ No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☐ Yes ☐ No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☐ No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐ Yes ☑ No

j. Is the project site in the 100-year Floodplain? ☐ Yes ☑ No

k. Is the project site in the 500-year Floodplain? ☐ Yes ☑ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐ Yes ☑ No
If Yes:

i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site:

typical urban wildlife

n. Does the project site contain a designated significant natural community? ☐ Yes ☑ No

If Yes:

i. Describe the habitat/community (composition, function, and basis for designation):

ii. Source(s) of description or evaluation:

iii. Extent of community/habitat:

- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☐ Yes ☑ No

If Yes:

i. Species and listing (endangered or threatened):

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☑ No

If Yes:

i. Species and listing:

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☑ No

If yes, give a brief description of how the proposed action may affect that use:

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☑ No

If Yes, provide county plus district name/number:

b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☑ No

i. If Yes: acreage(s) on project site?

ii. Source(s) of soil rating(s):

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☑ No

If Yes:

i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature

ii. Provide brief description of landmark, including values behind designation and approximate size/extent:

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☑ No

If Yes:

i. CEA name:

ii. Basis for designation:

iii. Designating agency and date:

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☑ Yes ☐ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☑ Historic Building or District

ii. Name: Portions of Site are located in the Upper Mill Street Historic District and adjoining properties are listed (see Attachments J & K)

iii. Brief description of attributes on which listing is based:

Age and past uses (see Supporting Information)

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☑ Yes ☐ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☑ No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☑ Yes ☐ No

If Yes:

i. Identify resource: Walkway over the Hudson, FDR, Springside, College Hill, Kaal Rock, Victor C. Waryas, Eastman, Pulaski, Dongan, Wheaton

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): State/local parks, State historic trail (walkway only)

iii. Distance between project and resource: between 0.2 to 5 miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Wallace Campus Managers, LLC Date 12/9/2021

Signature _____ Title Managing Member

PRINT FORM

1.0 INTRODUCTION

1.1. Project Summary

The Project Site consists of the entirety of the contiguous parcels known as 319 Main Street (Block 77, Lot 114098); 325 Main Street (Block 77, Lot 109079); 327-329 Main Street (Block 7, Lot 109077); and 331 Main Street (Block 78, Lot 127091), City of Poughkeepsie, New York (see Figures 1-4). The Applicant, Wallace Campus Manager, LLC, is proposing the renovation of the existing building at 331 Main Street and the construction of two new, mixed-use residential and commercial buildings. The Project will include 187 new dwelling units, on-site parking for vehicles, facilities for bike parking and circulation, and a sidewalk/footpath system throughout the campus. All parcels in the project are owned by Wallace Campus Manager, LLC.

1.2. Site Description and Project Details

The Site is a 2.52-acre commercial property, which is abutted by Mill Street to the north and Main Street to the South (see Figure 3). The southern portion of 319 Main Street currently contains a two-story building (former restaurant and club). The 325 and 327-329 Main Street lots each contain a four-story building with rear two-story sections (former bookstore and residence, and active office building, respectively), and the southern/central portions of 331 Main Street contain a four-story building with a three-story section to the east, utilized for offices and light manufacturing. The remaining northern portions of 319 and 331 Main Street contain paved parking areas, walkways, and yards. The development proposal includes 187 units of mixed-income rental housing and 14,213 sf of commercial space. New construction will only take place in areas where there has been previous ground disturbance and the development will not directly impact wetlands or the Fall Kill Creek (located approximately 650 feet northeast of the property). The buildings will occupy approximately 1.1 acre and the “Wallace Green,” an area of landscaped green space in a park-like setting, will occupy .57-acre of the 2.52-acre property. The remaining space will be used for parking and additional open space.

1.3. Anticipated Funding/Permits/Approvals

Table 1 provides a list of the funding/approvals/permits that are anticipated for the project.

AGENCY	FUNDING/APPROVAL/PERMIT
City of Poughkeepsie Planning Board	Site Plan Approval
City of Poughkeepsie Zoning Board of Appeals	Possible Variances[1]
City of Poughkeepsie Common Council	Possible PILOT
City of Poughkeepsie Industrial Development Agency	Possible Sales Tax relief
Dutchess County Department of Health	Water and Sewer Connections
Dutchess County Department of Planning and Development	GML 239m referral
New York's State Historic Preservation Office	Listing Wallace Campus Building on State and National Registers of Historic Places; Historic Tax Credits
New York State Department of Transportation	Highway Work Permit; Driveways
New York State Department of Environmental Conservation	BCA; BCP Tax Credit; SPDES GP-0-20-001
New York State Housing and Community Renewal	Site Alteration Letter; Low-Income Tax Credit
New York State Empire State Development	Potential Funding Source
Federal Home Loan Bank of New York	Potential Funding Source
National Park Service	Historic Tax Credits

2.0 SITE CONDITIONS

The project site, first developed prior to 1887, has primarily been used for commercial purposes with some limited historical residential use. The most significant commercial uses, including automotive repair, machining operations, furniture finishing, laundry activities (potentially involving use of

[1] See discussion in Attachment B

chlorinated solvents), and use of gasoline underground storage tanks (USTs) occurred at the eastern portion of the site near Catherine Street.

2.1. Early Investigations 2005 to 2013

GBTS reviewed the following environmental reports, prepared for portions of the property:

- Phase I ESA of 327-329 Main Street, John R. Bien, P.E., December 2005;
- Phase I ESA of 331 Main Street, Ecosystems Strategies, Inc., June 2013; and,
- Limited Phase II Subsurface Investigation for 331 Main Street (Lot D, "Phase II SSI"), Greenstar Environmental Solutions, LLC, August 2013.

No notable environmental conditions were identified at the 327-329 Main Street parcel; at the 331 Main Street parcel, however, former automotive repair activities and a historical gasoline underground storage tank (UST) were identified as Recognized Environmental Conditions. According to a conversation with an employee for the City of Poughkeepsie Fire Department, an "unofficial notation in a log book" indicated that Lot D had two, 1,000-gallon tanks removed on June 15, 1979 (location unknown).

The Limited Phase II SSI was conducted on the northeastern portion of 331 Main Street along Catharine Street. Fieldwork included a ground penetrating radar survey, advancement of six soil borings in the vicinity of the former automotive repair facility (SB-01 and SB-02) and the suspect UST (SB-03 through SB-06), and collection of groundwater samples from two borings (SB-04 and SB-06) converted to temporary monitoring wells.

The GPR survey did not indicate the presence of any USTs. No field evidence of petroleum contamination was encountered at any boring location, and laboratory analysis of three soil samples (SB-02, SB-04, and SB-06) did not document the presence of any volatile organic compounds (VOCs) or semi-volatile organic compounds (SVOCs). Low levels of lead were detected in two groundwater samples; however, the report notes that the lead detection was likely due to suspended soil particles. No VOCs or significant levels of SVOCs were detected in groundwater.

2.2. Recent Investigations: 2020

Recent investigations include the following:

- Geotechnical report for Wallace Campus Buildings ("Geotech Report"), Daniel G. Loucks, P.E. Geotechnical Engineering, September 8, 2020; and,
- Phase II ESA for the Wallace Campus, GBTS, October 2020.

The Geotech Report documents subsurface site conditions on several portions of the property. Subsurface soils throughout the site are generally comprised of an upper layer of fill extending from between 1 and 7 feet bsg. A sandy-gravelly layer underlies the fill layer to depths ranging between 17 to

23 feet bsg, which is underlain by a layer of dense silty clayey soils to depths ranging between 23 to 51 feet bsg. Weathered shale bedrock is reported to be at depths ranging between 41 to 62 feet bsg.

Soils at multiple locations throughout the Site, in an interval ranging from approximately 1 to 7 feet below the parking lot surface, are impacted by PAHs and metals (mercury and lead) above Restricted Residential Use Soil Cleanup Objectives (RRU SCOs). No significant levels of VOCs, SVOCs, pesticides or PCBs were found in soil samples collected for general screening purposes, and no significant levels of VOCs were found in soil vapor or in groundwater samples, suggesting that on-site contamination is limited to PAHs and metals impacts in soils. The source of this PAH and metal contamination is unknown, but may be related to historical commercial uses, impacts from building demolition, or the placement of fill materials.

Existing soil vapor data are limited in areas of proposed building footprints. Due to the urban nature of the Site, additional soil vapor investigation is warranted to determine whether soil vapor intrusion poses a risk to future building occupants.

2.3. Current Regulatory Status

A Brownfield Cleanup Program (BCP) Application and a Remedial Investigation Work Plan (RIWP) were submitted for the site to NYSDEC on January 28, 2021 and a Letter of Completeness was issued on February 16, 2021. The Application's Public Comment period concluded on March 26, 2021. Wallace Campus Manager LLC executed the Brownfield Cleanup Agreement (BCA) with the State on April 19, 2021 (see Attachment A) and the RIWP was finalized in March 2021. It is anticipated that a RIR and RAWP will be submitted to the NYSDEC by December 2021 and NYSDEC could potentially issue the Decision Document for the site in April 2022.

3.0 LAND USE, ZONING, AND PUBLIC POLICY

3.1. Land Use and Zoning

The project site was first developed prior to 1887 and has included commercial and some limited residential use although its recent history has, like other parts of downtown Poughkeepsie, been of underutilization and vacancy. In 2019 the Poughkeepsie Innovation District (PID) rezoning was undertaken by the City to put in place a framework to encourage and govern future development of the core commercial section of the city's downtown into an economic center anchored by increased residential population and a creative economy. Located in the central northern portion of the PID, the project site is zoned PID-Historic Core and PID-Urban Village.

The PID zoning regulations were enacted in 2019, after an extensive planning study, with the purpose of revitalizing the City's historic Central Business District through the fostering of a walkable mixed-use neighborhood that supports quality residential development and institutional spaces for learning and socializing, as well as work spaces for Poughkeepsie's creative and innovative businesses. One of the six

key components of the PID District Framework is the retention and enhancement of affordable housing with the PID.

The proposed Wallace Campus Project would be a significant moment in the ongoing realization of the City's vision as expressed in the PID rezoning. It includes quality affordable housing, meeting one of the six key components of the District Framework. It also fulfills a number of other goals of the PID, including: restoring an area with large expanses of underutilized space; restoring the architectural street wall integrity on Catherine Street; creating Wallace Green, a dynamic open space available for public use; creating a pedestrian connection mid-block between Main Street and Mill Street; providing buildings that are of excellent architectural design; and, providing mixed use development on Main Street, including ground floor retail.

Deputy Zoning Administrator Judith Knauss has issued a zoning interpretation dated March 31, 2021 concluding that, as to all three buildings, "All proposed uses are permitted in both the PID-UV and PID-HC, pursuant to the provisions of Section 19-3.37 Table 3.37-1 of the Zoning Ordinance." The uses in the project are multi-family residential and retail. Multi-family units in the PID-HC District and retail in the PID-HC District less than 10,000 SF per building are uses which do not require site plan review.

In response to comments, the project was redesigned to bring the heights of all buildings into conformity with zoning bulk requirements, eliminating two stories on the Main Street building and one story on the Catharine Street building. All buildings now comply with height regulations in the PID and the two new buildings are both lower in height than the existing Wallace building. The project requires several set back/area variances of bulk requirements relating to building and parking setback and frontage occupancy (frontage not occupied by buildings) relating to pre-existing buildings and access drives. The Applicant has been able to substantially minimize these variances (see Attachment B). The Deputy Zoning Administrator has addressed the proposed site plan amendments in the December 2021 submission and determined that, while the same area variances are required relating to the site driveways facing Mill Street, the extent of those variances has been reduced.

Further information regarding zoning can be found in Attachments C and D, which contain a full project description and statement of compliance with applicable PID building design requirements.

3.2. Public Policy

City of Poughkeepsie Comprehensive Plan, 1998

The City updated its Comprehensive Plan in 1998 with a focus on three areas: Main Street, the Cottage Street Business District, and the Waterfront. These areas were identified as being critically important to the City's future growth. Other areas of interest updated in the Plan included neighborhood planning issues, the City's Zoning Code, and recreational resources. The Plan outlines the following goals:

- Goal #1: A Traditional Downtown and Main Street;
- Goal #2: Neighborhoods with a Strong Sense of Community;
- Goal #3: A Vibrant Waterfront for Commerce and Recreation;

- Goal #4: Increased Employment Opportunities;
- Goal #5: User-Friendly Transportation Systems;
- Goal #6: A Regional Center for Commerce, Medicine, and Government; and
- Goal #7: The Creation of New Economic Opportunities.

The Plan states with regard to Goal #2 that, "City government can play a strong role in making the City a safe, healthy place to live. Policies and decisions on zoning issues that define and protect neighborhood character, and capital investment in parks, sidewalks, and streets, should be in keeping with this goal."

Wallace Campus adheres to this goal by providing outdoor amenity spaces to benefit residents and the public. A public pedestrian walkway will provide new connectivity between Main Street and Mill Street, beginning at a new Promenade entrance between the Wallace and Main Street buildings, and proceeding through the campus to Mill Street, near the intersection with Conklin. The new pedestrian walkway also provides access to an inviting central Green ("Wallace Green") that provides landscaping, play areas, a garden, tiered seating gathering area, and internal pedestrian access between the new buildings and the landscaped internal parking area. Vehicular access to the site is provided through consolidation of existing entrances from Mill Street. Through agreements with adjoining lots fronting on Mill Street (302, 304, 306 and 310 Mill Street), the Project will eliminate two existing curb cuts on Mill Street, provide additional Green space around and between existing buildings fronting on Mill Street, in addition to enhancing the pedestrian use of Mill Street via the new Wallace Green walkway between Main and Mill Streets. Additionally, Goal #2 states that "the City should also support renovation and reuse of vacant buildings, and removal and replacement of dilapidated structures." Wallace Campus supports this goal by renovating and repurposing the long dormant Wallace Campus Department Store and by replacing the old vacant, or otherwise underutilized, buildings west of the Wallace Campus Department Store with a new 81,813 SF building.

Goal #4 states that "the City should maintain a wide variety of employment opportunities for its residents and for workers living outside the City." The proposed project will provide 14,213 sf of commercial space, including new retail spaces along the Main Street pedestrian frontage, which will create new employment opportunities for residents and workers living outside the City. The proposed action is therefore consistent.

Dutchess County Hudson River Valley Greenway Compact Plan, 2000

Dutchess County is one of 13 counties that make up the Hudson River Valley Greenway, which was established by the State by the Hudson River Valley Greenway Act of 1991. In March 2000, the Hudson River Valley Greenway Council approved the Dutchess County Greenway Compact Plan, "Greenway Connections: Greenway Compact Program and Guides for Dutchess County Communities." The Greenway was created to facilitate the development of a voluntary regional strategy for preserving scenic, natural, historic, cultural, and recreational resources while encouraging compatible economic development and maintaining the tradition of home rule for land use decision-making. By Local Law Number 1 of 2002, the City became a participating community in the Greenway Compact, and adopted a statement of land use policies, principles and guides entitled, "Greenway Connections: Greenway

Compact Program and Guides for Dutchess County Communities." The City requires that consideration of the Greenway Compact Plan policies, principles, and guides be used to supplement other established land use policies in the City where discretionary decisions are made. The proposed development is anticipated to adhere to the purpose of the plan, as it will provide multifamily housing within a site design that encourages conservation of natural and historic resources. Therefore, the proposed action is consistent.

4.0 COMMUNITY SERVICES

4.1. Emergency Services

Fire emergency/ambulance service is provided by the City of Poughkeepsie. According to the City website, the Fire Department is a 64-man career-staffed department that protects 31,000 people living in an area of 4.78 square miles. It operates three fire stations that respond to almost 5,000 calls per year. The City's apparatus includes four engines, two ladder trucks, one rescue vehicle, and a fire/rescue boat. Water for fire protection is obtained from the City of Poughkeepsie water supply. A truck turning radius plan will be submitted during the site plan review. It is anticipated that there is sufficient firefighting capability to meet the minimal increase in demand related to the proposed 187 new residential units. The City of Poughkeepsie Police Department, with support from Dutchess County Sheriff's Department and NYS Police, provides police protection.

5.0 NATURAL RESOURCES

5.1. Soils

Soils in the vicinity of the subject property are likely to be derived from glacial till deposits, which overlie greywacke and shale bedrock (see Attachment E). According to the Natural Resources Conservation Service and information contained in the Dutchess County Soil Survey, soils at the project site consist entirely of Urban Land Soils (see Attachment F). The Urban Land designation identifies areas where at least 80% of the surface is covered by buildings, parking areas or other impervious structures, and specific soil and bedrock characteristics are generally not well known. The presence of on-site structures suggests that soils located on the property may have been altered by cutting, regrading, and/or filling activities.

Previous site investigations conducted at eastern-central portion of 331 Main Street documented soils consisting of a mixture of sand, silt, and silty clay. Bedrock was not encountered during the advancement of soil borings to a maximum depth of 20 feet below surface grade (bsg). Depth to bedrock is not reported for Urban Land soils and bedrock outcrops were not observed on the property. Shallow groundwater flow in the vicinity of the property is likely to generally follow surficial topography and be toward the Fall Kill Creek. Groundwater was encountered at approximately 15 feet bsg during previous investigations at 331 Main Street.

5.2. Habitats

According to the NYSDEC Environmental Resource Mapper and the Poughkeepsie National Resource Inventory (see Figure 7 and Attachment E), there is no known occurrence of endangered, threatened, or rare species on or in the immediate vicinity of the project site.

5.3. Water Resources

According to the Poughkeepsie NRI (Attachment E), there is a NYSDEC Class C stream, Fall Kill Creek (Regulation 862-393) located approximately 650 feet northeast of the Project Site. Class C streams are not regulated by the NYSDEC. No waterbodies or wet areas were observed within the boundaries of the Project Site or in the immediate vicinity during previous site inspections. Federal and state mapping data do not identify any other classified surface waterbodies, wet areas, or regulated wetlands on or in the immediate vicinity of the property (Figures 8-9).

5.4. Floodplain

According to the Poughkeepsie NRI Water Resources Map (Attachment E), the Project Site and the area immediately surrounding it are not within a flood hazard area. FEMA's National Flood Layer Flood Insurance Rate Map (FIRM Panel 36027C0358E) the Site is located within Zone X, which has a 0.2% annual chance of flooding (Figure 10). There will be a substantial buffer and distance between the proposed development and the Fall Kill and the implementation of the SWPPP will ensure that no significant adverse impacts to the floodplain will occur.

6.0 UTILITIES

6.1. Water and Wastewater

Municipal water and sewer service currently serve the project site. According to the New York State Department of Environmental Conservation (NYSDEC) *Design Standards for Intermediate Sized Wastewater Treatment Systems*, March 2014, with a 20% reduction for the use of modern water saving fixtures, the proposed project is expected to require water usage of 22,067± gallons per day (see Table 1, below). The existing demand is 28,106 ± gallons per day resulting in a net reduction of approximately 6,039± gallons per day. It is anticipated that the City's municipal water system has capacity to serve the proposed use. The Site Utilities Plan, shows the locations of all fire and domestic water mains, as well as the locations of all sanitary sewage mains.

Table 1. Calculations for Water/Sewer Usage

PROPOSED RE-DEVELOPMENT WATER/SEWER						
Location	**Use**	**Size**		**Rate***		**Flow (GPD)**
Parcel D - Wallace Bldg	Residential	69	Beds	110	Per Bedroom	7,590
Parcel D - Wallace Bldg	Retail	7,649	sq ft	0.08	Per sq ft	612
Parcel D - Wallace Bldg	Employees	13	Employees	15	Per employee	195
Parcel D - Main Str Bldg	Residential	69	Beds	110	Per Bedroom	7,590
Parcel D - Main Str Bldg	Retail	3,309	sq ft	0.08	Per sq ft	265
Parcel D - Main Str Bldg	Employees	6	per	15	Per sq ft	90
Parcel D - Catherine Str Bldg	Residential	49	Beds	110	Per Bedroom	5,390
Parcel D - Catherine Str Bldg	Retail	3,255	sq ft	0.08	Per sq ft	260
Parcel D - Catherine Str Bldg	Employees	5	per	15	Per sq ft	75
					Total Proposed Daily Flow:	**22,067**

6.2. Stormwater

The proposed project will require greater than one acre of disturbance and will require coverage under the State Pollutant Discharge Elimination System (SPDES) General Permit for Stormwater Discharges from Construction Activity. A SWPPP has been prepared in conformance with the most current New York State Stormwater Management Design Manual and New York State Standards and Specifications for Erosion and Sediment Control (see Attachment G). Stormwater will be directed to on-site stormwater management structures. Therefore, the proposed project is not expected to result in any adverse impacts in regard to stormwater.

7.0 TRAFFIC AND PARKING

The Site is currently accessed via two existing driveway connections to Mill Street (U.S. Route 44/NYS Route 55). Under current conditions, these two driveways are not currently connected internally; however, as part of the proposed development these driveways are proposed to be connected by an internal parking area providing for internal circulation between the driveways. Mill Street is a three-lane roadway that accommodates only westbound traffic in the vicinity of the Site. The roadway is under the jurisdiction of the New York State Department of Transportation (NYSDOT). Any modifications to the proposed driveways including, repaving, signing, striping, and concrete sidewalk modifications along the Mill Street Site frontage will require a Highway Work Permit to be obtained from the NYSDOT. This also includes any work within the NYSDOT Right-of-Way associated with the closure of the existing driveways to 302, 304, and 306 Mill Street.

Based on the Parking and Traffic analysis (see Attachment H), the required parking for the proposed Wallace Campus development (50 spaces during Hudson River Housing office hours and 44 spaces at all other times) will not exceed the proposed parking supply (60 spaces). In addition, the required parking needs associated with the proposed seasonal public performances and community gatherings (to be

held at the tiered seating area within the Wallace Green) can be accommodated during both the Weekday evening and Weekend periods, when there is anticipated to be an excess of 500 available public parking spaces in the vicinity of the Site. Furthermore, the proposed development is not anticipated to have any significant traffic related impacts on the surrounding area intersections.

8.0 HISTORIC AND ARCHAEOLOGICAL RESOURCES

According to the Poughkeepsie NRI (Attachment E), several adjoining properties are listed as historic sites or are located within the Upper Mill Street Historic District.

Landmark Consulting LLC, the preservation consulting firm hired by the Wallace Campus development team, authored the Commercial Rehabilitation Tax Credit Part 1 application for certification to pursue the rehab incentive program. The Part 1 application and draft National Register Nomination for the Wallace Building (331 Main and 14-20 Catharine) received preliminary approval (see Attachment I) on May 7, 2021, indicating that the building will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to procedures set forth in 36 CFR Part 60. Official designation to the State and National Registers is likely to happen in 2021-22.

An additional online submission was entered into the SHPO CRIS requesting a general evaluation of the Project Sites historical and archaeological resources. A letter dated May 18, 2021 (see Attachment J) indicated that the project is not anticipated to result in any adverse impacts assuming the following conditions are met:

- The Part-2 Federal Commercial Tax Credit application for the Wallace Department Store at 331 Main Street must be reviewed and approved by the National Parks Service.
- A demolition and construction protection plan for the neighboring historic buildings must be developed and implemented. This plan should include physical protection options – if necessary, as well as include monitoring of the historic resources during the proposed work.

If these conditions cannot be met, or if there are substantive changes to the project, consultation with the NYS Office of Parks, Recreation, and Historic Preservation will resume.

The Applicant has also worked with an architectural salvage company to assure that architectural resources of interest within the buildings at 317, 325, and 327-329 are preserved prior to the demolition of those structures. Those buildings have already been inspected for such purpose and resources identified. All proceeds from the sale of items will be donated by the Applicant to Mid-Hudson Heritage Center. Further information regarding issues of historic importance can be found in Attachment K.

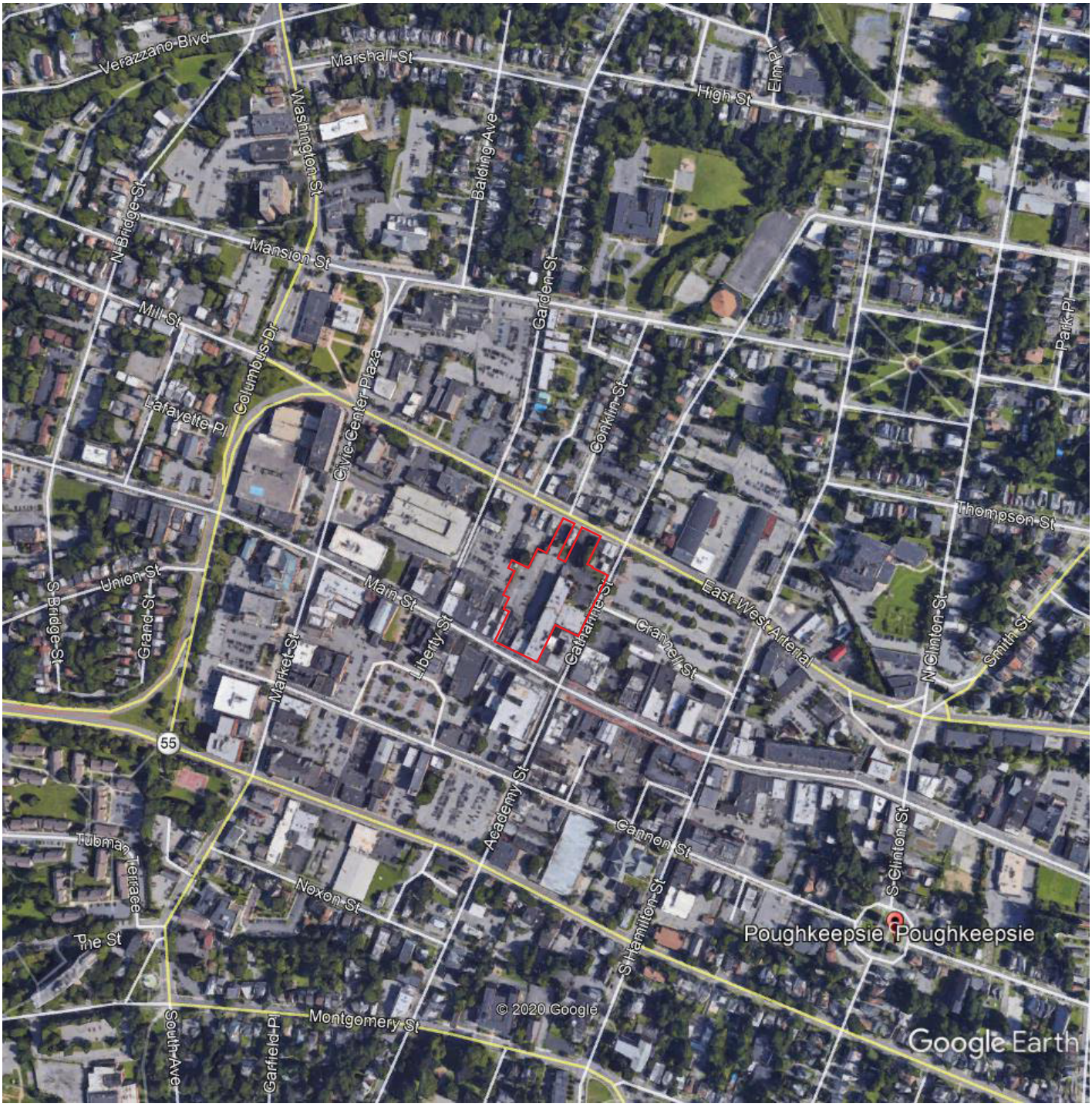
The Wallace Campus project is near the upper Mill Street historic district. The Wallace project improves the streetscape along Mill Street, enhances landscaping at the driveway entrances, and presents fully finished rear (north) elevations of the buildings to enhance pedestrian and driver views along the Mill Street corridor and into the site. Views into the site from the north will also include views of the Wallace Green, a central green space in the project, and the enhanced plantings within and around the parking areas. The Wallace plan also eliminates unneeded driveway curb cuts along Mill Street and

substitutes vegetated space. A Historic Resource Inventory for adjoining properties and a map of City of Poughkeepsie historic districts are included as Attachments L and M, respectively.

9.0 RECREATIONAL RESOURCES

Mural Square, a nearby open space, is located on the northern side of Main Street, approximately 400 feet west of the Site. According the Poughkeepsie NRI (Attachment E), no other recreational resources are located on or in the immediate vicinity of the Site.

FIGURES



Site Location Map

319, 325, 327-329 and 331 Main Street
City of Poughkeepsie
Dutchess County, New York

Legend:

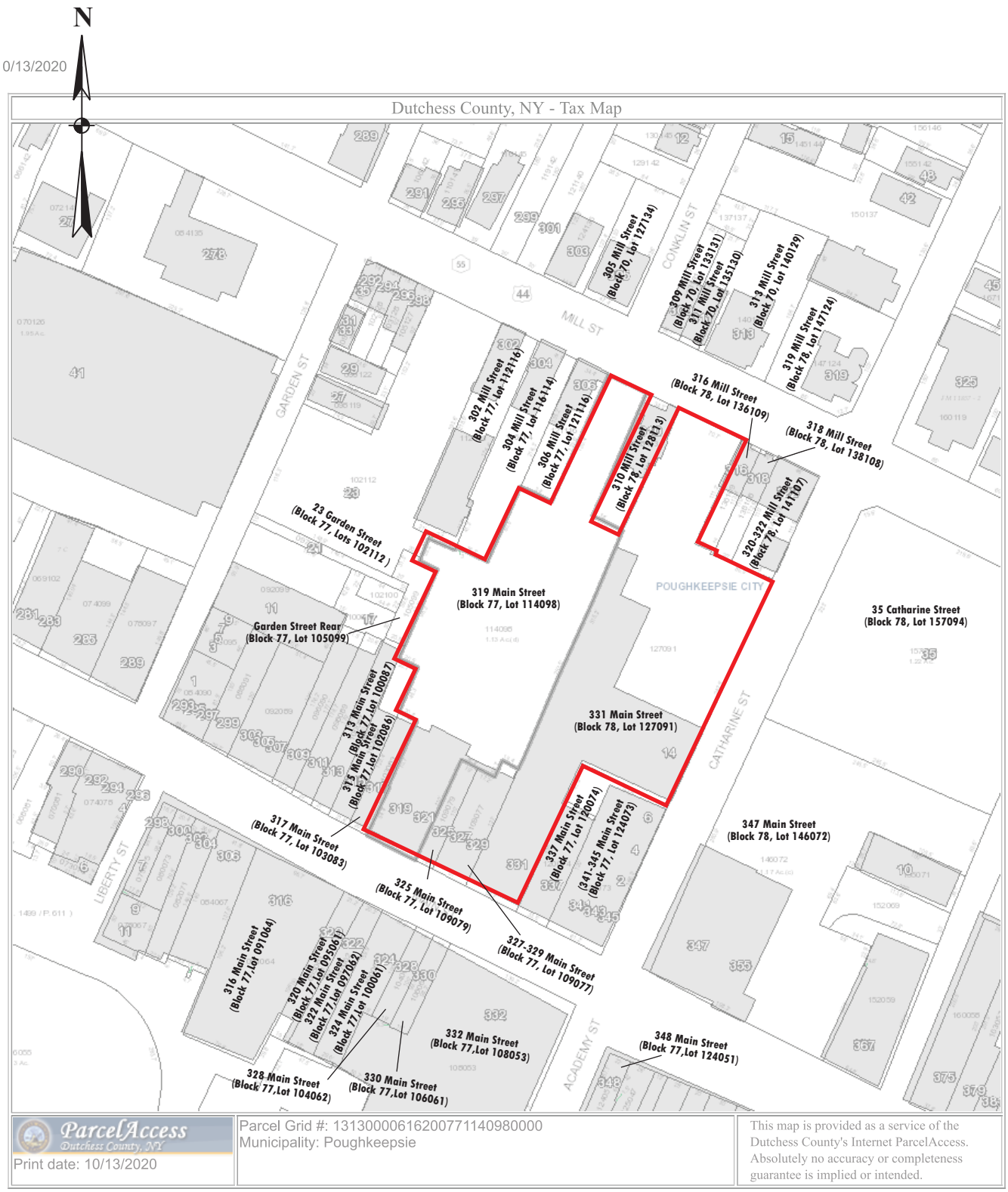
subject property

N

File No: 20-0213.02

December 2021

Figure 1



ParcelAccess Dutchess County, NY
Print date: 10/13/2020

Parcel Grid #: 13130000616200771140980000
Municipality: Poughkeepsie

This map is provided as a service of the Dutchess County's Internet ParcelAccess. Absolutely no accuracy or completeness guarantee is implied or intended.

Tax Map

319, 325, 327-329 and 331 Main Street
City of Poughkeepsie
Dutchess County, New York

Legend:

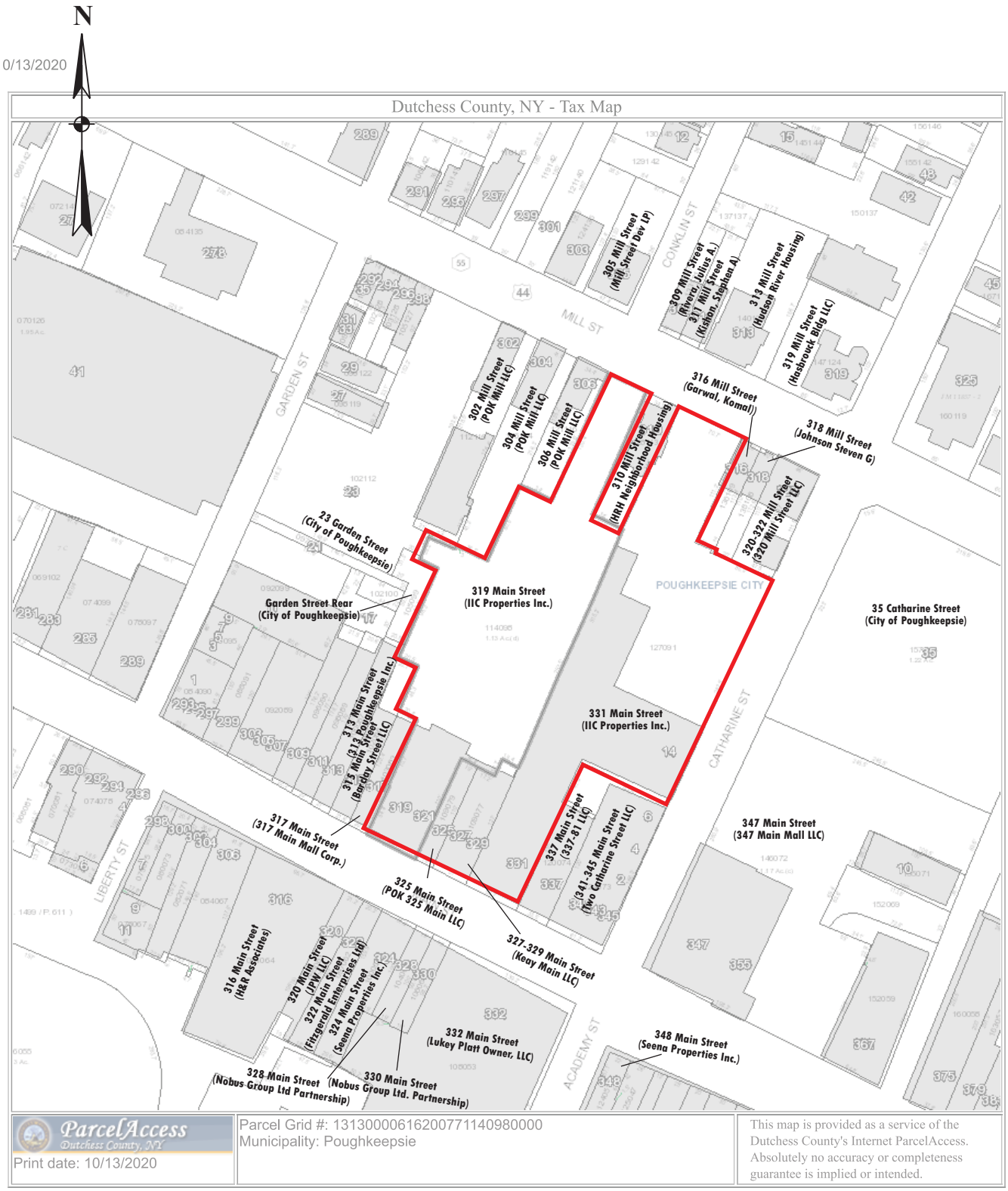
subject property border

0 50 100
SCALE IN FEET

File: 20-0213

December 2021

Figure 2



Site Property Map

319, 325, 327-329 and 331 Main Street
City of Poughkeepsie
Dutchess County, New York

Legend:

subject property border

0 50 100
SCALE IN FEET

File: 20-0213

December 2021

Figure 3



Legend

Municipal Boundaries
Parcel Boundaries

Zoning Districts

Representation: ZoningMaps

- C-1, NEIGHBORHOOD COMMERCIAL
- C-2, CENTRAL COMMERCIAL
- C-2A, MAIN STREET COMMERCIAL
- C-3, GENERAL COMMERCIAL
- H-M, HOSPITAL MEDICAL
- I-1, LIGHT INDUSTRIAL
- I-2, GENERAL INDUSTRIAL
- O-R, OFFICE RESIDENTIAL
- PRD, PLANNED RESIDENTIAL DEVELOPMENT
- R-1, LOW-DENSITY RESIDENCE
- R-2, MEDIUM LOW-DENSITY RESIDENTIAL
- R-2A, CENTRAL LOW DENSITY
- R-3, MEDIUM-DENSITY RESIDENCE
- R-3A, CENTRAL MEDIUM DENSITY RESIDENTIAL
- R-4, MEDIUM HIGH-DENSITY RESIDENTIAL
- R-4A, CENTRAL URBAN DENSITY RESIDENTIAL
- R-5, HIGH-DENSITY RESIDENCE DISTRICT
- R-6, URBAN DENSITY RESIDENCE
- R-D, RESEARCH & DEVELOPMENT
- T, TRANSPORTATION CENTER
- W, WATERFRONT

Source Map provided by Dutchess County Department of Planning and Development 12/26/12

Land Use

319, 325, 327-329 and 331 Main Street
City of Poughkeepsie
Dutchess County, New York

Legend:

subject property border

0 250 500
SCALE IN FEET

File: 20-0213

December 2021

Figure 4

ZONING MAP OF THE CITY OF POUGHKEEPSIE, NEW YORK

ADOPTED FEBRUARY 20, 1979

SITE LOCATION

R-1	LOW DENSITY RESIDENCE DISTRICT
R-2	MEDIUM-LOW DENSITY RESIDENCE DISTRICT
R-3	MEDIUM DENSITY RESIDENCE DISTRICT
R-4	MEDIUM HIGH DENSITY RESIDENCE DISTRICT
R-5	HIGH DENSITY RESIDENCE DISTRICT
R-6	URBAN DENSITY RESIDENCE DISTRICT
PRD	PLANNED RESIDENTIAL DEVELOPMENT DISTRICT (NOT MAPPED)
O-R	OFFICE-RESIDENTIAL DISTRICT
C-1	NEIGHBORHOOD COMMERCIAL DISTRICT
C-2	CENTRAL COMMERCIAL DISTRICT
C-3	GENERAL COMMERCIAL DISTRICT
I-1	LIGHT INDUSTRIAL DISTRICT
I-2	GENERAL INDUSTRIAL DISTRICT
R-D	RESEARCH AND DEVELOPMENT DISTRICT
W	WATERFRONT DISTRICT
H-M	HOSPITAL-MEDICAL DISTRICT
R-4A	CENTRAL URBAN DENSITY RESIDENCE DISTRICT
T	TRANSPORTATION DISTRICT
	EDUCATION AND/OR RECREATION SITES
	HISTORIC DISTRICTS
R-2A	CENTRAL LOW DENSITY RESIDENCE DISTRICT
R-3A	CENTRAL MEDIUM DENSITY RESIDENCE DISTRICT
C-2A	MAIN STREET COMMERCIAL DISTRICT

DATE	REVISION	AUTHORITY
1/30/82	170 Washington St. C-1 to R&D	Ord. 7/17/79
	PURA 13A - C2 TO C3	Ord. 8/21/79
	PURA 14 - W to R&D	Ord. 9/4/79
	Market St. - OR to C-E-G	Ord. 5/6/80
	Gerald/Biaddi - to R&D	Ord. 6/3/80
	Clinton House	Ord. 6/17/80
	Maple St. - R-5 to R&D	Ord. 9/16/80
	192 Washington St. H-M to C-1	Ord. 9/16/81
	45-47 Catharine St. R-4 to C-3	Ord. 6/16/81
	New Zone R-4A	Ord. 6/16/81
	Davies Pl. - H4 to C1	Ord. 7/21/81
	Elm. C-E-G Zone	Ord. 9/15/81
	PURA 5A & 5B to R-6	Ord. 11/17/81
		Ord. 3/16/82
3/8/84	301-321 South Ave. R&D to C-3	Ord. 8/17/82
	Hooker Ave. between Trinity Square & Forbus St. R-4 to R-3	Ord. 8/17/82
	Livingston & S. Hamilton R-4 to R-3	Ord. 8/17/82
	Holmes & Academy St. R-4 to R-3	Ord. 11/16/82
	Brookside Ave. R-4 to R-2A	Ord. 11/16/82
	Taylor Ave. & Garden St. R-4 to R-3A	Ord. 12/21/82
	Trinity Sq. to Parker Ave. R-4 to R-2A & R-3A	Ord. 1/17/83
	N. Hamilton to N. Clinton R-4 to R-3A.	Ord. 1/17/83
	Bartlett to DuBois R-4 to R-2A	Ord. 1/17/83
	E. Side of Cedar Ave. R-4 To R&D	Ord. 2/21/84
	Springside R-1 to PRD	
	Academy, Church, Hamilton, Montgomery Streets C-2 and R-3 to O-R	Ord. 3/19/84
10/1/86	42-44 N. Clover R-4 to C-1	Ord. 9/23/85
	1-27 Columbia St. H-M to R-D	Ord. 2/3/86
	39-49 N. Clover & ~~141-145 Mill~~ R-4 to ~~C-1~~	Ord. 3/3/86
	51 Montgomery R-3 to C-2	Ord. 7/7/86
10/18/96	154-162 Wilbur Blvd. R-1 to PRD	Ord. 5/4/87
10/24/89	2 Wilson Blvd. R-2 to C-1	Ord. 11/16/87
	42-46 Catharine St. R-4 to C-2	Ord. 1/2/89
	PURA Parcels 4A & 4B (Main St.) C-1 to C-2	Ord. 1/2/89
	Main St. C-3 to C-2A	Ord. 3/21/89
	Washington St. - Fallkill Place R-4 to C-1	Ord. 7/5/89
	Hooker Ave R-1 to R-2	Ord. 9/18/89
3/30/92	117 and 125 Market Street R-3 to C-2	Ord. 3/16/92
10/18/96	129 South Ave. R-3 to C-1	Ord. 6/11/93
	50-54 No. Hamilton St. & 168-170 Mansion St. R-4 to O-R	Ord. 3/15/93
	479-519 Main St. (odd #'s only) & 34-58 Winnikee Ave. (even #'s only), 15-20 No. Cherry St. I-1 to C-3	Ord. 10/16/95
	Tax Parcel 31-6041-51-817025 Fox St. & Prospect St. I-2 to R&D	Ord. 11/20/95
	Tax Parcel 31-6063-52-887595 & Tax Parcel 31-6062-50-936494 from R-4 to C-1	Ord. 6/6/96
	2,3, 5-9, 11-15, 17-27 North Water St. & 17-25, 27, 29 & 31-35 Main St. from T to W	Ord. 7/8/96

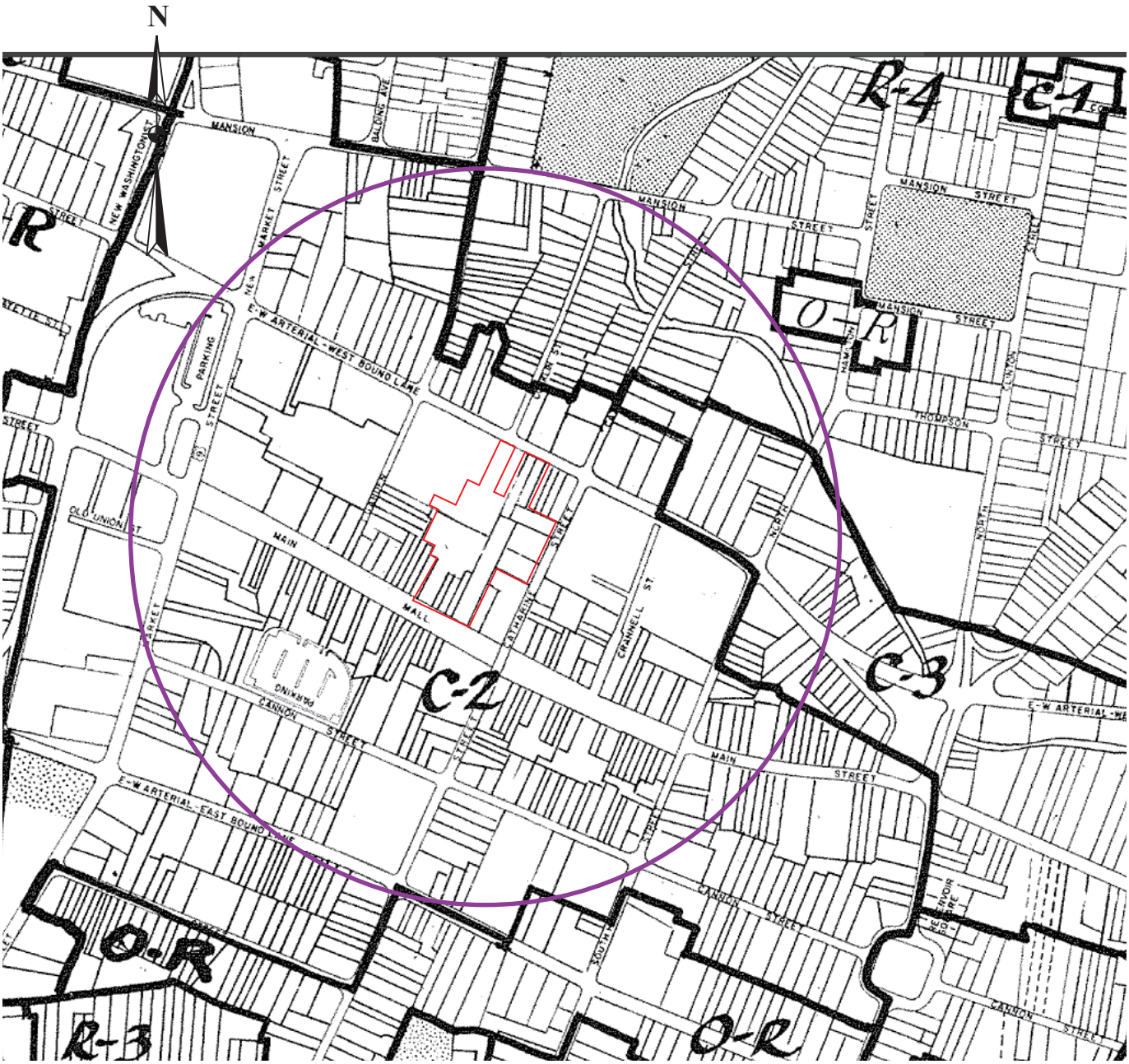
City of Poughkeepsie

LAND USE & ZONING STUDY

Community Development Program

Raymond, Parish, Pine & Weiner, Inc. Planning and Community Development Consultants

0 400 800 ft.



Source Map provided by Dutchess County Department of Planning and Development

Zoning Map (1,000' Radius)

319, 325, 327-329 and 331 Main Street
City of Poughkeepsie
Dutchess County, New York

Legend:

subject property border

0 250 500
SCALE IN FEET
(APPROXIMATELY)

File: 20-0213

December 2021

Figure 6

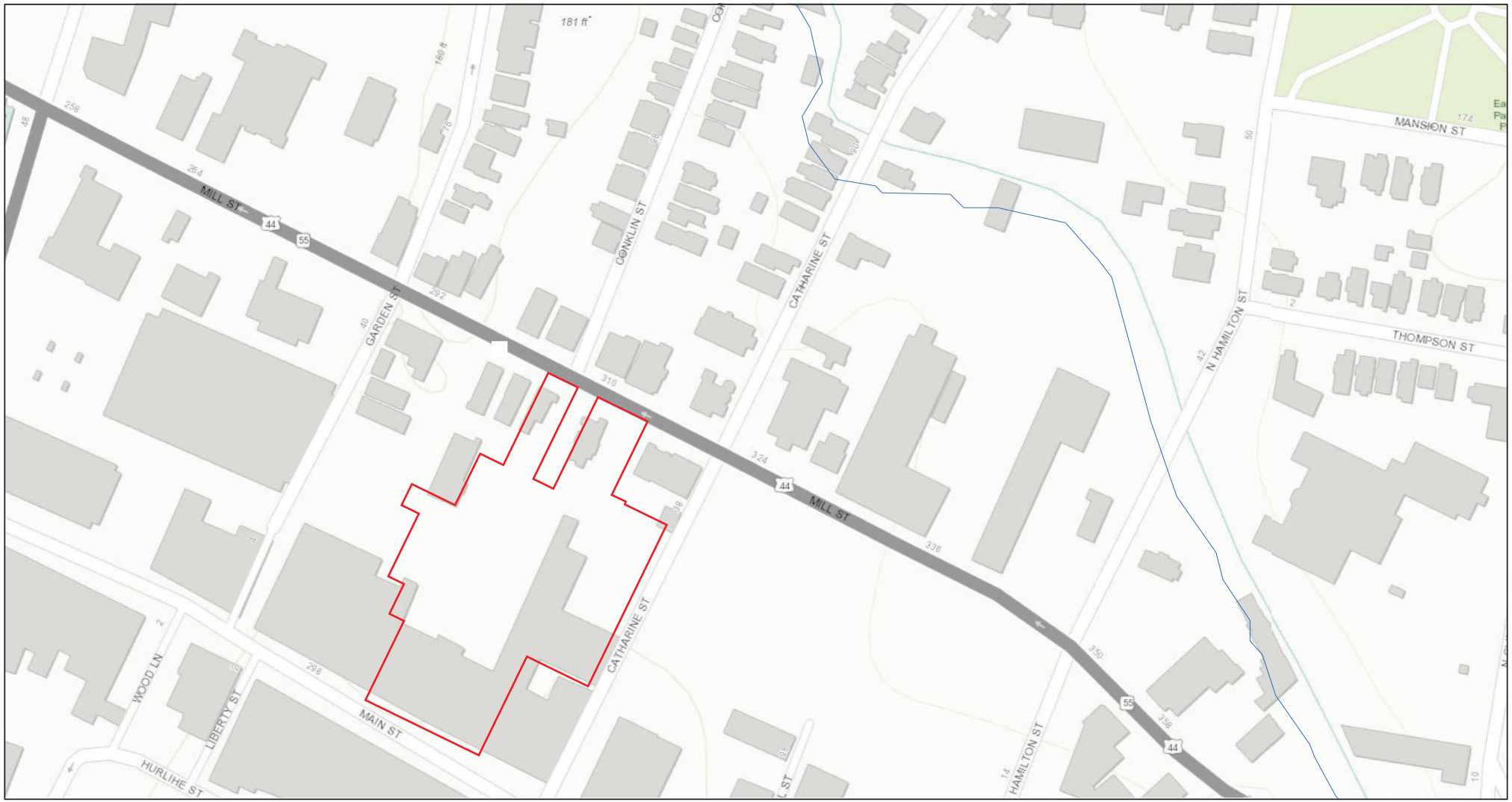
Critical Habitat for Threatened & Endangered Species [USFWS]



A specific geographic area(s) that contains features essential for the conservation of a threatened or endangered species and that may require special management and protection.

Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA | U.S. Fish and Wildlife Service | The data found in this file were developed by the U.S. Fish & Wildlife Service field offices. For more information please refer to the species level metadata found with the individual shapefiles. The ECOS Joint Development Team is responsible for creating and serving this conglomerate file. No data alterations are made by ECOS.

Figure 8 - NYS Wetland



June 23, 2020

1:2,257

0 0.02 0.04 0.08 mi

0 0.03 0.07 0.13 km

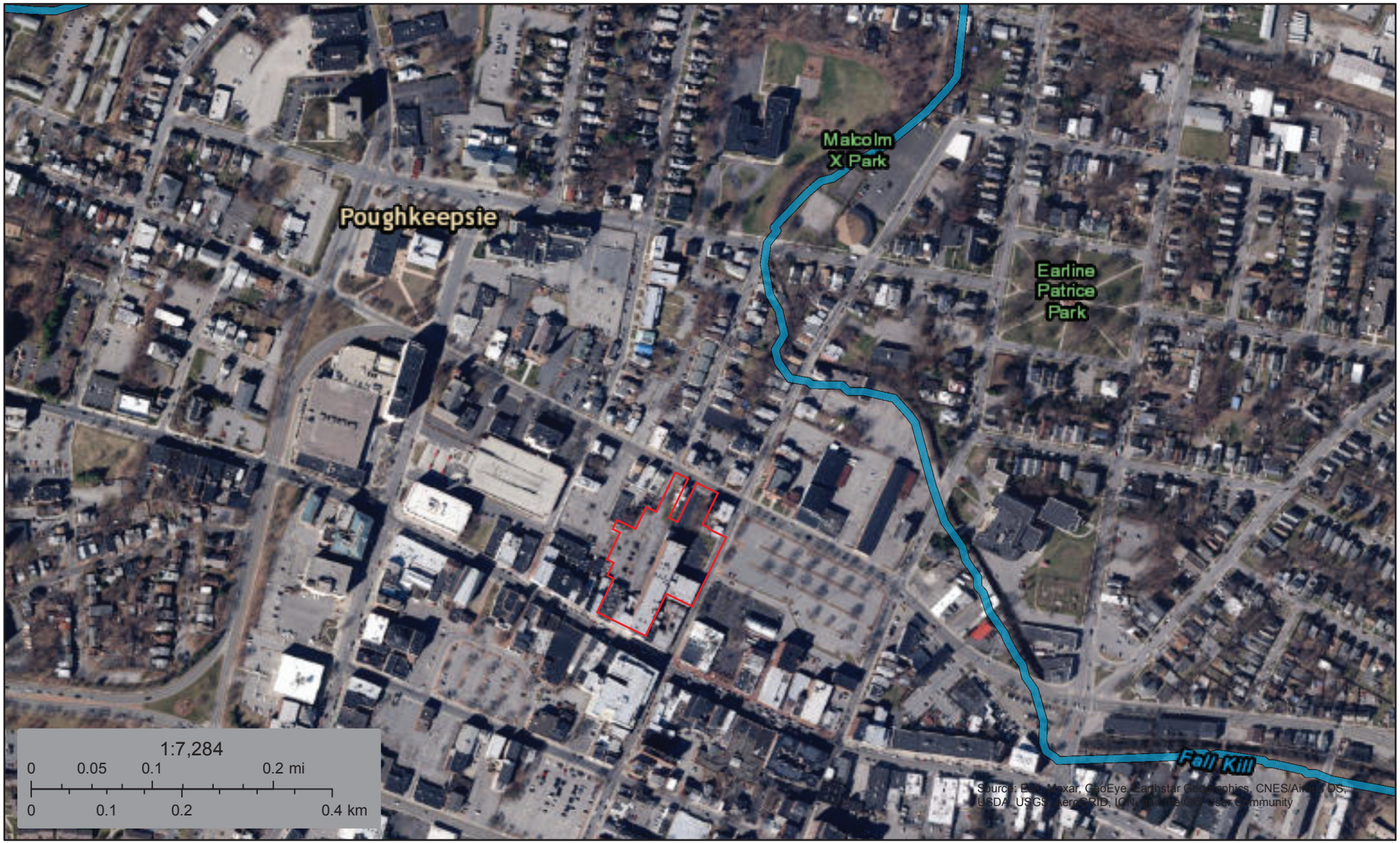
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

NYS Department of Environmental Conservation
Not a legal document

U.S. Fish and Wildlife Service

National Wetlands Inventory

Figure 9 - Federal Wetland



June 23, 2020

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

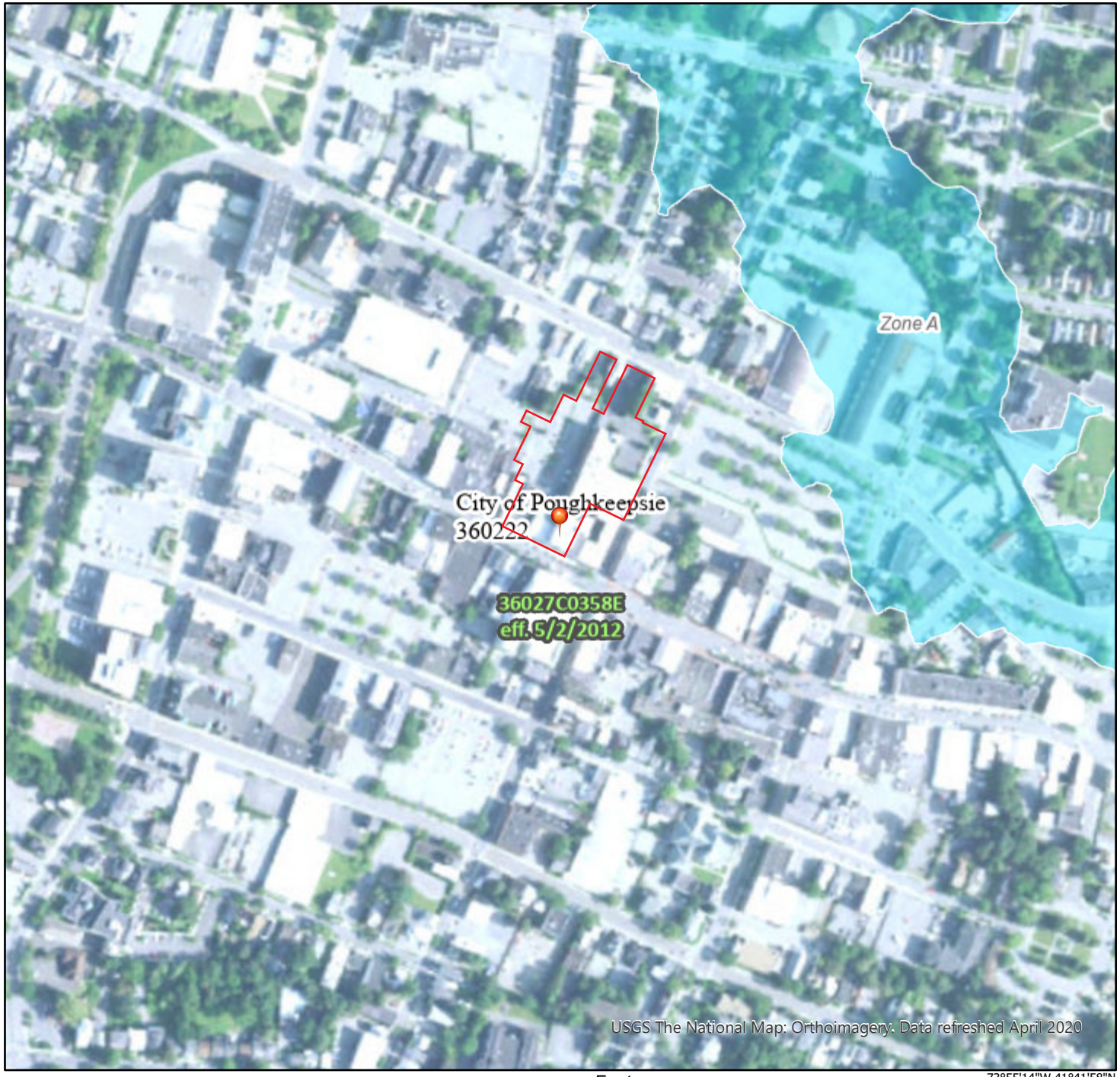
This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)
This page was produced by the NWI mapper

National Flood Hazard Layer FIRMette

FEMA

73°55'52"W 41°42'25"N



73°55'14"W 41°41'58"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance / Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

Ü

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 10/13/2020 at 3:38 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

ATTACHMENT A

Executed BCA

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Office of the Director
625 Broadway, 12th Floor, Albany, New York 12233-7011
P: (518) 402-9706 | F: (518) 402-9020
www.dec.ny.gov

April 19, 2021

Wallace Campus Manager LLC
John Logsdon
c/o Mega Development LLC
48-02 25th Ave, Ste 400
Astoria, NY 11103

RE: Site Name: Wallace Campus Site
Site No.: C314134
Location of Site: 319, 325, 327-329 & 331 Main Street
Dutchess County, Poughkeepsie, NY 12601

Dear John Logsdon:

To complete your file, attached is a fully executed copy of the Brownfield Cleanup Agreement for the 351 Franklin Street Wallace Campus Site.

If you have any further questions relating to this matter, please contact the project attorney for this site, Leia Schmidt, Esq., NYS Department of Environmental Conservation, Office of General Counsel, 625 Broadway Albany, NY 12233-1500 or by email at leia.schmidt@dec.ny.gov.

Sincerely,

Michael J. Ryan, P.E.
Director
Division of Environmental Remediation

Enclosure

ec: Michael Kilmer, Project Manager

cc: Leia Schmidt, Esq.
Jennifer Andaloro, Esq./Dale Thiel

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
BROWNFIELD CLEANUP PROGRAM
ECL §27-1401 *et seq.*

In the Matter of a Remedial Program for **BROWNFIELD SITE CLEANUP AGREEMENT Index No. C314134-04-21**

Wallace Campus
DEC Site No:C314134
Located at: 319, 325, 327-329 & 331 Main Street
Dutchess County
Poughkeepsie, NY 12601
Hereinafter referred to as "Site"

by:
Wallace Campus Manager LLC
c/o Mega Development LLC 48-02 25th Ave, Ste 400, Astoria, NY 11103
Hereinafter referred to as "Applicant"

WHEREAS, the Department of Environmental Conservation ("Department") is authorized to administer the Brownfield Cleanup Program ("BCP") set forth in Article 27, Title 14 of the Environmental Conservation Law ("ECL"); and

WHEREAS, the Applicant submitted an application received by the Department on November 18, 2020; and

WHEREAS, the Department has determined that the Site and Applicant are eligible to participate in the BCP.

NOW, THEREFORE, IN CONSIDERATION OF AND IN EXCHANGE FOR THE MUTUAL COVENANTS AND PROMISES, THE PARTIES AGREE TO THE FOLLOWING:

I. Applicant Status

The Applicant, Wallace Campus Manager LLC, is participating in the BCP as a Volunteer as defined in ECL 27-1405(1)(b).

II. Tangible Property Tax Credit Status

The Site is not located in a City having a population of one million or more. It is therefore presumed that the Site is eligible for tangible property tax credits.

III. Real Property

The Site subject to this Brownfield Cleanup Agreement (the "BCA" or "Agreement") consists of approximately 2.480 acres, a Map of which is attached as Exhibit "A", and is described as follows:

Tax Map/Parcel No.: 6162-77-114098
Street Number: 319 Main Street, Poughkeepsie
Owner: IIC Properties Inc.

Tax Map/Parcel No.: 6162-77-109079
Street Number: 325 Main Street, Poughkeepsie
Owner: Wallace Campus Manager LLC

Tax Map/Parcel No.: 6162-77-109077
Street Number: 327-329 Main Street, Poughkeepsie
Owner: Key Main LLC

Tax Map/Parcel No.: 6162-78-127091
Street Number: 331 Main Street, Poughkeepsie
Owner: IIC Properties Inc.

IV. Communications

A. All written communications required by this Agreement shall be transmitted by United States Postal Service, by private courier service, by hand delivery, or by electronic mail.

1. Communication from Applicant shall be sent to:

Michael Kilmer
New York State Department of Environmental Conservation
Division of Environmental Remediation
21 South Putt Corners Rd
New Paltz, NY 12561-1620
michael.kilmer@dec.ny.gov

Note: one hard copy (unbound) of work plans and reports is required, as well as one electronic copy.

Christine Vooris (electronic copy only)
New York State Department of Health
Bureau of Environmental Exposure Investigation
Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
christine.vooris@health.ny.gov

Leia Schmidt, Esq. (correspondence only)
New York State Department of Environmental Conservation
Office of General Counsel
625 Broadway
Albany, NY 12233-1500
leia.schmidt@dec.ny.gov

2. Communication from the Department to Applicant shall be sent to:

Wallace Campus Manager LLC
Attn: John Logsdon
c/o Mega Development LLC
48-02 25th Ave, Ste 40
Astoria, NY 11103
jlogsdon@urbangreenbuilders.com

B. The Department and Applicant reserve the right to designate additional or different addressees for communication on written notice to the other. Additionally, the Department reserves the right to request that the Applicant provide more than one paper copy of any work plan or report.

C. Each party shall notify the other within ninety (90) days after any change in the addresses listed in this paragraph or in Paragraph III.

V. Miscellaneous

A. Applicant acknowledges that it has read, understands, and agrees to abide by all the terms set forth in Appendix A - "Standard Clauses for All New York State Brownfield Site Cleanup Agreements" which is attached to and hereby made a part of this Agreement as if set forth fully herein.

B. In the event of a conflict between the terms of this BCA (including any and all attachments thereto and amendments thereof) and the terms of Appendix A, the terms of this BCA shall control.

C. The effective date of this Agreement is the date it is signed by the Commissioner or the Commissioner's designee.

DATED: April 19, 2021

THIS BROWNFIELD CLEANUP AGREEMENT IS HEREBY APPROVED, Acting by and Through the Department of Environmental Conservation as Designee of the Commissioner,

By: _____
Michael J. Ryan, P.E., Director
Division of Environmental Remediation

CONSENT BY APPLICANT

Applicant hereby consents to the issuing and entering of this Agreement, and agrees to be bound by this Agreement.

Wallace Campus Manager LLC

By: _____

Title: V.P.

Date: 4/16/2021

STATE OF NEW YORK)
) ss:
COUNTY OF DUTCHESS)

On the 16th day of April in the year 2021, before me, the undersigned, personally appeared Hercules Argyrion, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Ellen Noelle Presotto

Signature and Office of individual taking acknowledgment

ELLEN NOELLE PRESOTTO
NOTARY PUBLIC, STATE OF NEW YORK
No. 01PR6267343
Qualified in Nassau County
My Commission Expires August 20, 2024

EXHIBIT A
SITE MAP

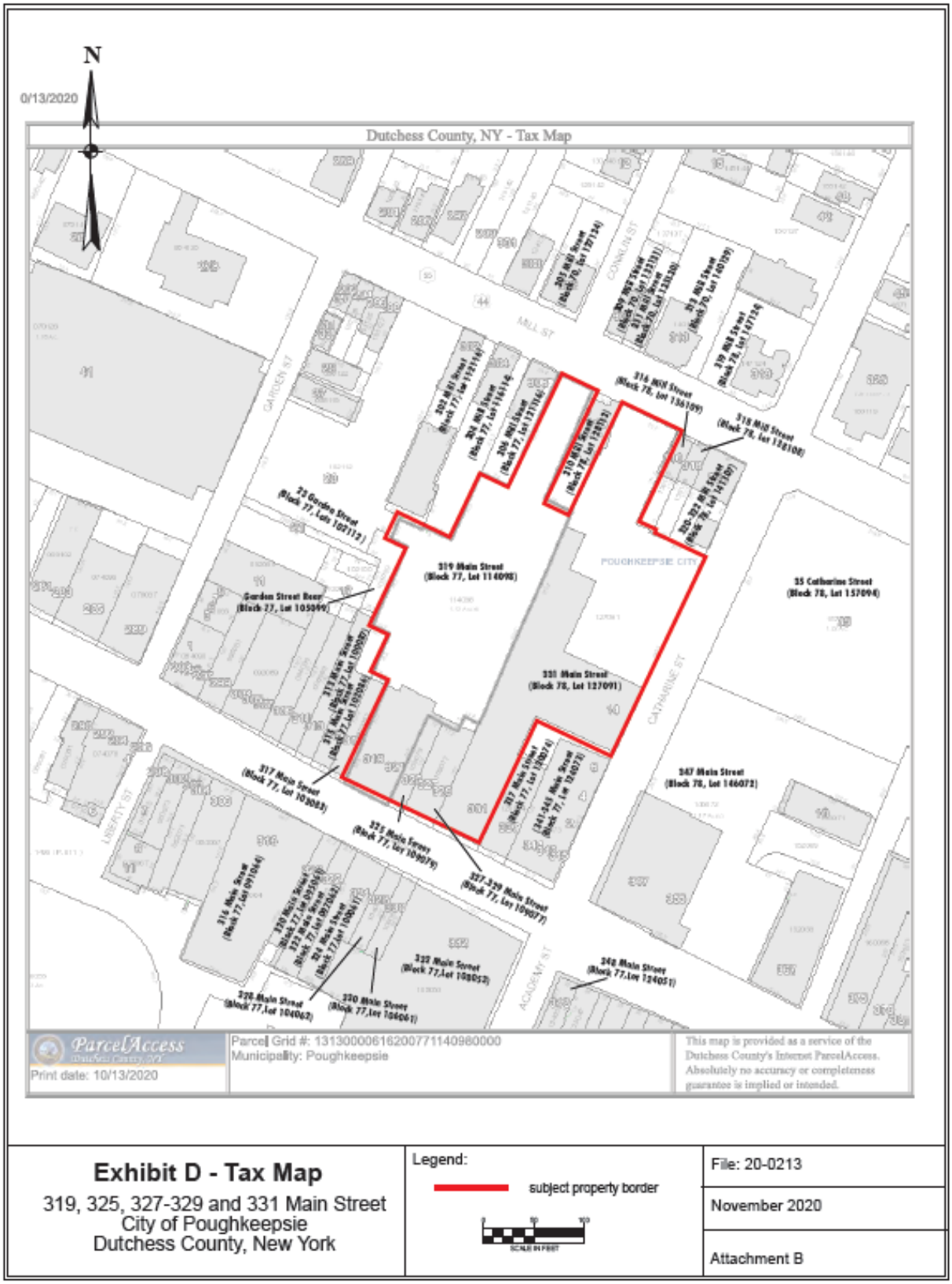


Exhibit D - Tax Map

319, 325, 327-329 and 331 Main Street
City of Poughkeepsie
Dutchess County, New York

Legend:

subject property border

0 50 100
SCALE IN FEET

File: 20-0213

November 2020

Attachment B

APPENDIX A

STANDARD CLAUSES FOR ALL NEW YORK STATE BROWNFIELD SITE CLEANUP AGREEMENTS

The parties to the Brownfield Site Cleanup Agreement (hereinafter "BCA" or "Agreement") agree to be bound by the following clauses which are hereby made a part of the BCA. The word "Applicant" herein refers to any party to the Agreement, other than the New York State Department of Environmental Conservation (herein after "Department").

I. Citizen Participation Plan

Within twenty (20) days after the effective date of this Agreement, Applicant shall submit for review and approval a written citizen participation plan prepared in accordance with the requirements of Environmental Conservation Law (ECL) § 27-1417 and 6 NYCRR §§ 375-1.10 and 375-3.10. Upon approval, the Citizen Participation Plan shall be deemed to be incorporated into and made a part of this Agreement.

II. Development, Performance, and Reporting of Work Plans

A. Work Plan Requirements

The work plans ("Work Plan" or "Work Plans") under this Agreement shall be prepared and implemented in accordance with the requirements of ECL Article 27, Title 14, 6 NYCRR §§ 375-1.6(a) and 375-3.6, and all applicable laws, rules, regulations, and guidance documents. The Work Plans shall be captioned as follows:

1. "Remedial Investigation Work Plan" if the Work Plan provides for the investigation of the nature and extent of contamination within the boundaries of the Site and, if the Applicant is a "Participant", the extent of contamination emanating from such Site. If the Applicant is a "Volunteer" it shall perform a qualitative exposure assessment of the contamination emanating from the Site in accordance with ECL § 27-1415(2)(b) and Department guidance;

2. "Remedial Work Plan" if the Work Plan provides for the development and implementation of a Remedial Program for contamination within the boundaries of the Site and, if the Applicant is a "Participant", the contamination that has emanated from such Site;

3. "IRM Work Plan" if the Work Plan provides for an interim remedial measure; or

4. "Site Management Plan" if the Work Plan provides for the identification and implementation of institutional and/or engineering controls as well as any necessary monitoring and/or operation and maintenance of the remedy.

5. "Supplemental" if additional work plans other than those set forth in II.A.1-4 are required to be prepared and implemented.

B. Submission/Implementation of Work Plans

1. The first proposed Work Plan to be submitted under this Agreement shall be submitted no later than thirty (30) days after the effective date of this Agreement. Thereafter, the Applicant shall submit such other and additional work plans as determined in a schedule to be approved by the Department.

2. Any proposed Work Plan shall be submitted for the Department's review and approval and shall include, at a minimum, a chronological description of the anticipated activities to be conducted in accordance with current guidance, a schedule for performance of those activities, and sufficient detail to allow the Department to evaluate that Work Plan. The Department shall use best efforts in accordance with 6 NYCRR § 375-3.6(b) to approve, modify, or reject a proposed Work Plan within forty-five (45) days from its receipt or within fifteen (15) days from the close of the comment period, if applicable, whichever is later.

i. Upon the Department's written approval of a Work Plan, such Department-approved Work Plan shall be deemed to be incorporated into and made a part of this Agreement and shall be implemented in accordance with the schedule contained therein. All work undertaken as part of a remedial program for a Site must be detailed in a department-approved Work Plan or a submittal approved in form and content by the Department.

ii. If the Department requires modification of a Work Plan, the reason for such modification shall be provided in writing and the

provisions of 6 NYCRR § 375-1.6(d)(3) shall apply.

iii. If the Department disapproves a Work Plan, the reason for such disapproval shall be provided in writing and the provisions of 6 NYCRR § 375-1.6(d)(4) shall apply.

3. A Site Management Plan, if necessary, shall be submitted in accordance with the schedule set forth in the IRM Work Plan or Remedial Work Plan.

C. Submission of Final Reports

1. In accordance with the schedule contained in an approved Work Plan, Applicant shall submit a Final Report for an Investigation Work Plan prepared in accordance with ECL § 27-1411(1) and 6 NYCRR § 375-1.6. If such Final Report concludes that no remediation is necessary, and the Site does not meet the requirements for Track 1, Applicant shall submit an Alternatives Analysis prepared in accordance with ECL § 27-1413 and 6 NYCRR § 375-3.8(f) that supports such determination.

2. In accordance with the schedule contained in an approved Work Plan, Applicant shall submit a Final Engineering Report certifying that remediation of the Site has been performed in accordance with the requirements of ECL §§ 27-1419(1) and (2) and 6 NYCRR § 375-1.6. The Department shall review such Report, the submittals made pursuant to this Agreement, and any other relevant information regarding the Site and make a determination as to whether the goals of the remedial program have been or will be achieved in accordance with established timeframes; if so, a written Certificate of Completion will be issued in accordance with ECL § 27-1419, 6 NYCRR §§ 375-1.9 and 375-3.9.

3. Within sixty (60) days of the Department's approval of a Final Report, Applicant shall submit such additional Work Plans as it proposes to implement. In addition, Applicant shall include with every report submitted to the Department a schedule for the submission of any subsequent work plan required to meet the requirements of ECL Article 27 Title 14. Failure to submit any additional Work Plans within such period shall, unless other Work Plans are under review by the Department or being implemented by Applicant, result in the termination of this Agreement pursuant to Paragraph XII.

D. Review of Submittals other than Work Plans

1. The Department shall timely notify Applicant in writing of its approval or disapproval of each submittal other than a Work Plan in accordance with 6 NYCRR § 375-1.6. All Department-approved submittals shall be incorporated into and become an enforceable part of this Agreement.

2. If the Department disapproves a submittal covered by this Subparagraph, it shall specify the reason for its disapproval and may request Applicant to modify or expand the submittal. Within fifteen (15) days after receiving written notice that Applicant's submittal has been disapproved, Applicant shall elect in writing to either (i) modify or expand it within thirty (30) days of receipt of the written notice of disapproval; (ii) complete any other Department-approved Work Plan(s); (iii) invoke dispute resolution pursuant to Paragraph XIII; or (iv) terminate this Agreement pursuant to Paragraph XII. If Applicant submits a revised submittal and it is disapproved, the Department and Applicant may pursue whatever remedies may be available under this Agreement or under law. All work undertaken as part of a remedial program, including work undertaken pursuant to submittals other than Work Plans, must be approved by the department prior to implementation by the Applicant.

E. Department's Determination of Need for Remediation

The Department shall determine upon its approval of each Final Report dealing with the investigation of the Site whether remediation, or additional remediation as the case may be, is needed for protection of public health and the environment.

1. If the Department makes a preliminary determination that remediation, or additional remediation, is not needed for protection of public health and the environment, the Department shall notify the public of such determination and seek public comment in accordance with ECL § 27-1417(3)(f). The Department shall provide timely notification to the Applicant of its final determination following the close of the public comment period.

2. If the Department determines that additional remediation is not needed and such determination is based upon use restrictions, Applicant shall cause to be recorded an Environmental Easement in accordance with 6 NYCRR § 375-1.8(h).

3. If the Department determines that remediation, or additional remediation, is needed, Applicant may elect to submit for review and approval a proposed Remedial Work Plan (or modify an existing Work Plan for the Site) for a remedy selected upon due consideration of the factors set forth in ECL § 27-1415(3) and 6 NYCRR § 375-1.8(f). A proposed Remedial Work Plan addressing the Site's remediation will be noticed for public comment in accordance with ECL § 27-1417(3)(f) and the Citizen Participation Plan developed pursuant to this Agreement. If the Department determines following the close of the public comment period that modifications to the proposed Remedial Work Plan are needed, Applicant agrees to negotiate appropriate modifications to such Work Plan. If Applicant elects not to develop a Work Plan under this Subparagraph then this Agreement shall terminate in accordance with Paragraph XII. If the Applicant elects to develop a Work Plan, then it will be reviewed in accordance with Paragraph II.D above.

F. Institutional/Engineering Control Certification

In the event that the remedy for the Site, if any, or any Work Plan for the Site, requires institutional or engineering controls, Applicant shall submit a written certification in accordance with 6 NYCRR §§ 375-1.8(h)(3) and 375-3.8(h)(2).

III. Enforcement

Except as provided in Paragraph V, this Agreement shall be enforceable as a contractual agreement under the laws of the State of New York. Applicant shall not suffer any penalty except as provided in Paragraph V, or be subject to any proceeding or action if it cannot comply with any requirement of this Agreement as a result of a Force Majeure Event as described at 6 NYCRR § 375-1.5(b)(4) provided Applicant complies with the requirements set forth therein.

IV. Entry upon Site

A. Applicant hereby agrees to provide access to the Site and to all relevant information regarding activities at the Site in accordance with the provisions of ECL § 27-1431. Applicant agrees to provide the Department upon request with proof of access if it is not the owner of the Site.

B. The Department shall have the right to periodically inspect the Site to ensure that the use of the property complies with the terms and conditions of this Agreement. The Department will generally conduct such inspections during business hours, but retains the right to inspect at any time.

C. Failure to provide access as provided for under this Paragraph may result in termination of this Agreement pursuant to Paragraph XII.

V. Payment of State Costs (Applicable only to Applicants with Participant Status)

A. Within forty-five (45) days after receipt of an itemized invoice from the Department, Applicant shall pay to the Department a sum of money which shall represent reimbursement for State Costs as provided by 6 NYCRR § 375-1.5 (b)(3)(i).

B. Costs shall be documented as provided by 6 NYCRR § 375-1.5(b)(3)(ii). The Department shall not be required to provide any other documentation of costs, provided however, that the Department's records shall be available consistent with, and in accordance with, Article 6 of the Public Officers Law.

C. Each such payment shall be made payable to the "Commissioner of NYSDEC" and shall be sent to:

Division of Management and Budget
New York State Department of Environmental Conservation
625 Broadway, 10th Floor
Albany, New York 12233-4900

D. Each party shall provide written notification to the other within ninety (90) days of any change in the foregoing addresses.

E. If Applicant objects to any invoiced costs under this Agreement, the provisions of 6 NYCRR §§ 375-1.5 (b)(3)(v) and (vi) shall apply.

Objections shall be sent to the Department as provided under subparagraph V.C above.

F. In the event of non-payment of any invoice within the 45 days provided herein, the Department may seek enforcement of this provision pursuant to Paragraph III or the Department may commence an enforcement action for non-compliance with ECL § 27-1409(2) and ECL § 71-4003.

VI. Liability Limitation

Subsequent to the issuance of a Certificate of Completion pursuant to this Agreement, Applicant shall be entitled to the Liability Limitation set forth at ECL § 27-1421, subject to the terms and conditions stated therein and to the provisions of 6 NYCRR §§ 375-1.9 and 375-3.9.

VII. Reservation of Rights

A. Except as provided in Subparagraph VII.B, Applicant reserves all rights and defenses under applicable law to contest, defend against, dispute, or disprove any action, proceeding, allegation, assertion, determination, or order of the Department, including any assertion of remedial liability by the Department against Applicant, and further reserves all rights including the rights to notice, to be heard, to appeal, and to any other due process respecting any action or proceeding by the Department, including the enforcement of this Agreement. The existence of this Agreement or Applicant's compliance with it shall not be construed as an admission of any liability, fault, wrongdoing, or violation of law by Applicant, and shall not give rise to any presumption of law or finding of fact which shall inure to the benefit of any third party.

B. Notwithstanding the foregoing, Applicant hereby waives any right it may have to make a claim pursuant to Article 12 of the Navigation Law with respect to the Site and releases the State and the New York Environmental Protection and Spill Compensation Fund from any and all legal or equitable claims, suits, causes of action, or demands whatsoever with respect to the Site that Applicant may have as a result of Applicant's entering into or fulfilling the terms of this Agreement.

VIII. Indemnification

Applicant shall indemnify and hold the Department, the State of New York, and their representatives and employees harmless from any claim, suit, action, and cost of every name and description arising out of or resulting from the fulfillment or attempted fulfillment of this Agreement by Applicant prior to the Termination Date except for those claims, suits, actions, and costs arising from the State's gross negligence or willful or intentional misconduct by the Department, the State of New York, and/or their representatives and employees during the course of any activities conducted pursuant to this Agreement. In the event that the Applicant is a Participant, this provision shall also include the Trustee of the State's Natural Resources. The Department shall provide Applicant with written notice no less than thirty (30) days prior to commencing a lawsuit seeking indemnification pursuant to this Paragraph.

IX. Change of Use

Applicant shall notify the Department at least sixty (60) days in advance of any change of use, as defined in ECL § 27-1425, which is proposed for the Site, in accordance with the provisions of 6 NYCRR § 375-1.11(d). In the event the Department determines that the proposed change of use is prohibited, the Department shall notify Applicant of such determination within forty-five (45) days of receipt of such notice.

X. Environmental Easement

A. Within thirty (30) days after the Department's approval of a Remedial Work Plan which relies upon one or more institutional and/or engineering controls, or within sixty (60) days after the Department's determination pursuant to Subparagraph II.E.2 that additional remediation is not needed based upon use restrictions, Applicant shall submit to the Department for approval an Environmental Easement to run with the land in favor of the State which complies with the requirements of ECL Article 71, Title 36 and 6 NYCRR § 375-1.8(h)(2). Applicant shall cause such instrument to be recorded with the recording officer for the county in which the Site is located within thirty (30) days after the Department's approval of such instrument. Applicant shall provide the Department with a copy of such instrument certified by the recording officer to be a true and faithful copy within thirty (30) days of such recording (or such longer period of time as may be required to obtain a certified copy

provided Applicant advises the Department of the status of its efforts to obtain same within such thirty (30) day period), which shall be deemed to be incorporated into this Agreement.

B. Applicant or the owner of the Site may petition the Department to modify or extinguish the Environmental Easement filed pursuant to this Agreement at such time as it can certify that the Site is protective of public health and the environment without reliance upon the restrictions set forth in such instrument. Such certification shall be made by a Professional Engineer or Qualified Environmental Professional as defined at 6 NYCRR § 375-1.2(ak) approved by the Department. The Department will not unreasonably withhold its consent.

XI. Progress Reports

Applicant shall submit a written progress report of its actions under this Agreement to the parties identified in Subparagraph III.A.1 of the Agreement by the 10th day of each month commencing with the month subsequent to the approval of the first Work Plan and ending with the Termination Date, unless a different frequency is set forth in a Work Plan. Such reports shall, at a minimum, include: all actions relative to the Site during the previous reporting period and those anticipated for the next reporting period; all approved activity modifications (changes of work scope and/or schedule); all results of sampling and tests and all other data received or generated by or on behalf of Applicant in connection with this Site, whether under this Agreement or otherwise, in the previous reporting period, including quality assurance/quality control information; information regarding percentage of completion; unresolved delays encountered or anticipated that may affect the future schedule and efforts made to mitigate such delays; and information regarding activities undertaken in support of the Citizen Participation Plan during the previous reporting period and those anticipated for the next reporting period.

XII. Termination of Agreement

Applicant or the Department may terminate this Agreement consistent with the provisions of 6 NYCRR §§ 375-3.5(b), (c), and (d) by providing written notification to the parties listed in Paragraph IV of the Agreement.

XIII. Dispute Resolution

A. In the event disputes arise under this Agreement, Applicant may, within fifteen (15) days after Applicant knew or should have known of the facts which are the basis of the dispute, initiate dispute resolution in accordance with the provisions of 6 NYCRR § 375-1.5(b)(2).

B. All cost incurred by the Department associated with dispute resolution are State costs subject to reimbursement pursuant to Paragraph V of Appendix A of this Agreement, if applicable.

C. Notwithstanding any other rights otherwise authorized in law or equity, any disputes pursuant to this Agreement shall be limited to Departmental decisions on remedial activities. In no event shall such dispute authorize a challenge to the applicable statute or regulation.

XIV. Miscellaneous

A. If the information provided and any certifications made by Applicant are not materially accurate and complete, this Agreement, except with respect to Applicant's obligations pursuant to Paragraphs V, if applicable, and VII.B, and VIII, shall be null and void ab initio fifteen (15) days after the Department's notification of such inaccuracy or incompleteness or fifteen (15) days after issuance of a final decision resolving a dispute pursuant to Paragraph XIII, whichever is later, unless Applicant submits information within that fifteen (15) day time period indicating that the information provided and the certifications made were materially accurate and complete. In the event this Agreement is rendered null and void, any Certificate of Completion and/or Liability Limitation that may have been issued or may have arisen under this Agreement shall also be null and void ab initio, and the Department shall reserve all rights that it may have under law.

B. By entering into this Agreement, Applicant agrees to comply with and be bound by the provisions of 6 NYCRR §§ 375-1, 375-3 and 375-6; the provisions of such subparts that are referenced herein are referenced for clarity and convenience only and the failure of this Agreement to specifically reference any particular regulatory provision is not intended to imply that such provision is not applicable to activities performed under this Agreement.

C. The Department may exempt Applicant from the requirement to obtain any state or local

permit or other authorization for any activity conducted pursuant to this Agreement in accordance with 6 NYCRR §§ 375-1.12(b), (c), and (d).

D. 1. Applicant shall use "best efforts" to obtain all Site access, permits, easements, approvals, institutional controls, and/or authorizations necessary to perform Applicant's obligations under this Agreement, including all Department-approved Work Plans and the schedules contained therein. If, despite Applicant's best efforts, any access, permits, easements, approvals, institutional controls, or authorizations cannot be obtained, Applicant shall promptly notify the Department and include a summary of the steps taken. The Department may, as it deems appropriate and within its authority, assist Applicant in obtaining same.

2. If an interest in property is needed to implement an institutional control required by a Work Plan and such interest cannot be obtained, the Department may require Applicant to modify the Work Plan pursuant to 6 NYCRR § 375-1.6(d)(3) to reflect changes necessitated by Applicant's inability to obtain such interest.

E. The paragraph headings set forth in this Agreement are included for convenience of reference only and shall be disregarded in the construction and interpretation of any provisions of this Agreement.

F. 1. The terms of this Agreement shall constitute the complete and entire agreement between the Department and Applicant concerning the implementation of the activities required by this Agreement. No term, condition, understanding, or agreement purporting to modify or vary any term of this Agreement shall be binding unless made in writing and subscribed by the party to be bound. No informal advice, guidance, suggestion, or comment by the Department shall be construed as relieving Applicant of its obligation to obtain such formal approvals as may be required by this Agreement. In the event of a conflict between the terms of this Agreement and any Work Plan submitted pursuant to this Agreement, the terms of this Agreement shall control over the terms of the Work Plan(s). Applicant consents to and agrees not to contest the authority and jurisdiction of the Department to enter into or enforce this Agreement.

2. i. Except as set forth herein, if Applicant desires that any provision of this Agreement be changed, Applicant shall make timely written application to the Commissioner with copies to the parties in Subparagraph IV.A.1 of the Agreement.

ii. If Applicant seeks to modify an approved Work Plan, a written request shall be made to the Department's project manager, with copies to the parties listed in Subparagraph IV.A.1 of the Agreement.

iii. Requests for a change to a time frame set forth in this Agreement shall be made in writing to the Department's project attorney and project manager; such requests shall not be unreasonably denied and a written response to such requests shall be sent to Applicant promptly.

G. 1. If there are multiple parties signing this Agreement, the term "Applicant" shall be read in the plural, the obligations of each such party under this Agreement are joint and several, and the insolvency of or failure by any Applicant to implement any obligations under this Agreement shall not affect the obligations of the remaining Applicant(s) under this Agreement.

2. If Applicant is a partnership, the obligations of all general partners (including limited partners who act as general partners) under this Agreement are joint and several and the insolvency or failure of any general partner to implement any obligations under this Agreement shall not affect the obligations of the remaining partner(s) under this Agreement.

3. Notwithstanding the foregoing Subparagraphs XIV.G.1 and 2, if multiple parties sign this Agreement as Applicants but not all of the signing parties elect to implement a Work Plan, all Applicants are jointly and severally liable for each and every obligation under this Agreement through the completion of activities in such Work Plan that all such parties consented to; thereafter, only those Applicants electing to perform additional work shall be jointly and severally liable under this Agreement for the obligations and activities under such additional Work Plan(s). The parties electing not to implement the additional Work Plan(s) shall have no obligations under this Agreement relative to the activities set forth in such Work Plan(s). Further, only those Applicants electing to implement such additional Work Plan(s) shall be

eligible to receive the Liability Limitation referenced in Paragraph VI.

4. Any change to parties pursuant to this Agreement, including successors and assigns through acquisition of title, is subject to approval by the Department, after submittal of an application acceptable to the Department.

H. Applicant shall be entitled to receive contribution protection and/or to seek contribution to the extent authorized by ECL § 27-1421(6) and 6 NYCRR § 375-1.5(b)(5).

I. Applicant shall not be considered an operator of the Site solely by virtue of having executed and/or implemented this Agreement.

J. Applicant and Applicant's agents, grantees, lessees, sublessees, successors, and assigns shall be bound by this Agreement. Any change in ownership of Applicant including, but not limited to, any transfer of assets or real or personal property, shall in no way alter Applicant's responsibilities under this Agreement.

K. Unless otherwise expressly provided herein, terms used in this Agreement which are defined in ECL Article 27 or in regulations promulgated thereunder shall have the meaning assigned to them under said statute or regulations.

L. Applicant's obligations under this Agreement shall not be deemed to constitute any type of fine or penalty.

M. In accordance with 6 NYCRR § 375-1.6(a)(4), the Department shall be notified at least 7 days in advance of, and be allowed to attend, any field activities to be conducted under a Department approved work plan, as well as any pre-bid meetings, job progress meetings, substantial completion meeting and inspection, and final inspection and meeting; provided, however that the Department may be excluded from portions of meetings where privileged matters are discussed.

N. In accordance with 6 NYCRR § 375-1.11(a), all work plans; reports, including all attachments and appendices, and certifications, submitted by a remedial party shall be submitted in print, as well as in an electronic format acceptable to the Department.

O. This Agreement may be executed for the convenience of the parties hereto, individually or in combination, in one or more counterparts, each of which shall be deemed to have the status of an executed original and all of which shall together constitute one and the same.

WALLACE CAMPUS MANAGER LLC AUTHORIZATION TO COMPLETE REMEDIAL REQUIREMENTS

The undersigned, being all of the members of Wallace Campus Manager LLC, a New York limited liability company (the "Company") hereby certify as of November___, 2020, as follows and adopt the following resolutions and authorize the Company to authorize and direct Hercules Argyriou (the "Authorized Signatory") to take the following actions on behalf of the Company:

WHEREAS, the Company desires to authorize the Authorized Signatory to undertake actions necessary to redevelop 319, 325, 327-329 and 331 Main Street, Poughkeepsie, NY, 12601; Section 6162, Block 77, Lots 109077, 109079, 114098, and Section 6162, Block 78, Lot 127091. (the "Property" or the "Site").

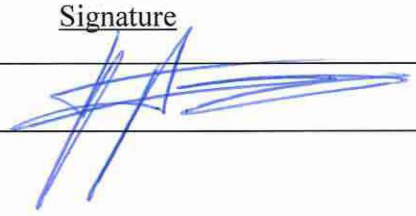
WHEREAS, in connection with the redevelopment of the Property, the Company has or will prepare and submit an application to participate in the New York State Brownfield Cleanup Program ("BCP") and, if accepted into the BCP, enter into a Brownfield Cleanup Agreement ("BCA"); file related documents with the New York State Department of Environmental Conservation ("DEC") to participate in the BCP; and undertake certain environmental remediation work related thereto consistent with applicable laws, regulations and guidance under the BCP (collectively referred to as the "Remedial Program Requirements");

NOW THEREFORE, BE IT

RESOLVED, the Authorized Signatory be, and hereby is, authorized and directed, in the name of and on behalf of the Company, to execute and to deliver all applications, documents and instruments required to effectuate the BCA (including execution of the BCA), and make any filings required to comply with the BCA consistent with the Remedial Program Requirements; and be it further;

RESOLVED, that this Authorization may be signed in any number of counterparts, including but not limited to electronic, and shall become effective as of the date herein below written when each person named below shall have signed a copy hereof; and

RESOLVED, The Authorized Signatory is authorized to bind the Company as an Authorized Signatory for the purposes set forth in this Authorization, the signature set forth opposite his name below is his actual signature:

Authorized Signatory	Signature
Hercules Argyriou	

IN WITNESS WHEREOF, the undersigned have signed and sealed this Member Consent on November 12, 2020.

MEMBERS:

POK Wallace Partner LLC

By: Eric Anderson

Wallace ALCD MEGA JV LLC

By: Hercules Argyriou

ATTACHMENT B

Zoning Variance List

ELIMINATION AND MINIMIZATION OF PROJECT VARIANCES

The original Site Plan (May 2021) required a number of area variances, including a 2-story height variance for the Main Street building and a 1-story variance for the Catharine Street building. During the summer of 2021, the Applicants met with their design team to minimize variances to the maximum extent possible. The October 2021 site plan improvements eliminated all height variances, bringing both new buildings into conformance with height regulations and assuring that they are lower in height than the existing Wallace building.

In addition to totally eliminating these two height variances, which were the most substantial variances sought, the Applicant has now been able to materially reduce the extent of the landscaping/parking lot variances relating to the two existing driveways into the site from Mill Street. The driveways have existed at their current width since the mid 1950's, and so are a pre-existing condition. There is presently no landscaping at the Mill Street frontage of either driveway (see photos of existing conditions). Nonetheless, because the development of the Wallace Campus is a comprehensive redevelopment of a large site, the Zoning Administrator has ruled that the new PID standards are applicable, and variances are required. The Applicant has developed a modified Site Plan relating to the parking entrances from Mill Street that substantially increase the areas of landscape screening in the entrance drives, and pulls parking further into the site, away from Mill Street. While the same types of variances are required, the *extent* of the variances has been significantly minimized.

The December 2021 site plan ("reduced variance plan") accomplishes the following on each of the Mill Street Driveways:

- It narrows the width of the drive aisles.
- Expands the width of the landscaped area along each driveway frontage, and thus the percentage of the opening that is occupied with landscape screening. While this screening doesn't technically meet the requirement of "frontage occupancy," which requires a building, it does serve to screen views into the site and provide a finished streetscape.
- It expands the depth of landscape screening in the drive aisles
- It significantly increases the area of landscaping along Mill Street.

These measures materially improve existing conditions. They are shown on the following chart:

CHART SHOWING CHANGES IN DRIVEWAY WIDTHS & LANDSCAPING AT MILL STREET ENTRANCES

Westerly Drive	**May 2021 ("Variance Plan")**	**December 2021 ("Reduced Variance Plan")**
Frontage (in feet)	45.5 FT	45.5 FT
Drive Lanes	2	1
Drive aisle width	24 feet	16 FT
Landscape width	4.8 FT (west side) 5.9 FT (east side)	7.5 FT (west side) 22 FT (east side)
Landscape depth (min)	0 FT	10.8 FT
Landscape depth (max)	24 FT	24 FT
Landscape area	144 SF	473 SF

Easterly Drive	**May 2021 ("Variance Plan")**	**December 2021 ("Reduced Variance Plan")**
Frontage width (in feet)	70.7 FT	70.7 FT
# Drive Lanes	2	1
Drive aisle width	24 FT	16 FT
Landscape width	19 FT (west side) 21 FT (east side)	20 FT (west side) 24 FT (east side)
Landscape depth (min)	1 FT	12 FT
Landscape depth (max)	12 FT	24 FT
Landscape area	254 SF	729 SF

COMPARISON OF MAY 2021 VARIANCES AND DECEMBER 2021 REDUCED VARIANCES

I. HEIGHT VARIANCES:

SECTION	REQ/PROHIBITED	MAY 2021 VARIANCES	DECEMBER 2021 VARIANCES
19-3.37(8) Table 3.37-2(b)	5 Story maximum height	Allow 7 story height – Main Street Building	VARIANCE ELIMINATED
19-3.37(8) Table 3.37-2(b)	5 Story maximum height	Allow 6 story height for Catharine Street building	VARIANCE ELIMINATED

II. VARIANCES REGARDING EXISTING MILL STREET DRIVEWAYS AND SCREENING OF VIEWS INTO PARKING LOTS:

WESTERLY DRIVE:

Landscape Screening

SECTION	REQ/PROHIBITED	MAY 2021 VARIANCES	DECEMBER 2021 VARIANCES
19-3.37(13)(b)2 19-3.37(13)(g)(2)(i)	Parking spaces must be setback at least 40 feet from front property line	Parking spaces within 2.5 feet of front property line; minimal landscaping (144 SF) and two drive aisles	Landscaping now covers 29.5 feet of the 45.5 foot frontage, at depths ranging from 10.8 to 24 feet (473 SF); one drive aisle
19-3.37(7)(b)(2)	Parking spaces must be on the interior of a lot and not visible from the street		

Frontage Occupancy

SECTION	REQ/PROHIBITED	MAY 2021 VARIANCES	DECEMBER 2021 VARIANCES
19-3.37(8) Table 3.37-2(h)	80% minimum Frontage occupancy	0% frontage occupancy (pre-existing) with minimal landscaping screening two drive aisles	Drive aisle width reduced from 24 feet to 16 feet. Landscaping covers 29.5 feet of the 45.5 feet frontage, at depths ranging from 10.8 to 24 feet

SECTION	REQ/PROHIBITED	MAY 2021 VARIANCES	DECEMBER 2021 VARIANCES

EASTERN DRIVE:

Landscape Screening

SECTION	REQ/PROHIBITED	MAY 2021 VARIANCES	DECEMBER 2021 VARIANCES
19-3.37(13)(b)2 19-3.37(13)(g)(2)(i)	Parking spaces must be setback at least 40 feet from front property line	Parking spaces within 1.5 feet of the front property line; minimal landscaping (254 SF) and two drive aisles	Landscaping at frontage now covers 44 feet of the total 70.7 FT frontage at depths ranging from 12 to 24 feet (729 SF); one drive aisle
19-3.37(7)(b)(2)	Parking spaces must be on the interior of a lot and not visible from the street		

Frontage Occupancy

SECTION	REQ/PROHIBITED	MAY 2021 VARIANCES	DECEMBER 2021 VARIANCES
19-3.37(8) Table 3.37-2(h)	100% minimum Frontage occupancy PID-HC Subdistrict	0% frontage occupancy (pre-existing) with minimal landscaping screening two drive aisles	Drive aisle reduced from 24 feet to 16 feet; landscaping covers 44 feet of 70.7 FT frontage at depths ranging from 12 to 24 feet

Placement of Islands

SECTION	REQ/PROHIBITED	MAY 2021 VARIANCES	DECEMBER 2021 VARIANCES
19-3.37(13)(g)(2)(iii)	Parking rows with more than 8 spaces require a landscape island every ninth parking space	In eastern drive, eliminated islands within both rows while providing minimal landscaping along frontage (see above)	Eliminate island in both rows, but provide extensive landscaping at the Mill Street frontage (see above)

III. ROUTINE BUILDING AREA VARIANCES:

SECTION	REQ/PROHIBITED	MAY 2021 VARIANCES	DECEMBER 2021 VARIANCES
19-3.37(8) Table 3.37-2(f)	10-foot maximum side yard in PID-UV Subdistrict	Increase maximum side yard to 25 feet 9.6 inches along rear portion of T-Shape Main Street building	SAME
19-3.37 Table 3.37-2(h)	100% minimum Frontage occupancy PID-HC Subdistrict	Allow frontage occupancy of 76.57% along Main Street (pedestrian access to Wallace Green)	SAME

ATTACHMENT C

Project Narrative

December 7, 2021

WALLACE CAMPUS: PROJECT NARRATIVE (REDUCED SIZE PROJECT)

OVERVIEW:

Wallace Campus is a mixed-use development in the eastern half of the city block surrounded by Main Street, Catharine Street, and Mill Street, within the heart of the Poughkeepsie Innovation District (PID) redevelopment area. The project will consolidate several existing underutilized lots to create a 2.52 acre through lot with frontages on Main Street, Catharine Street, and Mill Street. **The Project includes approximately 256,814 gross square feet *(reduced from 277,333 GSF)*** of building redevelopment and new construction, weaving together the restoration of the long dormant Wallace Department Store, including the construction of two new buildings with architectural style and massing which reflect existing context and urban form conducive to place-making. **The buildings will provide 14,213 sf of commercial space including 6,416 sf of new retail spaces along the Main Street pedestrian frontage, 5,797 GSF of commercial space along the Catharine Street frontage, and 2,000 GSF in cellar spaces. The remainder of the Project buildings will be devoted to providing 187 much-needed mixed-income housing rental units (including one super's unit), which will help restore and grow residential and pedestrian activity within the Poughkeepsie Innovation District.**

Wallace Campus also reclaims underutilized blacktop improving the permeability of the site and creating a significant public outdoor greenspace, called "Wallace Green," to benefit residents and the public. The promenade entry to the Green from Main Street creates a full mid-block pedestrian through-route to Mill Street. The Wallace Green Walkway integrates views and access to the Green itself, which provides landscaping, play areas, a tiered seating gathering area, and internal pedestrian access between the new buildings and the landscaped internal parking area.

Vehicular access to the site is provided through consolidation of existing entrances from Mill Street, eliminating two dangerous blind driveways. Through agreements with adjoining lots fronting on Mill Street (302, 304, 306 Mill Street and the Hudson River Housing property at 310 Mill Street), the Project will eliminate two existing curb cuts, and related blind driveways, on Mill Street, provide additional green space around and between existing buildings fronting on Mill Street, in addition to enhancing the pedestrian use of Mill Street via the new Wallace Green walkway between Main and Mill Streets.

DEVELOPMENT TEAM AND PROJECT VISION:

Wallace Campus Manager, LLC, and its development team has over 30 years of experience developing, fully renting-up, and successfully operating mixed-income housing and

mixed-use spaces similar to Wallace Campus. The Development Team has designed its Project to foster the growth of Poughkeepsie's Innovation District by adding much needed reasonably priced, quality-built, housing stock, commercial, and community green spaces to the City's Downtown. The Wallace Campus development model is focused on drawing current and future residents of the City of Poughkeepsie to live, work, and prosper in the City's Downtown. Central purposes of the PID zoning initiative include reclamation of underutilized sites, particularly those with large expanses of blacktop, recreation of street walls, respect for historic context, and creation of new urban spaces that inspire pedestrian activity. The Wallace Campus responds to all of these aims.

RESTORATION AND ADAPTIVE REUSE OF THE HISTORIC WALLACE DEPARTMENT STORE BUILDING:

The project will restore and adaptively reuse the former Wallace Department Store at 331 Main Street, an existing 4-story, 118,536 square foot structure with a tall parapet along Main Street that brings it to a height comparable to other 5-story buildings along Main Street. The Wallace building has been underutilized for many years.

The Project proposes to renovate the former Wallace Department Store building (c. 1880's) to its appearance as a signature building in Poughkeepsie's "period of significance" as a mercantile center in the Hudson Valley during the 19th and 20th Centuries. The Luckey Platt building across the street housed the Wallace Department Store's major competing department store during the 1800's and the Luckey Platt building is listed on the National Register. The proposed Wallace restoration was reviewed by the New York State Historic Preservation Office to be considered as a standalone historically significant building. Landmark Consulting LLC, the Wallace preservation consulting firm, authored the Commercial Rehabilitation Tax Credit Part 1 application for certification to pursue the rehab incentive program for the Wallace Building. The Part 1 application and draft National Register Nomination for the Wallace Building (331 Main and 14-20 Catharine) was reviewed and approved by New York State Historic Preservation Office (SHPO) and the National Park Service (NPS).

The proposed adaptive reuse of the building will create 3,085 SF of commercial retail space with multiple storefronts on the ground floor along the Main Street frontage and 2,564 SF of commercial retail space on the ground floor of the Wallace Extension building along Catharine Street, with an additional 2,000 SF of commercial space in the cellar.

The 3,085 SF of commercial retail space on the ground floor of Main Street in the historic building will have transparency wrapping around the westerly edge of the building at the entrance to a public promenade and the Wallace Green walkway. The remainder of the main Wallace Building will be adaptively reused for rental apartment units, all accessed by an

entrance along the western side of the building, just behind the commercial tenancies and facing the new Wallace Promenade.

Wallace Building rehabilitation:

The proposed renovation scope for the Wallace building includes preservation of the Art Deco Main Street exterior, a limestone façade, that will remain unchanged from the second floor to the roof. Transparency will be added to the first-floor façade (per historic images) opening the ground floor space in a welcoming manner to improve the commercial viability of the space and the pedestrian experience on Main Street, consistent with the PID's zoning requirements. The east and west facades will have new window penetrations, reworking existing, non-historic penetrations.

While the interior of the building will be modified to accommodate new residential and commercial uses, important internal elements will be retained, including circulation within the building, which utilizes beautiful existing stairways and a historically significant painted dome at the fourth-floor ceiling. The Project Sponsor is also exploring the possibility of incorporating the historic Wallace Logo sign in the restoration of the exterior of the building.

The Wallace existing extension is a 3-story annex to the main building, constructed in 1860 which is accessed both internally through the main Wallace building and from Catharine Street. The exterior of this annex is in good condition and will be rehabilitated to its existing aesthetic. The existing circulation structure within the Wallace building contributes to the building's active living design, promoting the use of stairs as a healthy alternative to constant elevator use. The unit distribution of the Wallace Building includes:

Wallace Rehab Building:

STUDIO	1 BR	2 BR	3 BR	**TOTAL**
20	37	12	0	**69**

CONSTRUCTION OF A NEW MAIN STREET BUILDING:

West of the Wallace Department store, a new 81,302 SF building will be constructed ("the Main Street Building"). The Main Street Building will involve the demolition of 319 and 325 Main Street. The buildings have been visually inspected and have been determined that they are in sub-par condition and have been vacant for several years. The Main Street building is 5 stories tall which is the permitted height for the designated zoning and was reduced from 7 stories previously proposed. Both proposed new buildings on the site are being designed to meet Enterprise Green Communities Program certification standards which ensures the buildings will be energy efficient and sustainable.

The Main Street building frontage has been designed with multiple storefronts directly facing Main Street with 3,309 of retail space. The transparency extends around the corner of the building into the promenade, where it will reflect similar transparency in the Wallace Building to the east.

The remainder of the Main Street Building will house new rental apartment units, all accessed by an entrance along the eastern side of the building, just behind the commercial tenancies and facing the new Wallace Promenade. The unit distribution of the Main Street Building includes:

Main Street New Construction Building:

STUDIO	1 BR	2 BR	3 BR	**TOTAL**
12	34	19	4	**69**

The architecture of the Main Street Building, and its scale and massing, have been designed to blend with the historic context of Main Street, as described by SLCE Architects at Planning Board presentations, and represented on the architectural plans and conceptual renderings. See discussion in the following section on PID Standards. The clock that faces the Main Street in the current building will be removed and utilized in the Wallace Building. Initial plans are to either incorporate the clock in the main lobby or utilize it at Wallace Green.

CONSTRUCTION OF NEW BUILDING ON CATHARINE STREET:

The second proposed new building in the project is a 59,450 square foot building fronting onto Catharine Street ("the Catharine Street Building"). The Catharine Street building is five stories tall (reduced from six stories previously proposed). This building replaces an underutilized parking lot, to create a street wall along Catharine Street that is reflective of the historic buildings in the neighborhood. The architectural design features elements and colors that complement the existing building to its south, as well as the surrounding neighborhood. Both new project buildings are being designed to meet Enterprise Green Communities Program certification standards.

The ground floor of the Catharine Street Building will contain approximately 3,255 square feet of commercial space. The architectural design of the ground floor space features a number of doors facing Catharine Street, making this ground floor space easily adaptable to retail use in the future. The design for this building features 100% frontage occupancy along Catharine Street. Residential uses occupy the upper 4 floors of the building as well as the rear of the ground floor. The unit distribution of the Catharine Street building includes:

Catharine Street Building:

STUDIO	1 BR	2 BR	3 BR	**TOTAL**
14	21	9	5	**49**

WALLACE GREEN:

A central feature of the Wallace Campus is the Wallace Green, which contains a public landscaped green space in a park-like setting. This will be one of the only greenspaces in the downtown/PID area, and will therefore create a unique and important feature in the broader and evolving context of the City's redevelopment. The Green will be maintained by the private owner of Wallace Campus, including litter control, landscaping, and general property maintenance and security. The Green is readily accessible to residents of the Wallace Campus as the residential buildings include lobbies with doorways entering onto the pedestrian promenade that passes along the Green. The Green will be open for public access via Main Street and Mill Street. The Green features numerous seating options, in addition to the landscaped lawns and planted areas. The walking paths through the space provide direct access by tenants from the parking area. They also encourage pedestrian movement through the site, and provide access to short term public bicycle parking. 24/7 security monitoring via an integrated camera system and ample lighting will ensure the green space remains a safe and welcoming space at all hours.

A unique feature on the southern portion of the Green is a multi-tiered seating area. The semi-circular shape tiered seating encourages spontaneous small group gatherings of local residents and visitors for conversation, an outdoor meal, a game of chess, meditation, reading, etc. The tiered seating allows for a small performance area, which offers opportunities for artist readings or small performances, focusing on acoustic uses. The use for events is a secondary use, it's function as a flexible and informal gathering space for residents and green space visitors remains the primary use of the space.

The development team plans to actively program the space. Based on initial outreach, a several local organizations and businesses have expressed interest in utilizing the Wallace Green. Uses include but are not limited to children yoga, exercise classes, film screenings, and live comedy shows. Attached are letters of interests to conduct programming at Wallace Green.

WALLACE GREEN WALKWAY: CREATION OF A NEW PROMENADE AND PEDESTRIAN CONNECTIVITY BETWEEN MAIN STREET AND MILL STREET:

The PID Zoning encourages the creation of new pedestrian throughways on large parcels to break up large parcels (19-3.37(12) (c)(1)(ii)). In response to comments requesting exploration of a more direct and seamless pedestrian connection through the project to

create a mid-block pedestrian connection between Main Street and Mill Street, the Applicant has created a direct pedestrian walkway path from Main Street to Mill Street, close to its intersection with Conklin Street. The portion of the walkway nearest Main Street forms the Wallace Campus Promenade, which begins with a wide and inviting pedestrian gathering place where the commercial transparencies of the Main Street Building and Wallace Building wrap around the corners of the respective buildings. This area also leads to the primary entrances to the residential portions of both buildings, just behind the commercial tenancies. The Promenade then continues northward, drawing pedestrians by the inviting views into the Wallace Green just ahead. The Promenade then turns into an open walkway following along the easterly side of the Green and along the westerly side of the Wallace building. The walkway then proceeds through the Wallace Campus internal parking area, passing a connecting sidewalk which proceeds east to connect to the Catharine Street building. After crossing the landscaped parking area, the Walkway then proceeds along the western side of the Hudson River Housing building to reach Mill Street, near its intersection with Conklin Street. In addition to improving pedestrian circulation, this Walkway also provides an opportunity for additional landscaping around the Hudson River Housing building and allows the rear of the Hudson River Housing parcel to provide additional green space within the overall setting.

VEHICULAR ACCESS FROM MILL STREET, CIRCULATION, PARKING, LANDSCAPING: A central accomplishment of the Wallace Campus Project is the replacement of an area of impervious land, a former underutilized parking lot, with green space and public access. To connect these improvements to Mill Street as well as Main Street, substantial consideration has been given to improving access to the property from Mill Street and improving the streetscape and visual character of the Mill Street frontage and views into the site. Mill Street has served as the only vehicular access to the site for many years. The Wallace Campus circulation and parking improvements plan includes upgrades to the existing two main entrances on Mill Street and the vehicular circulation plan for substantially safer and efficient access to and from the Wallace Campus. There is presently no landscaping at the Mill Street frontage of existing driveways. The current Wallace Campus Site Plan substantially increases the areas of landscape screening in the proposed entrance drives and pulls parking further into the site, away from Mill Street, greatly improving the appearance of the site from Mill Street.

The Wallace Campus drawings set forth the boundaries of the Wallace campus consolidated lot and shows the site plan for that lot. Four adjoining parcels outside the Wallace campus are also shown on the drawing set, for the limited purpose of depicting the off-site improvements to be made on those properties pursuant to shared parking and easement agreements, and to show the manner in which those physical improvements and access provisions will improve pedestrian and vehicular circulation in the neighborhood, as well as landscaping, lighting, and community character. The project sponsor will enter into shared parking and permanent access easement agreements with the owners of these adjoining

parcels, which will be approved by the planning board as part of the project approvals. The drawing set depicts the off-site work to be performed by the project sponsor on these parcels to implement the shared parking and access agreements. The work on 302, 304 and 306 mill street ("the 3 mill street lots") would eliminate two existing curb cuts on mill street (between 302 and 304 mill and between 304 and 306 mill), and provide additional green space on those lots, including along the mill street frontage to replace those driveways. The Wallace campus owner will provide a permanent access easement to the owner of the 3 Mill Street lots for the benefit of owners and tenants, to access the parking areas located on these lots via the Wallace campus access drives. The shared parking agreement would maintain the allocation of dedicated parking (12 spaces) to the 3 Mill Street lots in compliance with the PID zoning. Lighting improvements, pedestrian walkways, and stormwater improvements will be provided to serve the offsite shared parking areas in the same manner as the parking areas on the Wallace campus parcel. Pursuant to a separate shared parking agreement with the Hudson river housing (“HRH") property, the project sponsor will be granted a permanent easement to construct pedestrian sidewalk paths within the Hudson river housing property connecting to mill street and providing access from that parking area to the rear entrance to the HRH office building, and parking improvements along the HRH lot southerly boundary that integrate with the Wallace campus parking area, and to place the other improvements shown on the approved plans, including a portion of the project dumpster. Lighting improvements and landscaping will be installed as shown on the drawing set. The project sponsor will provide HRH with a permanent access easement to use the two Wallace campus mill street entrances and exits for access to, and use of, 6 parking spaces which are located on Wallace campus property directly abutting the westerly boundary of HRH's property (as shown on the drawing set), which spaces will be reserved for use by HRH employees during working hours 8am to 6pm Monday to Friday. The 6 spaces to be available for Wallace campus parking outside of those hours.

Lighting improvements and landscaping will be installed as shown on the Drawing Set. Overall, the proposed Wallace Campus development incorporates 60 parking spaces to serve the commercial and residential uses and public space. Please refer to the attached letter of Colliers Engineering and Design addressing parking calculations. **Overall, the Project provides 60 parking spaces while only a total of 32 spaces are required per zoning.** The development team is proposing to maintain these extra parking spaces in the development plan.

ATTACHMENT D

PID Zoning Statement of Compliance

SLCE Architects, LLP

November 5, 2021

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Gloria B. Glas, AIA
Mario Yao, AIA
Paul Albano, AIA

Re: Wallace Campus: 11/05/21 Reduced Size Plan/PID Building Standards

Dear Ms. Quinn:

Included in the Applicant's submission today is the SLCE Architectural Drawing Set. This plan set illustrates compliance with the PID building design standards. Additionally, this letter briefly summarizes compliance with those standards.

PID Building Design Standards: 19-3.37 (10):

(a) FRONT FAÇADE TRANSPARENCY REQUIREMENTS:

1. There is no mirrored, reflective or darkly tinted glass. Glass used in the three buildings to be transparent low-e, double pane argon filled insulated glass. See Z-001 for extent of glass.

2. No security grills are proposed at any of the buildings.

3. No curtains, blinds, or posters are proposed at the ground floor for any of the buildings. See Z-001 for transparency percentages.

(b) FRONTAGES: SLCE has chosen a Shopfront Type C Frontage Type for all three buildings. See sheets A-200A thru A-200E

(c) DESIGN AND ARCHITECTURE:

1. Entrance Orientation: All 3 buildings have main entrance or entrances on the front façade. Maximum distance between entrances is attained. See Site Plan SP-1

2. Shopfront entrance orientation: Principal pedestrian entrances for all 3 buildings are directly connected to the sidewalk. Principal entrances to shopfronts are highlighted with architectural features.

3. Historic rehabilitation: SLCE Architects engaged in substantial research to assure that their proposed new construction reflects the traditional

architecture of Main Street in building and roof forms, window proportions, materials, colors and details.

With our site in the heart of the historic core, our proposal seeks to take its cues from the existing and historical fabric of Main Street, creating a gateway which reinforces the pedestrian connection from Main Street to Mill Street, near its intersection with Conklin, and passing through a new greenspace (Wallace Green) centrally located on the proposed campus. This new pedestrian connection is designed to be similar in scale to the pedestrian connection between Main Street and Mill Street via Garden St. further west on Main Street.

The existing urban fabric on Main Street is characterized by a finer grain of buildings interrupted by medium and larger scale lots, with our site spanning between the medium scale of the existing Wallace building and the finer grain of main mall row. Our proposal for Main Street mediates between the large scale and stoic quality of the existing Wallace and Luckey Platt buildings and the refined ornament and articulation of the buildings on Main Mall Row.

We were particularly interested in the Cast Iron Building - the way it turns the corner from Main Street to Garden St. by continuing the Main St. façade material and terminating at a setback, giving the effect of a thickened façade, as well as division of the facade into a clear base, middle, & top w/ a highly articulated cornice.

In the historical images of the Wallace building and Windsor hotel, a few things struck us. One was the way the canopy at the storefront level really begins to help activate the street level. We also found the rhythmic structure of the Windsor hotel piers successful at creating continuity along the storefront edge as it turns the corner from Catharine to Main Street. And in the Morgan house hotel photo where the canopies and window shades create a remarkable streetscape.

In Plan, the Main Street building forms a tee pushed to the western edge of the site. At the connection of the tee SLCE introduced a recess in the plan to visually separate the building into two volumes, and allow the stem of the tee to realign with the kink in the Wallace Building and prevent the path from narrowing toward the park while the volume on Main Street remains parallel to Main. It also provides a clear termination to the commercial spaces which wrap into the pedestrian walkway encouraging the pedestrian connection and shortening the perceived distance to the park. The façade is predominately brick with cast stone accents, a precast base, and precast cornice. The windows run in a regular grid with deep returns and articulation of the brick achieved through corbeling. The windows terminate with arched openings at the upper floor to accentuate the building top, similar to the historical buildings on Main Street.

The precast base is conceived as a series of structural piers continuing the rhythm of the Windsor hotel. Between the piers are inserted metal panel canopies and aluminum storefronts, defining the pedestrian edge. We are also introducing ornamental relief to the precast base inspired by the pressed tin ceilings of the existing Wallace building.

The Main street building cornice mimics the depth and section profile of the Cast Iron Building Cornice, while following the stepped silhouette of 311 Main Street. This gives the façade a proportion that is more in keeping with the proportions of the historical buildings on Main Street.

Our design for the Catharine Street building is intended to complement the Wallace building extension facing Catharine Street. The building is divided into three zones with precast structural piers and aluminum storefront along the base, a center zone of brick (taking its material cue from the existing Wallace building extension), ornamental precast, and articulated cornice. The upper zone is conceived as an enlarged cornice with a change to white brick and inserting a spandrel panel and accent mullion, unifying the openings. SLCE is using the same spandrel treatment at the 4th floor and ornamental precast at the remaining slab edges to give a hierarchy of scales to the façade. The remaining windows are separated by a small brick pier which is mirrored around each of the structural columns. These small piers add a secondary rhythm to the façade while keeping the windows proportional to the openings found in the historical district. The ground floor incorporates canopies and the structural piers to open and activate the street level.

4. Blank walls: No visible façade of any of the buildings is blank. We have paid particular attention to the sides of the buildings that face the Wallace Green Walkway and the Green. These are also important facades that frame the view from Mill Street, which will form an important entrance to the side for both vehicles and pedestrians. A custom mural is proposed for the western wall of the Main Street Building visible above the existing building in the adjacent lot. The mural is intended to reference and replace the historical painted signage on the Eastern wall of the Wallace Building. See building elevations and renderings A-20A through A-215.

5. Façade articulation: Facades along all three buildings are broken up with divisions in materials, separate entrances and windows. Awnings are also used. Building articulation continues to wrap around the corners of Main Street and Wallace buildings to invite patrons and visitors into the pedestrian mid-block connector and provide access to residential entrances. The façade of the Catharine Street building has multiple doors and window treatments. See elevations.

6. Awnings: Awnings for the three buildings are to be Aluminum Composite Panels over a recessed entry and extend 3’-4’ beyond the building face. Scale drawings are provided to show height. See A-200A through A-200E.

7. Roofs: All roofs have been designed to conceal mechanical equipment. See detailed elevations and roof plans in the March 2021 submission set, and

accompanying diagrams demonstrating that neither rooftop bulkheads nor rooftop mechanicals will be visible from the street or adjoining properties. Mechanicals will be low in height and will be totally screened. Attached diagrams show limited hatched area within which mechanicals can be located (A-104A Main Street Bldg.; A-103B Catharine Street Bldg.; A104C Wallace Bldg) and showing that the mechanicals as so screened will not be visible from the street or adjacent properties. (Z-002)

Main St Building – The roof will be a high albedo built-up roof system. Proposed elevator/stair and boiler room bulkheads for the building are located within the section of the building that is located within the PID-UV zoning sub-district. These cover 1,563 sf (11.6%) of the horizontal area of the roof and are set-back from Main Street 42'-8" from the face of the building (see A-104A). Mechanical equipment on the roof, required for the proposed residential units, will be limited to placement within the hatched area shown on A-103C. The overall height of the mechanical units, including any concrete pad or dunnage required for support, will be @ 5'-6" max., and will be screened using a 6'-0" high perforated metal screen, as depicted in the attached drawings. Please see the sightline analysis (drawing 1&3 on Z-002) demonstrating that both the mechanical equipment and screen will not be visible from adjacent properties and streets.

Catharine Street Building - The roof will be a high albedo built-up roof system. The roof plan of the Catherine Street building shows proposed elevator/stair and boiler room bulkheads which cover 1,636 sf (17%) of the horizontal area of the roof and sit 30'-8" from Catharine Street, and from the face of the building (see A-103B). Mechanical equipment on the roof required for the proposed residential units, will be limited to placement within the hatched area shown on A-103C. The overall height of the mechanical units, including any concrete pad or dunnage required for support, will be @ 5'-6" max., and will be screened using a 6'-0" high perforated metal screen, as depicted in the attached drawings. Please see the sightline analysis (drawing 2 on Z-002) demonstrating that both the mechanical equipment and screen will not be visible from view from adjacent properties and streets.

Wallace Building – The existing roof of the Wallace building will be replaced and repaired to match the existing roof as required. No new additions to the roof are proposed. Any mechanical equipment on the roof required for the proposed residential units and to be placed on the roof of either the Wallace building or the Wallace building extension, will be limited to within the hatched area shown on Drawing A-103C. The overall height of the mechanical units , including any concrete pad or dunnage required for support, will be @ 5'-6" maximum, and will be screened using a 6'-0" high perforated metal screen, as depicted in the attached drawings. Please

see the sightline analysis (drawings 1 & 5 on Z-002) demonstrating that both the mechanical equipment and screen will not be visible from adjacent properties and streets.

8. Screening: Roof Screening will be a perforated metal screen finished to match the metal of the window frames of the buildings. Mechanical equipment will be located away from the edge of the buildings to further shield from view. See drawings referred to in previous section.

   As noted, the submitted drawings support the compliance of our buildings. We are happy to discuss any questions you may have in this regard.

9. Drawing Revisions: To accommodate upper-story setback per 19-3.37(8)(f) and 19-3.24(4)(e), the Main Street building was setback approximately 5' x 27' on all floors facing 317 Main Street. This provided a minimum of 5' distance from the existing windows previously blocked in the original building massing design. All existing windows are located on Sheet A-102A.

Very truly yours,

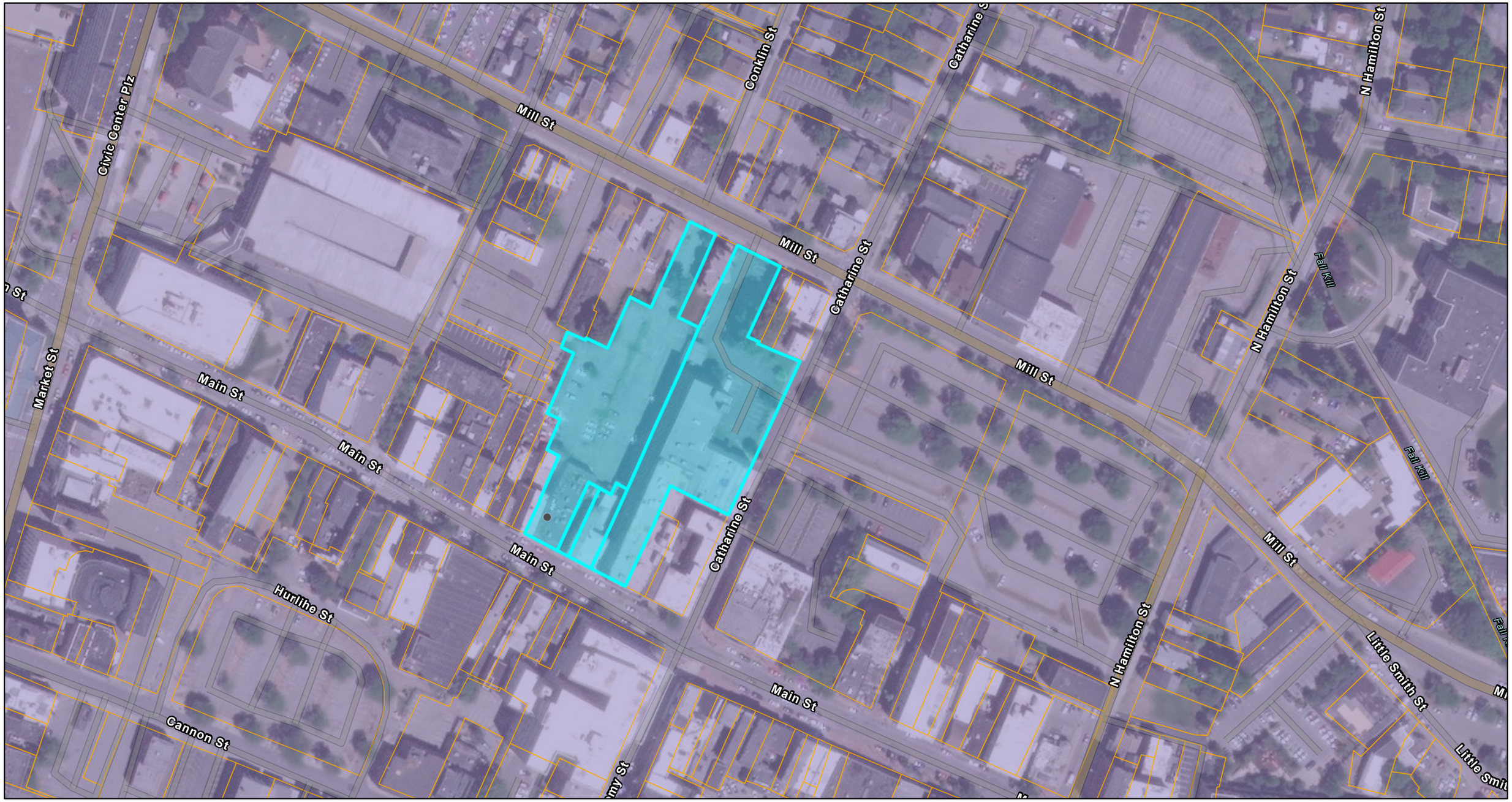
SLCE Architects

Saky Yakas, Partner
SLCE Architects

ATTACHMENT E

Poughkeepsie NRI Maps

Poughkeepsie NRI Map - Geology & Soils



2/22/2021, 12:08:14 PM

City of Poughkeepsie Boundary

Parcel Boundaries

Soils

Bedrock Geology

Graywacke, shale (Oag)

1:2,257

0 0.02 0.04 0.08 mi

0 0.03 0.07 0.13 km

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Applicant

Poughkeepsie NRI Map - Habitats



2/22/2021, 12:16:28 PM

Parcel Boundaries

City of Poughkeepsie Boundary

Wetlands

Hudsonia Surface Water

Hudsonia Streams

Perennial Stream or Not Classified

Hudsonia Habitats

Developed

Cultural

Stream

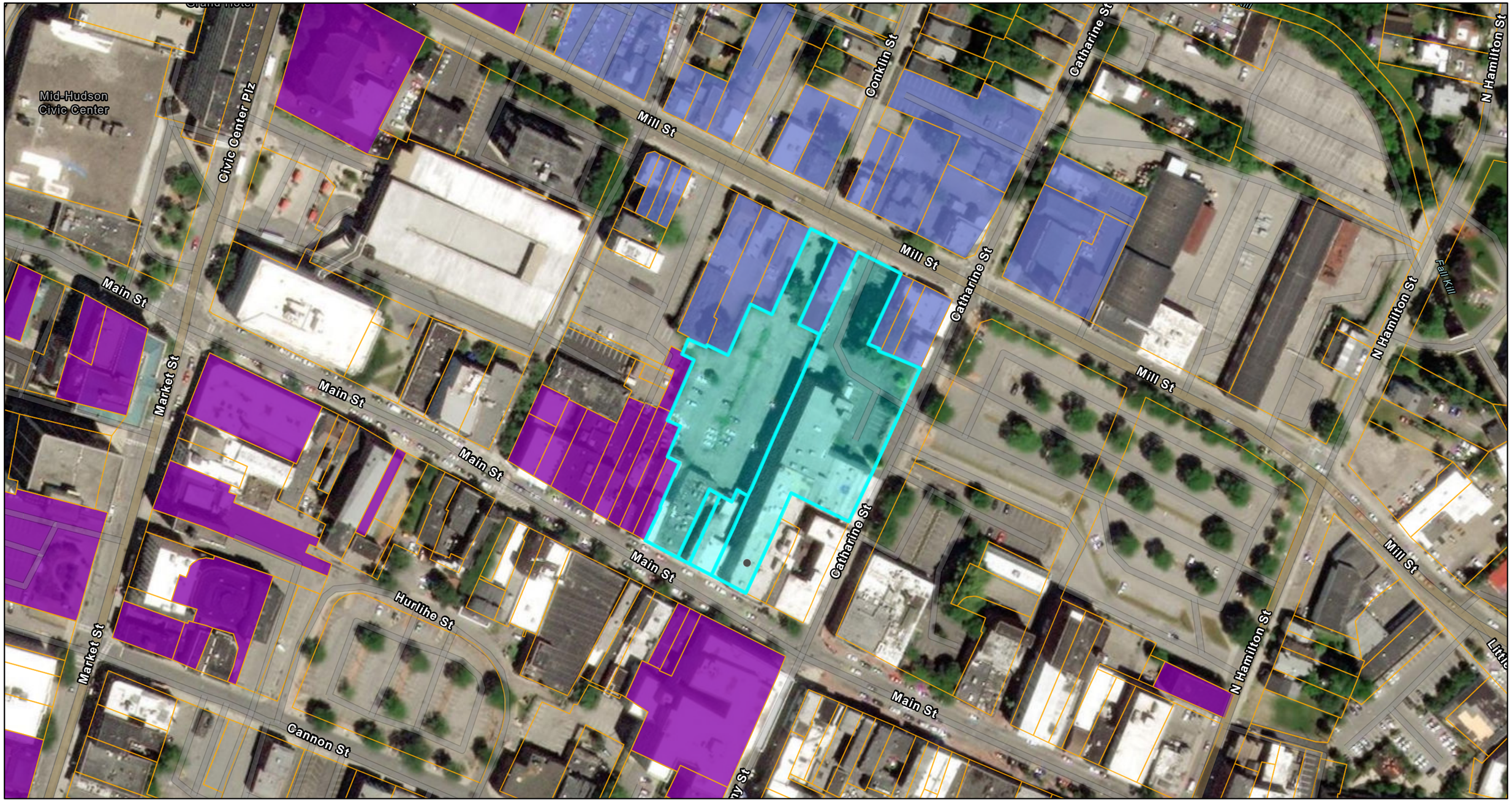
1:2,257

0 0.02 0.04 0.08 mi

0 0.03 0.07 0.13 km

Esri Community Maps Contributors, BuildingFootprintUSA, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, New York State, GeoEye, Maxar, Microsoft

Poughkeepsie NRI Map - Historic Resources



2/22/2021, 12:20:47 PM

Parcel Boundaries

City of Poughkeepsie Boundary

Historic Sites

Historic Districts

Upper Mill Street Historic District

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0 0.03 0.07 0.13 km

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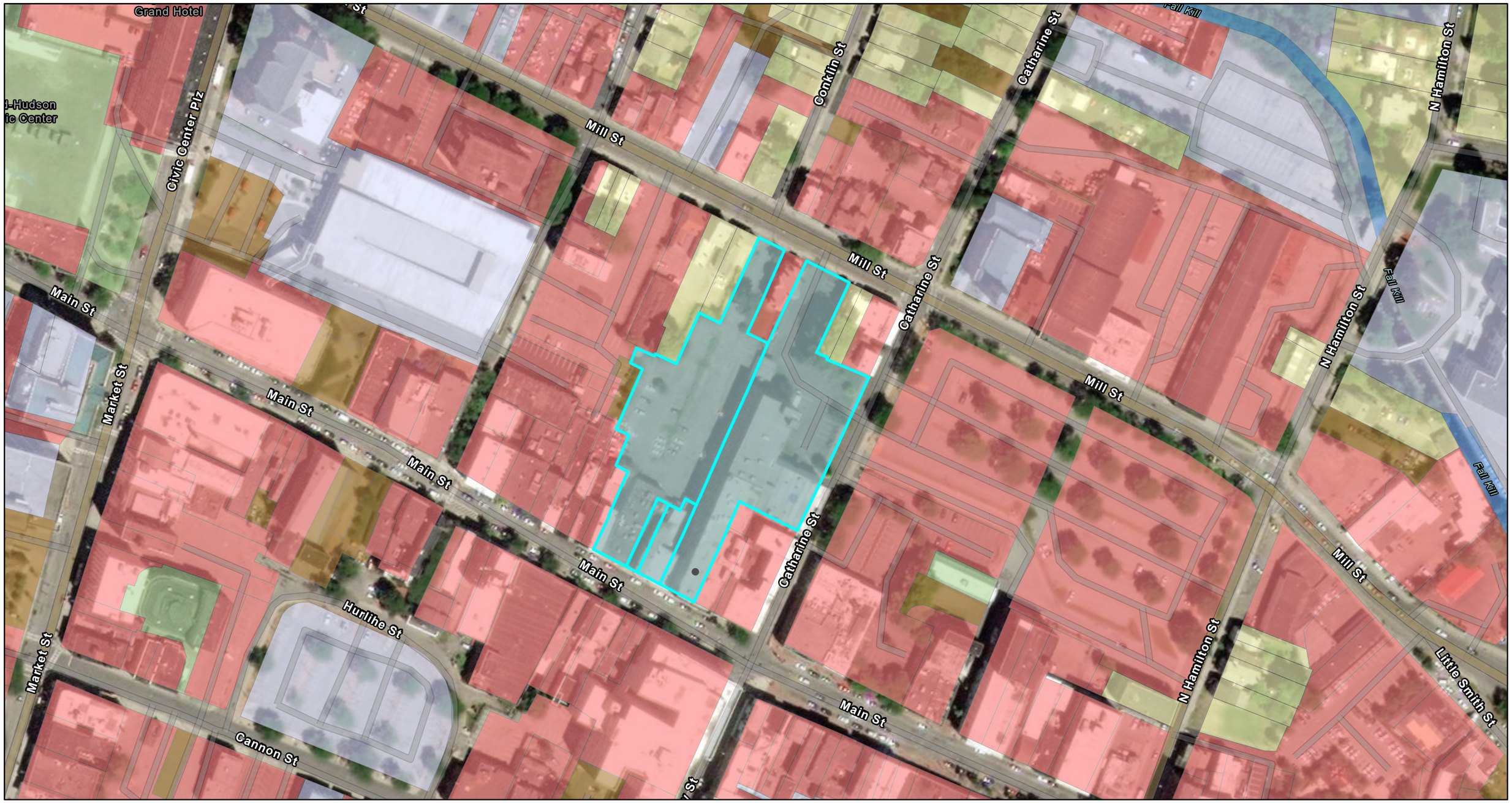
New York State, Maxar, Microsoft | Esri Community Maps Contributors, BuildingFootprintUSA, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA |

Poughkeepsie NRI Map - Land Use



2/22/2021, 12:19:27 PM

City of Poughkeepsie Boundary

Poughkeepsie_Parcels_LandCoverCategories

- Commercial
- Community Services
- Recreation and Entertainment
- Residential
- Vacant Land
- Water

1:2,257

0 0.02 0.04 0.08 mi

0 0.03 0.07 0.13 km

Esri Community Maps Contributors, BuildingFootprintUSA, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, New York State, GeoEye, Maxar, Microsoft

New York State, Maxar, Microsoft | Esri Community Maps Contributors, BuildingFootprintUSA, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

Poughkeepsie NRI Map - Recreational Resources



2/22/2021, 12:22:51 PM

Parcel Boundaries

City of Poughkeepsie Boundary

Recreational Features

Flower Garden

Parks and Open Spaces

1:2,257

0 0.02 0.04 0.08 mi

0 0.03 0.07 0.13 km

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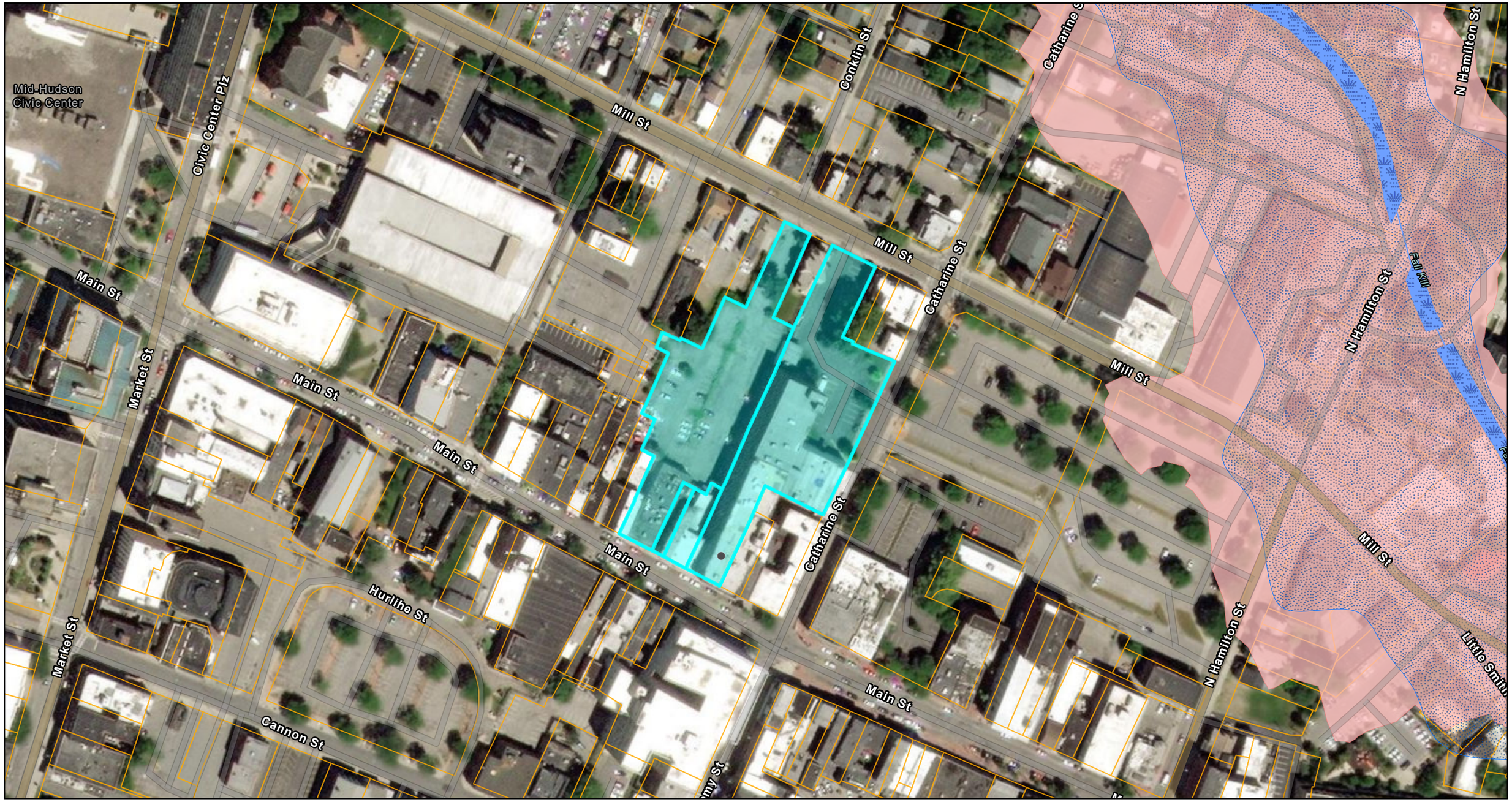
New York State, Maxar, Microsoft | Esri Community Maps Contributors, BuildingFootprintUSA, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA |

Poughkeepsie NRI Map - Water Resources



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Parcel Boundaries

City of Poughkeepsie Boundary

Wetlands

Surface Water

Streams

Perennial Stream or Not Classified

Riparian Buffers

Flood Hazard Areas

1:2,257

0 0.02 0.04 0.08 mi

0 0.03 0.07 0.13 km

Esri Community Maps Contributors, BuildingFootprintUSA, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, New York State, GeoEye, Maxar, Microsoft

New York State, Maxar, Microsoft | New York Natural Heritage Program | Esri Community Maps Contributors, BuildingFootprintUSA, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA |

ATTACHMENT F

Soil Survey

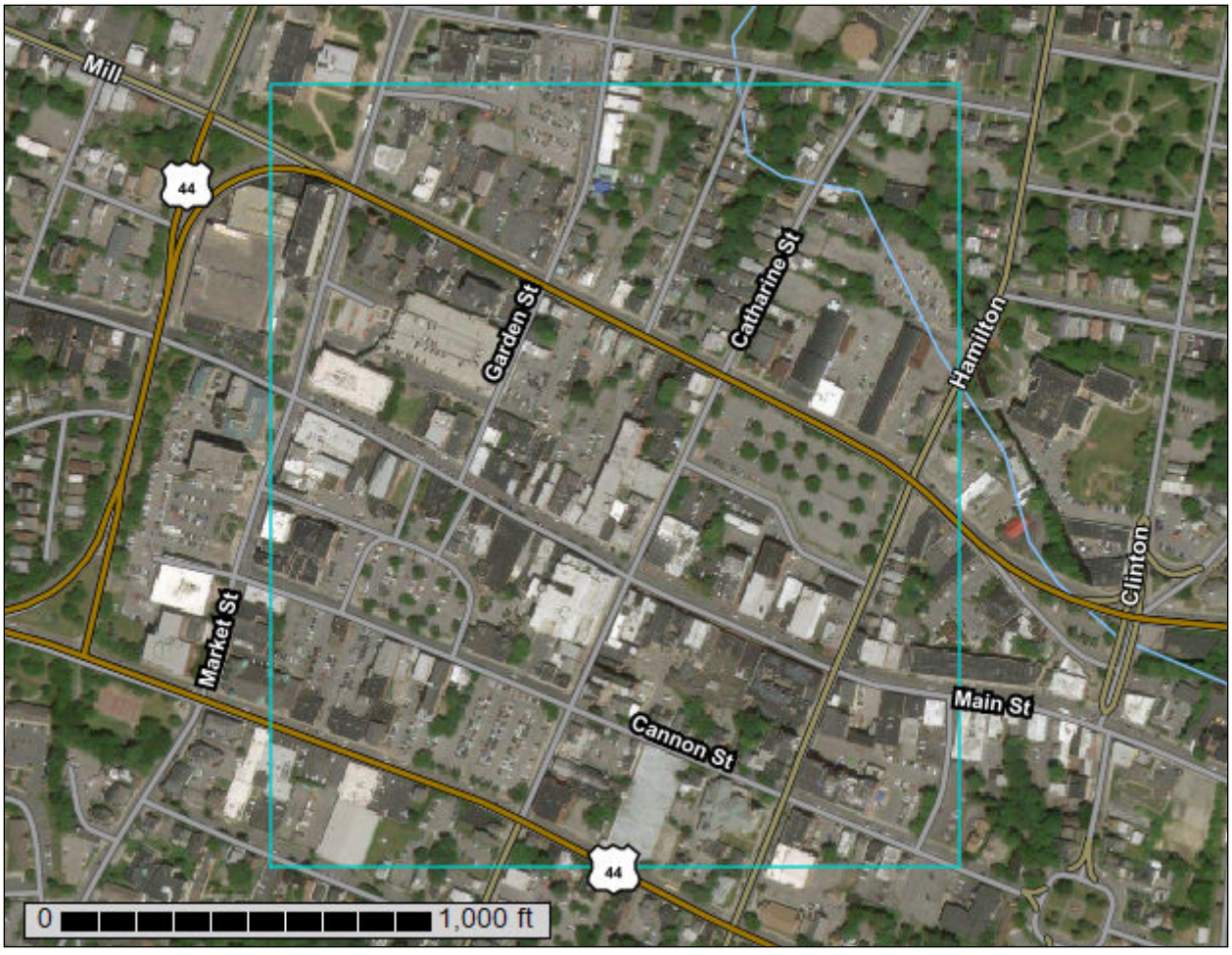
United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Dutchess County, New York



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.



Map Scale: 1:4,380 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 50 100 200 300

Feet: 0 200 400 800 1200

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Dutchess County, New York
Survey Area Data: Version 17, Jun 11, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 7, 2013—Feb 26, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Ur	Urban land	89.8	100.0%
Totals for Area of Interest		**89.8**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Dutchess County, New York

Ur—Urban land

Map Unit Setting

National map unit symbol: 9rjb
Mean annual precipitation: 41 to 47 inches
Mean annual air temperature: 45 to 50 degrees F
Frost-free period: 115 to 195 days
Farmland classification: Not prime farmland

Map Unit Composition

Urban land: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Urban Land

Typical profile

H1 - 0 to 6 inches: variable

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8s
Hydric soil rating: Unranked

Minor Components

Udorthents, smoothed

Percent of map unit: 5 percent
Hydric soil rating: No

Udorthents, wet substratum

Percent of map unit: 3 percent
Hydric soil rating: No

Unnamed soils, undisturbed

Percent of map unit: 1 percent
Hydric soil rating: Unranked

Rock outcrop

Percent of map unit: 1 percent
Hydric soil rating: Unranked

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ATTACHMENT G

Storm Water Pollution Prevention Plan

STORMWATER POLLUTION PREVENTION PLAN

Prepared for

WALLACE CAMPUS

Located at

319, 325, 327-329, 331 Main Street,
City of Poughkeepsie, Dutchess County, NY
Tax ID 6162-77-114098, 109079, 109077
& 6162-78-127091

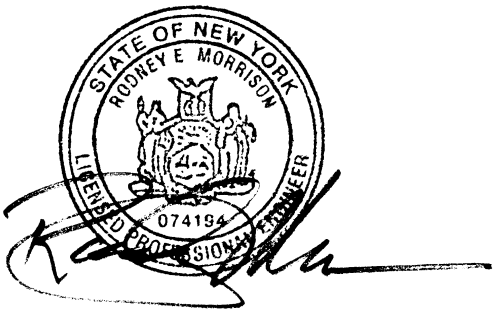
Submitted

March 2, 2021
Revised: December 7, 2021

Prepared for

Wallace Campus Manager, LLC

48-02 25th Avenue
Astoria, NY 11103



Prepared by

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

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APPENDICES

Appendix A: Construction Site Log Book
Owner/Developer and Contractor Certification Forms
Pre/Duration Construction Maintenance Inspection Checklist (NYSDEC Sample)
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Appendix B: Notice of Intent (NOI)
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MS4 Acceptance Form

Appendix C: Pre-Development and Post-Development Run-off Calculations

Appendix D: Supporting Design Information and Calculations
NYSOPRHP Correspondence
Soils Map

Appendix E: Map Pocket: Pre- & Post-Development Drainage Area Maps

Appendix F: 25 Year Hydraulic Grade Evaluation

1.0 INTRODUCTION

This Water Quality and Quantity Plan and Stormwater Pollution Prevention Plan (SWPPP) have been prepared pursuant to the Environmental Protection Agencies' (EPA) and the New York State Department of Environmental Conservations (NYSDEC) Phase II Storm Water Regulations. All parties, as defined below, are responsible for executing the SWPPP and for complying with the requirements set forth in the EPA's National Pollution Discharge Elimination System (NPDES) General Permit, the NYSDEC's State Pollution Discharge Elimination System (SPDES) General Permit GP-0-20-001, and any local governing agencies having jurisdiction with regard to erosion and sediment control.

The purpose of the SWPPP, described herein, is to provide for the proper control and treatment of water quality and quantity impacts due to the proposed project. These controls and treatments will be achieved through the use of appropriate features such as conveyance piping and underground drywells. The goal is to manage the post-development storm water discharge to match or improve on the pre-development conditions, provide necessary water quality treatment and quality control for the new development and prevent discharge of pollutants into receiving waters, in keeping with the afore-noted regulations and best management practices as described within the New York State Erosion and Sediment Control Manual and the New York State Stormwater Design Manual.

This SWPPP outlines methods that Owner/Developers and Contractors can use to adjust construction practices in a way that will retain surface water quality and prevent sediment laden runoff from entering rivers, streams, estuaries, wetlands and other sensitive environments. This SWPPP describes methods for permanent stormwater management features in the design and runoff management during the construction phase.

1.1 Responsibilities of the Participants

It is the responsibility of the Owner/Developer, General Contractor and subcontractors to comply with the measures set forth in this SWPPP and implement pollutant control measures which retain surface water quality and prevent sediment laden runoff from entering rivers, streams, estuaries, wetlands and other sensitive environments. The following outlines the responsibilities of all participants.

Owner/Developer's Qualified Representative

1. Prepare this Water Quality and Water Quantity Report and SWPPP using good Engineering practices, best management practices and in compliance with NYSDEC Phase II Storm Water Regulations. The Owner/Developer, General Contractor and all Sub Contractors involved in earth disturbance during construction must certify this Plan by signing the certifying statement contained in **Appendix A**.
2. Prepare the Notice of Intent (NOI) for the Owner/Developer for submission to the NYSDEC at least 5 days prior to commencement of construction.
3. The SWPPP that has been prepared for the job site shall include certification forms and a completed and signed NOI.
4. Provide copies of the SWPPP and the "Acknowledgement of Notice of Intent" to the local government agencies having jurisdiction or regulatory control over the project.
5. Review the site prior to the beginning of construction and certify in an inspection report that the appropriate pre-construction erosion and sediment control measures outlined herein, and

that are required by the NYSDEC SPDES General Permit, have been installed and will operate as designed.

6. Conduct on-site inspections every 7 days for general compliance with the SWPPP and the NYSDEC SPDES General Permit. Inspection reports will be provided to the Owner/Developer within 24-hours of the field inspection. Any problem areas or areas in need of additional stabilization shall be made clear to the Owner/Developer. The Owner/Developer and the authorized person who is responsible for the overall operation of the site, such as a project manager or site superintendent, must certify these reports by signing the certifying statements contained at the end of the reports and must be maintained in the on-site log book as described below.
7. Review onsite Contractors SWPPP records to ensure compliance and update them as required or necessary.
8. Update the SWPPP each time there is a significant modification to the design or construction which may have a significant effect on the potential for discharge of pollutants into receiving waters.
9. When construction is complete, provide the Owner/Developer with certification that an inspection has been completed verifying that the site has undergone final stabilization.
10. When the site has undergone final stabilization, prepare the Notice of Termination (NOT) for the Owner/Developer for submission to the NYSDEC.

Owner/Developer/Operator/Permittee

The following is a summary of the Owner/Developer's responsibilities:

1. Sign the NOI contained in **Appendix B** and certify the SWPPP by signing the Owner/Developer's Certification statement contained in **Appendix A** of this report. The NOI should be submitted to:

   NYSDEC "Notice of Intent"
   Bureau of Water Permits
   625 Broadway
   Albany, New York 12233-3505

2. When the Owner/Developer receives a letter of "Acknowledgement of Notice of Intent" from the NYSDEC, post a copy of this letter at the site for public viewing on a kiosk, in a construction field trailer, in model home, etc. A copy should also be forwarded to the Owner/Developer's Qualified Representative for the project file.
3. Post at the site with the "Acknowledgement of Notice of Intent" a SWPPP inspection activity log for public viewing on a monthly basis.
4. Ensure that a log book, containing all the required documentation, is kept on site and made available for inspection upon request. The book should contain an extra copy of the "Acknowledgement of Notice of Intent", a copy of this Water Quality and Water Quantity and SWPPP report, weekly SWPPP inspection reports, SWPPP inspection quarterly reports and a copy of the SPDES General Permit.
5. Ensure the SWPPP report, inspection reports and inspection quarterly summaries are certified by an authorized person who has responsibility for the overall operation of the site such as a project manager or site superintendent. Certification of these documents is executed by signing the certifying statements contained in **Appendix A** and at the end of the inspection reports.

6. Require the General Contractor and all Sub Contractors involved with construction activity that disturbs site soils, to fully implement the SWPPP and the requirements set forth in the SPDES General Permit. The SWPPP should be certified by the General Contractor and all Sub Contractors involved with earth disturbance during construction by signing the certifying statement in **Appendix A**.

7. Upon project completion and when the site has reached final stabilization, the Owner/Developer should sign the Notice of Termination (NOT) prepared by the Owner/Developer's Qualified Representative and submit to:

   NYSDEC "Notice of Termination"
   Bureau of Water Permits
   625 Broadway
   Albany, New York 12233-3505

8. Retain all site records and documentation including Engineering reports, SWPPP reports, SWPPP inspection reports and all records of data used to complete the NOI for a minimum of 3 years from the date the site reached final stabilization.

9. Provide an Operation & Maintenance (O&M) manual to the new Owner/Developer who is expected to conduct the necessary O&M over the life of the structures as described in Section 10.0 of this report.

Contractors and Sub-Contractors

The following is a summary of the Contractor's responsibilities:

1.0 Implement fully the SWPPP while following the Phasing Plan and the requirements set forth in the SPDES General Permit. Certify the SWPPP by signing the Contractor's Certification statement contained in **Appendix A** of this report.

2.0 Provide the names and addresses of all subcontractors' involved in construction activities that disturb site soils for inclusion in the SWPPP.

3.0 Ensure all Sub Contractors involved in construction activities that disturb site soils implement fully the SWPPP and the requirements set forth in the SPDES General Permit. All Sub Contractors must certify the SWPPP by signing the Contractor's Certification statement contained in **Appendix A** of this report.

4.0 Conduct inspections on a regular basis of the erosion and sedimentation controls installed at the site. Maintain and repair as necessary all erosion and sedimentation controls.

1.2 Participant Contact Information

Owner/Developer/Operator	Owner/Developer's Qualified Representative	Contractor's & Sub- Contractors
Wallace Campus Manger, LLC 48-02 25th Avenue, Suite 400 Astoria, NY 11103	**LRC Engineering & Surveying, PC** 85 Civic Center Plaza, Suite 103 Poughkeepsie, NY 12601 (845) 243-2880	**TBD**

2.0 SITE DESCRIPTION

This section briefly describes existing and proposed hydrologic and hydraulic conditions at and around the project site as they relate to Surface Water Management planning considerations. Subsequent sections contain a description of the manner in which site runoff will be managed to minimize effects on areas adjacent to the site.

2.1 Location

The Wallace Campus is 2.52 acres consisting of 4 parcels located at 319, 325, 327-329, 331 Main Street, in the City of Poughkeepsie. The properties are identified as Tax ID#'s 6162-77-114098, 109079, 109077 and 6162-78-127091. Parcels 6162-77-121116, 116114, 116113 and 112116 are adjoining lots only part of site work for parking no utilities are proposed. The site is located on the north side of Main Street, the west side of Catharine Street, and the south side of Mill Street (Westbound Arterial). The project has UTM coordinates of 589367 Easting and 4617455 Northing.



Figure 1: Location Map

2.2 Topography

Elevations are mainly flat throughout the property. There is not much grade change from one side of the property to the other. The proposed buildings will be situated so that there is access to the buildings from all sides. The proposed site walks are all handicap accessible. The site is broken into many drainage areas. Some flow to an existing system located in Mill Street and others flow towards existing drywells located on site.

2.3 Land Cover and Site Development

The existing land cover consists of a combination of impervious building structures, asphalt pavement and grass area. Currently there are eleven existing buildings on the site. The buildings are surrounded by walkways, parking areas and grass areas. Four of the buildings will be removed and two buildings will be constructed in their place. The existing parking areas will be removed, and grassed areas will be constructed. Parking for the buildings will be available on site. The existing water shed has 2.91 acres of impervious surface. The proposed development will eliminate 0.42 acres of impervious area for a total of 2.49 acres of impervious surface.

2.4 Soils

Soils mantling the site have been classified by the United States Department of Agriculture (USDA) Soil Survey of Dutchess County, New York. The following soils groups are present, based on the afore-noted mapping:

1. Ur: Urban Land

According to NRCS soil hydraulic classifications Ur is a "Class D". The results of the onsite soil tests can be found in **Appendix D**.

2.5 Rainfall Data

Rainfall data utilized in the modeling and the analysis was obtained from NRCS & NRCC Extreme Precipitation in New York and New England, an interactive web tool for extreme precipitation analysis. The data used is specific to Poughkeepsie NY and various 24-hour storm events are presented below. A record of the extreme precipitation data is included in Appendix D.

Rainfall data utilized in the modeling and the analysis was obtained from Exhibit 10.1 in the New York State Department of Environmental Conservation publication entitled, "New York Guidelines for Urban Erosion and Sediment Control". The data used is specific to Dutchess County and various 24-hour storm events are presented below.

24-Hour Storm Event	24-hour rainfall
1 year	2.61
2 year	3.16
10 year	4.68
25 year	5.85
100 year	8.22

2.6 Streams and Water Bodies

There are no streams or water bodies located onsite.

2.7 Wetlands and Floodplains

There are no wetlands or floodplains located onsite.

2.8 Historical and Cultural Resources

The project area will be reviewed in accordance with Section 106 of the National Historic Preservation Act of 1966.

3.0 PROJECT DESCRIPTION

Tax Lots 6162-78-127091, 6162-77-114098, 109077, & 109079 will be combined into one tax parcel. The proposed project will demolish the existing buildings at 319, 325, and 327-329 main street and will replace them with a new building which will include retail and residential units. The existing building at #331 Main Street will be repurposed to include commercial area, fitness area, and residential area. The project will also include a new building to be located along Catharine Street and will have commercial daycare and residential area within it. The project will include modifications to the surrounding parking, sidewalk, and landscaping. The site will be graded to avoid any surface ponding and blend into the landscape. The project has been designed to incorporate proposed and existing drywells as stormwater treatment practices. Each of the drywells have at least 10 feet of separation distance to the proposed and existing buildings to ensure that no flooding within the building occurs.

4.0 METHODOLOGY

The stormwater design approach for this project will accommodate all NYS DEC requirements and will ensure that water quality and water quantity volumes are managed accordingly. The methodology for designing the stormwater management, as well as, the erosion and sediment control structures for this project are as follows:

1. Evaluate the hydrologic condition of the tributary area using the USDA-SCS Technical Release No. 20 (June 1986) Methods.
2. Determine peak flows from each watershed, for various storm events, using the Hydro CAD computer program.
3. Determine the water quality volume, runoff reduction volume, channel protection volume, overbank flood protection volume and extreme storm flood protection volume for each drainage area that requires mitigation. Design the mitigation program to the DEC water quality and quantity methodology for each affected area.
4. Perform hydrologic routings for the selected stormwater systems using the Hydro CAD computer program. Examine and compare the output for the DEC design criteria, and also for peak elevations and peak outflows for both pre and post-development conditions as may be prescribed by the local authority.
5. Design the erosion and sedimentation control structures, and prepare engineering calculations for the design of channels and conveyance piping in accordance with the "New York Standards and Specifications for Erosion and Sediment Control", July 2016, New York State Department of Environmental Conservation".

4.1 Green Infrastructure Planning Guidelines

The proposed project has been designed to implement as many green infrastructure planning guidelines as possible. All of the guidelines are not always applicable or cannot be achieved. The planning methods are discussed below.

Preservation of Undisturbed Areas

The proposed project is located in a portion of the site that has been disturbed in the past. There are no significant undisturbed areas to place into permanent conservation; however, the undisturbed slopes to the south of the project will remain.

Preservation of Buffers

There are no existing stream, river, or wetland vegetated buffers on the project site.

Reduction of Clearing and Grading

The proposed project is located in a previously disturbed area which has already been cleared in the past. This reduces the need for further clearing and grading on the property.

Locating Development in Less Sensitive Areas

As described above, the project is located in an area of the site that has been previously disturbed.

Open Space Design

The proposed development is designed so the buildings are grouped together.

Soil Restoration

Any soil disturbed during the course of construction will be restored in accordance with the NYSDEC Stormwater Design Manual, Section 5.1.6.

Roadway Reduction

There are no proposed roads in this project. The drive aisles are the minimum allowed by the City code.

Sidewalk Reduction

The sidewalks are the minimum width required to meet code and area only proposed where needed to provide safe and adequate pedestrian circulation.

Driveway Reduction

The drive aisles are the minimum required by code.

Cul-de-sac Reduction

There are no proposed cul-de-sacs or dead ends. The layout has a continuous drive aisle to achieve sufficient vehicle access while eliminating the need for large unnecessary dead ends.

Building Footprint Reduction

As a redevelopment project, several existing buildings on the site will be removed.

Parking Reduction

As a redevelopment project, the majority of the site is currently parking and will be partially eliminated to add green space and reduce parking to the minimum required.

5.0 HYDROLOGIC AND HYDRAULIC ANALYSIS

Stormwater Management Design has the purpose of improving the quality of surface water runoff from all impervious areas and providing retention for increased runoff quantities that may occur. For the proposed project, the appropriate methodology to manage stormwater is to capture and treat runoff for quality and quantity control for the site.

The hydrologic analysis was performed uses the Hydro CAD stormwater modeling software, and all data regarding areas has been calculated in AutoCAD. Soils information has been obtained through mapping per the NRCS Dutchess County Soils Survey, onsite deep tests and infiltration tests. The results of the Hydraulic Analysis can be found in **Appendix C**.

5.1 Proposed Runoff Treatment – Water Quality

By allowing stormwater runoff to infiltrate back into the ground we are able to minimize the impacts on the surround surface waters and treat the runoff through exfiltration into the sub surface soils. The evaluation of the site to determine the water quality volumetric requirements follow strictly the procedures presented in chapters 4 & 5 of the New York State Stormwater Design Manual, and is provided in full in **Appendix D**.

The table below summarizes the volumes required and provided for runoff reduction and water quality; Detailed calculations can be found in **Appendix D.**

WQv REQUIRED	
DA-1	1547.5
DA-2	492.1
DA-3	300.1
DA-4	259.5
DA-5	1711.4
DA-6	644.5
DA-7	302.6
DA-8	724.6
DA-9	194.4
DA-10	387.5
DA-11	385.9
DA-12	695.5
DA-13	172.5
DA-14	399.4
DA-15	144.1
DA-16	153.3
DA-17	145.9
DA-18	250.9
TOTAL (CU FT)	**8,912**
TOTAL (AC FT)	**0.20**
REDEVELOPMENT TOTAL (CU FT)	**2,228**
REDEVELOPMENT TOTAL (AC FT)	**0.05**

Overall there is a reduction of impervious in this area. The discharge rate is reduced and the reduction in impervious surface will reduce the potential for pollutants. Based on the size, location, and site features it is not the ideal location to treat runoff.

Water quality requirements for the proposed project will be achieved via a runoff reduction practice. Runoff reduction practices will satisfy the minimum required runoff reduction volume (RRv) by use of direct infiltration via drywells.

RRv REQUIRED	
DA-1	307
DA-2	97
DA-3	58
DA-4	51

DA-5	331
DA-6	125
DA-7	61
DA-8	143
DA-9	38
DA-10	77
DA-11	74
DA-12	139
DA-13	34
DA-14	78
DA-15	29
DA-16	31
DA-17	29
DA-18	50
TOTAL (CU FT)	**1,752**
TOTAL (AC FT)	**0.04**

Water quality is provided by the eight proposed and two existing drywells, surrounded by stone. The table below summarizes the volumes provided for runoff reduction and water quality. Detailed calculations for the overall WQv is provided in **Appendix D.**

WQv PROVIDED	
DW-1	255
DW-2	348
DW-3	348
DW-4 & EXISTING	510
DW-5	255
DW-6	255
DW-7	255
DW-8	255
EXISTING	348
TOTAL (CU FT)	**2,829**
TOTAL (AC FT)	**0.06**

WQv PROVIDED	
DW-1	194
DW-2	313
DW-3	313
DW-4 & EXISTING	459
DW-5	230
DW-6	153
DW-7	146
DW-8	144
EXISTING	300
TOTAL (CU FT)	**2,253**
TOTAL (AC FT)	**0.05**

Pretreatment

For the proposed drywells, pretreatment has been provided in sumps in the catch basins and yard drains prior to entering the drywells. The four yard drains provide 200 cf of pretreatment and the three catch basins provide 120 cf of pretreatment storage for a total of 320 cf of storage.

5.2 Proposed Stormwater Management – Water Quality

The design observation points have been modeled in Hydro CAD and represents the total flow leaving the project drainage areas. Two different drainage points have been evaluated based on the proposed site development. The drainage analysis points are shown on the pre and post drainage area maps in **Appendix E.** The table below displays the peak discharge rates for the design points and demonstrates that discharge rates for post construction are less than or equal to what is currently produced at the design points meeting the requirements of Overbank Flood Protection and Extreme Flood protection.

Channel Protection Volume is not required if the Runoff Reduction volume is reduced onsite through runoff reduction techniques or infiltration practices.

Peak Flow Discharge Rate DP-1			
Storm Event	**Pre (cfs)**	**Post (cfs)**	**Net Reduction (cfs)**
1	7.4	3.7	**-3.7**
2	9.1	4.7	**-4.4**
10	13.6	7.2	**-6.4**
25	17.2	9.1	**-8.1**
100	24.2	14.7	**-9.6**

Peak Flow Discharge Rate DP-2			
Storm Event	**Pre (cfs)**	**Post (cfs)**	**Net Reduction (cfs)**
1	1.1	0.7	**-0.4**
2	1.4	0.8	**-0.6**
10	2.0	1.2	**-0.8**
25	2.5	1.6	**-0.9**
100	3.6	2.2	**-1.4**

Peak Flow Discharge Rate OVERALL			
Storm Event	**Pre (cfs)**	**Post (cfs)**	**Net Reduction (cfs)**
1	8.5	4.4	**-4.1**
2	10.5	5.5	**-5.0**
10	15.6	8.5	**-7.2**
25	19.7	10.7	**-9.1**

100	27.8	16.8	**-11.0**

Peak Flow Discharge Rate TOWN CB			
Storm Event	**Pre (cfs)**	**Post (cfs)**	**Net Reduction (cfs)**
1	168.7	167.8	**-0.9**
2	169.3	167.9	**-1.4**
10	171.6	168.6	**-3.0**
25	174.4	169.3	**-5.1**
100	182.2	172.2	**-10.0**

6.0 PERMANENT STORMWATER MANAGEMENT FEATURES

6.1 Conveyance Piping

Storm runoff from developed areas will be conveyed to and through the stormwater system by a series of underground piping and surface flows. Due to relatively small watershed areas associated with each catch basin, the SCS Unit Hydrograph TR-55/TR-20 Method and inlet capacities for circular pipes were used for pipe sizing. In general, piping is designed such that:

- All proposed piping is sized to accommodate the peak flow from the 25-year 24-hour storm, as prescribed by the local authority.
- Flow capacity is sufficient to convey runoff to the receiving discharge points
- Strength is sufficient to withstand the soil cover and vehicle loads.
- In some instances the existing site drainage system is not capable of conveying all of the runoff contributing to the drainage structure. The model shows that the basins fill and sheet flow overland to the next available drainage structure in large storm events. In no cases does the "surcharging" exceed 6 inches. In these locations the post condition has been improved to convey the flow or reduce the "surcharging".

6.2 Drywells

Monthly Maintenance

- Check all inflow pipes and clear of any debris
- Check all outflow pipes and clear of any debris
- Check to ensure drywell is draining between storm cycles.

Annual Maintenance

- Check depth of drywell to ensure greater than 25% storage capacity remains.
- If less than 25% contract Vacuum truck services to clean debris from Drywell.
- If drywell is not draining between storms, contract vacuum truck to clean debris.

7.0 STORMWATER EROSION AND SEDIMENT CONTROLS

Several types of permanent and temporary storm water pollutant controls are required to be installed and implemented for pre-construction, during construction and post-construction as shown on the Construction Plans and per the NYSDEC SPDES General Permit. Guidelines and recommendations can be found in the "New York State Standards and Specifications for Erosion and Sediment Control."

The permanent storm water management system has been designed to accommodate peak storm flows utilizing catch basins, piping and grass swales.

Selection of temporary storm water controls will be on an "as needed basis" and will depend on the specific conditions of the site. Since site characteristics can change significantly during construction, it is important to monitor the site regularly to ensure the proper selection and implementation of the necessary controls. These controls include, but are not limited to, silt fence, drainage swales, check dams, hay bales, stone construction entrances, sediment traps and seeding and mulching.

7.1 Erosion and Sediment Controls

Temporary Stabilization

Silt fences, drainage swales, stabilized stone construction entrances, erosion control blankets, and seeding and mulching, as well as, other controls will be utilized as temporary surface water management features. See the Erosion and Sediment Control Plan(s) and details sheets for the location, size, quantity and details of the temporary stormwater management features as described below.

Silt Fence

Silt fence will be used as necessary to reduce the sediment load in the receiving drainage ditches and as a perimeter sediment control device. In addition, silt fencing will be placed on the downslope sides of all disturbed areas 5 ft. from the toe of the slope until more permanent drainage and erosion control structures are established. In cases with environmentally sensitive areas adjacent to the downslope sides of disturbed areas, silt fencing should be placed at the toe of the slope outside the sensitive area. All silt fence are to be 36" minimum length with built in woven wire mesh (min. 6X6 14 ½ gauge) unless otherwise specified on the construction details.

Inlet Protection

Storm drain inlet protection measures prevent soils, sediment, and debris from entering storm basins. In unpaved areas inlet protection shall consist of a row of silt fence completely encircling the drain inlet. In paved areas inlet protection can consist of stone and block, silt sox, or hanging filter traps as specified on the plans.

Stabilized Stone Construction Entrance

A construction entrance is used at all entrances and exists to construction activities. The stone construction entrance is stabilized to reduce tracking of mud and dirt onto surrounding roads and surfaces.

Seeding and Mulching

Seeding and mulching is one of the most important and underutilized erosion control practices. Exposed earths pose the greatest risks for erosion and sediment. In areas where soil disturbance activity has temporarily or permanently ceased, the application of soil stabilization measures must be initiated by the end of the next business day and completed within fourteen (14) days from the date the current soil

disturbance activity ceased. Temporarily Ceased means that an existing disturbed area will not be disturbed again within 14 calendar days of the previous soil disturbance.

Soil Stockpile

A soil stockpile is formed with soil excavated to provide proper building elevations. Stockpiled soil is later used to contour the surface to the desired grades, removed from the site, or the material is used for reclamation/restoration of the region following the removal of roads and facilities. All soils piled onsite must be completely enclosed by silt fence around the toe of the slope. The site fence should be installed a minimum of 2 feet from the toe of the slope. The soil pile should have a maximum side slope of 1V:2H. All soil piles must be stabilized with seed and mulch or covered with a plastic tarp if the soil will not be used within fourteen (14) days from the date the current soil pile was created.

Permanent Stabilization

Permanent stormwater stabilization measures include catch basins, piping and other stormwater structures as described in sections 5 and 6. In all instances, the structures associated with the stormwater management system have been sized to accommodate peak flows from the appropriate storm events as required by the governing municipality. All lawns, basins and swales will be permanently seeded and mulched and maintained as necessary to prevent over growth.

Concrete Washout Areas

Concrete washouts are used to contain concrete and liquids when the chutes of concrete mixers and hoppers are cleaned after a delivery. The washout facility consolidates the liquids and allows them to harden for easy disposal. This prevents contaminated liquids from flowing offsite or leaching into the groundwater aquifer.

7.2 Other Pollutant Controls

Paints and Solvents

During construction temporary structures such as construction trailers may be moved on site to store items such as paints, solvents and gasoline pertinent to the continuation of construction activities. The intention of these structures is to shelter potential contaminants from stormwater and reduce the potential of toxic chemicals from entering the stormwater runoff due to construction activities.

Solvents and detergents that will be used for regular cleaning and maintenance of construction vehicles or temporary structures may be stored on-site. Solvents shall be used in cleaning machinery pursuant to 6 NYCRR Part 750. After use, solvents shall be disposed of in approved containers and removed from site at scheduled intervals.

Fuels

Fuel for construction equipment shall either be obtained from a licensed distributor of petroleum products or from an approved above ground storage tank on site. A distributor may be contracted to arrive on site periodically and fill all equipment as necessary. All distributors of petroleum products must have adequate liability insurance to mitigate and clean up any spills that occur on site as well as obtain appropriate permits and licenses from the NYSDEC. All above ground storage tanks with a combined capacity of 1,100 gallons shall be registered with the NYSDEC pursuant to 6 NYCRR Part 614 Standards for New and Substantially Modified Petroleum Storage Facilities.

Fuel from construction vehicles may come into contact with stormwater when vehicles are stored outside. Good housekeeping and preventative maintenance procedures shall be implemented to ensure fuel spills and leaks are minimized during refueling and storage. Any small-scale fuel or oil spills must be

remedied immediately and contaminated soils shall be disposed of appropriately. A licensed spill prevention and response team shall handle large-scale gasoline spills.

Oil and other petroleum products may be stored on site, in limited quantities, to ensure the continued operation of construction equipment in the event a scheduled delivery is unavailable. Items shall be stored in their original containers within temporary structures and shall not be exposed to stormwater. Used oil and petroleum products shall be stored in approved containers until recycled or disposed of at an approved disposal facility.

Temporary Facilities

Temporary sanitary facilities may be located on site for construction workers. This facility shall be located in an accessible and visible location. Such a facility shall be leak and tip proof. A waste management company may be contracted to arrive on site and provide the routine pumping and sanitization of the facility. Such a company shall have adequate liability insurance to mitigate and clean up any spills that occur on site as well as appropriate permits and licenses from the NYSDEC.

Dust Control

Construction vehicles shall enter and exit the site at the stabilized construction entrance. The construction entrance will trap dust and mud that would otherwise be carried off-site by construction traffic. Water trucks will be used as needed during construction to reduce dust generated on the site. The general contractor will provide dust control in compliance with applicable local and state dust control regulations. The construction entrances will be maintained during the life of the construction and repaired, and/or cleaned, periodically to ensure proper function.

Dewatering

If dewatering is required the water must be free of silt and sediment prior to discharge offsite or to any existing water bodies. If sediment is present, methods of sediment removal may include, but are not limited to; silt bags, temporary sediment traps, temporary sediment basins, or sheet flow across stabilized vegetated surfaces. As the quantity and quality of water cannot accurately be determined prior to excavation dewatering practices must be determined during construction and should be approved by the site engineer prior to commencing any dewatering activities.

Solid Waste

No solid materials are allowed to be discharged from the site with stormwater. All solid waste shall be collected and placed in containers. The containers will be emptied periodically by a contract trash disposal service and hauled away from the site.

Thermal Pollution

Stormwater that comes in contact with roadways, driveways, parking lots or other impermeable surfaces may increase in temperature during warm weather. If stormwater is discharged into surface water bodies, the temperature of the water body may also increase, potentially threatening plant and animal species sensitive to temperature changes as well as providing an environment that may cause nuisance species to flourish.

After development is complete, impervious areas shall be graded to channel water to catch basins and culverts, which in turn convey stormwater to the stormwater management basin. All stormwater shall be stored and treated within the basins and shall be released over a 24 hour period, which shall minimize the potential for raising the temperature of any downstream water bodies.

7.3 Best Management Practices

Throughout construction, care shall be taken to ensure sediment does not enter surface water bodies and chemicals do not enter stormwater, potentially contaminating surface and groundwater supplies. The following Best Management Practices (BMP) shall be observed to maintain responsible environmental practices on the construction site.

Good Housekeeping

Good housekeeping is essential to reducing the risk of contaminating runoff waters during every stage of construction. The General Contractor shall ensure supervisors train each employee in good housekeeping practices as they pertain to the implementation of this SWPPP.

Immediately following mobilization, the General Contractor shall take an inventory of all equipment and containers containing hazardous or toxic materials and submit this inventory to the Owner/Developer to keep on-site with this Stormwater Pollution Prevention Plan. This inventory shall be updated regularly to reflect changes in the quantity or type of hazardous and toxic materials stored on site. In the event of a spill, the Spill Response Team can refer to the inventory if the contents of the spill are unknown.

All equipment shall be operational while it is stored on site. Inspections shall be conducted regularly to ensure all equipment is free of leaks and that oil and grease are not in contact with soils or stormwater. Portable equipment such as chain saws, drills, as well as hand tools, must be placed within a trailer or under cover at the end of each work day.

A storage area shall be designated on-site where all hazardous or toxic materials are stored. Each employee shall return the materials to the designated storage area following use. Chemicals including oil, grease, solvents and detergents shall be stored on-site in approved containers only. Used chemicals shall be disposed of in refuse containers and removed periodically. Containers shall be regularly inspected to ensure the integrity of the container and sealed to prevent leaks.

A scheduled clean-up shall occur at the end of each workweek. During this clean up, empty containers of solvents, oils, grease, paints and detergents shall be disposed of, containers of gasoline shall be placed in trailers where they are not in contact with stormwater and the inventory shall be updated. Empty containers shall not be permitted on the ground.

Preventative Maintenance

All on-site vehicles must be inspected regularly for oil and grease leaks. All leaks shall be repaired immediately upon obtaining the appropriate equipment. If the leak cannot be fixed immediately, it shall be temporarily mitigated to prevent the flow of contaminants onto the soil and potentially into the stormwater. If necessary, the reservoir will be drained to stop the flow of contaminants or the vehicle will be moved under cover. Drip pans shall be used when performing any maintenance or cleaning on construction vehicles.

Spill Prevention and Response

The safety of employees and neighbors shall be of utmost concern when hazardous or toxic chemicals are stored or utilized on-site. Safety Data Sheets (SDS) shall be obtained for all toxic or hazardous substances that are stored on-site to provide employees with a valuable database in assessing risk in the event of a spill.

Any above ground storage tanks on site shall be installed pursuant to 6 NYCRR Part 614. According to the New York State "Minimum Standards for New and Substantially Modified Above Ground Storage Facilities", all tanks installed must meet or exceed the design criteria in one or more of the following design or manufacturing standards: UL No. 142, UL No. 58, API Standard No. 650, API Standard No. 620, CAN4-S601-M84 or CAN4-S630-M84. Tanks constructed of wood, concrete, aluminum, fiberglass reinforced plastic as well as riveted or bolted steel tanks are not permitted. All tanks must have installed leak detection systems, secondary containment, corrosion protection, and undergo periodic monitoring pursuant to all Part 614 requirements.

Should a spill occur, a licensed spill contractor will be contacted to mitigate the potential negative effects of a spill. Additionally, the NYSDEC must be notified of a release of petroleum products. The General Contractor shall have trained employees knowledgeable in the location of sorbent, brooms, rags and mops in the event of a small-scale spill. An inventory of equipment and its location shall be posted in a visible location as well as kept in proximity to this Pollution Prevention Plan. If the General Contractor does not have Hazardous Materials trained employees on site, a firm that specializes in handling spills, soil and water contamination shall be called.

After a spill occurs, all personnel not trained in hazardous materials spill response shall be asked to evacuate the immediate area. The NYSDEC Spill Response Team shall be called to investigate the spill and determine if additional actions should be taken to ensure the safety of personnel and nearby residents. Should any employee have a suspected injury, a local emergency squad must be contacted immediately.

8.0 CONSTRUCTION SEQUENCE SCHEDULING

The scale of site construction does not necessitate that this project be a phased construction project; However, the construction will be sequenced to limit the exposed soils to reduce the amount of sediments in runoff water and ultimately preserve the quality of surface waters. The construction method selected is designed to combine development with responsible land management as well as protection of sensitive environments both within the proposed development and the surrounding area.

Temporary and permanent stabilization methods will be implemented before construction begins and will be continuously modified throughout the project to provide the best methods for stormwater management and pollution prevention. For more details pertaining to construction sequence, please refer to the "NYSDEC Instruction Manual for Stormwater Construction Permit" pages 23-26. A typical and sample ordering of site construction activities is as follows:

Pre-Construction Activities

- Identify all natural resources and mark and protect them as necessary i.e trees, vegetation, limits of disturbance.
- Identify on-site and downstream surface water bodies and install controls to protect them from sedimentation.
- Establish temporary stone construction entrance pads to capture mud and debris from the tires of construction vehicles.
- Install perimeter sediment controls such as silt fences, as shown on the project plans.
- Install temporary construction fencing as shown on the project plans or as directed by the site engineer.

- All earth disturbances during this phase should be limited to work necessary to install erosion and sedimentation controls.

During Construction Activities

- Complete building demolition in accordance with notes and procedures identified on the demolition plan.
- As site grading is completed install runoff and drainage controls as shown on the project plans and as necessary. These controls should reduce run-off flow rates and velocities, as well as, divert off site and clean run-off.
- Stabilize the conveyance system i.e. ditches, swales, berms etc. by seeding, mulching and installing rock check dams.
- Utilize practices to infiltrate stormwater runoff as much as possible when applicable.
- Stabilize all stormwater runoff outlets as shown on the project plans and as necessary.
- Limit soil disturbance to small areas and preserve as much of the existing vegetation as practical.
- Complete all underground utility improvements prior to installation of hard surface improvements.
- All topsoil stockpiles should be staged in an area away from surface waters and storm drains and should be protected and stabilized.
- Earth disturbance is not allowed in established buffers, within any regulated distance from wetlands, or within the high water line of a body of water affected by tidal action or other such protected zones.
- At any location where surface run-off from disturbed or graded areas may flow off-site, sedimentation control measures must be installed to prevent sedimentation from being transported.
- Regular inspections and maintenance should be performed as described in the following section.

Post-Construction Activities

- Identify the permanent structural or non-structural practices that will remain on the site.
- Provide an Operation & Maintenance (O&M) manual to the new Owner/Developer who is expected to conduct the necessary O&M over the life of the structures as described in Section 10.0 of this report.

9.0 IMPLEMENTING THE SWPP

9.1 Employee Training

All employees involved in site-development activities shall be aware of the stipulations outlined in this SWPPP as it pertains to their everyday activities. All such employees must be able to recognize potential problems and have the ability to provide either temporary or permanent stabilization measures, as appropriate, to mitigate stormwater runoff before problems occur. The NYSDEC periodically holds workshops on erosion and sediment control. It is recommended that the affected and responsible on-site personnel attend these workshops to ensure training is current and up to date. Contact the NYSDEC for more information.

9.2 Site Inspections

The Owner/Developer must have a qualified professional conduct an assessment of the site prior to the commencement of construction and certify in an inspection report that the appropriate erosion and sediment controls described in this SWPPP have been adequately installed or implemented to ensure overall preparedness of the site for the commencement of construction. A qualified professional is

defined as a Professional Engineer or Landscape Architect licensed to practice in New York State, or is a Certified Professional in Erosion and Sediment Control (CPESC). Once construction begins regular inspection of construction activities by the qualified professional are required at least once every 7 days to ensure deficiencies regarding erosion and sedimentation are reported and corrected. It is the responsibility of the Contractor to continuously monitor construction activities to ensure the measures outlined in this report are being implemented.

Areas which have not been fully stabilized, areas used for materials storage and all structural control measures must be inspected once every 7 calendar days to monitor erosion and assess the risk of sedimentation. For sites where soil disturbance activities are on-going and the owner operator has received authorization in accordance with Part II.C.3 to disturb greater than five (5) acres of soil at any one time, the qualified inspector shall conduct at least two (2) site inspections every seven (7) calendar days. The two (2) inspections shall be separated by a minimum of two (2) full calendar days. For areas construction sites where soil disturbance activities have been temporarily suspended (e.g. winter shutdown) and temporary stabilization measures have been applied to all disturbed areas, the qualified inspector shall conduct a site inspection at least once every (30) calendar days.

A thorough site evaluation shall be performed to determine the continued applicability of the permit, and assess the need to make any changes that have not already been reflected in this SWPPP. The SWPPP shall be reviewed to evaluate its overall effectiveness in preventing sediment laden stormwater runoff. Temporary and permanent stabilization methods shall be assessed and new methods shall be established, should any method be determined to be inadequate.

A copy of the SWPPP must be maintained on site at all times in the field log book. The Owner/Developer must maintain a record of all inspection reports with the on site SWPPP. The SWPPP and inspection reports must be maintained on site and be made available to the permitting authority upon request.

9.3 Maintenance

It shall be necessary to maintain all temporary controls installed as well as vegetative measures across the site. Maintenance shall also be necessary to ensure the permanent structural features, such as underground chambers, catch basins and conveyance piping remain optimally functional and continue to reduce the risk of sediment loading of surface water bodies. All controls shall be repaired or replaced as necessary and as noted on the inspection reports as prepared by the Owner/Developer's Qualified Representative.

During construction, maintenance of these stabilization measures shall be the responsibility of the General Contractor or appropriate Sub Contractors. Vegetative plantings must not be allowed to become overgrown. Vegetation shall be removed should it be ineffective and be replaced with a variety of grasses, trees and shrubs more suitable for preventing stormwater runoff. Silt fences must be inspected regularly to ensure that they are still effective and their capability to reduce stormwater runoff has not been reduced due to prolonged sun exposure.

Piping and catch basin sumps shall be cleaned out periodically to prevent the collection of sediment that will reduce the maximum flow. Sediment must be removed from sediment basins, infiltration basins or traps whenever their capacity has been reduced by 50 percent of their design capacity.

Guidelines and recommendations for installation and maintenance practices can be found in the "New York State Standards and Specifications for Erosion and Sediment Control"

9.4 Progress Reports and Summaries

Progress reports shall be completed by the General Contractor and all Sub Contractors weekly to document any conditions, which may affect adherence to the construction schedule and may ultimately result in changes to the stormwater pollution prevention plan.

Each progress report must contain the project, date, weather conditions and a brief description of progress made throughout the week, including the use of temporary and permanent stabilization measures on all exposed soils. The progress reports shall be filed with this SWPPP in the on-site log book.

Additionally, as described in Section 1.1 of this report, the Owner/Developer's Qualified Representative will prepare weekly inspection reports and quarterly summaries. These reports should be maintained in the on site log book as well.

9.5 Certification

Prior to starting construction, the Owner/Developer must certify that to the best of their knowledge this SWPPP was prepared in accordance with the requirements in the NYSDEC SPDES General Permit and that it meets all federal, state and local erosion and sediment control requirements. The certifying statement is presented in **Appendix A** of this report.

The General Contractor and all appropriate Sub Contractors are responsible for reading and understanding the SWPPP and are also required to certify the SWPPP by signing the certifying statement presented in **Appendix A** of this report.

All inspection reports and inspection quarterly summaries are to be certified by an authorized person who has responsibility for the overall operation of the site such as a project manager or site superintendent. Certification of these documents is executed by signing the certifying statements presented at the end of the inspection reports.

10.0 POST CONSTRUCTION INSPECTION & MAINTENANCE

Post-construction, regularly scheduled inspections and maintenance will be necessary to ensure the permanent structural features such as the stormwater management basins and the conveyance system components remain optimally functional and continue to reduce the risk of sediment loading of surface water bodies. Follow manufactures guidelines and the detailed construction installation and maintenance guidelines included in **Appendix A** for all stormwater management practices.

When construction is complete, the Contractor will remain responsible for the site until the entire site has reached final stabilization. The site is considered stabilized when all soil disturbing activities have been completed and a uniform, perennial vegetative cover, with a density of 80%, has been established or equivalent stabilization measures, such as the use of mulches or geotextiles, have been employed on all unpaved areas and areas not covered by permanent structures. Weekly inspections should continue until the site has reached this point.

At the time of final stabilization, the Owner/Developer's Qualified Representative shall perform a final inspection of the site and certify that the site has successfully undergone final stabilization using either vegetative or structural stabilization methods and that all temporary erosion and sediment controls such as silt fence, not needed for long term use, have been removed. All storm water practices must be clean and free of sediment and or debris or must be cleaned by the contractor prior to turning the maintenance

responsibilities over to the Owner/Developer. At this point, the Owner/Developer is responsible for the following:

1. Submit to the NYSDEC a NOT prepared by the Owner/Developer's Qualified Representative as described in Section 1.1 of this report.
2. Identify all the permanent stormwater management structures that have been constructed and provide the New Owner/Developer with an Operations and Maintenance (O&M) manual that will be necessary in order for the structures to function properly after the site has been stabilized. Section 10.0 of this report satisfies the O&M requirements
3. Transfer the Water Quality and Quantity Report and SWPPP to the New Owner/Developer.
4. Certify that the permanent structures have been constructed as described by this plan and the drawings.

The new Owner/Developer shall overtake responsibility of inspecting and maintaining drainage and erosion control features over the lifetime of the structures. Maintenance personnel, employed by the New Owner/Developer, must be aware of the SWPPP and should be trained to recognize signs that stabilization measures may not be performing optimally or are failing. The inspection of on-site stabilization measures will become part of routine preventative maintenance practiced by the New Owner/Developer and his employees.

10.1 Inspection

Overall Site Inspection

The overall site, embankments, vegetation and stormwater conveyance system components including catch basins, culverts, swales and outlets should be inspected regularly. The inspections should include but are not limited to:

1. Density and condition of vegetation and ground cover.
2. Erosion, differential settlement or cracking of embankment.
3. Bulging or sliding of toe of embankments.
4. Sedimentation of on-site or downstream water bodies.
5. Sedimentation of culverts or swales.
6. Sedimentation of lawn areas, paved areas, within the sand filter units or catch basin sumps.
7. Accumulation of pollutants, including oils or grease in catch basin sumps.
8. Damage or fatigue of storm sewer structures or associated components.

Water Quality Practice Inspection (if applicable)

All water quality practices and all associated features should be inspected regularly. The inspections should include but are not limited to:

1. Density and condition of vegetation and ground cover.
2. All features of the practice should be clear of brush and tree growth.
3. Erosion, differential settlement or cracking of basin embankments.
4. Bulging or sliding of toe of embankments.
5. Presence of animal burrows.
6. Evidence of clogging or sedimentation at inlets or outlets.
7. Erosion of the flow path through the detention basin.
8. Spillways should be inspected for structural integrity.
9. Spillways should be clear of obstructions.
10. Inlet/outlet riprap should be inspected for scour and dislodged stones and obstructions should be removed.
11. Accumulation of sediments at inlets, outlets and silt traps.

Detailed inspection checklists for each of the Stormwater Management Practices can be found in **Appendix A**.

10.2 Maintenance

Overall Site Maintenance

Maintaining vegetative and structural measures for soil protection is necessary to keep the storm water system functioning properly. Maintenance should occur on a regular basis and should include but is not limited to:

Seasonal Maintenance

1. Vegetated areas should be maintained to promote vigorous and dense growth. Lawn areas should be mowed at least three times a year but may require more frequent mowing's depending on the growth rate.
2. Trees and unwanted vegetation should be removed from inlet structures, outlet structures, banks, and berms to prevent clogging or weakening of the berms and structures.
3. Paved areas should be swept at least twice a year and in the early spring for removal of deicing materials.
4. Accumulation of litter and debris should be removed during each mowing or sweep operation.
5. Structural components of the storm sewer system such as culverts and catch basins which require repair or replacement should be addressed immediately following identification.
6. Cleanout of catch basin sumps should occur when accumulation of sediments and debris are within six inches of the catch basin outlet pipe.
7. Swale and drainage way maintenance will include periodic mowing, occasional spot reseeding and weed control. Weeds and woody plants should be eradicated or cut back since they reduce the efficiency of the drainage way.
8. Rip rap lined inlet and outlets that show signs of scour should be repaired. Weed and brush growth at the inlets and outlets should be controlled as needed.

Winter Maintenance

1. Remove snow and ice from inlet structures, basin inlet and outlet structures and away from culvert end sections.
2. Snow removed from paved areas should not be piled at inlets/outlets of the stormwater management basin.
3. Use of deicing materials should be limited to sand and environmentally friendly chemical products. Use of salt mixtures should be kept to a minimum.
4. Sand used for deicing should be clean, course material free of fines, silt, and clay.
5. Materials used for de-icing should be removed during the early spring by sweeping and/or vacuuming.

Underground Practices Maintenance

1. A consistent schedule of inspection shall be observed for all system components to insure continued effective operation.
2. Areas surrounding the surface access points shall be kept clear of overgrowth.
3. All inspections shall be logged. A specific schedule, on a quarterly basis, shall be maintained by the system owner/operator and a periodic replacement of the water quality practice media shall be schedule for minimally every two years.
4. Accumulation of litter and debris should be removed during each mowing or sweep operation.

5. Structural components of the system which require repair or replacement should be addressed immediately following identification.
6. Spillways should be cleared of obstructions.
7. Inlet/outlet riprap damage due to scour should be repaired.

For any proprietary practices refer to manufacturer specifications for additional maintenance requirements. Detailed maintenance checklists for each of the Stormwater Management Practices can be found in **Appendix A**.

11.0 CONCLUSION

The Engineer has designed a NYSDEC-compliant Stormwater Management Plan for the Wallace Campus project. Overall, the proposed stormwater management system reduces and/or eliminates the impacts of the proposed re-development by controlling and treating stormwater using catch basins, storm-sewer piping, and drywells. Offsite storm discharges and velocities for the proposed project are less than what currently exists. The stormwater management system will function adequately and will not adversely affect adjacent or downstream properties provided it is constructed and maintained as outlined in this plan and as shown on the site plans.

APPENDIX A

Construction Site Log Book
Owner/Developer and Contractor Certification Forms
Pre/Duration Construction Maintenance Inspection Checklists (NYSDEC Sample)
Post Construction Operation and Maintenance

STATE POLLUTANT DISCHARGE ELIMINATION SYSTEM
FOR CONSTRUCTION ACTIVITIES

CONSTRUCTION SITE LOG BOOK

Table of Contents

I. Pre-Construction Meeting Documents.

a. Preamble to Site Assessment and Inspections

b. Operator’s Certification

c. Qualified Professional's Credentials & Certification

d. Pre-Construction Site Assessment Checklist

a.

II. Construction Duration Inspections

a. Directions

b. Modification to the SWPPP

III. Monthly Summary Reports

IV. Monitoring, Reporting, and Three-Month Status Reports

a. Operator’s Compliance Response Form

a

Properly completing forms such as those contained in this document meet the inspection requirement of NYSDEC SPDES GP for Construction Activities. Completed forms shall be kept on site at all times and made available to authorities upon request.

I. PRE-CONSTRUCTION MEETING DOCUMENTS

Project Name _____

Permit No. _____**Date of Authorization**_____

Name of Operator _____

Prime Contractor _____

a. Preamble to Site Assessment and Inspections -The Following Information To Be Read By All Person's Involved in The Construction of Stormwater Related Activities:

The Operator agrees to have a qualified professional[1] conduct an assessment of the site prior to the commencement of construction[2] and certify in this inspection report that the appropriate erosion and sediment controls described in the SWPPP have been adequately installed or implemented to ensure overall preparedness of the site for the commencement of construction.

Prior to the commencement of construction, the Operator shall certify in this site logbook that the SWPPP has been prepared in accordance with the State's standards and meets all Federal, State and local erosion and sediment control requirements.

When construction starts, site inspections shall be conducted by the qualified professional at least every 7 calendar days and within 24 hours of the end of a storm event of 0.5 inches or greater (Construction Duration Inspections). The Operator shall maintain a record of all inspection reports in this site logbook. The site logbook shall be maintained on site and be made available to the permitting authorities upon request. The Operator shall post at the site, in a publicly accessible location, a summary of the site inspection activities on a monthly basis (Monthly Summary Report).

The operator shall also prepare a written summary of compliance with this general permit at a minimum frequency of every three months (Operator's Compliance Response Form), while coverage exists. The summary should address the status of achieving each component of the SWPPP.

Prior to filing the Notice of Termination or the end of permit term, the Operator shall have a qualified professional perform a final site inspection. The qualified professional shall certify that the site has undergone final stabilization[3] using either vegetative or structural stabilization methods and that all temporary erosion and sediment controls (such as silt fencing) not needed for long-term erosion control have been removed. In addition, the Operator must identify and certify that all permanent structures described in the SWPPP have been constructed and provide the owner(s) with an operation and maintenance plan that ensures the structure(s) continuously functions as designed.

1 "Qualified Professional means a person knowledgeable in the principles and practice of erosion and sediment controls, such as a Certified Professional in Erosion and Sediment Control (CPESC), soil scientist, licensed engineer or someone working under the direction and supervision of a licensed engineer (person must have experience in the principles and practices of erosion and sediment control).

2 "Commencement of construction" means the initial removal of vegetation and disturbance of soils associated with clearing, grading or excavating activities or other construction activities.

3 "Final stabilization" means that all soil-disturbing activities at the site have been completed and a uniform, perennial vegetative cover with a density of eighty (80) percent has been established or equivalent stabilization measures (such as the use of mulches or geotextiles) have been employed on all unpaved areas and areas not covered by permanent structures.

b. Operators Certification

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. Further, I hereby certify that the SWPPP meets all Federal, State, and local erosion and sediment control requirements. I am aware that false statements made herein are punishable as a class A misdemeanor pursuant to Section 210.45 of the Penal Law. "

Name (please print):_____

Title _____**Date:**_____

Address: _____

Phone: _____ **Email:**_____

Signature:_____

c. Qualified Professional's Credentials & Certification

" I hereby certify that I meet the criteria set forth in the General Permit to conduct site inspections for this project and that the appropriate erosion and sediment controls described in the SWPPP and as described in the following Pre-construction Site Assessment Checklist have been adequately installed or implemented, ensuring the overall preparedness of this site for the commencement of construction."

Name (please print):_____

Title _____**Date:**_____

Address: _____

Phone: _____ **Email:**_____

Signature:_____

d. Pre-construction Site Assessment Checklist (NOTE: Provide comments below as necessary)

1. Notice of Intent, SWPPP, and Contractors Certification:

Yes No NA

[ ] [ ] [ ] Has a Notice of Intent been filed with the NYS Department of Conservation?
[ ] [ ] [ ] Is the SWPPP on-site? Where?_____
[ ] [ ] [ ] Is the Plan current? What is the latest revision date?_____
[ ] [ ] [ ] Is a copy of the NOI (with brief description) onsite? Where?_____
[ ] [ ] [ ] Have all contractors involved with stormwater related activities signed a contractor's certification?

Pre-construction Site Assessment Checklist (continued)

2. Resource Protection

Yes No NA

[ ] [ ] [ ] Are construction limits clearly flagged or fenced?

[ ] [ ] [ ] Important trees and associated rooting zones, on-site septic system absorption fields, existing vegetated areas suitable for filter strips, especially in perimeter areas, have been flagged for protection.

[ ] [ ] [ ] Creek crossings installed prior to land-disturbing activity, including clearing and blasting.

3. Surface Water Protection

Yes No NA

[ ] [ ] [ ] Clean stormwater runoff has been diverted from areas to be disturbed.

[ ] [ ] [ ] Bodies of water located either on site or in the vicinity of the site have been identified and protected.

[ ] [ ] [ ] Appropriate practices to protect on-site or downstream surface water are installed.

[ ] [ ] [ ] Are clearing and grading operations divided into areas <5 acres?

4. Stabilized Construction Entrance

Yes No NA

[ ] [ ] [ ] A temporary construction entrance to capture mud and debris from construction vehicles before they enter the public highway has been installed.

[ ] [ ] [ ] Other access areas (entrances, construction routes, equipment parking areas) are stabilized immediately as work takes place with gravel or other cover.

[ ] [ ] [ ] Sediment tracked onto public streets is removed or cleaned on a regular basis.

5. Perimeter Sediment Controls

Yes No NA

[ ] [ ] [ ] Silt fence material and installation comply with the standard drawing and specifications.

[ ] [ ] [ ] Silt fences are installed at appropriate spacing intervals

[ ] [ ] [ ] Sediment/detention basin was installed as first land disturbing activity.

[ ] [ ] [ ] Sediment traps and barriers are installed.

6. Pollution Prevention for Waste and Hazardous Materials

Yes No NA

[ ] [ ] [ ] The Operator or designated representative has been assigned to implement the spill prevention avoidance and response plan.

[ ] [ ] [ ] The plan is contained in the SWPPP on page _____

[ ] [ ] [ ] Appropriate materials to control spills are onsite. Where? _____

II. CONSTRUCTION DURATION INSPECTIONS

a. Directions:
Inspection Forms will be filled out during the entire construction phase of the project.
Required Elements:

(1) On a site map, indicate the extent of all disturbed site areas and drainage pathways. Indicate site areas that are expected to undergo initial disturbance or significant site work within the next 14-day period;

(2) Indicate on a site map all areas of the site that have undergone temporary or permanent stabilization;

(3) Indicate all disturbed site areas that have not undergone active site work during the previous 14-day period;

Inspect all sediment control practices and record the approximate degree of sediment accumulation as a percentage of sediment storage volume (for example, 10 percent, 20 percent, 50 percent);

(5) Inspect all erosion and sediment control practices and record all maintenance requirements such as verifying the integrity of barrier or diversion systems (earthen berms or silt fencing) and containment systems (sediment basins and sediment traps). Identify any evidence of rill or gully erosion occurring on slopes and any loss of stabilizing vegetation or seeding/mulching. Document any excessive deposition of sediment or ponding water along barrier or diversion systems. Record the depth of sediment within containment structures, any erosion near outlet and overflow structures, and verify the ability of rock filters around perforated riser pipes to pass water; and

(6) Immediately report to the Operator any deficiencies that are identified with the implementation of the SWPPP.

SITE PLAN/SKETCH

_____ _____

Inspector (print name) **Date of Inspection**

_____ _____

Qualified Professional (print name) **Qualified Professional Signature**

The above signed acknowledges that, to the best of his/her knowledge, all information provided on the forms is accurate and complete.

Maintaining Water Quality

Yes No NA

[ ] [ ] [ ] Is there an increase in turbidity causing a substantial visible contrast to natural conditions?

[ ] [ ] [ ] Is there residue from oil and floating substances, visible oil film, or globules or grease?

[ ] [ ] [ ] All disturbance is within the limits of the approved plans.

[ ] [ ] [ ] Have receiving lake/bay, stream, and/or wetland been impacted by silt from project?

Housekeeping

1. General Site Conditions

Yes No NA

[ ] [ ] [ ] Is construction site litter and debris appropriately managed?

[ ] [ ] [ ] Are facilities and equipment necessary for implementation of erosion and sediment control in working order and/or properly maintained?

[ ] [ ] [ ] Is construction impacting the adjacent property?

[ ] [ ] [ ] Is dust adequately controlled?

2. Temporary Stream Crossing

Yes No NA

[ ] [ ] [ ] Maximum diameter pipes necessary to span creek without dredging are installed.

[ ] [ ] [ ] Installed non-woven geotextile fabric beneath approaches.

[ ] [ ] [ ] Is fill composed of aggregate (no earth or soil)?

[ ] [ ] [ ] Rock on approaches is clean enough to remove mud from vehicles & prevent sediment from entering stream during high flow.

Runoff Control Practices

1. Excavation Dewatering

Yes No NA

[ ] [ ] [ ] Upstream and downstream berms (sandbags, inflatable dams, etc.) are installed per plan.

[ ] [ ] [ ] Clean water from upstream pool is being pumped to the downstream pool.

[ ] [ ] [ ] Sediment laden water from work area is being discharged to a silt-trapping device.

[ ] [ ] [ ] Constructed upstream berm with one-foot minimum freeboard.

2. Level Spreader

Yes No NA

[ ] [ ] [ ] Installed per plan.

[ ] [ ] [ ] Constructed on undisturbed soil, not on fill, receiving only clear, non-sediment laden flow.

[ ] [ ] [ ] Flow sheets out of level spreader without erosion on downstream edge.

3. Interceptor Dikes and Swales

Yes No NA

[ ] [ ] [ ] Installed per plan with minimum side slopes 2H:1V or flatter.

[ ] [ ] [ ] Stabilized by geotextile fabric, seed, or mulch with no erosion occurring.

[ ] [ ] [ ] Sediment-laden runoff directed to sediment trapping structure

Runoff Control Practices (continued)

4. Stone Check Dam

Yes No NA

[ ] [ ] [ ] Is channel stable? (flow is not eroding soil underneath or around the structure).
[ ] [ ] [ ] Check is in good condition (rocks in place and no permanent pools behind the structure).
[ ] [ ] [ ] Has accumulated sediment been removed?.

5. Rock Outlet Protection

Yes No NA

[ ] [ ] [ ] Installed per plan.
[ ] [ ] [ ] Installed concurrently with pipe installation.

Soil Stabilization

1. Topsoil and Spoil Stockpiles

Yes No NA

[ ] [ ] [ ] Stockpiles are stabilized with vegetation and/or mulch.
[ ] [ ] [ ] Sediment control is installed at the toe of the slope.

2. Revegetation

Yes No NA

[ ] [ ] [ ] Temporary seedings and mulch have been applied to idle areas.
[ ] [ ] [ ] 4 inches minimum of topsoil has been applied under permanent seedings

Sediment Control

1. Stabilized Construction Entrance

Yes No NA

[ ] [ ] [ ] Stone is clean enough to effectively remove mud from vehicles.
[ ] [ ] [ ] Installed per standards and specifications?
[ ] [ ] [ ] Does all traffic use the stabilized entrance to enter and leave site?
[ ] [ ] [ ] Is adequate drainage provided to prevent ponding at entrance?

2. Silt Fence

Yes No NA

[ ] [ ] [ ] Installed on Contour, 10 feet from toe of slope (not across conveyance channels).
[ ] [ ] [ ] Joints constructed by wrapping the two ends together for continuous support.
[ ] [ ] [ ] Fabric buried 6 inches minimum.
[ ] [ ] [ ] Posts are stable, fabric is tight and without rips or frayed areas.

Sediment accumulation is ___% of design capacity.

Sediment Control (continued)

3. Storm Drain Inlet Protection (Use for Stone & Block; Filter Fabric; Curb; or, Excavated practices)

Yes No NA

[ ] [ ] [ ] Installed concrete blocks lengthwise so open ends face outward, not upward.
[ ] [ ] [ ] Placed wire screen between No. 3 crushed stone and concrete blocks.
[ ] [ ] [ ] Drainage area is 1acre or less.
[ ] [ ] [ ] Excavated area is 900 cubic feet.
[ ] [ ] [ ] Excavated side slopes should be 2:1.
[ ] [ ] [ ] 2" x 4" frame is constructed and structurally sound.
[ ] [ ] [ ] Posts 3-foot maximum spacing between posts.
[ ] [ ] [ ] Fabric is embedded 1 to 1.5 feet below ground and secured to frame/posts with staples at max 8-inch spacing.
[ ] [ ] [ ] Posts are stable, fabric is tight and without rips or frayed areas.

Sediment accumulation ___% of design capacity.

4. Temporary Sediment Trap

Yes No NA

[ ] [ ] [ ] Outlet structure is constructed per the approved plan or drawing.
[ ] [ ] [ ] Geotextile fabric has been placed beneath rock fill.

Sediment accumulation is ___% of design capacity.

5. Temporary Sediment Basin

Yes No NA

[ ] [ ] [ ] Basin and outlet structure constructed per the approved plan.
[ ] [ ] [ ] Basin side slopes are stabilized with seed/mulch.
[ ] [ ] [ ] Drainage structure flushed and basin surface restored upon removal of sediment basin facility.

Sediment accumulation is ___% of design capacity.

Note: Not all erosion and sediment control practices are included in this listing. Add additional pages to this list as required by site specific design.
Construction inspection checklists for post-development stormwater management practices can be found in Appendix F of the New York Stormwater Management Design Manual.

CONSTRUCTION DURATION INSPECTIONS
b. Modifications to the SWPPP (To be completed as described below)

The Operator shall amend the SWPPP whenever:
1. There is a significant change in design, construction, operation, or maintenance which may have a significant effect on the potential for the discharge of pollutants to the waters of the United States and which has not otherwise been addressed in the SWPPP; or
2. The SWPPP proves to be ineffective in:
a. Eliminating or significantly minimizing pollutants from sources identified in the SWPPP and as required by this permit; or
b. Achieving the general objectives of controlling pollutants in stormwater discharges from permitted construction activity; and
3. Additionally, the SWPPP shall be amended to identify any new contractor or subcontractor that will implement any measure of the SWPPP.

Modification & Reason:

III. Monthly Summary of Site Inspection Activities

Name of Permitted Facility:	Today's Date:	Reporting Month:
Location:	Permit Identification #:	
Name and Telephone Number of Site Inspector:		

Date of Inspection	Regular / Rainfall based Inspection	Name of Inspector	Items of Concern

Owner/Operator Certification:

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that false statements made herein are punishable as a class A misdemeanor pursuant to Section 210.45 of the Penal Law."

_____ _____

Signature of Permittee or Duly Authorized Representative Name of Permittee or Duly Authorized Representative date

Duly authorized representatives must have written authorization, submitted to DEC, to sign any permit documents.

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Owner/Operator Certification Form

SPDES General Permit For Stormwater Discharges From Construction Activity (GP-0-20-001)

Project/Site Name: Wallace Campus

eNOI Submission Number: _____

eNOI Submitted by: ☐ **Owner/Operator** ☐ **SWPPP Preparer** ☐ **Other**

Certification Statement - Owner/Operator

I have read or been advised of the permit conditions and believe that I understand them. I also understand that, under the terms of the permit, there may be reporting requirements. I hereby certify that this document and the corresponding documents were prepared under my direction or supervision. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations. I further understand that coverage under the general permit will be identified in the acknowledgment that I will receive as a result of submitting this NOI and can be as long as sixty (60) business days as provided for in the general permit. I also understand that, by submitting this NOI, I am acknowledging that the SWPPP has been developed and will be implemented as the first element of construction, and agreeing to comply with all the terms and conditions of the general permit for which this NOI is being submitted.

Owner/Operator First Name M.I. Last Name

_____

Signature

_____

Date

CONTRACTOR CERTIFICATION

I hereby certify under penalty of law that I understand and agree to comply with the terms and conditions of the SWPPP and agree to implement any corrective actions identified by the *qualified inspector* during a site inspection. I also understand that the *owner or operator* must comply with the terms and conditions of the most current version of the New York state Pollutant Discharge Elimination System ("SPDES") general permit for stormwater *discharges* from *construction activities* and that it is unlawful for any person to cause or contribute to a violation of *water quality standards.* Furthermore, I am aware that there are significant penalties for submitting false information, that I do not believe to be true, including the possibility of fine and imprisonment for knowing violations."

_____	_____	_____
Contractor Signature	Title	Date
_____	_____	_____
Contractor Signature	Title	Date
_____	_____	_____
Contractor Signature	Title	Date
_____	_____	_____
Contractor Signature	Title	Date

85 Civic Center Plaza, Suite 103
Poughkeepsie, NY 12601
Phone: (845) 243-2880
Fax: (845) 265-8175

Drywell Inspection Checklist

Location:	
Site Status:	
Date:	
Time:	
Inspector:	

1. MONTHLY MAINTENANCE

Maintenance Item	Satisfactory / Unsatisfactory	Comments
Inflow pipe clear of debris		
Outflow pipe clear of debris		
Contributory drainage area clear of debris		
No evidence of erosion within contributory drainage area		
Drywell drains between storms		

2. ANNUAL MAINTENANCE

Maintenance Item	Satisfactory / Unsatisfactory	Comments
Greater than 25% of storage volume remaining		
Sediment accumulation requires cleanout		
Drywell in good structural condition		

Comments:

Actions to be Taken:

APPENDIX B

Notice of Intent (NOI)
Notice of Termination (NOT)
NYSDEC SPDES General Permit GP-0-20-001
MS4 Acceptance Form

0644089821

NOTICE OF INTENT

New York State Department of Environmental Conservation
Division of Water
625 Broadway, 4th Floor
Albany, New York 12233-3505

NYR _____
(for DEC use only)

Stormwater Discharges Associated with Construction Activity Under State Pollutant Discharge Elimination System (SPDES) General Permit # GP-0-20-001

All sections must be completed unless otherwise noted. Failure to complete all items may result in this form being returned to you, thereby delaying your coverage under this General Permit. Applicants must read and understand the conditions of the permit and prepare a Stormwater Pollution Prevention Plan prior to submitting this NOI. Applicants are responsible for identifying and obtaining other DEC permits that may be required.

-IMPORTANT-

RETURN THIS FORM TO THE ADDRESS ABOVE

OWNER/OPERATOR MUST SIGN FORM

Owner/Operator Information

Owner/Operator (Company Name/Private Owner Name/Municipality Name)
WALLACE CAMPUS MANAGER, LLC

Owner/Operator Contact Person Last Name (NOT CONSULTANT)
LOGSDON

Owner/Operator Contact Person First Name
JOHN

Owner/Operator Mailing Address
48-02 25TH AVENUE, SUITE 400

City
ASTORIA

State
NY

Zip
11103-____

Phone (Owner/Operator)
917-232-1777

Fax (Owner/Operator)
___-___-____

Email (Owner/Operator)
JLOGSDON@URBANGREENBUILDERS.COM

FED TAX ID
__-_____ (not required for individuals)

Project Site Information

Project/Site Name
WALLACE CAMPUS

Street Address (NOT P.O. BOX)
331 MAIN STREET

Side of Street
● **North** ○ **South** ○ **East** ○ **West**

City/Town/Village (THAT ISSUES BUILDING PERMIT)
CITY OF POUGHKEEPSIE

State: NY
Zip: 12601-
County: DUTCHESS
DEC Region: 3

Name of Nearest Cross Street
CATHERINE STREET

Distance to Nearest Cross Street (Feet)
130

Project In Relation to Cross Street
○ **North** ○ **South** ○ **East** ● **West**

Tax Map Numbers
Section-Block-Parcel
6162-77-127091

Tax Map Numbers

1. Provide the Geographic Coordinates for the project site in NYTM Units. To do this you **must** go to the NYSDEC Stormwater Interactive Map on the DEC website at:

www.dec.ny.gov/imsmaps/stormwater/viewer.htm

Zoom into your Project Location such that you can accurately click on the centroid of your site. Once you have located your project site, go to the tool boxes on the top and choose "i"(identify). Then click on the center of your site and a new window containing the X, Y coordinates in UTM will pop up. Transcribe these coordinates into the boxes below. For problems with the interactive map use the help function.

X Coordinates (Easting): 589376

Y Coordinates (Northing): 4617452

2. What is the nature of this construction project?

○ **New Construction**

○ **Redevelopment with increase in impervious area**

● **Redevelopment with no increase in impervious area**

3. Select the predominant land use for both pre and post development conditions.
SELECT ONLY ONE CHOICE FOR EACH

Pre-Development Existing Land Use

- ○ FOREST
- ○ PASTURE/OPEN LAND
- ○ CULTIVATED LAND
- ○ SINGLE FAMILY HOME
- ○ SINGLE FAMILY SUBDIVISION
- ○ TOWN HOME RESIDENTIAL
- ○ MULTIFAMILY RESIDENTIAL
- ○ INSTITUTIONAL/SCHOOL
- ○ INDUSTRIAL
- ● COMMERCIAL
- ○ ROAD/HIGHWAY
- ○ RECREATIONAL/SPORTS FIELD
- ○ BIKE PATH/TRAIL
- ○ LINEAR UTILITY
- ○ PARKING LOT
- ○ OTHER

Post-Development Future Land Use

- ○ SINGLE FAMILY HOME — Number of Lots
- ○ SINGLE FAMILY SUBDIVISION
- ○ TOWN HOME RESIDENTIAL
- ○ MULTIFAMILY RESIDENTIAL
- ○ INSTITUTIONAL/SCHOOL
- ○ INDUSTRIAL
- ● COMMERCIAL
- ○ MUNICIPAL
- ○ ROAD/HIGHWAY
- ○ RECREATIONAL/SPORTS FIELD
- ○ BIKE PATH/TRAIL
- ○ LINEAR UTILITY (water, sewer, gas, etc.)
- ○ PARKING LOT
- ○ CLEARING/GRADING ONLY
- ○ DEMOLITION, NO REDEVELOPMENT
- ○ WELL DRILLING ACTIVITY *(Oil, Gas, etc.)
- ○ OTHER

***Note**: for gas well drilling, non-high volume hydraulic fractured wells only

4. In accordance with the larger common plan of development or sale, enter the total project site area; the total area to be disturbed; existing impervious area to be disturbed (for redevelopment activities); and the future impervious area constructed within the disturbed area. (Round to the nearest tenth of an acre.)

Total Site Area	Total Area To Be Disturbed	Existing Impervious Area To Be Disturbed	Future Impervious Area Within Disturbed Area
3.1	3.1	2.9	2.4

5. Do you plan to disturb more than 5 acres of soil at any one time? ○ **Yes** ● **No**

6. Indicate the percentage of each Hydrologic Soil Group(HSG) at the site.

A	B	C	D
%	%	%	100 %

7. Is this a phased project? ○ **Yes** ● **No**

8. Enter the planned start and end dates of the disturbance activities.

Start Date 04/01/2022 – **End Date** 04/01/2024

9. Identify the nearest surface waterbody(ies) to which construction site runoff will discharge.

Name

Fall Kill Creek

9a. Type of waterbody identified in Question 9?

- ○ Wetland / State Jurisdiction On Site (Answer 9b)
- ○ Wetland / State Jurisdiction Off Site
- ○ Wetland / Federal Jurisdiction On Site (Answer 9b)
- ○ Wetland / Federal Jurisdiction Off Site
- ○ Stream / Creek On Site
- ● Stream / Creek Off Site
- ○ River On Site
- ○ River Off Site
- ○ Lake On Site
- ○ Lake Off Site
- ○ Other Type On Site
- ○ Other Type Off Site

9b. How was the wetland identified?

- ○ Regulatory Map
- ○ Delineated by Consultant
- ○ Delineated by Army Corps of Engineers
- ○ Other (identify)

10. Has the surface waterbody(ies) in question 9 been identified as a 303(d) segment in Appendix E of GP-0-20-001? ○ **Yes** ● **No**

11. Is this project located in one of the Watersheds identified in Appendix C of GP-0-20-001? ○ **Yes** ● **No**

12. Is the project located in one of the watershed areas associated with AA and AA-S classified waters? ○ **Yes** ● **No**
If no, skip question 13.

13. Does this construction activity disturb land with no existing impervious cover and where the Soil Slope Phase is identified as an E or F on the USDA Soil Survey? ○ **Yes** ● **No**
If Yes, what is the acreage to be disturbed?

.

14. Will the project disturb soils within a State regulated wetland or the protected 100 foot adjacent area? ○ **Yes** ● **No**

15. Does the site runoff enter a separate storm sewer system (including roadside drains, swales, ditches, culverts, etc)? ● **Yes** ○ **No** ○ **Unknown**

16. What is the name of the municipality/entity that owns the separate storm sewer system?

CITY OF POUGHKEEPSIE

17. Does any runoff from the site enter a sewer classified as a Combined Sewer? ○ **Yes** ● **No** ○ **Unknown**

18. Will future use of this site be an agricultural property as defined by the NYS Agriculture and Markets Law? ○ **Yes** ● **No**

19. Is this property owned by a state authority, state agency, federal government or local government? ○ **Yes** ● **No**

20. Is this a remediation project being done under a Department approved work plan? (i.e. CERCLA, RCRA, Voluntary Cleanup Agreement, etc.) ○ **Yes** ● **No**

21. Has the required Erosion and Sediment Control component of the SWPPP been developed in conformance with the current NYS Standards and Specifications for Erosion and Sediment Control (aka Blue Book)? ● **Yes** ○ **No**

22. Does this construction activity require the development of a SWPPP that includes the post-construction stormwater management practice component (i.e. Runoff Reduction, Water Quality and Quantity Control practices/techniques)? ● **Yes** ○ **No**
If No, skip questions 23 and 27-39.

23. Has the post-construction stormwater management practice component of the SWPPP been developed in conformance with the current NYS Stormwater Management Design Manual? ○ **Yes** ● **No**

24. The Stormwater Pollution Prevention Plan (SWPPP) was prepared by:

- ● **Professional Engineer (P.E.)**
- ○ **Soil and Water Conservation District (SWCD)**
- ○ **Registered Landscape Architect (R.L.A)**
- ○ **Certified Professional in Erosion and Sediment Control (CPESC)**
- ○ **Owner/Operator**
- ○ **Other**

SWPPP Preparer
LRC ENGINEERING & SURVEYING, DPC

Contact Name (Last, Space, First)
MORRISON, RODNEY

Mailing Address
85 CIVIC CENTER PLAZA, SUITE 103

City
POUGHKEEPSIE

State NY Zip 12601-

Phone 845-243-2880 Fax --- --- ----

Email
RMORRISON@LRCCONSULT.COM

SWPPP Preparer Certification

I hereby certify that the Stormwater Pollution Prevention Plan (SWPPP) for this project has been prepared in accordance with the terms and conditions of the GP-0-20-001. Furthermore, I understand that certifying false, incorrect or inaccurate information is a violation of this permit and the laws of the State of New York and could subject me to criminal, civil and/or administrative proceedings.

First Name RODNEY **MI** E

Last Name MORRISON

Signature

Date 10/25/2021

25. Has a construction sequence schedule for the planned management practices been prepared? ○ Yes ○ No

26. Select **all** of the erosion and sediment control practices that will be employed on the project site:

Temporary Structural

- ○ Check Dams
- ○ Construction Road Stabilization
- ● Dust Control
- ○ Earth Dike
- ○ Level Spreader
- ○ Perimeter Dike/Swale
- ○ Pipe Slope Drain
- ○ Portable Sediment Tank
- ○ Rock Dam
- ○ Sediment Basin
- ○ Sediment Traps
- ● Silt Fence
- ● Stabilized Construction Entrance
- ● Storm Drain Inlet Protection
- ○ Straw/Hay Bale Dike
- ○ Temporary Access Waterway Crossing
- ○ Temporary Stormdrain Diversion
- ○ Temporary Swale
- ○ Turbidity Curtain
- ○ Water bars

Biotechnical

- ○ Brush Matting
- ○ Wattling

Vegetative Measures

- ○ Brush Matting
- ○ Dune Stabilization
- ○ Grassed Waterway
- ● Mulching
- ○ Protecting Vegetation
- ○ Recreation Area Improvement
- ● Seeding
- ○ Sodding
- ○ Straw/Hay Bale Dike
- ○ Streambank Protection
- ○ Temporary Swale
- ● Topsoiling
- ○ Vegetating Waterways

Permanent Structural

- ○ Debris Basin
- ○ Diversion
- ○ Grade Stabilization Structure
- ● Land Grading
- ○ Lined Waterway (Rock)
- ○ Paved Channel (Concrete)
- ○ Paved Flume
- ○ Retaining Wall
- ○ Riprap Slope Protection
- ○ Rock Outlet Protection
- ○ Streambank Protection

Other

Post-construction Stormwater Management Practice (SMP) Requirements

Important: Completion of Questions 27-39 is not required if response to Question 22 is No.

27. Identify all site planning practices that were used to prepare the final site plan/layout for the project.

- ● **Preservation of Undisturbed Areas**
- ● **Preservation of Buffers**
- ● **Reduction of Clearing and Grading**
- ● **Locating Development in Less Sensitive Areas**
- ● **Roadway Reduction**
- ● **Sidewalk Reduction**
- ● **Driveway Reduction**
- ○ **Cul-de-sac Reduction**
- ● **Building Footprint Reduction**
- ● **Parking Reduction**

27a. Indicate which of the following soil restoration criteria was used to address the requirements in Section 5.1.6("Soil Restoration") of the Design Manual (2010 version).

- ● All disturbed areas will be restored in accordance with the Soil Restoration requirements in Table 5.3 of the Design Manual (see page 5-22).
- ○ Compacted areas were considered as impervious cover when calculating the **WQv Required**, and the compacted areas were assigned a post-construction Hydrologic Soil Group (HSG) designation that is one level less permeable than existing conditions for the hydrology analysis.

28. Provide the total Water Quality Volume (WQv) required for this project (based on final site plan/layout).

Total WQv Required

0.05 **acre-feet**

29. Identify the RR techniques (Area Reduction), RR techniques(Volume Reduction) and Standard SMPs with RRv Capacity in Table 1 (See Page 9) that were used to reduce the Total WQv Required(#28).

Also, provide in Table 1 the total impervious area that contributes runoff to each technique/practice selected. For the Area Reduction Techniques, provide the total contributing area (includes pervious area) and, if applicable, the total impervious area that contributes runoff to the technique/practice.

Note: Redevelopment projects shall use Tables 1 and 2 to identify the SMPs used to treat and/or reduce the WQv required. If runoff reduction techniques will not be used to reduce the required WQv, skip to question 33a after identifying the SMPs.

Table 1 - Runoff Reduction (RR) Techniques and Standard Stormwater Management Practices (SMPs)

	Total Contributing Area (acres)		Total Contributing Impervious Area(acres)
RR Techniques (Area Reduction)			
○ Conservation of Natural Areas (RR-1)		and/or	
○ Sheetflow to Riparian Buffers/Filters Strips (RR-2)		and/or	
○ Tree Planting/Tree Pit (RR-3)		and/or	
○ Disconnection of Rooftop Runoff (RR-4)		and/or	
RR Techniques (Volume Reduction)			
○ Vegetated Swale (RR-5)			
○ Rain Garden (RR-6)			
○ Stormwater Planter (RR-7)			
○ Rain Barrel/Cistern (RR-8)			
○ Porous Pavement (RR-9)			
○ Green Roof (RR-10)			0.045
Standard SMPs with RRv Capacity			
○ Infiltration Trench (I-1)			
○ Infiltration Basin (I-2)			
○ Dry Well (I-3)			1.48
○ Underground Infiltration System (I-4)			
○ Bioretention (F-5)			
○ Dry Swale (O-1)			
Standard SMPs			
○ Micropool Extended Detention (P-1)			
○ Wet Pond (P-2)			
○ Wet Extended Detention (P-3)			
○ Multiple Pond System (P-4)			
○ Pocket Pond (P-5)			
○ Surface Sand Filter (F-1)			
○ Underground Sand Filter (F-2)			
○ Perimeter Sand Filter (F-3)			
○ Organic Filter (F-4)			
○ Shallow Wetland (W-1)			
○ Extended Detention Wetland (W-2)			
○ Pond/Wetland System (W-3)			
○ Pocket Wetland (W-4)			
○ Wet Swale (O-2)			

Table 2 - Alternative SMPs (DO NOT INCLUDE PRACTICES BEING USED FOR PRETREATMENT ONLY)

Alternative SMP	Total Contributing Impervious Area(acres)
○ **Hydrodynamic**	
○ **Wet Vault**	
○ **Media Filter**	
○ **Other** [ ]	

Provide the name and manufacturer of the Alternative SMPs (i.e. proprietary practice(s)) being used for WQv treatment.

Name [ ]

Manufacturer [ ]

Note: Redevelopment projects which do not use RR techniques, shall use questions 28, 29, 33 and 33a to provide SMPs used, total WQv required and total WQv provided for the project.

30. Indicate the Total RRv provided by the RR techniques (Area/Volume Reduction) and Standard SMPs with RRv capacity identified in question 29.

Total RRv provided

[ ][ ]0.[0][5][ ] **acre-feet**

31. Is the Total RRv provided (#30) greater than or equal to the total WQv required (#28).

● **Yes** ○ **No**

If Yes, go to question 36.
If No, go to question 32.

32. Provide the Minimum RRv required based on HSG.
[Minimum RRv Required = (P)(0.95)(Ai)/12, Ai=(S)(Aic)]

Minimum RRv Required

[ ][ ][ ].[ ][ ][ ] **acre-feet**

32a. Is the Total RRv provided (#30) greater than or equal to the Minimum RRv Required (#32)?

○ **Yes** ○ **No**

If Yes, go to question 33.
Note: Use the space provided in question #39 to summarize the specific site limitations and justification for not reducing 100% of WQv required (#28). A detailed evaluation of the specific site limitations and justification for not reducing 100% of the WQv required (#28) must also be included in the SWPPP.
If No, sizing criteria has not been met, so NOI can not be processed. SWPPP preparer must modify design to meet sizing criteria.

33. Identify the Standard SMPs in Table 1 and, if applicable, the Alternative SMPs in Table 2 that were used to treat the remaining total WQv(=Total WQv Required in 28 - Total RRv Provided in 30).

Also, provide in Table 1 and 2 the total impervious area that contributes runoff to each practice selected.

Note: Use Tables 1 and 2 to identify the SMPs used on Redevelopment projects.

33a. Indicate the Total WQv provided (i.e. WQv treated) by the SMPs identified in question #33 and Standard SMPs with RRv Capacity identified in question 29.

WQv Provided

[ ][ ][ ].[ ][ ][ ] **acre-feet**

Note: For the standard SMPs with RRv capacity, the WQv provided by each practice = the WQv calculated using the contributing drainage area to the practice - RRv provided by the practice. (See Table 3.5 in Design Manual)

34. Provide the sum of the Total RRv provided (#30) and the WQv provided (#33a). [ ][ ][ ].[ ][ ][ ]

35. Is the sum of the RRv provided (#30) and the WQv provided (#33a) greater than or equal to the total WQv required (#28)? ○ **Yes** ○ **No**

If Yes, go to question 36.
If No, sizing criteria has not been met, so NOI can not be processed. SWPPP preparer must modify design to meet sizing criteria.

36. Provide the total Channel Protection Storage Volume (CPv) required and provided or select waiver (36a), if applicable.

CPv Required

[ ][ ][ ].[ ][ ][ ] **acre-feet**

CPv Provided

[ ][ ][ ].[ ][ ][ ] **acre-feet**

36a. The need to provide channel protection has been waived because:

○ Site discharges directly to tidal waters or a fifth order or larger stream.

● Reduction of the total CPv is achieved on site through runoff reduction techniques or infiltration systems.

37. Provide the Overbank Flood (Qp) and Extreme Flood (Qf) control criteria or select waiver (37a), if applicable.

Total Overbank Flood Control Criteria (Qp)

Pre-Development

[ ]1[5].[7][ ][ ] **CFS**

Post-development

[ ][ ]8.[5][ ][ ] **CFS**

Total Extreme Flood Control Criteria (Qf)

Pre-Development

[ ]2[7].[8][ ][ ] **CFS**

Post-development

[ ]1[6].[8][ ][ ] **CFS**

37a. The need to meet the Qp and Qf criteria has been waived because:

- ○ Site discharges directly to tidal waters or a fifth order or larger stream.
- ● Downstream analysis reveals that the Qp and Qf controls are not required

38. Has a long term Operation and Maintenance Plan for the post-construction stormwater management practice(s) been developed? ● **Yes** ○ **No**

If Yes, Identify the entity responsible for the long term Operation and Maintenance

WALLACE CAMPUS MANAGER, LLC

39. Use this space to summarize the specific site limitations and justification for not reducing 100% of WQv required(#28). (See question 32a) This space can also be used for other pertinent project information.

40. Identify other DEC permits, existing and new, that are required for this project/facility.

- ○ Air Pollution Control
- ○ Coastal Erosion
- ○ Hazardous Waste
- ○ Long Island Wells
- ○ Mined Land Reclamation
- ○ Solid Waste
- ○ Navigable Waters Protection / Article 15
- ○ Water Quality Certificate
- ○ Dam Safety
- ○ Water Supply
- ○ Freshwater Wetlands/Article 24
- ○ Tidal Wetlands
- ○ Wild, Scenic and Recreational Rivers
- ○ Stream Bed or Bank Protection / Article 15
- ○ Endangered or Threatened Species(Incidental Take Permit)
- ○ Individual SPDES
- ○ SPDES Multi-Sector GP [N][Y][R][ ][ ][ ][ ][ ][ ]
- ○ Other [ ]
- ○ None

41. Does this project require a US Army Corps of Engineers Wetland Permit? ○ **Yes** ● **No**
If Yes, Indicate Size of Impact. [ ][ ][ ][ ][ ].[ ]

42. Is this project subject to the requirements of a regulated, traditional land use control MS4? ● **Yes** ○ **No**
(If No, skip question 43)

43. Has the "MS4 SWPPP Acceptance" form been signed by the principal executive officer or ranking elected official and submitted along with this NOI? ● **Yes** ○ **No**

44. If this NOI is being submitted for the purpose of continuing or transferring coverage under a general permit for stormwater runoff from construction activities, please indicate the former SPDES number assigned. [N][Y][R][ ][ ][ ][ ][ ][ ]

Owner/Operator Certification

I have read or been advised of the permit conditions and believe that I understand them. I also understand that, under the terms of the permit, there may be reporting requirements. I hereby certify that this document and the corresponding documents were prepared under my direction or supervision. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations. I further understand that coverage under the general permit will be identified in the acknowledgment that I will receive as a result of submitting this NOI and can be as long as sixty (60) business days as provided for in the general permit. I also understand that, by submitting this NOI, I am acknowledging that the SWPPP has been developed and will be implemented as the first element of construction, and agreeing to comply with all the terms and conditions of the general permit for which this NOI is being submitted.

Print First Name

JOHN

MI

Print Last Name

LOGSDON

Owner/Operator Signature

Date

/ /

New York State Department of Environmental Conservation
Division of Water
625 Broadway, 4th Floor
Albany, New York 12233-3505
(NOTE: Submit completed form to address above)

NOTICE OF TERMINATION for Storm Water Discharges Authorized under the SPDES General Permit for Construction Activity

Please indicate your permit identification number: NYR ___ ___ ___ ___ ___ ___

I. Owner or Operator Information

1. Owner/Operator Name:

2. Street Address:

3. City/State/Zip:

4. Contact Person: | 4a.Telephone:

4b. Contact Person E-Mail:

II. Project Site Information

5. Project/Site Name:

6. Street Address:

7. City/Zip:

8. County:

III. Reason for Termination

9a. □ All disturbed areas have achieved final stabilization in accordance with the general permit and SWPPP. ***Date final stabilization completed** (month/year): _____

9b. □ Permit coverage has been transferred to new owner/operator. Indicate new owner/operator's permit identification number: NYR ___ ___ ___ ___ ___ ___
(Note: Permit coverage can not be terminated by owner identified in I.1. above until new owner/operator obtains coverage under the general permit)

9c. □ Other (Explain on Page 2)

IV. Final Site Information:

10a. Did this construction activity require the development of a SWPPP that includes post-construction stormwater management practices? □ yes □ no (If no, go to question 10f.)

10b. Have all post-construction stormwater management practices included in the final SWPPP been constructed? □ yes □ no (If no, explain on Page 2)

10c. Identify the entity responsible for long-term operation and maintenance of practice(s)?

_____

NOTICE OF TERMINATION for Storm Water Discharges Authorized under the SPDES General Permit for Construction Activity - continued

10d. Has the entity responsible for long-term operation and maintenance been given a copy of the operation and maintenance plan required by the general permit? □ yes □ no

10e. Indicate the method used to ensure long-term operation and maintenance of the post-construction stormwater management practice(s):

□ Post-construction stormwater management practice(s) and any right-of-way(s) needed to maintain practice(s) have been deeded to the municipality.

□ Executed maintenance agreement is in place with the municipality that will maintain the post-construction stormwater management practice(s).

□ For post-construction stormwater management practices that are privately owned, a mechanism is in place that requires operation and maintenance of the practice(s) in accordance with the operation and maintenance plan, such as a deed covenant in the owner or operator's deed of record.

□ For post-construction stormwater management practices that are owned by a public or private institution (e.g. school, university or hospital), government agency or authority, or public utility; policy and procedures are in place that ensures operation and maintenance of the practice(s) in accordance with the operation and maintenance plan.

10f. Provide the total area of impervious surface (i.e. roof, pavement, concrete, gravel, etc.) constructed within the disturbance area? _____ (acres)

11. Is this project subject to the requirements of a regulated, traditional land use control MS4? □ yes □ no

(If Yes, complete section VI - "MS4 Acceptance" statement

V. Additional Information/Explanation:

(Use this section to answer questions 9c. and 10b., if applicable)

VI. MS4 Acceptance - MS4 Official (principal executive officer or ranking elected official) or Duly Authorized Representative (Note: Not required when 9b. is checked -transfer of coverage)

I have determined that it is acceptable for the owner or operator of the construction project identified in question 5 to submit the Notice of Termination at this time.

Printed Name:

Title/Position:

Signature:	Date:

NOTICE OF TERMINATION for Storm Water Discharges Authorized under the SPDES General Permit for Construction Activity - continued

VII. Qualified Inspector Certification - Final Stabilization:

I hereby certify that all disturbed areas have achieved final stabilization as defined in the current version of the general permit, and that all temporary, structural erosion and sediment control measures have been removed. Furthermore, I understand that certifying false, incorrect or inaccurate information is a violation of the referenced permit and the laws of the State of New York and could subject me to criminal, civil and/or administrative proceedings.

Printed Name:	
Title/Position:	
Signature:	Date:

VIII. Qualified Inspector Certification - Post-construction Stormwater Management Practice(s):

I hereby certify that all post-construction stormwater management practices have been constructed in conformance with the SWPPP. Furthermore, I understand that certifying false, incorrect or inaccurate information is a violation of the referenced permit and the laws of the State of New York and could subject me to criminal, civil and/or administrative proceedings.

Printed Name:	
Title/Position:	
Signature:	Date:

IX. Owner or Operator Certification

I hereby certify that this document was prepared by me or under my direction or supervision. My determination, based upon my inquiry of the person(s) who managed the construction activity, or those persons directly responsible for gathering the information, is that the information provided in this document is true, accurate and complete. Furthermore, I understand that certifying false, incorrect or inaccurate information is a violation of the referenced permit and the laws of the State of New York and could subject me to criminal, civil and/or administrative proceedings.

Printed Name:	
Title/Position:	
Signature:	Date:

(NYS DEC Notice of Termination - January 2015)

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

NEW YORK STATE
DEPARTMENT OF ENVIRONMENTAL CONSERVATION

SPDES GENERAL PERMIT
FOR STORMWATER DISCHARGES

From

CONSTRUCTION ACTIVITY

Permit No. GP- 0-20-001

Issued Pursuant to Article 17, Titles 7, 8 and Article 70

of the Environmental Conservation Law

Effective Date: January 29, 2020 Expiration Date: January 28, 2025

John J. Ferguson

Chief Permit Administrator

1-23-20

Authorized Signature Date

Address: NYS DEC
Division of Environmental Permits
625 Broadway, 4th Floor
Albany, N.Y. 12233-1750

PREFACE

Pursuant to Section 402 of the Clean Water Act ("CWA"), stormwater *discharges* from certain *construction activities* are unlawful unless they are authorized by a *National Pollutant Discharge Elimination System ("NPDES")* permit or by a state permit program. New York administers the approved State Pollutant Discharge Elimination System (SPDES) program with permits issued in accordance with the New York State Environmental Conservation Law (ECL) Article 17, Titles 7, 8 and Article 70.

An *owner or operator* of a *construction activity* that is eligible for coverage under this permit must obtain coverage prior to the *commencement of construction activity*. Activities that fit the definition of "*construction activity*", as defined under 40 CFR 122.26(b)(14)(x), (15)(i), and (15)(ii), constitute construction of a *point source* and therefore, pursuant to ECL section 17-0505 and 17-0701, the *owner or operator* must have coverage under a SPDES permit prior to *commencing construction activity*. The *owner or operator* cannot wait until there is an actual *discharge* from the *construction site* to obtain permit coverage.

***Note: The italicized words/phrases within this permit are defined in Appendix A.**

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
SPDES GENERAL PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITIES

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Part 1. PERMIT COVERAGE AND LIMITATIONS

A. Permit Application

This permit authorizes stormwater *discharges* to *surface waters of the State* from the following *construction activities* identified within 40 CFR Parts 122.26(b)(14)(x), 122.26(b)(15)(i) and 122.26(b)(15)(ii), provided all of the eligibility provisions of this permit are met:

1. *Construction activities* involving soil disturbances of one (1) or more acres; including disturbances of less than one acre that are part of a *larger common plan of development or sale* that will ultimately disturb one or more acres of land; excluding *routine maintenance activity* that is performed to maintain the original line and grade, hydraulic capacity or original purpose of a facility;

2. *Construction activities* involving soil disturbances of less than one (1) acre where the Department has determined that a *SPDES* permit is required for stormwater *discharges* based on the potential for contribution to a violation of a *water quality standard* or for significant contribution of *pollutants* to *surface waters of the State.*

3. *Construction activities* located in the watershed(s) identified in Appendix D that involve soil disturbances between five thousand (5,000) square feet and one (1) acre of land.

B. Effluent Limitations Applicable to Discharges from Construction Activities

*Discharge*s authorized by this permit must achieve, at a minimum, the effluent limitations in Part I.B.1. (a) – (f) of this permit. These limitations represent the degree of effluent reduction attainable by the application of best practicable technology currently available.

1. Erosion and Sediment Control Requirements - The *owner or operator* must select, design, install, implement and maintain control measures to *minimize* the *discharge* of *pollutants* and prevent a violation of the *water quality standards*. The selection, design, installation, implementation, and maintenance of these control measures must meet the non-numeric effluent limitations in Part I.B.1.(a) – (f) of this permit and be in accordance with the New York State Standards and Specifications for Erosion and Sediment Control, dated November 2016, using sound engineering judgment. Where control measures are not designed in conformance with the design criteria included in the technical standard, the *owner or operator* must include in the *Stormwater Pollution Prevention Plan* (“SWPPP”) the reason(s) for the

deviation or alternative design and provide information which demonstrates that the deviation or alternative design is *equivalent* to the technical standard.

a. **Erosion and Sediment Controls.** Design, install and maintain effective erosion and sediment controls to *minimize* the *discharge* of *pollutants* and prevent a violation of the *water quality standards*. At a minimum, such controls must be designed, installed and maintained to:

   (i) *Minimize* soil erosion through application of runoff control and soil stabilization control measure to *minimize pollutant discharge*s;

   (ii) Control stormwater *discharge*s, including both peak flowrates and total stormwater volume, to *minimize* channel and *streambank* erosion and scour in the immediate vicinity of the *discharge* points;

   (iii) *Minimize* the amount of soil exposed during *construction activity*;

   (iv) *Minimize* the disturbance of *steep slopes*;

   (v) *Minimize* sediment *discharge*s from the site;

   (vi) Provide and maintain *natural buffer*s around surface waters, direct stormwater to vegetated areas and maximize stormwater infiltration to reduce *pollutant discharge*s, unless *infeasible*;

   (vii) *Minimize* soil compaction. Minimizing soil compaction is not required where the intended function of a specific area of the site dictates that it be compacted;

   (viii) Unless *infeasible*, preserve a sufficient amount of topsoil to complete soil restoration and establish a uniform, dense vegetative cover; and

   (ix) *Minimize* dust. On areas of exposed soil, *minimize* dust through the appropriate application of water or other dust suppression techniques to control the generation of pollutants that could be discharged from the site.

b. **Soil Stabilization**. In areas where soil disturbance activity has temporarily or permanently ceased, the application of soil stabilization measures must be initiated by the end of the next business day and completed within fourteen (14) days from the date the current soil disturbance activity ceased. For construction sites that *directly discharge* to one of the 303(d) segments

listed in Appendix E or is located in one of the watersheds listed in Appendix C, the application of soil stabilization measures must be initiated by the end of the next business day and completed within seven (7) days from the date the current soil disturbance activity ceased. See Appendix A for definition of *Temporarily Ceased*.

c. **Dewatering**. *Discharge*s from *dewatering* activities, including *discharge*s from *dewatering* of trenches and excavations, must be managed by appropriate control measures.

d. **Pollution Prevention Measures**. Design, install, implement, and maintain effective pollution prevention measures to *minimize* the *discharge* of *pollutants* and prevent a violation of the *water quality standards*. At a minimum, such measures must be designed, installed, implemented and maintained to:

(i) *Minimize* the *discharge* of *pollutants* from equipment and vehicle washing, wheel wash water, and other wash waters. This applies to washing operations that use clean water only. Soaps, detergents and solvents cannot be used;

(ii) *Minimize* the exposure of building materials, building products, construction wastes, trash, landscape materials, fertilizers, pesticides, herbicides, detergents, sanitary waste, hazardous and toxic waste, and other materials present on the site to precipitation and to stormwater. Minimization of exposure is not required in cases where the exposure to precipitation and to stormwater will not result in a *discharge* of *pollutants*, or where exposure of a specific material or product poses little risk of stormwater contamination (such as final products and materials intended for outdoor use) ; and

(iii) Prevent the *discharge* of *pollutants* from spills and leaks and implement chemical spill and leak prevention and response procedures.

e. **Prohibited *Discharges*.** The following *discharge*s are prohibited:

(i) Wastewater from washout of concrete;

(ii) Wastewater from washout and cleanout of stucco, paint, form release oils, curing compounds and other construction materials;

(iii) Fuels, oils, or other *pollutants* used in vehicle and equipment operation and maintenance;

(iv) Soaps or solvents used in vehicle and equipment washing; and

(v) Toxic or hazardous substances from a spill or other release.

f. Surface Outlets. When discharging from basins and impoundments, the outlets shall be designed, constructed and maintained in such a manner that sediment does not leave the basin or impoundment and that erosion at or below the outlet does not occur.

C. Post-construction Stormwater Management Practice Requirements

1. The *owner or operator* of a *construction activity* that requires post-construction stormwater management practices pursuant to Part III.C. of this permit must select, design, install, and maintain the practices to meet the *performance criteria* in the New York State Stormwater Management Design Manual ("Design Manual"), dated January 2015, using sound engineering judgment. Where post-construction stormwater management practices ("SMPs") are not designed in conformance with the *performance criteria* in the Design Manual, the *owner or operator* must include in the SWPPP the reason(s) for the deviation or alternative design and provide information which demonstrates that the deviation or alternative design is *equivalent* to the technical standard.

2. The *owner or operator* of a *construction activity* that requires post-construction stormwater management practices pursuant to Part III.C. of this permit must design the practices to meet the applicable *sizing criteria* in Part I.C.2.a., b., c. or d. of this permit.

a. Sizing Criteria for New Development

(i) Runoff Reduction Volume ("RRv"): Reduce the total Water Quality Volume ("WQv") by application of RR techniques and standard SMPs with RRv capacity. The total WQv shall be calculated in accordance with the criteria in Section 4.2 of the Design Manual.

(ii) Minimum RRv and Treatment of Remaining Total WQv: Construction activities that cannot meet the criteria in Part I.C.2.a.(i) of this permit due to site limitations shall direct runoff from all newly constructed impervious areas to a RR technique or standard SMP with RRv capacity unless infeasible. The specific site limitations that prevent the reduction of 100% of the WQv shall be documented in the SWPPP.

For each impervious area that is not directed to a RR technique or standard SMP with RRv capacity, the SWPPP must include documentation which demonstrates that all options were considered and for each option explains why it is considered infeasible.

In no case shall the runoff reduction achieved from the newly constructed impervious areas be less than the Minimum RRv as calculated using the criteria in Section 4.3 of the Design Manual. The remaining portion of the total WQv that cannot be reduced shall be treated by application of standard SMPs.

(iii) Channel Protection Volume ("Cpv"): Provide 24 hour extended detention of the post-developed 1-year, 24-hour storm event; remaining after runoff reduction. The Cpv requirement does not apply when:
(1) Reduction of the entire Cpv is achieved by application of runoff reduction techniques or infiltration systems, or
(2) The site discharges directly to tidal waters, or fifth order or larger streams.

(iv) *Overbank* Flood Control Criteria ("Qp"): Requires storage to attenuate the post-development 10-year, 24-hour peak discharge rate (Qp) to predevelopment rates. The Qp requirement does not apply when:
(1) the site discharges directly to tidal waters or fifth order or larger streams, or
(2) A downstream analysis reveals that *overbank* control is not required.

(v) Extreme Flood Control Criteria ("Qf"): Requires storage to attenuate the post-development 100-year, 24-hour peak discharge rate (Qf) to predevelopment rates. The Qf requirement does not apply when:
(1) the site discharges directly to tidal waters or fifth order or larger streams, or
(2) A downstream analysis reveals that *overbank* control is not required.

b. *Sizing Criteria* for *New Development* in Enhanced Phosphorus Removal Watershed

(i) Runoff Reduction Volume (RRv): Reduce the total Water Quality Volume (WQv) by application of RR techniques and standard SMPs with RRv capacity. The total WQv is the runoff volume from the 1-year, 24 hour design storm over the post-developed watershed and shall be

calculated in accordance with the criteria in Section 10.3 of the Design Manual.

(ii) Minimum RRv and Treatment of Remaining Total WQv: *Construction activities* that cannot meet the criteria in Part I.C.2.b.(i) of this permit due to *site limitations* shall direct runoff from all newly constructed *impervious areas* to a RR technique or standard SMP with RRv capacity unless *infeasible*. The specific *site limitations* that prevent the reduction of 100% of the WQv shall be documented in the SWPPP. For each *impervious area* that is not directed to a RR technique or standard SMP with RRv capacity, the SWPPP must include documentation which demonstrates that all options were considered and for each option explains why it is considered *infeasible.*

In no case shall the runoff reduction achieved from the newly constructed *impervious areas* be less than the Minimum RRv as calculated using the criteria in Section 10.3 of the Design Manual. The remaining portion of the total WQv that cannot be reduced shall be treated by application of standard SMPs.

(iii) Channel Protection Volume (Cpv): Provide 24 hour extended detention of the post-developed 1-year, 24-hour storm event; remaining after runoff reduction. The Cpv requirement does not apply when:
(1) Reduction of the entire Cpv is achieved by application of runoff reduction techniques or infiltration systems, or
(2) The site *discharge*s directly to tidal waters, or fifth order or larger streams.

(iv) *Overbank* Flood Control Criteria (Qp): Requires storage to attenuate the post-development 10-year, 24-hour peak *discharge* rate (Qp) to predevelopment rates. The Qp requirement does not apply when:
(1) the site *discharge*s directly to tidal waters or fifth order or larger streams, or
(2) A downstream analysis reveals that *overbank* control is not required.

(v) Extreme Flood Control Criteria (Qf): Requires storage to attenuate the post-development 100-year, 24-hour peak *discharge* rate (Qf) to predevelopment rates. The Qf requirement does not apply when:
(1) the site *discharge*s directly to tidal waters or fifth order or larger streams, or
(2) A downstream analysis reveals that *overbank* control is not required.

c. Sizing Criteria for Redevelopment Activity

(i) Water Quality Volume (WQv): The WQv treatment objective for *redevelopment activity* shall be addressed by one of the following options. *Redevelopment activities* located in an Enhanced Phosphorus Removal Watershed (see Part III.B.3. and Appendix C of this permit) shall calculate the WQv in accordance with Section 10.3 of the Design Manual. All other *redevelopment activities* shall calculate the WQv in accordance with Section 4.2 of the Design Manual.

(1) Reduce the existing *impervious cover* by a minimum of 25% of the total disturbed, *impervious area*. The Soil Restoration criteria in Section 5.1.6 of the Design Manual must be applied to all newly created pervious areas, or

(2) Capture and treat a minimum of 25% of the WQv from the disturbed, *impervious area* by the application of standard SMPs; or reduce 25% of the WQv from the disturbed, *impervious area* by the application of RR techniques or standard SMPs with RRv capacity., or

(3) Capture and treat a minimum of 75% of the WQv from the disturbed, *impervious area* as well as any additional runoff from tributary areas by application of the alternative practices discussed in Sections 9.3 and 9.4 of the Design Manual., or

(4) Application of a combination of 1, 2 and 3 above that provide a weighted average of at least two of the above methods. Application of this method shall be in accordance with the criteria in Section 9.2.1(B) (IV) of the Design Manual.

If there is an existing post-construction stormwater management practice located on the site that captures and treats runoff from the *impervious area* that is being disturbed, the WQv treatment option selected must, at a minimum, provide treatment equal to the treatment that was being provided by the existing practice(s) if that treatment is greater than the treatment required by options 1 – 4 above.

(ii) Channel Protection Volume (Cpv): Not required if there are no changes to hydrology that increase the *discharge* rate from the project site.

(iii) *Overbank* Flood Control Criteria (Qp): Not required if there are no changes to hydrology that increase the *discharge* rate from the project site.

(iv) Extreme Flood Control Criteria (Qf): Not required if there are no changes to hydrology that increase the *discharge* rate from the project site

d. Sizing Criteria for Combination of Redevelopment Activity and New Development

Construction projects that include both New Development and Redevelopment Activity shall provide post-construction stormwater management controls that meet the sizing criteria calculated as an aggregate of the Sizing Criteria in Part I.C.2.a. or b. of this permit for the New Development portion of the project and Part I.C.2.c of this permit for Redevelopment Activity portion of the project.

D. Maintaining Water Quality

The Department expects that compliance with the conditions of this permit will control *discharge*s necessary to meet applicable *water quality standards*. It shall be a violation of the *ECL* for any discharge to either cause or contribute to a violation of *water quality standards* as contained in Parts 700 through 705 of Title 6 of the Official Compilation of Codes, Rules and Regulations of the State of New York, such as:

1. There shall be no increase in turbidity that will cause a substantial visible contrast to natural conditions;

2. There shall be no increase in suspended, colloidal or settleable solids that will cause deposition or impair the waters for their best usages; and

3. There shall be no residue from oil and floating substances, nor visible oil film, nor globules of grease.

If there is evidence indicating that the stormwater *discharge*s authorized by this permit are causing, have the reasonable potential to cause, or are contributing to a violation of the *water quality standards*; the *owner or operator* must take appropriate corrective action in accordance with Part IV.C.5. of this general permit and document in accordance with Part IV.C.4. of this general permit. To address the *water quality standard* violation the *owner or operator* may need to provide additional information, include and implement appropriate controls in the SWPPP to correct the problem, or obtain an individual SPDES permit.

If there is evidence indicating that despite compliance with the terms and conditions of this general permit it is demonstrated that the stormwater *discharge*s authorized by this permit are causing or contributing to a violation of *water quality standards*, or if the Department determines that a modification of the permit is necessary to prevent a violation of *water quality standards*, the authorized *discharge*s will no longer be eligible for coverage under this permit. The Department may require the *owner or operator* to obtain an individual SPDES permit to continue discharging.

E. Eligibility Under This General Permit

1. This permit may authorize all *discharges* of stormwater from *construction activity* to *surface waters of the State* and *groundwaters* except for ineligible *discharges* identified under subparagraph F. of this Part.

2. Except for non-stormwater *discharges* explicitly listed in the next paragraph, this permit only authorizes stormwater *discharge*s; including stormwater runoff, snowmelt runoff, and surface runoff and drainage, from *construction activities*.

3. Notwithstanding paragraphs E.1 and E.2 above, the following non-stormwater discharges are authorized by this permit: those listed in 6 NYCRR 750-1.2(a)(29)(vi), with the following exception: "Discharges from firefighting activities are authorized only when the firefighting activities are emergencies/unplanned"; waters to which other components have not been added that are used to control dust in accordance with the SWPPP; and uncontaminated *discharge*s from *construction site* de-watering operations. All non-stormwater discharges must be identified in the SWPPP. Under all circumstances, the *owner or operator* must still comply with *water quality standards* in Part I.D of this permit.

4. The *owner or operator* must maintain permit eligibility to *discharge* under this permit. Any *discharges* that are not compliant with the eligibility conditions of this permit are not authorized by the permit and the *owner or operator* must either apply for a separate permit to cover those ineligible *discharges* or take steps necessary to make the *discharge* eligible for coverage.

F. Activities Which Are Ineligible for Coverage Under This General Permit

All of the following are **not** authorized by this permit:

1. *Discharge*s after *construction activities* have been completed and the site has undergone *final stabilization*;

2. *Discharge*s that are mixed with sources of non-stormwater other than those expressly authorized under subsection E.3. of this Part and identified in the SWPPP required by this permit;

3. *Discharges* that are required to obtain an individual SPDES permit or another SPDES general permit pursuant to Part VII.K. of this permit;

4. *Construction activities* or *discharges* from *construction activities* that may adversely affect an *endangered or threatened species* unless the *owner or*

operator has obtained a permit issued pursuant to 6 NYCRR Part 182 for the project or the Department has issued a letter of non-jurisdiction for the project. All documentation necessary to demonstrate eligibility shall be maintained on site in accordance with Part II.D.2 of this permit;

5. *Discharges* which either cause or contribute to a violation of *water quality standards* adopted pursuant to the *ECL* and its accompanying regulations;

6. *Construction activities* for residential, commercial and institutional projects:

   a. Where the *discharge*s from the *construction activities* are tributary to waters of the state classified as AA or AA-s; and

   b. Which are undertaken on land with no existing *impervious cover*; and

   c. Which disturb one (1) or more acres of land designated on the current United States Department of Agriculture ("USDA") Soil Survey as Soil Slope Phase "D", (provided the map unit name is inclusive of slopes greater than 25%), or Soil Slope Phase "E" or "F" (regardless of the map unit name), or a combination of the three designations.

7. *Construction activities* for linear transportation projects and linear utility projects:

   a. Where the *discharge*s from the *construction activities* are tributary to waters of the state classified as AA or AA-s; and

   b. Which are undertaken on land with no existing *impervious cover*; and

   c. Which disturb two (2) or more acres of land designated on the current USDA Soil Survey as Soil Slope Phase "D" (provided the map unit name is inclusive of slopes greater than 25%), or Soil Slope Phase "E" or "F" (regardless of the map unit name), or a combination of the three designations.

8. *Construction activities* that have the potential to affect an *historic property*, unless there is documentation that such impacts have been resolved. The following documentation necessary to demonstrate eligibility with this requirement shall be maintained on site in accordance with Part II.D.2 of this permit and made available to the Department in accordance with Part VII.F of this permit:

   a. Documentation that the *construction activity* is not within an archeologically sensitive area indicated on the sensitivity map, and that the *construction activity* is not located on or immediately adjacent to a property listed or determined to be eligible for listing on the National or State Registers of Historic Places, and that there is no new permanent building on the *construction site* within the following distances from a building, structure, or object that is more than 50 years old, or if there is such a new permanent building on the *construction site* within those parameters that NYS Office of Parks, Recreation and Historic Preservation (OPRHP), a Historic Preservation Commission of a Certified Local Government, or a qualified preservation professional has determined that the building, structure, or object more than 50 years old is not historically/archeologically significant.

      - 1-5 acres of disturbance - 20 feet
      - 5-20 acres of disturbance - 50 feet
      - 20+ acres of disturbance - 100 feet, or

   b. DEC consultation form sent to OPRHP, and copied to the NYS DEC Agency Historic Preservation Officer (APO), and
      (i) the State Environmental Quality Review (SEQR) Environmental Assessment Form (EAF) with a negative declaration or the Findings Statement, with documentation of OPRHP's agreement with the resolution; or
      (ii) documentation from OPRHP that the *construction activity* will result in No Impact; or
      (iii) documentation from OPRHP providing a determination of No Adverse Impact; or
      (iv) a Letter of Resolution signed by the owner/operator, OPRHP and the DEC APO which allows for this *construction activity* to be eligible for coverage under the general permit in terms of the State Historic Preservation Act (SHPA); or

   c. Documentation of satisfactory compliance with Section 106 of the National Historic Preservation Act for a coterminous project area:

(i) No Affect
(ii) No Adverse Affect
(iii) Executed Memorandum of Agreement, or

d. Documentation that:

(i) SHPA Section 14.09 has been completed by NYS DEC or another state agency.

9. *Discharge*s from *construction activities* that are subject to an existing SPDES individual or general permit where a SPDES permit for *construction activity* has been terminated or denied; or where the *owner or operator* has failed to renew an expired individual permit.

Part II. PERMIT COVERAGE

A. How to Obtain Coverage

1. An *owner or operator* of a *construction activity* that is not subject to the requirements of a regulated, traditional land use control MS4 must first prepare a SWPPP in accordance with all applicable requirements of this permit and then submit a completed Notice of Intent (NOI) to the Department to be authorized to discharge under this permit.

2. An *owner or operator* of a *construction activity* that is subject to the requirements of a *regulated, traditional land use control MS4* must first prepare a SWPPP in accordance with all applicable requirements of this permit and then have the SWPPP reviewed and accepted by the *regulated, traditional land use control MS4* prior to submitting the NOI to the Department. The *owner or operator* shall have the “MS4 SWPPP Acceptance” form signed in accordance with Part VII.H., and then submit that form along with a completed NOI to the Department.

3. The requirement for an *owner or operator* to have its SWPPP reviewed and accepted by the *regulated, traditional land use control MS4* prior to submitting the NOI to the Department does not apply to an *owner or operator* that is obtaining permit coverage in accordance with the requirements in Part II.F. (Change of *Owner or Operator*) or where the *owner or operator* of the *construction activity* is the *regulated, traditional land use control MS4* . This exemption does not apply to *construction activities* subject to the New York City Administrative Code.

B. Notice of Intent (NOI) Submittal

1. Prior to December 21, 2020, an owner or operator shall use either the electronic (eNOI) or paper version of the NOI that the Department prepared. Both versions of the NOI are located on the Department's website (http://www.dec.ny.gov/). The paper version of the NOI shall be signed in accordance with Part VII.H. of this permit and submitted to the following address:

   NOTICE OF INTENT
   NYS DEC, Bureau of Water Permits
   625 Broadway, 4th Floor
   Albany, New York 12233-3505

2. Beginning December 21, 2020 and in accordance with EPA's 2015 NPDES Electronic Reporting Rule (40 CFR Part 127), the *owner or operator* must submit the NOI electronically using the *Department's* online NOI.

3. The *owner or operator* shall have the SWPPP preparer sign the "SWPPP Preparer Certification" statement on the NOI prior to submitting the form to the Department.

4. As of the date the NOI is submitted to the Department, the *owner or operator* shall make the NOI and SWPPP available for review and copying in accordance with the requirements in Part VII.F. of this permit.

C. Permit Authorization

1. An *owner or operator* shall not *commence construction activity* until their authorization to *discharge* under this permit goes into effect.

2. Authorization to *discharge* under this permit will be effective when the *owner or operator* has satisfied all of the following criteria:

   a. project review pursuant to the State Environmental Quality Review Act ("SEQRA") have been satisfied, when SEQRA is applicable. See the Department's website (http://www.dec.ny.gov/) for more information,

   b. where required, all necessary Department permits subject to the *Uniform Procedures Act ("UPA")* (see 6 NYCRR Part 621), or the equivalent from another New York State agency, have been obtained, unless otherwise notified by the Department pursuant to 6 NYCRR 621.3(a)(4). *Owners or operators* of *construction activities* that are required to obtain *UPA* permits

must submit a preliminary SWPPP to the appropriate DEC Permit Administrator at the Regional Office listed in Appendix F at the time all other necessary *UPA* permit applications are submitted. The preliminary SWPPP must include sufficient information to demonstrate that the *construction activity* qualifies for authorization under this permit,

c. the final SWPPP has been prepared, and

d. a complete NOI has been submitted to the Department in accordance with the requirements of this permit.

3. An *owner or operator* that has satisfied the requirements of Part II.C.2 above will be authorized to *discharge* stormwater from their *construction activity* in accordance with the following schedule:

   a. For *construction activities* that are <u>not</u> subject to the requirements of a *regulated, traditional land use control MS4*:

      (i) Five (5) business days from the date the Department receives a complete electronic version of the NOI (eNOI) for *construction activities* with a SWPPP that has been prepared in conformance with the design criteria in the technical standard referenced in Part III.B.1 and the *performance criteria* in the technical standard referenced in Parts III.B., 2 or 3, for *construction activities* that require post-construction stormwater management practices pursuant to Part III.C.; or

      (ii) Sixty (60) business days from the date the Department receives a complete NOI (electronic or paper version) for *construction activities* with a SWPPP that has <u>not</u> been prepared in conformance with the design criteria in technical standard referenced in Part III.B.1. or, for *construction activities* that require post-construction stormwater management practices pursuant to Part III.C., the *performance criteria* in the technical standard referenced in Parts III.B., 2 or 3, or;

      (iii) Ten (10) business days from the date the Department receives a complete paper version of the NOI for *construction activities* with a SWPPP that has been prepared in conformance with the design criteria in the technical standard referenced in Part III.B.1 and the *performance criteria* in the technical standard referenced in Parts III.B., 2 or 3, for *construction activities* that require post-construction stormwater management practices pursuant to Part III.C.

b. For *construction activities* that are subject to the requirements of a *regulated, traditional land use control MS4*:

(i) Five (5) business days from the date the Department receives both a complete electronic version of the NOI (eNOI) and signed "*MS4* SWPPP Acceptance" form, or

(ii) Ten (10) business days from the date the Department receives both a complete paper version of the NOI and signed "MS4 SWPPP Acceptance" form.

4. Coverage under this permit authorizes stormwater *discharges* from only those areas of disturbance that are identified in the NOI. If an *owner or operator* wishes to have stormwater *discharges* from future or additional areas of disturbance authorized, they must submit a new NOI that addresses that phase of the development, unless otherwise notified by the Department. The *owner or operator* shall not *commence construction activity* on the future or additional areas until their authorization to *discharge* under this permit goes into effect in accordance with Part II.C. of this permit.

D. General Requirements For Owners or Operators With Permit Coverage

1. The *owner or operator* shall ensure that the provisions of the SWPPP are implemented from the *commencement of construction activity* until all areas of disturbance have achieved *final stabilization* and the Notice of Termination ("NOT") has been submitted to the Department in accordance with Part V. of this permit. This includes any changes made to the SWPPP pursuant to Part III.A.4. of this permit.

2. The *owner or operator* shall maintain a copy of the General Permit (GP-0-20-001), NOI, *NOI Acknowledgment Letter*, SWPPP, MS4 SWPPP Acceptance form, inspection reports, responsible contractor's or subcontractor's certification statement (see Part III.A.6.), and all documentation necessary to demonstrate eligibility with this permit at the *construction site* until all disturbed areas have achieved *final stabilization* and the NOT has been submitted to the Department. The documents must be maintained in a secure location, such as a job trailer, on-site construction office, or mailbox with lock. The secure location must be accessible during normal business hours to an individual performing a compliance inspection.

3. The *owner or operator* of a *construction activity* shall not disturb greater than five (5) acres of soil at any one time without prior written authorization from the Department or, in areas under the jurisdiction of a *regulated, traditional land*

use control MS4, the *regulated, traditional land use control MS4* (provided the *regulated, traditional land use control MS4* is not the *owner or operator* of the *construction activity*). At a minimum, the *owner or operator* must comply with the following requirements in order to be authorized to disturb greater than five (5) acres of soil at any one time:

a. The *owner or operator* shall have a *qualified inspector* conduct **at least** two (2) site inspections in accordance with Part IV.C. of this permit every seven (7) calendar days, for as long as greater than five (5) acres of soil remain disturbed. The two (2) inspections shall be separated by a minimum of two (2) full calendar days.

b. In areas where soil disturbance activity has temporarily or permanently ceased, the application of soil stabilization measures must be initiated by the end of the next business day and completed within seven (7) days from the date the current soil disturbance activity ceased. The soil stabilization measures selected shall be in conformance with the technical standard, New York State Standards and Specifications for Erosion and Sediment Control, dated November 2016.

c. The *owner or operator* shall prepare a phasing plan that defines maximum disturbed area per phase and shows required cuts and fills.

d. The *owner or operator* shall install any additional site-specific practices needed to protect water quality.

e. The *owner or operator* shall include the requirements above in their SWPPP.

4. In accordance with statute, regulations, and the terms and conditions of this permit, the Department may suspend or revoke an *owner's or operator's* coverage under this permit at any time if the Department determines that the SWPPP does not meet the permit requirements or consistent with Part VII.K..

5. Upon a finding of significant non-compliance with the practices described in the SWPPP or violation of this permit, the Department may order an immediate stop to all activity at the site until the non-compliance is remedied. The stop work order shall be in writing, describe the non-compliance in detail, and be sent to the *owner or operator*.

6. For *construction activities* that are subject to the requirements of a *regulated, traditional land use control MS4*, the *owner or operator* shall notify the

regulated, traditional land use control MS4 in writing of any planned amendments or modifications to the post-construction stormwater management practice component of the SWPPP required by Part III.A. 4. and 5. of this permit. Unless otherwise notified by the *regulated, traditional land use control MS4*, the *owner or operator* shall have the SWPPP amendments or modifications reviewed and accepted by the *regulated, traditional land use control MS4* prior to commencing construction of the post-construction stormwater management practice.

E. Permit Coverage for Discharges Authorized Under GP-0-15-002

1. Upon renewal of SPDES General Permit for Stormwater Discharges from *Construction Activity* (Permit No. GP-0-15-002), an *owner or operator* of *a construction activity* with coverage under GP-0-15-002, as of the effective date of GP- 0-20-001, shall be authorized to *discharge* in accordance with GP- 0-20-001, unless otherwise notified by the Department.

   An *owner or operator* may continue to implement the technical/design components of the post-construction stormwater management controls provided that such design was done in conformance with the technical standards in place at the time of initial project authorization. However, they must comply with the other, non-design provisions of GP-0-20-001.

F. Change of Owner or Operator

1. When property ownership changes or when there is a change in operational control over the construction plans and specifications, the original *owner or operator* must notify the new *owner or operator*, in writing, of the requirement to obtain permit coverage by submitting a NOI with the Department. For *construction activities* subject to the requirements of a *regulated, traditional land use control MS4,* the original *owner or operator* must also notify the MS4, in writing, of the change in ownership at least 30 calendar days prior to the change in ownership.

2. Once the new *owner or operator* obtains permit coverage, the original *owner or operator* shall then submit a completed NOT with the name and permit identification number of the new *owner or operator* to the Department at the address in Part II.B.1. of this permit. If the original *owner or operator* maintains ownership of a portion of the *construction activity* and will disturb soil, they must maintain their coverage under the permit.

3. Permit coverage for the new *owner or operator* will be effective as of the date the Department receives a complete NOI, provided the original *owner or*

operator was not subject to a sixty (60) business day authorization period that has not expired as of the date the Department receives the NOI from the new *owner or operator*.

Part III. STORMWATER POLLUTION PREVENTION PLAN (SWPPP)

A. General SWPPP Requirements

1. A SWPPP shall be prepared and implemented by the *owner or operator* of each *construction activity* covered by this permit. The SWPPP must document the selection, design, installation, implementation and maintenance of the control measures and practices that will be used to meet the effluent limitations in Part I.B. of this permit and where applicable, the post-construction stormwater management practice requirements in Part I.C. of this permit. The SWPPP shall be prepared prior to the submittal of the NOI. The NOI shall be submitted to the Department prior to the *commencement of construction activity*. A copy of the completed, final NOI shall be included in the SWPPP.

2. The SWPPP shall describe the erosion and sediment control practices and where required, post-construction stormwater management practices that will be used and/or constructed to reduce the *pollutants* in stormwater *discharges* and to assure compliance with the terms and conditions of this permit. In addition, the SWPPP shall identify potential sources of pollution which may reasonably be expected to affect the quality of stormwater *discharges*.

3. All SWPPPs that require the post-construction stormwater management practice component shall be prepared by a *qualified professional* that is knowledgeable in the principles and practices of stormwater management and treatment.

4. The *owner or operator* must keep the SWPPP current so that it at all times accurately documents the erosion and sediment controls practices that are being used or will be used during construction, and all post-construction stormwater management practices that will be constructed on the site. At a minimum, the *owner or operator* shall amend the SWPPP, including construction drawings:

    a. whenever the current provisions prove to be ineffective in minimizing *pollutants* in stormwater *discharges* from the site;

b. whenever there is a change in design, construction, or operation at the *construction site* that has or could have an effect on the *discharge* of *pollutants*;

c. to address issues or deficiencies identified during an inspection by the *qualified inspector,* the Department or other regulatory authority; and

d. to document the final construction conditions.

5. The Department may notify the *owner or operator* at any time that the SWPPP does not meet one or more of the minimum requirements of this permit. The notification shall be in writing and identify the provisions of the SWPPP that require modification. Within fourteen (14) calendar days of such notification, or as otherwise indicated by the Department, the *owner or operator* shall make the required changes to the SWPPP and submit written notification to the Department that the changes have been made. If the *owner or operator* does not respond to the Department's comments in the specified time frame, the Department may suspend the *owner's or operator's* coverage under this permit or require the *owner or operator* to obtain coverage under an individual SPDES permit in accordance with Part II.D.4. of this permit.

6. Prior to the *commencement of construction activity*, the *owner or operator* must identify the contractor(s) and subcontractor(s) that will be responsible for installing, constructing, repairing, replacing, inspecting and maintaining the erosion and sediment control practices included in the SWPPP; and the contractor(s) and subcontractor(s) that will be responsible for constructing the post-construction stormwater management practices included in the SWPPP. The *owner or operator* shall have each of the contractors and subcontractors identify at least one person from their company that will be responsible for implementation of the SWPPP. This person shall be known as the *trained contractor.* The *owner or operator* shall ensure that at least one *trained contractor* is on site on a daily basis when soil disturbance activities are being performed.

   The *owner or operator* shall have each of the contractors and subcontractors identified above sign a copy of the following certification statement below before they commence any *construction activity*:

   "I hereby certify under penalty of law that I understand and agree to comply with the terms and conditions of the SWPPP and agree to implement any corrective actions identified by the *qualified inspector* during a site inspection. I also understand that the *owner or operator* must comply with

the terms and conditions of the most current version of the New York State Pollutant Discharge Elimination System ("SPDES") general permit for stormwater *discharge*s from *construction activities* and that it is unlawful for any person to cause or contribute to a violation of *water quality standards*. Furthermore, I am aware that there are significant penalties for submitting false information, that I do not believe to be true, including the possibility of fine and imprisonment for knowing violations"

In addition to providing the certification statement above, the certification page must also identify the specific elements of the SWPPP that each contractor and subcontractor will be responsible for and include the name and title of the person providing the signature; the name and title of the *trained contractor* responsible for SWPPP implementation; the name, address and telephone number of the contracting firm; the address (or other identifying description) of the site; and the date the certification statement is signed. The *owner or operator* shall attach the certification statement(s) to the copy of the SWPPP that is maintained at the *construction site*. If new or additional contractors are hired to implement measures identified in the SWPPP after construction has commenced, they must also sign the certification statement and provide the information listed above.

7. For projects where the Department requests a copy of the SWPPP or inspection reports, the *owner or operator* shall submit the documents in both electronic (PDF only) and paper format within five (5) business days, unless otherwise notified by the Department.

B. Required SWPPP Contents

1. Erosion and sediment control component - All SWPPPs prepared pursuant to this permit shall include erosion and sediment control practices designed in conformance with the technical standard, New York State Standards and Specifications for Erosion and Sediment Control, dated November 2016. Where erosion and sediment control practices are not designed in conformance with the design criteria included in the technical standard, the *owner or operator* must demonstrate *equivalence* to the technical standard. At a minimum, the erosion and sediment control component of the SWPPP shall include the following:

    a. Background information about the scope of the project, including the location, type and size of project

b. A site map/construction drawing(s) for the project, including a general location map. At a minimum, the site map shall show the total site area; all improvements; areas of disturbance; areas that will not be disturbed; existing vegetation; on-site and adjacent off-site surface water(s); floodplain/floodway boundaries; wetlands and drainage patterns that could be affected by the *construction activity*; existing and final contours ; locations of different soil types with boundaries; material, waste, borrow or equipment storage areas located on adjacent properties; and location(s) of the stormwater *discharge*(s);

c. A description of the soil(s) present at the site, including an identification of the Hydrologic Soil Group (HSG);

d. A construction phasing plan and sequence of operations describing the intended order of *construction activities*, including clearing and grubbing, excavation and grading, utility and infrastructure installation and any other activity at the site that results in soil disturbance;

e. A description of the minimum erosion and sediment control practices to be installed or implemented for each *construction activity* that will result in soil disturbance. Include a schedule that identifies the timing of initial placement or implementation of each erosion and sediment control practice and the minimum time frames that each practice should remain in place or be implemented;

f. A temporary and permanent soil stabilization plan that meets the requirements of this general permit and the technical standard, New York State Standards and Specifications for Erosion and Sediment Control, dated November 2016, for each stage of the project, including initial land clearing and grubbing to project completion and achievement of *final stabilization*;

g. A site map/construction drawing(s) showing the specific location(s), size(s), and length(s) of each erosion and sediment control practice;

h. The dimensions, material specifications, installation details, and operation and maintenance requirements for all erosion and sediment control practices. Include the location and sizing of any temporary sediment basins and structural practices that will be used to divert flows from exposed soils;

i. A maintenance inspection schedule for the contractor(s) identified in Part III.A.6. of this permit, to ensure continuous and effective operation of the erosion and sediment control practices. The maintenance inspection

schedule shall be in accordance with the requirements in the technical standard, New York State Standards and Specifications for Erosion and Sediment Control, dated November 2016;

j. A description of the pollution prevention measures that will be used to control litter, construction chemicals and construction debris from becoming a *pollutant* source in the stormwater *discharges*;

k. A description and location of any stormwater *discharges* associated with industrial activity other than construction at the site, including, but not limited to, stormwater *discharges* from asphalt plants and concrete plants located on the *construction site*; and

l. Identification of any elements of the design that are not in conformance with the design criteria in the technical standard, New York State Standards and Specifications for Erosion and Sediment Control, dated November 2016. Include the reason for the deviation or alternative design and provide information which demonstrates that the deviation or alternative design is *equivalent* to the technical standard.

2. Post-construction stormwater management practice component – The *owner or operator* of any construction project identified in Table 2 of Appendix B as needing post-construction stormwater management practices shall prepare a SWPPP that includes practices designed in conformance with the applicable *sizing criteria* in Part I.C.2.a., c. or d. of this permit and the *performance criteria* in the technical standard, New York State Stormwater Management Design Manual dated January 2015

   Where post-construction stormwater management practices are not designed in conformance with the *performance criteria* in the technical standard, the *owner or operator* must include in the SWPPP the reason(s) for the deviation or alternative design and provide information which demonstrates that the deviation or alternative design is *equivalent* to the technical standard.

   The post-construction stormwater management practice component of the SWPPP shall include the following:

   a. Identification of all post-construction stormwater management practices to be constructed as part of the project. Include the dimensions, material specifications and installation details for each post-construction stormwater management practice;

b. A site map/construction drawing(s) showing the specific location and size of each post-construction stormwater management practice;

c. A Stormwater Modeling and Analysis Report that includes:
   (i) Map(s) showing pre-development conditions, including watershed/subcatchments boundaries, flow paths/routing, and design points;

   (ii) Map(s) showing post-development conditions, including watershed/subcatchments boundaries, flow paths/routing, design points and post-construction stormwater management practices;

   (iii) Results of stormwater modeling (i.e. hydrology and hydraulic analysis) for the required storm events. Include supporting calculations (model runs), methodology, and a summary table that compares pre and post-development runoff rates and volumes for the different storm events;

   (iv) Summary table, with supporting calculations, which demonstrates that each post-construction stormwater management practice has been designed in conformance with the *sizing criteria* included in the Design Manual;

   (v) Identification of any *sizing criteria* that is not required based on the requirements included in Part I.C. of this permit; and

   (vi) Identification of any elements of the design that are not in conformance with the *performance criteria* in the Design Manual. Include the reason(s) for the deviation or alternative design and provide information which demonstrates that the deviation or alternative design is *equivalent* to the Design Manual;

d. Soil testing results and locations (test pits, borings);

e. Infiltration test results, when required; and

f. An operations and maintenance plan that includes inspection and maintenance schedules and actions to ensure continuous and effective operation of each post-construction stormwater management practice. The plan shall identify the entity that will be responsible for the long term operation and maintenance of each practice.

3. Enhanced Phosphorus Removal Standards - All construction projects identified in Table 2 of Appendix B that are located in the watersheds identified in Appendix C shall prepare a SWPPP that includes post-construction stormwater management practices designed in conformance with the applicable *sizing criteria* in Part I.C.2. b., c. or d. of this permit and the *performance criteria,* Enhanced Phosphorus Removal Standards included in the Design Manual. At a minimum, the post-construction stormwater management practice component of the SWPPP shall include items 2.a - 2.f. above.

C. Required SWPPP Components by Project Type

Unless otherwise notified by the Department, *owners or operators* of *construction activities* identified in Table 1 of Appendix B are required to prepare a SWPPP that only includes erosion and sediment control practices designed in conformance with Part III.B.1 of this permit. *Owners or operators* of the *construction activities* identified in Table 2 of Appendix B shall prepare a SWPPP that also includes post-construction stormwater management practices designed in conformance with Part III.B.2 or 3 of this permit.

Part IV. INSPECTION AND MAINTENANCE REQUIREMENTS

A. General Construction Site Inspection and Maintenance Requirements

1. The *owner or operator* must ensure that all erosion and sediment control practices (including pollution prevention measures) and all post-construction stormwater management practices identified in the SWPPP are inspected and maintained in accordance with Part IV.B. and C. of this permit.

2. The terms of this permit shall not be construed to prohibit the State of New York from exercising any authority pursuant to the ECL, common law or federal law, or prohibit New York State from taking any measures, whether civil or criminal, to prevent violations of the laws of the State of New York or protect the public health and safety and/or the environment.

B. Contractor Maintenance Inspection Requirements

1. The *owner or operator* of each *construction activity* identified in Tables 1 and 2 of Appendix B shall have a *trained contractor* inspect the erosion and sediment control practices and pollution prevention measures being implemented within the active work area daily to ensure that they are being maintained in effective operating condition at all times. If deficiencies are identified, the contractor shall

begin implementing corrective actions within one business day and shall complete the corrective actions in a reasonable time frame.

2. For construction sites where soil disturbance activities have been temporarily suspended (e.g. winter shutdown) and *temporary stabilization* measures have been applied to all disturbed areas, the *trained contractor* can stop conducting the maintenance inspections. The *trained contractor* shall begin conducting the maintenance inspections in accordance with Part IV.B.1. of this permit as soon as soil disturbance activities resume.

3. For construction sites where soil disturbance activities have been shut down with partial project completion, the *trained contractor* can stop conducting the maintenance inspections if all areas disturbed as of the project shutdown date have achieved *final stabilization* and all post-construction stormwater management practices required for the completed portion of the project have been constructed in conformance with the SWPPP and are operational.

C. Qualified Inspector Inspection Requirements

The *owner or operator* shall have a *qualified inspector* conduct site inspections in conformance with the following requirements:

[Note: The *trained contractor* identified in Part III.A.6. and IV.B. of this permit **cannot** conduct the *qualified inspector* site inspections unless they meet the *qualified inspector* qualifications included in Appendix A. In order to perform these inspections, the *trained contractor* would have to be a:

- licensed Professional Engineer,
- Certified Professional in Erosion and Sediment Control (CPESC),
- New York State Erosion and Sediment Control Certificate Program holder
- Registered Landscape Architect, or
- someone working under the direct supervision of, and at the same company as, the licensed Professional Engineer or Registered Landscape Architect, provided they have received four (4) hours of Department endorsed training in proper erosion and sediment control principles from a Soil and Water Conservation District, or other Department endorsed entity].

1. A *qualified inspector* shall conduct site inspections for all *construction activities* identified in Tables 1 and 2 of Appendix B, with the exception of:

   a. the construction of a single family residential subdivision with 25% or less *impervious cover* at total site build-out that involves a soil disturbance of one (1) or more acres of land but less than five (5) acres and is not located

in one of the watersheds listed in Appendix C and not directly discharging to one of the 303(d) segments listed in Appendix E;

b. the construction of a single family home that involves a soil disturbance of one (1) or more acres of land but less than five (5) acres and is not located in one of the watersheds listed in Appendix C and not directly discharging to one of the 303(d) segments listed in Appendix E;

c. construction on agricultural property that involves a soil disturbance of one (1) or more acres of land but less than five (5) acres; and

d. *construction activities* located in the watersheds identified in Appendix D that involve soil disturbances between five thousand (5,000) square feet and one (1) acre of land.

2. Unless otherwise notified by the Department, the *qualified inspector* shall conduct site inspections in accordance with the following timetable:

a. For construction sites where soil disturbance activities are on-going, the *qualified inspector* shall conduct a site inspection at least once every seven (7) calendar days.

b. For construction sites where soil disturbance activities are on-going and the *owner or operator* has received authorization in accordance with Part II.D.3 to disturb greater than five (5) acres of soil at any one time, the *qualified inspector* shall conduct at least two (2) site inspections every seven (7) calendar days. The two (2) inspections shall be separated by a minimum of two (2) full calendar days.

c. For construction sites where soil disturbance activities have been temporarily suspended (e.g. winter shutdown) and *temporary stabilization* measures have been applied to all disturbed areas, the *qualified inspector* shall conduct a site inspection at least once every thirty (30) calendar days. The *owner or operator* shall notify the DOW Water (SPDES) Program contact at the Regional Office (see contact information in Appendix F) or, in areas under the jurisdiction of a *regulated, traditional land use control MS4,* the *regulated, traditional land use control MS4* (provided the *regulated, traditional land use control MS4* is not the *owner or operator* of the *construction activity*) in writing prior to reducing the frequency of inspections.

d. For construction sites where soil disturbance activities have been shut down with partial project completion, the *qualified inspector* can stop conducting inspections if all areas disturbed as of the project shutdown date have achieved *final stabilization* and all post-construction stormwater management practices required for the completed portion of the project have been constructed in conformance with the SWPPP and are operational. The *owner or operator* shall notify the DOW Water (SPDES) Program contact at the Regional Office (see contact information in Appendix F) or, in areas under the jurisdiction of a *regulated, traditional land use control MS4,* the *regulated, traditional land use control MS4* (provided the *regulated, traditional land use control MS4* is not the *owner or operator* of the *construction activity*) in writing prior to the shutdown. If soil disturbance activities are not resumed within 2 years from the date of shutdown, the *owner or operator* shall have the *qualified inspector* perform a final inspection and certify that all disturbed areas have achieved *final stabilization,* and all temporary, structural erosion and sediment control measures have been removed*;* and that all post-construction stormwater management practices have been constructed in conformance with the SWPPP by signing the "*Final Stabilization*" and "Post-Construction Stormwater Management Practice" certification statements on the NOT. The *owner or operator* shall then submit the completed NOT form to the address in Part II.B.1 of this permit.

e. For construction sites that directly *discharge* to one of the 303(d) segments listed in Appendix E or is located in one of the watersheds listed in Appendix C, the *qualified inspector* shall conduct at least two (2) site inspections every seven (7) calendar days. The two (2) inspections shall be separated by a minimum of two (2) full calendar days.

3. At a minimum, the *qualified inspector* shall inspect all erosion and sediment control practices and pollution prevention measures to ensure integrity and effectiveness, all post-construction stormwater management practices under construction to ensure that they are constructed in conformance with the SWPPP, all areas of disturbance that have not achieved *final stabilization,* all points of *discharge* to natural surface waterbodies located within, or immediately adjacent to, the property boundaries of the *construction site*, and all points of *discharge* from the *construction site*.

4. The *qualified inspector* shall prepare an inspection report subsequent to each and every inspection. At a minimum, the inspection report shall include and/or address the following:

a. Date and time of inspection;

b. Name and title of person(s) performing inspection;

c. A description of the weather and soil conditions (e.g. dry, wet, saturated) at the time of the inspection;

d. A description of the condition of the runoff at all points of *discharge* from the *construction site*. This shall include identification of any *discharges* of sediment from the *construction site*. Include *discharges* from conveyance systems (i.e. pipes, culverts, ditches, etc.) and overland flow;

e. A description of the condition of all natural surface waterbodies located within, or immediately adjacent to, the property boundaries of the *construction site* which receive runoff from disturbed areas. This shall include identification of any *discharges* of sediment to the surface waterbody;

f. Identification of all erosion and sediment control practices and pollution prevention measures that need repair or maintenance;

g. Identification of all erosion and sediment control practices and pollution prevention measures that were not installed properly or are not functioning as designed and need to be reinstalled or replaced;

h. Description and sketch of areas with active soil disturbance activity, areas that have been disturbed but are inactive at the time of the inspection, and areas that have been stabilized (temporary and/or final) since the last inspection;

i. Current phase of construction of all post-construction stormwater management practices and identification of all construction that is not in conformance with the SWPPP and technical standards;

j. Corrective action(s) that must be taken to install, repair, replace or maintain erosion and sediment control practices and pollution prevention measures; and to correct deficiencies identified with the construction of the post-construction stormwater management practice(s);

k. Identification and status of all corrective actions that were required by previous inspection; and

l. Digital photographs, with date stamp, that clearly show the condition of all practices that have been identified as needing corrective actions. The *qualified inspector* shall attach paper color copies of the digital photographs to the inspection report being maintained onsite within seven (7) calendar days of the date of the inspection. The *qualified inspector* shall also take digital photographs, with date stamp, that clearly show the condition of the practice(s) after the corrective action has been completed. The *qualified inspector* shall attach paper color copies of the digital photographs to the inspection report that documents the completion of the corrective action work within seven (7) calendar days of that inspection.

5. Within one business day of the completion of an inspection, the *qualified inspector* shall notify the *owner or operator* and appropriate contractor or subcontractor identified in Part III.A.6. of this permit of any corrective actions that need to be taken. The contractor or subcontractor shall begin implementing the corrective actions within one business day of this notification and shall complete the corrective actions in a reasonable time frame.

6. All inspection reports shall be signed by the *qualified inspector.* Pursuant to Part II.D.2. of this permit, the inspection reports shall be maintained on site with the SWPPP.

Part V. TERMINATION OF PERMIT COVERAGE

A. Termination of Permit Coverage

1. An *owner or operator* that is eligible to terminate coverage under this permit must submit a completed NOT form to the address in Part II.B.1 of this permit. The NOT form shall be one which is associated with this permit, signed in accordance with Part VII.H of this permit.

2. An *owner or operator* may terminate coverage when one or more the following conditions have been met:

   a. Total project completion - All *construction activity* identified in the SWPPP has been completed; and all areas of disturbance have achieved *final stabilization*; and all temporary, structural erosion and sediment control measures have been removed; and all post-construction stormwater management practices have been constructed in conformance with the SWPPP and are operational;

b. Planned shutdown with partial project completion - All soil disturbance activities have ceased; and all areas disturbed as of the project shutdown date have achieved *final stabilization*; and all temporary, structural erosion and sediment control measures have been removed; and all post-construction stormwater management practices required for the completed portion of the project have been constructed in conformance with the SWPPP and are operational;

c. A new *owner or operator* has obtained coverage under this permit in accordance with Part II.F. of this permit.

d. The *owner or operator* obtains coverage under an alternative SPDES general permit or an individual SPDES permit.

3. For *construction activities* meeting subdivision 2a. or 2b. of this Part, the *owner or operator* shall have the *qualified inspector* perform a final site inspection prior to submitting the NOT. The *qualified inspector* shall, by signing the "*Final Stabilization*" and "Post-Construction Stormwater Management Practice certification statements on the NOT, certify that all the requirements in Part V.A.2.a. or b. of this permit have been achieved.

4. For *construction activities* that are subject to the requirements of a *regulated, traditional land use control MS4* and meet subdivision 2a. or 2b. of this Part, the *owner or operator* shall have the *regulated, traditional land use control MS4* sign the "MS4 Acceptance" statement on the NOT in accordance with the requirements in Part VII.H. of this permit. The *regulated, traditional land use control MS4* official, by signing this statement, has determined that it is acceptable for the *owner or operator* to submit the NOT in accordance with the requirements of this Part. The *regulated, traditional land use control MS4* can make this determination by performing a final site inspection themselves or by accepting the *qualified inspector*'s final site inspection certification(s) required in Part V.A.3. of this permit.

5. For *construction activities* that require post-construction stormwater management practices and meet subdivision 2a. of this Part, the *owner or operator* must, prior to submitting the NOT, ensure one of the following:

a. the post-construction stormwater management practice(s) and any right-of-way(s) needed to maintain such practice(s) have been deeded to the municipality in which the practice(s) is located,

b. an executed maintenance agreement is in place with the municipality that will maintain the post-construction stormwater management practice(s),

c. for post-construction stormwater management practices that are privately owned, the *owner or operator* has a mechanism in place that requires operation and maintenance of the practice(s) in accordance with the operation and maintenance plan, such as a deed covenant in the *owner or operator's* deed of record,

d. for post-construction stormwater management practices that are owned by a public or private institution (e.g. school, university, hospital), government agency or authority, or public utility; the *owner or operator* has policy and procedures in place that ensures operation and maintenance of the practices in accordance with the operation and maintenance plan.

Part VI. REPORTING AND RETENTION RECORDS

A. Record Retention

The *owner or operator* shall retain a copy of the NOI, NOI Acknowledgment Letter, SWPPP, MS4 SWPPP Acceptance form and any inspection reports that were prepared in conjunction with this permit for a period of at least five (5) years from the date that the Department receives a complete NOT submitted in accordance with Part V. of this general permit.

B. Addresses

With the exception of the NOI, NOT, and MS4 SWPPP Acceptance form (which must be submitted to the address referenced in Part II.B.1 of this permit), all written correspondence requested by the Department, including individual permit applications, shall be sent to the address of the appropriate DOW Water (SPDES) Program contact at the Regional Office listed in Appendix F.

Part VII. STANDARD PERMIT CONDITIONS

A. Duty to Comply

The *owner or operator* must comply with all conditions of this permit. All contractors and subcontractors associated with the project must comply with the terms of the SWPPP. Any non-compliance with this permit constitutes a violation of the Clean Water

Act (CWA) and the ECL and is grounds for an enforcement action against the *owner or operator* and/or the contractor/subcontractor; permit revocation, suspension or modification; or denial of a permit renewal application. Upon a finding of significant non-compliance with this permit or the applicable SWPPP, the Department may order an immediate stop to all *construction activity* at the site until the non-compliance is remedied. The stop work order shall be in writing, shall describe the non-compliance in detail, and shall be sent to the *owner or operator*.

If any human remains or archaeological remains are encountered during excavation, the *owner or operator* must immediately cease, or cause to cease, all *construction activity* in the area of the remains and notify the appropriate Regional Water Engineer (RWE). *Construction activity* shall not resume until written permission to do so has been received from the RWE.

B. Continuation of the Expired General Permit

This permit expires five (5) years from the effective date. If a new general permit is not issued prior to the expiration of this general permit, an *owner or operator* with coverage under this permit may continue to operate and *discharge* in accordance with the terms and conditions of this general permit, if it is extended pursuant to the State Administrative Procedure Act and 6 NYCRR Part 621, until a new general permit is issued.

C. Enforcement

Failure of the *owner or operator,* its contractors, subcontractors, agents and/or assigns to strictly adhere to any of the permit requirements contained herein shall constitute a violation of this permit. There are substantial criminal, civil, and administrative penalties associated with violating the provisions of this permit. Fines of up to $37,500 per day for each violation and imprisonment for up to fifteen (15) years may be assessed depending upon the nature and degree of the offense.

D. Need to Halt or Reduce Activity Not a Defense

It shall not be a defense for an *owner or operator* in an enforcement action that it would have been necessary to halt or reduce the *construction activity* in order to maintain compliance with the conditions of this permit.

E. Duty to Mitigate

The *owner or operator* and its contractors and subcontractors shall take all reasonable steps to *minimize* or prevent any *discharge* in violation of this permit which has a reasonable likelihood of adversely affecting human health or the environment.

F. Duty to Provide Information

The *owner or operator* shall furnish to the Department, within a reasonable specified time period of a written request, all documentation necessary to demonstrate eligibility and any information to determine compliance with this permit or to determine whether cause exists for modifying or revoking this permit, or suspending or denying coverage under this permit, in accordance with the terms and conditions of this permit. The NOI, SWPPP and inspection reports required by this permit are public documents that the *owner or operator* must make available for review and copying by any person within five (5) business days of the *owner or operator* receiving a written request by any such person to review these documents. Copying of documents will be done at the requester's expense.

G. Other Information

When the *owner or operator* becomes aware that they failed to submit any relevant facts, or submitted incorrect information in the NOI or in any of the documents required by this permit , or have made substantive revisions to the SWPPP (e.g. the scope of the project changes significantly, the type of post-construction stormwater management practice(s) changes, there is a reduction in the sizing of the post-construction stormwater management practice, or there is an increase in the disturbance area or *impervious area*), which were not reflected in the original NOI submitted to the Department, they shall promptly submit such facts or information to the Department using the contact information in Part II.A. of this permit. Failure of the *owner or operator* to correct or supplement any relevant facts within five (5) business days of becoming aware of the deficiency shall constitute a violation of this permit.

H. Signatory Requirements

1. All NOIs and NOTs shall be signed as follows:

    a. For a corporation these forms shall be signed by a responsible corporate officer. For the purpose of this section, a responsible corporate officer means:

(i) a president, secretary, treasurer, or vice-president of the corporation in charge of a principal business function, or any other person who performs similar policy or decision-making functions for the corporation; or

(ii) the manager of one or more manufacturing, production or operating facilities, provided the manager is authorized to make management decisions which govern the operation of the regulated facility including having the explicit or implicit duty of making major capital investment recommendations, and initiating and directing other comprehensive measures to assure long term environmental compliance with environmental laws and regulations; the manager can ensure that the necessary systems are established or actions taken to gather complete and accurate information for permit application requirements; and where authority to sign documents has been assigned or delegated to the manager in accordance with corporate procedures;

b. For a partnership or sole proprietorship these forms shall be signed by a general partner or the proprietor, respectively; or

c. For a municipality, State, Federal, or other public agency these forms shall be signed by either a principal executive officer or ranking elected official. For purposes of this section, a principal executive officer of a Federal agency includes:

(i) the chief executive officer of the agency, or

(ii) a senior executive officer having responsibility for the overall operations of a principal geographic unit of the agency (e.g., Regional Administrators of EPA).

2. The SWPPP and other information requested by the Department shall be signed by a person described in Part VII.H.1. of this permit or by a duly authorized representative of that person. A person is a duly authorized representative only if:

a. The authorization is made in writing by a person described in Part VII.H.1. of this permit;

b. The authorization specifies either an individual or a position having responsibility for the overall operation of the regulated facility or activity, such as the position of plant manager, operator of a well or a well field,

superintendent, position of *equivalent* responsibility, or an individual or position having overall responsibility for environmental matters for the company. (A duly authorized representative may thus be either a named individual or any individual occupying a named position) and,

c. The written authorization shall include the name, title and signature of the authorized representative and be attached to the SWPPP.

3. All inspection reports shall be signed by the *qualified inspector* that performs the inspection.

4. The MS4 SWPPP Acceptance form shall be signed by the principal executive officer or ranking elected official from the *regulated, traditional land use control MS4,* or by a duly authorized representative of that person.

   It shall constitute a permit violation if an incorrect and/or improper signatory authorizes any required forms, SWPPP and/or inspection reports.

I. Property Rights

The issuance of this permit does not convey any property rights of any sort, nor any exclusive privileges, nor does it authorize any injury to private property nor any invasion of personal rights, nor any infringement of Federal, State or local laws or regulations. *Owners or operators* must obtain any applicable conveyances, easements, licenses and/or access to real property prior to *commencing construction activity*.

J. Severability

The provisions of this permit are severable, and if any provision of this permit, or the application of any provision of this permit to any circumstance, is held invalid, the application of such provision to other circumstances, and the remainder of this permit shall not be affected thereby.

K. Requirement to Obtain Coverage Under an Alternative Permit

1. The Department may require any owner or operator authorized by this permit to apply for and/or obtain either an individual SPDES permit or another SPDES general permit. When the Department requires any discharger authorized by a general permit to apply for an individual SPDES permit, it shall notify the discharger in writing that a permit application is required. This notice shall

include a brief statement of the reasons for this decision, an application form, a statement setting a time frame for the owner or operator to file the application for an individual SPDES permit, and a deadline, not sooner than 180 days from owner or operator receipt of the notification letter, whereby the authorization to discharge under this general permit shall be terminated. Applications must be submitted to the appropriate Permit Administrator at the Regional Office. The Department may grant additional time upon demonstration, to the satisfaction of the Department, that additional time to apply for an alternative authorization is necessary or where the Department has not provided a permit determination in accordance with Part 621 of this Title.

2. When an individual SPDES permit is issued to a discharger authorized to *discharge* under a general SPDES permit for the same *discharge*(s), the general permit authorization for outfalls authorized under the individual SPDES permit is automatically terminated on the effective date of the individual permit unless termination is earlier in accordance with 6 NYCRR Part 750.

L. Proper Operation and Maintenance

The *owner or operator* shall at all times properly operate and maintain all facilities and systems of treatment and control (and related appurtenances) which are installed or used by the *owner or operator* to achieve compliance with the conditions of this permit and with the requirements of the SWPPP.

M. Inspection and Entry

The *owner or operator* shall allow an authorized representative of the Department, EPA, applicable county health department, or, in the case of a *construction site* which *discharges* through an *MS4*, an authorized representative of the *MS4* receiving the discharge, upon the presentation of credentials and other documents as may be required by law, to:

1. Enter upon the owner’s or operator's premises where a regulated facility or activity is located or conducted or where records must be kept under the conditions of this permit;

2. Have access to and copy at reasonable times, any records that must be kept under the conditions of this permit; and

3. Inspect at reasonable times any facilities or equipment (including monitoring and control equipment), practices or operations regulated or required by this permit.

4. Sample or monitor at reasonable times, for purposes of assuring permit compliance or as otherwise authorized by the Act or ECL, any substances or parameters at any location.

N. Permit Actions

This permit may, at any time, be modified, suspended, revoked, or renewed by the Department in accordance with 6 NYCRR Part 621. The filing of a request by the *owner or operator* for a permit modification, revocation and reissuance, termination, a notification of planned changes or anticipated noncompliance does not limit, diminish and/or stay compliance with any terms of this permit.

O. Definitions

Definitions of key terms are included in Appendix A of this permit.

P. Re-Opener Clause

1. If there is evidence indicating potential or realized impacts on water quality due to any stormwater discharge associated with construction activity covered by this permit, the owner or operator of such discharge may be required to obtain an individual permit or alternative general permit in accordance with Part VII.K. of this permit or the permit may be modified to include different limitations and/or requirements.

2. Any Department initiated permit modification, suspension or revocation will be conducted in accordance with 6 NYCRR Part 621, 6 NYCRR 750-1.18, and 6 NYCRR 750-1.20.

Q. Penalties for Falsification of Forms and Reports

In accordance with 6NYCRR Part 750-2.4 and 750-2.5, any person who knowingly makes any false material statement, representation, or certification in any application, record, report or other document filed or required to be maintained under this permit, including reports of compliance or noncompliance shall, upon conviction, be punished in accordance with ECL §71-1933 and or Articles 175 and 210 of the New York State Penal Law.

R. Other Permits

Nothing in this permit relieves the *owner or operator* from a requirement to obtain any other permits required by law.

APPENDIX A – Acronyms and Definitions

Acronyms

APO – Agency Preservation Officer
BMP – Best Management Practice
CPESC – Certified Professional in Erosion and Sediment Control
Cpv – Channel Protection Volume
CWA – Clean Water Act (or the Federal Water Pollution Control Act, 33 U.S.C. §1251 et seq)
DOW – Division of Water
EAF – Environmental Assessment Form
ECL - Environmental Conservation Law
EPA – U. S. Environmental Protection Agency
HSG – Hydrologic Soil Group
MS4 – Municipal Separate Storm Sewer System
NOI – Notice of Intent
NOT – Notice of Termination
NPDES – National Pollutant Discharge Elimination System
OPRHP – Office of Parks, Recreation and Historic Places
Qf – Extreme Flood
Qp – Overbank Flood
RRv – Runoff Reduction Volume
RWE – Regional Water Engineer
SEQR – State Environmental Quality Review
SEQRA - State Environmental Quality Review Act
SHPA – State Historic Preservation Act
SPDES – State Pollutant Discharge Elimination System
SWPPP – Stormwater Pollution Prevention Plan
TMDL – Total Maximum Daily Load
UPA – Uniform Procedures Act
USDA – United States Department of Agriculture
WQv – Water Quality Volume

Definitions

All definitions in this section are solely for the purposes of this permit.

Agricultural Building – a structure designed and constructed to house farm implements, hay, grain, poultry, livestock or other horticultural products; excluding any structure designed, constructed or used, in whole or in part, for human habitation, as a place of employment where agricultural products are processed, treated or packaged, or as a place used by the public.

Agricultural Property –means the land for construction of a barn, *agricultural building*, silo, stockyard, pen or other structural practices identified in Table II in the "Agricultural Management Practices Catalog for Nonpoint Source Pollution in New York State" prepared by the Department in cooperation with agencies of New York Nonpoint Source Coordinating Committee (dated June 2007).

Alter Hydrology from Pre to Post-Development Conditions - means the post-development peak flow rate(s) has increased by more than 5% of the pre-developed condition for the design storm of interest (e.g. 10 yr and 100 yr).

Combined Sewer - means a sewer that is designed to collect and convey both "sewage" and "stormwater".

Commence (Commencement of) Construction Activities - means the initial disturbance of soils associated with clearing, grading or excavation activities; or other construction related activities that disturb or expose soils such as demolition, stockpiling of fill material, and the initial installation of erosion and sediment control practices required in the SWPPP. See definition for "*Construction Activity(ies)*" also.

Construction Activity(ies) - means any clearing, grading, excavation, filling, demolition or stockpiling activities that result in soil disturbance. Clearing activities can include, but are not limited to, logging equipment operation, the cutting and skidding of trees, stump removal and/or brush root removal. Construction activity does not include routine maintenance that is performed to maintain the original line and grade, hydraulic capacity, or original purpose of a facility.

Construction Site – means the land area where *construction activity(ies)* will occur. See definition for "*Commence (Commencement of) Construction Activities"* and "*Larger Common Plan of Development or Sale" also.*

Dewatering – means the act of draining rainwater and/or groundwater from building foundations, vaults or excavations/trenches.

Direct Discharge (to a specific surface waterbody) - means that runoff flows from a *construction site* by overland flow and the first point of discharge is the specific surface waterbody, or runoff flows from a *construction site* to a separate storm sewer system

and the first point of discharge from the separate storm sewer system is the specific surface waterbody.

Discharge(s) - means any addition of any pollutant to waters of the State through an outlet or *point source*.

Embankment –means an earthen or rock slope that supports a road/highway.

Endangered or Threatened Species – see 6 NYCRR Part 182 of the Department's rules and regulations for definition of terms and requirements.

Environmental Conservation Law (ECL) - means chapter 43-B of the Consolidated Laws of the State of New York, entitled the Environmental Conservation Law.

Equivalent (Equivalence) – means that the practice or measure meets all the performance, longevity, maintenance, and safety objectives of the technical standard and will provide an equal or greater degree of water quality protection.

Final Stabilization - means that all soil disturbance activities have ceased and a uniform, perennial vegetative cover with a density of eighty (80) percent over the entire pervious surface has been established; or other equivalent stabilization measures, such as permanent landscape mulches, rock rip-rap or washed/crushed stone have been applied on all disturbed areas that are not covered by permanent structures, concrete or pavement.

General SPDES permit - means a SPDES permit issued pursuant to 6 NYCRR Part 750-1.21 and Section 70-0117 of the ECL authorizing a category of discharges.

Groundwater(s) - means waters in the saturated zone. The saturated zone is a subsurface zone in which all the interstices are filled with water under pressure greater than that of the atmosphere. Although the zone may contain gas-filled interstices or interstices filled with fluids other than water, it is still considered saturated.

Historic Property – means any building, structure, site, object or district that is listed on the State or National Registers of Historic Places or is determined to be eligible for listing on the State or National Registers of Historic Places.

Impervious Area (Cover) - means all impermeable surfaces that cannot effectively infiltrate rainfall. This includes paved, concrete and gravel surfaces (i.e. parking lots, driveways, roads, runways and sidewalks); building rooftops and miscellaneous impermeable structures such as patios, pools, and sheds.

Infeasible – means not technologically possible, or not economically practicable and achievable in light of best industry practices.

Larger Common Plan of Development or Sale - means a contiguous area where multiple separate and distinct *construction activities* are occurring, or will occur, under one plan. The term “plan” in “larger common plan of development or sale” is broadly defined as any announcement or piece of documentation (including a sign, public notice or hearing, marketing plan, advertisement, drawing, permit application, State Environmental Quality Review Act (SEQRA) environmental assessment form or other documents, zoning request, computer design, etc.) or physical demarcation (including boundary signs, lot stakes, surveyor markings, etc.) indicating that *construction activities* may occur on a specific plot.

For discrete construction projects that are located within a larger common plan of development or sale that are at least 1/4 mile apart, each project can be treated as a separate plan of development or sale provided any interconnecting road, pipeline or utility project that is part of the same “common plan” is not concurrently being disturbed.

Minimize – means reduce and/or eliminate to the extent achievable using control measures (including best management practices) that are technologically available and economically practicable and achievable in light of best industry practices.

Municipal Separate Storm Sewer (MS4) - a conveyance or system of conveyances (including roads with drainage systems, municipal streets, catch basins, curbs, gutters, ditches, man-made channels, or storm drains):

(i) Owned or operated by a State, city, town, borough, county, parish, district, association, or other public body (created by or pursuant to State law) having jurisdiction over disposal of sewage, industrial wastes, stormwater, or other wastes, including special districts under State law such as a sewer district, flood control district or drainage district, or similar entity, or an Indian tribe or an authorized Indian tribal organization, or a designated and approved management agency under section 208 of the CWA that discharges to surface waters of the State*;*
(ii) Designed or used for collecting or conveying stormwater;
(iii) Which is not a *combined sewer*; and
(iv) Which is not part of a Publicly Owned Treatment Works (POTW) as defined at 40 CFR 122.2.

National Pollutant Discharge Elimination System (NPDES) - means the national system for the issuance of wastewater and stormwater permits under the Federal Water Pollution Control Act (Clean Water Act).

Natural Buffer –means an undisturbed area with natural cover running along a surface water (e.g. wetland, stream, river, lake, etc.).

New Development – means any land disturbance that does not meet the definition of Redevelopment Activity included in this appendix.

New York State Erosion and Sediment Control Certificate Program – a certificate program that establishes and maintains a process to identify and recognize individuals who are capable of developing, designing, inspecting and maintaining erosion and sediment control plans on projects that disturb soils in New York State. The certificate program is administered by the New York State Conservation District Employees Association.

NOI Acknowledgment Letter - means the letter that the Department sends to an owner or operator to acknowledge the Department's receipt and acceptance of a complete Notice of Intent. This letter documents the owner's or operator's authorization to discharge in accordance with the general permit for stormwater discharges from *construction activity*.

Nonpoint Source - means any source of water pollution or pollutants which is not a discrete conveyance or *point source* permitted pursuant to Title 7 or 8 of Article 17 of the Environmental Conservation Law (see ECL Section 17-1403).

Overbank –means flow events that exceed the capacity of the stream channel and spill out into the adjacent floodplain.

Owner or Operator - means the person, persons or legal entity which owns or leases the property on which the *construction activity* is occurring; an entity that has operational control over the construction plans and specifications, including the ability to make modifications to the plans and specifications; and/or an entity that has day-to-day operational control of those activities at a project that are necessary to ensure compliance with the permit conditions.

Performance Criteria – means the design criteria listed under the "Required Elements" sections in Chapters 5, 6 and 10 of the technical standard, New York State Stormwater Management Design Manual, dated January 2015. It does not include the Sizing Criteria (i.e. WQv, RRv, Cpv, Qp and Qf) in Part I.C.2. of the permit.

Point Source - means any discernible, confined and discrete conveyance, including but not limited to any pipe, ditch, channel, tunnel, conduit, well, discrete fissure, container, rolling stock, concentrated animal feeding operation, vessel or other floating craft, or landfill leachate collection system from which *pollutants* are or may be discharged.

Pollutant - means dredged spoil, filter backwash, solid waste, incinerator residue, sewage, garbage, sewage sludge, munitions, chemical wastes, biological materials, radioactive materials, heat, wrecked or discarded equipment, rock, sand and industrial, municipal, agricultural waste and ballast discharged into water; which may cause or might reasonably be expected to cause pollution of the waters of the state in contravention of the standards or guidance values adopted as provided in 6 NYCRR Parts 700 et seq .

Qualified Inspector - means a person that is knowledgeable in the principles and practices of erosion and sediment control, such as a licensed Professional Engineer, Certified Professional in Erosion and Sediment Control (CPESC), Registered Landscape Architect, New York State Erosion and Sediment Control Certificate Program holder or other Department endorsed individual(s).

It can also mean someone working under the direct supervision of, and at the same company as, the licensed Professional Engineer or Registered Landscape Architect, provided that person has training in the principles and practices of erosion and sediment control. Training in the principles and practices of erosion and sediment control means that the individual working under the direct supervision of the licensed Professional Engineer or Registered Landscape Architect has received four (4) hours of Department endorsed training in proper erosion and sediment control principles from a Soil and Water Conservation District, or other Department endorsed entity. After receiving the initial training, the individual working under the direct supervision of the licensed Professional Engineer or Registered Landscape Architect shall receive four (4) hours of training every three (3) years.

It can also mean a person that meets the *Qualified Professional* qualifications in addition to the *Qualified Inspector* qualifications.

Note: Inspections of any post-construction stormwater management practices that include structural components, such as a dam for an impoundment, shall be performed by a licensed Professional Engineer.

Qualified Professional - means a person that is knowledgeable in the principles and practices of stormwater management and treatment, such as a licensed Professional Engineer, Registered Landscape Architect or other Department endorsed individual(s). Individuals preparing SWPPPs that require the post-construction stormwater management practice component must have an understanding of the principles of hydrology, water quality management practice design, water quantity control design, and, in many cases, the principles of hydraulics. All components of the SWPPP that involve the practice of engineering, as defined by the NYS Education Law (see Article 145), shall be prepared by, or under the direct supervision of, a professional engineer licensed to practice in the State of New York.

Redevelopment Activity(ies) – means the disturbance and reconstruction of existing impervious area, including impervious areas that were removed from a project site within five (5) years of preliminary project plan submission to the local government (i.e. site plan, subdivision, etc.).

Regulated, Traditional Land Use Control MS4 - means a city, town or village with land use control authority that is authorized to discharge under New York State DEC's

SPDES General Permit For Stormwater Discharges from Municipal Separate Stormwater Sewer Systems (MS4s) or the City of New York's Individual SPDES Permit for their Municipal Separate Storm Sewer Systems (NY-0287890).

Routine Maintenance Activity - means *construction activity* that is performed to maintain the original line and grade, hydraulic capacity, or original purpose of a facility, including, but not limited to:

- Re-grading of gravel roads or parking lots,
- Cleaning and shaping of existing roadside ditches and culverts that maintains the approximate original line and grade, and hydraulic capacity of the ditch,
- Cleaning and shaping of existing roadside ditches that does not maintain the approximate original grade, hydraulic capacity and purpose of the ditch if the changes to the line and grade, hydraulic capacity or purpose of the ditch are installed to improve water quality and quantity controls (e.g. installing grass lined ditch),
- Placement of aggregate shoulder backing that stabilizes the transition between the road shoulder and the ditch or *embankment*,
- Full depth milling and filling of existing asphalt pavements, replacement of concrete pavement slabs, and similar work that does not expose soil or disturb the bottom six (6) inches of subbase material,
- Long-term use of equipment storage areas at or near highway maintenance facilities,
- Removal of sediment from the edge of the highway to restore a previously existing sheet-flow drainage connection from the highway surface to the highway ditch or *embankment*,
- Existing use of Canal Corp owned upland disposal sites for the canal, and
- Replacement of curbs, gutters, sidewalks and guide rail posts.

Site limitations – means site conditions that prevent the use of an infiltration technique and or infiltration of the total WQv. Typical site limitations include: seasonal high groundwater, shallow depth to bedrock, and soils with an infiltration rate less than 0.5 inches/hour. The existence of site limitations shall be confirmed and documented using actual field testing (i.e. test pits, soil borings, and infiltration test) or using information from the most current United States Department of Agriculture (USDA) Soil Survey for the County where the project is located.

Sizing Criteria – means the criteria included in Part I.C.2 of the permit that are used to size post-construction stormwater management control practices. The criteria include; Water Quality Volume (WQv), Runoff Reduction Volume (RRv), Channel Protection Volume (Cpv), *Overbank* Flood (Qp), and Extreme Flood (Qf).

State Pollutant Discharge Elimination System (SPDES) - means the system established pursuant to Article 17 of the ECL and 6 NYCRR Part 750 for issuance of permits authorizing discharges to the waters of the state.

Steep Slope – means land area designated on the current United States Department of Agriculture ("USDA") Soil Survey as Soil Slope Phase "D", (provided the map unit name is inclusive of slopes greater than 25%) , or Soil Slope Phase E or F, (regardless of the map unit name), or a combination of the three designations.

Streambank – as used in this permit, means the terrain alongside the bed of a creek or stream. The bank consists of the sides of the channel, between which the flow is confined.

Stormwater Pollution Prevention Plan (SWPPP) – means a project specific report, including construction drawings, that among other things: describes the construction activity(ies), identifies the potential sources of pollution at the *construction site*; describes and shows the stormwater controls that will be used to control the pollutants (i.e. erosion and sediment controls; for many projects, includes post-construction stormwater management controls); and identifies procedures the *owner or operator* will implement to comply with the terms and conditions of the permit. See Part III of the permit for a complete description of the information that must be included in the SWPPP.

Surface Waters of the State - shall be construed to include lakes, bays, sounds, ponds, impounding reservoirs, springs, rivers, streams, creeks, estuaries, marshes, inlets, canals, the Atlantic ocean within the territorial seas of the state of New York and all other bodies of surface water, natural or artificial, inland or coastal, fresh or salt, public or private (except those private waters that do not combine or effect a junction with natural surface waters), which are wholly or partially within or bordering the state or within its jurisdiction. Waters of the state are further defined in 6 NYCRR Parts 800 to 941.

Temporarily Ceased – means that an existing disturbed area will not be disturbed again within 14 calendar days of the previous soil disturbance.

Temporary Stabilization - means that exposed soil has been covered with material(s) as set forth in the technical standard, New York Standards and Specifications for Erosion and Sediment Control, to prevent the exposed soil from eroding. The materials can include, but are not limited to, mulch, seed and mulch, and erosion control mats (e.g. jute twisted yarn, excelsior wood fiber mats).

Total Maximum Daily Loads (TMDLs) - A TMDL is the sum of the allowable loads of a single pollutant from all contributing point and *nonpoint source*s. It is a calculation of the maximum amount of a pollutant that a waterbody can receive on a daily basis and still meet *water quality standards*, and an allocation of that amount to the pollutant's sources. A TMDL stipulates wasteload allocations (WLAs) for *point source* discharges, load allocations (LAs) for *nonpoint source*s, and a margin of safety (MOS).

Trained Contractor - means an employee from the contracting (construction) company, identified in Part III.A.6., that has received four (4) hours of Department endorsed

training in proper erosion and sediment control principles from a Soil and Water Conservation District, or other Department endorsed entity. After receiving the initial training, the *trained contractor* shall receive four (4) hours of training every three (3) years.

It can also mean an employee from the contracting (construction) company, identified in Part III.A.6., that meets the *qualified inspector* qualifications (e.g. licensed Professional Engineer, Certified Professional in Erosion and Sediment Control (CPESC), Registered Landscape Architect, New York State Erosion and Sediment Control Certificate Program holder, or someone working under the direct supervision of, and at the same company as, the licensed Professional Engineer or Registered Landscape Architect, provided they have received four (4) hours of Department endorsed training in proper erosion and sediment control principles from a Soil and Water Conservation District, or other Department endorsed entity).

The *trained contractor* is responsible for the day to day implementation of the SWPPP.

Uniform Procedures Act (UPA) Permit - means a permit required under 6 NYCRR Part 621 of the Environmental Conservation Law (ECL), Article 70.

Water Quality Standard - means such measures of purity or quality for any waters in relation to their reasonable and necessary use as promulgated in 6 NYCRR Part 700 et seq.

APPENDIX B – Required SWPPP Components by Project Type

Table 1
Construction Activities that Require the Preparation of a SWPPP That Only Includes Erosion and Sediment Controls

The following construction activities that involve soil disturbances of one (1) or more acres of land, but less than five (5) acres:

- Single family home not located in one of the watersheds listed in Appendix C or not *directly discharging* to one of the 303(d) segments listed in Appendix E
- Single family residential subdivisions with 25% or less impervious cover at total site build-out and not located in one of the watersheds listed in Appendix C and not directly discharging to one of the 303(d) segments listed in Appendix E
- Construction of a barn or other *agricultural building*, silo, stock yard or pen.

The following construction activities that involve soil disturbances between five thousand (5000) square feet and one (1) acre of land:

All construction activities located in the watersheds identified in Appendix D that involve soil disturbances between five thousand (5,000) square feet and one (1) acre of land.

The following construction activities that involve soil disturbances of one (1) or more acres of land:

- Installation of underground, linear utilities; such as gas lines, fiber-optic cable, cable TV, electric, telephone, sewer mains, and water mains
- Environmental enhancement projects, such as wetland mitigation projects, stormwater retrofits and stream restoration projects
- Pond construction
- Linear bike paths running through areas with vegetative cover, including bike paths surfaced with an impervious cover
- Cross-country ski trails and walking/hiking trails
- Sidewalk, bike path or walking path projects, surfaced with an impervious cover, that are not part of residential, commercial or institutional development;
- Sidewalk, bike path or walking path projects, surfaced with an impervious cover, that include incidental shoulder or curb work along an existing highway to support construction of the sidewalk, bike path or walking path.
- Slope stabilization projects
- Slope flattening that changes the grade of the site, but does not significantly change the runoff characteristics

Table 1 (Continued) CONSTRUCTION ACTIVITIES THAT REQUIRE THE PREPARATION OF A SWPPP THAT ONLY INCLUDES EROSION AND SEDIMENT CONTROLS

The following construction activities that involve soil disturbances of one (1) or more acres of land:

- Spoil areas that will be covered with vegetation
- Vegetated open space projects (i.e. recreational parks, lawns, meadows, fields, downhill ski trails) excluding projects that *alter hydrology from pre to post development* conditions,
- Athletic fields (natural grass) that do not include the construction or reconstruction of *impervious area* and do not *alter hydrology from pre to post development* conditions
- Demolition project where vegetation will be established, and no redevelopment is planned
- Overhead electric transmission line project that does not include the construction of permanent access roads or parking areas surfaced with *impervious cover*
- Structural practices as identified in Table II in the "Agricultural Management Practices Catalog for Nonpoint Source Pollution in New York State", excluding projects that involve soil disturbances of greater than five acres and construction activities that include the construction or reconstruction of impervious area
- Temporary access roads, median crossovers, detour roads, lanes, or other temporary impervious areas that will be restored to pre-construction conditions once the construction activity is complete

Table 2

CONSTRUCTION ACTIVITIES THAT REQUIRE THE PREPARATION OF A SWPPP THAT INCLUDES POST-CONSTRUCTION STORMWATER MANAGEMENT PRACTICES

The following construction activities that involve soil disturbances of one (1) or more acres of land:

- Single family home located in one of the watersheds listed in Appendix C or *directly discharging* to one of the 303(d) segments listed in Appendix E
- Single family home that disturbs five (5) or more acres of land
- Single family residential subdivisions located in one of the watersheds listed in Appendix C or *directly discharging* to one of the 303(d) segments listed in Appendix E
- Single family residential subdivisions that involve soil disturbances of between one (1) and five (5) acres of land with greater than 25% impervious cover at total site build-out
- Single family residential subdivisions that involve soil disturbances of five (5) or more acres of land, and single family residential subdivisions that involve soil disturbances of less than five (5) acres that are part of a larger common plan of development or sale that will ultimately disturb five or more acres of land
- Multi-family residential developments; includes duplexes, townhomes, condominiums, senior housing complexes, apartment complexes, and mobile home parks
- Airports
- Amusement parks
- Breweries, cideries, and wineries, including establishments constructed on agricultural land
- Campgrounds
- Cemeteries that include the construction or reconstruction of impervious area (>5% of disturbed area) or *alter the hydrology from pre to post development* conditions
- Commercial developments
- Churches and other places of worship
- Construction of a barn or other *agricultural building* (e.g. silo) and structural practices as identified in Table II in the "Agricultural Management Practices Catalog for Nonpoint Source Pollution in New York State" that include the construction or reconstruction of *impervious area*, excluding projects that involve soil disturbances of less than five acres.
- Golf courses
- Institutional development; includes hospitals, prisons, schools and colleges
- Industrial facilities; includes industrial parks
- Landfills
- Municipal facilities; includes highway garages, transfer stations, office buildings, POTW's, water treatment plants, and water storage tanks
- Office complexes
- Playgrounds that include the construction or reconstruction of impervious area
- Sports complexes
- Racetracks; includes racetracks with earthen (dirt) surface
- Road construction or reconstruction, including roads constructed as part of the construction activities listed in Table 1

Table 2 (Continued)

CONSTRUCTION ACTIVITIES THAT REQUIRE THE PREPARATION OF A SWPPP THAT INCLUDES POST-CONSTRUCTION STORMWATER MANAGEMENT PRACTICES

The following construction activities that involve soil disturbances of one (1) or more acres of land:

- Parking lot construction or reconstruction, including parking lots constructed as part of the construction activities listed in Table 1
- Athletic fields (natural grass) that include the construction or reconstruction of impervious area (>5% of disturbed area) or *alter the hydrology from pre to post development* conditions
- Athletic fields with artificial turf
- Permanent access roads, parking areas, substations, compressor stations and well drilling pads, surfaced with *impervious cover,* and constructed as part of an over-head electric transmission line project, wind-power project, cell tower project, oil or gas well drilling project, sewer or water main project or other linear utility project
- Sidewalk, bike path or walking path projects, surfaced with an impervious cover, that are part of a residential, commercial or institutional development
- Sidewalk, bike path or walking path projects, surfaced with an impervious cover, that are part of a highway construction or reconstruction project
- All other construction activities that include the construction or reconstruction of *impervious area* or *alter the hydrology from pre to post development* conditions, and are not listed in Table 1

APPENDIX C – Watersheds Requiring Enhanced Phosphorus Removal

Watersheds where *owners or operators* of construction activities identified in Table 2 of Appendix B must prepare a SWPPP that includes post-construction stormwater management practices designed in conformance with the Enhanced Phosphorus Removal Standards included in the technical standard, New York State Stormwater Management Design Manual ("Design Manual").

- Entire New York City Watershed located east of the Hudson River **-** Figure 1
- Onondaga Lake Watershed **-** Figure 2
- Greenwood Lake Watershed **-**Figure 3
- Oscawana Lake Watershed – Figure 4
- Kinderhook Lake Watershed – Figure 5

Figure 1 - New York City Watershed East of the Hudson

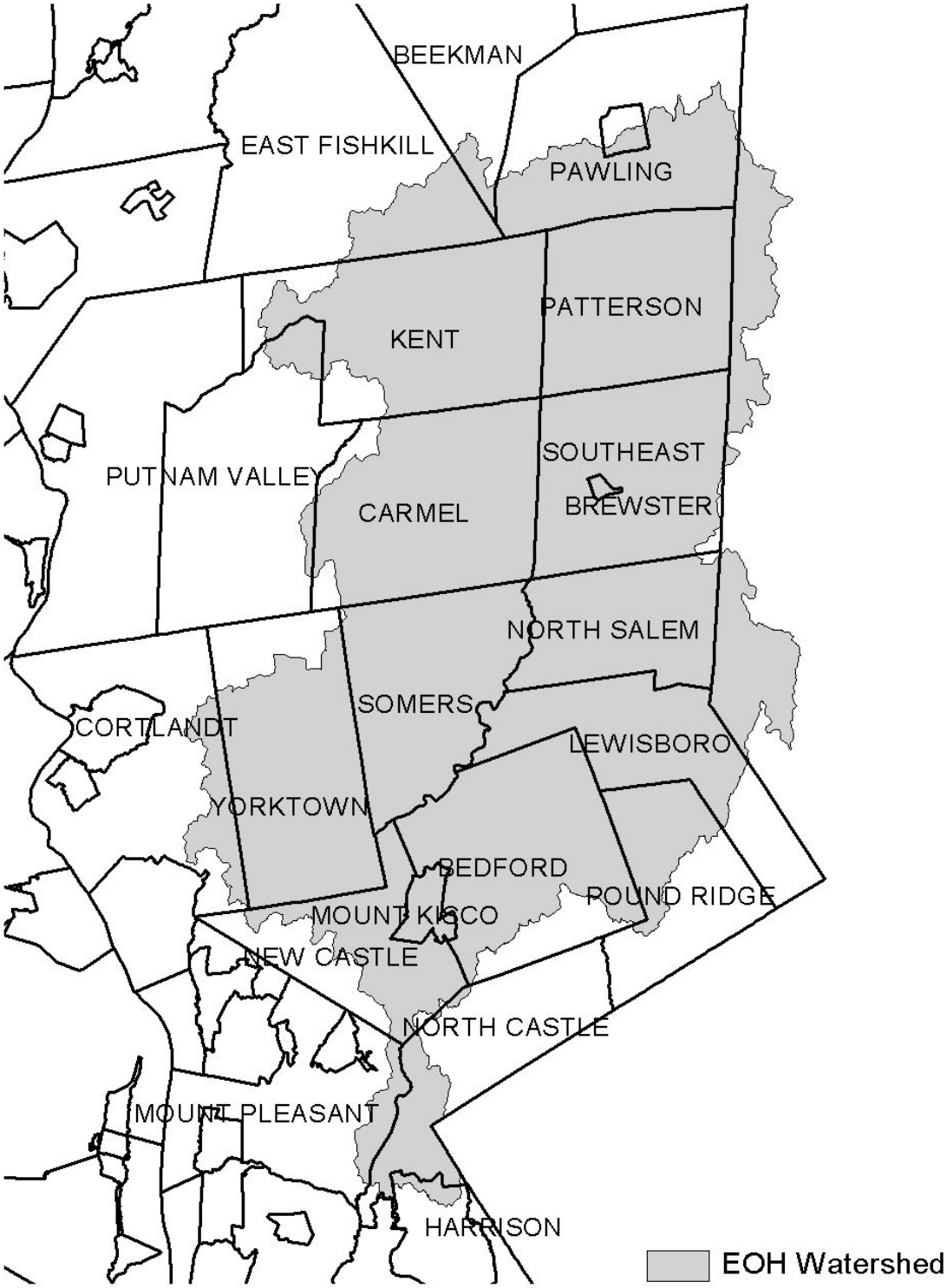


Figure 2 - Onondaga Lake Watershed



Figure 3 - Greenwood Lake Watershed

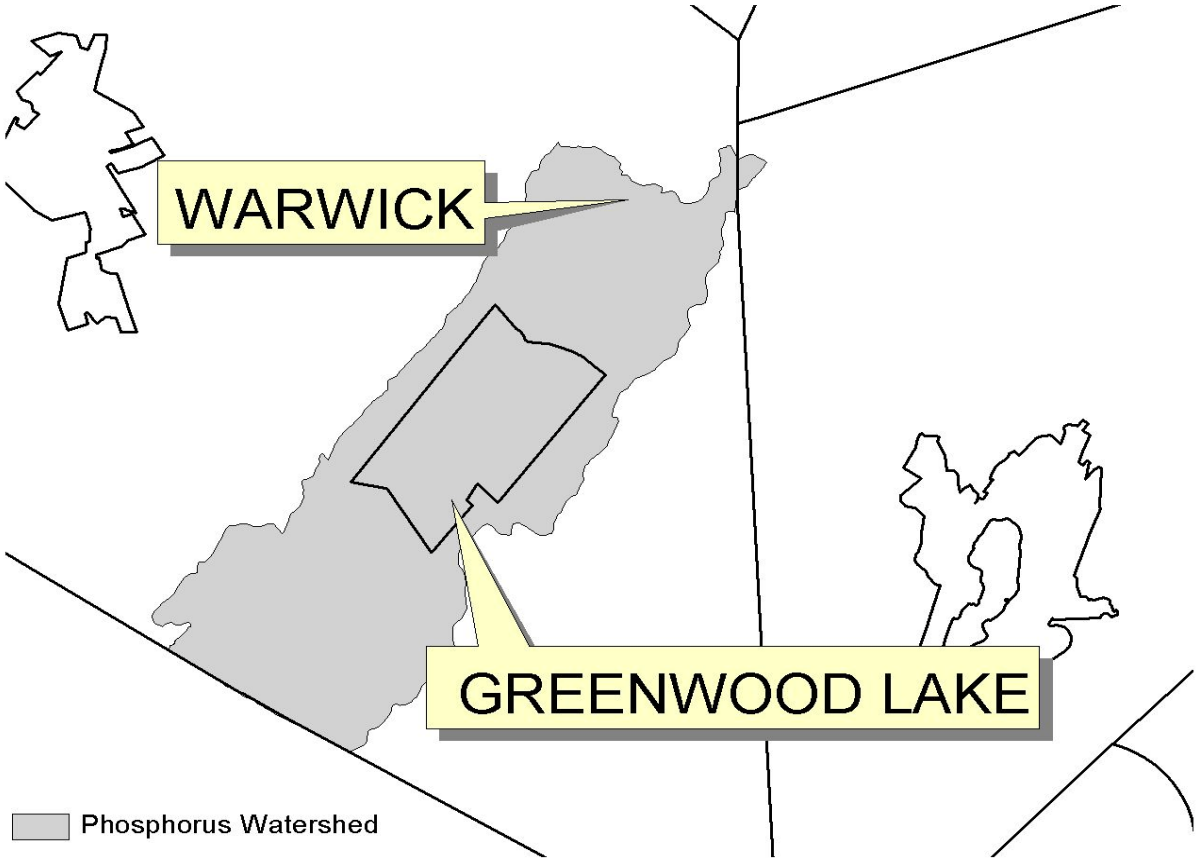


Figure 4 - Oscawana Lake Watershed

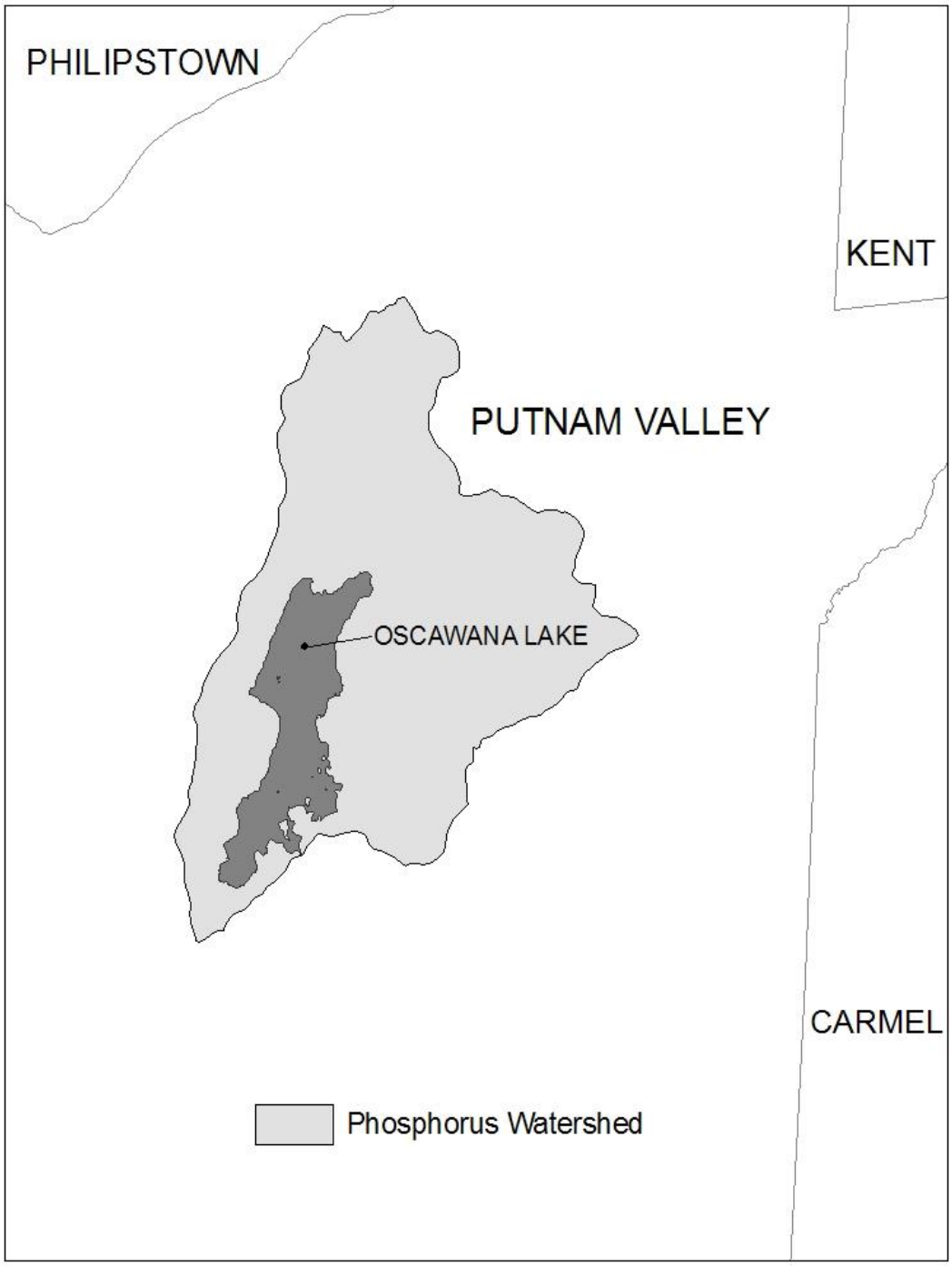
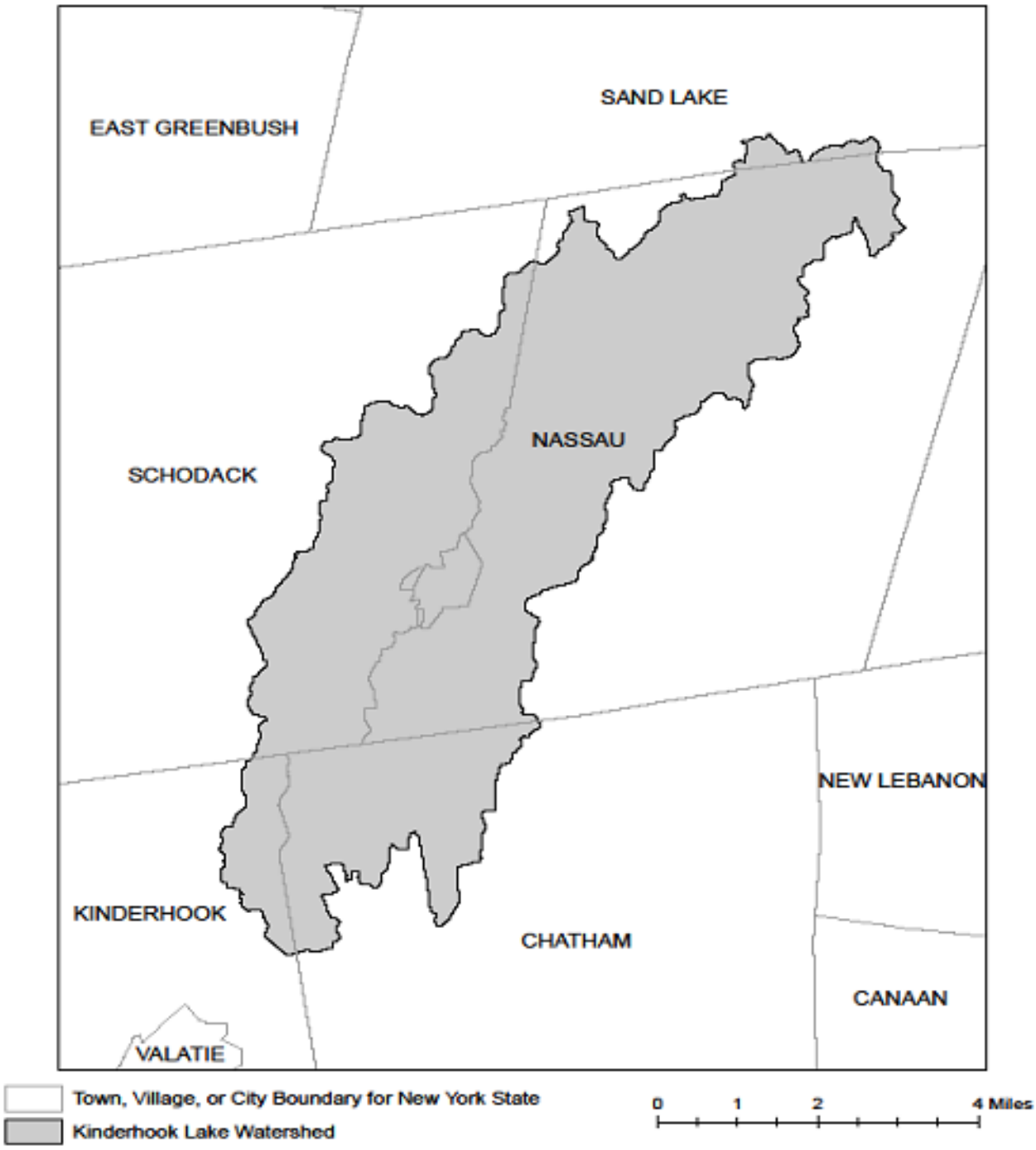


Figure 5 - Kinderhook Lake Watershed



APPENDIX D – Watersheds with Lower Disturbance Threshold

Watersheds where *owners or operators* of construction activities that involve soil disturbances between five thousand (5000) square feet and one (1) acre of land must obtain coverage under this permit.

Entire New York City Watershed that is located east of the Hudson River **-** See Figure 1 in Appendix C

APPENDIX E – 303(d) Segments Impaired by Construction Related Pollutant(s)

List of 303(d) segments impaired by pollutants related to *construction activity* (e.g. silt, sediment or nutrients). The list was developed using "The Final New York State 2016 Section 303(d) List of Impaired Waters Requiring a TMDL/Other Strategy" dated November 2016. *Owners or operators* of single family home and single family residential subdivisions with 25% or less total impervious cover at total site build-out that involve soil disturbances of one or more acres of land, but less than 5 acres, and *directly discharge* to one of the listed segments below shall prepare a SWPPP that includes post-construction stormwater management practices designed in conformance with the New York State Stormwater Management Design Manual ("Design Manual"), dated January 2015.

COUNTY	WATERBODY	POLLUTANT
Albany	Ann Lee (Shakers) Pond, Stump Pond	Nutrients
Albany	Basic Creek Reservoir	Nutrients
Allegany	Amity Lake, Saunders Pond	Nutrients
Bronx	Long Island Sound, Bronx	Nutrients
Bronx	Van Cortlandt Lake	Nutrients
Broome	Fly Pond, Deer Lake, Sky Lake	Nutrients
Broome	Minor Tribs to Lower Susquehanna (north)	Nutrients
Broome	Whitney Point Lake/Reservoir	Nutrients
Cattaraugus	Allegheny River/Reservoir	Nutrients
Cattaraugus	Beaver (Alma) Lake	Nutrients
Cattaraugus	Case Lake	Nutrients
Cattaraugus	Linlyco/Club Pond	Nutrients
Cayuga	Duck Lake	Nutrients
Cayuga	Little Sodus Bay	Nutrients
Chautauqua	Bear Lake	Nutrients
Chautauqua	Chadakoin River and tribs	Nutrients
Chautauqua	Chautauqua Lake, North	Nutrients
Chautauqua	Chautauqua Lake, South	Nutrients
Chautauqua	Findley Lake	Nutrients
Chautauqua	Hulburt/Clymer Pond	Nutrients
Clinton	Great Chazy River, Lower, Main Stem	Silt/Sediment
Clinton	Lake Champlain, Main Lake, Middle	Nutrients
Clinton	Lake Champlain, Main Lake, North	Nutrients
Columbia	Kinderhook Lake	Nutrients
Columbia	Robinson Pond	Nutrients
Cortland	Dean Pond	Nutrients

303(d) Segments Impaired by Construction Related Pollutant(s)

Dutchess	Fall Kill and tribs	Nutrients
Dutchess	Hillside Lake	Nutrients
Dutchess	Wappingers Lake	Nutrients
Dutchess	Wappingers Lake	Silt/Sediment
Erie	Beeman Creek and tribs	Nutrients
Erie	Ellicott Creek, Lower, and tribs	Silt/Sediment
Erie	Ellicott Creek, Lower, and tribs	Nutrients
Erie	Green Lake	Nutrients
Erie	Little Sister Creek, Lower, and tribs	Nutrients
Erie	Murder Creek, Lower, and tribs	Nutrients
Erie	Rush Creek and tribs	Nutrients
Erie	Scajaquada Creek, Lower, and tribs	Nutrients
Erie	Scajaquada Creek, Middle, and tribs	Nutrients
Erie	Scajaquada Creek, Upper, and tribs	Nutrients
Erie	South Branch Smoke Cr, Lower, and tribs	Silt/Sediment
Erie	South Branch Smoke Cr, Lower, and tribs	Nutrients
Essex	Lake Champlain, Main Lake, South	Nutrients
Essex	Lake Champlain, South Lake	Nutrients
Essex	Willsboro Bay	Nutrients
Genesee	Bigelow Creek and tribs	Nutrients
Genesee	Black Creek, Middle, and minor tribs	Nutrients
Genesee	Black Creek, Upper, and minor tribs	Nutrients
Genesee	Bowen Brook and tribs	Nutrients
Genesee	LeRoy Reservoir	Nutrients
Genesee	Oak Orchard Cr, Upper, and tribs	Nutrients
Genesee	Tonawanda Creek, Middle, Main Stem	Nutrients
Greene	Schoharie Reservoir	Silt/Sediment
Greene	Sleepy Hollow Lake	Silt/Sediment
Herkimer	Steele Creek tribs	Silt/Sediment
Herkimer	Steele Creek tribs	Nutrients
Jefferson	Moon Lake	Nutrients
Kings	Hendrix Creek	Nutrients
Kings	Prospect Park Lake	Nutrients
Lewis	Mill Creek/South Branch, and tribs	Nutrients
Livingston	Christie Creek and tribs	Nutrients
Livingston	Conesus Lake	Nutrients
Livingston	Mill Creek and minor tribs	Silt/Sediment
Monroe	Black Creek, Lower, and minor tribs	Nutrients
Monroe	Buck Pond	Nutrients
Monroe	Cranberry Pond	Nutrients

303(d) Segments Impaired by Construction Related Pollutant(s)

Monroe	Lake Ontario Shoreline, Western	Nutrients
Monroe	Long Pond	Nutrients
Monroe	Mill Creek and tribs	Nutrients
Monroe	Mill Creek/Blue Pond Outlet and tribs	Nutrients
Monroe	Minor Tribs to Irondequoit Bay	Nutrients
Monroe	Rochester Embayment - East	Nutrients
Monroe	Rochester Embayment - West	Nutrients
Monroe	Shipbuilders Creek and tribs	Nutrients
Monroe	Thomas Creek/White Brook and tribs	Nutrients
Nassau	Beaver Lake	Nutrients
Nassau	Camaans Pond	Nutrients
Nassau	East Meadow Brook, Upper, and tribs	Silt/Sediment
Nassau	East Rockaway Channel	Nutrients
Nassau	Grant Park Pond	Nutrients
Nassau	Hempstead Bay	Nutrients
Nassau	Hempstead Lake	Nutrients
Nassau	Hewlett Bay	Nutrients
Nassau	Hog Island Channel	Nutrients
Nassau	Long Island Sound, Nassau County Waters	Nutrients
Nassau	Massapequa Creek and tribs	Nutrients
Nassau	Milburn/Parsonage Creeks, Upp, and tribs	Nutrients
Nassau	Reynolds Channel, west	Nutrients
Nassau	Tidal Tribs to Hempstead Bay	Nutrients
Nassau	Tribs (fresh) to East Bay	Nutrients
Nassau	Tribs (fresh) to East Bay	Silt/Sediment
Nassau	Tribs to Smith/Halls Ponds	Nutrients
Nassau	Woodmere Channel	Nutrients
New York	Harlem Meer	Nutrients
New York	The Lake in Central Park	Nutrients
Niagara	Bergholtz Creek and tribs	Nutrients
Niagara	Hyde Park Lake	Nutrients
Niagara	Lake Ontario Shoreline, Western	Nutrients
Niagara	Lake Ontario Shoreline, Western	Nutrients
Oneida	Ballou, Nail Creeks and tribs	Nutrients
Onondaga	Harbor Brook, Lower, and tribs	Nutrients
Onondaga	Ley Creek and tribs	Nutrients
Onondaga	Minor Tribs to Onondaga Lake	Nutrients
Onondaga	Ninemile Creek, Lower, and tribs	Nutrients
Onondaga	Onondaga Creek, Lower, and tribs	Nutrients
Onondaga	Onondaga Creek, Middle, and tribs	Nutrients

303(d) Segments Impaired by Construction Related Pollutant(s)

Onondaga	Onondaga Lake, northern end	Nutrients
Onondaga	Onondaga Lake, southern end	Nutrients
Ontario	Great Brook and minor tribs	Silt/Sediment
Ontario	Great Brook and minor tribs	Nutrients
Ontario	Hemlock Lake Outlet and minor tribs	Nutrients
Ontario	Honeoye Lake	Nutrients
Orange	Greenwood Lake	Nutrients
Orange	Monhagen Brook and tribs	Nutrients
Orange	Orange Lake	Nutrients
Orleans	Lake Ontario Shoreline, Western	Nutrients
Orleans	Lake Ontario Shoreline, Western	Nutrients
Oswego	Lake Neatahwanta	Nutrients
Oswego	Pleasant Lake	Nutrients
Putnam	Bog Brook Reservoir	Nutrients
Putnam	Boyd Corners Reservoir	Nutrients
Putnam	Croton Falls Reservoir	Nutrients
Putnam	Diverting Reservoir	Nutrients
Putnam	East Branch Reservoir	Nutrients
Putnam	Lake Carmel	Nutrients
Putnam	Middle Branch Reservoir	Nutrients
Putnam	Oscawana Lake	Nutrients
Putnam	Palmer Lake	Nutrients
Putnam	West Branch Reservoir	Nutrients
Queens	Bergen Basin	Nutrients
Queens	Flushing Creek/Bay	Nutrients
Queens	Jamaica Bay, Eastern, and tribs (Queens)	Nutrients
Queens	Kissena Lake	Nutrients
Queens	Meadow Lake	Nutrients
Queens	Willow Lake	Nutrients
Rensselaer	Nassau Lake	Nutrients
Rensselaer	Snyders Lake	Nutrients
Richmond	Grasmere Lake/Bradys Pond	Nutrients
Rockland	Congers Lake, Swartout Lake	Nutrients
Rockland	Rockland Lake	Nutrients
Saratoga	Ballston Lake	Nutrients
Saratoga	Dwaas Kill and tribs	Silt/Sediment
Saratoga	Dwaas Kill and tribs	Nutrients
Saratoga	Lake Lonely	Nutrients
Saratoga	Round Lake	Nutrients
Saratoga	Tribs to Lake Lonely	Nutrients

303(d) Segments Impaired by Construction Related Pollutant(s)

Schenectady	Collins Lake	Nutrients
Schenectady	Duane Lake	Nutrients
Schenectady	Mariaville Lake	Nutrients
Schoharie	Engleville Pond	Nutrients
Schoharie	Summit Lake	Nutrients
Seneca	Reeder Creek and tribs	Nutrients
St.Lawrence	Black Lake Outlet/Black Lake	Nutrients
St.Lawrence	Fish Creek and minor tribs	Nutrients
Steuben	Smith Pond	Nutrients
Suffolk	Agawam Lake	Nutrients
Suffolk	Big/Little Fresh Ponds	Nutrients
Suffolk	Canaan Lake	Silt/Sediment
Suffolk	Canaan Lake	Nutrients
Suffolk	Flanders Bay, West/Lower Sawmill Creek	Nutrients
Suffolk	Fresh Pond	Nutrients
Suffolk	Great South Bay, East	Nutrients
Suffolk	Great South Bay, Middle	Nutrients
Suffolk	Great South Bay, West	Nutrients
Suffolk	Lake Ronkonkoma	Nutrients
Suffolk	Long Island Sound, Suffolk County, West	Nutrients
Suffolk	Mattituck (Marratooka) Pond	Nutrients
Suffolk	Meetinghouse/Terrys Creeks and tribs	Nutrients
Suffolk	Mill and Seven Ponds	Nutrients
Suffolk	Millers Pond	Nutrients
Suffolk	Moriches Bay, East	Nutrients
Suffolk	Moriches Bay, West	Nutrients
Suffolk	Peconic River, Lower, and tidal tribs	Nutrients
Suffolk	Quantuck Bay	Nutrients
Suffolk	Shinnecock Bay and Inlet	Nutrients
Suffolk	Tidal tribs to West Moriches Bay	Nutrients
Sullivan	Bodine, Montgomery Lakes	Nutrients
Sullivan	Davies Lake	Nutrients
Sullivan	Evens Lake	Nutrients
Sullivan	Pleasure Lake	Nutrients
Tompkins	Cayuga Lake, Southern End	Nutrients
Tompkins	Cayuga Lake, Southern End	Silt/Sediment
Tompkins	Owasco Inlet, Upper, and tribs	Nutrients
Ulster	Ashokan Reservoir	Silt/Sediment
Ulster	Esopus Creek, Upper, and minor tribs	Silt/Sediment
Warren	Hague Brook and tribs	Silt/Sediment

303(d) Segments Impaired by Construction Related Pollutant(s)

Warren	Huddle/Finkle Brooks and tribs	Silt/Sediment
Warren	Indian Brook and tribs	Silt/Sediment
Warren	Lake George	Silt/Sediment
Warren	Tribs to L.George, Village of L George	Silt/Sediment
Washington	Cossayuna Lake	Nutrients
Washington	Lake Champlain, South Bay	Nutrients
Washington	Tribs to L.George, East Shore	Silt/Sediment
Washington	Wood Cr/Champlain Canal and minor tribs	Nutrients
Wayne	Port Bay	Nutrients
Westchester	Amawalk Reservoir	Nutrients
Westchester	Blind Brook, Upper, and tribs	Silt/Sediment
Westchester	Cross River Reservoir	Nutrients
Westchester	Lake Katonah	Nutrients
Westchester	Lake Lincolndale	Nutrients
Westchester	Lake Meahagh	Nutrients
Westchester	Lake Mohegan	Nutrients
Westchester	Lake Shenorock	Nutrients
Westchester	Long Island Sound, Westchester (East)	Nutrients
Westchester	Mamaroneck River, Lower	Silt/Sediment
Westchester	Mamaroneck River, Upper, and minor tribs	Silt/Sediment
Westchester	Muscoot/Upper New Croton Reservoir	Nutrients
Westchester	New Croton Reservoir	Nutrients
Westchester	Peach Lake	Nutrients
Westchester	Reservoir No.1 (Lake Isle)	Nutrients
Westchester	Saw Mill River, Lower, and tribs	Nutrients
Westchester	Saw Mill River, Middle, and tribs	Nutrients
Westchester	Sheldrake River and tribs	Silt/Sediment
Westchester	Sheldrake River and tribs	Nutrients
Westchester	Silver Lake	Nutrients
Westchester	Teatown Lake	Nutrients
Westchester	Titicus Reservoir	Nutrients
Westchester	Truesdale Lake	Nutrients
Westchester	Wallace Pond	Nutrients
Wyoming	Java Lake	Nutrients
Wyoming	Silver Lake	Nutrients

APPENDIX F – List of NYS DEC Regional Offices

Region	Covering the following counties:	DIVISION OF ENVIRONMENTAL PERMITS (DEP) Permit Administrators	DIVISION OF WATER (DOW) Water (SPDES) Program
1	Nassau and Suffolk	50 Circle Road Stony Brook, NY 11790 Tel. (631) 444-0365	50 Circle Road Stony Brook, NY 11790-3409 Tel. (631) 444-0405
2	Bronx, Kings, New York, Queens and Richmond	1 Hunters Point Plaza, 47-40 21st St. Long Island City, NY 11101-5407 Tel. (718) 482-4997	1 Hunters Point Plaza, 47-40 21st St. Long Island City, NY 11101-5407 Tel. (718) 482-4933
3	Dutchess, Orange, Putnam, Rockland, Sullivan, Ulster and Westchester	21 South Putt Corners Road New Paltz, NY 12561-1696 Tel. (845) 256-3059	100 Hillside Avenue, Suite 1w White Plains, NY 10603 Tel. (914) 428 - 2505
4	Albany, Columbia, Delaware, Greene, Montgomery, Otsego, Rensselaer, Schenectady and Schoharie	1150 North Westcott Road Schenectady, NY 12306-2014 Tel. (518) 357-2069	1130 North Westcott Road Schenectady, NY 12306-2014 Tel. (518) 357-2045
5	Clinton, Essex, Franklin, Fulton, Hamilton, Saratoga, Warren and Washington	1115 State Route 86, Po Box 296 Ray Brook, NY 12977-0296 Tel. (518) 897-1234	232 Golf Course Road Warrensburg, NY 12885-1172 Tel. (518) 623-1200
6	HERKIMER, JEFFERSON, LEWIS, ONEIDA AND ST. LAWRENCE	STATE OFFICE BUILDING 317 WASHINGTON STREET WATERTOWN, NY 13601-3787 TEL. (315) 785-2245	STATE OFFICE BUILDING 207 GENESEE STREET UTICA, NY 13501-2885 TEL. (315) 793-2554
7	BROOME, CAYUGA, CHENANGO, CORTLAND, MADISON, ONONDAGA, OSWEGO, TIOGA AND TOMPKINS	615 ERIE BLVD. WEST SYRACUSE, NY 13204-2400 TEL. (315) 426-7438	615 ERIE BLVD. WEST SYRACUSE, NY 13204-2400 TEL. (315) 426-7500
8	CHEMUNG, GENESEE, LIVINGSTON, MONROE, ONTARIO, ORLEANS, SCHUYLER, SENECA, STEUBEN, WAYNE AND YATES	6274 EAST AVON-LIMA ROADAVON, NY 14414-9519 TEL. (585) 226-2466	6274 EAST AVON-LIMA RD. AVON, NY 14414-9519 TEL. (585) 226-2466
9	ALLEGANY, CATTARAUGUS, CHAUTAUQUA, ERIE, NIAGARA AND WYOMING	270 MICHIGAN AVENUE BUFFALO, NY 14203-2999 TEL. (716) 851-7165	270 MICHIGAN AVENUE BUFFALO, NY 14203-2999 TEL. (716) 851-7070

NYS Department of Environmental Conservation
Division of Water
625 Broadway, 4th Floor
Albany, New York 12233-3505

MS4 Stormwater Pollution Prevention Plan (SWPPP) Acceptance Form

for

Construction Activities Seeking Authorization Under SPDES General Permit

*(NOTE: Attach Completed Form to Notice Of Intent and Submit to Address Above)

I. Project Owner/Operator Information
1. Owner/Operator Name:
2. Contact Person:
3. Street Address:
4. City/State/Zip:
II. Project Site Information
5. Project/Site Name:
6. Street Address:
7. City/State/Zip:
III. Stormwater Pollution Prevention Plan (SWPPP) Review and Acceptance Information
8. SWPPP Reviewed by:
9. Title/Position:
10. Date Final SWPPP Reviewed and Accepted:
IV. Regulated MS4 Information
11. Name of MS4:
12. MS4 SPDES Permit Identification Number: NYR20A _____
13. Contact Person:
14. Street Address:
15. City/State/Zip:
16. Telephone Number:

MS4 SWPPP Acceptance Form - continued

V. Certification Statement - MS4 Official (principal executive officer or ranking elected official) or Duly Authorized Representative

I hereby certify that the final Stormwater Pollution Prevention Plan (SWPPP) for the construction project identified in question 5 has been reviewed and meets the substantive requirements in the SPDES General Permit For Stormwater Discharges from Municipal Separate Storm Sewer Systems (MS4s). Note: The MS4, through the acceptance of the SWPPP, assumes no responsibility for the accuracy and adequacy of the design included in the SWPPP. In addition, review and acceptance of the SWPPP by the MS4 does not relieve the owner/operator or their SWPPP preparer of responsibility or liability for errors or omissions in the plan.

Printed Name:

Title/Position:

Signature:

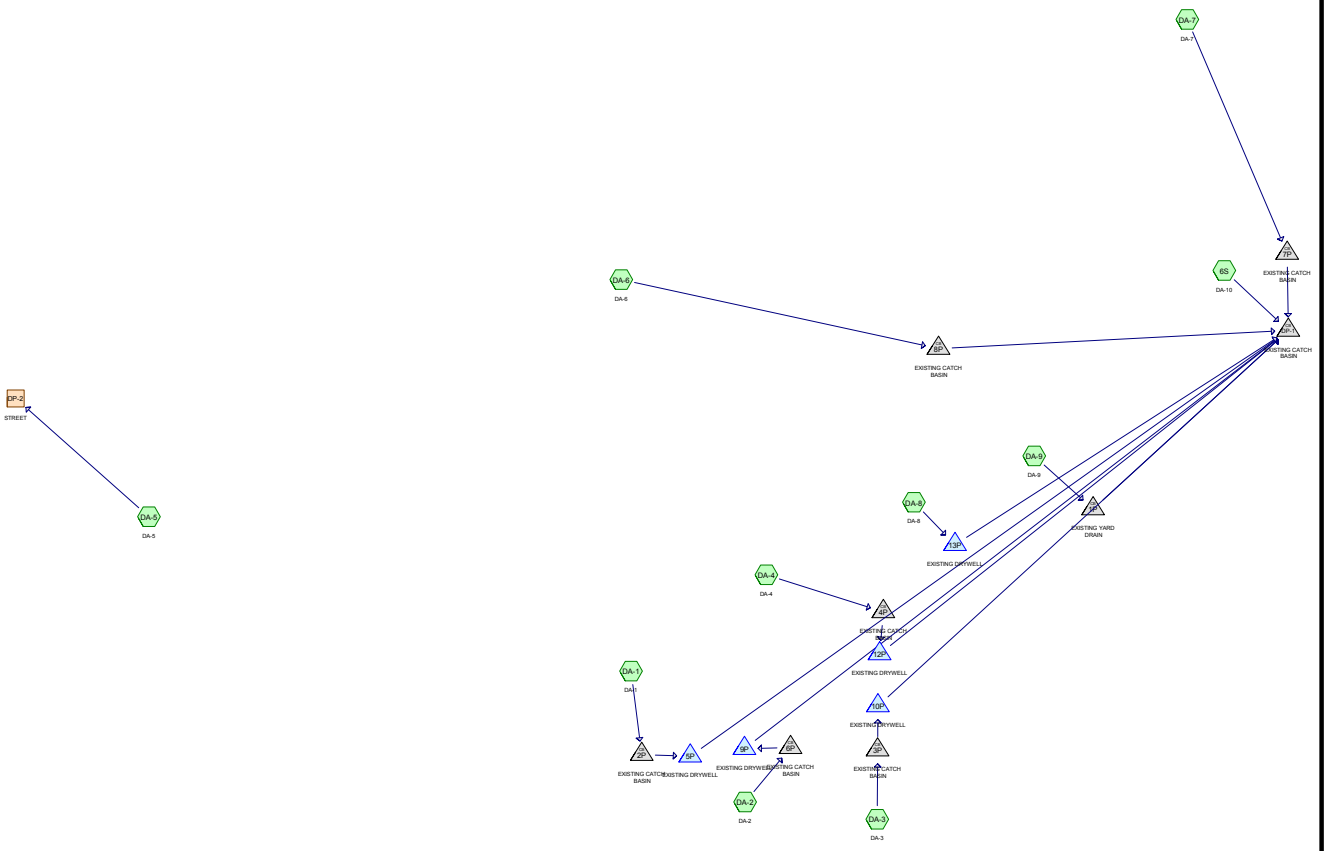
Date:

VI. Additional Information

(NYS DEC - MS4 SWPPP Acceptance Form - January 2015)

APPENDIX C

Pre-Development and Post-Development Run-off Calculations



Subcat Reach Pond Link

Routing Diagram for Wallace-PRE
Prepared by LRC Group, Printed 2/25/2021
HydroCAD® 10.00-19 s/n 02009 © 2016 HydroCAD Software Solutions LLC

Area Listing (all nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
12,123	84	50-75% Grass cover, Fair, HSG D (6S, DA-1, DA-2, DA-3, DA-4, DA-6, DA-8, DA-9)
126,844	98	Paved parking, HSG D (6S, DA-1, DA-2, DA-3, DA-4, DA-5, DA-6, DA-7, DA-8, DA-9)
138,967	**97**	**TOTAL AREA**

Soil Listing (all nodes)

Area (sq-ft)	Soil Group	Subcatchment Numbers
0	HSG A	
0	HSG B	
0	HSG C	
138,967	HSG D	6S, DA-1, DA-2, DA-3, DA-4, DA-5, DA-6, DA-7, DA-8, DA-9
0	Other	
138,967		**TOTAL AREA**

Ground Covers (all nodes)

HSG-A (sq-ft)	HSG-B (sq-ft)	HSG-C (sq-ft)	HSG-D (sq-ft)	Other (sq-ft)	Total (sq-ft)	Ground Cover	Sub Num
0	0	0	12,123	0	12,123	50-75% Grass cover, Fair	
0	0	0	126,844	0	126,844	Paved parking	
0	**0**	**0**	**138,967**	**0**	**138,967**	**TOTAL AREA**	

Pipe Listing (all nodes)

Line#	Node Number	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	n	Diam/Width (inches)	Height (inches)	Inside-Fill (inches)
1	1P	171.30	170.43	87.0	0.0100	0.013	4.0	0.0	0.0
2	2P	170.60	170.46	14.0	0.0100	0.013	12.0	0.0	0.0
3	3P	170.30	170.13	17.0	0.0100	0.013	12.0	0.0	0.0
4	4P	170.80	170.68	12.0	0.0100	0.013	12.0	0.0	0.0
5	6P	170.30	170.15	15.0	0.0100	0.013	12.0	0.0	0.0
6	7P	167.60	166.70	26.0	0.0346	0.013	18.0	0.0	0.0
7	8P	168.70	167.00	142.0	0.0120	0.013	12.0	0.0	0.0
8	DP-1	166.70	165.00	191.0	0.0089	0.013	18.0	0.0	0.0

Time span=0.00-30.00 hrs, dt=0.05 hrs, 601 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 6S: DA-10 Runoff Area=3,125 sf 87.10% Impervious Runoff Depth=2.17"
Flow Length=48' Slope=0.0235 '/' Tc=6.0 min CN=96 Runoff=0.24 cfs 565 cf

Subcatchment DA-1: DA-1 Runoff Area=15,019 sf 84.37% Impervious Runoff Depth=2.17"
Flow Length=59' Tc=6.0 min CN=96 Runoff=1.18 cfs 2,715 cf

Subcatchment DA-2: DA-2 Runoff Area=3,749 sf 79.83% Impervious Runoff Depth=2.07"
Flow Length=61' Tc=6.0 min CN=95 Runoff=0.29 cfs 647 cf

Subcatchment DA-3: DA-3 Runoff Area=4,132 sf 69.19% Impervious Runoff Depth=1.97"
Flow Length=43' Tc=6.0 min CN=94 Runoff=0.30 cfs 680 cf

Subcatchment DA-4: DA-4 Runoff Area=5,589 sf 86.58% Impervious Runoff Depth=2.17"
Flow Length=59' Tc=6.0 min CN=96 Runoff=0.44 cfs 1,010 cf

Subcatchment DA-5: DA-5 Runoff Area=13,552 sf 100.00% Impervious Runoff Depth=2.38"
Flow Length=60' Slope=0.0100 '/' Tc=6.0 min CN=98 Runoff=1.11 cfs 2,688 cf

Subcatchment DA-6: DA-6 Runoff Area=72,169 sf 95.78% Impervious Runoff Depth=2.27"
Flow Length=293' Tc=6.0 min CN=97 Runoff=5.80 cfs 13,666 cf

Subcatchment DA-7: DA-7 Runoff Area=8,324 sf 100.00% Impervious Runoff Depth=2.38"
Flow Length=183' Tc=6.0 min CN=98 Runoff=0.68 cfs 1,651 cf

Subcatchment DA-8: DA-8 Runoff Area=4,173 sf 81.26% Impervious Runoff Depth=2.07"
Flow Length=31' Tc=6.0 min CN=95 Runoff=0.32 cfs 720 cf

Subcatchment DA-9: DA-9 Runoff Area=9,135 sf 69.73% Impervious Runoff Depth=1.97"
Flow Length=82' Tc=6.0 min CN=94 Runoff=0.67 cfs 1,503 cf

Reach DP-2: STREET Inflow=1.11 cfs 2,688 cf
Outflow=1.11 cfs 2,688 cf

Pond 1P: EXISTING YARD DRAIN Peak Elev=183.40' Inflow=0.67 cfs 1,503 cf
4.0" Round Culvert n=0.013 L=87.0' S=0.0100 '/' Outflow=0.67 cfs 1,503 cf

Pond 2P: EXISTING CATCH BASIN Peak Elev=171.28' Inflow=1.18 cfs 2,715 cf
12.0" Round Culvert n=0.013 L=14.0' S=0.0100 '/' Outflow=1.18 cfs 2,715 cf

Pond 3P: EXISTING CATCH BASIN Peak Elev=170.61' Inflow=0.30 cfs 680 cf
12.0" Round Culvert n=0.013 L=17.0' S=0.0100 '/' Outflow=0.30 cfs 680 cf

Pond 4P: EXISTING CATCH BASIN Peak Elev=171.18' Inflow=0.44 cfs 1,010 cf
12.0" Round Culvert n=0.013 L=12.0' S=0.0100 '/' Outflow=0.44 cfs 1,010 cf

Pond 5P: EXISTING DRYWELL Peak Elev=173.40' Storage=538 cf Inflow=1.18 cfs 2,715 cf
Outflow=0.79 cfs 2,715 cf

Pond 6P: EXISTING CATCH BASIN Peak Elev=170.60' Inflow=0.29 cfs 647 cf
12.0" Round Culvert n=0.013 L=15.0' S=0.0100 '/' Outflow=0.29 cfs 647 cf

Pond 7P: EXISTING CATCH BASIN Peak Elev=168.01' Inflow=0.68 cfs 1,651 cf
18.0" Round Culvert n=0.013 L=26.0' S=0.0346 '/' Outflow=0.68 cfs 1,651 cf

Pond 8P: EXISTING CATCH BASIN Peak Elev=173.34' Inflow=5.80 cfs 13,666 cf
12.0" Round Culvert n=0.013 L=142.0' S=0.0120 '/' Outflow=5.80 cfs 13,666 cf

Pond 9P: EXISTING DRYWELL Peak Elev=173.39' Storage=646 cf Inflow=0.29 cfs 647 cf
Outflow=0.00 cfs 0 cf

Pond 10P: EXISTING DRYWELL Peak Elev=172.94' Storage=209 cf Inflow=0.30 cfs 680 cf
Outflow=0.18 cfs 680 cf

Pond 12P: EXISTING DRYWELL Peak Elev=173.02' Storage=251 cf Inflow=0.44 cfs 1,010 cf
Outflow=0.33 cfs 1,010 cf

Pond 13P: EXISTING DRYWELL Peak Elev=172.60' Storage=226 cf Inflow=0.32 cfs 720 cf
Outflow=0.16 cfs 720 cf

Pond DP-1: EXISTING CATCH BASIN Peak Elev=168.66' Inflow=7.40 cfs 17,385 cf
18.0" Round Culvert n=0.013 L=191.0' S=0.0089 '/' Outflow=7.40 cfs 17,385 cf

Total Runoff Area = 138,967 sf Runoff Volume = 25,844 cf Average Runoff Depth = 2.23"
8.72% Pervious = 12,123 sf 91.28% Impervious = 126,844 sf

Summary for Subcatchment 6S: DA-10

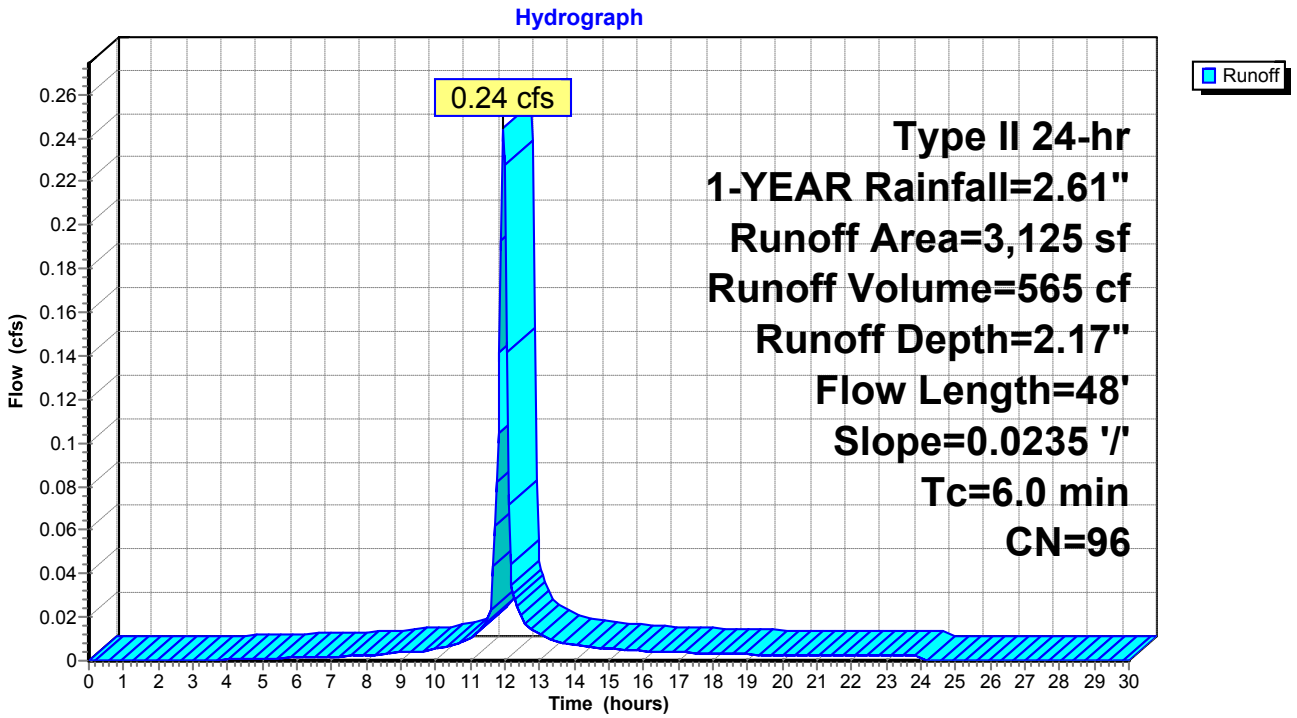
Runoff = 0.24 cfs @ 11.96 hrs, Volume= 565 cf, Depth= 2.17"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 1-YEAR Rainfall=2.61"

Area (sf)	CN	Description
403	84	50-75% Grass cover, Fair, HSG D
2,722	98	Paved parking, HSG D
3,125	96	Weighted Average
403		12.90% Pervious Area
2,722		87.10% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.6	48	0.0235	1.26		**Sheet Flow, A-B** Smooth surfaces n= 0.011 P2= 3.16"
0.6	48	Total, Increased to minimum Tc = 6.0 min			

Subcatchment 6S: DA-10



Summary for Subcatchment DA-1: DA-1

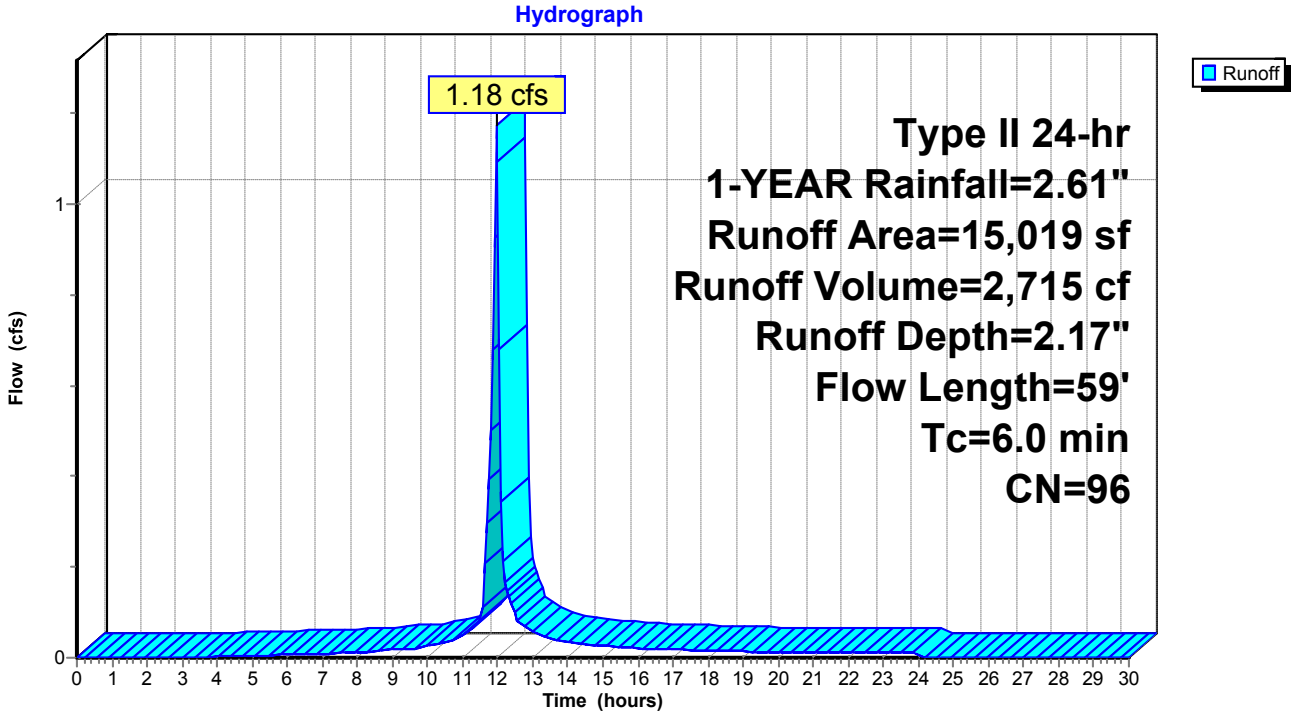
Runoff = 1.18 cfs @ 11.96 hrs, Volume= 2,715 cf, Depth= 2.17"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 1-YEAR Rainfall=2.61"

Area (sf)	CN	Description
2,348	84	50-75% Grass cover, Fair, HSG D
12,671	98	Paved parking, HSG D
15,019	96	Weighted Average
2,348		15.63% Pervious Area
12,671		84.37% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.8	29	0.0390	0.17		**Sheet Flow, A-B** Grass: Short n= 0.150 P2= 3.16"
0.1	30	0.0350	3.80		**Shallow Concentrated Flow, B-C** Paved Kv= 20.3 fps
2.9	59	Total, Increased to minimum Tc = 6.0 min			

Subcatchment DA-1: DA-1



Summary for Subcatchment DA-2: DA-2

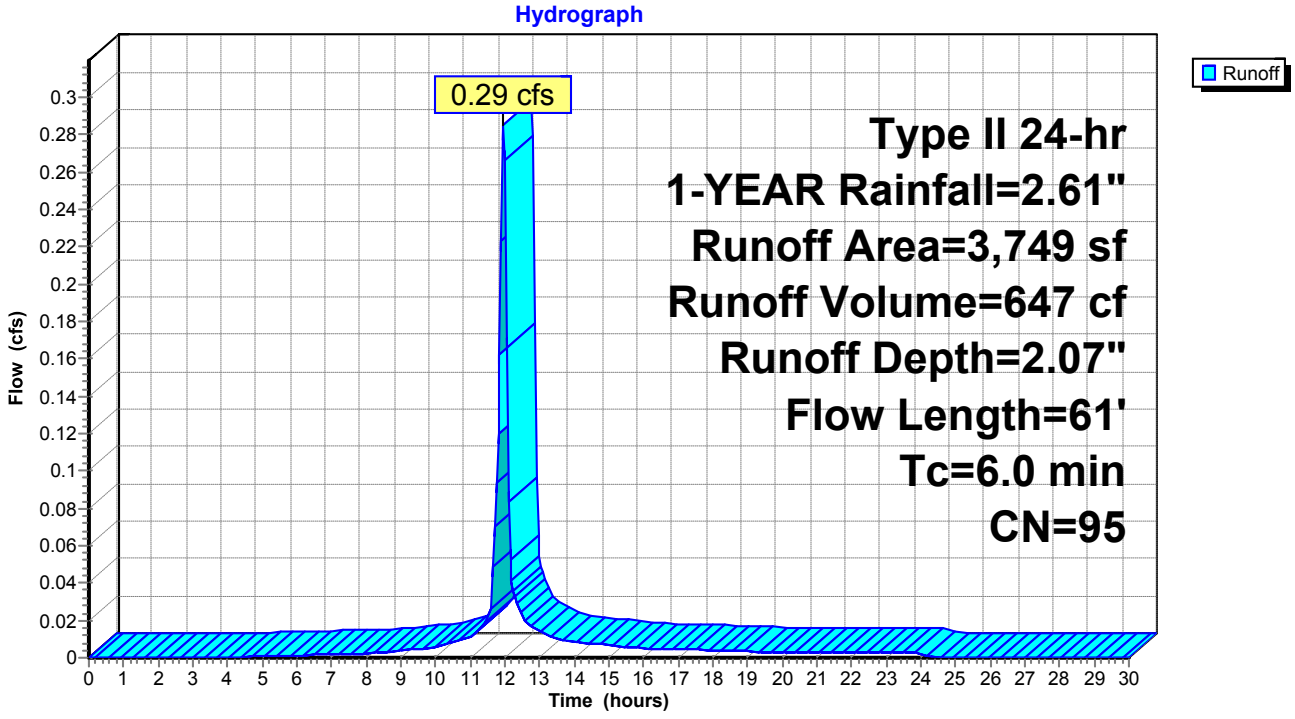
Runoff = 0.29 cfs @ 11.96 hrs, Volume= 647 cf, Depth= 2.07"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 1-YEAR Rainfall=2.61"

Area (sf)	CN	Description
756	84	50-75% Grass cover, Fair, HSG D
2,993	98	Paved parking, HSG D
3,749	95	Weighted Average
756		20.17% Pervious Area
2,993		79.83% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.6	26	0.0173	0.12		**Sheet Flow, A-B** Grass: Short n= 0.150 P2= 3.16"
0.2	35	0.0257	3.25		**Shallow Concentrated Flow, B-C** Paved Kv= 20.3 fps
3.8	61	Total, Increased to minimum Tc = 6.0 min			

Subcatchment DA-2: DA-2



Summary for Subcatchment DA-3: DA-3

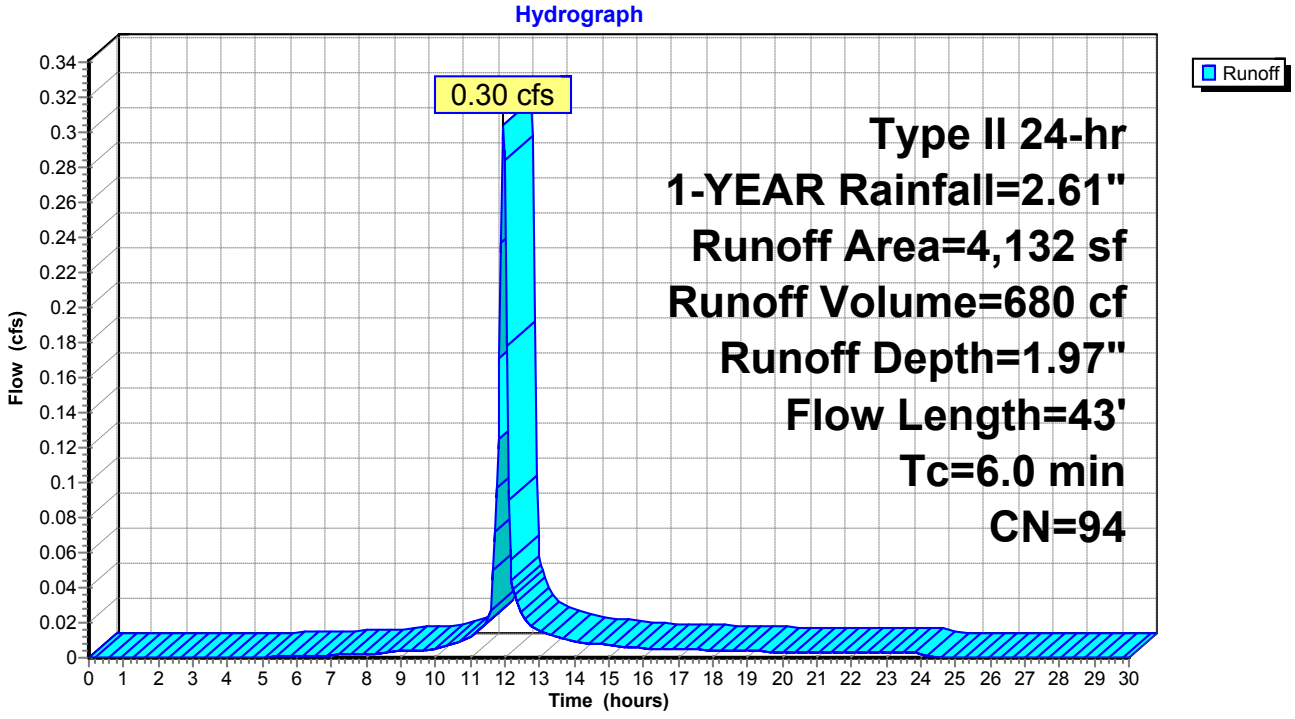
Runoff = 0.30 cfs @ 11.96 hrs, Volume= 680 cf, Depth= 1.97"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 1-YEAR Rainfall=2.61"

Area (sf)	CN	Description
1,273	84	50-75% Grass cover, Fair, HSG D
2,859	98	Paved parking, HSG D
4,132	94	Weighted Average
1,273		30.81% Pervious Area
2,859		69.19% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
4.1	31	0.0175	0.13		**Sheet Flow, A-B** Grass: Short n= 0.150 P2= 3.16"
0.1	12	0.0250	3.21		**Shallow Concentrated Flow, B-C** Paved Kv= 20.3 fps
4.2	43	Total, Increased to minimum Tc = 6.0 min			

Subcatchment DA-3: DA-3



Summary for Subcatchment DA-4: DA-4

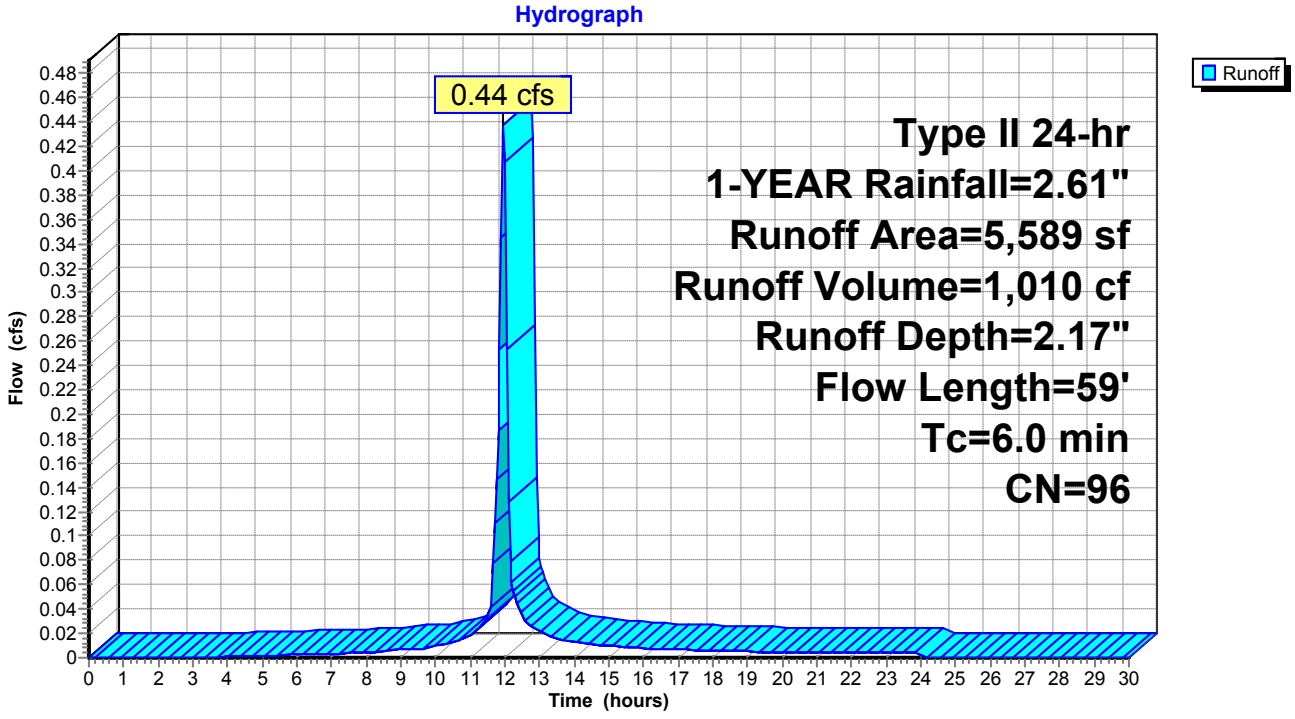
Runoff = 0.44 cfs @ 11.96 hrs, Volume= 1,010 cf, Depth= 2.17"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 1-YEAR Rainfall=2.61"

Area (sf)	CN	Description
750	84	50-75% Grass cover, Fair, HSG D
4,839	98	Paved parking, HSG D
5,589	96	Weighted Average
750		13.42% Pervious Area
4,839		86.58% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.6	30	0.0217	0.14		**Sheet Flow, A-B** Grass: Short n= 0.150 P2= 3.16"
0.2	29	0.0169	2.64		**Shallow Concentrated Flow, B-C** Paved Kv= 20.3 fps
3.8	59	Total, Increased to minimum Tc = 6.0 min			

Subcatchment DA-4: DA-4



Summary for Subcatchment DA-5: DA-5

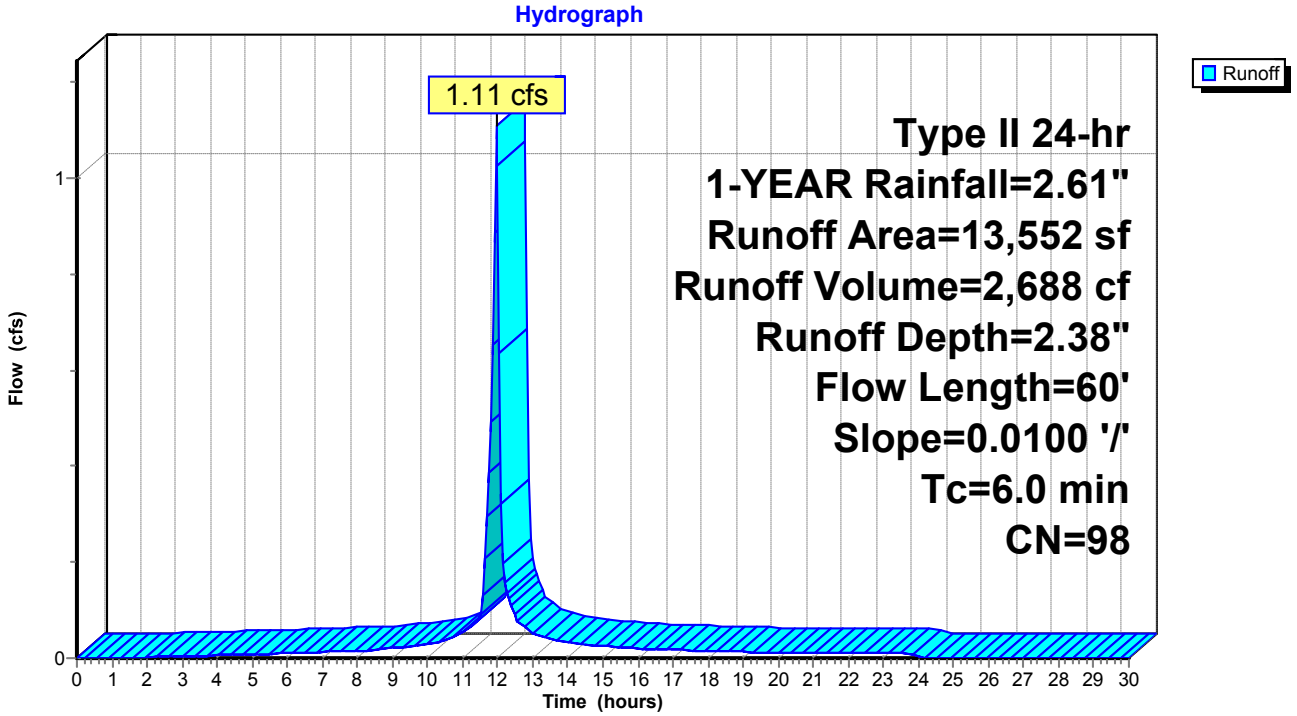
Runoff = 1.11 cfs @ 11.96 hrs, Volume= 2,688 cf, Depth= 2.38"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 1-YEAR Rainfall=2.61"

Area (sf)	CN	Description
13,552	98	Paved parking, HSG D
13,552		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.1	60	0.0100	0.94		**Sheet Flow, A-B** Smooth surfaces n= 0.011 P2= 3.16"
1.1	60	Total, Increased to minimum Tc = 6.0 min			

Subcatchment DA-5: DA-5



Summary for Subcatchment DA-6: DA-6

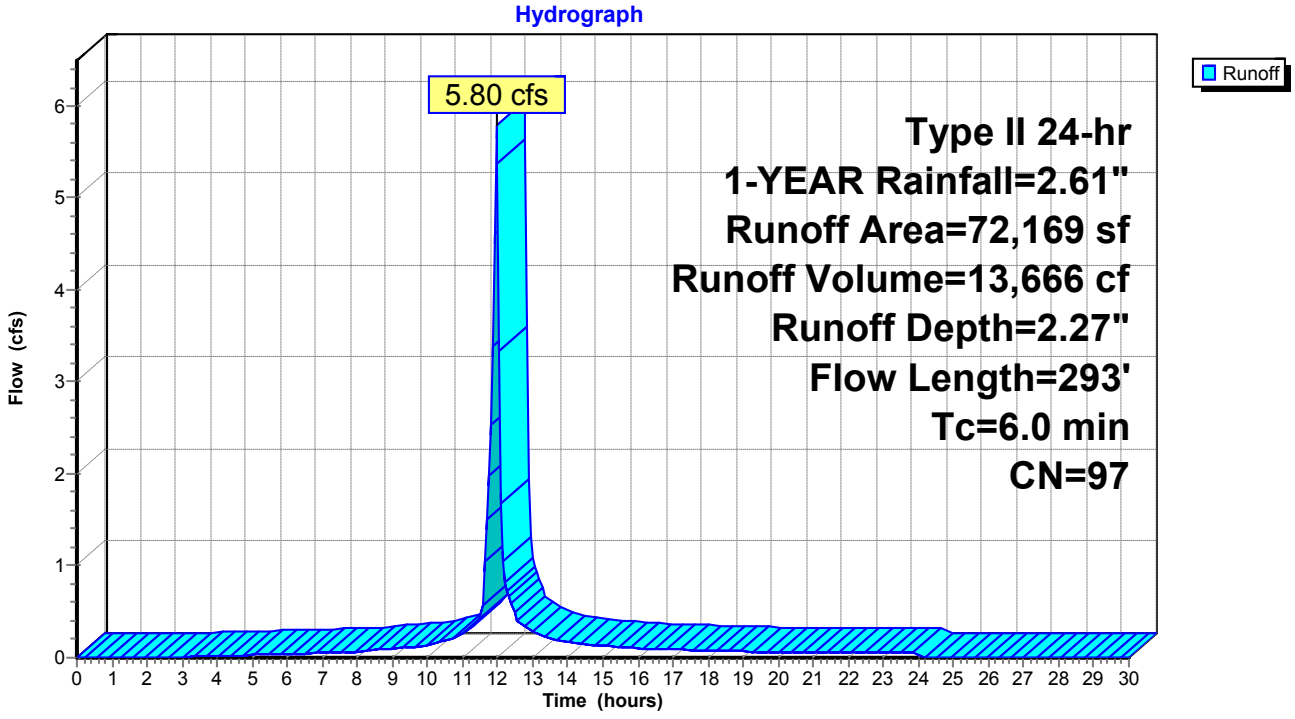
Runoff = 5.80 cfs @ 11.96 hrs, Volume= 13,666 cf, Depth= 2.27"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 1-YEAR Rainfall=2.61"

Area (sf)	CN	Description
3,046	84	50-75% Grass cover, Fair, HSG D
69,123	98	Paved parking, HSG D
72,169	97	Weighted Average
3,046		4.22% Pervious Area
69,123		95.78% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.2	100	0.0220	1.42		**Sheet Flow, A-B** Smooth surfaces n= 0.011 P2= 3.16"
1.4	193	0.0126	2.28		**Shallow Concentrated Flow, B-C** Paved Kv= 20.3 fps
2.6	293	Total, Increased to minimum Tc = 6.0 min			

Subcatchment DA-6: DA-6



Summary for Subcatchment DA-7: DA-7

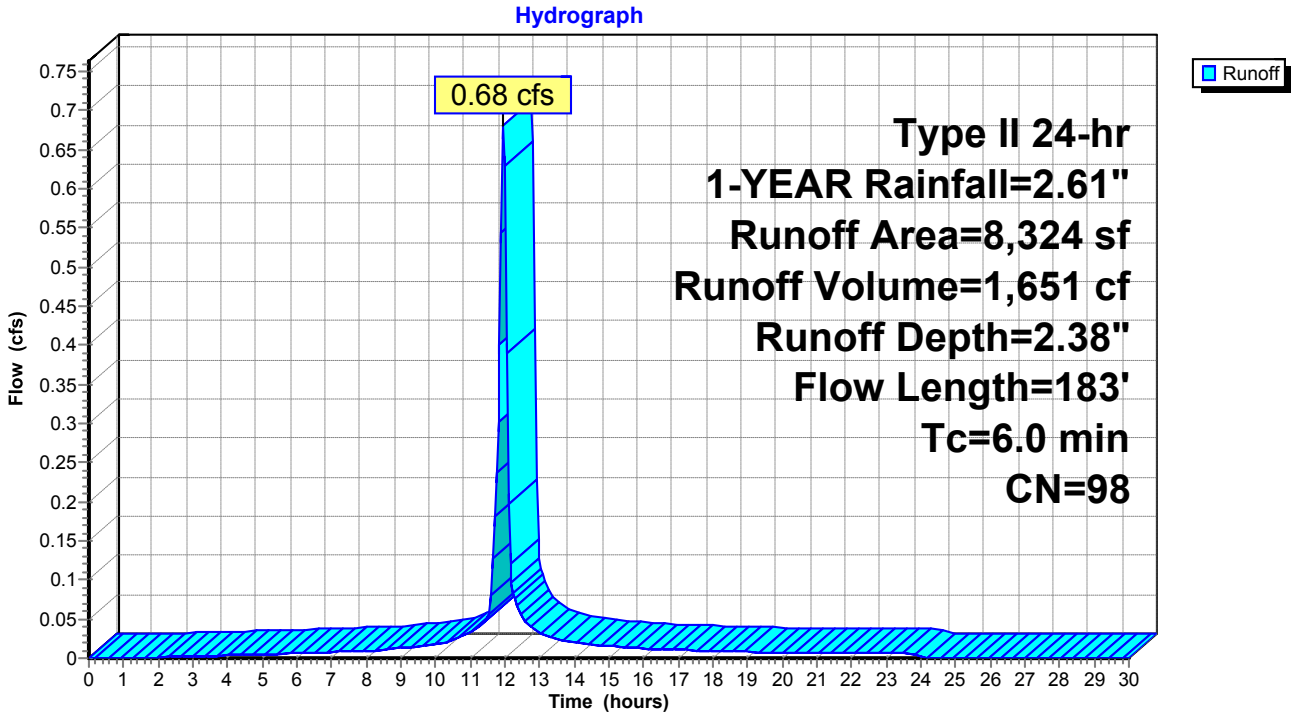
Runoff = 0.68 cfs @ 11.96 hrs, Volume= 1,651 cf, Depth= 2.38"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 1-YEAR Rainfall=2.61"

Area (sf)	CN	Description
8,324	98	Paved parking, HSG D
8,324		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.0	100	0.0301	1.61		**Sheet Flow, A-B** Smooth surfaces n= 0.011 P2= 3.16"
0.6	83	0.0124	2.26		**Shallow Concentrated Flow, B-C** Paved Kv= 20.3 fps
1.6	183	Total, Increased to minimum Tc = 6.0 min			

Subcatchment DA-7: DA-7



Summary for Subcatchment DA-8: DA-8

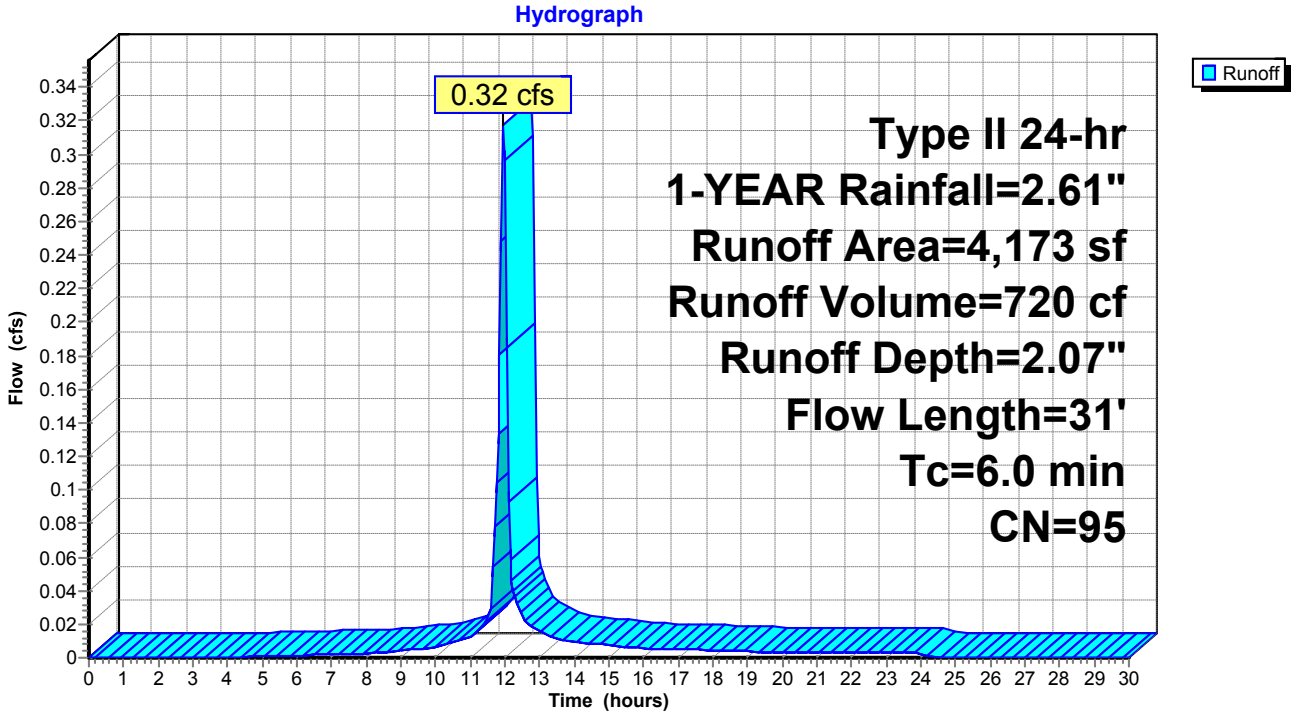
Runoff = 0.32 cfs @ 11.96 hrs, Volume= 720 cf, Depth= 2.07"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 1-YEAR Rainfall=2.61"

Area (sf)	CN	Description
782	84	50-75% Grass cover, Fair, HSG D
3,391	98	Paved parking, HSG D
4,173	95	Weighted Average
782		18.74% Pervious Area
3,391		81.26% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.9	19	0.0150	0.11		**Sheet Flow, A-B** Grass: Short n= 0.150 P2= 3.16"
0.1	12	0.0208	2.93		**Shallow Concentrated Flow, B-C** Paved Kv= 20.3 fps
3.0	31	Total, Increased to minimum Tc = 6.0 min			

Subcatchment DA-8: DA-8



Summary for Subcatchment DA-9: DA-9

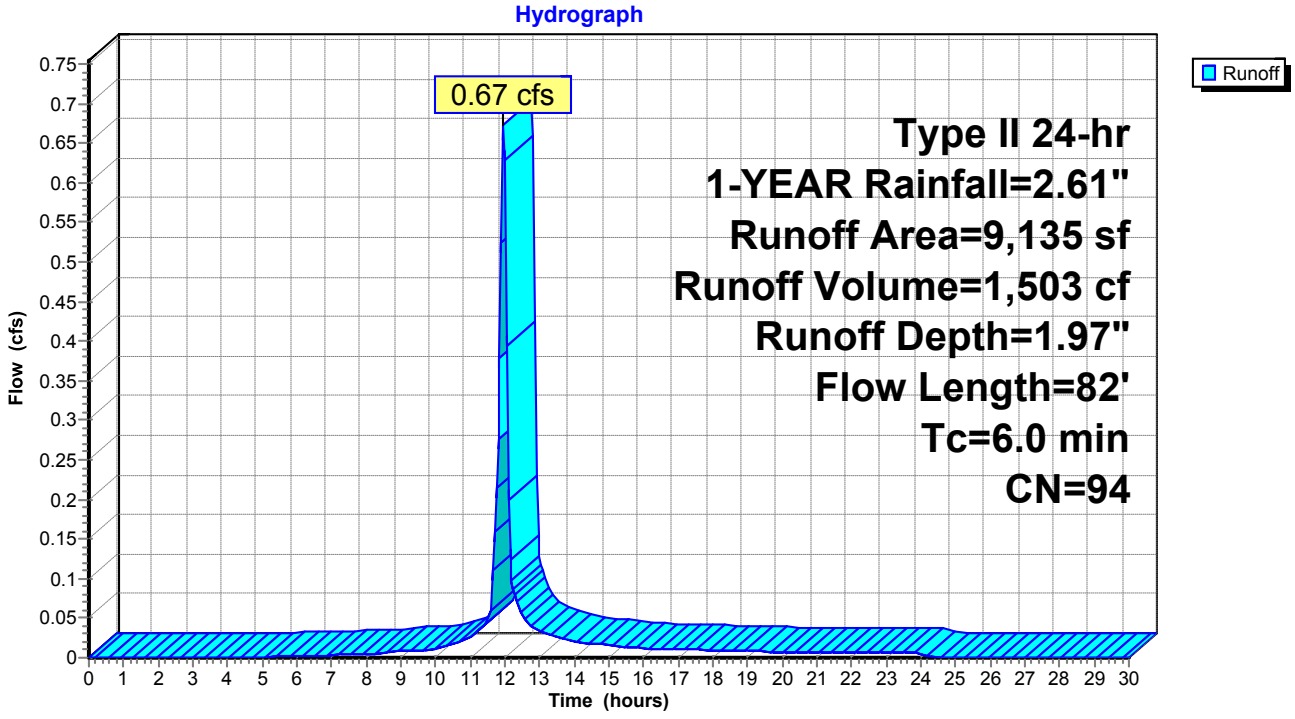
Runoff = 0.67 cfs @ 11.96 hrs, Volume= 1,503 cf, Depth= 1.97"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 1-YEAR Rainfall=2.61"

Area (sf)	CN	Description
2,765	84	50-75% Grass cover, Fair, HSG D
6,370	98	Paved parking, HSG D
9,135	94	Weighted Average
2,765		30.27% Pervious Area
6,370		69.73% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.2	42	0.0175	0.13		**Sheet Flow, A-B** Grass: Short n= 0.150 P2= 3.16"
0.2	40	0.0200	2.87		**Shallow Concentrated Flow, B-C** Paved Kv= 20.3 fps
5.4	82	Total, Increased to minimum Tc = 6.0 min			

Subcatchment DA-9: DA-9



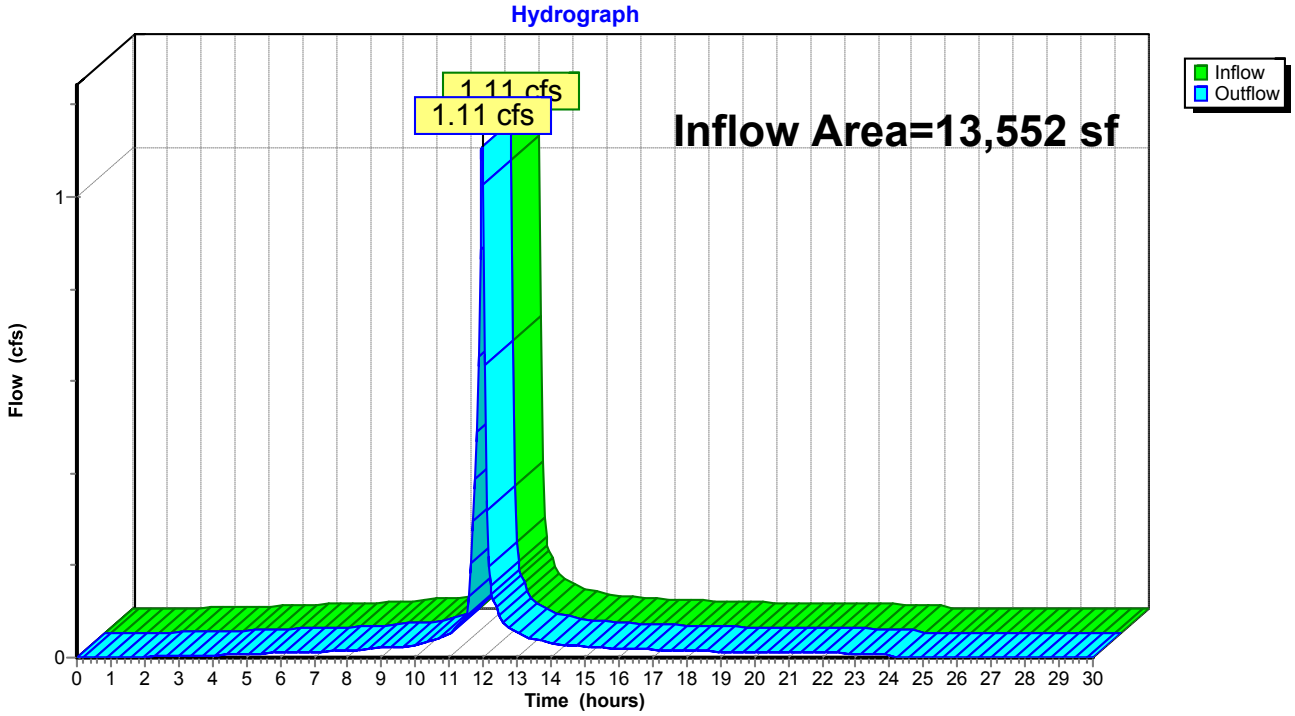
Summary for Reach DP-2: STREET

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 13,552 sf,100.00% Impervious, Inflow Depth = 2.38" for 1-YEAR event
Inflow = 1.11 cfs @ 11.96 hrs, Volume= 2,688 cf
Outflow = 1.11 cfs @ 11.96 hrs, Volume= 2,688 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs

Reach DP-2: STREET



Summary for Pond 1P: EXISTING YARD DRAIN

[57] Hint: Peaked at 183.40' (Flood elevation advised)

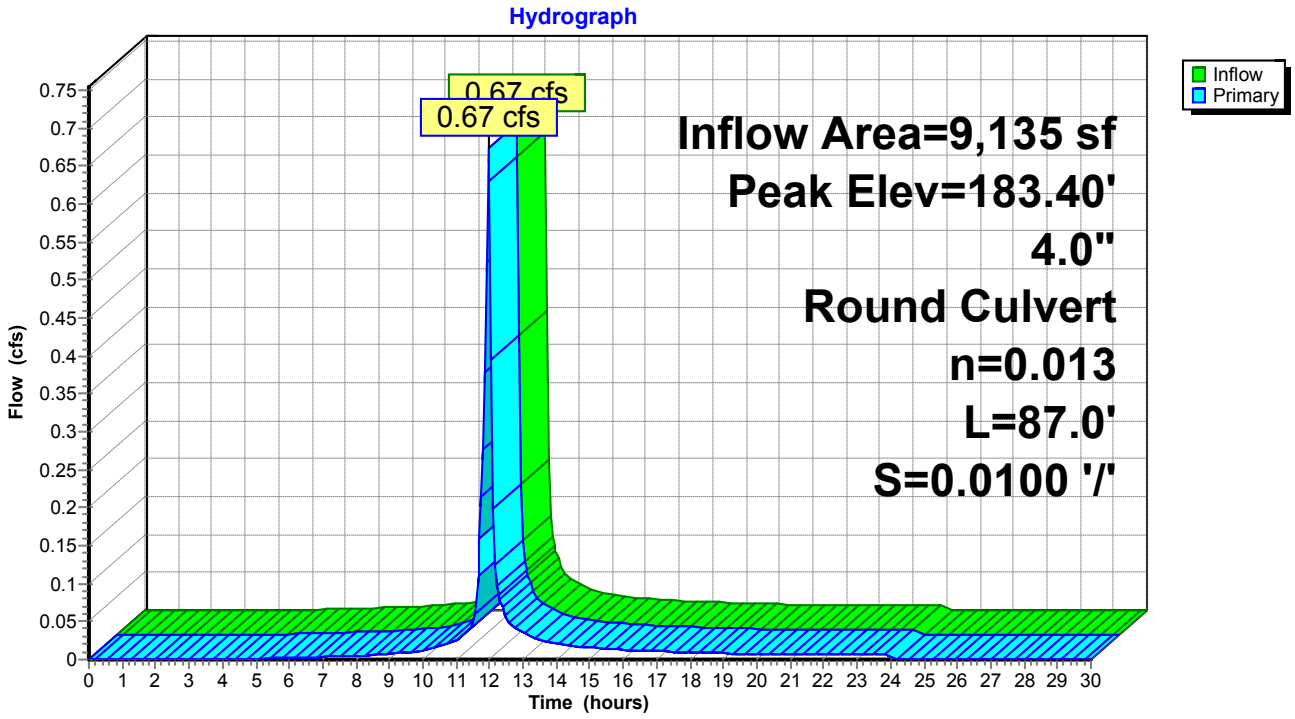
Inflow Area = 9,135 sf, 69.73% Impervious, Inflow Depth = 1.97" for 1-YEAR event
Inflow = 0.67 cfs @ 11.96 hrs, Volume= 1,503 cf
Outflow = 0.67 cfs @ 11.96 hrs, Volume= 1,503 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.67 cfs @ 11.96 hrs, Volume= 1,503 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 183.40' @ 11.96 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	171.30'	**4.0" Round Culvert** L= 87.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 171.30' / 170.43' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 0.09 sf

Primary OutFlow Max=0.66 cfs @ 11.96 hrs HW=182.77' (Free Discharge)
1=Culvert (Barrel Controls 0.66 cfs @ 7.51 fps)

Pond 1P: EXISTING YARD DRAIN



Summary for Pond 2P: EXISTING CATCH BASIN

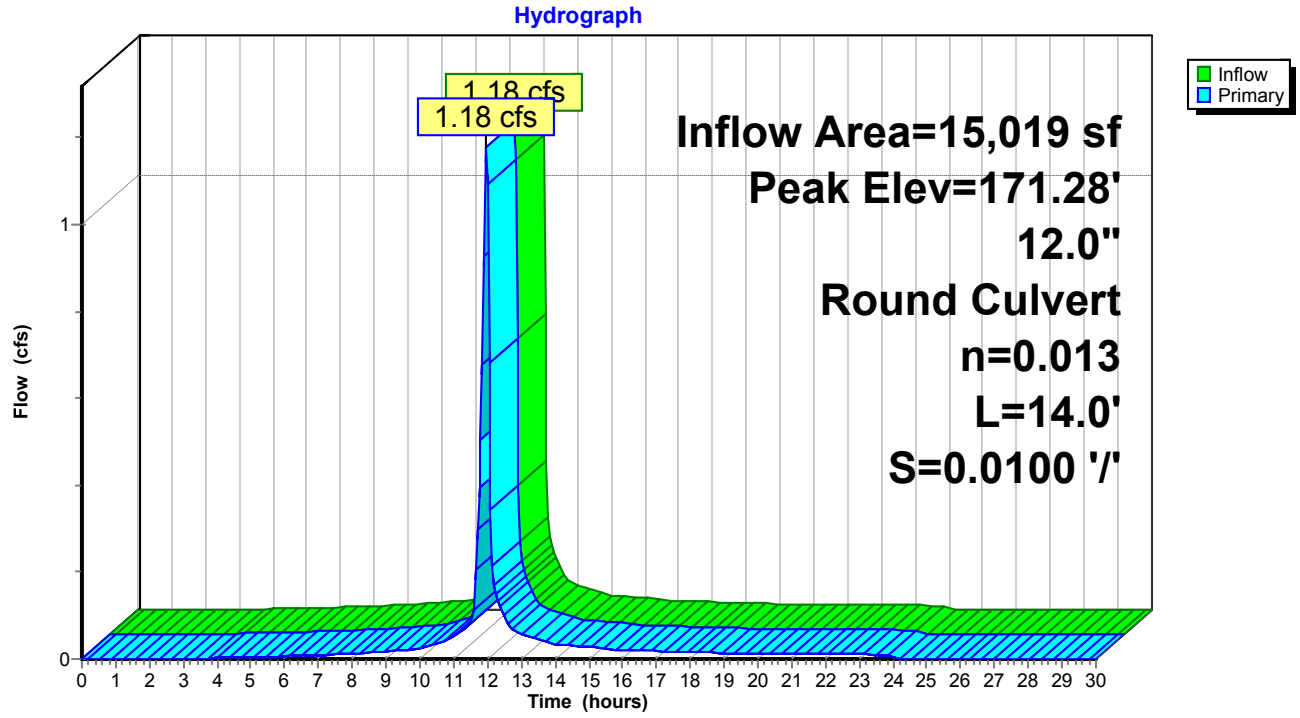
Inflow Area = 15,019 sf, 84.37% Impervious, Inflow Depth = 2.17" for 1-YEAR event
Inflow = 1.18 cfs @ 11.96 hrs, Volume= 2,715 cf
Outflow = 1.18 cfs @ 11.96 hrs, Volume= 2,715 cf, Atten= 0%, Lag= 0.0 min
Primary = 1.18 cfs @ 11.96 hrs, Volume= 2,715 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 171.28' @ 11.96 hrs
Flood Elev= 172.99'

Device	Routing	Invert	Outlet Devices
#1	Primary	170.60'	**12.0" Round Culvert** L= 14.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 170.60' / 170.46' S= 0.0100 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf

Primary OutFlow Max=1.15 cfs @ 11.96 hrs HW=171.27' (Free Discharge)
1=Culvert (Barrel Controls 1.15 cfs @ 2.91 fps)

Pond 2P: EXISTING CATCH BASIN



Summary for Pond 3P: EXISTING CATCH BASIN

[57] Hint: Peaked at 170.61' (Flood elevation advised)

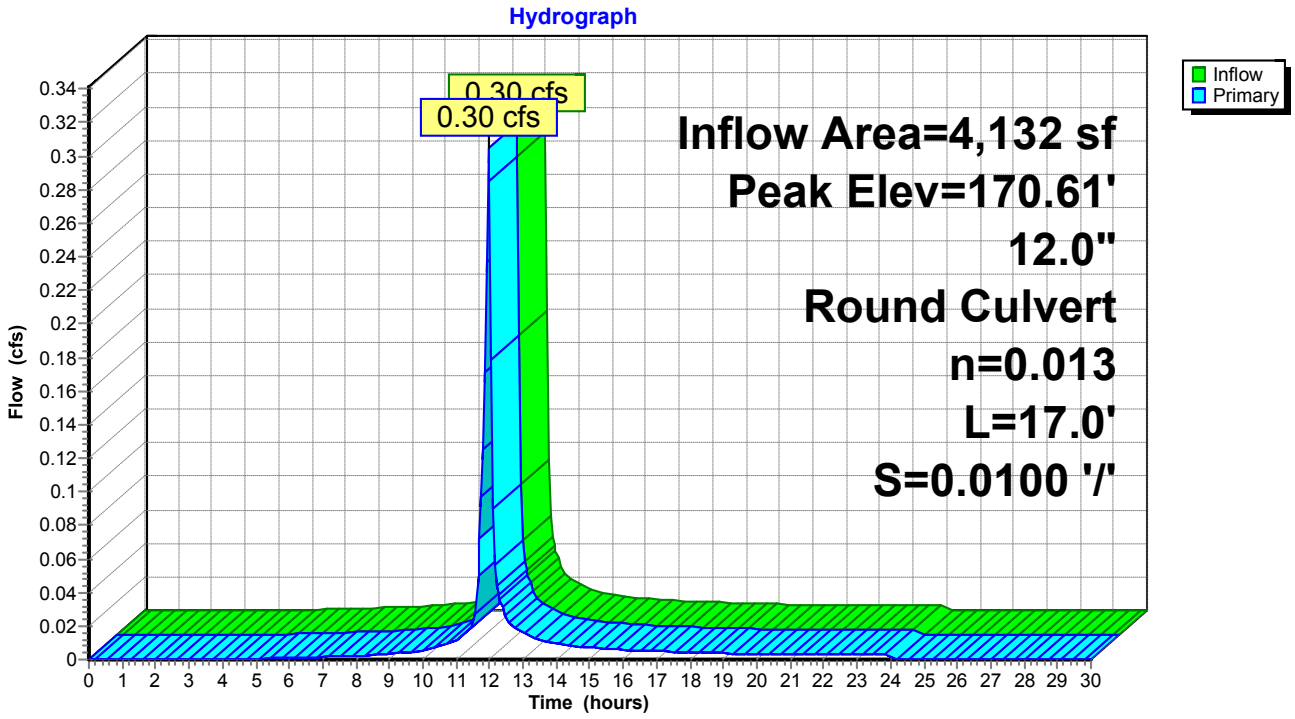
Inflow Area = 4,132 sf, 69.19% Impervious, Inflow Depth = 1.97" for 1-YEAR event
Inflow = 0.30 cfs @ 11.96 hrs, Volume= 680 cf
Outflow = 0.30 cfs @ 11.96 hrs, Volume= 680 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.30 cfs @ 11.96 hrs, Volume= 680 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 170.61' @ 11.97 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	170.30'	**12.0" Round Culvert** L= 17.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 170.30' / 170.13' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf

Primary OutFlow Max=0.30 cfs @ 11.96 hrs HW=170.60' (Free Discharge)
1=Culvert (Inlet Controls 0.30 cfs @ 1.48 fps)

Pond 3P: EXISTING CATCH BASIN



Summary for Pond 4P: EXISTING CATCH BASIN

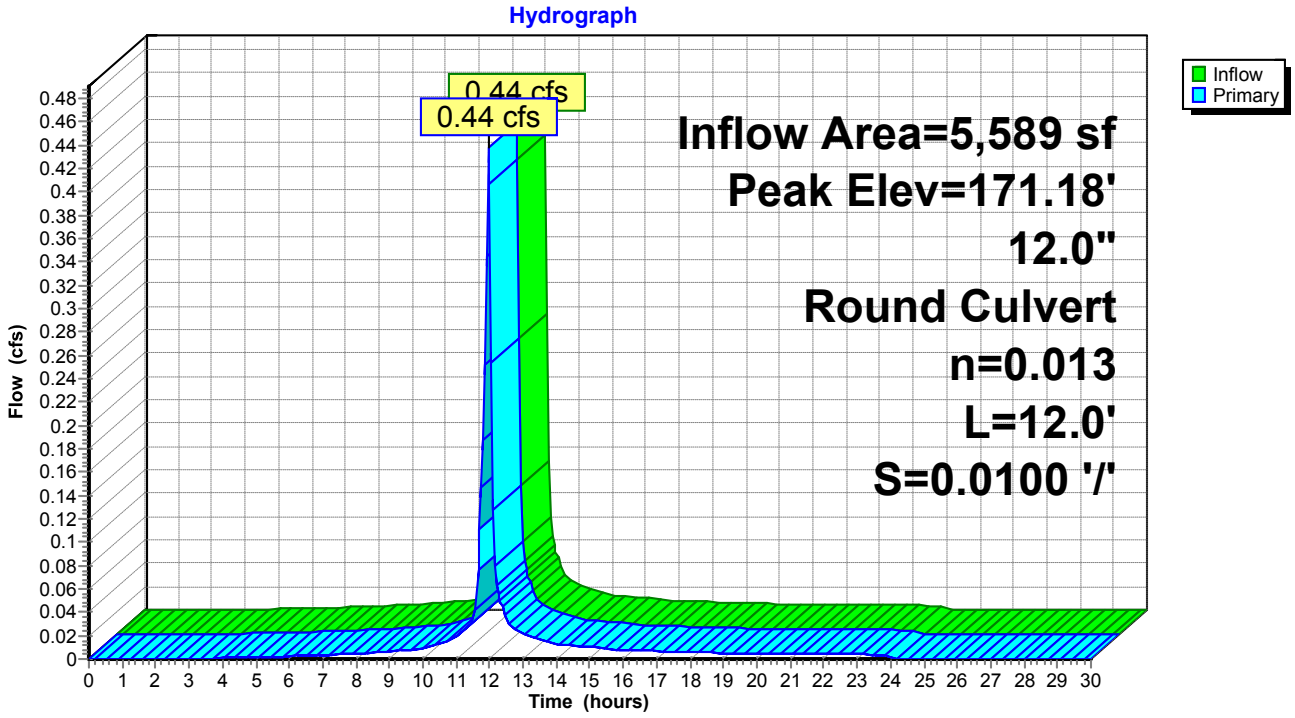
Inflow Area = 5,589 sf, 86.58% Impervious, Inflow Depth = 2.17" for 1-YEAR event
Inflow = 0.44 cfs @ 11.96 hrs, Volume= 1,010 cf
Outflow = 0.44 cfs @ 11.96 hrs, Volume= 1,010 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.44 cfs @ 11.96 hrs, Volume= 1,010 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 171.18' @ 11.96 hrs
Flood Elev= 172.73'

Device	Routing	Invert	Outlet Devices
#1	Primary	170.80'	**12.0" Round Culvert** L= 12.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 170.80' / 170.68' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf

Primary OutFlow Max=0.43 cfs @ 11.96 hrs HW=171.18' (Free Discharge)
1=Culvert (Barrel Controls 0.43 cfs @ 2.32 fps)

Pond 4P: EXISTING CATCH BASIN



Summary for Pond 5P: EXISTING DRYWELL

[81] Warning: Exceeded Pond 2P by 2.46' @ 12.15 hrs

Inflow Area = 15,019 sf, 84.37% Impervious, Inflow Depth = 2.17" for 1-YEAR event
Inflow = 1.18 cfs @ 11.96 hrs, Volume= 2,715 cf
Outflow = 0.79 cfs @ 12.04 hrs, Volume= 2,715 cf, Atten= 33%, Lag= 4.6 min
Discarded = 0.79 cfs @ 12.04 hrs, Volume= 2,715 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 173.40' @ 12.04 hrs Surf.Area= 1,553 sf Storage= 538 cf

Plug-Flow detention time= 54.9 min calculated for 2,710 cf (100% of inflow)
Center-of-Mass det. time= 54.9 min (831.5 - 776.7)

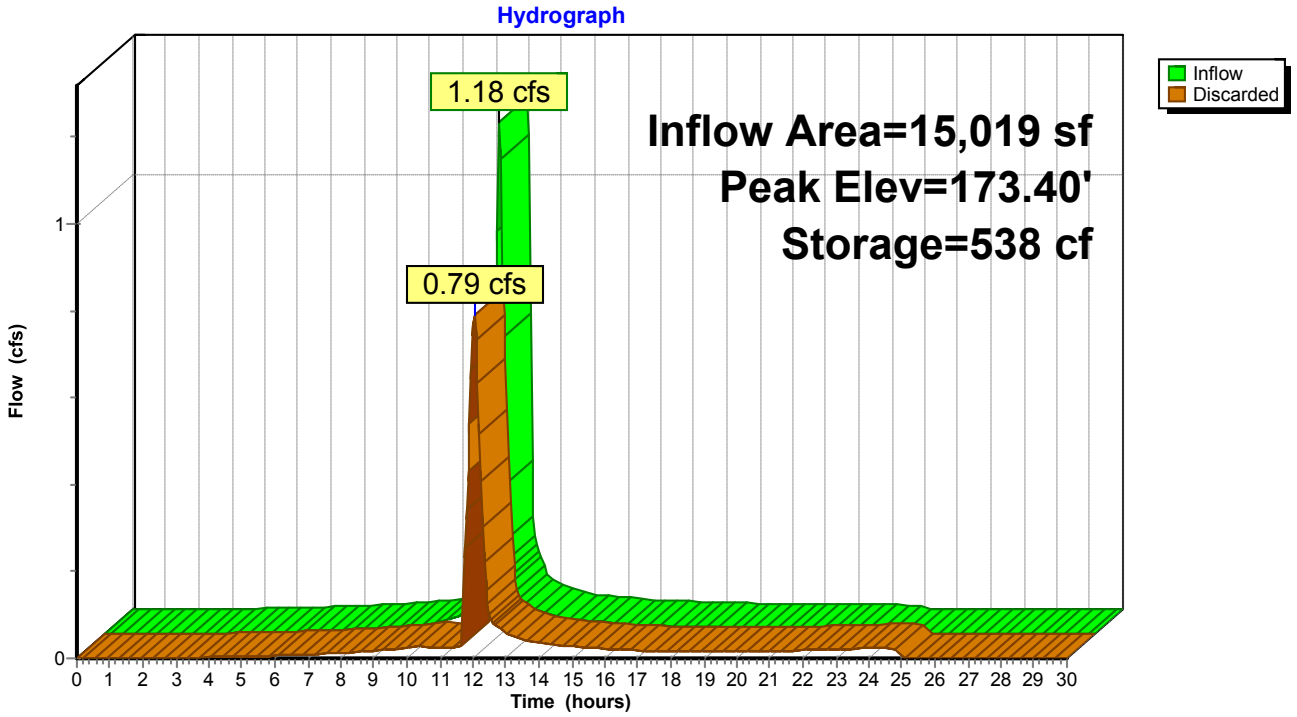
Volume	Invert	Avail.Storage	Storage Description
#1	168.00'	2,139 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
168.00	53	0	0
172.90	29	201	201
173.00	112	7	208
174.00	3,750	1,931	2,139

Device	Routing	Invert	Outlet Devices
#1	Discarded	168.00'	**22.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.78 cfs @ 12.04 hrs HW=173.39' (Free Discharge)
1=Exfiltration (Exfiltration Controls 0.78 cfs)

Pond 5P: EXISTING DRYWELL



Summary for Pond 6P: EXISTING CATCH BASIN

[57] Hint: Peaked at 170.60' (Flood elevation advised)

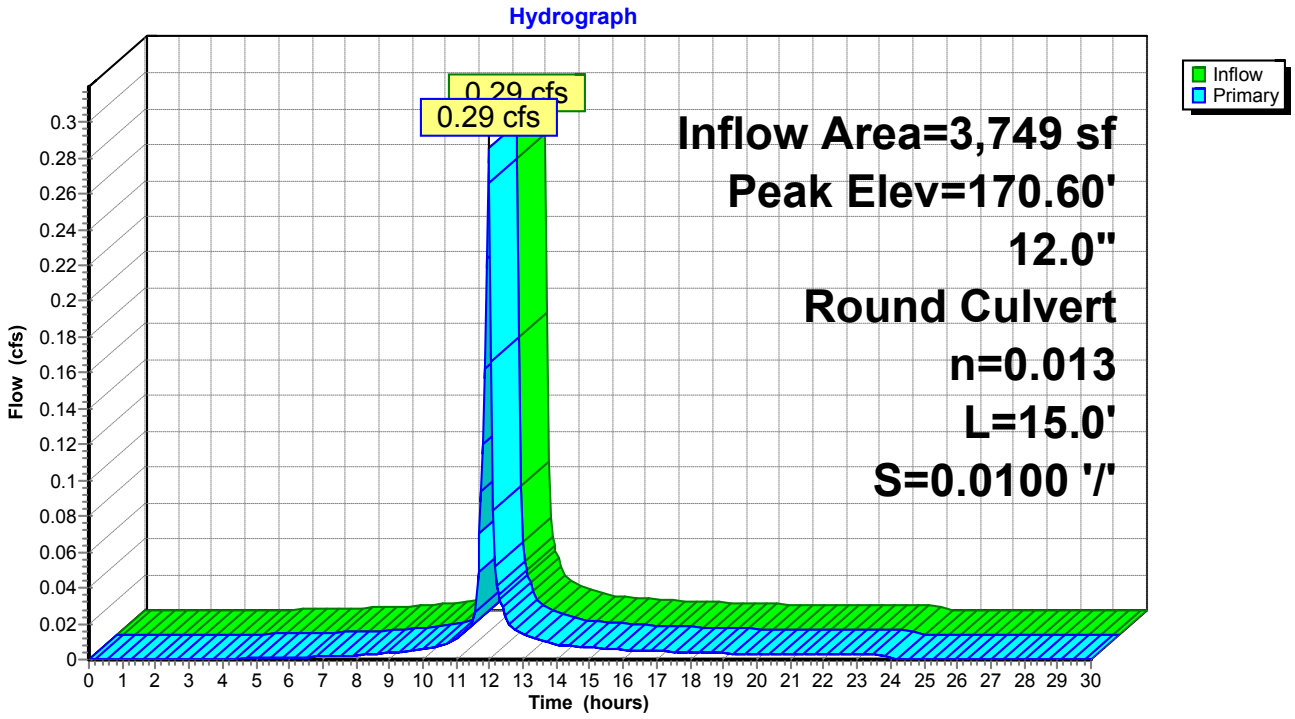
Inflow Area = 3,749 sf, 79.83% Impervious, Inflow Depth = 2.07" for 1-YEAR event
Inflow = 0.29 cfs @ 11.96 hrs, Volume= 647 cf
Outflow = 0.29 cfs @ 11.96 hrs, Volume= 647 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.29 cfs @ 11.96 hrs, Volume= 647 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 170.60' @ 11.96 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	170.30'	**12.0" Round Culvert** L= 15.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 170.30' / 170.15' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf

Primary OutFlow Max=0.28 cfs @ 11.96 hrs HW=170.59' (Free Discharge)
1=Culvert (Inlet Controls 0.28 cfs @ 1.45 fps)

Pond 6P: EXISTING CATCH BASIN



Summary for Pond 7P: EXISTING CATCH BASIN

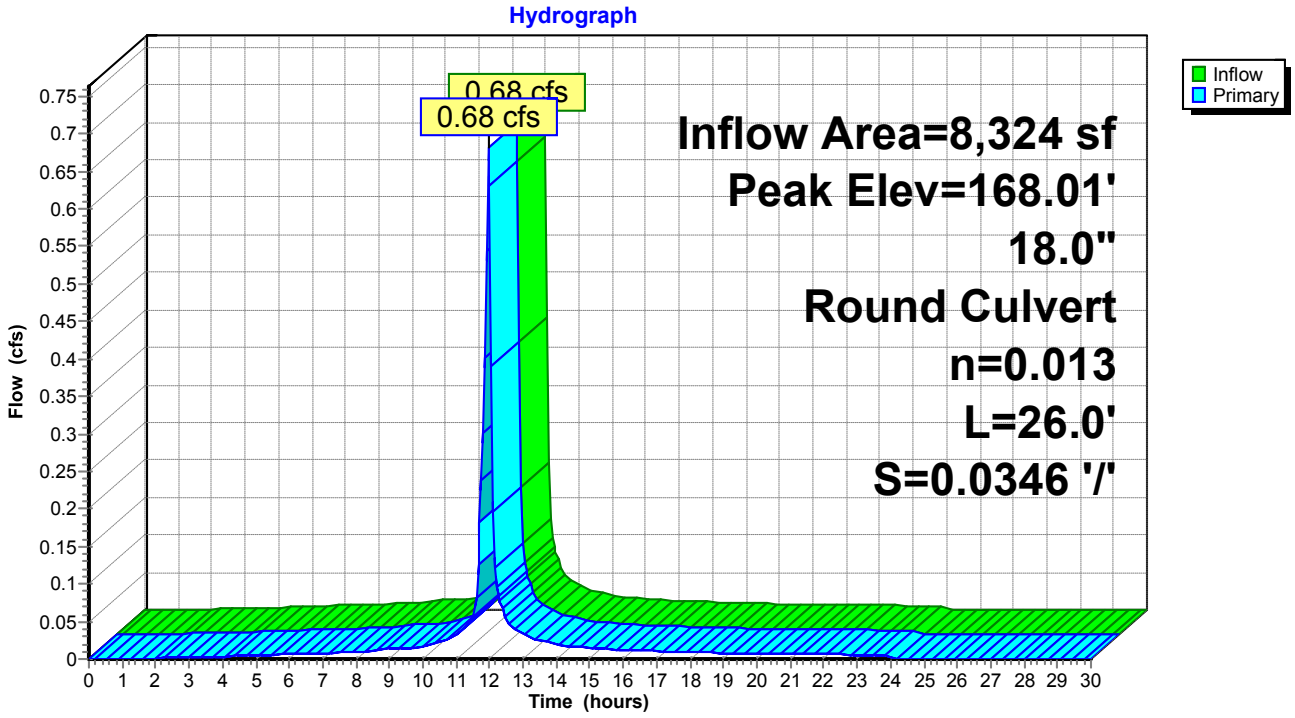
Inflow Area = 8,324 sf,100.00% Impervious, Inflow Depth = 2.38" for 1-YEAR event
Inflow = 0.68 cfs @ 11.96 hrs, Volume= 1,651 cf
Outflow = 0.68 cfs @ 11.96 hrs, Volume= 1,651 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.68 cfs @ 11.96 hrs, Volume= 1,651 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 168.01' @ 11.96 hrs
Flood Elev= 172.33'

Device	Routing	Invert	Outlet Devices
#1	Primary	167.60'	**18.0" Round Culvert** L= 26.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 167.60' / 166.70' S= 0.0346 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf

Primary OutFlow Max=0.66 cfs @ 11.96 hrs HW=168.01' (Free Discharge)
1=Culvert (Inlet Controls 0.66 cfs @ 1.71 fps)

Pond 7P: EXISTING CATCH BASIN



Summary for Pond 8P: EXISTING CATCH BASIN

[58] Hint: Peaked 1.47' above defined flood level

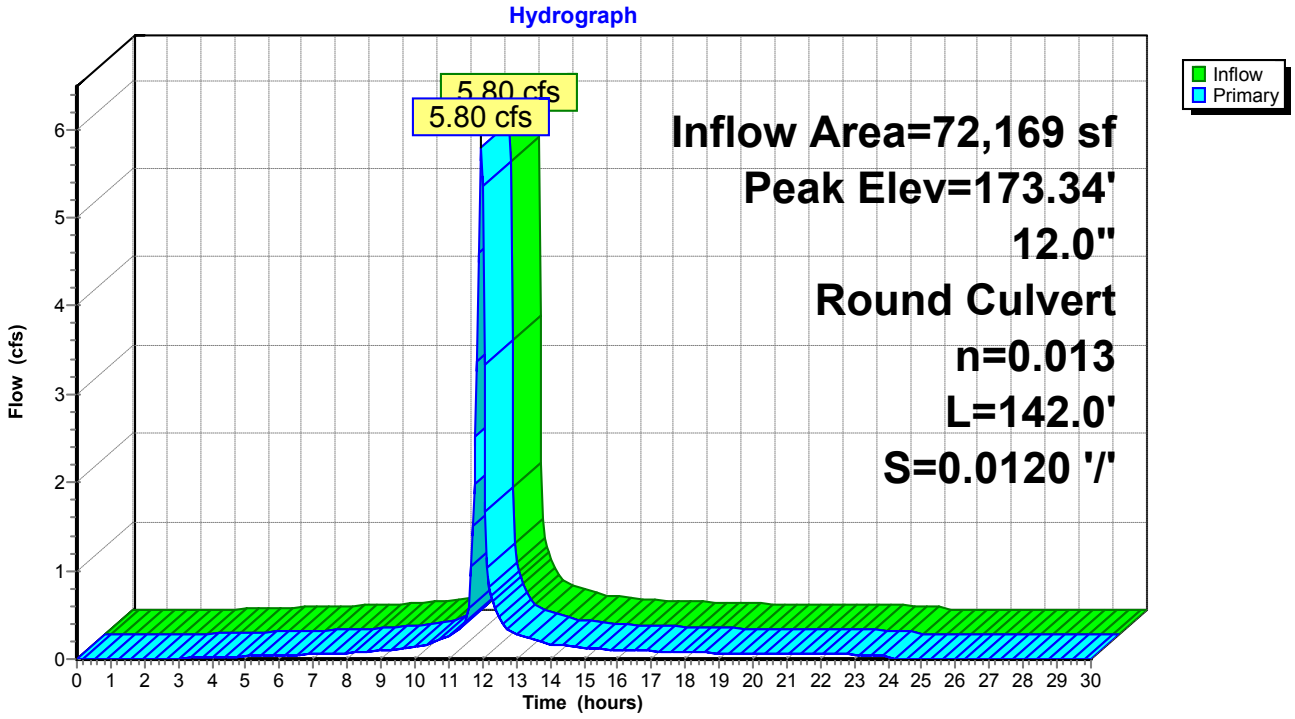
Inflow Area = 72,169 sf, 95.78% Impervious, Inflow Depth = 2.27" for 1-YEAR event
Inflow = 5.80 cfs @ 11.96 hrs, Volume= 13,666 cf
Outflow = 5.80 cfs @ 11.96 hrs, Volume= 13,666 cf, Atten= 0%, Lag= 0.0 min
Primary = 5.80 cfs @ 11.96 hrs, Volume= 13,666 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 173.34' @ 11.96 hrs
Flood Elev= 171.87'

Device	Routing	Invert	Outlet Devices
#1	Primary	168.70'	**12.0" Round Culvert** L= 142.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 168.70' / 167.00' S= 0.0120 '/' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf

Primary OutFlow Max=5.65 cfs @ 11.96 hrs HW=173.12' (Free Discharge)
└**1=Culvert** (Barrel Controls 5.65 cfs @ 7.20 fps)

Pond 8P: EXISTING CATCH BASIN



Summary for Pond 9P: EXISTING DRYWELL

[81] Warning: Exceeded Pond 6P by 3.09' @ 24.40 hrs

Inflow Area = 3,749 sf, 79.83% Impervious, Inflow Depth = 2.07" for 1-YEAR event
Inflow = 0.29 cfs @ 11.96 hrs, Volume= 647 cf
Outflow = 0.00 cfs @ 0.00 hrs, Volume= 0 cf, Atten= 100%, Lag= 0.0 min

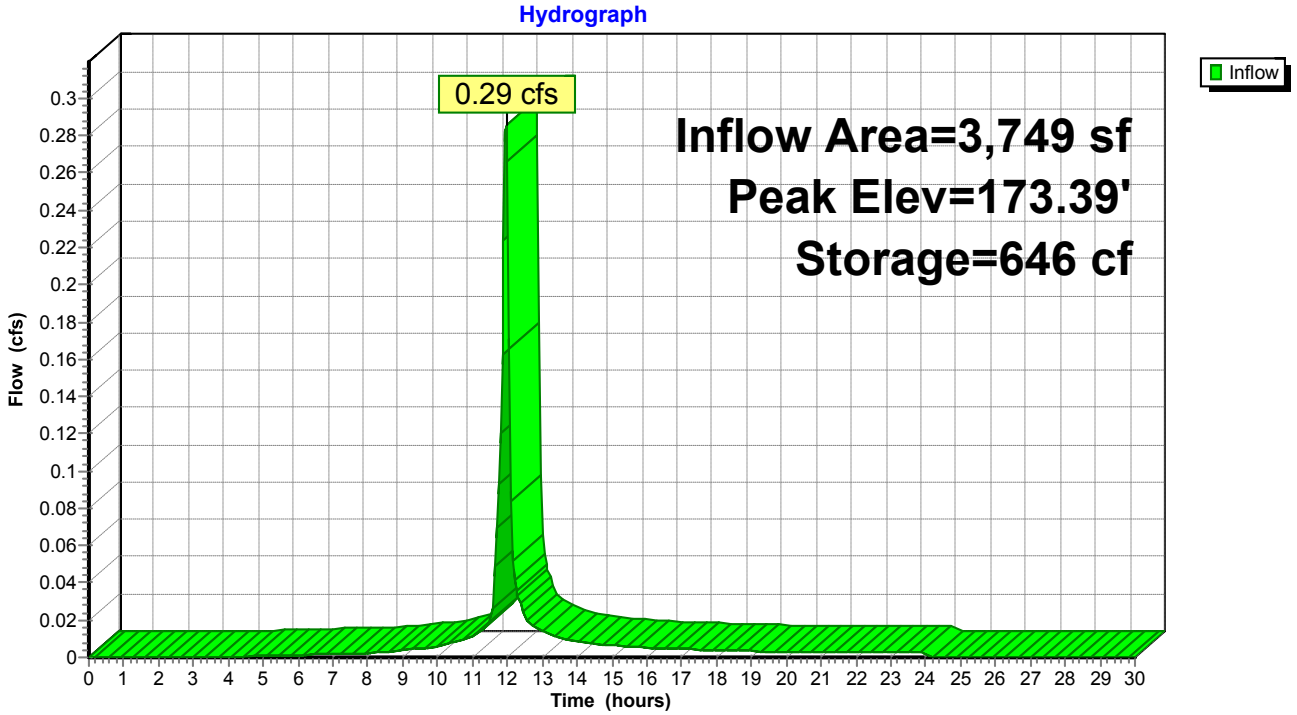
Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 173.39' @ 24.40 hrs Surf.Area= 1,794 sf Storage= 646 cf

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)
Center-of-Mass det. time= (not calculated: no outflow)

Volume	Invert	Avail.Storage	Storage Description
#1	168.00'	2,410 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
168.00	53	0	0
172.90	29	201	201
173.00	377	20	221
174.00	4,000	2,189	2,410

Pond 9P: EXISTING DRYWELL



Summary for Pond 10P: EXISTING DRYWELL

[85] Warning: Oscillations may require smaller dt or Finer Routing (severity=1)
[81] Warning: Exceeded Pond 3P by 2.54' @ 13.05 hrs

Inflow Area = 4,132 sf, 69.19% Impervious, Inflow Depth = 1.97" for 1-YEAR event
Inflow = 0.30 cfs @ 11.96 hrs, Volume= 680 cf
Outflow = 0.18 cfs @ 12.07 hrs, Volume= 680 cf, Atten= 41%, Lag= 6.1 min
Discarded = 0.18 cfs @ 12.07 hrs, Volume= 680 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 172.94' @ 12.05 hrs Surf.Area= 336 sf Storage= 209 cf

Plug-Flow detention time= 73.4 min calculated for 679 cf (100% of inflow)
Center-of-Mass det. time= 73.3 min (864.1 - 790.8)

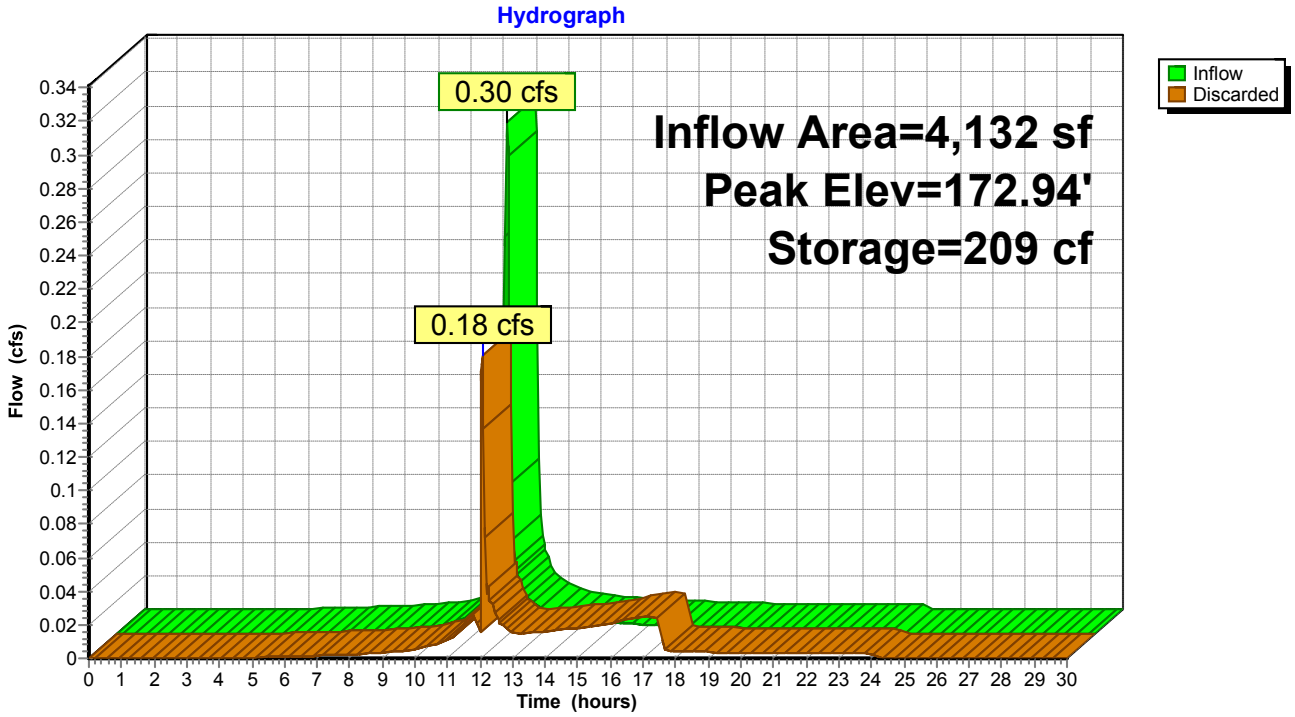
Volume	Invert	Avail.Storage	Storage Description
#1	168.00'	2,486 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
168.00	53	0	0
172.90	29	201	201
173.00	743	39	239
174.00	3,750	2,247	2,486

Device	Routing	Invert	Outlet Devices
#1	Discarded	168.00'	**22.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.16 cfs @ 12.07 hrs HW=172.94' (Free Discharge)
1=Exfiltration (Exfiltration Controls 0.16 cfs)

Pond 10P: EXISTING DRYWELL



Summary for Pond 12P: EXISTING DRYWELL

[81] Warning: Exceeded Pond 4P by 2.04' @ 13.70 hrs

Inflow Area = 5,589 sf, 86.58% Impervious, Inflow Depth = 2.17" for 1-YEAR event
Inflow = 0.44 cfs @ 11.96 hrs, Volume= 1,010 cf
Outflow = 0.33 cfs @ 12.03 hrs, Volume= 1,010 cf, Atten= 24%, Lag= 3.8 min
Discarded = 0.33 cfs @ 12.03 hrs, Volume= 1,010 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 173.02' @ 12.03 hrs Surf.Area= 652 sf Storage= 251 cf

Plug-Flow detention time= 64.0 min calculated for 1,009 cf (100% of inflow)
Center-of-Mass det. time= 63.9 min (840.6 - 776.7)

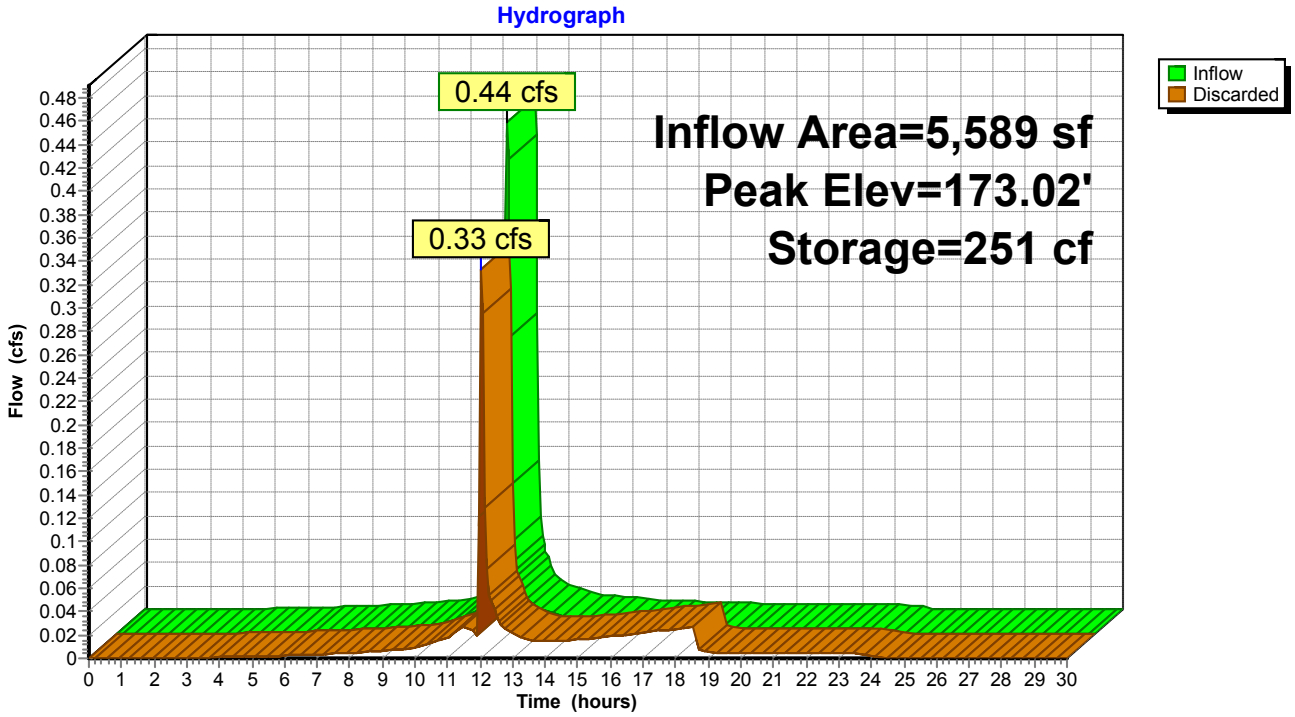
Volume	Invert	Avail.Storage	Storage Description
#1	168.00'	2,373 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
168.00	55	0	0
172.90	29	206	206
173.00	575	30	236
174.00	3,700	2,138	2,373

Device	Routing	Invert	Outlet Devices
#1	Discarded	168.00'	**22.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.33 cfs @ 12.03 hrs HW=173.02' (Free Discharge)
1=Exfiltration (Exfiltration Controls 0.33 cfs)

Pond 12P: EXISTING DRYWELL



Summary for Pond 13P: EXISTING DRYWELL

Inflow Area = 4,173 sf, 81.26% Impervious, Inflow Depth = 2.07" for 1-YEAR event
Inflow = 0.32 cfs @ 11.96 hrs, Volume= 720 cf
Outflow = 0.16 cfs @ 12.07 hrs, Volume= 720 cf, Atten= 49%, Lag= 6.5 min
Discarded = 0.16 cfs @ 12.07 hrs, Volume= 720 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 172.60' @ 12.05 hrs Surf.Area= 290 sf Storage= 226 cf

Plug-Flow detention time= 74.5 min calculated for 719 cf (100% of inflow)
Center-of-Mass det. time= 74.3 min (858.5 - 784.2)

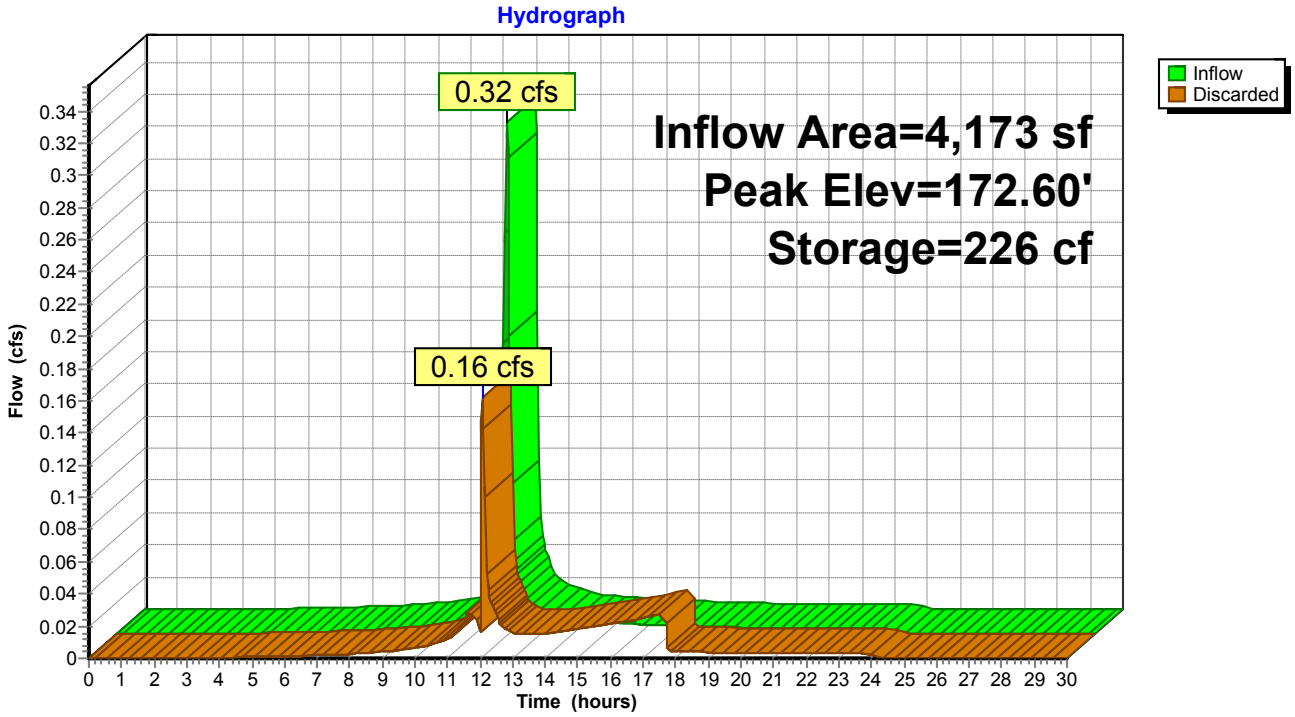
Volume	Invert	Avail.Storage	Storage Description
#1	167.50'	559 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
167.50	55	0	0
172.50	29	210	210
173.00	1,366	349	559

Device	Routing	Invert	Outlet Devices
#1	Discarded	167.50'	**22.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.15 cfs @ 12.07 hrs HW=172.60' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.15 cfs)

Pond 13P: EXISTING DRYWELL



Summary for Pond DP-1: EXISTING CATCH BASIN

[81] Warning: Exceeded Pond 7P by 0.63' @ 11.95 hrs
[79] Warning: Submerged Pond 8P Primary device # 1 OUTLET by 1.64'

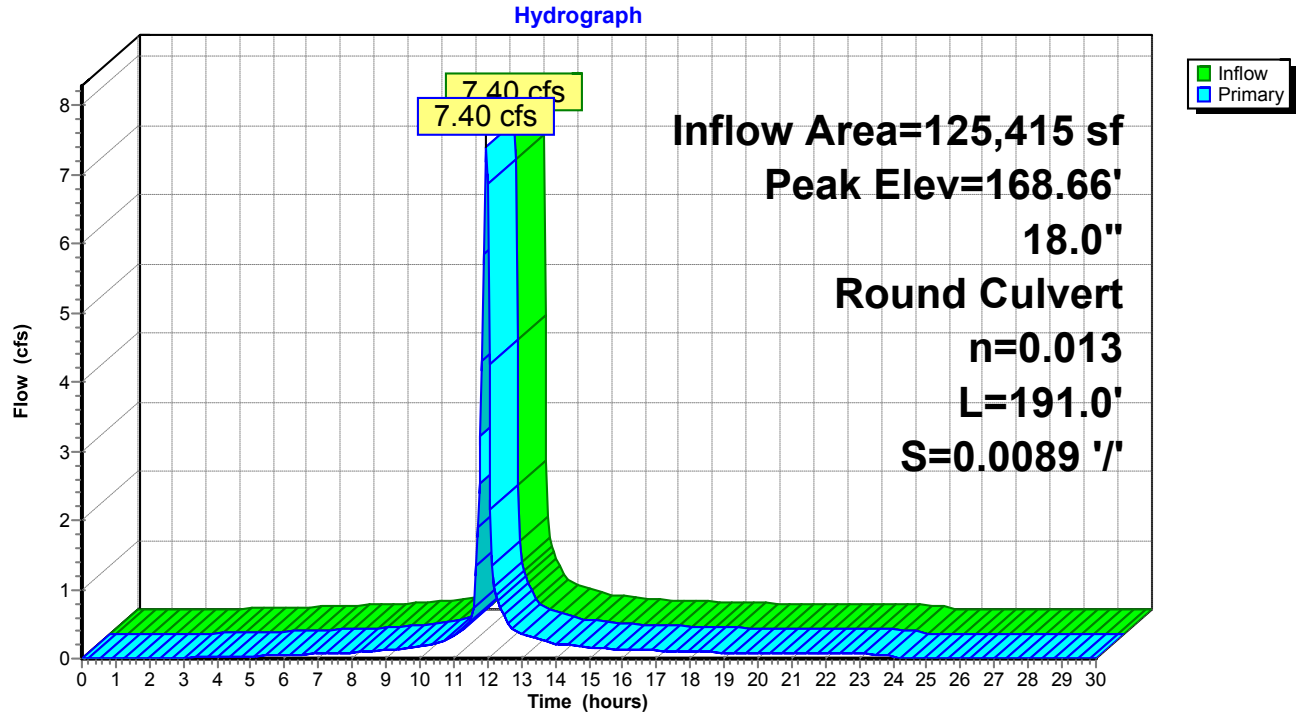
Inflow Area = 125,415 sf, 90.33% Impervious, Inflow Depth = 1.66" for 1-YEAR event
Inflow = 7.40 cfs @ 11.96 hrs, Volume= 17,385 cf
Outflow = 7.40 cfs @ 11.96 hrs, Volume= 17,385 cf, Atten= 0%, Lag= 0.0 min
Primary = 7.40 cfs @ 11.96 hrs, Volume= 17,385 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 168.66' @ 11.96 hrs
Flood Elev= 171.87'

Device	Routing	Invert	Outlet Devices
#1	Primary	166.70'	**18.0" Round Culvert** L= 191.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 166.70' / 165.00' S= 0.0089 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf

Primary OutFlow Max=7.21 cfs @ 11.96 hrs HW=168.60' (Free Discharge)
↑**1=Culvert** (Inlet Controls 7.21 cfs @ 4.08 fps)

Pond DP-1: EXISTING CATCH BASIN



Time span=0.00-30.00 hrs, dt=0.05 hrs, 601 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 6S: DA-10 Runoff Area=3,125 sf 87.10% Impervious Runoff Depth=2.71"
Flow Length=48' Slope=0.0235 '/' Tc=6.0 min CN=96 Runoff=0.30 cfs 706 cf

Subcatchment DA-1: DA-1 Runoff Area=15,019 sf 84.37% Impervious Runoff Depth=2.71"
Flow Length=59' Tc=6.0 min CN=96 Runoff=1.45 cfs 3,391 cf

Subcatchment DA-2: DA-2 Runoff Area=3,749 sf 79.83% Impervious Runoff Depth=2.61"
Flow Length=61' Tc=6.0 min CN=95 Runoff=0.35 cfs 814 cf

Subcatchment DA-3: DA-3 Runoff Area=4,132 sf 69.19% Impervious Runoff Depth=2.51"
Flow Length=43' Tc=6.0 min CN=94 Runoff=0.38 cfs 863 cf

Subcatchment DA-4: DA-4 Runoff Area=5,589 sf 86.58% Impervious Runoff Depth=2.71"
Flow Length=59' Tc=6.0 min CN=96 Runoff=0.54 cfs 1,262 cf

Subcatchment DA-5: DA-5 Runoff Area=13,552 sf 100.00% Impervious Runoff Depth=2.93"
Flow Length=60' Slope=0.0100 '/' Tc=6.0 min CN=98 Runoff=1.35 cfs 3,306 cf

Subcatchment DA-6: DA-6 Runoff Area=72,169 sf 95.78% Impervious Runoff Depth=2.82"
Flow Length=293' Tc=6.0 min CN=97 Runoff=7.09 cfs 16,941 cf

Subcatchment DA-7: DA-7 Runoff Area=8,324 sf 100.00% Impervious Runoff Depth=2.93"
Flow Length=183' Tc=6.0 min CN=98 Runoff=0.83 cfs 2,031 cf

Subcatchment DA-8: DA-8 Runoff Area=4,173 sf 81.26% Impervious Runoff Depth=2.61"
Flow Length=31' Tc=6.0 min CN=95 Runoff=0.39 cfs 906 cf

Subcatchment DA-9: DA-9 Runoff Area=9,135 sf 69.73% Impervious Runoff Depth=2.51"
Flow Length=82' Tc=6.0 min CN=94 Runoff=0.84 cfs 1,907 cf

Reach DP-2: STREET Inflow=1.35 cfs 3,306 cf
Outflow=1.35 cfs 3,306 cf

Pond 1P: EXISTING YARD DRAIN Peak Elev=190.51' Inflow=0.84 cfs 1,907 cf
4.0" Round Culvert n=0.013 L=87.0' S=0.0100 '/' Outflow=0.84 cfs 1,907 cf

Pond 2P: EXISTING CATCH BASIN Peak Elev=171.37' Inflow=1.45 cfs 3,391 cf
12.0" Round Culvert n=0.013 L=14.0' S=0.0100 '/' Outflow=1.45 cfs 3,391 cf

Pond 3P: EXISTING CATCH BASIN Peak Elev=170.65' Inflow=0.38 cfs 863 cf
12.0" Round Culvert n=0.013 L=17.0' S=0.0100 '/' Outflow=0.38 cfs 863 cf

Pond 4P: EXISTING CATCH BASIN Peak Elev=171.23' Inflow=0.54 cfs 1,262 cf
12.0" Round Culvert n=0.013 L=12.0' S=0.0100 '/' Outflow=0.54 cfs 1,262 cf

Pond 5P: EXISTING DRYWELL Peak Elev=173.47' Storage=661 cf Inflow=1.45 cfs 3,391 cf
Outflow=0.93 cfs 3,391 cf

Pond 6P: EXISTING CATCH BASIN Peak Elev=170.63' Inflow=0.35 cfs 814 cf
12.0" Round Culvert n=0.013 L=15.0' S=0.0100 '/' Outflow=0.35 cfs 814 cf

Pond 7P: EXISTING CATCH BASIN Peak Elev=168.06' Inflow=0.83 cfs 2,031 cf
18.0" Round Culvert n=0.013 L=26.0' S=0.0346 '/' Outflow=0.83 cfs 2,031 cf

Pond 8P: EXISTING CATCH BASIN Peak Elev=176.03' Inflow=7.09 cfs 16,941 cf
12.0" Round Culvert n=0.013 L=142.0' S=0.0120 '/' Outflow=7.09 cfs 16,941 cf

Pond 9P: EXISTING DRYWELL Peak Elev=173.48' Storage=813 cf Inflow=0.35 cfs 814 cf
Outflow=0.00 cfs 0 cf

Pond 10P: EXISTING DRYWELL Peak Elev=172.98' Storage=225 cf Inflow=0.38 cfs 863 cf
Outflow=0.30 cfs 863 cf

Pond 12P: EXISTING DRYWELL Peak Elev=173.07' Storage=286 cf Inflow=0.54 cfs 1,262 cf
Outflow=0.41 cfs 1,262 cf

Pond 13P: EXISTING DRYWELL Peak Elev=172.67' Storage=254 cf Inflow=0.39 cfs 906 cf
Outflow=0.25 cfs 906 cf

Pond DP-1: EXISTING CATCH BASIN Peak Elev=169.27' Inflow=9.07 cfs 21,585 cf
18.0" Round Culvert n=0.013 L=191.0' S=0.0089 '/' Outflow=9.07 cfs 21,585 cf

Total Runoff Area = 138,967 sf Runoff Volume = 32,127 cf Average Runoff Depth = 2.77"
8.72% Pervious = 12,123 sf 91.28% Impervious = 126,844 sf

Summary for Subcatchment 6S: DA-10

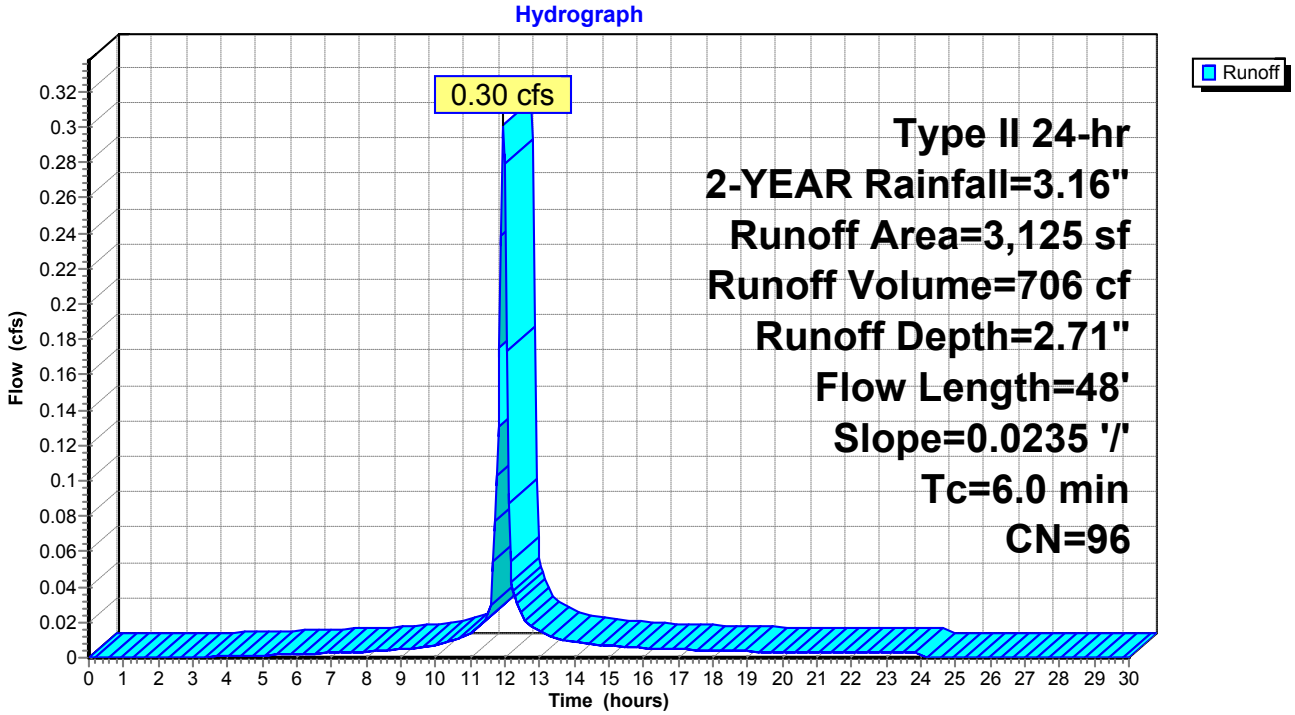
Runoff = 0.30 cfs @ 11.96 hrs, Volume= 706 cf, Depth= 2.71"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-YEAR Rainfall=3.16"

Area (sf)	CN	Description
403	84	50-75% Grass cover, Fair, HSG D
2,722	98	Paved parking, HSG D
3,125	96	Weighted Average
403		12.90% Pervious Area
2,722		87.10% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.6	48	0.0235	1.26		**Sheet Flow, A-B** Smooth surfaces n= 0.011 P2= 3.16"
0.6	48	Total, Increased to minimum Tc = 6.0 min			

Subcatchment 6S: DA-10



Summary for Subcatchment DA-1: DA-1

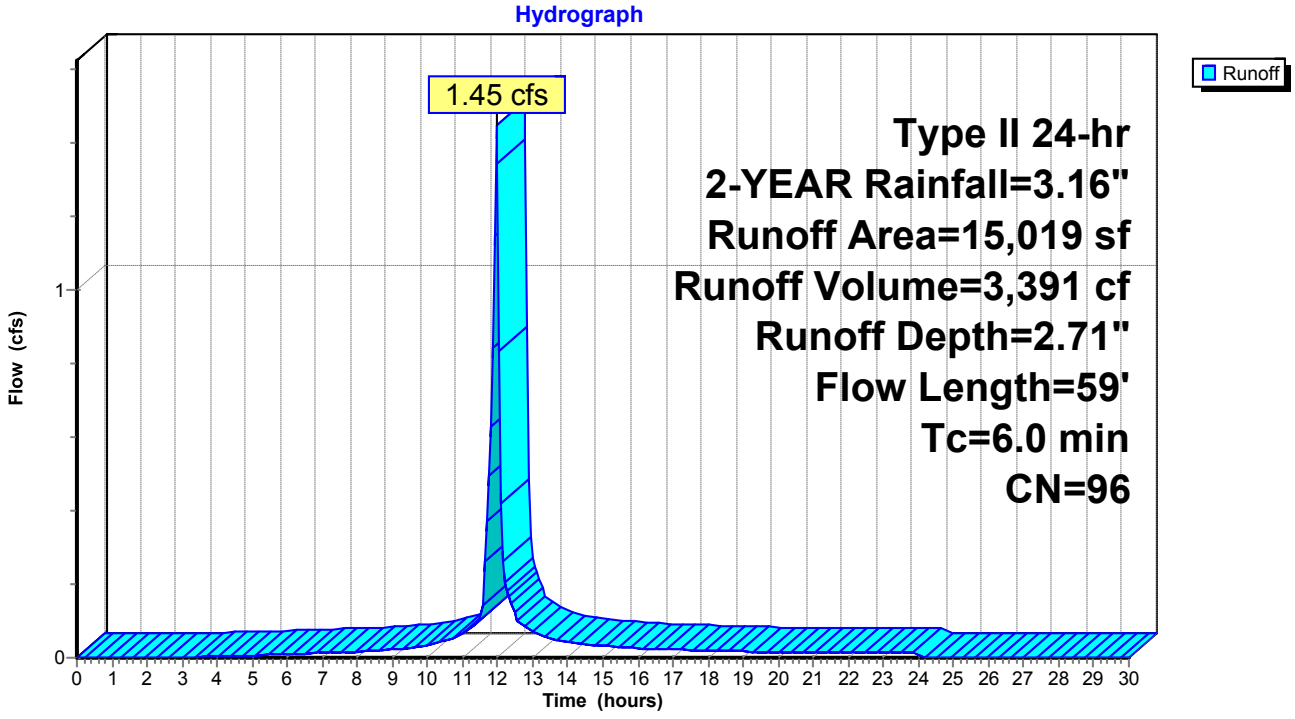
Runoff = 1.45 cfs @ 11.96 hrs, Volume= 3,391 cf, Depth= 2.71"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-YEAR Rainfall=3.16"

Area (sf)	CN	Description
2,348	84	50-75% Grass cover, Fair, HSG D
12,671	98	Paved parking, HSG D
15,019	96	Weighted Average
2,348		15.63% Pervious Area
12,671		84.37% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.8	29	0.0390	0.17		**Sheet Flow, A-B** Grass: Short n= 0.150 P2= 3.16"
0.1	30	0.0350	3.80		**Shallow Concentrated Flow, B-C** Paved Kv= 20.3 fps
2.9	59	Total, Increased to minimum Tc = 6.0 min			

Subcatchment DA-1: DA-1



Summary for Subcatchment DA-2: DA-2

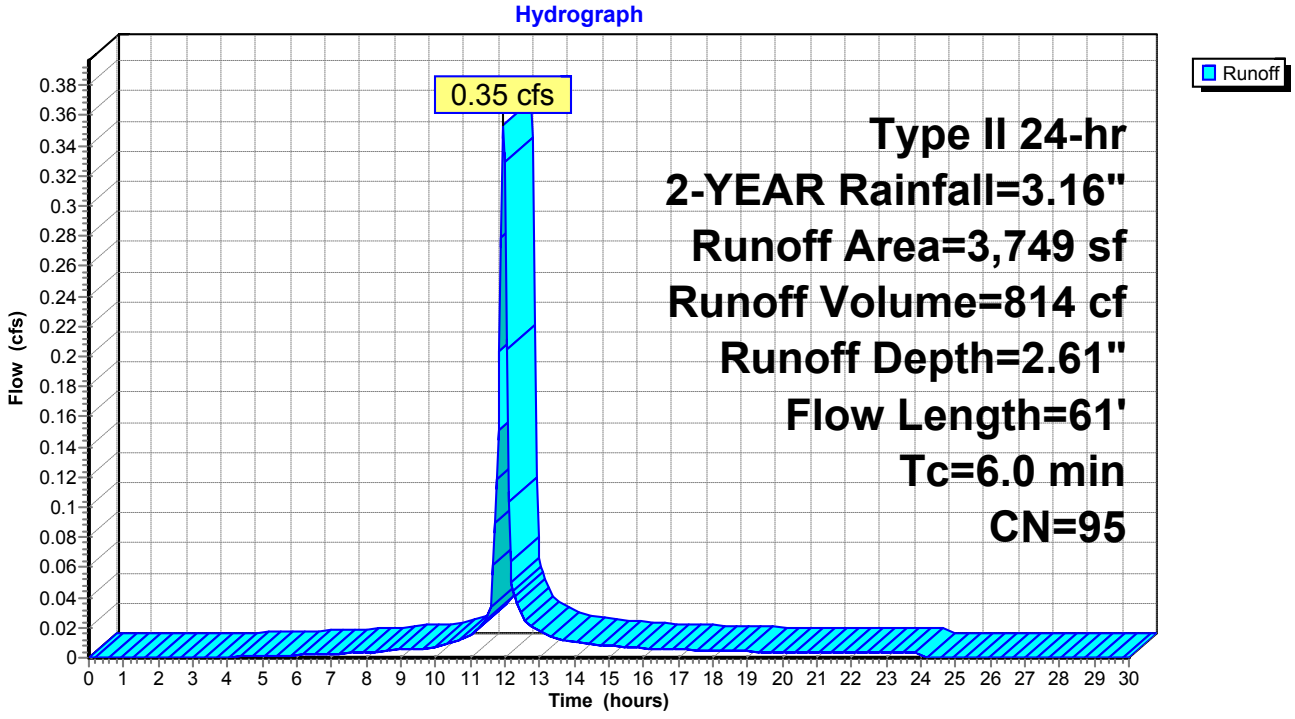
Runoff = 0.35 cfs @ 11.96 hrs, Volume= 814 cf, Depth= 2.61"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-YEAR Rainfall=3.16"

Area (sf)	CN	Description
756	84	50-75% Grass cover, Fair, HSG D
2,993	98	Paved parking, HSG D
3,749	95	Weighted Average
756		20.17% Pervious Area
2,993		79.83% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.6	26	0.0173	0.12		**Sheet Flow, A-B** Grass: Short n= 0.150 P2= 3.16"
0.2	35	0.0257	3.25		**Shallow Concentrated Flow, B-C** Paved Kv= 20.3 fps
3.8	61	Total, Increased to minimum Tc = 6.0 min			

Subcatchment DA-2: DA-2



Summary for Subcatchment DA-3: DA-3

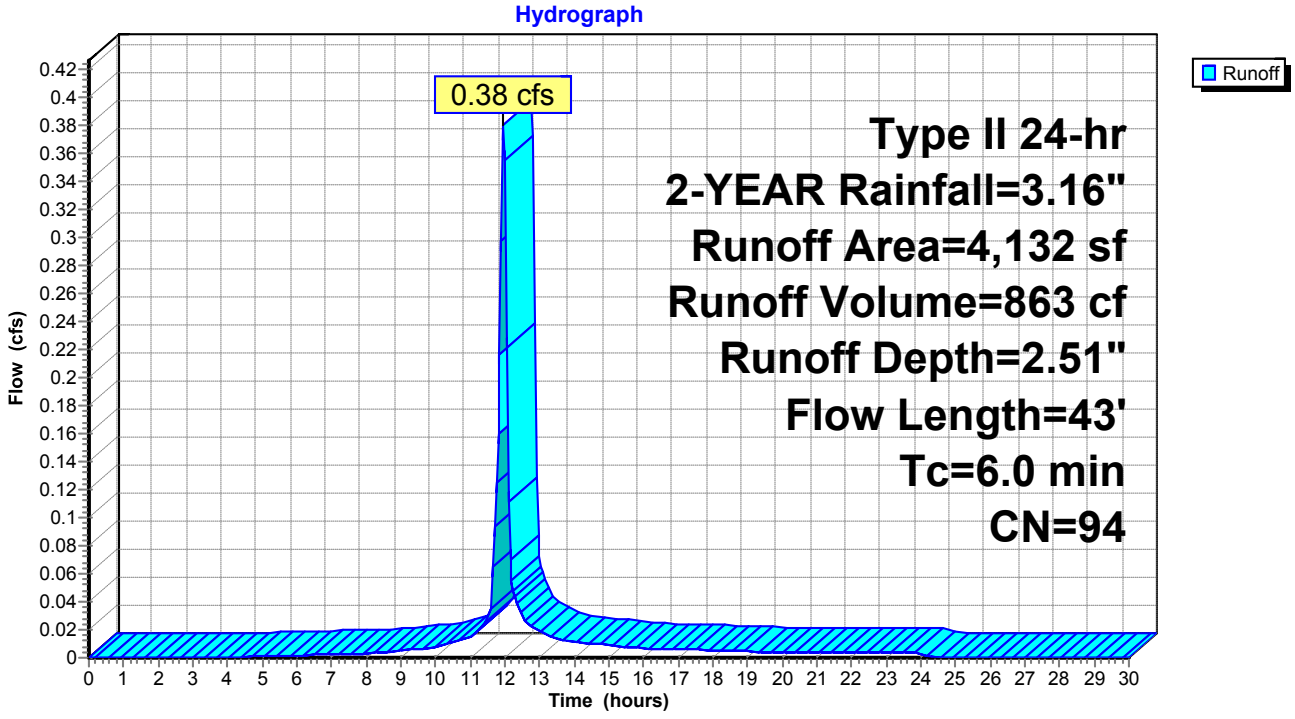
Runoff = 0.38 cfs @ 11.96 hrs, Volume= 863 cf, Depth= 2.51"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-YEAR Rainfall=3.16"

Area (sf)	CN	Description
1,273	84	50-75% Grass cover, Fair, HSG D
2,859	98	Paved parking, HSG D
4,132	94	Weighted Average
1,273		30.81% Pervious Area
2,859		69.19% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
4.1	31	0.0175	0.13		**Sheet Flow, A-B** Grass: Short n= 0.150 P2= 3.16"
0.1	12	0.0250	3.21		**Shallow Concentrated Flow, B-C** Paved Kv= 20.3 fps
4.2	43	Total, Increased to minimum Tc = 6.0 min			

Subcatchment DA-3: DA-3



Summary for Subcatchment DA-4: DA-4

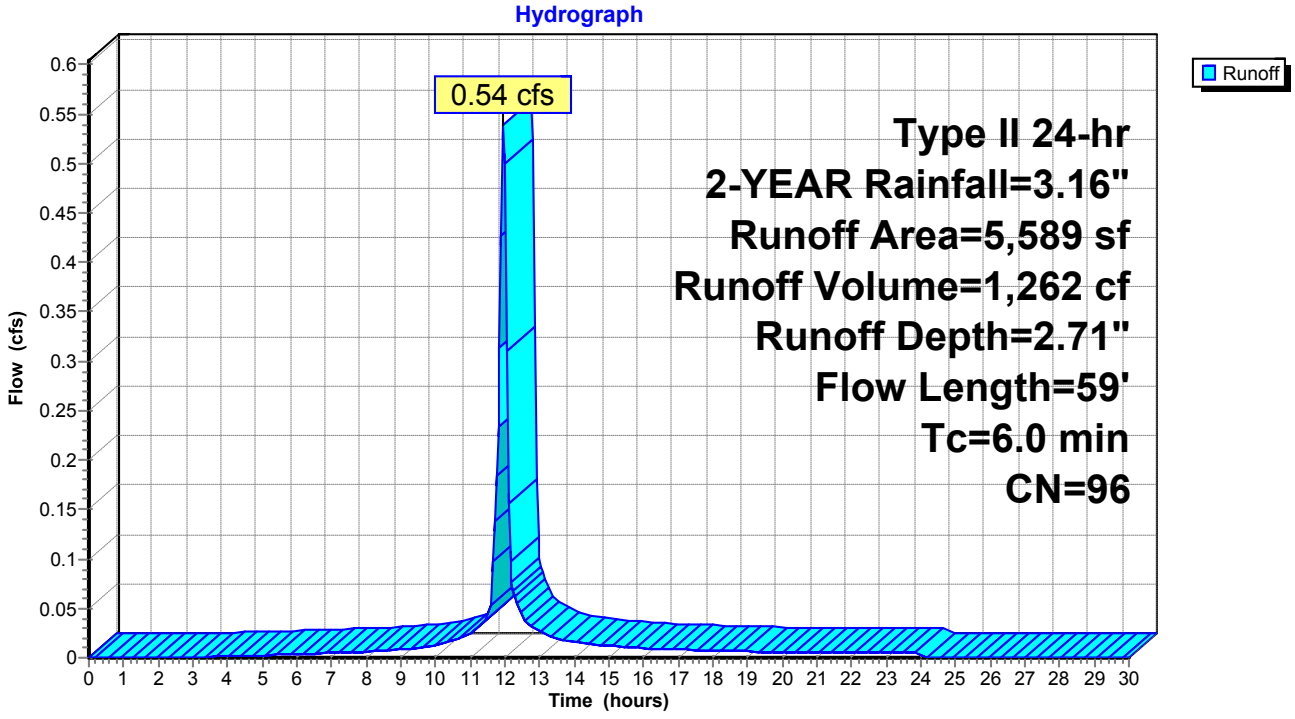
Runoff = 0.54 cfs @ 11.96 hrs, Volume= 1,262 cf, Depth= 2.71"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-YEAR Rainfall=3.16"

Area (sf)	CN	Description
750	84	50-75% Grass cover, Fair, HSG D
4,839	98	Paved parking, HSG D
5,589	96	Weighted Average
750		13.42% Pervious Area
4,839		86.58% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.6	30	0.0217	0.14		**Sheet Flow, A-B** Grass: Short n= 0.150 P2= 3.16"
0.2	29	0.0169	2.64		**Shallow Concentrated Flow, B-C** Paved Kv= 20.3 fps
3.8	59	Total, Increased to minimum Tc = 6.0 min			

Subcatchment DA-4: DA-4



Summary for Subcatchment DA-5: DA-5

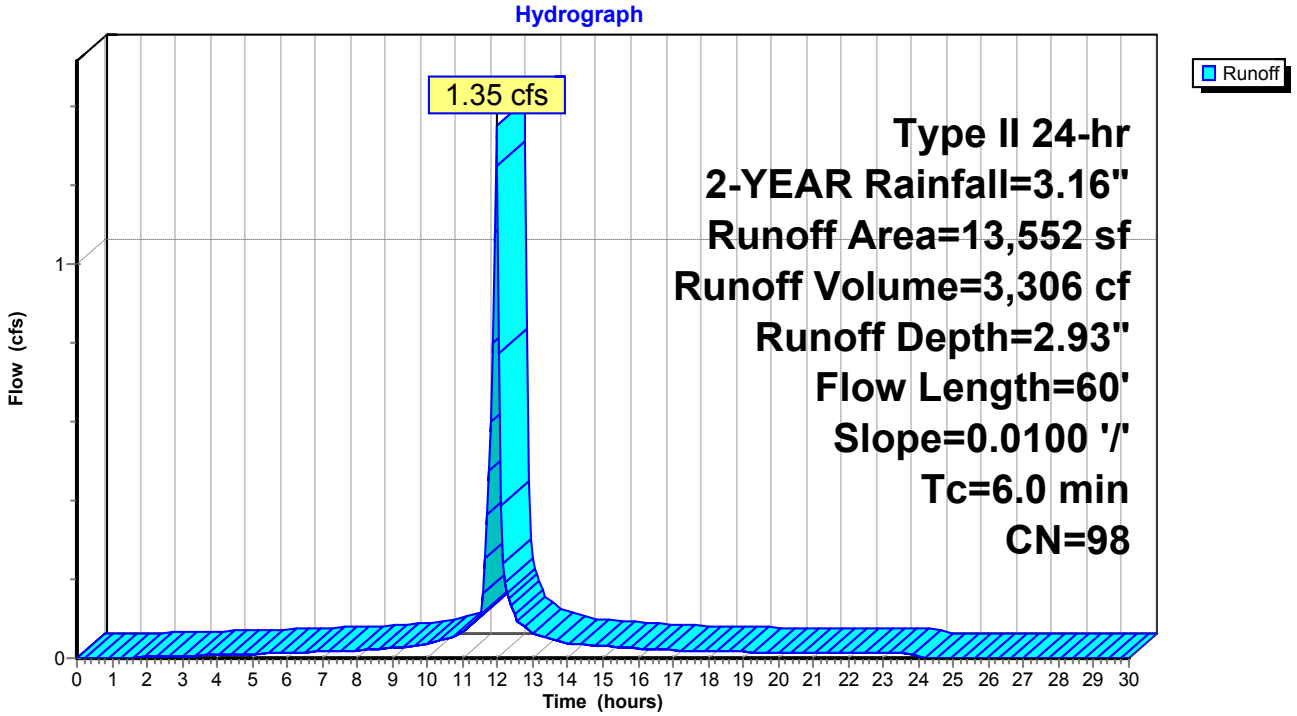
Runoff = 1.35 cfs @ 11.96 hrs, Volume= 3,306 cf, Depth= 2.93"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-YEAR Rainfall=3.16"

Area (sf)	CN	Description
13,552	98	Paved parking, HSG D
13,552		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.1	60	0.0100	0.94		**Sheet Flow, A-B** Smooth surfaces n= 0.011 P2= 3.16"
1.1	60	Total, Increased to minimum Tc = 6.0 min			

Subcatchment DA-5: DA-5



Summary for Subcatchment DA-6: DA-6

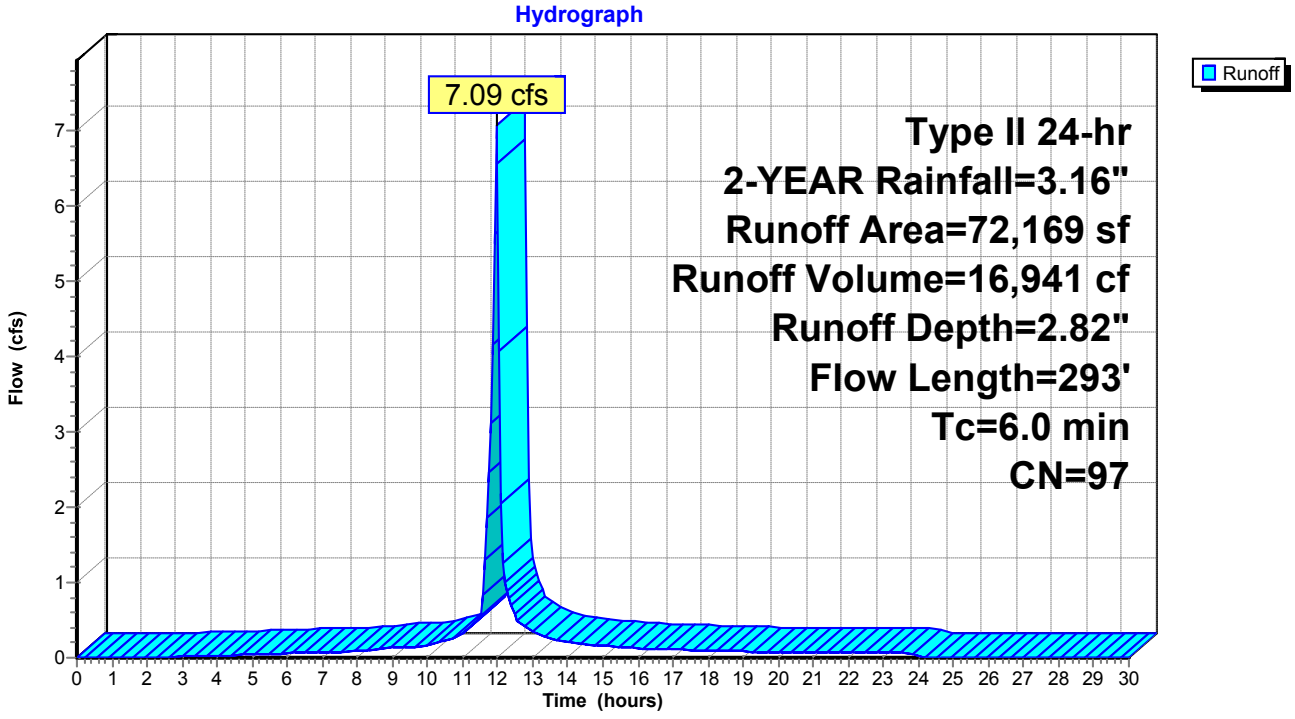
Runoff = 7.09 cfs @ 11.96 hrs, Volume= 16,941 cf, Depth= 2.82"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-YEAR Rainfall=3.16"

Area (sf)	CN	Description
3,046	84	50-75% Grass cover, Fair, HSG D
69,123	98	Paved parking, HSG D
72,169	97	Weighted Average
3,046		4.22% Pervious Area
69,123		95.78% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.2	100	0.0220	1.42		**Sheet Flow, A-B** Smooth surfaces n= 0.011 P2= 3.16"
1.4	193	0.0126	2.28		**Shallow Concentrated Flow, B-C** Paved Kv= 20.3 fps
2.6	293	Total, Increased to minimum Tc = 6.0 min			

Subcatchment DA-6: DA-6



Summary for Subcatchment DA-7: DA-7

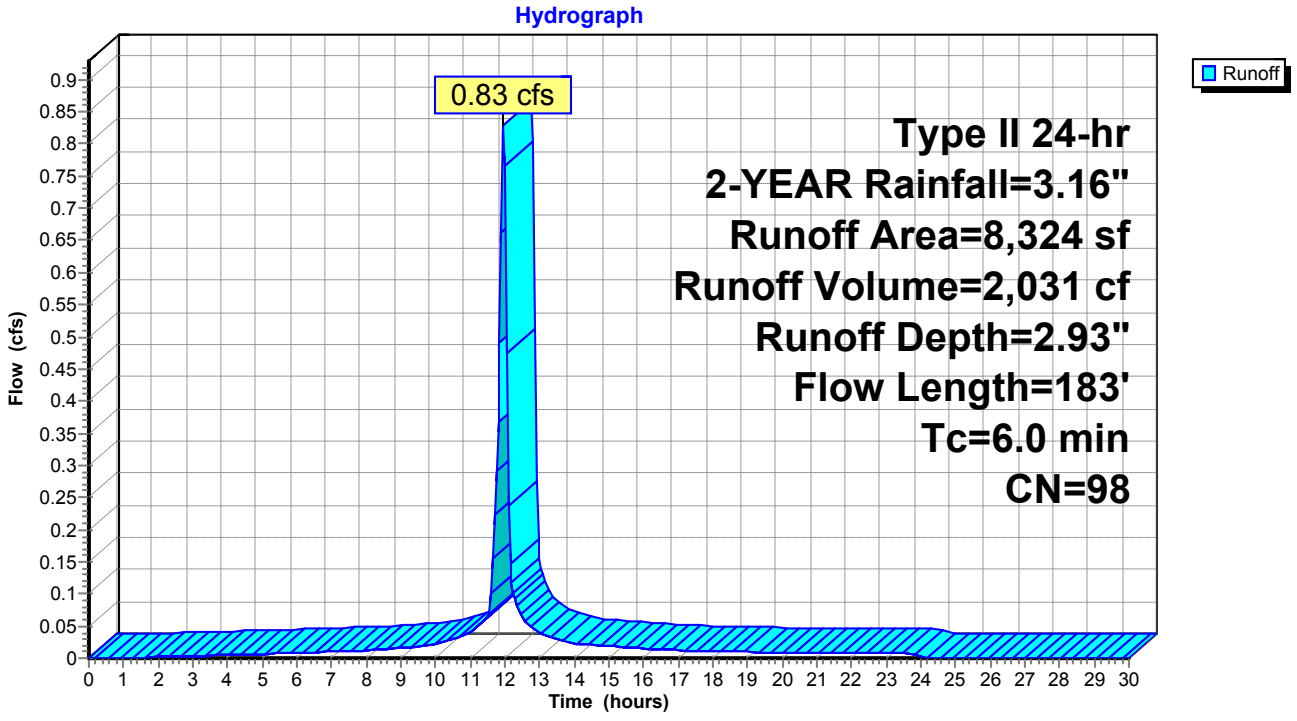
Runoff = 0.83 cfs @ 11.96 hrs, Volume= 2,031 cf, Depth= 2.93"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-YEAR Rainfall=3.16"

Area (sf)	CN	Description
8,324	98	Paved parking, HSG D
8,324		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.0	100	0.0301	1.61		**Sheet Flow, A-B** Smooth surfaces n= 0.011 P2= 3.16"
0.6	83	0.0124	2.26		**Shallow Concentrated Flow, B-C** Paved Kv= 20.3 fps
1.6	183	Total, Increased to minimum Tc = 6.0 min			

Subcatchment DA-7: DA-7



Summary for Subcatchment DA-8: DA-8

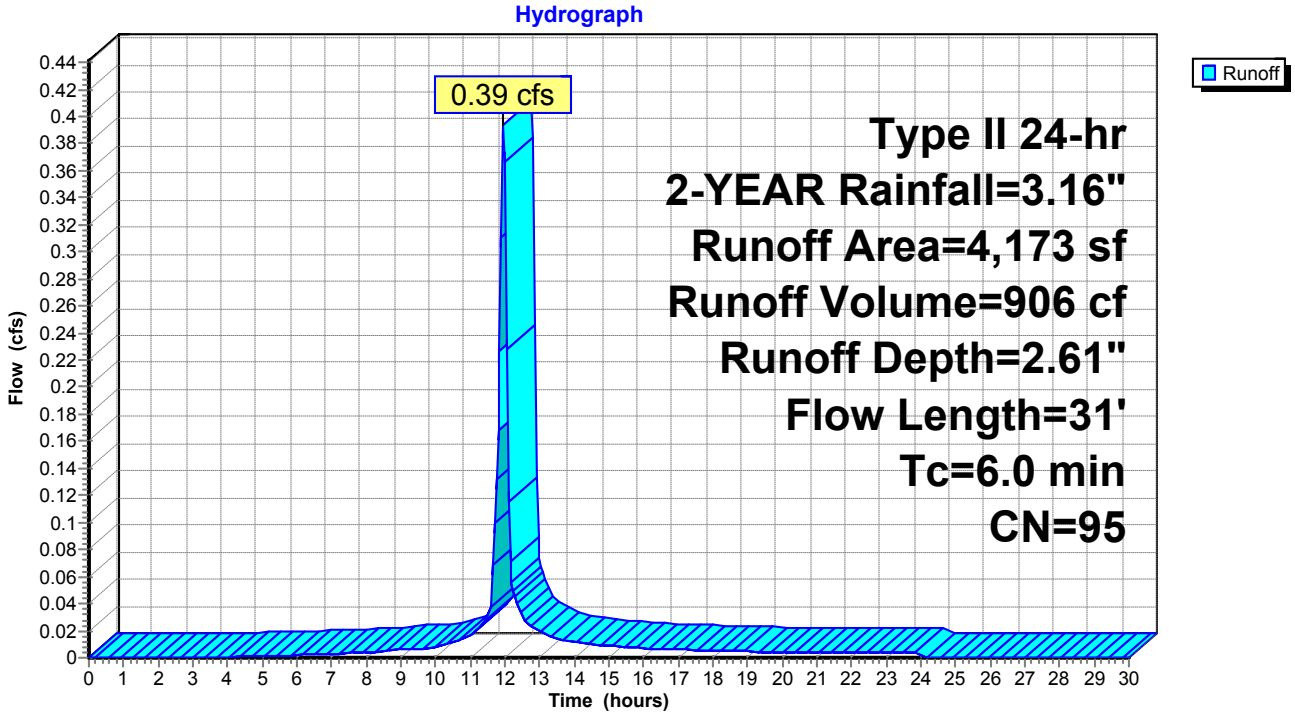
Runoff = 0.39 cfs @ 11.96 hrs, Volume= 906 cf, Depth= 2.61"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-YEAR Rainfall=3.16"

Area (sf)	CN	Description
782	84	50-75% Grass cover, Fair, HSG D
3,391	98	Paved parking, HSG D
4,173	95	Weighted Average
782		18.74% Pervious Area
3,391		81.26% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.9	19	0.0150	0.11		**Sheet Flow, A-B** Grass: Short n= 0.150 P2= 3.16"
0.1	12	0.0208	2.93		**Shallow Concentrated Flow, B-C** Paved Kv= 20.3 fps
3.0	31	Total, Increased to minimum Tc = 6.0 min			

Subcatchment DA-8: DA-8



Summary for Subcatchment DA-9: DA-9

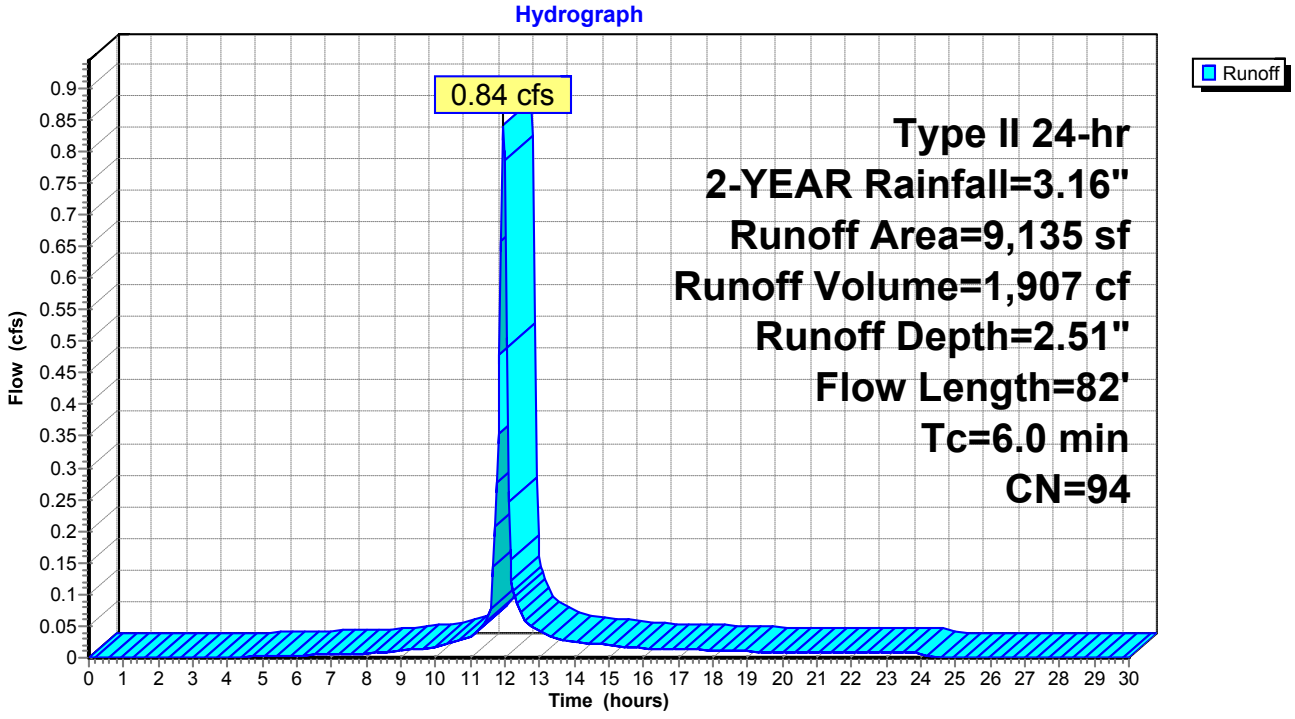
Runoff = 0.84 cfs @ 11.96 hrs, Volume= 1,907 cf, Depth= 2.51"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-YEAR Rainfall=3.16"

Area (sf)	CN	Description
2,765	84	50-75% Grass cover, Fair, HSG D
6,370	98	Paved parking, HSG D
9,135	94	Weighted Average
2,765		30.27% Pervious Area
6,370		69.73% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.2	42	0.0175	0.13		**Sheet Flow, A-B** Grass: Short n= 0.150 P2= 3.16"
0.2	40	0.0200	2.87		**Shallow Concentrated Flow, B-C** Paved Kv= 20.3 fps
5.4	82	Total, Increased to minimum Tc = 6.0 min			

Subcatchment DA-9: DA-9



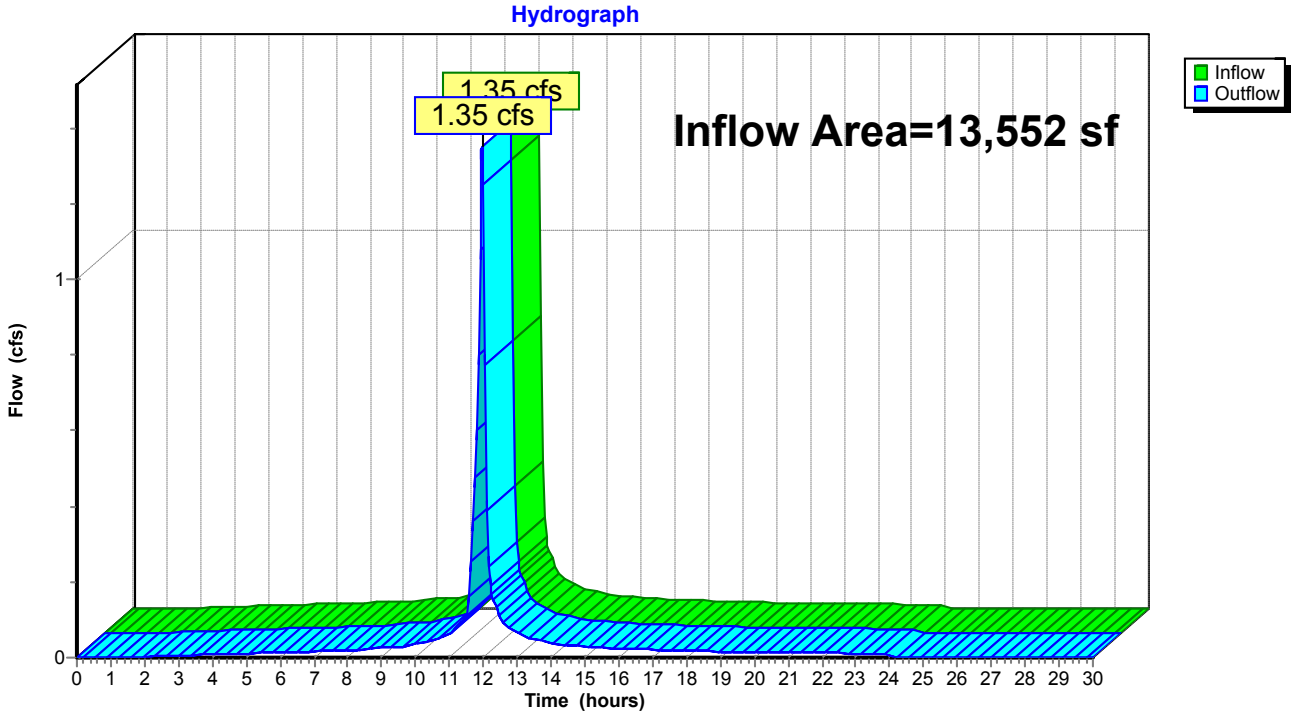
Summary for Reach DP-2: STREET

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 13,552 sf,100.00% Impervious, Inflow Depth = 2.93" for 2-YEAR event
Inflow = 1.35 cfs @ 11.96 hrs, Volume= 3,306 cf
Outflow = 1.35 cfs @ 11.96 hrs, Volume= 3,306 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs

Reach DP-2: STREET



Summary for Pond 1P: EXISTING YARD DRAIN

[57] Hint: Peaked at 190.51' (Flood elevation advised)

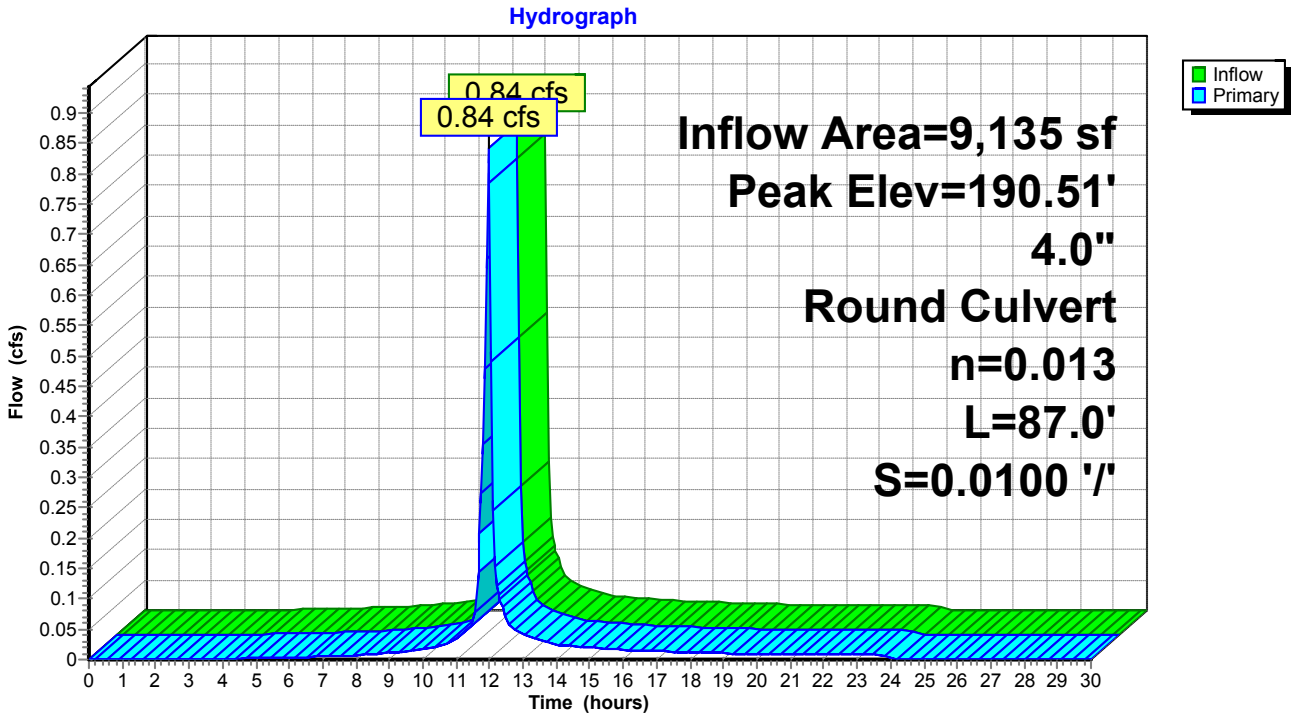
Inflow Area = 9,135 sf, 69.73% Impervious, Inflow Depth = 2.51" for 2-YEAR event
Inflow = 0.84 cfs @ 11.96 hrs, Volume= 1,907 cf
Outflow = 0.84 cfs @ 11.96 hrs, Volume= 1,907 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.84 cfs @ 11.96 hrs, Volume= 1,907 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 190.51' @ 11.96 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	171.30'	**4.0" Round Culvert** L= 87.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 171.30' / 170.43' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 0.09 sf

Primary OutFlow Max=0.82 cfs @ 11.96 hrs HW=189.55' (Free Discharge)
1=Culvert (Barrel Controls 0.82 cfs @ 9.39 fps)

Pond 1P: EXISTING YARD DRAIN



Summary for Pond 2P: EXISTING CATCH BASIN

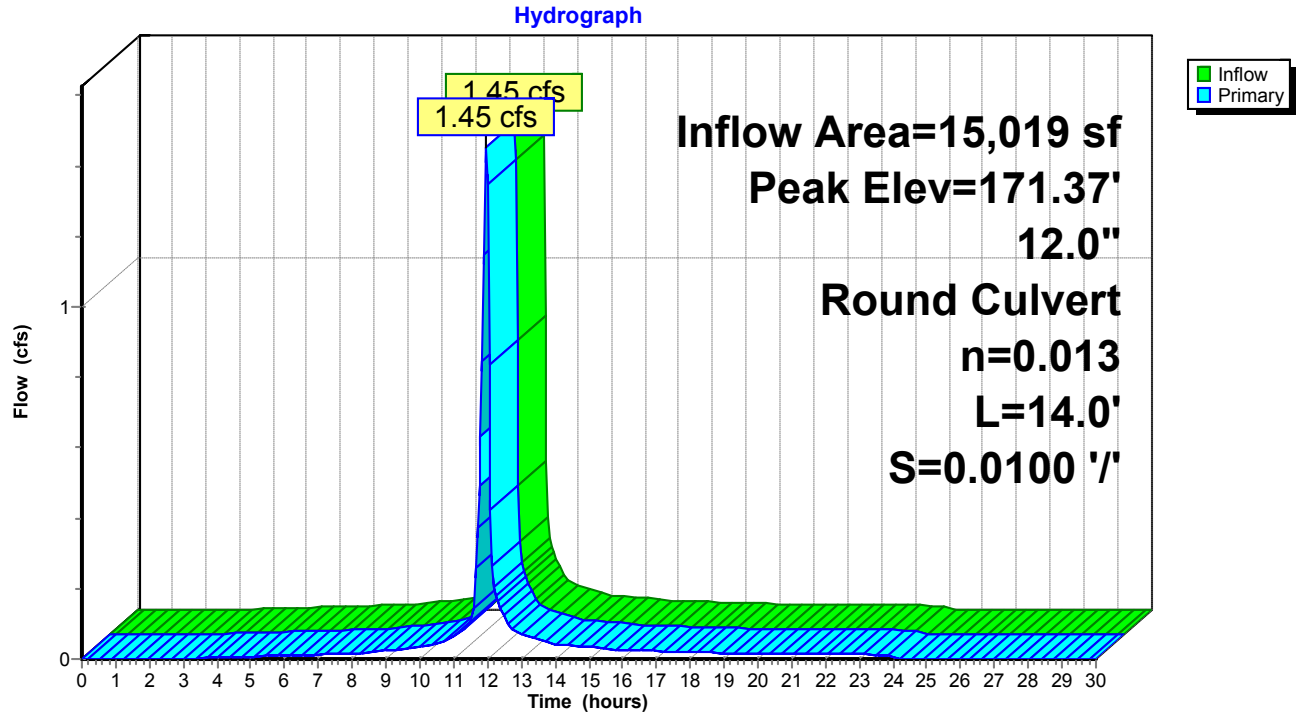
Inflow Area = 15,019 sf, 84.37% Impervious, Inflow Depth = 2.71" for 2-YEAR event
Inflow = 1.45 cfs @ 11.96 hrs, Volume= 3,391 cf
Outflow = 1.45 cfs @ 11.96 hrs, Volume= 3,391 cf, Atten= 0%, Lag= 0.0 min
Primary = 1.45 cfs @ 11.96 hrs, Volume= 3,391 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 171.37' @ 11.96 hrs
Flood Elev= 172.99'

Device	Routing	Invert	Outlet Devices
#1	Primary	170.60'	**12.0" Round Culvert** L= 14.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 170.60' / 170.46' S= 0.0100 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf

Primary OutFlow Max=1.41 cfs @ 11.96 hrs HW=171.36' (Free Discharge)
1=Culvert (Barrel Controls 1.41 cfs @ 3.05 fps)

Pond 2P: EXISTING CATCH BASIN



Summary for Pond 3P: EXISTING CATCH BASIN

[57] Hint: Peaked at 170.65' (Flood elevation advised)

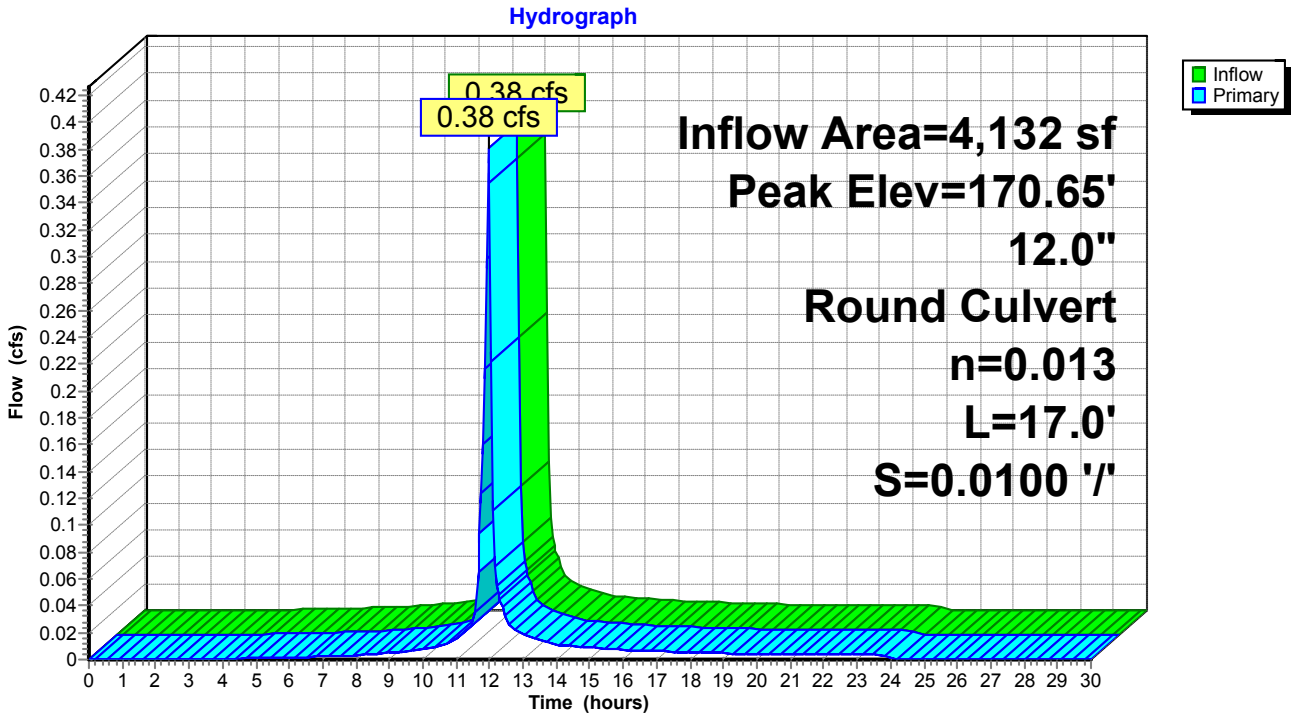
Inflow Area = 4,132 sf, 69.19% Impervious, Inflow Depth = 2.51" for 2-YEAR event
Inflow = 0.38 cfs @ 11.96 hrs, Volume= 863 cf
Outflow = 0.38 cfs @ 11.96 hrs, Volume= 863 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.38 cfs @ 11.96 hrs, Volume= 863 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 170.65' @ 11.96 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	170.30'	**12.0" Round Culvert** L= 17.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 170.30' / 170.13' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf

Primary OutFlow Max=0.37 cfs @ 11.96 hrs HW=170.64' (Free Discharge)
1=Culvert (Inlet Controls 0.37 cfs @ 1.57 fps)

Pond 3P: EXISTING CATCH BASIN



Summary for Pond 4P: EXISTING CATCH BASIN

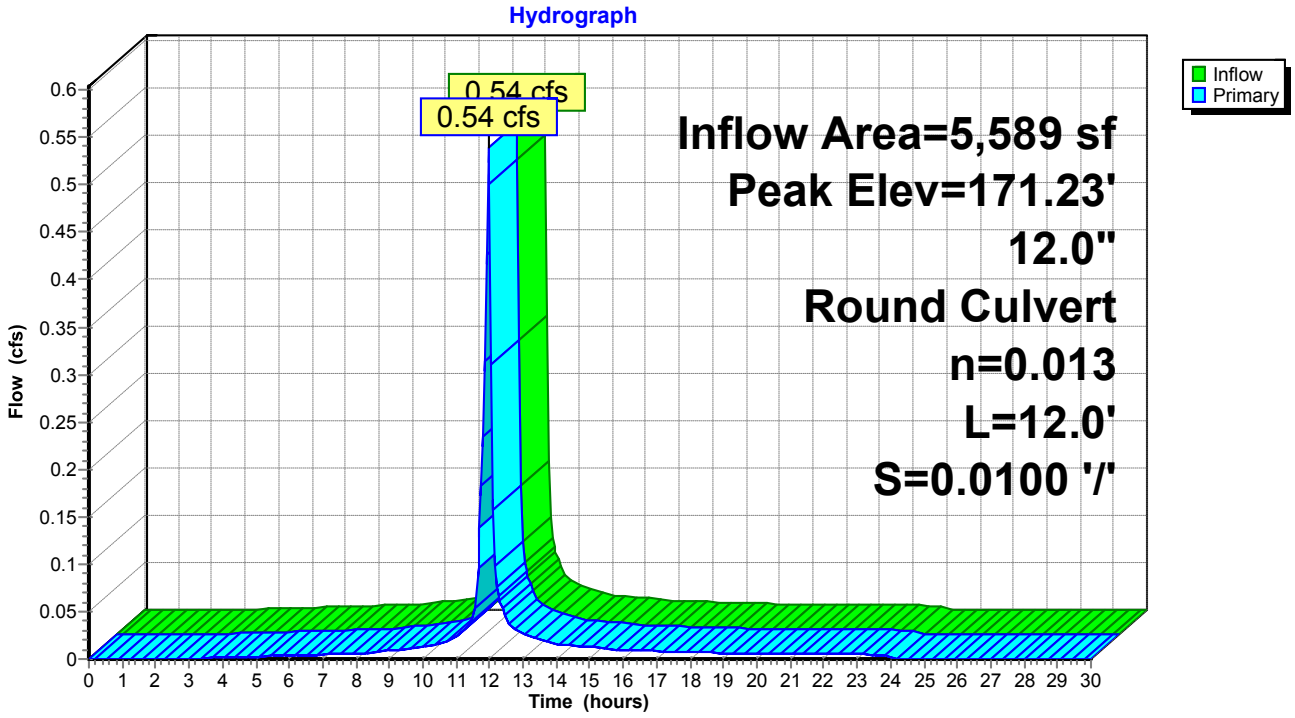
Inflow Area = 5,589 sf, 86.58% Impervious, Inflow Depth = 2.71" for 2-YEAR event
Inflow = 0.54 cfs @ 11.96 hrs, Volume= 1,262 cf
Outflow = 0.54 cfs @ 11.96 hrs, Volume= 1,262 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.54 cfs @ 11.96 hrs, Volume= 1,262 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 171.23' @ 11.96 hrs
Flood Elev= 172.73'

Device	Routing	Invert	Outlet Devices
#1	Primary	170.80'	**12.0" Round Culvert** L= 12.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 170.80' / 170.68' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf

Primary OutFlow Max=0.53 cfs @ 11.96 hrs HW=171.23' (Free Discharge)
1=Culvert (Barrel Controls 0.53 cfs @ 2.42 fps)

Pond 4P: EXISTING CATCH BASIN



Summary for Pond 5P: EXISTING DRYWELL

[81] Warning: Exceeded Pond 2P by 2.50' @ 12.15 hrs

Inflow Area = 15,019 sf, 84.37% Impervious, Inflow Depth = 2.71" for 2-YEAR event
Inflow = 1.45 cfs @ 11.96 hrs, Volume= 3,391 cf
Outflow = 0.93 cfs @ 12.04 hrs, Volume= 3,391 cf, Atten= 36%, Lag= 4.9 min
Discarded = 0.93 cfs @ 12.04 hrs, Volume= 3,391 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 173.47' @ 12.04 hrs Surf.Area= 1,819 sf Storage= 661 cf

Plug-Flow detention time= 51.5 min calculated for 3,386 cf (100% of inflow)
Center-of-Mass det. time= 51.6 min (822.5 - 770.9)

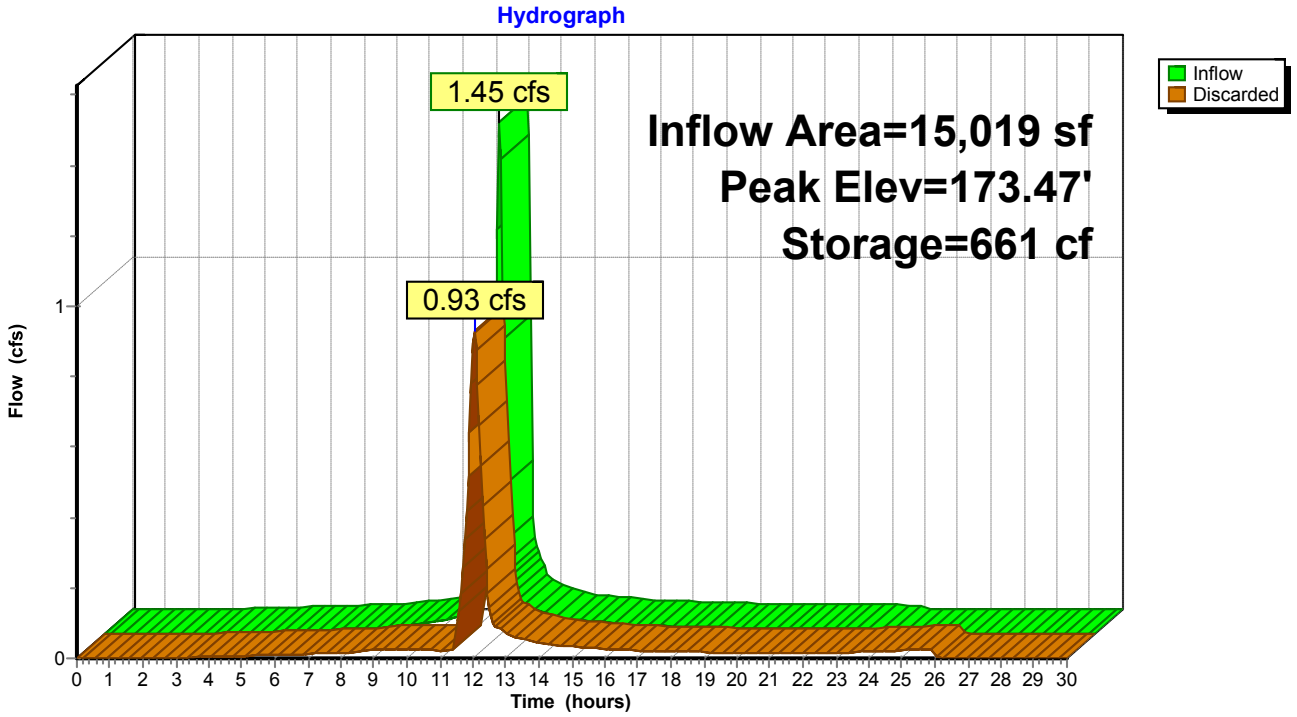
Volume	Invert	Avail.Storage	Storage Description
#1	168.00'	2,139 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
168.00	53	0	0
172.90	29	201	201
173.00	112	7	208
174.00	3,750	1,931	2,139

Device	Routing	Invert	Outlet Devices
#1	Discarded	168.00'	**22.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.92 cfs @ 12.04 hrs HW=173.47' (Free Discharge)
1=Exfiltration (Exfiltration Controls 0.92 cfs)

Pond 5P: EXISTING DRYWELL



Summary for Pond 6P: EXISTING CATCH BASIN

[57] Hint: Peaked at 170.63' (Flood elevation advised)

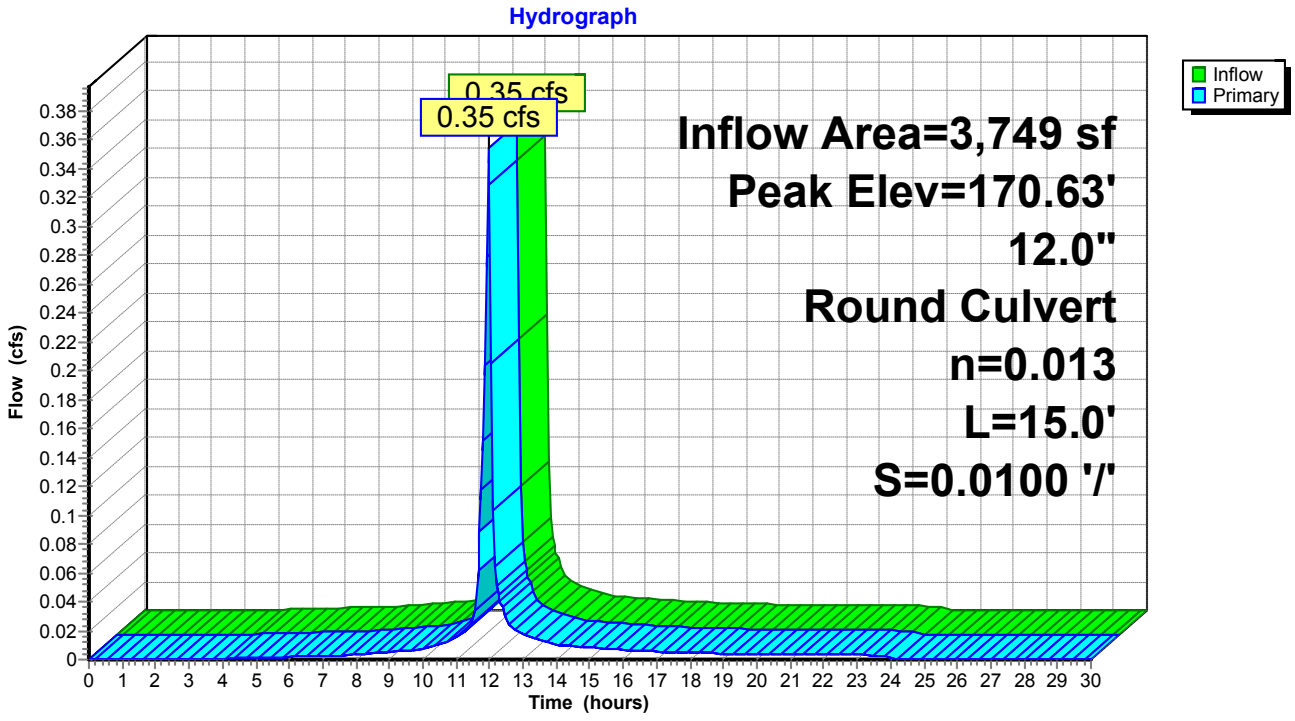
Inflow Area = 3,749 sf, 79.83% Impervious, Inflow Depth = 2.61" for 2-YEAR event
Inflow = 0.35 cfs @ 11.96 hrs, Volume= 814 cf
Outflow = 0.35 cfs @ 11.96 hrs, Volume= 814 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.35 cfs @ 11.96 hrs, Volume= 814 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 170.63' @ 11.96 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	170.30'	**12.0" Round Culvert** L= 15.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 170.30' / 170.15' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf

Primary OutFlow Max=0.34 cfs @ 11.96 hrs HW=170.63' (Free Discharge)
1=Culvert (Barrel Controls 0.34 cfs @ 2.28 fps)

Pond 6P: EXISTING CATCH BASIN



Summary for Pond 7P: EXISTING CATCH BASIN

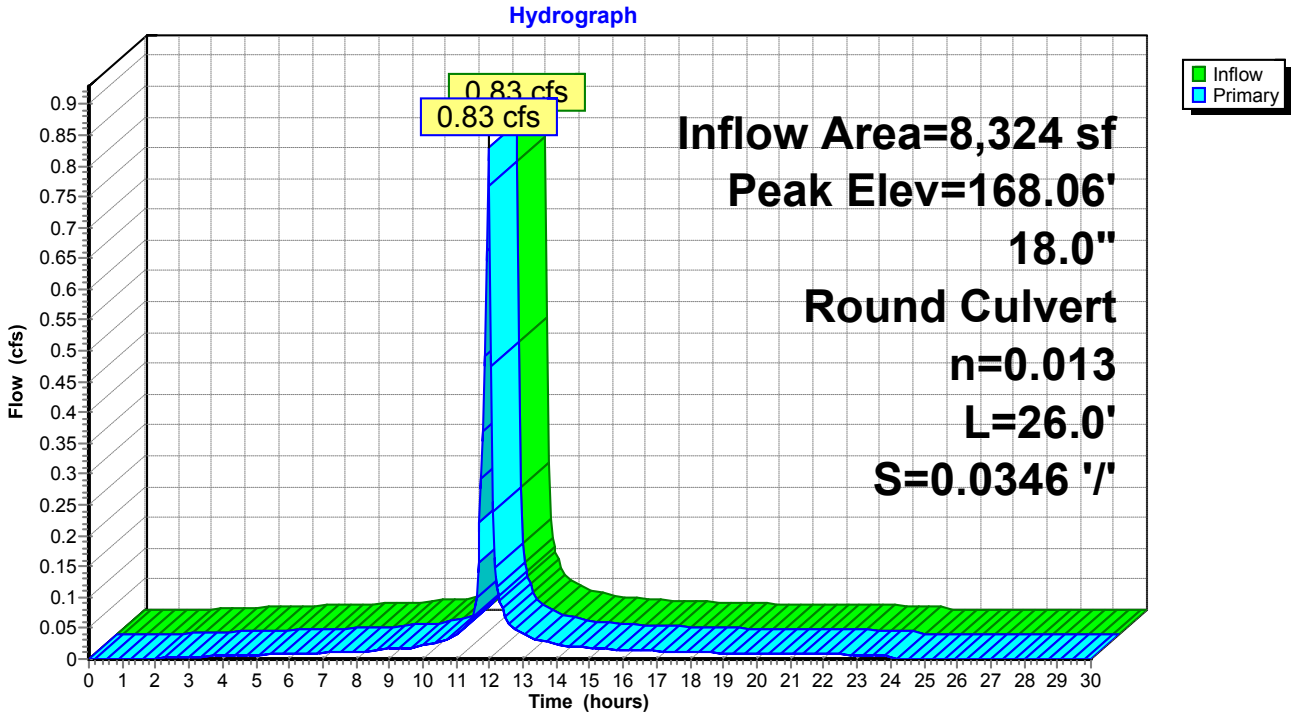
Inflow Area = 8,324 sf,100.00% Impervious, Inflow Depth = 2.93" for 2-YEAR event
Inflow = 0.83 cfs @ 11.96 hrs, Volume= 2,031 cf
Outflow = 0.83 cfs @ 11.96 hrs, Volume= 2,031 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.83 cfs @ 11.96 hrs, Volume= 2,031 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 168.06' @ 11.96 hrs
Flood Elev= 172.33'

Device	Routing	Invert	Outlet Devices
#1	Primary	167.60'	**18.0" Round Culvert** L= 26.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 167.60' / 166.70' S= 0.0346 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf

Primary OutFlow Max=0.81 cfs @ 11.96 hrs HW=168.05' (Free Discharge)
1=Culvert (Inlet Controls 0.81 cfs @ 1.81 fps)

Pond 7P: EXISTING CATCH BASIN



Summary for Pond 8P: EXISTING CATCH BASIN

[58] Hint: Peaked 4.16' above defined flood level

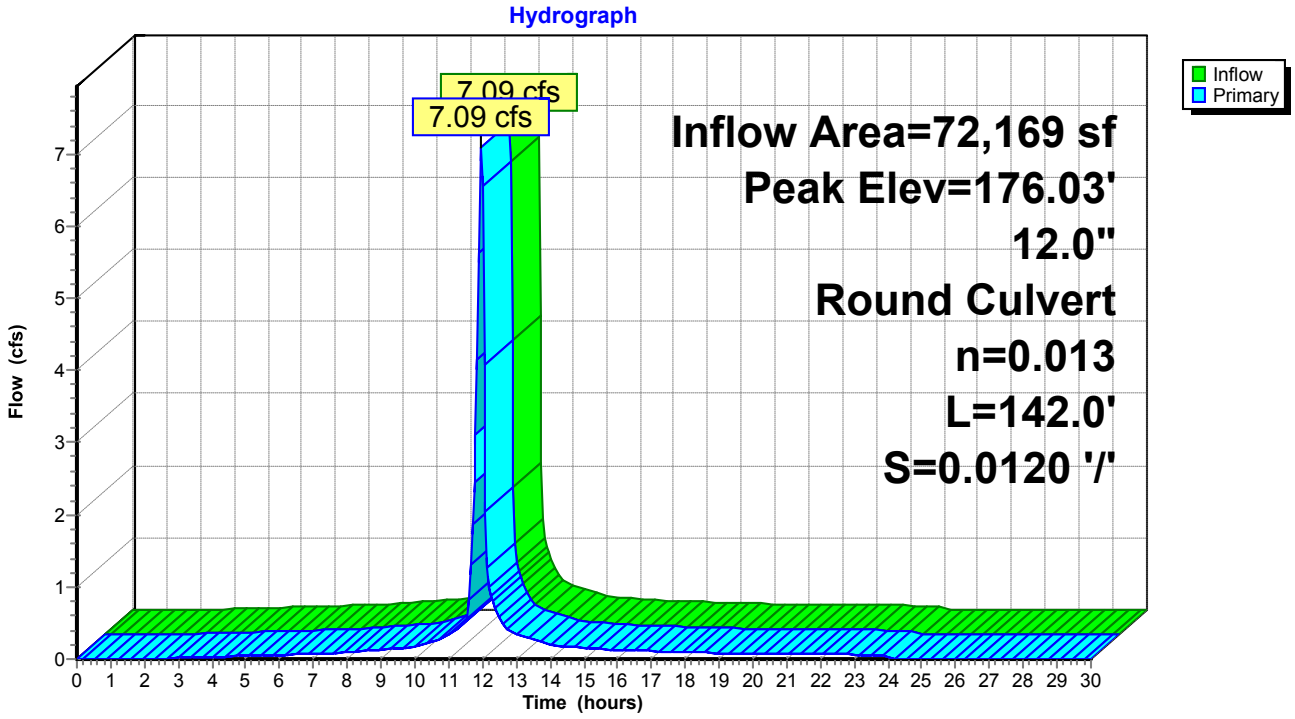
Inflow Area = 72,169 sf, 95.78% Impervious, Inflow Depth = 2.82" for 2-YEAR event
Inflow = 7.09 cfs @ 11.96 hrs, Volume= 16,941 cf
Outflow = 7.09 cfs @ 11.96 hrs, Volume= 16,941 cf, Atten= 0%, Lag= 0.0 min
Primary = 7.09 cfs @ 11.96 hrs, Volume= 16,941 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 176.03' @ 11.96 hrs
Flood Elev= 171.87'

Device	Routing	Invert	Outlet Devices
#1	Primary	168.70'	**12.0" Round Culvert** L= 142.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 168.70' / 167.00' S= 0.0120 '/' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf

Primary OutFlow Max=6.92 cfs @ 11.96 hrs HW=175.67' (Free Discharge)
└**1=Culvert** (Barrel Controls 6.92 cfs @ 8.81 fps)

Pond 8P: EXISTING CATCH BASIN



Summary for Pond 9P: EXISTING DRYWELL

[81] Warning: Exceeded Pond 6P by 3.18' @ 24.40 hrs

Inflow Area = 3,749 sf, 79.83% Impervious, Inflow Depth = 2.61" for 2-YEAR event
Inflow = 0.35 cfs @ 11.96 hrs, Volume= 814 cf
Outflow = 0.00 cfs @ 0.00 hrs, Volume= 0 cf, Atten= 100%, Lag= 0.0 min

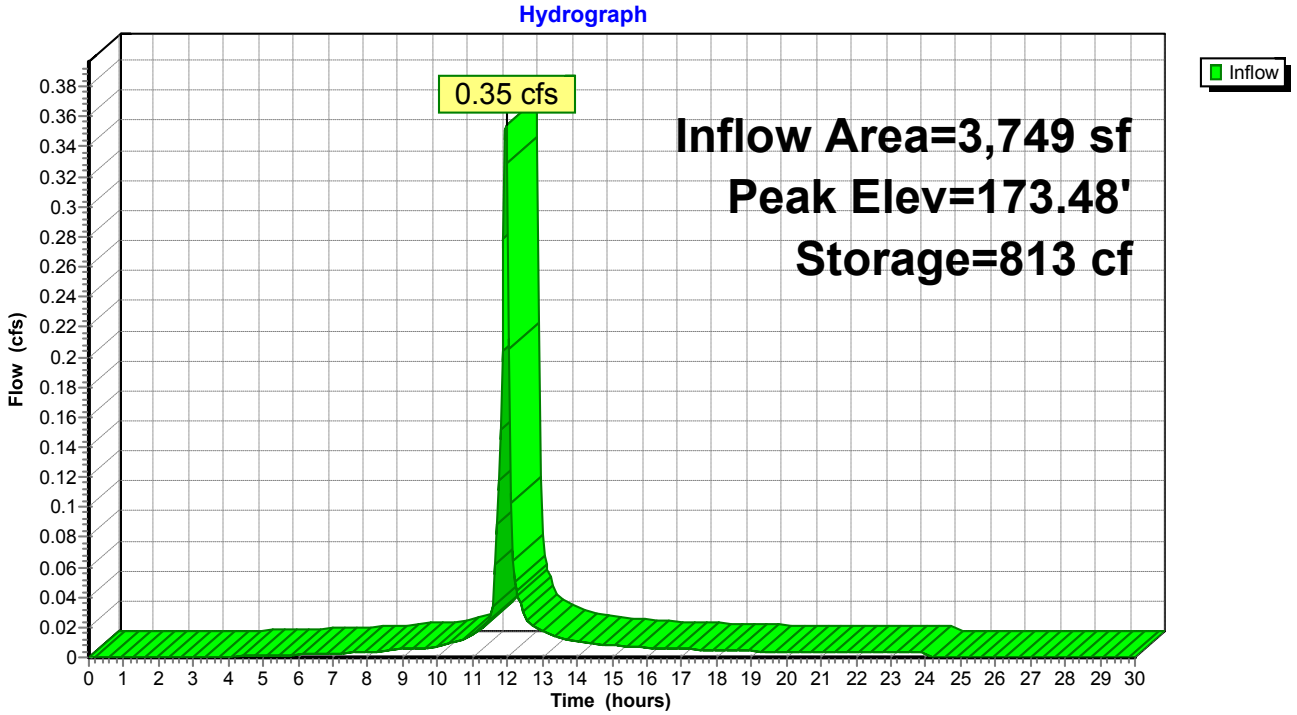
Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 173.48' @ 24.40 hrs Surf.Area= 2,104 sf Storage= 813 cf

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)
Center-of-Mass det. time= (not calculated: no outflow)

Volume	Invert	Avail.Storage	Storage Description
#1	168.00'	2,410 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
168.00	53	0	0
172.90	29	201	201
173.00	377	20	221
174.00	4,000	2,189	2,410

Pond 9P: EXISTING DRYWELL



Summary for Pond 10P: EXISTING DRYWELL

[85] Warning: Oscillations may require smaller dt or Finer Routing (severity=1)
[81] Warning: Exceeded Pond 3P by 2.54' @ 13.45 hrs

Inflow Area = 4,132 sf, 69.19% Impervious, Inflow Depth = 2.51" for 2-YEAR event
Inflow = 0.38 cfs @ 11.96 hrs, Volume= 863 cf
Outflow = 0.30 cfs @ 12.03 hrs, Volume= 863 cf, Atten= 21%, Lag= 3.8 min
Discarded = 0.30 cfs @ 12.03 hrs, Volume= 863 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 172.98' @ 12.03 hrs Surf.Area= 589 sf Storage= 225 cf

Plug-Flow detention time= 66.8 min calculated for 861 cf (100% of inflow)
Center-of-Mass det. time= 66.7 min (851.0 - 784.3)

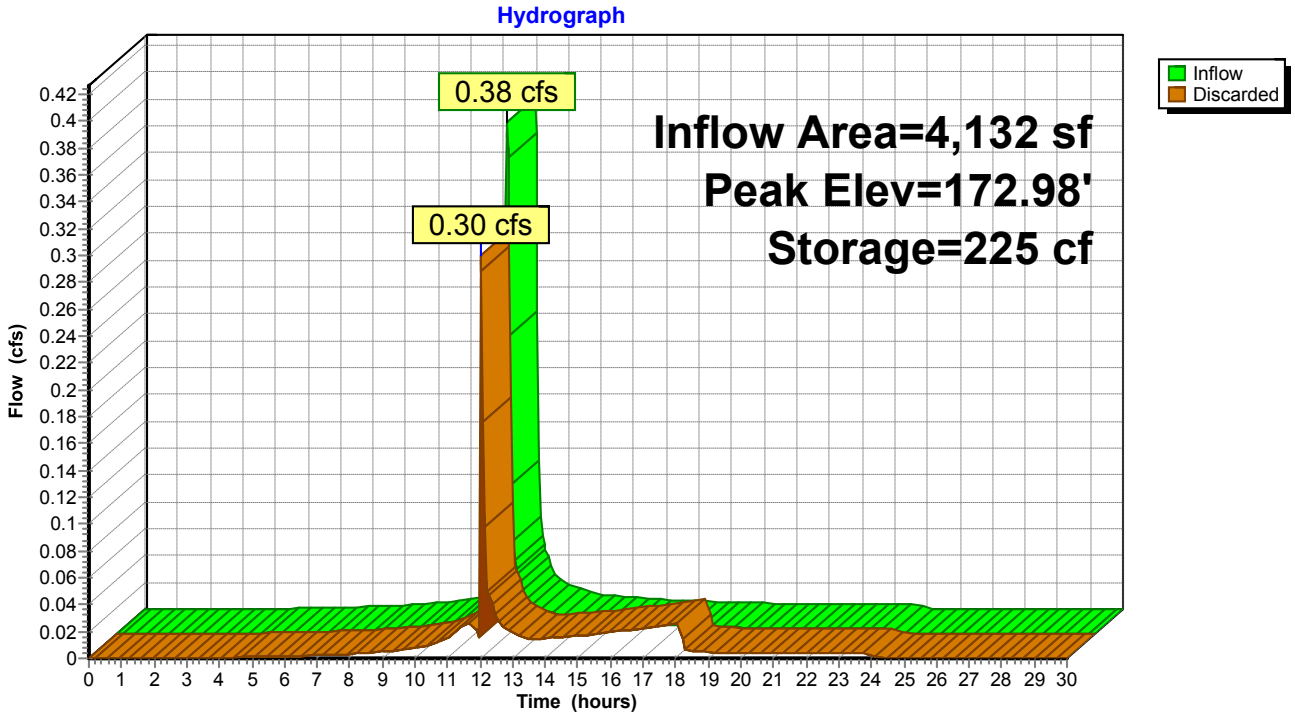
Volume	Invert	Avail.Storage	Storage Description
#1	168.00'	2,486 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
168.00	53	0	0
172.90	29	201	201
173.00	743	39	239
174.00	3,750	2,247	2,486

Device	Routing	Invert	Outlet Devices
#1	Discarded	168.00'	**22.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.29 cfs @ 12.03 hrs HW=172.97' (Free Discharge)
1=Exfiltration (Exfiltration Controls 0.29 cfs)

Pond 10P: EXISTING DRYWELL



Summary for Pond 12P: EXISTING DRYWELL

[81] Warning: Exceeded Pond 4P by 2.04' @ 14.15 hrs

Inflow Area = 5,589 sf, 86.58% Impervious, Inflow Depth = 2.71" for 2-YEAR event
Inflow = 0.54 cfs @ 11.96 hrs, Volume= 1,262 cf
Outflow = 0.41 cfs @ 12.03 hrs, Volume= 1,262 cf, Atten= 24%, Lag= 3.8 min
Discarded = 0.41 cfs @ 12.03 hrs, Volume= 1,262 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 173.07' @ 12.03 hrs Surf.Area= 801 sf Storage= 286 cf

Plug-Flow detention time= 60.4 min calculated for 1,260 cf (100% of inflow)
Center-of-Mass det. time= 60.3 min (831.2 - 770.9)

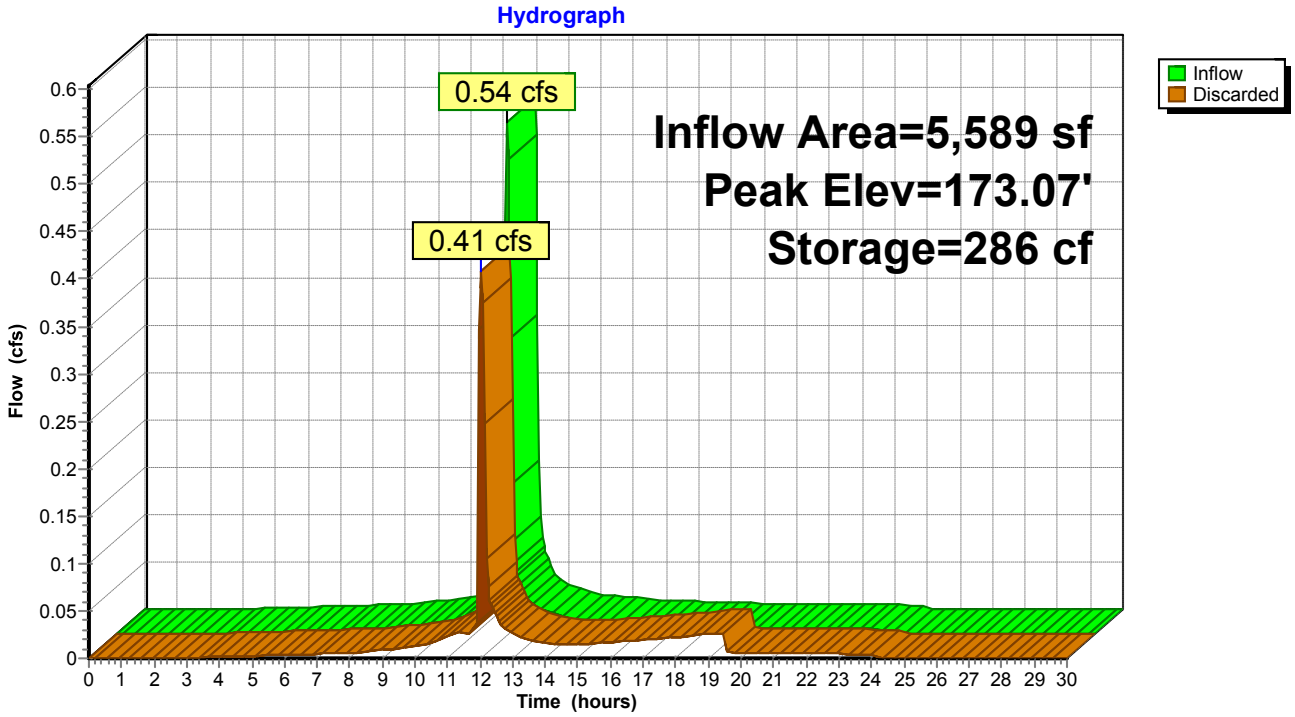
Volume	Invert	Avail.Storage	Storage Description
#1	168.00'	2,373 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
168.00	55	0	0
172.90	29	206	206
173.00	575	30	236
174.00	3,700	2,138	2,373

Device	Routing	Invert	Outlet Devices
#1	Discarded	168.00'	**22.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.40 cfs @ 12.03 hrs HW=173.07' (Free Discharge)
1=Exfiltration (Exfiltration Controls 0.40 cfs)

Pond 12P: EXISTING DRYWELL



Summary for Pond 13P: EXISTING DRYWELL

Inflow Area = 4,173 sf, 81.26% Impervious, Inflow Depth = 2.61" for 2-YEAR event
Inflow = 0.39 cfs @ 11.96 hrs, Volume= 906 cf
Outflow = 0.25 cfs @ 12.05 hrs, Volume= 906 cf, Atten= 37%, Lag= 5.3 min
Discarded = 0.25 cfs @ 12.05 hrs, Volume= 906 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 172.67' @ 12.05 hrs Surf.Area= 488 sf Storage= 254 cf

Plug-Flow detention time= 68.2 min calculated for 905 cf (100% of inflow)
Center-of-Mass det. time= 68.1 min (846.1 - 778.0)

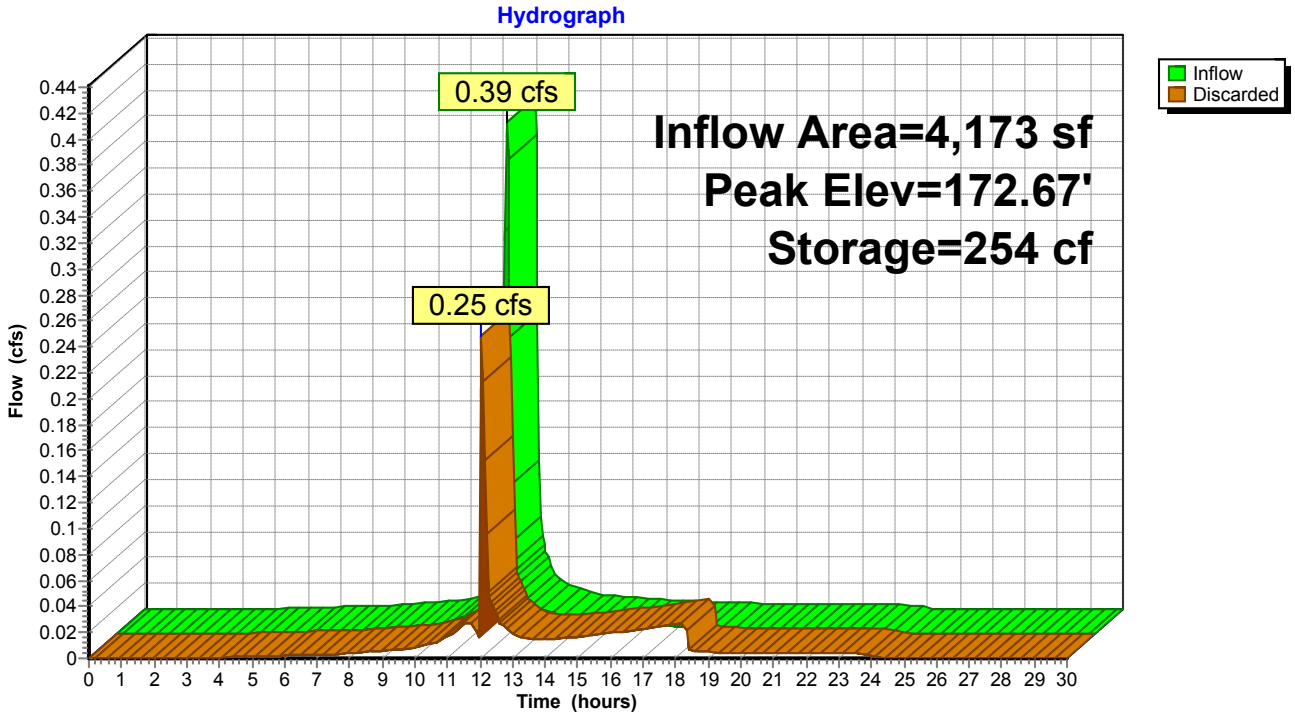
Volume	Invert	Avail.Storage	Storage Description
#1	167.50'	559 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
167.50	55	0	0
172.50	29	210	210
173.00	1,366	349	559

Device	Routing	Invert	Outlet Devices
#1	Discarded	167.50'	**22.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.25 cfs @ 12.05 hrs HW=172.67' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.25 cfs)

Pond 13P: EXISTING DRYWELL



Summary for Pond DP-1: EXISTING CATCH BASIN

[81] Warning: Exceeded Pond 7P by 1.19' @ 11.95 hrs
[79] Warning: Submerged Pond 8P Primary device # 1 INLET by 0.54'

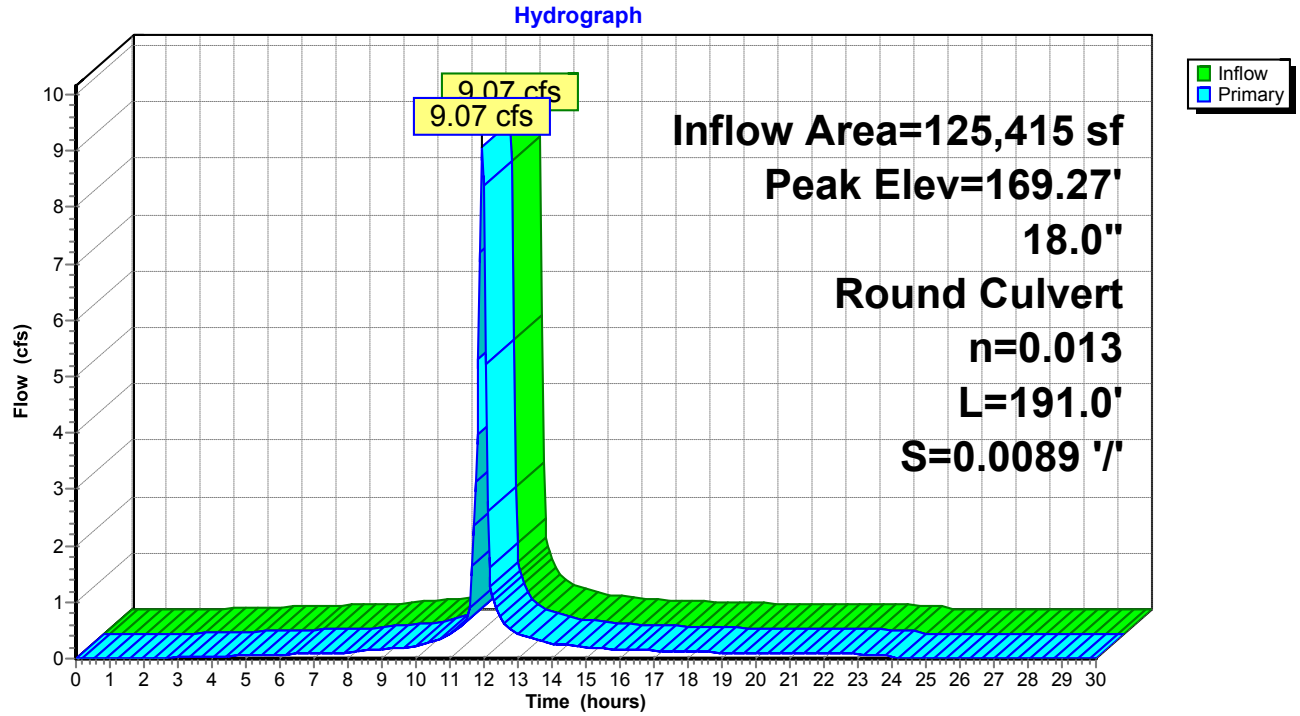
Inflow Area = 125,415 sf, 90.33% Impervious, Inflow Depth = 2.07" for 2-YEAR event
Inflow = 9.07 cfs @ 11.96 hrs, Volume= 21,585 cf
Outflow = 9.07 cfs @ 11.96 hrs, Volume= 21,585 cf, Atten= 0%, Lag= 0.0 min
Primary = 9.07 cfs @ 11.96 hrs, Volume= 21,585 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 169.27' @ 11.96 hrs
Flood Elev= 171.87'

Device	Routing	Invert	Outlet Devices
#1	Primary	166.70'	**18.0" Round Culvert** L= 191.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 166.70' / 165.00' S= 0.0089 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf

Primary OutFlow Max=8.85 cfs @ 11.96 hrs HW=169.18' (Free Discharge)
↑**1=Culvert** (Inlet Controls 8.85 cfs @ 5.01 fps)

Pond DP-1: EXISTING CATCH BASIN



Time span=0.00-30.00 hrs, dt=0.05 hrs, 601 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 6S: DA-10 Runoff Area=3,125 sf 87.10% Impervious Runoff Depth=4.21"
Flow Length=48' Slope=0.0235 '/' Tc=6.0 min CN=96 Runoff=0.46 cfs 1,098 cf

Subcatchment DA-1: DA-1 Runoff Area=15,019 sf 84.37% Impervious Runoff Depth=4.21"
Flow Length=59' Tc=6.0 min CN=96 Runoff=2.20 cfs 5,275 cf

Subcatchment DA-2: DA-2 Runoff Area=3,749 sf 79.83% Impervious Runoff Depth=4.10"
Flow Length=61' Tc=6.0 min CN=95 Runoff=0.54 cfs 1,282 cf

Subcatchment DA-3: DA-3 Runoff Area=4,132 sf 69.19% Impervious Runoff Depth=3.99"
Flow Length=43' Tc=6.0 min CN=94 Runoff=0.59 cfs 1,375 cf

Subcatchment DA-4: DA-4 Runoff Area=5,589 sf 86.58% Impervious Runoff Depth=4.21"
Flow Length=59' Tc=6.0 min CN=96 Runoff=0.82 cfs 1,963 cf

Subcatchment DA-5: DA-5 Runoff Area=13,552 sf 100.00% Impervious Runoff Depth=4.44"
Flow Length=60' Slope=0.0100 '/' Tc=6.0 min CN=98 Runoff=2.01 cfs 5,018 cf

Subcatchment DA-6: DA-6 Runoff Area=72,169 sf 95.78% Impervious Runoff Depth=4.33"
Flow Length=293' Tc=6.0 min CN=97 Runoff=10.65 cfs 26,031 cf

Subcatchment DA-7: DA-7 Runoff Area=8,324 sf 100.00% Impervious Runoff Depth=4.44"
Flow Length=183' Tc=6.0 min CN=98 Runoff=1.24 cfs 3,082 cf

Subcatchment DA-8: DA-8 Runoff Area=4,173 sf 81.26% Impervious Runoff Depth=4.10"
Flow Length=31' Tc=6.0 min CN=95 Runoff=0.60 cfs 1,427 cf

Subcatchment DA-9: DA-9 Runoff Area=9,135 sf 69.73% Impervious Runoff Depth=3.99"
Flow Length=82' Tc=6.0 min CN=94 Runoff=1.30 cfs 3,039 cf

Reach DP-2: STREET Inflow=2.01 cfs 5,018 cf
Outflow=2.01 cfs 5,018 cf

Pond 1P: EXISTING YARD DRAIN Peak Elev=218.02' Inflow=1.30 cfs 3,039 cf
4.0" Round Culvert n=0.013 L=87.0' S=0.0100 '/' Outflow=1.30 cfs 3,039 cf

Pond 2P: EXISTING CATCH BASIN Peak Elev=171.64' Inflow=2.20 cfs 5,275 cf
12.0" Round Culvert n=0.013 L=14.0' S=0.0100 '/' Outflow=2.20 cfs 5,275 cf

Pond 3P: EXISTING CATCH BASIN Peak Elev=170.74' Inflow=0.59 cfs 1,375 cf
12.0" Round Culvert n=0.013 L=17.0' S=0.0100 '/' Outflow=0.59 cfs 1,375 cf

Pond 4P: EXISTING CATCH BASIN Peak Elev=171.35' Inflow=0.82 cfs 1,963 cf
12.0" Round Culvert n=0.013 L=12.0' S=0.0100 '/' Outflow=0.82 cfs 1,963 cf

Pond 5P: EXISTING DRYWELL Peak Elev=173.65' Storage=1,039 cf Inflow=2.20 cfs 5,275 cf
Outflow=1.25 cfs 5,275 cf

Pond 6P: EXISTING CATCH BASIN Peak Elev=170.73' Inflow=0.54 cfs 1,282 cf
12.0" Round Culvert n=0.013 L=15.0' S=0.0100 '/' Outflow=0.54 cfs 1,282 cf

Pond 7P: EXISTING CATCH BASIN Peak Elev=168.17' Inflow=1.24 cfs 3,082 cf
18.0" Round Culvert n=0.013 L=26.0' S=0.0346 '/' Outflow=1.24 cfs 3,082 cf

Pond 8P: EXISTING CATCH BASIN Peak Elev=186.10' Inflow=10.65 cfs 26,031 cf
12.0" Round Culvert n=0.013 L=142.0' S=0.0120 '/' Outflow=10.65 cfs 26,031 cf

Pond 9P: EXISTING DRYWELL Peak Elev=173.67' Storage=1,280 cf Inflow=0.54 cfs 1,282 cf
Outflow=0.00 cfs 0 cf

Pond 10P: EXISTING DRYWELL Peak Elev=173.05' Storage=282 cf Inflow=0.59 cfs 1,375 cf
Outflow=0.46 cfs 1,375 cf

Pond 12P: EXISTING DRYWELL Peak Elev=173.18' Storage=390 cf Inflow=0.82 cfs 1,963 cf
Outflow=0.58 cfs 1,963 cf

Pond 13P: EXISTING DRYWELL Peak Elev=172.79' Storage=333 cf Inflow=0.60 cfs 1,427 cf
Outflow=0.41 cfs 1,427 cf

Pond DP-1: EXISTING CATCH BASIN Peak Elev=171.56' Inflow=13.64 cfs 33,250 cf
18.0" Round Culvert n=0.013 L=191.0' S=0.0089 '/' Outflow=13.64 cfs 33,250 cf

Total Runoff Area = 138,967 sf Runoff Volume = 49,590 cf Average Runoff Depth = 4.28"
8.72% Pervious = 12,123 sf 91.28% Impervious = 126,844 sf

Summary for Subcatchment 6S: DA-10

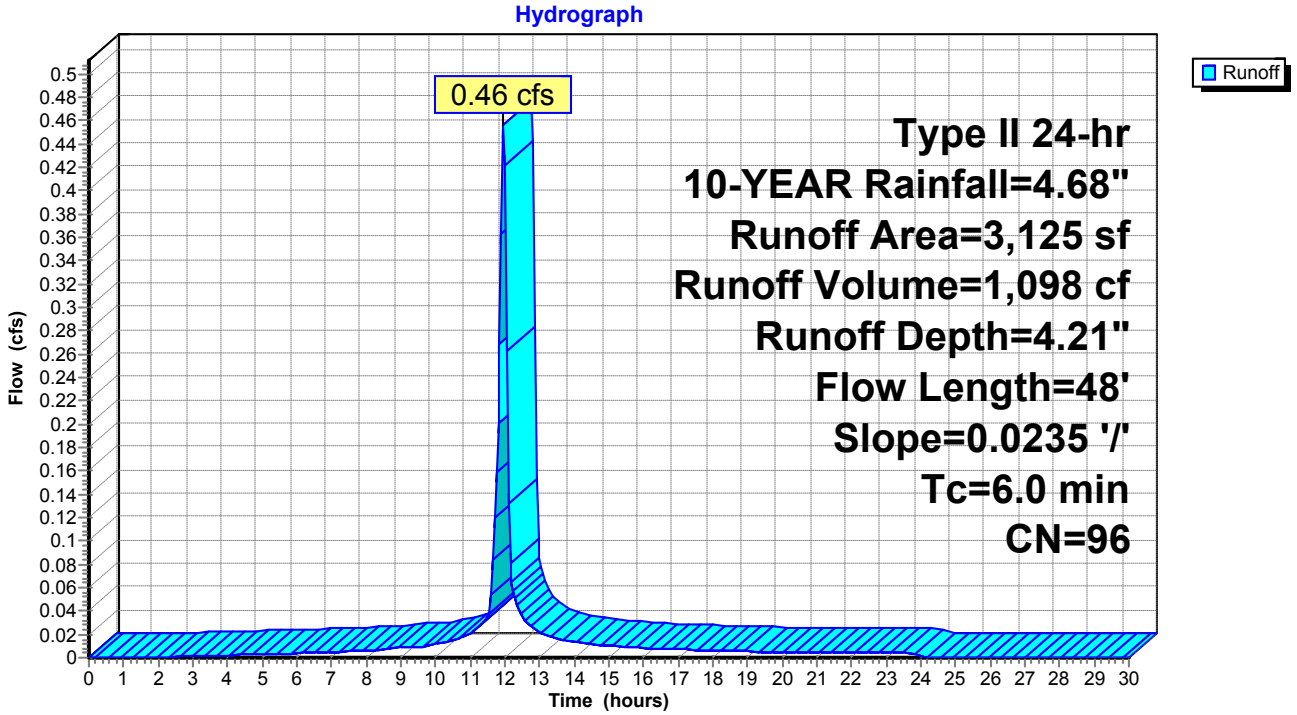
Runoff = 0.46 cfs @ 11.96 hrs, Volume= 1,098 cf, Depth= 4.21"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-YEAR Rainfall=4.68"

Area (sf)	CN	Description
403	84	50-75% Grass cover, Fair, HSG D
2,722	98	Paved parking, HSG D
3,125	96	Weighted Average
403		12.90% Pervious Area
2,722		87.10% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.6	48	0.0235	1.26		**Sheet Flow, A-B** Smooth surfaces n= 0.011 P2= 3.16"
0.6	48	Total, Increased to minimum Tc = 6.0 min			

Subcatchment 6S: DA-10



Summary for Subcatchment DA-1: DA-1

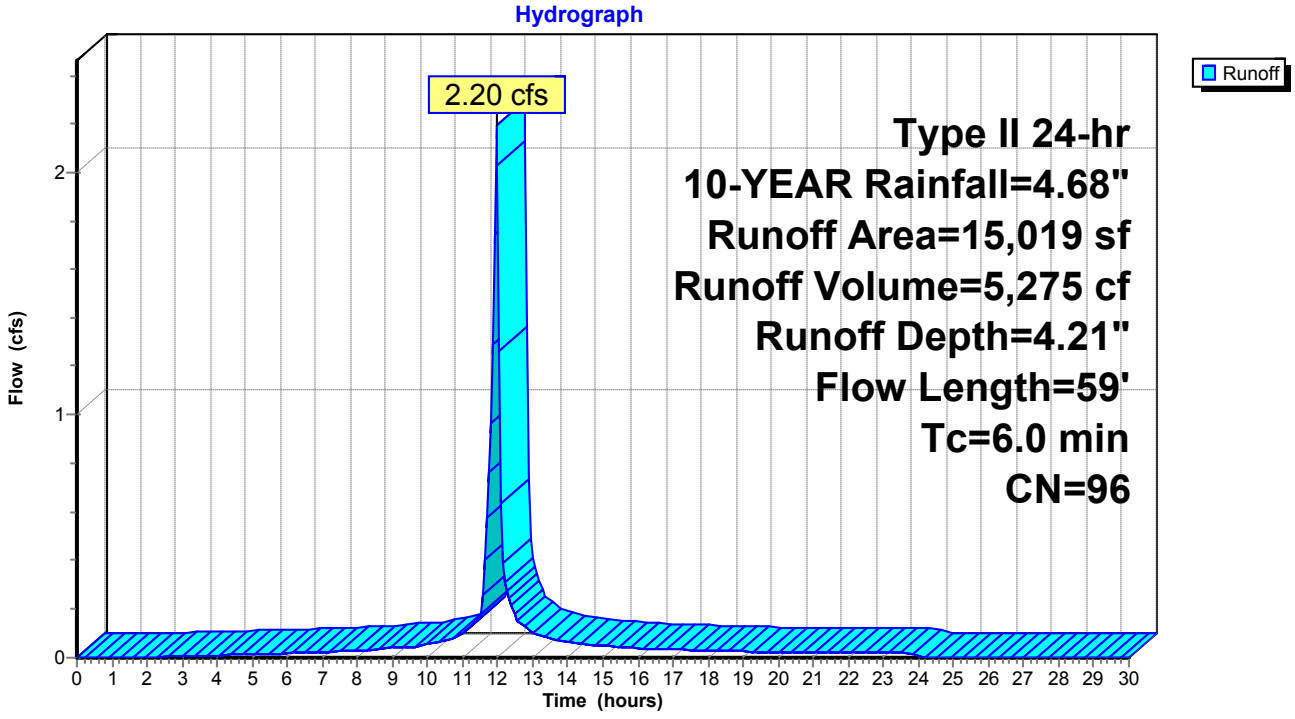
Runoff = 2.20 cfs @ 11.96 hrs, Volume= 5,275 cf, Depth= 4.21"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-YEAR Rainfall=4.68"

Area (sf)	CN	Description
2,348	84	50-75% Grass cover, Fair, HSG D
12,671	98	Paved parking, HSG D
15,019	96	Weighted Average
2,348		15.63% Pervious Area
12,671		84.37% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.8	29	0.0390	0.17		**Sheet Flow, A-B** Grass: Short n= 0.150 P2= 3.16"
0.1	30	0.0350	3.80		**Shallow Concentrated Flow, B-C** Paved Kv= 20.3 fps
2.9	59	Total, Increased to minimum Tc = 6.0 min			

Subcatchment DA-1: DA-1



Summary for Subcatchment DA-2: DA-2

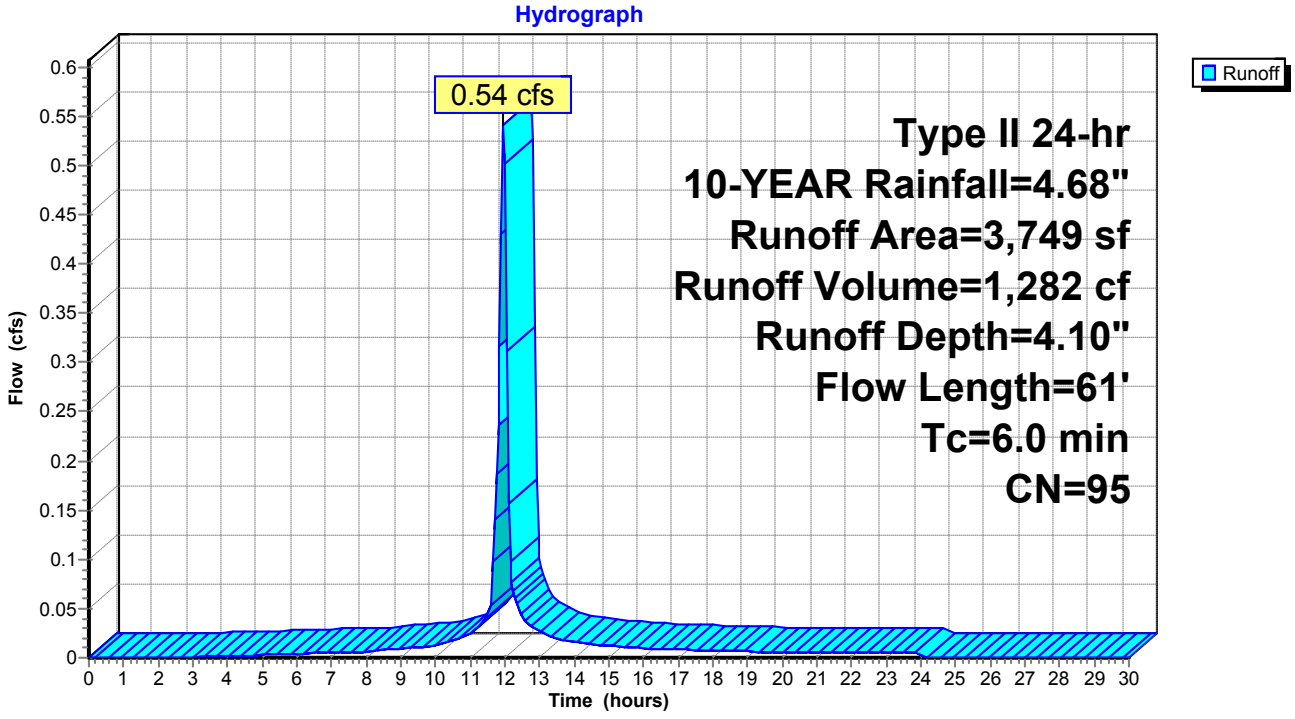
Runoff = 0.54 cfs @ 11.96 hrs, Volume= 1,282 cf, Depth= 4.10"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-YEAR Rainfall=4.68"

Area (sf)	CN	Description
756	84	50-75% Grass cover, Fair, HSG D
2,993	98	Paved parking, HSG D
3,749	95	Weighted Average
756		20.17% Pervious Area
2,993		79.83% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.6	26	0.0173	0.12		**Sheet Flow, A-B** Grass: Short n= 0.150 P2= 3.16"
0.2	35	0.0257	3.25		**Shallow Concentrated Flow, B-C** Paved Kv= 20.3 fps
3.8	61	Total, Increased to minimum Tc = 6.0 min			

Subcatchment DA-2: DA-2



Summary for Subcatchment DA-3: DA-3

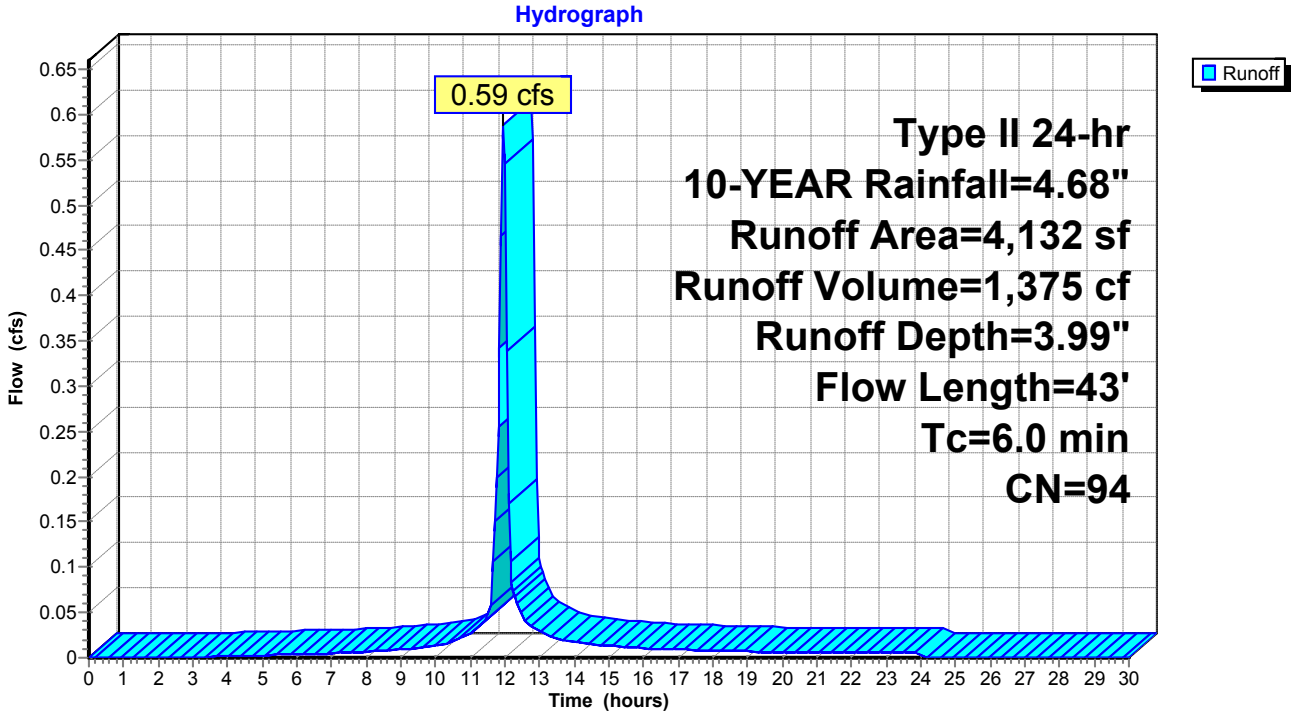
Runoff = 0.59 cfs @ 11.96 hrs, Volume= 1,375 cf, Depth= 3.99"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-YEAR Rainfall=4.68"

Area (sf)	CN	Description
1,273	84	50-75% Grass cover, Fair, HSG D
2,859	98	Paved parking, HSG D
4,132	94	Weighted Average
1,273		30.81% Pervious Area
2,859		69.19% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
4.1	31	0.0175	0.13		**Sheet Flow, A-B** Grass: Short n= 0.150 P2= 3.16"
0.1	12	0.0250	3.21		**Shallow Concentrated Flow, B-C** Paved Kv= 20.3 fps
4.2	43	Total, Increased to minimum Tc = 6.0 min			

Subcatchment DA-3: DA-3



Summary for Subcatchment DA-4: DA-4

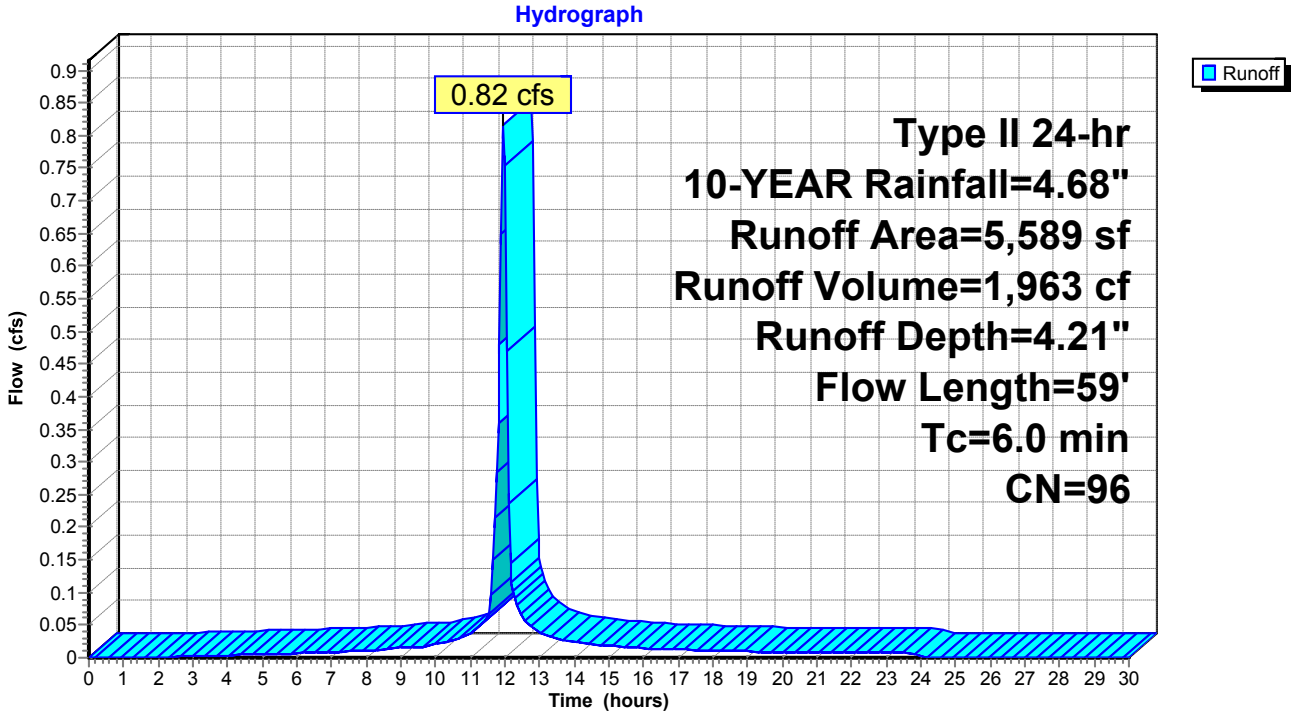
Runoff = 0.82 cfs @ 11.96 hrs, Volume= 1,963 cf, Depth= 4.21"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-YEAR Rainfall=4.68"

Area (sf)	CN	Description
750	84	50-75% Grass cover, Fair, HSG D
4,839	98	Paved parking, HSG D
5,589	96	Weighted Average
750		13.42% Pervious Area
4,839		86.58% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.6	30	0.0217	0.14		**Sheet Flow, A-B** Grass: Short n= 0.150 P2= 3.16"
0.2	29	0.0169	2.64		**Shallow Concentrated Flow, B-C** Paved Kv= 20.3 fps
3.8	59	Total, Increased to minimum Tc = 6.0 min			

Subcatchment DA-4: DA-4



Summary for Subcatchment DA-5: DA-5

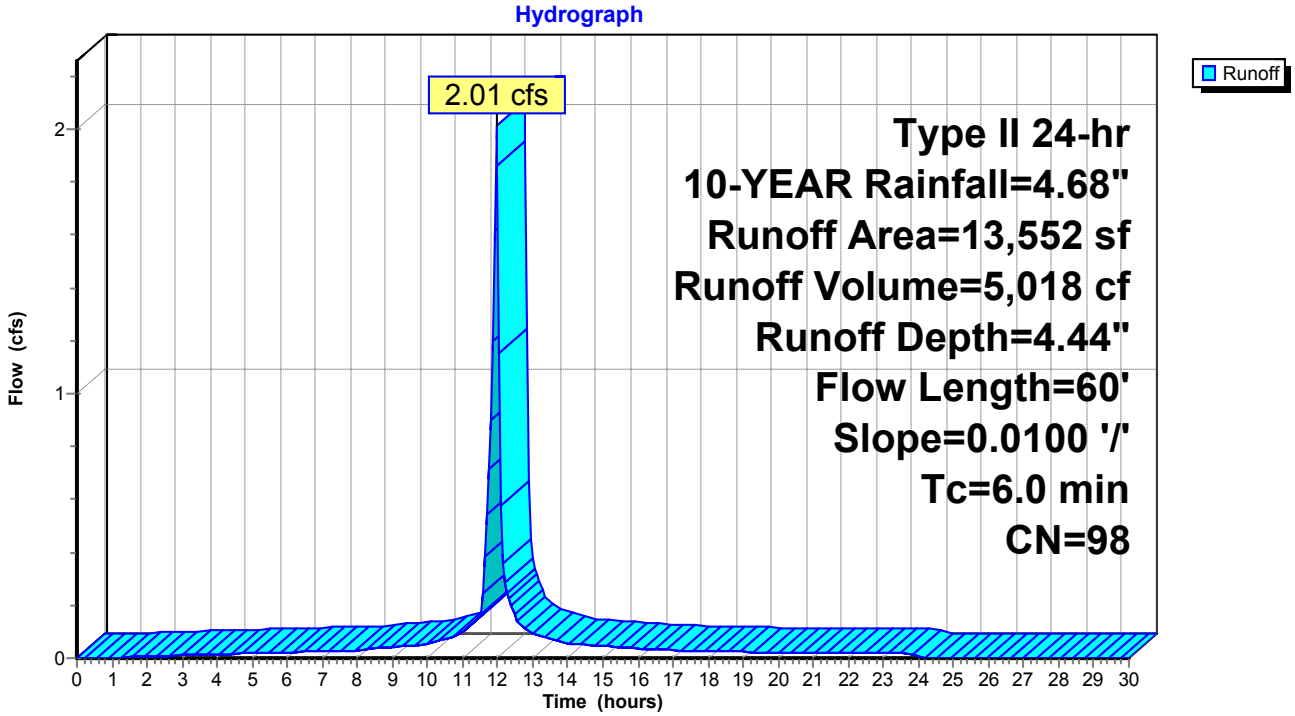
Runoff = 2.01 cfs @ 11.96 hrs, Volume= 5,018 cf, Depth= 4.44"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-YEAR Rainfall=4.68"

Area (sf)	CN	Description
13,552	98	Paved parking, HSG D
13,552		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.1	60	0.0100	0.94		**Sheet Flow, A-B** Smooth surfaces n= 0.011 P2= 3.16"
1.1	60	Total, Increased to minimum Tc = 6.0 min			

Subcatchment DA-5: DA-5



Summary for Subcatchment DA-6: DA-6

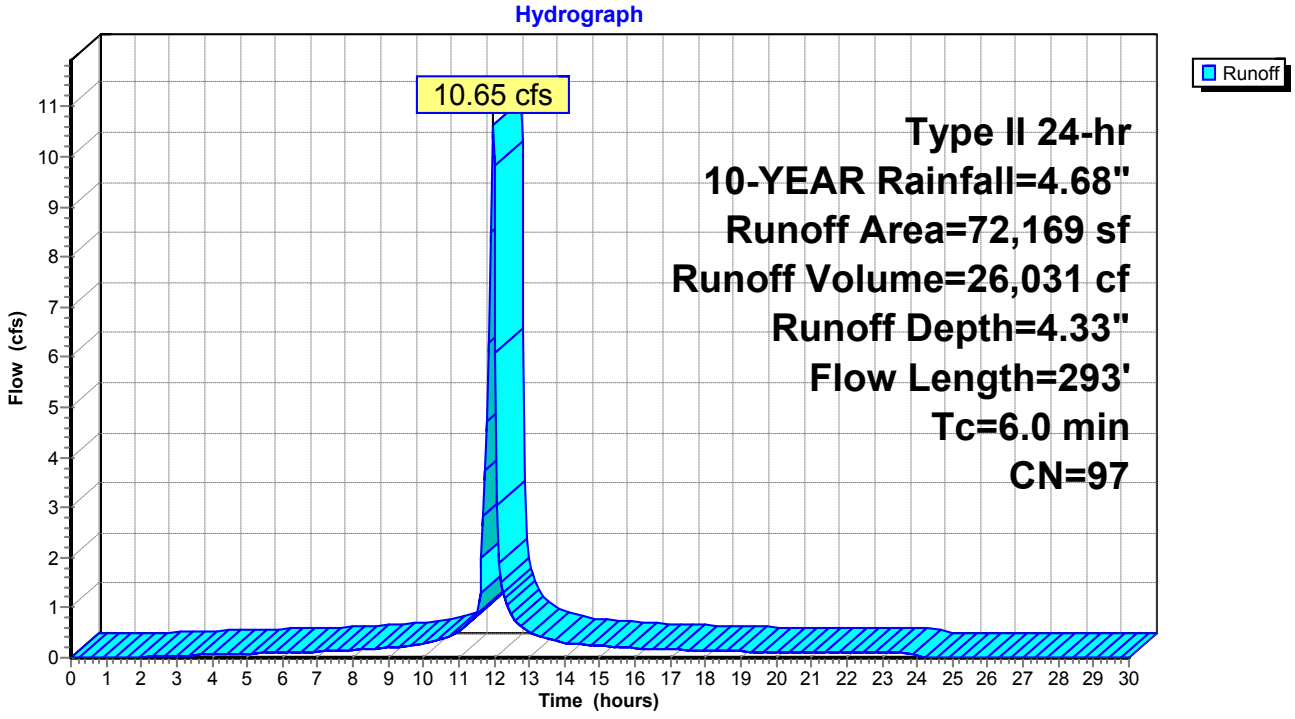
Runoff = 10.65 cfs @ 11.96 hrs, Volume= 26,031 cf, Depth= 4.33"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-YEAR Rainfall=4.68"

Area (sf)	CN	Description
3,046	84	50-75% Grass cover, Fair, HSG D
69,123	98	Paved parking, HSG D
72,169	97	Weighted Average
3,046		4.22% Pervious Area
69,123		95.78% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.2	100	0.0220	1.42		**Sheet Flow, A-B** Smooth surfaces n= 0.011 P2= 3.16"
1.4	193	0.0126	2.28		**Shallow Concentrated Flow, B-C** Paved Kv= 20.3 fps
2.6	293	Total, Increased to minimum Tc = 6.0 min			

Subcatchment DA-6: DA-6



Summary for Subcatchment DA-7: DA-7

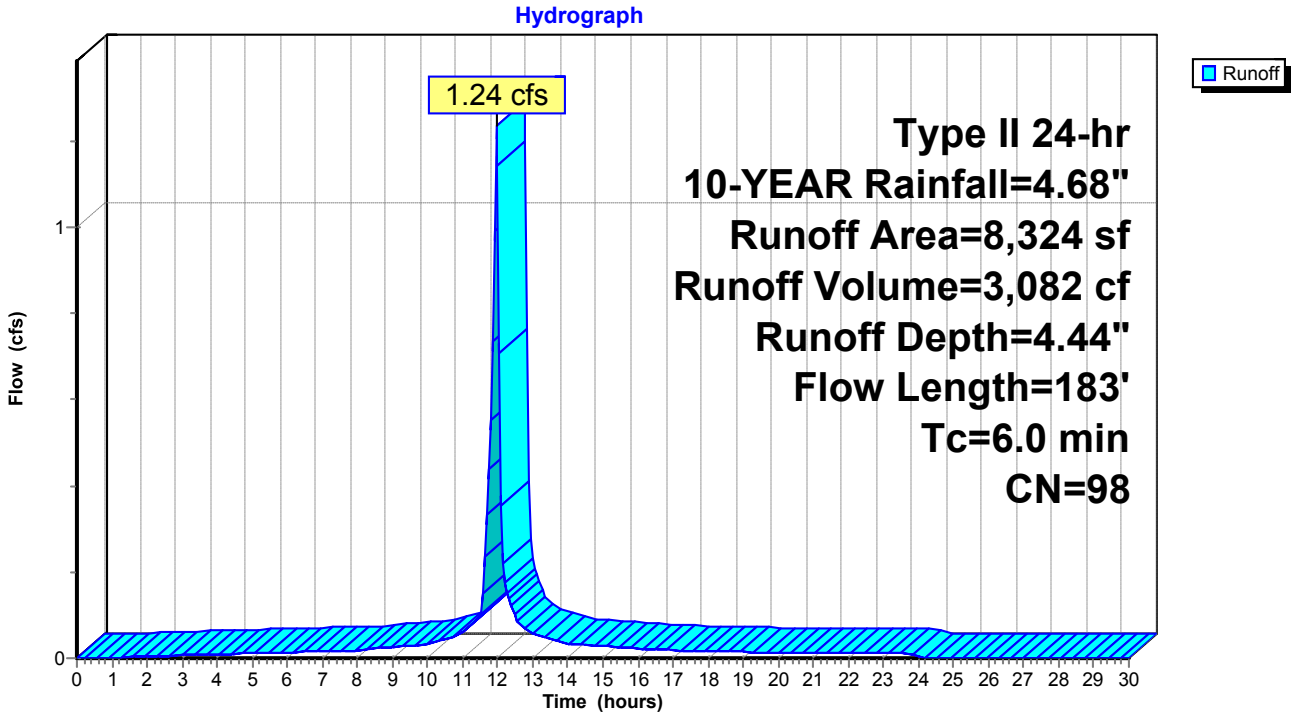
Runoff = 1.24 cfs @ 11.96 hrs, Volume= 3,082 cf, Depth= 4.44"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-YEAR Rainfall=4.68"

Area (sf)	CN	Description
8,324	98	Paved parking, HSG D
8,324		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.0	100	0.0301	1.61		**Sheet Flow, A-B** Smooth surfaces n= 0.011 P2= 3.16"
0.6	83	0.0124	2.26		**Shallow Concentrated Flow, B-C** Paved Kv= 20.3 fps
1.6	183	Total, Increased to minimum Tc = 6.0 min			

Subcatchment DA-7: DA-7



Summary for Subcatchment DA-8: DA-8

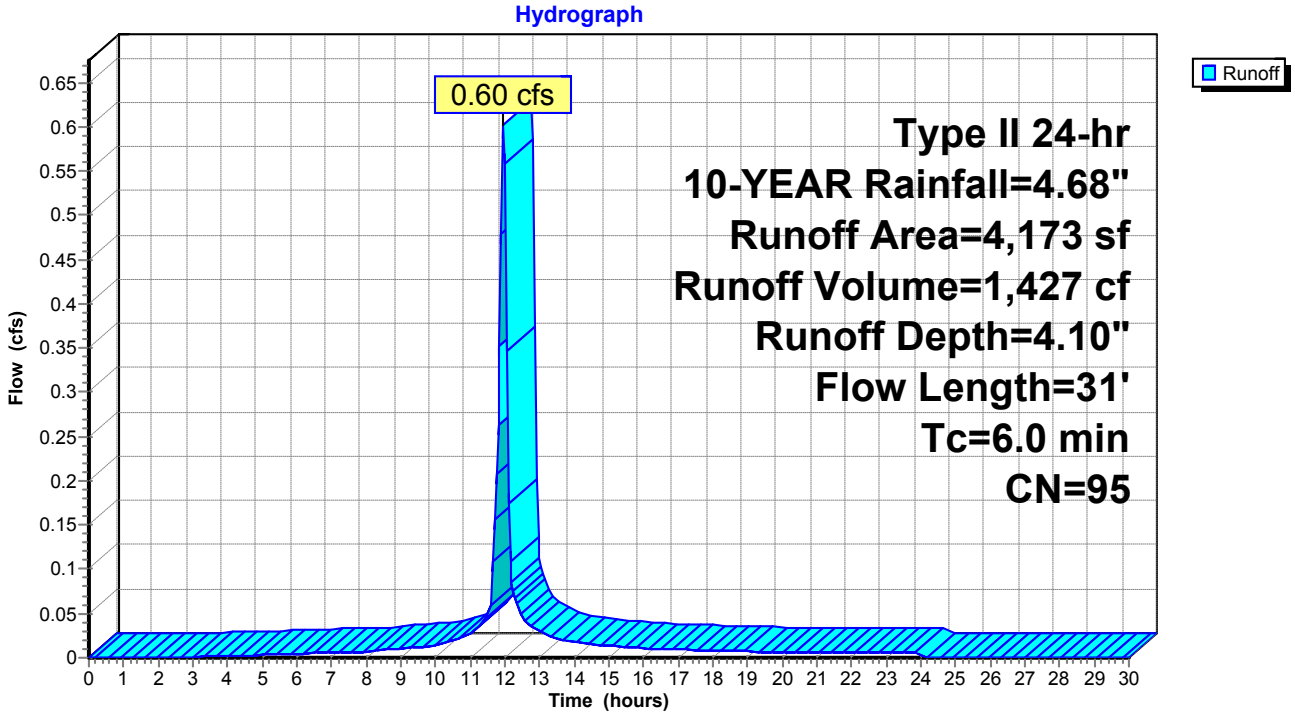
Runoff = 0.60 cfs @ 11.96 hrs, Volume= 1,427 cf, Depth= 4.10"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-YEAR Rainfall=4.68"

Area (sf)	CN	Description
782	84	50-75% Grass cover, Fair, HSG D
3,391	98	Paved parking, HSG D
4,173	95	Weighted Average
782		18.74% Pervious Area
3,391		81.26% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.9	19	0.0150	0.11		**Sheet Flow, A-B** Grass: Short n= 0.150 P2= 3.16"
0.1	12	0.0208	2.93		**Shallow Concentrated Flow, B-C** Paved Kv= 20.3 fps
3.0	31	Total, Increased to minimum Tc = 6.0 min			

Subcatchment DA-8: DA-8



Summary for Subcatchment DA-9: DA-9

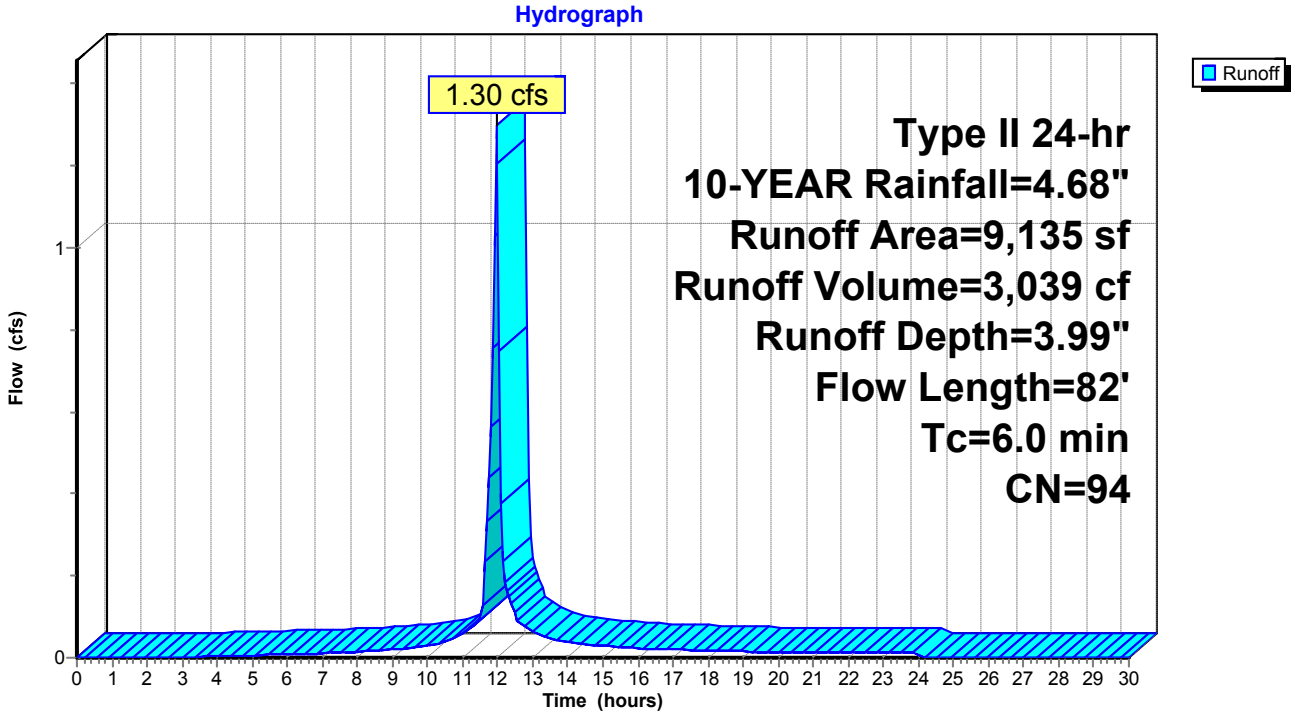
Runoff = 1.30 cfs @ 11.96 hrs, Volume= 3,039 cf, Depth= 3.99"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-YEAR Rainfall=4.68"

Area (sf)	CN	Description
2,765	84	50-75% Grass cover, Fair, HSG D
6,370	98	Paved parking, HSG D
9,135	94	Weighted Average
2,765		30.27% Pervious Area
6,370		69.73% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.2	42	0.0175	0.13		**Sheet Flow, A-B** Grass: Short n= 0.150 P2= 3.16"
0.2	40	0.0200	2.87		**Shallow Concentrated Flow, B-C** Paved Kv= 20.3 fps
5.4	82	Total, Increased to minimum Tc = 6.0 min			

Subcatchment DA-9: DA-9



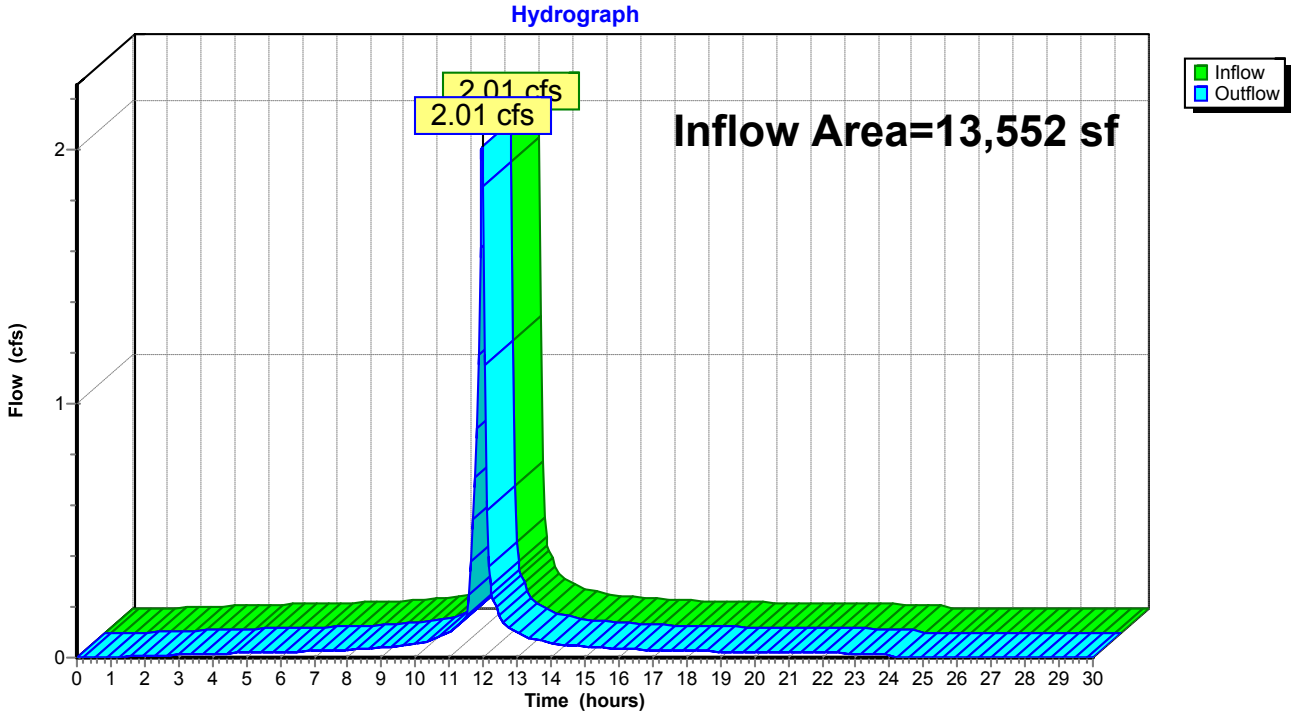
Summary for Reach DP-2: STREET

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 13,552 sf,100.00% Impervious, Inflow Depth = 4.44" for 10-YEAR event
Inflow = 2.01 cfs @ 11.96 hrs, Volume= 5,018 cf
Outflow = 2.01 cfs @ 11.96 hrs, Volume= 5,018 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs

Reach DP-2: STREET



Summary for Pond 1P: EXISTING YARD DRAIN

[57] Hint: Peaked at 218.02' (Flood elevation advised)

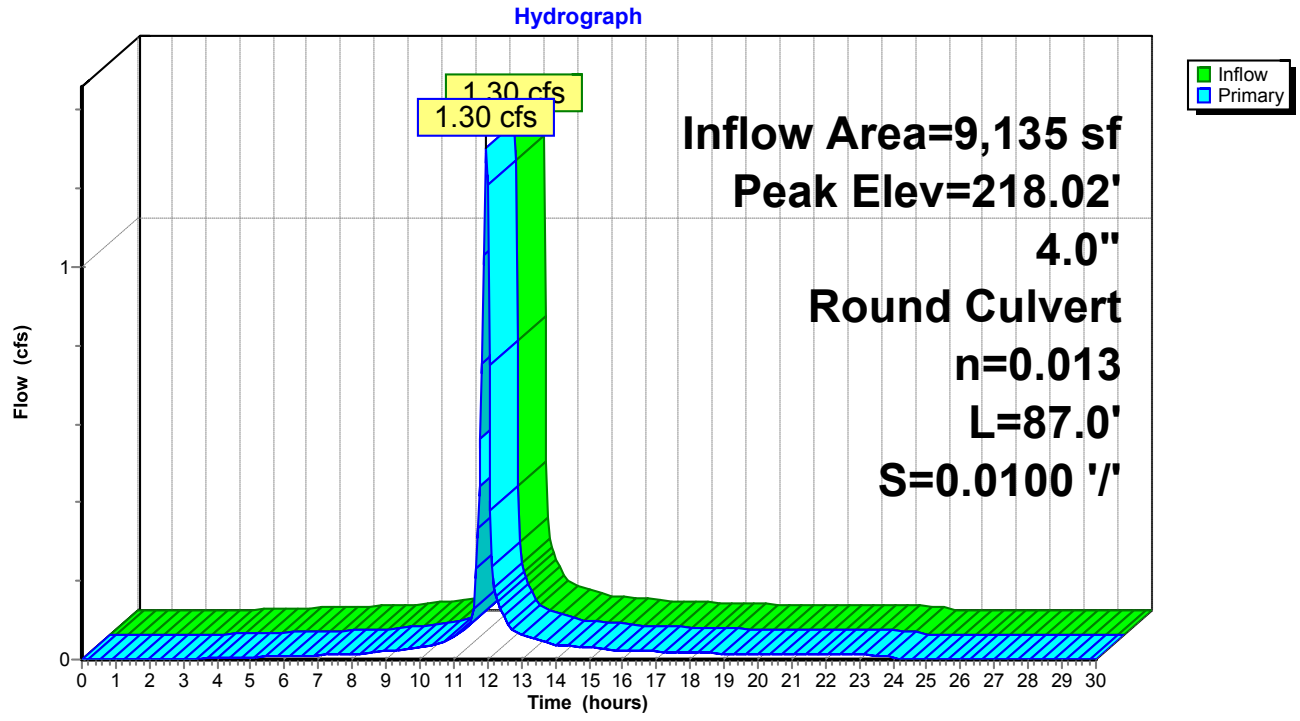
Inflow Area = 9,135 sf, 69.73% Impervious, Inflow Depth = 3.99" for 10-YEAR event
Inflow = 1.30 cfs @ 11.96 hrs, Volume= 3,039 cf
Outflow = 1.30 cfs @ 11.96 hrs, Volume= 3,039 cf, Atten= 0%, Lag= 0.0 min
Primary = 1.30 cfs @ 11.96 hrs, Volume= 3,039 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 218.02' @ 11.96 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	171.30'	**4.0" Round Culvert** L= 87.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 171.30' / 170.43' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 0.09 sf

Primary OutFlow Max=1.27 cfs @ 11.96 hrs HW=215.85' (Free Discharge)
1=Culvert (Barrel Controls 1.27 cfs @ 14.55 fps)

Pond 1P: EXISTING YARD DRAIN



Summary for Pond 2P: EXISTING CATCH BASIN

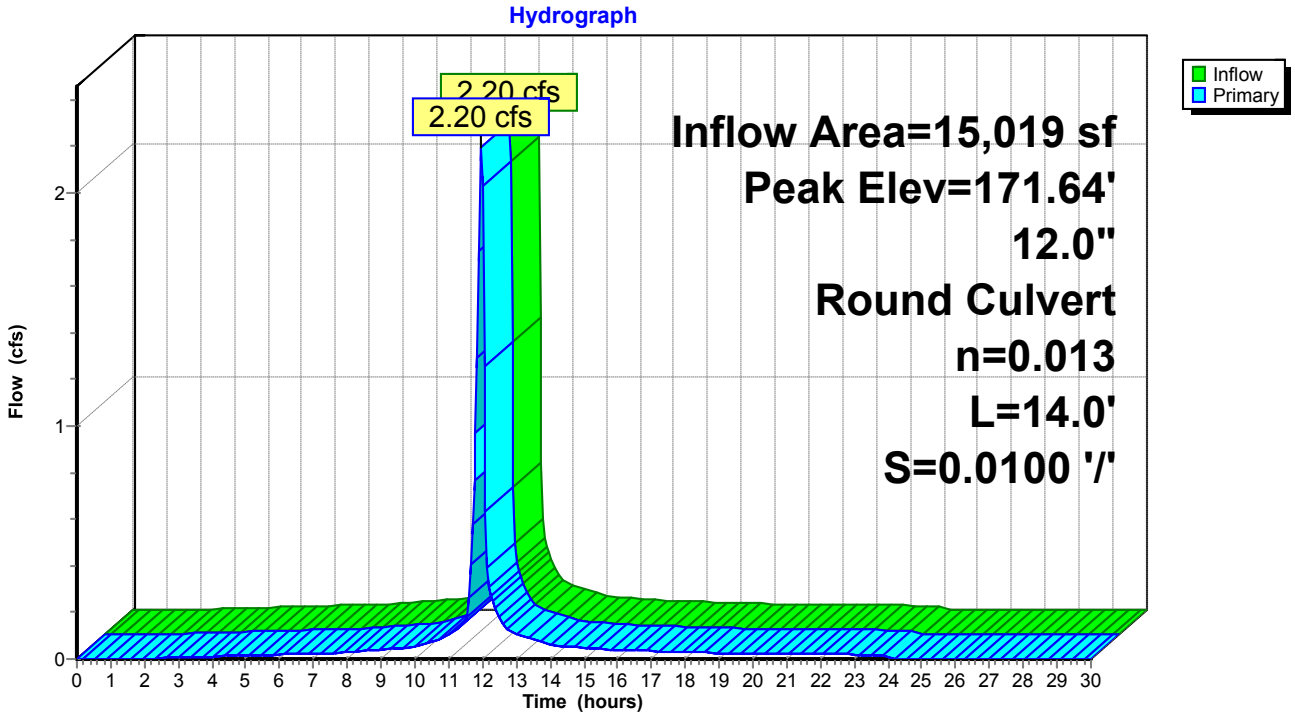
Inflow Area = 15,019 sf, 84.37% Impervious, Inflow Depth = 4.21" for 10-YEAR event
Inflow = 2.20 cfs @ 11.96 hrs, Volume= 5,275 cf
Outflow = 2.20 cfs @ 11.96 hrs, Volume= 5,275 cf, Atten= 0%, Lag= 0.0 min
Primary = 2.20 cfs @ 11.96 hrs, Volume= 5,275 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 171.64' @ 11.96 hrs
Flood Elev= 172.99'

Device	Routing	Invert	Outlet Devices
#1	Primary	170.60'	**12.0" Round Culvert** L= 14.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 170.60' / 170.46' S= 0.0100 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf

Primary OutFlow Max=2.15 cfs @ 11.96 hrs HW=171.62' (Free Discharge)
1=Culvert (Inlet Controls 2.15 cfs @ 2.73 fps)

Pond 2P: EXISTING CATCH BASIN



Summary for Pond 3P: EXISTING CATCH BASIN

[57] Hint: Peaked at 170.74' (Flood elevation advised)

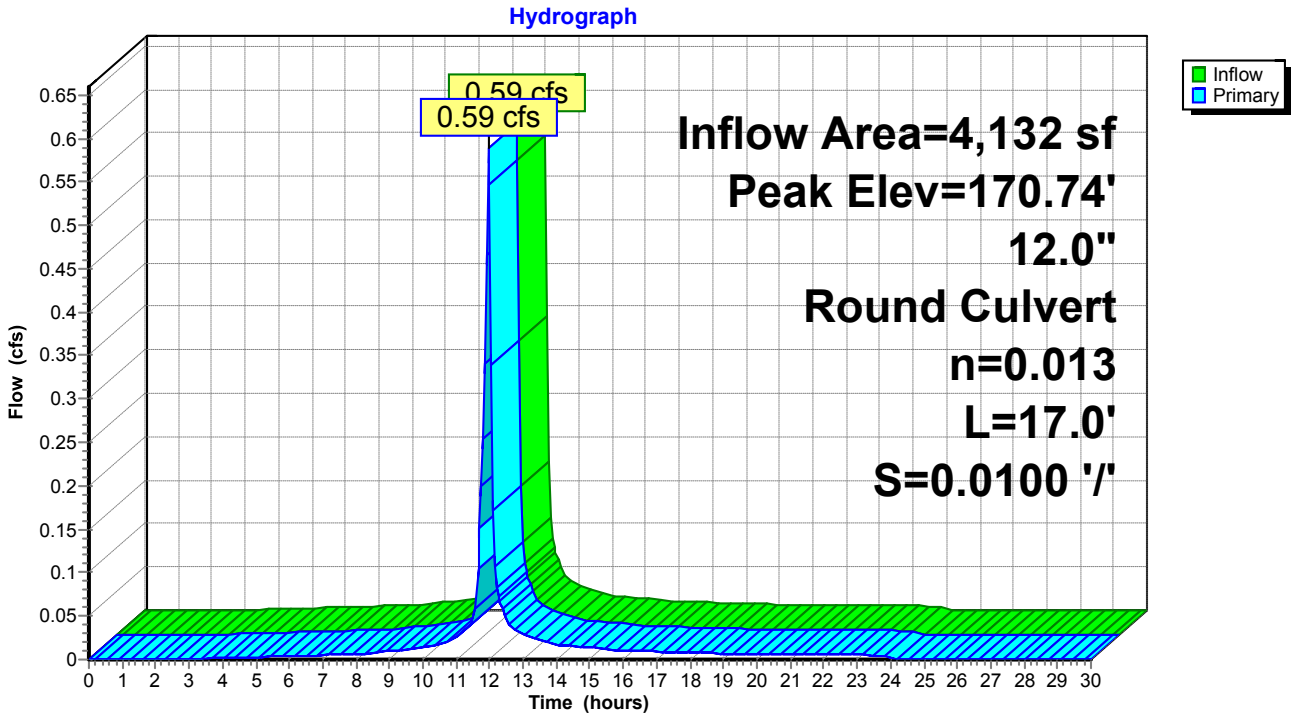
Inflow Area = 4,132 sf, 69.19% Impervious, Inflow Depth = 3.99" for 10-YEAR event
Inflow = 0.59 cfs @ 11.96 hrs, Volume= 1,375 cf
Outflow = 0.59 cfs @ 11.96 hrs, Volume= 1,375 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.59 cfs @ 11.96 hrs, Volume= 1,375 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 170.74' @ 11.96 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	170.30'	**12.0" Round Culvert** L= 17.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 170.30' / 170.13' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf

Primary OutFlow Max=0.57 cfs @ 11.96 hrs HW=170.74' (Free Discharge)
1=Culvert (Barrel Controls 0.57 cfs @ 2.58 fps)

Pond 3P: EXISTING CATCH BASIN



Summary for Pond 4P: EXISTING CATCH BASIN

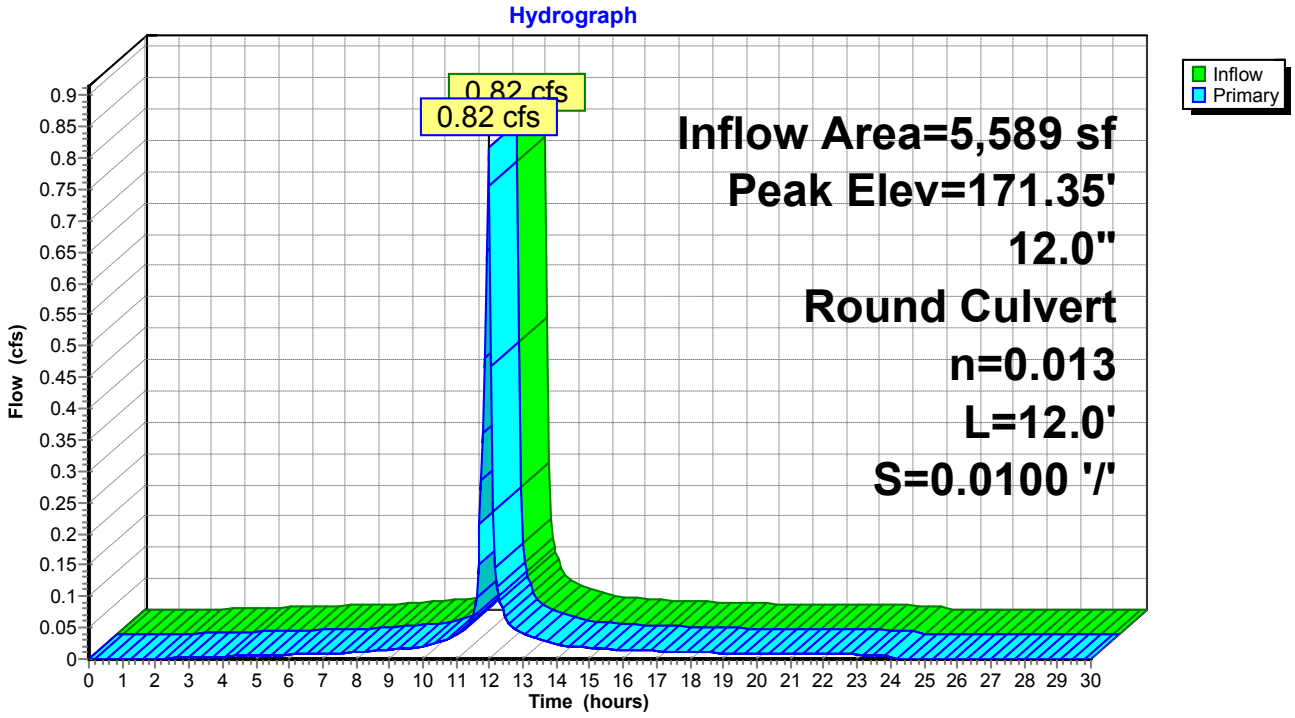
Inflow Area = 5,589 sf, 86.58% Impervious, Inflow Depth = 4.21" for 10-YEAR event
Inflow = 0.82 cfs @ 11.96 hrs, Volume= 1,963 cf
Outflow = 0.82 cfs @ 11.96 hrs, Volume= 1,963 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.82 cfs @ 11.96 hrs, Volume= 1,963 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 171.35' @ 11.96 hrs
Flood Elev= 172.73'

Device	Routing	Invert	Outlet Devices
#1	Primary	170.80'	**12.0" Round Culvert** L= 12.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 170.80' / 170.68' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf

Primary OutFlow Max=0.80 cfs @ 11.96 hrs HW=171.34' (Free Discharge)
1=Culvert (Barrel Controls 0.80 cfs @ 2.65 fps)

Pond 4P: EXISTING CATCH BASIN



Summary for Pond 5P: EXISTING DRYWELL

[81] Warning: Exceeded Pond 2P by 2.62' @ 12.15 hrs

Inflow Area = 15,019 sf, 84.37% Impervious, Inflow Depth = 4.21" for 10-YEAR event
Inflow = 2.20 cfs @ 11.96 hrs, Volume= 5,275 cf
Outflow = 1.25 cfs @ 12.05 hrs, Volume= 5,275 cf, Atten= 43%, Lag= 5.6 min
Discarded = 1.25 cfs @ 12.05 hrs, Volume= 5,275 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 173.65' @ 12.05 hrs Surf.Area= 2,461 sf Storage= 1,039 cf

Plug-Flow detention time= 40.7 min calculated for 5,275 cf (100% of inflow)
Center-of-Mass det. time= 40.7 min (801.0 - 760.3)

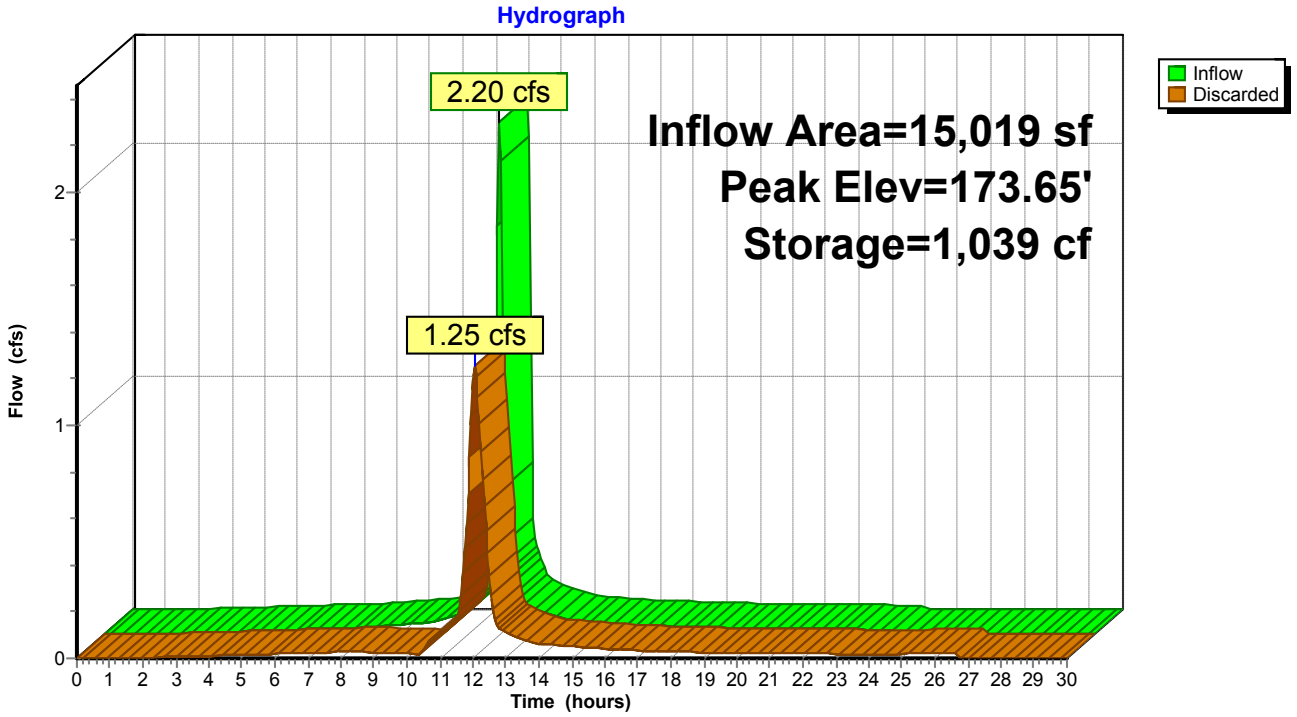
Volume	Invert	Avail.Storage	Storage Description
#1	168.00'	2,139 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
168.00	53	0	0
172.90	29	201	201
173.00	112	7	208
174.00	3,750	1,931	2,139

Device	Routing	Invert	Outlet Devices
#1	Discarded	168.00'	**22.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=1.25 cfs @ 12.05 hrs HW=173.64' (Free Discharge)
1=Exfiltration (Exfiltration Controls 1.25 cfs)

Pond 5P: EXISTING DRYWELL



Summary for Pond 6P: EXISTING CATCH BASIN

[57] Hint: Peaked at 170.73' (Flood elevation advised)

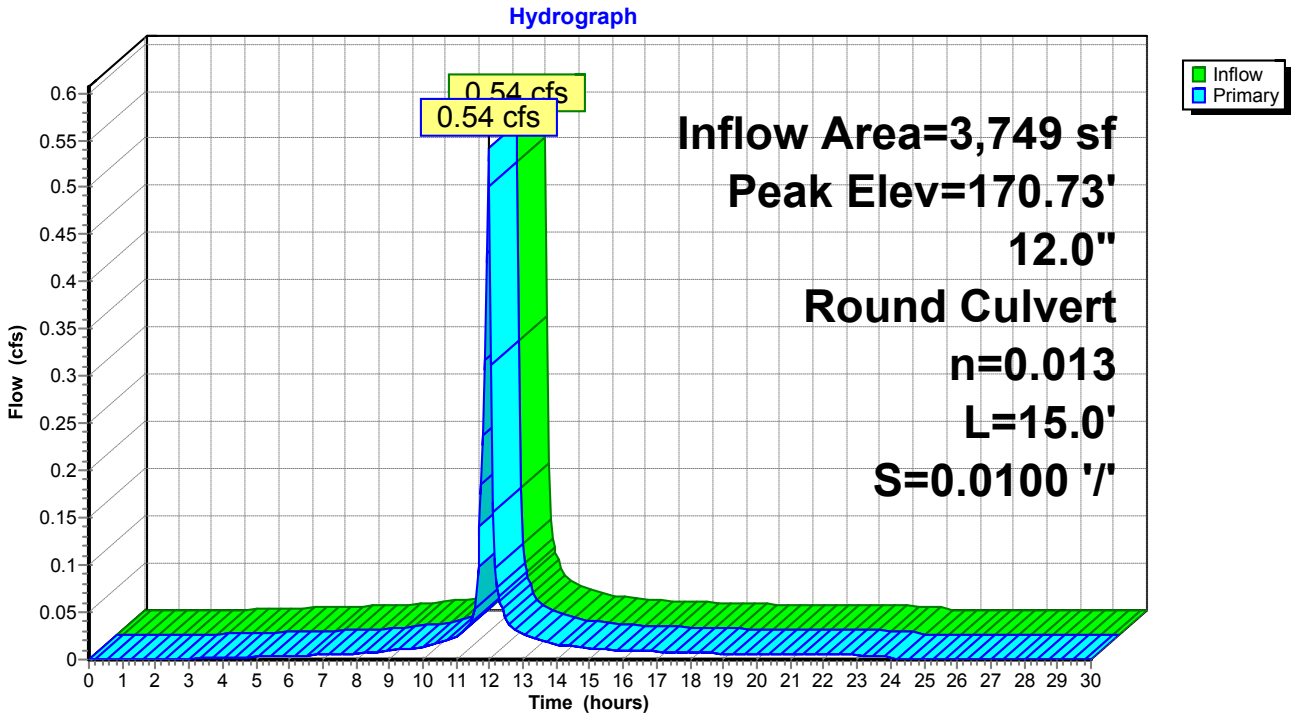
Inflow Area = 3,749 sf, 79.83% Impervious, Inflow Depth = 4.10" for 10-YEAR event
Inflow = 0.54 cfs @ 11.96 hrs, Volume= 1,282 cf
Outflow = 0.54 cfs @ 11.96 hrs, Volume= 1,282 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.54 cfs @ 11.96 hrs, Volume= 1,282 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 170.73' @ 11.96 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	170.30'	**12.0" Round Culvert** L= 15.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 170.30' / 170.15' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf

Primary OutFlow Max=0.53 cfs @ 11.96 hrs HW=170.72' (Free Discharge)
1=Culvert (Barrel Controls 0.53 cfs @ 2.49 fps)

Pond 6P: EXISTING CATCH BASIN



Summary for Pond 7P: EXISTING CATCH BASIN

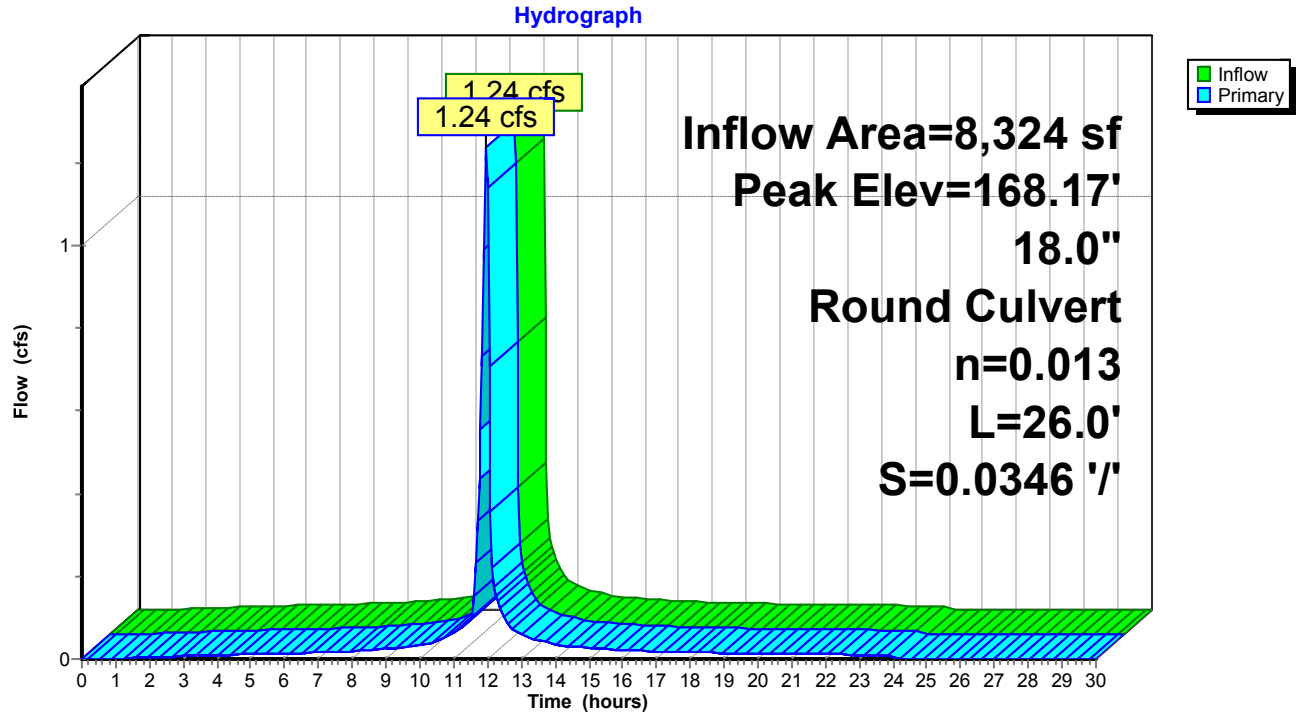
Inflow Area = 8,324 sf,100.00% Impervious, Inflow Depth = 4.44" for 10-YEAR event
Inflow = 1.24 cfs @ 11.96 hrs, Volume= 3,082 cf
Outflow = 1.24 cfs @ 11.96 hrs, Volume= 3,082 cf, Atten= 0%, Lag= 0.0 min
Primary = 1.24 cfs @ 11.96 hrs, Volume= 3,082 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 168.17' @ 11.96 hrs
Flood Elev= 172.33'

Device	Routing	Invert	Outlet Devices
#1	Primary	167.60'	**18.0" Round Culvert** L= 26.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 167.60' / 166.70' S= 0.0346 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf

Primary OutFlow Max=1.21 cfs @ 11.96 hrs HW=168.16' (Free Discharge)
1=Culvert (Inlet Controls 1.21 cfs @ 2.01 fps)

Pond 7P: EXISTING CATCH BASIN



Summary for Pond 8P: EXISTING CATCH BASIN

[58] Hint: Peaked 14.23' above defined flood level

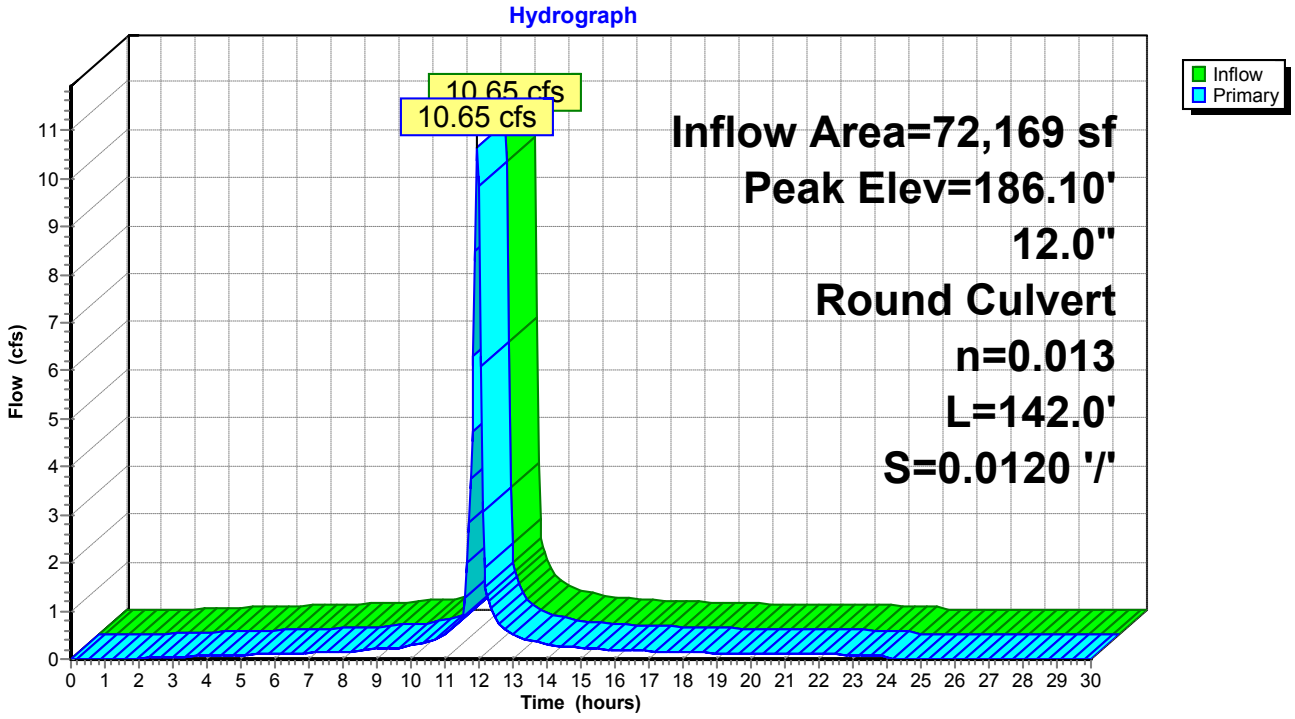
Inflow Area = 72,169 sf, 95.78% Impervious, Inflow Depth = 4.33" for 10-YEAR event
Inflow = 10.65 cfs @ 11.96 hrs, Volume= 26,031 cf
Outflow = 10.65 cfs @ 11.96 hrs, Volume= 26,031 cf, Atten= 0%, Lag= 0.0 min
Primary = 10.65 cfs @ 11.96 hrs, Volume= 26,031 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 186.10' @ 11.96 hrs
Flood Elev= 171.87'

Device	Routing	Invert	Outlet Devices
#1	Primary	168.70'	**12.0" Round Culvert** L= 142.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 168.70' / 167.00' S= 0.0120 '/' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf

Primary OutFlow Max=10.40 cfs @ 11.96 hrs HW=185.31' (Free Discharge)
└**1=Culvert** (Barrel Controls 10.40 cfs @ 13.24 fps)

Pond 8P: EXISTING CATCH BASIN



Summary for Pond 9P: EXISTING DRYWELL

[81] Warning: Exceeded Pond 6P by 3.37' @ 24.40 hrs

Inflow Area = 3,749 sf, 79.83% Impervious, Inflow Depth = 4.10" for 10-YEAR event
Inflow = 0.54 cfs @ 11.96 hrs, Volume= 1,282 cf
Outflow = 0.00 cfs @ 0.00 hrs, Volume= 0 cf, Atten= 100%, Lag= 0.0 min

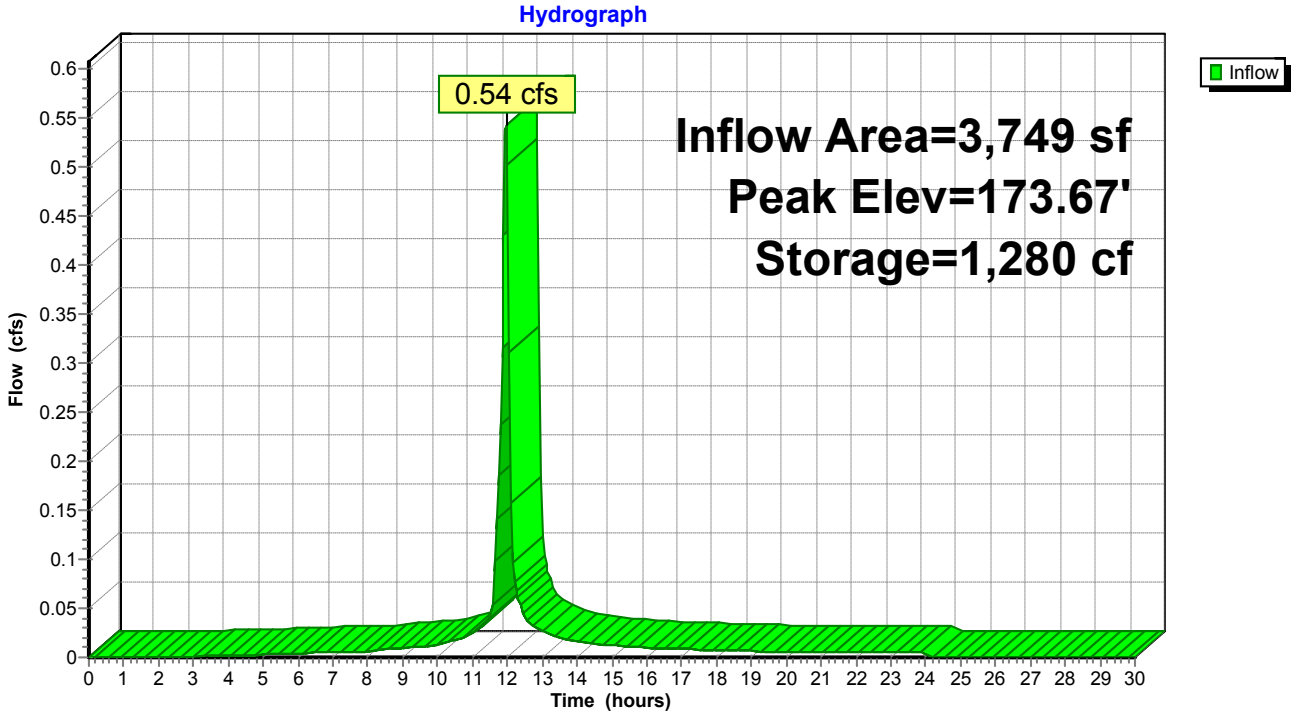
Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 173.67' @ 24.40 hrs Surf.Area= 2,796 sf Storage= 1,280 cf

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)
Center-of-Mass det. time= (not calculated: no outflow)

Volume	Invert	Avail.Storage	Storage Description
#1	168.00'	2,410 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
168.00	53	0	0
172.90	29	201	201
173.00	377	20	221
174.00	4,000	2,189	2,410

Pond 9P: EXISTING DRYWELL



Summary for Pond 10P: EXISTING DRYWELL

[81] Warning: Exceeded Pond 3P by 2.54' @ 14.55 hrs

Inflow Area = 4,132 sf, 69.19% Impervious, Inflow Depth = 3.99" for 10-YEAR event
Inflow = 0.59 cfs @ 11.96 hrs, Volume= 1,375 cf
Outflow = 0.46 cfs @ 12.02 hrs, Volume= 1,375 cf, Atten= 22%, Lag= 3.6 min
Discarded = 0.46 cfs @ 12.02 hrs, Volume= 1,375 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 173.05' @ 12.02 hrs Surf.Area= 897 sf Storage= 282 cf

Plug-Flow detention time= 58.5 min calculated for 1,372 cf (100% of inflow)
Center-of-Mass det. time= 58.4 min (830.3 - 771.9)

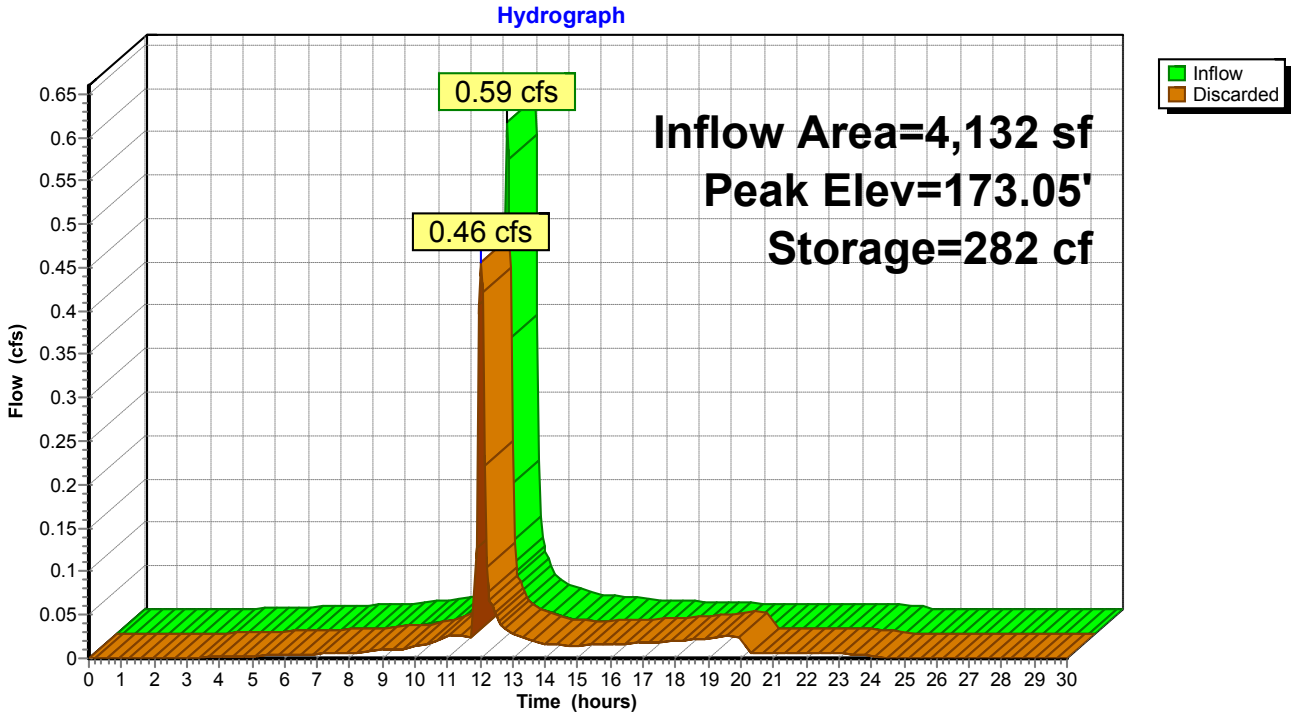
Volume	Invert	Avail.Storage	Storage Description
#1	168.00'	2,486 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
168.00	53	0	0
172.90	29	201	201
173.00	743	39	239
174.00	3,750	2,247	2,486

Device	Routing	Invert	Outlet Devices
#1	Discarded	168.00'	**22.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.45 cfs @ 12.02 hrs HW=173.05' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.45 cfs)

Pond 10P: EXISTING DRYWELL



Summary for Pond 12P: EXISTING DRYWELL

[81] Warning: Exceeded Pond 4P by 2.08' @ 12.15 hrs

Inflow Area = 5,589 sf, 86.58% Impervious, Inflow Depth = 4.21" for 10-YEAR event
Inflow = 0.82 cfs @ 11.96 hrs, Volume= 1,963 cf
Outflow = 0.58 cfs @ 12.03 hrs, Volume= 1,963 cf, Atten= 29%, Lag= 4.3 min
Discarded = 0.58 cfs @ 12.03 hrs, Volume= 1,963 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 173.18' @ 12.03 hrs Surf.Area= 1,136 sf Storage= 390 cf

Plug-Flow detention time= 54.8 min calculated for 1,960 cf (100% of inflow)
Center-of-Mass det. time= 54.7 min (815.0 - 760.3)

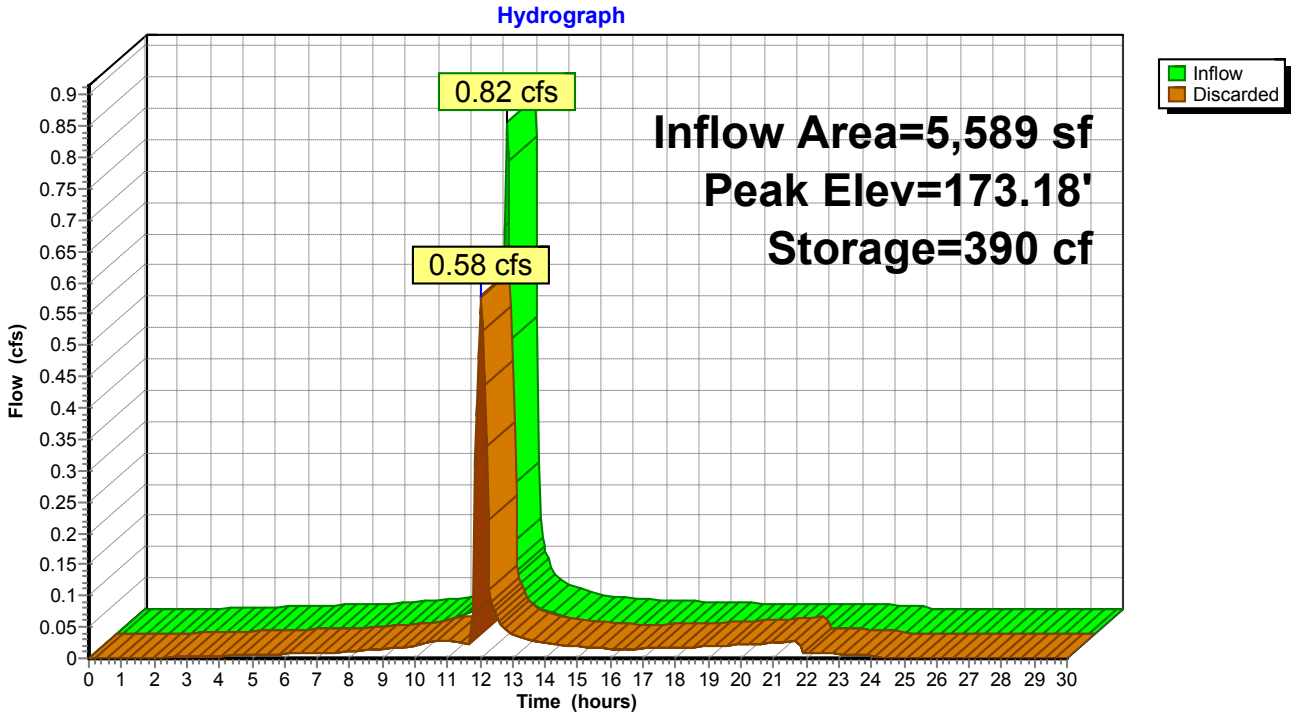
Volume	Invert	Avail.Storage	Storage Description
#1	168.00'	2,373 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
168.00	55	0	0
172.90	29	206	206
173.00	575	30	236
174.00	3,700	2,138	2,373

Device	Routing	Invert	Outlet Devices
#1	Discarded	168.00'	**22.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.57 cfs @ 12.03 hrs HW=173.18' (Free Discharge)
1=Exfiltration (Exfiltration Controls 0.57 cfs)

Pond 12P: EXISTING DRYWELL



Summary for Pond 13P: EXISTING DRYWELL

Inflow Area = 4,173 sf, 81.26% Impervious, Inflow Depth = 4.10" for 10-YEAR event
Inflow = 0.60 cfs @ 11.96 hrs, Volume= 1,427 cf
Outflow = 0.41 cfs @ 12.04 hrs, Volume= 1,427 cf, Atten= 31%, Lag= 4.5 min
Discarded = 0.41 cfs @ 12.04 hrs, Volume= 1,427 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 172.79' @ 12.04 hrs Surf.Area= 812 sf Storage= 333 cf

Plug-Flow detention time= 60.4 min calculated for 1,424 cf (100% of inflow)
Center-of-Mass det. time= 60.3 min (826.7 - 766.4)

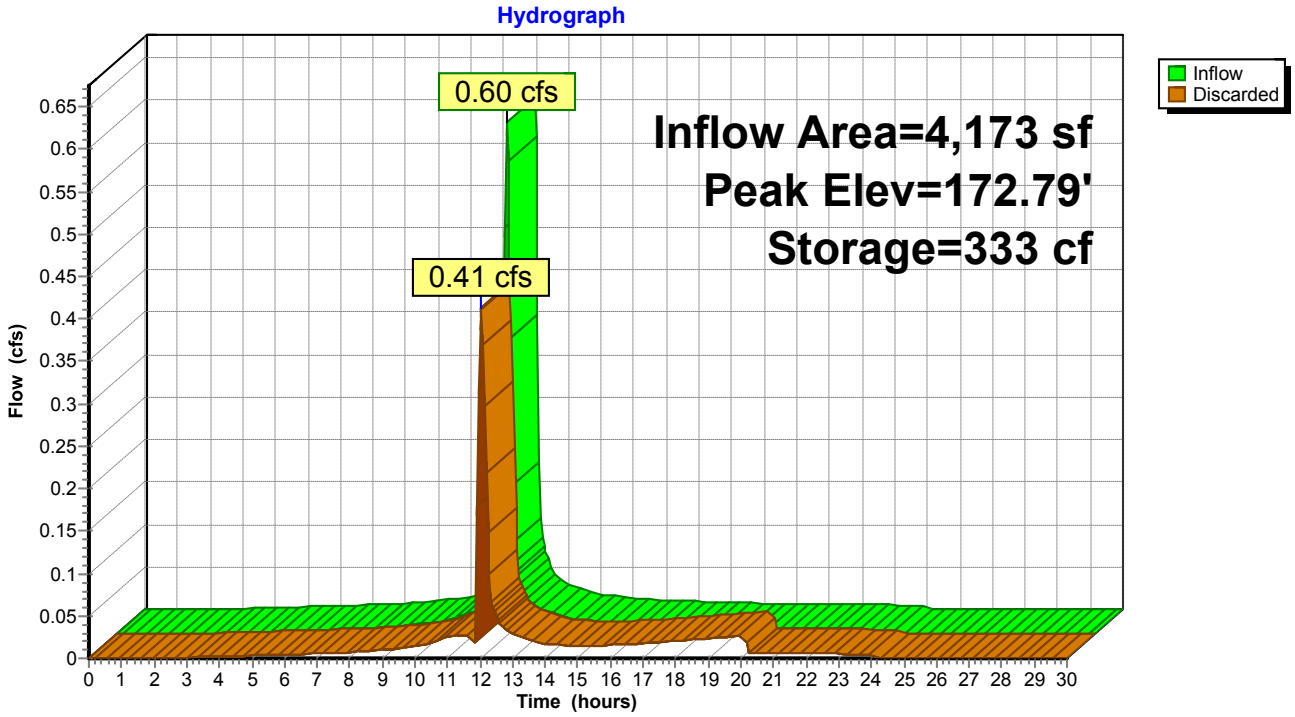
Volume	Invert	Avail.Storage	Storage Description
#1	167.50'	559 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
167.50	55	0	0
172.50	29	210	210
173.00	1,366	349	559

Device	Routing	Invert	Outlet Devices
#1	Discarded	167.50'	**22.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.41 cfs @ 12.04 hrs HW=172.79' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.41 cfs)

Pond 13P: EXISTING DRYWELL



Summary for Pond DP-1: EXISTING CATCH BASIN

[79] Warning: Submerged Pond 1P Primary device # 1 INLET by 0.21'
[81] Warning: Exceeded Pond 7P by 3.35' @ 11.95 hrs
[79] Warning: Submerged Pond 8P Primary device # 1 INLET by 2.81'

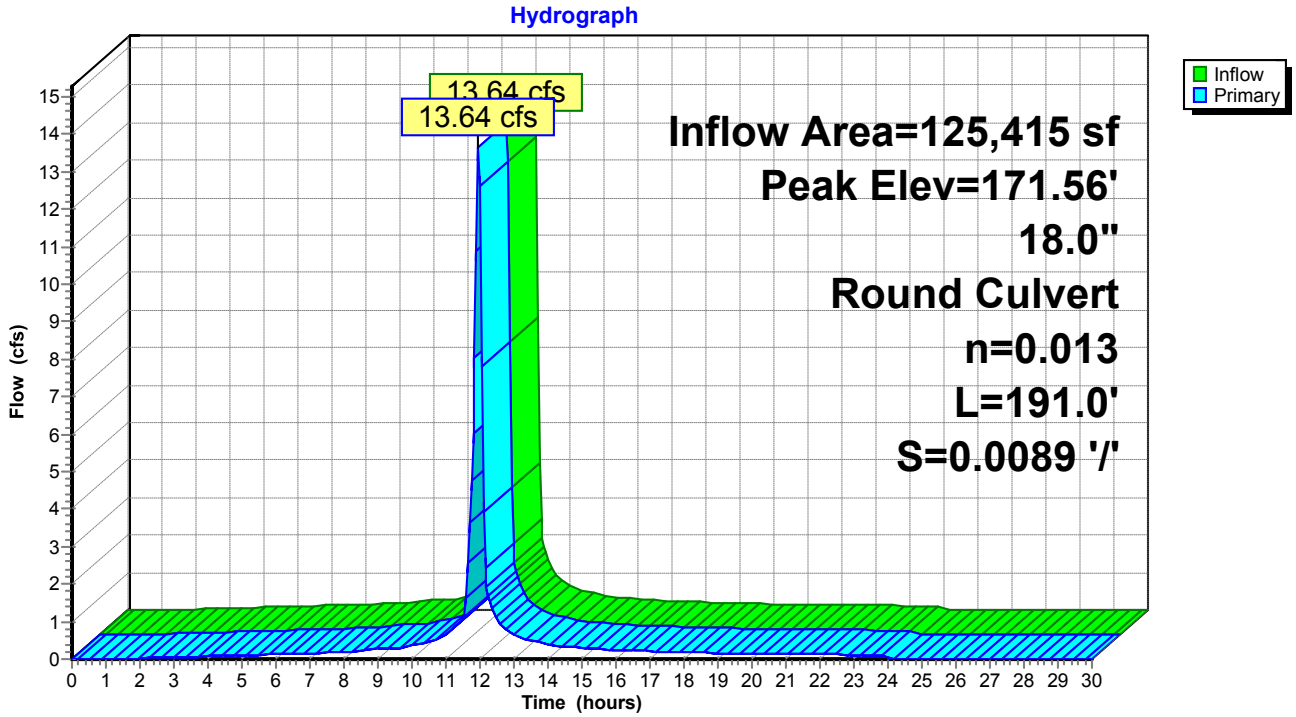
Inflow Area = 125,415 sf, 90.33% Impervious, Inflow Depth = 3.18" for 10-YEAR event
Inflow = 13.64 cfs @ 11.96 hrs, Volume= 33,250 cf
Outflow = 13.64 cfs @ 11.96 hrs, Volume= 33,250 cf, Atten= 0%, Lag= 0.0 min
Primary = 13.64 cfs @ 11.96 hrs, Volume= 33,250 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 171.56' @ 11.96 hrs
Flood Elev= 171.87'

Device	Routing	Invert	Outlet Devices
#1	Primary	166.70'	**18.0" Round Culvert** L= 191.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 166.70' / 165.00' S= 0.0089 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf

Primary OutFlow Max=13.32 cfs @ 11.96 hrs HW=171.38' (Free Discharge)
↑—**1=Culvert** (Inlet Controls 13.32 cfs @ 7.54 fps)

Pond DP-1: EXISTING CATCH BASIN



Time span=0.00-30.00 hrs, dt=0.05 hrs, 601 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 6S: DA-10 Runoff Area=3,125 sf 87.10% Impervious Runoff Depth=7.74"
Flow Length=48' Slope=0.0235 '/' Tc=6.0 min CN=96 Runoff=0.81 cfs 2,016 cf

Subcatchment DA-1: DA-1 Runoff Area=15,019 sf 84.37% Impervious Runoff Depth=7.74"
Flow Length=59' Tc=6.0 min CN=96 Runoff=3.91 cfs 9,688 cf

Subcatchment DA-2: DA-2 Runoff Area=3,749 sf 79.83% Impervious Runoff Depth=7.62"
Flow Length=61' Tc=6.0 min CN=95 Runoff=0.97 cfs 2,381 cf

Subcatchment DA-3: DA-3 Runoff Area=4,132 sf 69.19% Impervious Runoff Depth=7.50"
Flow Length=43' Tc=6.0 min CN=94 Runoff=1.07 cfs 2,583 cf

Subcatchment DA-4: DA-4 Runoff Area=5,589 sf 86.58% Impervious Runoff Depth=7.74"
Flow Length=59' Tc=6.0 min CN=96 Runoff=1.46 cfs 3,605 cf

Subcatchment DA-5: DA-5 Runoff Area=13,552 sf 100.00% Impervious Runoff Depth=7.98"
Flow Length=60' Slope=0.0100 '/' Tc=6.0 min CN=98 Runoff=3.55 cfs 9,012 cf

Subcatchment DA-6: DA-6 Runoff Area=72,169 sf 95.78% Impervious Runoff Depth=7.86"
Flow Length=293' Tc=6.0 min CN=97 Runoff=18.87 cfs 47,272 cf

Subcatchment DA-7: DA-7 Runoff Area=8,324 sf 100.00% Impervious Runoff Depth=7.98"
Flow Length=183' Tc=6.0 min CN=98 Runoff=2.18 cfs 5,536 cf

Subcatchment DA-8: DA-8 Runoff Area=4,173 sf 81.26% Impervious Runoff Depth=7.62"
Flow Length=31' Tc=6.0 min CN=95 Runoff=1.08 cfs 2,650 cf

Subcatchment DA-9: DA-9 Runoff Area=9,135 sf 69.73% Impervious Runoff Depth=7.50"
Flow Length=82' Tc=6.0 min CN=94 Runoff=2.36 cfs 5,710 cf

Reach DP-2: STREET Inflow=3.55 cfs 9,012 cf
Outflow=3.55 cfs 9,012 cf

Pond 1P: EXISTING YARD DRAIN Peak Elev=325.64' Inflow=2.36 cfs 5,710 cf
4.0" Round Culvert n=0.013 L=87.0' S=0.0100 '/' Outflow=2.36 cfs 5,710 cf

Pond 2P: EXISTING CATCH BASIN Peak Elev=172.81' Inflow=3.91 cfs 9,688 cf
12.0" Round Culvert n=0.013 L=14.0' S=0.0100 '/' Outflow=3.91 cfs 9,688 cf

Pond 3P: EXISTING CATCH BASIN Peak Elev=170.93' Inflow=1.07 cfs 2,583 cf
12.0" Round Culvert n=0.013 L=17.0' S=0.0100 '/' Outflow=1.07 cfs 2,583 cf

Pond 4P: EXISTING CATCH BASIN Peak Elev=171.59' Inflow=1.46 cfs 3,605 cf
12.0" Round Culvert n=0.013 L=12.0' S=0.0100 '/' Outflow=1.46 cfs 3,605 cf

Pond 5P: EXISTING DRYWELL Peak Elev=173.98' Storage=2,058 cf Inflow=3.91 cfs 9,688 cf
Outflow=1.87 cfs 9,688 cf

Pond 6P: EXISTING CATCH BASIN Peak Elev=170.90' Inflow=0.97 cfs 2,381 cf
12.0" Round Culvert n=0.013 L=15.0' S=0.0100 '/' Outflow=0.97 cfs 2,381 cf

Pond 7P: EXISTING CATCH BASIN Peak Elev=168.38' Inflow=2.18 cfs 5,536 cf
18.0" Round Culvert n=0.013 L=26.0' S=0.0346 '/' Outflow=2.18 cfs 5,536 cf

Pond 8P: EXISTING CATCH BASIN Peak Elev=224.82' Inflow=18.87 cfs 47,272 cf
12.0" Round Culvert n=0.013 L=142.0' S=0.0120 '/' Outflow=18.87 cfs 47,272 cf

Pond 9P: EXISTING DRYWELL Peak Elev=173.99' Storage=2,380 cf Inflow=0.97 cfs 2,381 cf
Outflow=0.00 cfs 0 cf

Pond 10P: EXISTING DRYWELL Peak Elev=173.22' Storage=472 cf Inflow=1.07 cfs 2,583 cf
Outflow=0.71 cfs 2,583 cf

Pond 12P: EXISTING DRYWELL Peak Elev=173.38' Storage=679 cf Inflow=1.46 cfs 3,605 cf
Outflow=0.90 cfs 3,605 cf

Pond 13P: EXISTING DRYWELL Peak Elev=173.00' Storage=552 cf Inflow=1.08 cfs 2,650 cf
Outflow=0.69 cfs 2,650 cf

Pond DP-1: EXISTING CATCH BASIN Peak Elev=182.19' Inflow=24.22 cfs 60,533 cf
18.0" Round Culvert n=0.013 L=191.0' S=0.0089 '/' Outflow=24.22 cfs 60,533 cf

Total Runoff Area = 138,967 sf Runoff Volume = 90,451 cf Average Runoff Depth = 7.81"
8.72% Pervious = 12,123 sf 91.28% Impervious = 126,844 sf

Summary for Subcatchment 6S: DA-10

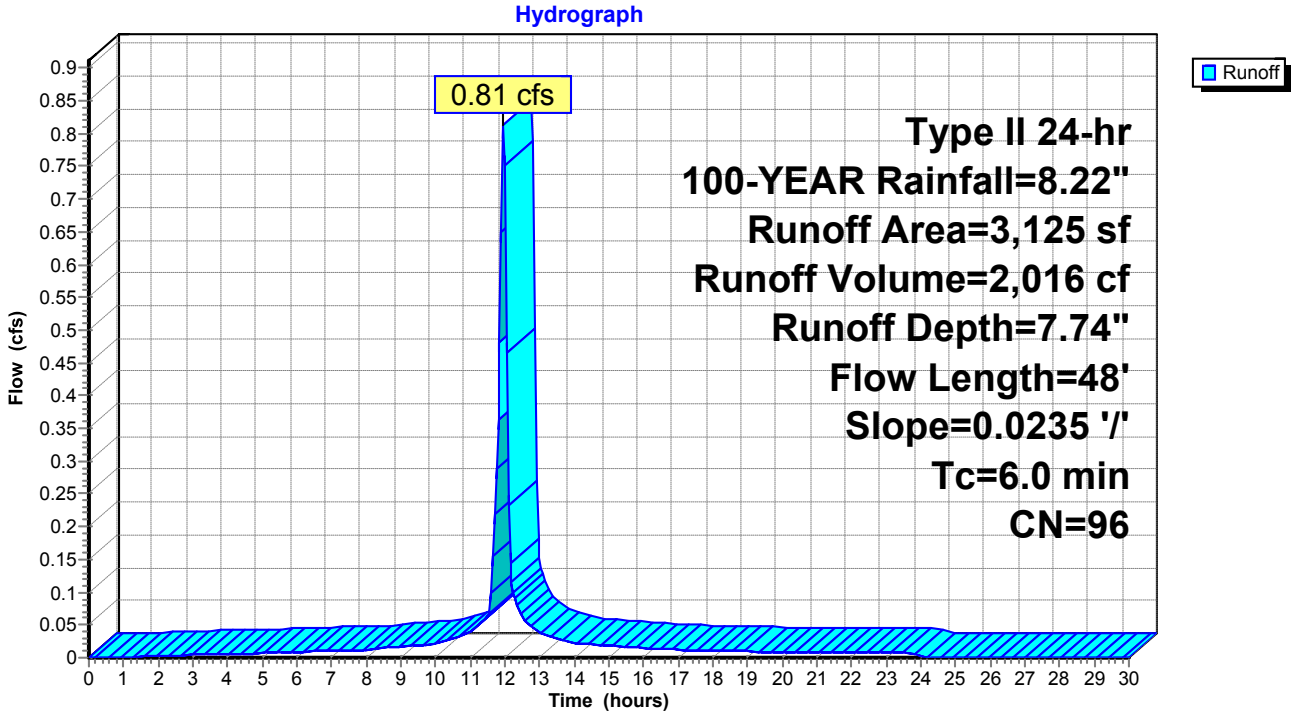
Runoff = 0.81 cfs @ 11.96 hrs, Volume= 2,016 cf, Depth= 7.74"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-YEAR Rainfall=8.22"

Area (sf)	CN	Description
403	84	50-75% Grass cover, Fair, HSG D
2,722	98	Paved parking, HSG D
3,125	96	Weighted Average
403		12.90% Pervious Area
2,722		87.10% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.6	48	0.0235	1.26		**Sheet Flow, A-B** Smooth surfaces n= 0.011 P2= 3.16"
0.6	48	Total, Increased to minimum Tc = 6.0 min			

Subcatchment 6S: DA-10



Summary for Subcatchment DA-1: DA-1

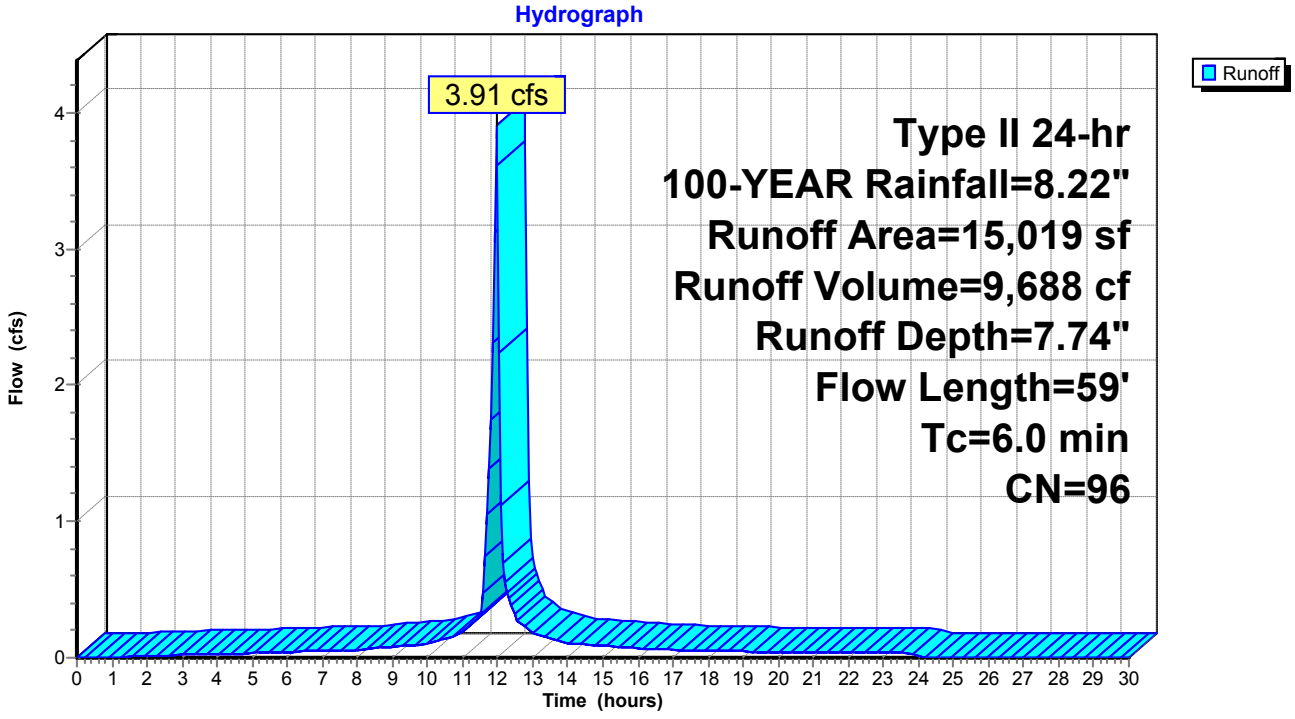
Runoff = 3.91 cfs @ 11.96 hrs, Volume= 9,688 cf, Depth= 7.74"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-YEAR Rainfall=8.22"

Area (sf)	CN	Description
2,348	84	50-75% Grass cover, Fair, HSG D
12,671	98	Paved parking, HSG D
15,019	96	Weighted Average
2,348		15.63% Pervious Area
12,671		84.37% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.8	29	0.0390	0.17		**Sheet Flow, A-B** Grass: Short n= 0.150 P2= 3.16"
0.1	30	0.0350	3.80		**Shallow Concentrated Flow, B-C** Paved Kv= 20.3 fps
2.9	59	Total, Increased to minimum Tc = 6.0 min			

Subcatchment DA-1: DA-1



Summary for Subcatchment DA-2: DA-2

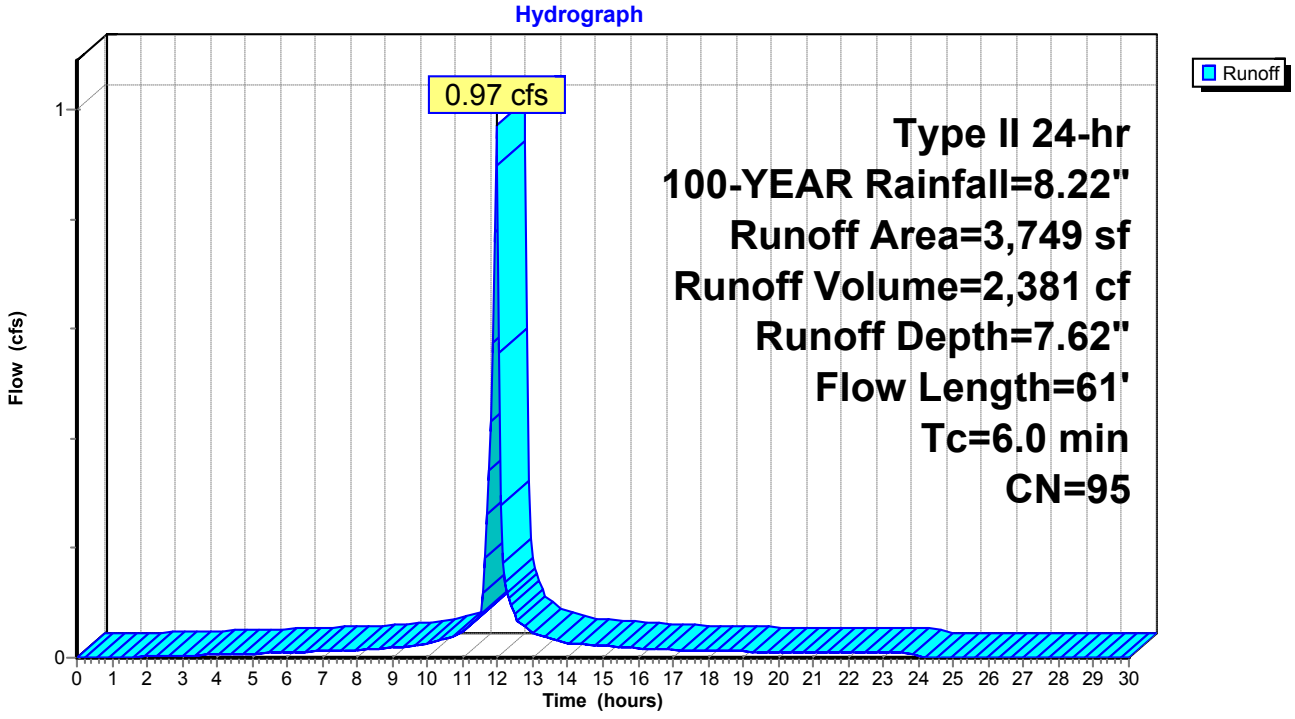
Runoff = 0.97 cfs @ 11.96 hrs, Volume= 2,381 cf, Depth= 7.62"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-YEAR Rainfall=8.22"

Area (sf)	CN	Description
756	84	50-75% Grass cover, Fair, HSG D
2,993	98	Paved parking, HSG D
3,749	95	Weighted Average
756		20.17% Pervious Area
2,993		79.83% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.6	26	0.0173	0.12		**Sheet Flow, A-B** Grass: Short n= 0.150 P2= 3.16"
0.2	35	0.0257	3.25		**Shallow Concentrated Flow, B-C** Paved Kv= 20.3 fps
3.8	61	Total, Increased to minimum Tc = 6.0 min			

Subcatchment DA-2: DA-2



Summary for Subcatchment DA-3: DA-3

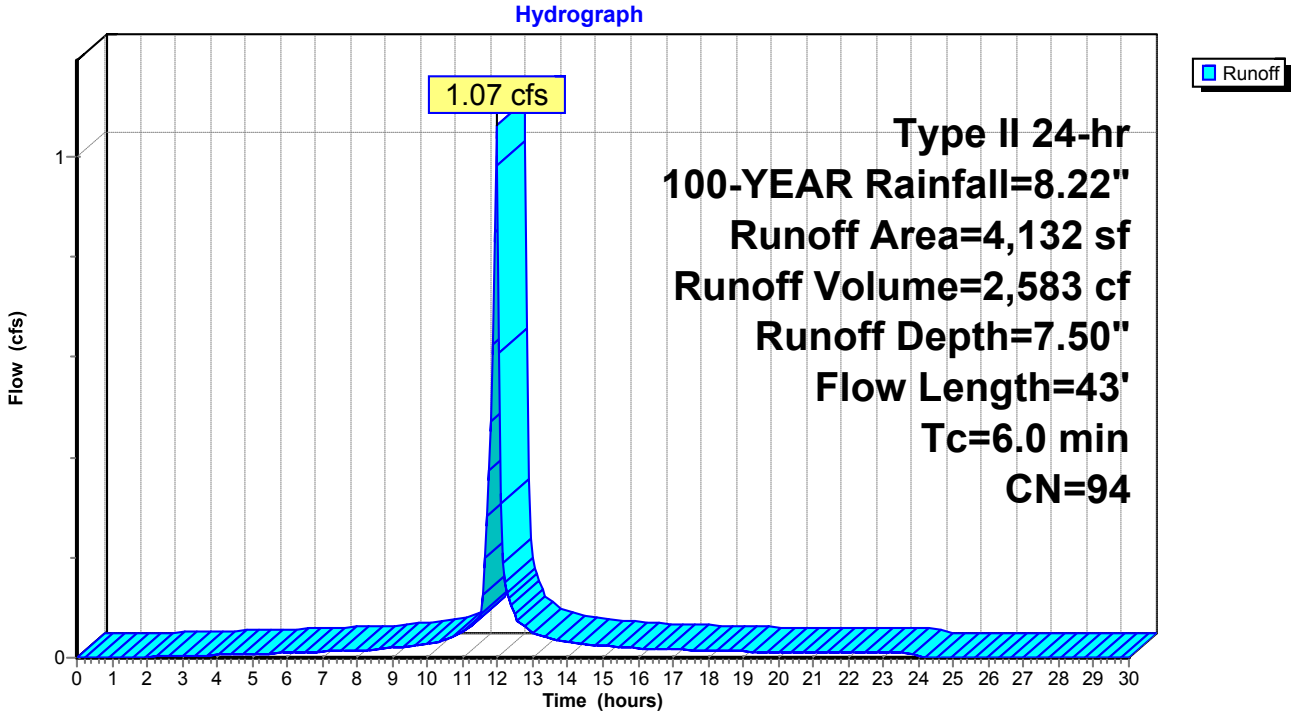
Runoff = 1.07 cfs @ 11.96 hrs, Volume= 2,583 cf, Depth= 7.50"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-YEAR Rainfall=8.22"

Area (sf)	CN	Description
1,273	84	50-75% Grass cover, Fair, HSG D
2,859	98	Paved parking, HSG D
4,132	94	Weighted Average
1,273		30.81% Pervious Area
2,859		69.19% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
4.1	31	0.0175	0.13		**Sheet Flow, A-B** Grass: Short n= 0.150 P2= 3.16"
0.1	12	0.0250	3.21		**Shallow Concentrated Flow, B-C** Paved Kv= 20.3 fps
4.2	43	Total, Increased to minimum Tc = 6.0 min			

Subcatchment DA-3: DA-3



Summary for Subcatchment DA-4: DA-4

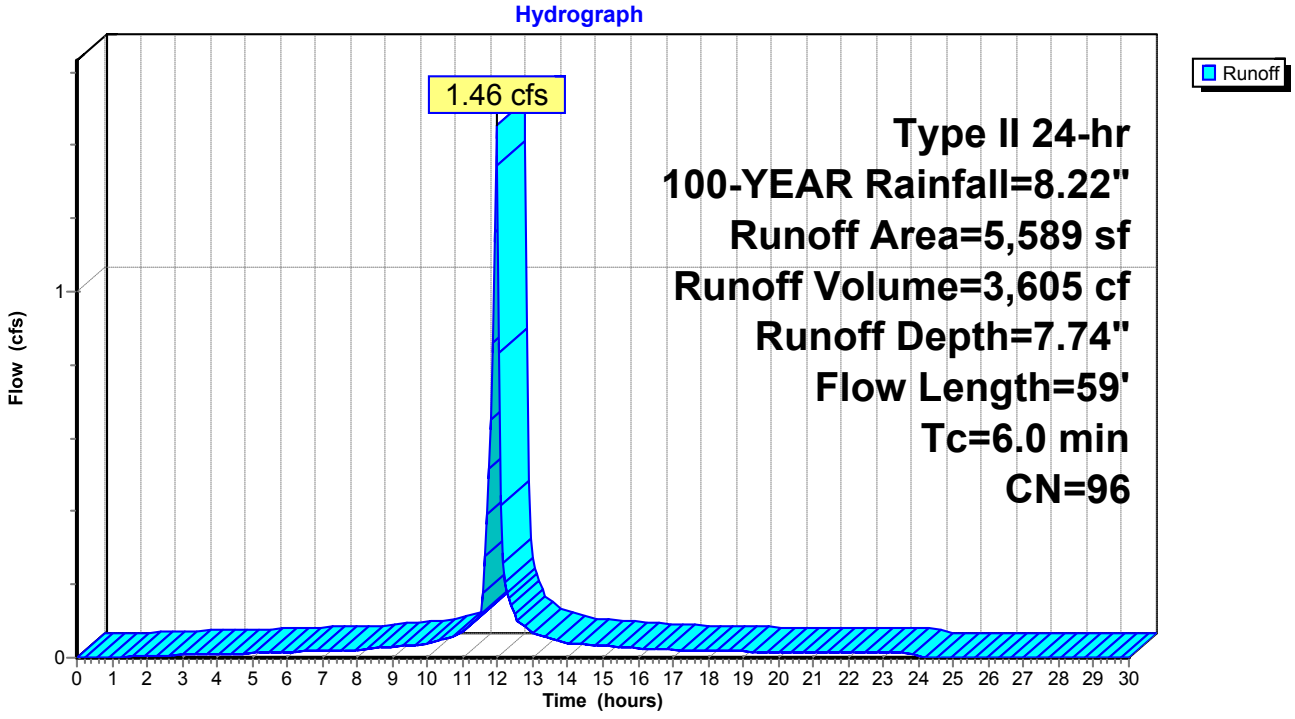
Runoff = 1.46 cfs @ 11.96 hrs, Volume= 3,605 cf, Depth= 7.74"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-YEAR Rainfall=8.22"

Area (sf)	CN	Description
750	84	50-75% Grass cover, Fair, HSG D
4,839	98	Paved parking, HSG D
5,589	96	Weighted Average
750		13.42% Pervious Area
4,839		86.58% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.6	30	0.0217	0.14		**Sheet Flow, A-B** Grass: Short n= 0.150 P2= 3.16"
0.2	29	0.0169	2.64		**Shallow Concentrated Flow, B-C** Paved Kv= 20.3 fps
3.8	59	Total, Increased to minimum Tc = 6.0 min			

Subcatchment DA-4: DA-4



Summary for Subcatchment DA-5: DA-5

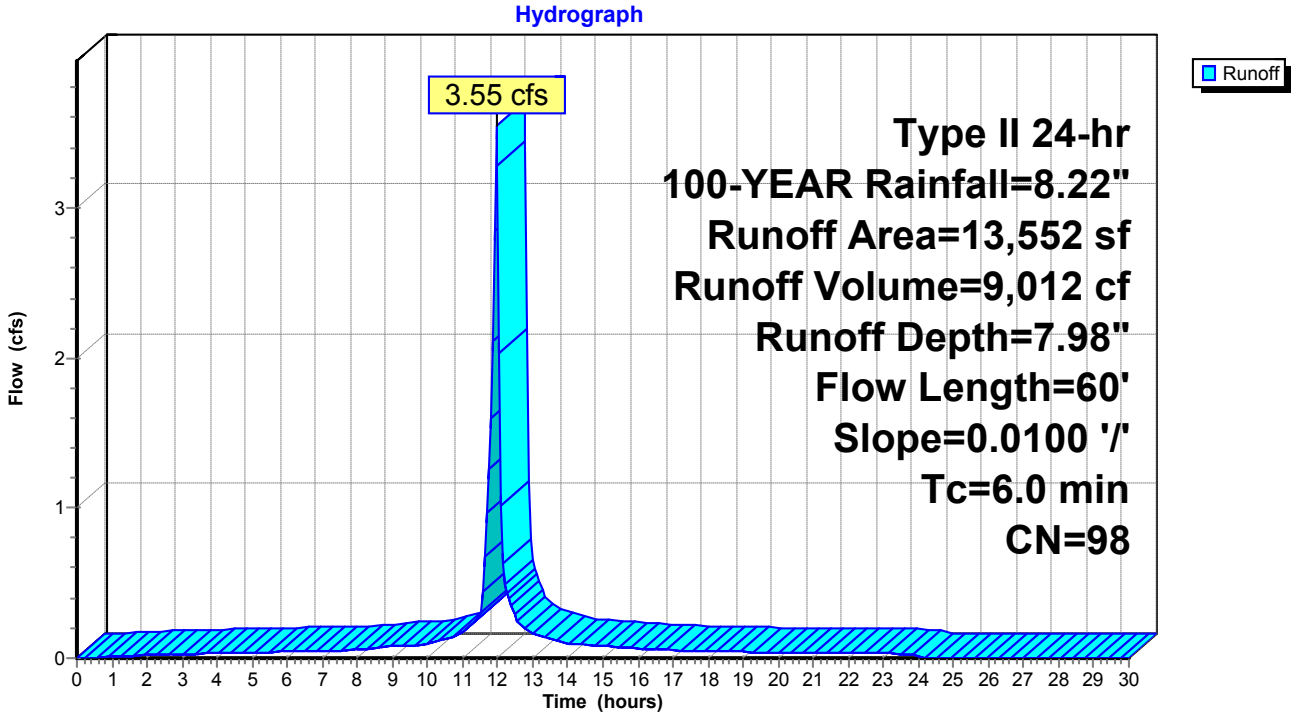
Runoff = 3.55 cfs @ 11.96 hrs, Volume= 9,012 cf, Depth= 7.98"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-YEAR Rainfall=8.22"

Area (sf)	CN	Description
13,552	98	Paved parking, HSG D
13,552		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.1	60	0.0100	0.94		**Sheet Flow, A-B** Smooth surfaces n= 0.011 P2= 3.16"
1.1	60	Total, Increased to minimum Tc = 6.0 min			

Subcatchment DA-5: DA-5



Summary for Subcatchment DA-6: DA-6

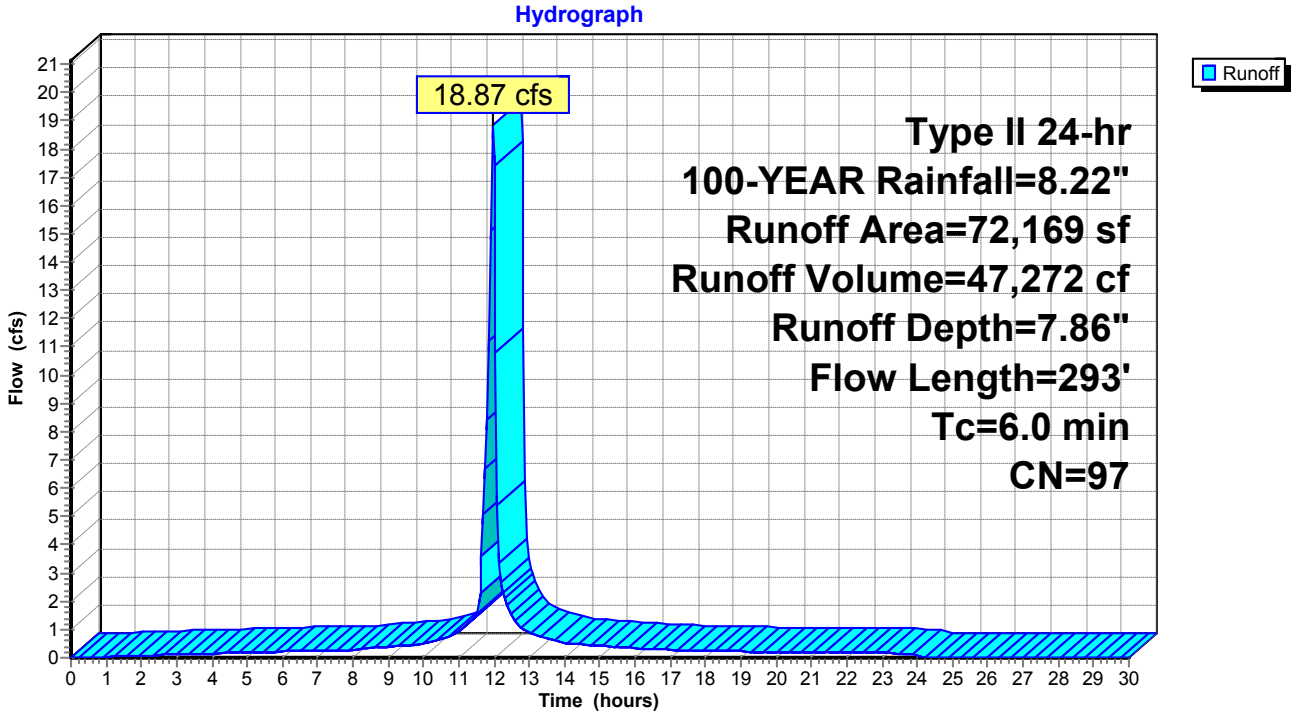
Runoff = 18.87 cfs @ 11.96 hrs, Volume= 47,272 cf, Depth= 7.86"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-YEAR Rainfall=8.22"

Area (sf)	CN	Description
3,046	84	50-75% Grass cover, Fair, HSG D
69,123	98	Paved parking, HSG D
72,169	97	Weighted Average
3,046		4.22% Pervious Area
69,123		95.78% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.2	100	0.0220	1.42		**Sheet Flow, A-B** Smooth surfaces n= 0.011 P2= 3.16"
1.4	193	0.0126	2.28		**Shallow Concentrated Flow, B-C** Paved Kv= 20.3 fps
2.6	293	Total, Increased to minimum Tc = 6.0 min			

Subcatchment DA-6: DA-6



Summary for Subcatchment DA-7: DA-7

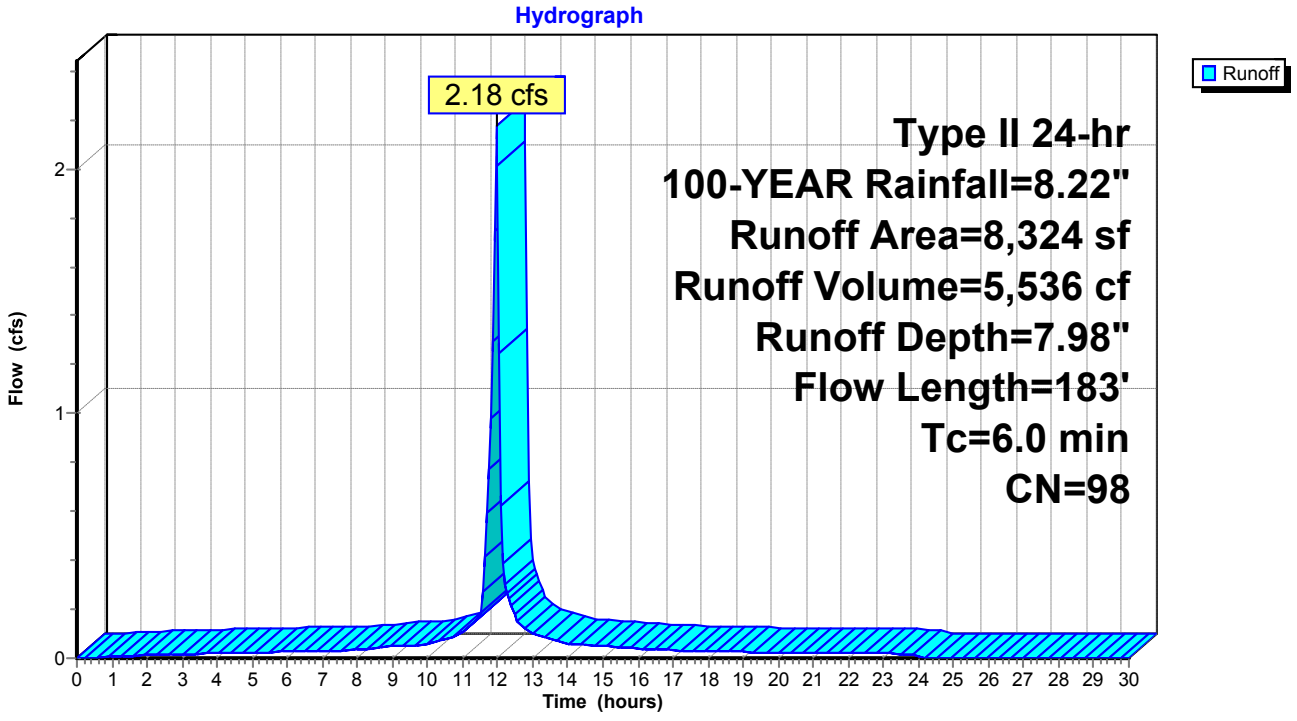
Runoff = 2.18 cfs @ 11.96 hrs, Volume= 5,536 cf, Depth= 7.98"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-YEAR Rainfall=8.22"

Area (sf)	CN	Description
8,324	98	Paved parking, HSG D
8,324		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.0	100	0.0301	1.61		**Sheet Flow, A-B** Smooth surfaces n= 0.011 P2= 3.16"
0.6	83	0.0124	2.26		**Shallow Concentrated Flow, B-C** Paved Kv= 20.3 fps
1.6	183	Total, Increased to minimum Tc = 6.0 min			

Subcatchment DA-7: DA-7



Summary for Subcatchment DA-8: DA-8

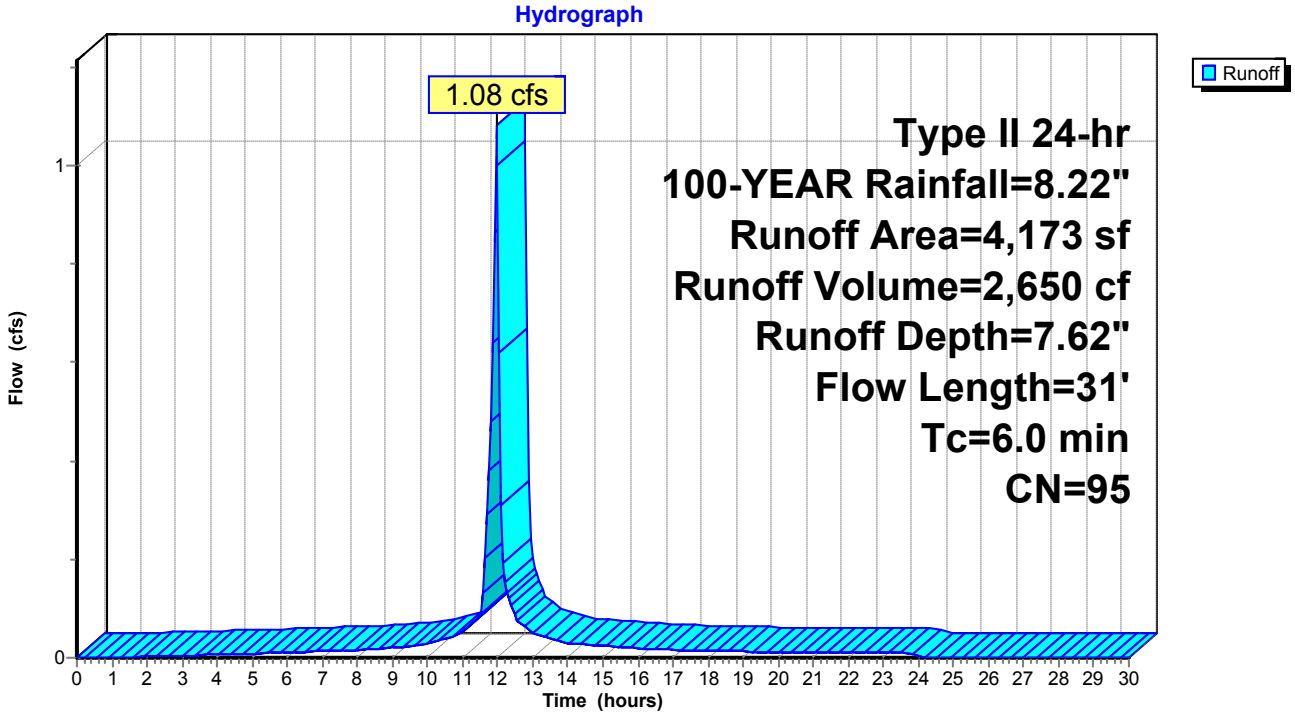
Runoff = 1.08 cfs @ 11.96 hrs, Volume= 2,650 cf, Depth= 7.62"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-YEAR Rainfall=8.22"

Area (sf)	CN	Description
782	84	50-75% Grass cover, Fair, HSG D
3,391	98	Paved parking, HSG D
4,173	95	Weighted Average
782		18.74% Pervious Area
3,391		81.26% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.9	19	0.0150	0.11		**Sheet Flow, A-B** Grass: Short n= 0.150 P2= 3.16"
0.1	12	0.0208	2.93		**Shallow Concentrated Flow, B-C** Paved Kv= 20.3 fps
3.0	31	Total, Increased to minimum Tc = 6.0 min			

Subcatchment DA-8: DA-8



Summary for Subcatchment DA-9: DA-9

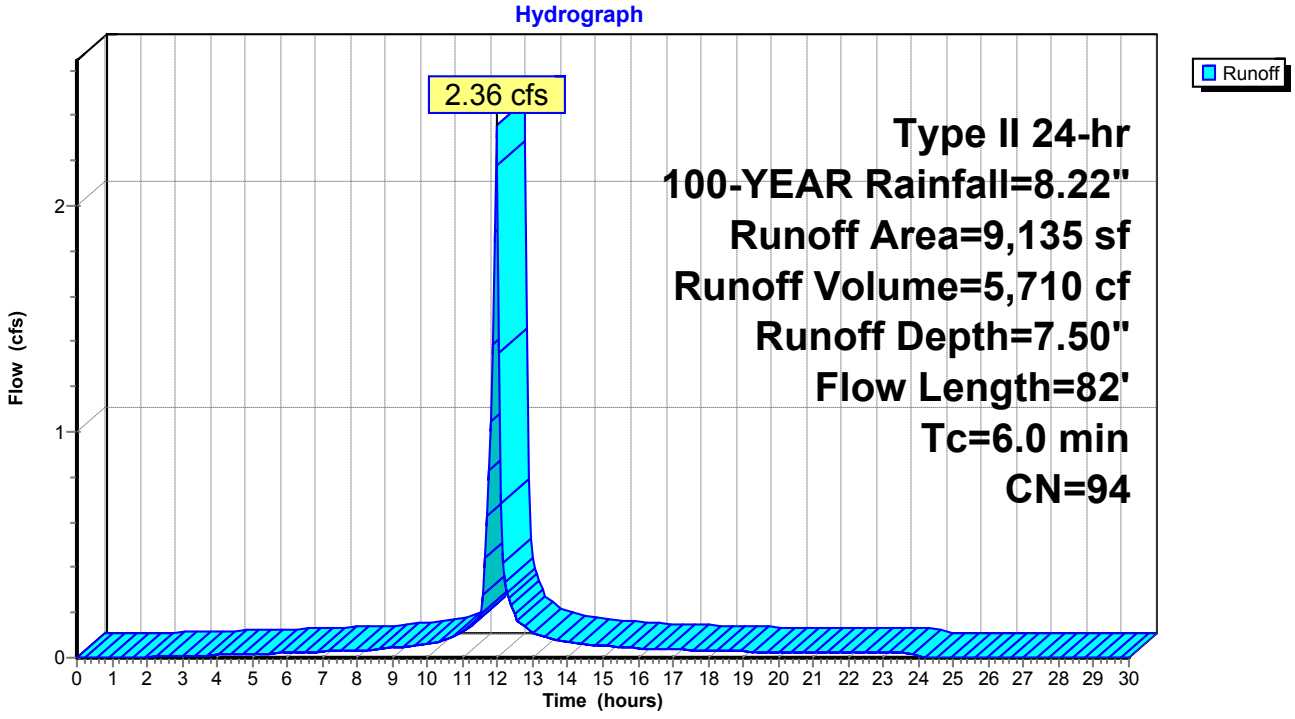
Runoff = 2.36 cfs @ 11.96 hrs, Volume= 5,710 cf, Depth= 7.50"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-YEAR Rainfall=8.22"

Area (sf)	CN	Description
2,765	84	50-75% Grass cover, Fair, HSG D
6,370	98	Paved parking, HSG D
9,135	94	Weighted Average
2,765		30.27% Pervious Area
6,370		69.73% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.2	42	0.0175	0.13		**Sheet Flow, A-B** Grass: Short n= 0.150 P2= 3.16"
0.2	40	0.0200	2.87		**Shallow Concentrated Flow, B-C** Paved Kv= 20.3 fps
5.4	82	Total, Increased to minimum Tc = 6.0 min			

Subcatchment DA-9: DA-9



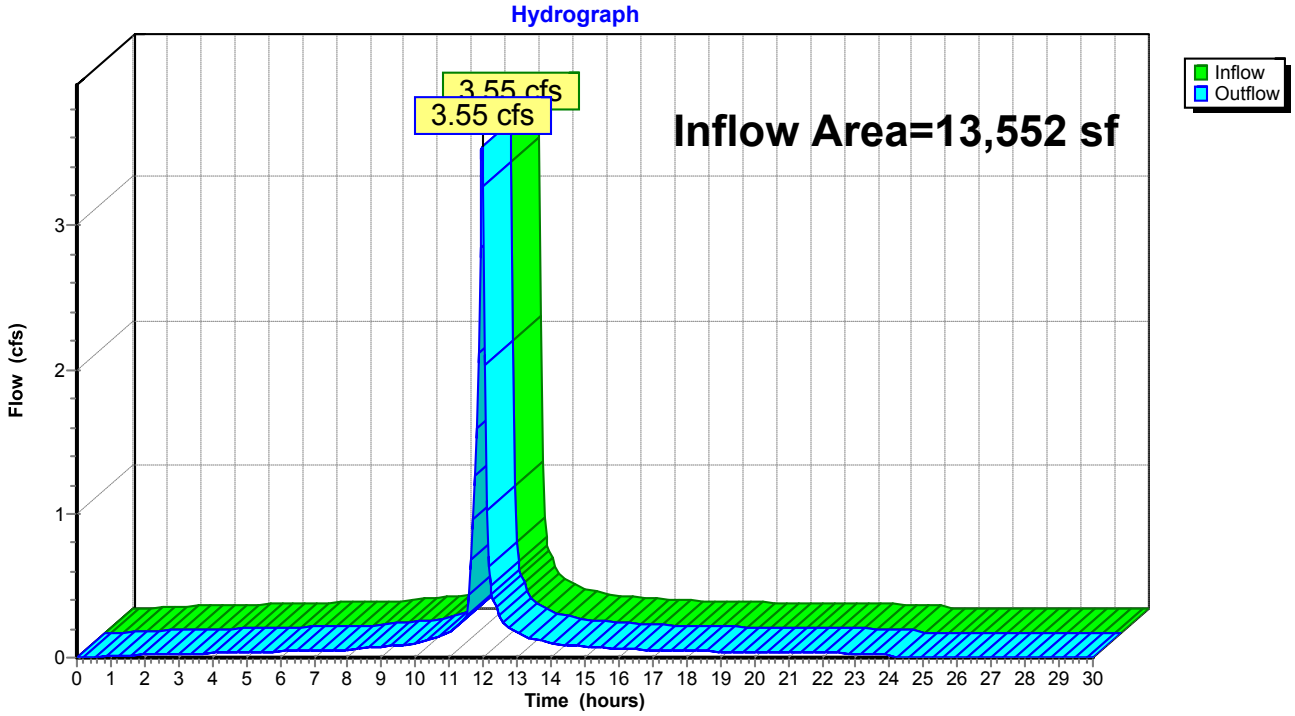
Summary for Reach DP-2: STREET

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 13,552 sf,100.00% Impervious, Inflow Depth = 7.98" for 100-YEAR event
Inflow = 3.55 cfs @ 11.96 hrs, Volume= 9,012 cf
Outflow = 3.55 cfs @ 11.96 hrs, Volume= 9,012 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs

Reach DP-2: STREET



Summary for Pond 1P: EXISTING YARD DRAIN

[57] Hint: Peaked at 325.64' (Flood elevation advised)

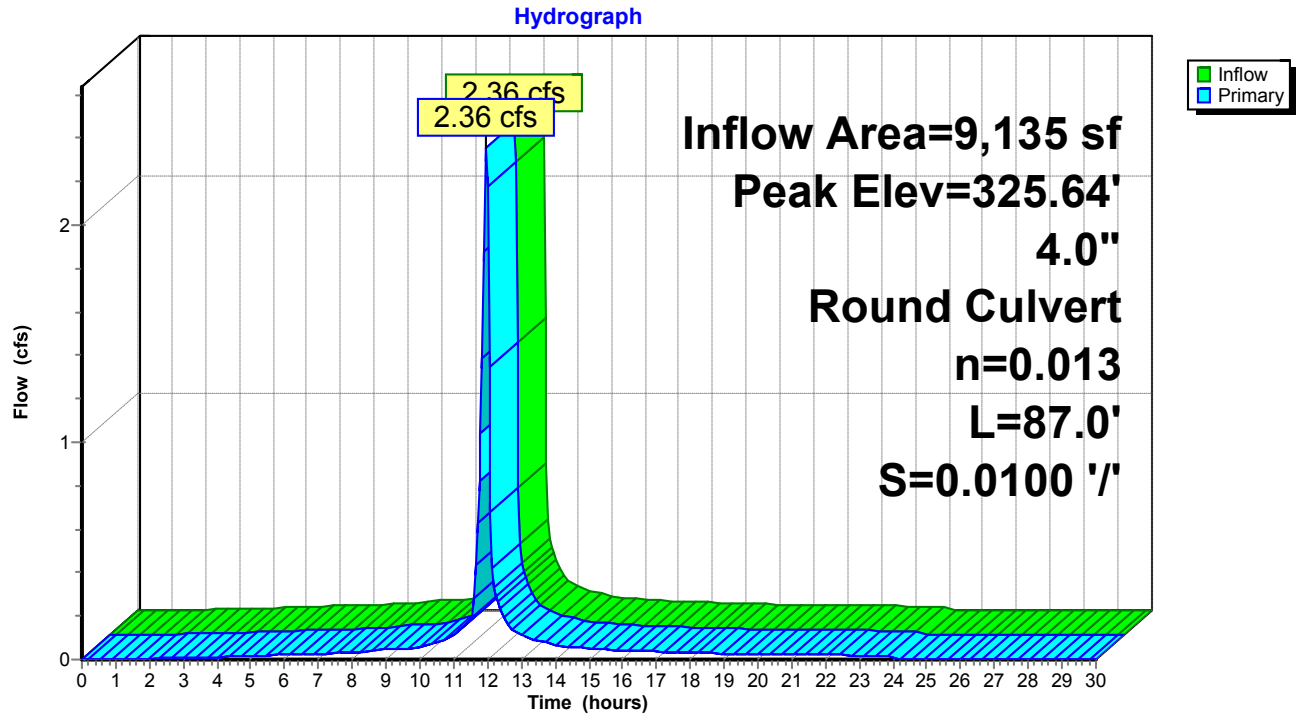
Inflow Area = 9,135 sf, 69.73% Impervious, Inflow Depth = 7.50" for 100-YEAR event
Inflow = 2.36 cfs @ 11.96 hrs, Volume= 5,710 cf
Outflow = 2.36 cfs @ 11.96 hrs, Volume= 5,710 cf, Atten= 0%, Lag= 0.0 min
Primary = 2.36 cfs @ 11.96 hrs, Volume= 5,710 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 325.64' @ 11.96 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	171.30'	**4.0" Round Culvert** L= 87.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 171.30' / 170.43' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 0.09 sf

Primary OutFlow Max=2.30 cfs @ 11.96 hrs HW=318.83' (Free Discharge)
1=Culvert (Barrel Controls 2.30 cfs @ 26.37 fps)

Pond 1P: EXISTING YARD DRAIN



Summary for Pond 2P: EXISTING CATCH BASIN

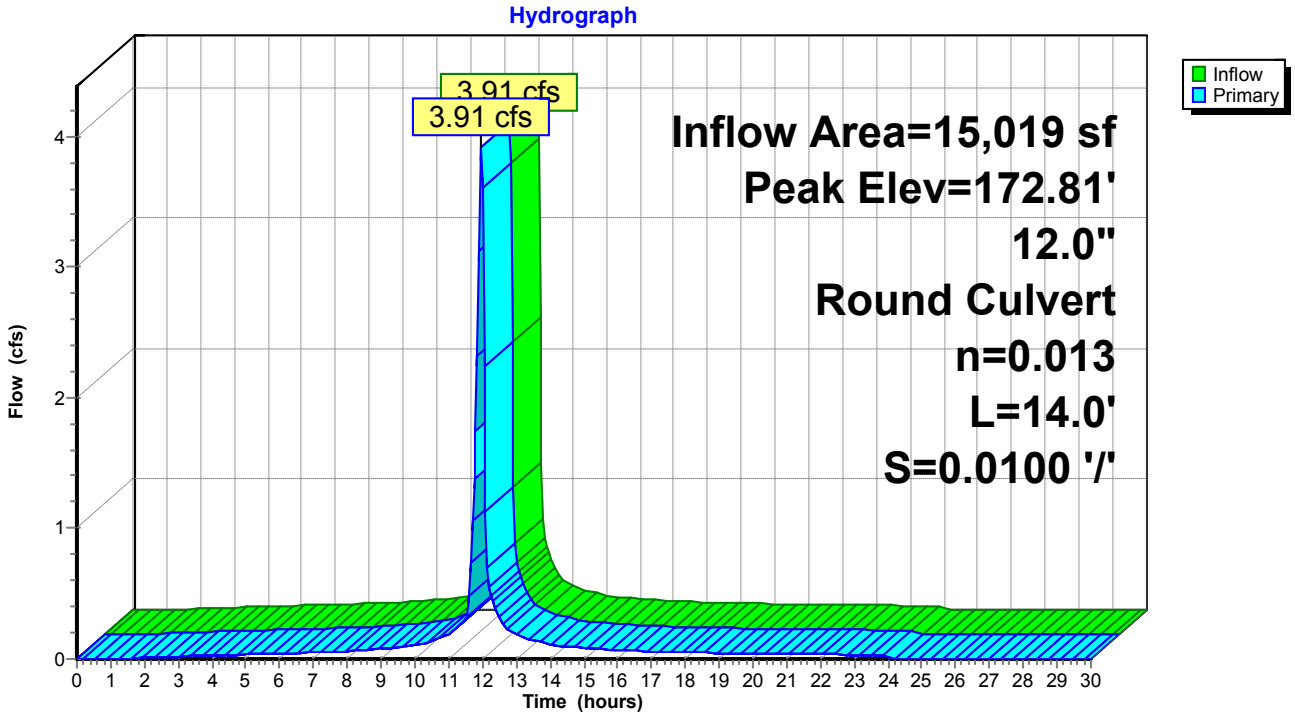
Inflow Area = 15,019 sf, 84.37% Impervious, Inflow Depth = 7.74" for 100-YEAR event
Inflow = 3.91 cfs @ 11.96 hrs, Volume= 9,688 cf
Outflow = 3.91 cfs @ 11.96 hrs, Volume= 9,688 cf, Atten= 0%, Lag= 0.0 min
Primary = 3.91 cfs @ 11.96 hrs, Volume= 9,688 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 172.81' @ 11.96 hrs
Flood Elev= 172.99'

Device	Routing	Invert	Outlet Devices
#1	Primary	170.60'	**12.0" Round Culvert** L= 14.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 170.60' / 170.46' S= 0.0100 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf

Primary OutFlow Max=3.82 cfs @ 11.96 hrs HW=172.74' (Free Discharge)
1=Culvert (Inlet Controls 3.82 cfs @ 4.87 fps)

Pond 2P: EXISTING CATCH BASIN



Summary for Pond 3P: EXISTING CATCH BASIN

[57] Hint: Peaked at 170.93' (Flood elevation advised)

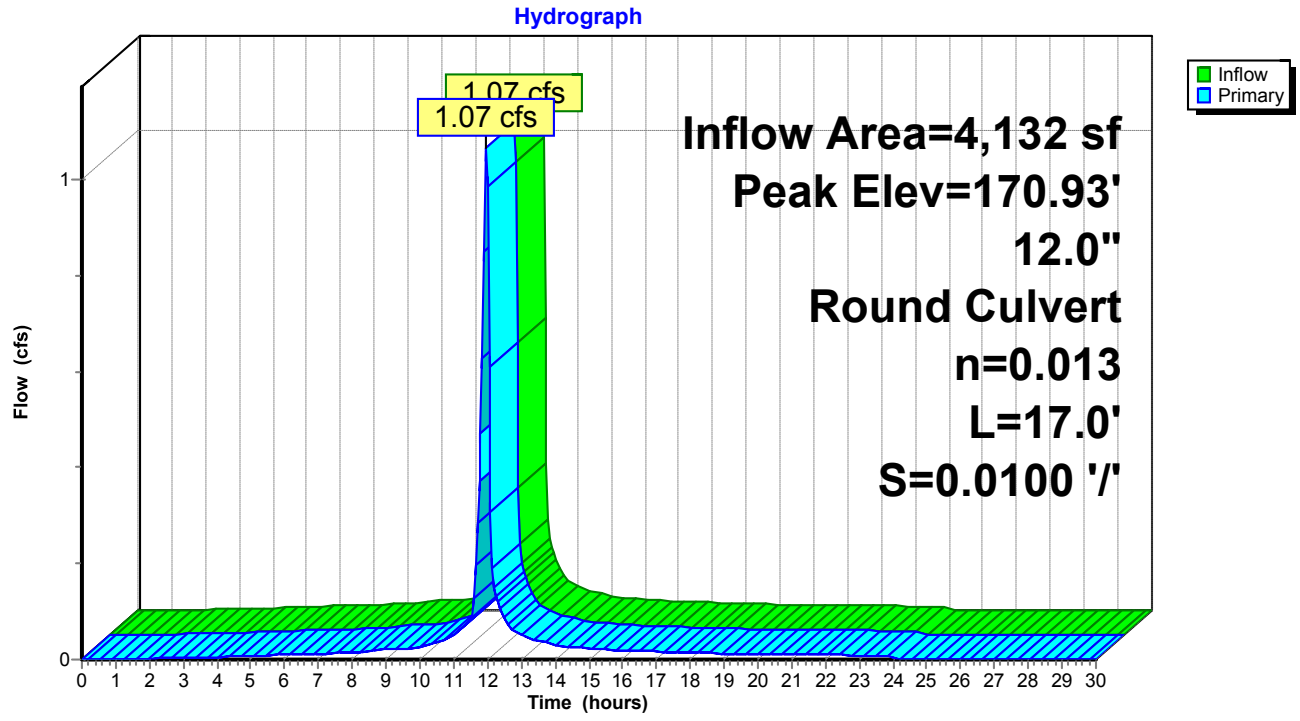
Inflow Area = 4,132 sf, 69.19% Impervious, Inflow Depth = 7.50" for 100-YEAR event
Inflow = 1.07 cfs @ 11.96 hrs, Volume= 2,583 cf
Outflow = 1.07 cfs @ 11.96 hrs, Volume= 2,583 cf, Atten= 0%, Lag= 0.0 min
Primary = 1.07 cfs @ 11.96 hrs, Volume= 2,583 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 170.93' @ 11.96 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	170.30'	**12.0" Round Culvert** L= 17.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 170.30' / 170.13' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf

Primary OutFlow Max=1.04 cfs @ 11.96 hrs HW=170.92' (Free Discharge)
1=Culvert (Barrel Controls 1.04 cfs @ 2.91 fps)

Pond 3P: EXISTING CATCH BASIN



Summary for Pond 4P: EXISTING CATCH BASIN

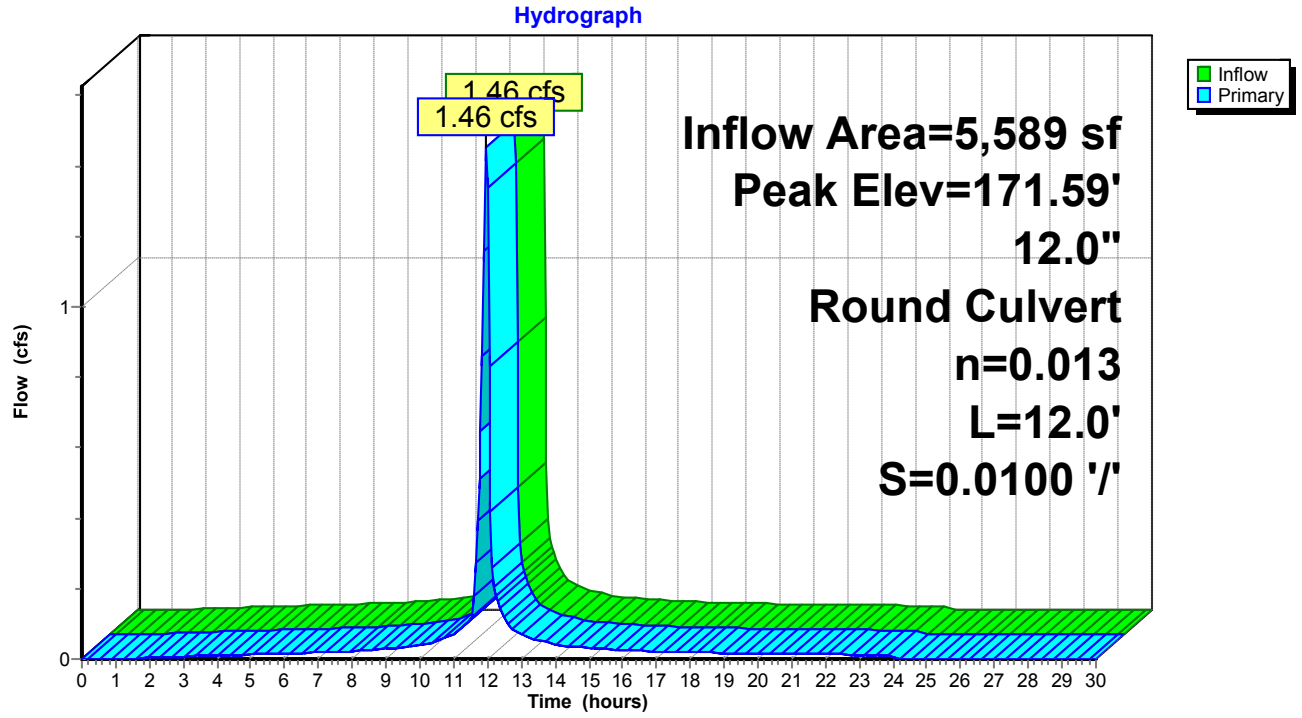
Inflow Area = 5,589 sf, 86.58% Impervious, Inflow Depth = 7.74" for 100-YEAR event
Inflow = 1.46 cfs @ 11.96 hrs, Volume= 3,605 cf
Outflow = 1.46 cfs @ 11.96 hrs, Volume= 3,605 cf, Atten= 0%, Lag= 0.0 min
Primary = 1.46 cfs @ 11.96 hrs, Volume= 3,605 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 171.59' @ 11.96 hrs
Flood Elev= 172.73'

Device	Routing	Invert	Outlet Devices
#1	Primary	170.80'	**12.0" Round Culvert** L= 12.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 170.80' / 170.68' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf

Primary OutFlow Max=1.42 cfs @ 11.96 hrs HW=171.57' (Free Discharge)
1=Culvert (Barrel Controls 1.42 cfs @ 3.01 fps)

Pond 4P: EXISTING CATCH BASIN



Summary for Pond 5P: EXISTING DRYWELL

[81] Warning: Exceeded Pond 2P by 2.83' @ 12.20 hrs

Inflow Area = 15,019 sf, 84.37% Impervious, Inflow Depth = 7.74" for 100-YEAR event
Inflow = 3.91 cfs @ 11.96 hrs, Volume= 9,688 cf
Outflow = 1.87 cfs @ 12.07 hrs, Volume= 9,688 cf, Atten= 52%, Lag= 6.4 min
Discarded = 1.87 cfs @ 12.07 hrs, Volume= 9,688 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 173.98' @ 12.07 hrs Surf.Area= 3,671 sf Storage= 2,058 cf

Plug-Flow detention time= 30.6 min calculated for 9,688 cf (100% of inflow)
Center-of-Mass det. time= 30.6 min (778.4 - 747.8)

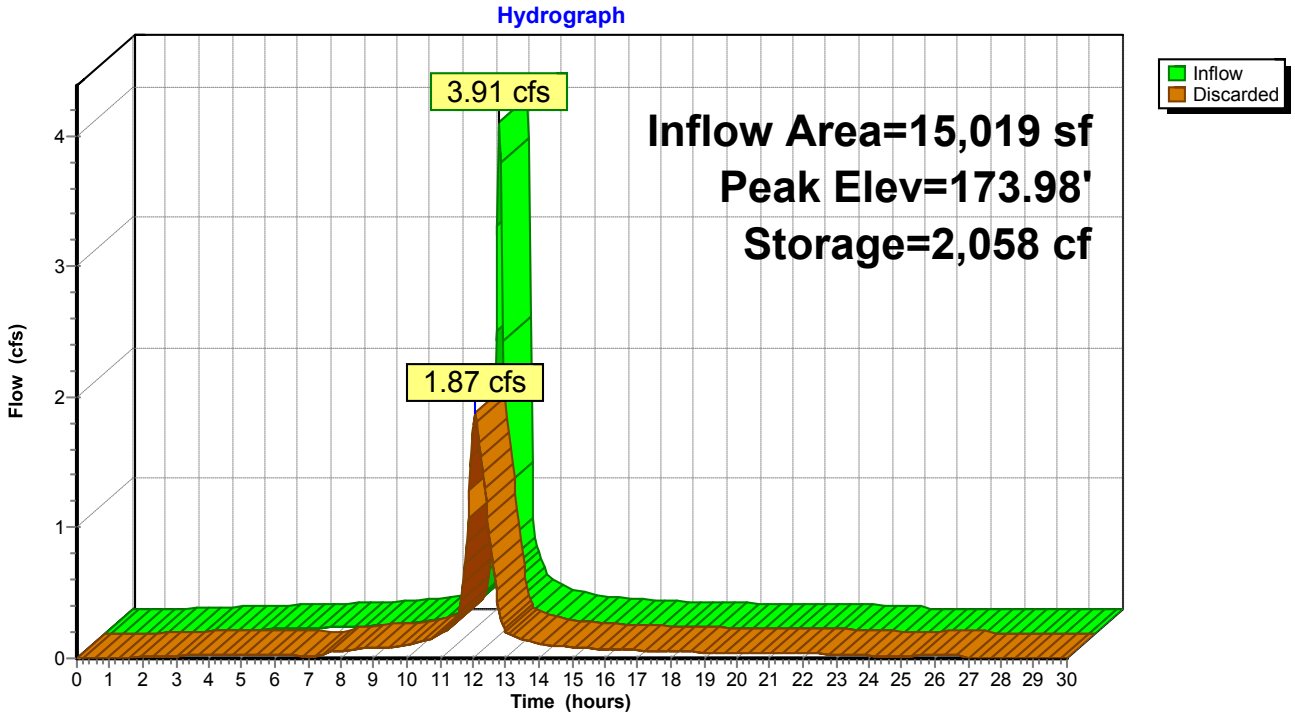
Volume	Invert	Avail.Storage	Storage Description
#1	168.00'	2,139 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
168.00	53	0	0
172.90	29	201	201
173.00	112	7	208
174.00	3,750	1,931	2,139

Device	Routing	Invert	Outlet Devices
#1	Discarded	168.00'	**22.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=1.86 cfs @ 12.07 hrs HW=173.97' (Free Discharge)
1=Exfiltration (Exfiltration Controls 1.86 cfs)

Pond 5P: EXISTING DRYWELL



Summary for Pond 6P: EXISTING CATCH BASIN

[57] Hint: Peaked at 170.90' (Flood elevation advised)

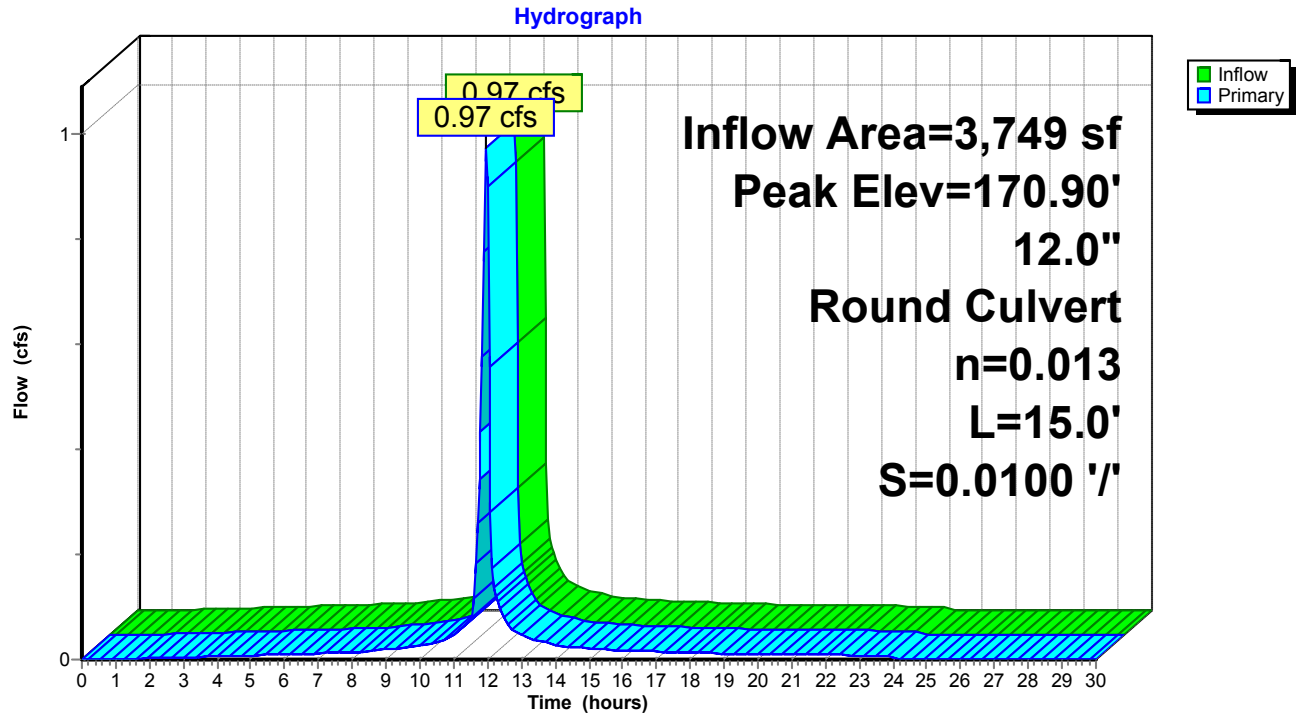
Inflow Area = 3,749 sf, 79.83% Impervious, Inflow Depth = 7.62" for 100-YEAR event
Inflow = 0.97 cfs @ 11.96 hrs, Volume= 2,381 cf
Outflow = 0.97 cfs @ 11.96 hrs, Volume= 2,381 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.97 cfs @ 11.96 hrs, Volume= 2,381 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 170.90' @ 11.96 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	170.30'	**12.0" Round Culvert** L= 15.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 170.30' / 170.15' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf

Primary OutFlow Max=0.95 cfs @ 11.96 hrs HW=170.89' (Free Discharge)
1=Culvert (Barrel Controls 0.95 cfs @ 2.81 fps)

Pond 6P: EXISTING CATCH BASIN



Summary for Pond 7P: EXISTING CATCH BASIN

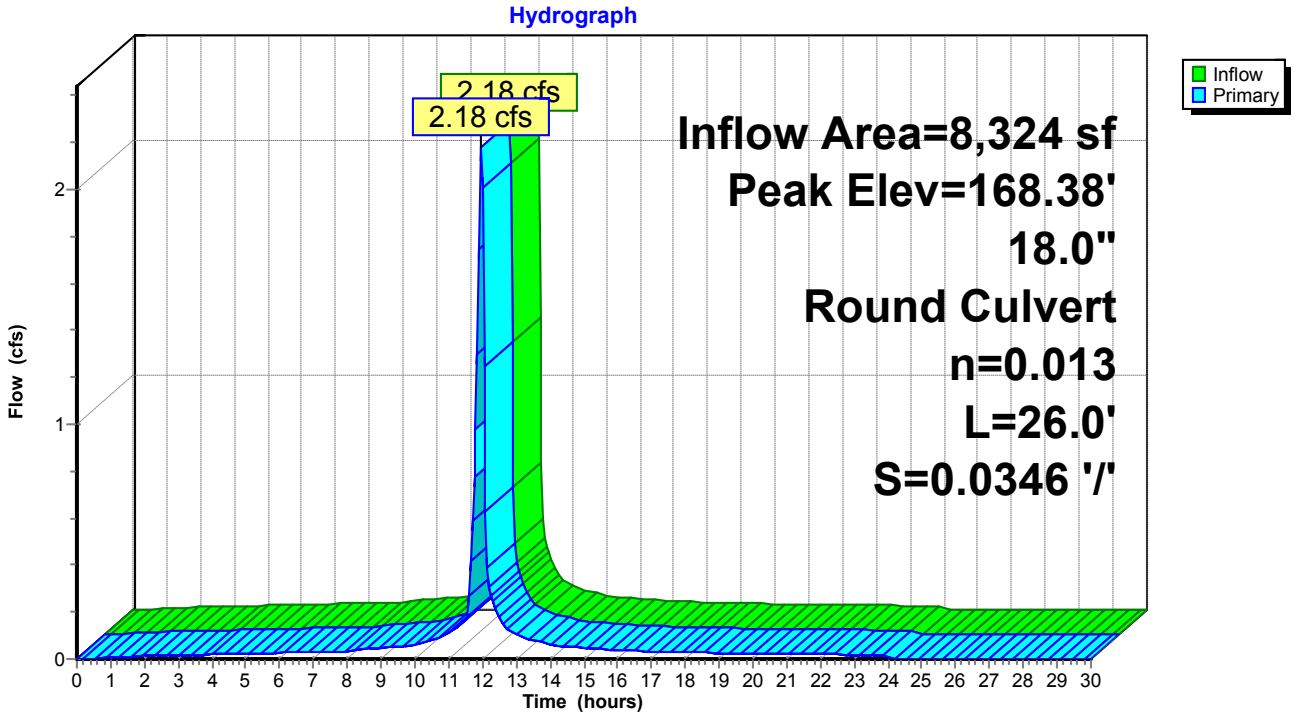
Inflow Area = 8,324 sf,100.00% Impervious, Inflow Depth = 7.98" for 100-YEAR event
Inflow = 2.18 cfs @ 11.96 hrs, Volume= 5,536 cf
Outflow = 2.18 cfs @ 11.96 hrs, Volume= 5,536 cf, Atten= 0%, Lag= 0.0 min
Primary = 2.18 cfs @ 11.96 hrs, Volume= 5,536 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 168.38' @ 11.96 hrs
Flood Elev= 172.33'

Device	Routing	Invert	Outlet Devices
#1	Primary	167.60'	**18.0" Round Culvert** L= 26.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 167.60' / 166.70' S= 0.0346 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf

Primary OutFlow Max=2.13 cfs @ 11.96 hrs HW=168.36' (Free Discharge)
1=Culvert (Inlet Controls 2.13 cfs @ 2.35 fps)

Pond 7P: EXISTING CATCH BASIN



Summary for Pond 8P: EXISTING CATCH BASIN

[58] Hint: Peaked 52.95' above defined flood level

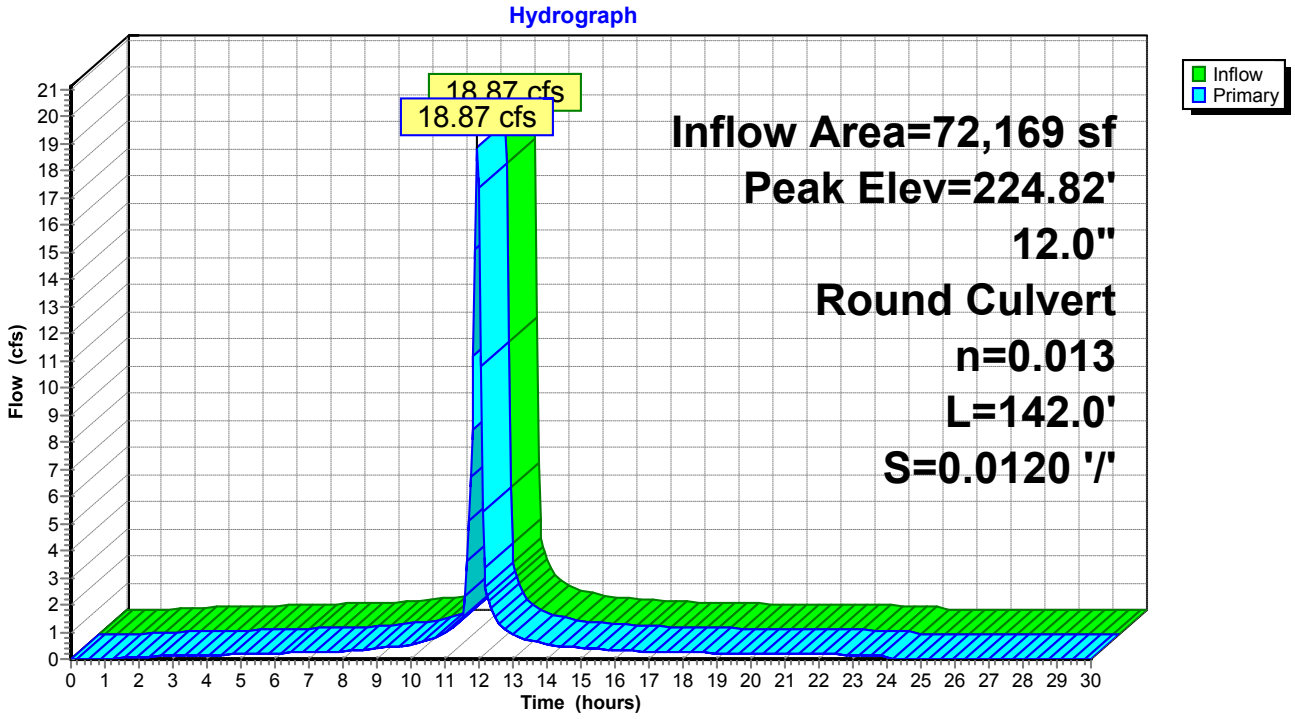
Inflow Area = 72,169 sf, 95.78% Impervious, Inflow Depth = 7.86" for 100-YEAR event
Inflow = 18.87 cfs @ 11.96 hrs, Volume= 47,272 cf
Outflow = 18.87 cfs @ 11.96 hrs, Volume= 47,272 cf, Atten= 0%, Lag= 0.0 min
Primary = 18.87 cfs @ 11.96 hrs, Volume= 47,272 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 224.82' @ 11.96 hrs
Flood Elev= 171.87'

Device	Routing	Invert	Outlet Devices
#1	Primary	168.70'	**12.0" Round Culvert** L= 142.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 168.70' / 167.00' S= 0.0120 '/' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf

Primary OutFlow Max=18.43 cfs @ 11.96 hrs HW=222.39' (Free Discharge)
└**1=Culvert** (Barrel Controls 18.43 cfs @ 23.47 fps)

Pond 8P: EXISTING CATCH BASIN



Summary for Pond 9P: EXISTING DRYWELL

[81] Warning: Exceeded Pond 6P by 3.69' @ 24.40 hrs

Inflow Area = 3,749 sf, 79.83% Impervious, Inflow Depth = 7.62" for 100-YEAR event
Inflow = 0.97 cfs @ 11.96 hrs, Volume= 2,381 cf
Outflow = 0.00 cfs @ 0.00 hrs, Volume= 0 cf, Atten= 100%, Lag= 0.0 min

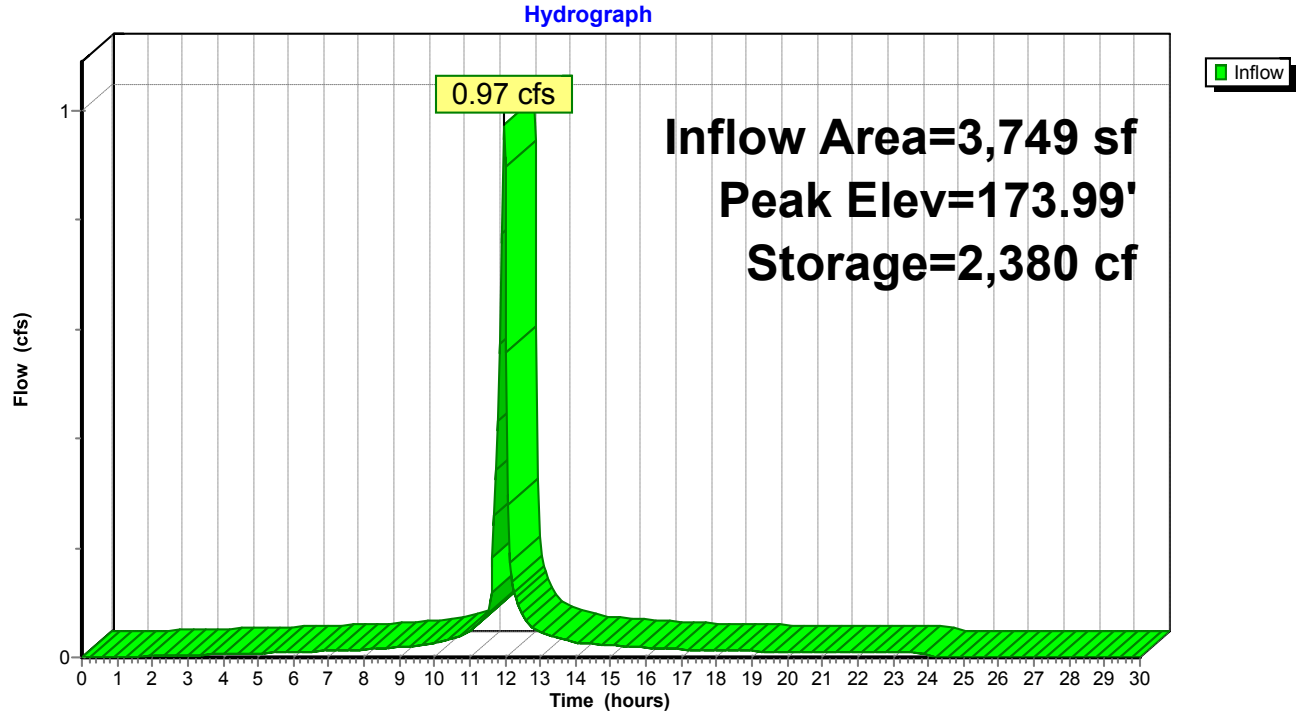
Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 173.99' @ 24.40 hrs Surf.Area= 3,973 sf Storage= 2,380 cf

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)
Center-of-Mass det. time= (not calculated: no outflow)

Volume	Invert	Avail.Storage	Storage Description
#1	168.00'	2,410 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
168.00	53	0	0
172.90	29	201	201
173.00	377	20	221
174.00	4,000	2,189	2,410

Pond 9P: EXISTING DRYWELL



Summary for Pond 10P: EXISTING DRYWELL

[81] Warning: Exceeded Pond 3P by 2.59' @ 12.15 hrs

Inflow Area = 4,132 sf, 69.19% Impervious, Inflow Depth = 7.50" for 100-YEAR event
Inflow = 1.07 cfs @ 11.96 hrs, Volume= 2,583 cf
Outflow = 0.71 cfs @ 12.04 hrs, Volume= 2,583 cf, Atten= 33%, Lag= 4.7 min
Discarded = 0.71 cfs @ 12.04 hrs, Volume= 2,583 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 173.22' @ 12.04 hrs Surf.Area= 1,396 sf Storage= 472 cf

Plug-Flow detention time= 52.3 min calculated for 2,578 cf (100% of inflow)
Center-of-Mass det. time= 52.3 min (809.2 - 756.9)

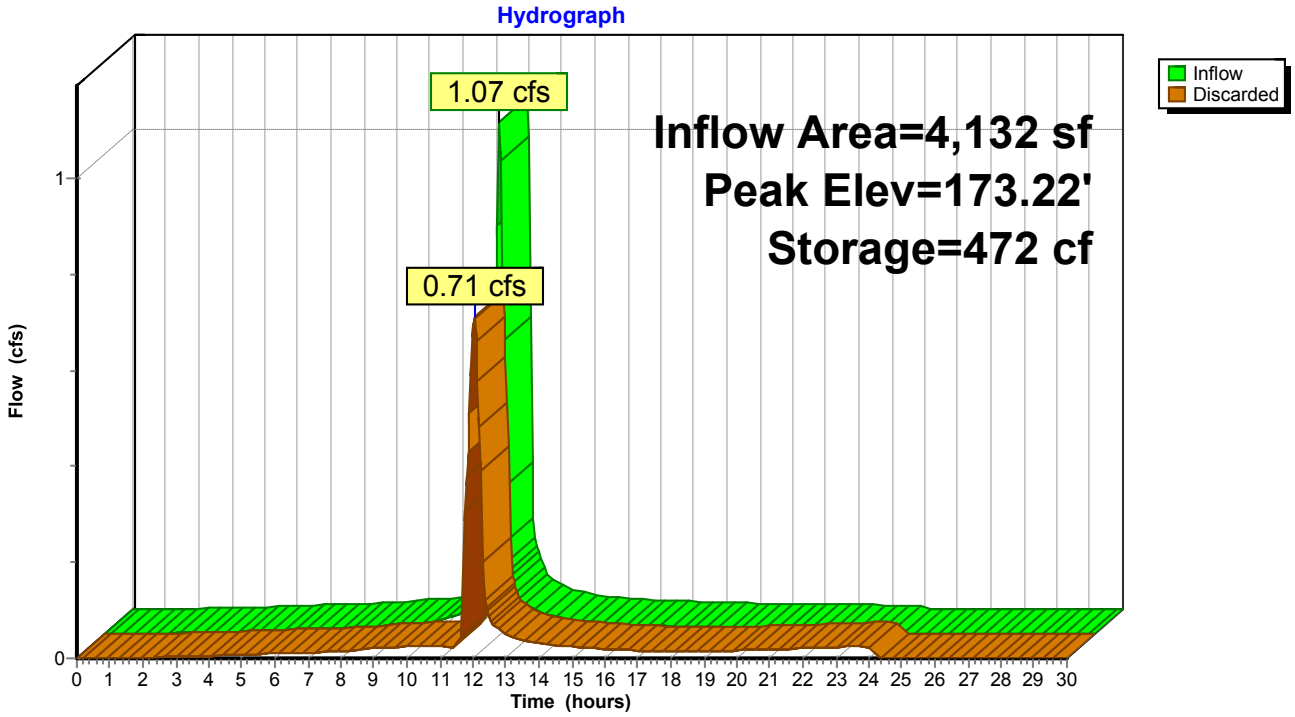
Volume	Invert	Avail.Storage	Storage Description
#1	168.00'	2,486 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
168.00	53	0	0
172.90	29	201	201
173.00	743	39	239
174.00	3,750	2,247	2,486

Device	Routing	Invert	Outlet Devices
#1	Discarded	168.00'	**22.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.71 cfs @ 12.04 hrs HW=173.21' (Free Discharge)
1=Exfiltration (Exfiltration Controls 0.71 cfs)

Pond 10P: EXISTING DRYWELL



Summary for Pond 12P: EXISTING DRYWELL

[85] Warning: Oscillations may require smaller dt or Finer Routing (severity=1)
[81] Warning: Exceeded Pond 4P by 2.21' @ 12.15 hrs

Inflow Area = 5,589 sf, 86.58% Impervious, Inflow Depth = 7.74" for 100-YEAR event
Inflow = 1.46 cfs @ 11.96 hrs, Volume= 3,605 cf
Outflow = 0.90 cfs @ 12.05 hrs, Volume= 3,605 cf, Atten= 38%, Lag= 5.2 min
Discarded = 0.90 cfs @ 12.05 hrs, Volume= 3,605 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 173.38' @ 12.05 hrs Surf.Area= 1,760 sf Storage= 679 cf

Plug-Flow detention time= 49.9 min calculated for 3,605 cf (100% of inflow)
Center-of-Mass det. time= 49.9 min (797.7 - 747.8)

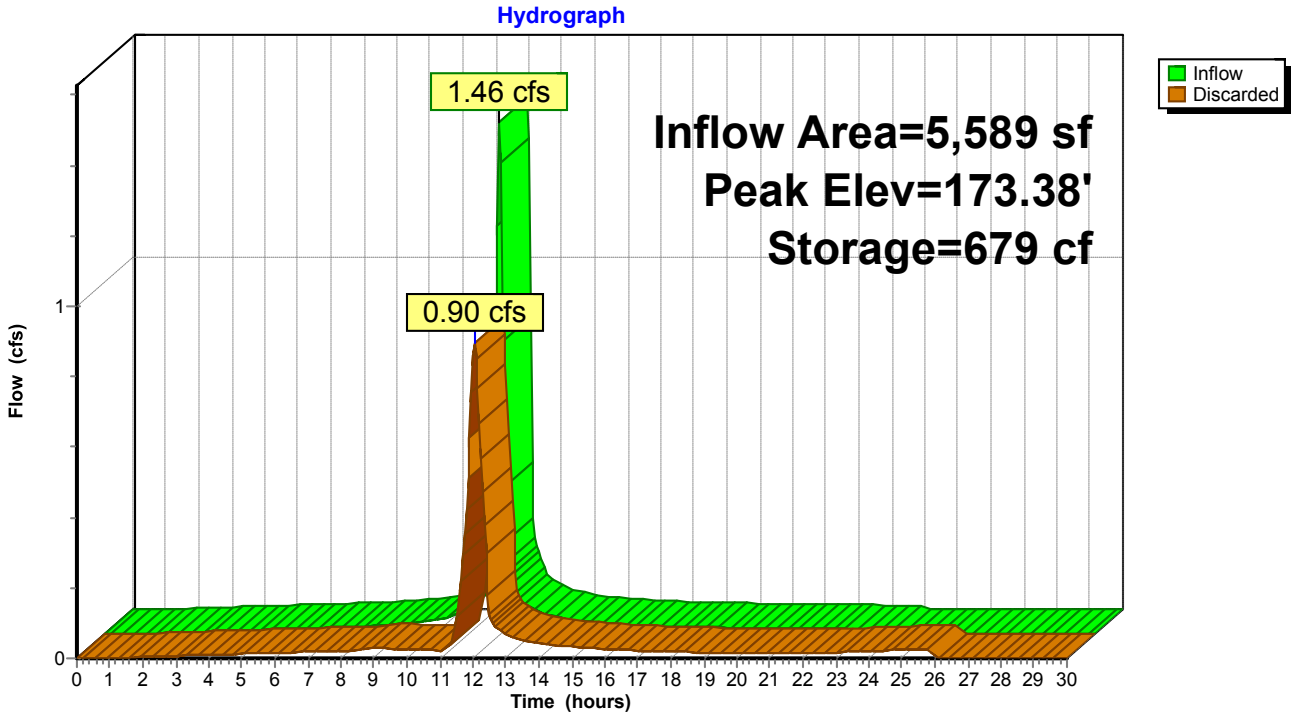
Volume	Invert	Avail.Storage	Storage Description
#1	168.00'	2,373 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
168.00	55	0	0
172.90	29	206	206
173.00	575	30	236
174.00	3,700	2,138	2,373

Device	Routing	Invert	Outlet Devices
#1	Discarded	168.00'	**22.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.89 cfs @ 12.05 hrs HW=173.38' (Free Discharge)
1=Exfiltration (Exfiltration Controls 0.89 cfs)

Pond 12P: EXISTING DRYWELL



Summary for Pond 13P: EXISTING DRYWELL

Inflow Area = 4,173 sf, 81.26% Impervious, Inflow Depth = 7.62" for 100-YEAR event
Inflow = 1.08 cfs @ 11.96 hrs, Volume= 2,650 cf
Outflow = 0.69 cfs @ 12.04 hrs, Volume= 2,650 cf, Atten= 36%, Lag= 5.0 min
Discarded = 0.69 cfs @ 12.04 hrs, Volume= 2,650 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 173.00' @ 12.04 hrs Surf.Area= 1,353 sf Storage= 552 cf

Plug-Flow detention time= 54.7 min calculated for 2,646 cf (100% of inflow)
Center-of-Mass det. time= 54.6 min (807.2 - 752.6)

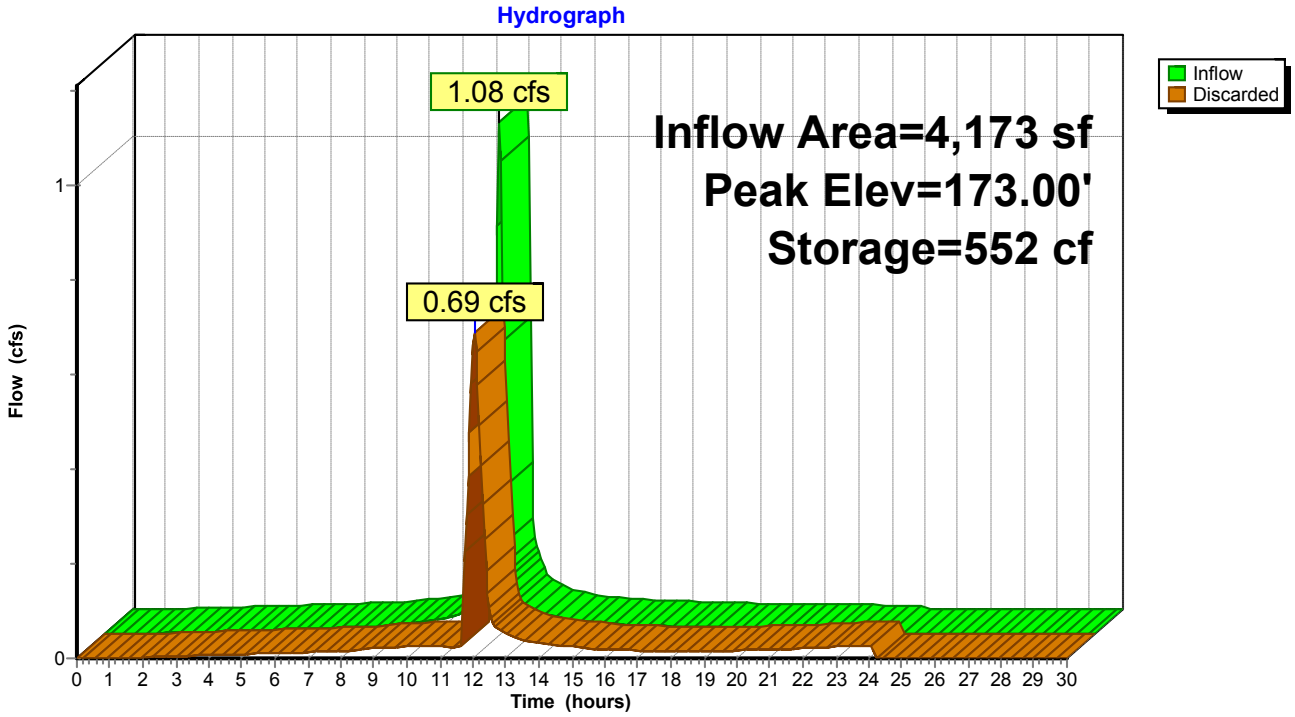
Volume	Invert	Avail.Storage	Storage Description
#1	167.50'	559 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
167.50	55	0	0
172.50	29	210	210
173.00	1,366	349	559

Device	Routing	Invert	Outlet Devices
#1	Discarded	167.50'	**22.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.69 cfs @ 12.04 hrs HW=172.99' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.69 cfs)

Pond 13P: EXISTING DRYWELL



Summary for Pond DP-1: EXISTING CATCH BASIN

[58] Hint: Peaked 10.32' above defined flood level
[79] Warning: Submerged Pond 1P Primary device # 1 INLET by 10.71'
[81] Warning: Exceeded Pond 7P by 13.63' @ 11.95 hrs
[79] Warning: Submerged Pond 8P Primary device # 1 INLET by 13.31'

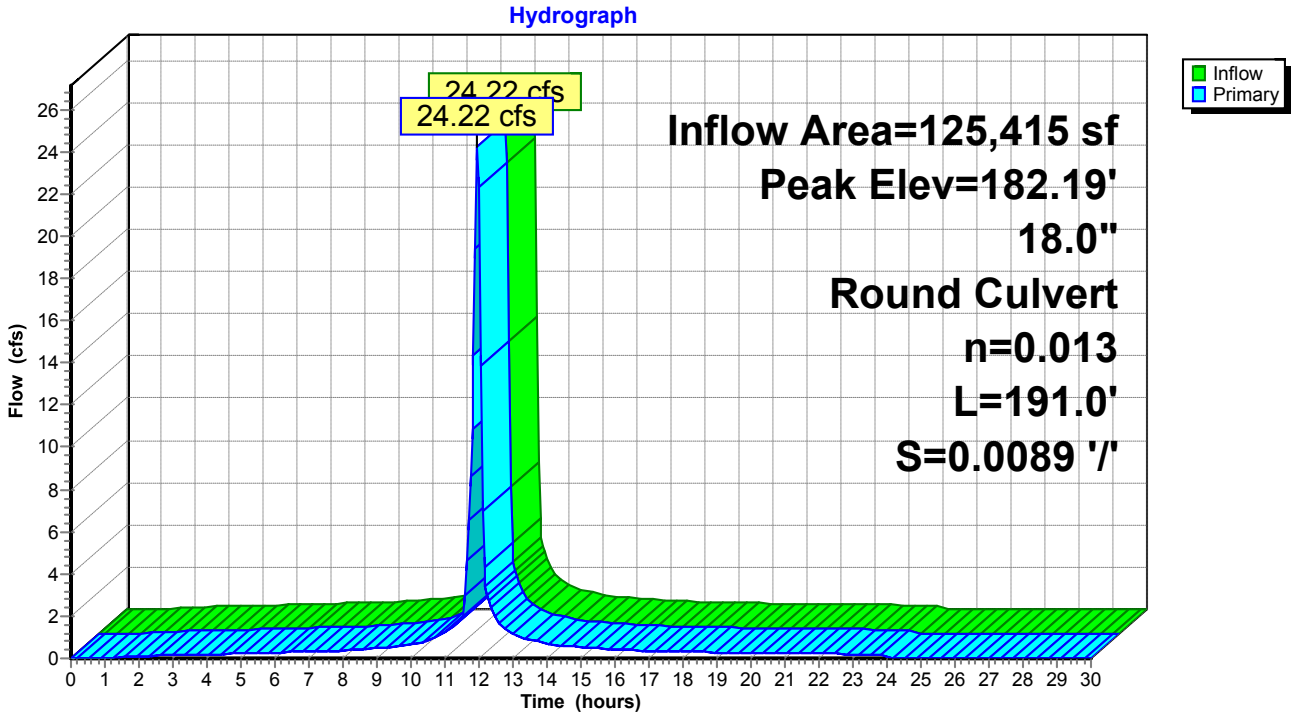
Inflow Area = 125,415 sf, 90.33% Impervious, Inflow Depth = 5.79" for 100-YEAR event
Inflow = 24.22 cfs @ 11.96 hrs, Volume= 60,533 cf
Outflow = 24.22 cfs @ 11.96 hrs, Volume= 60,533 cf, Atten= 0%, Lag= 0.0 min
Primary = 24.22 cfs @ 11.96 hrs, Volume= 60,533 cf

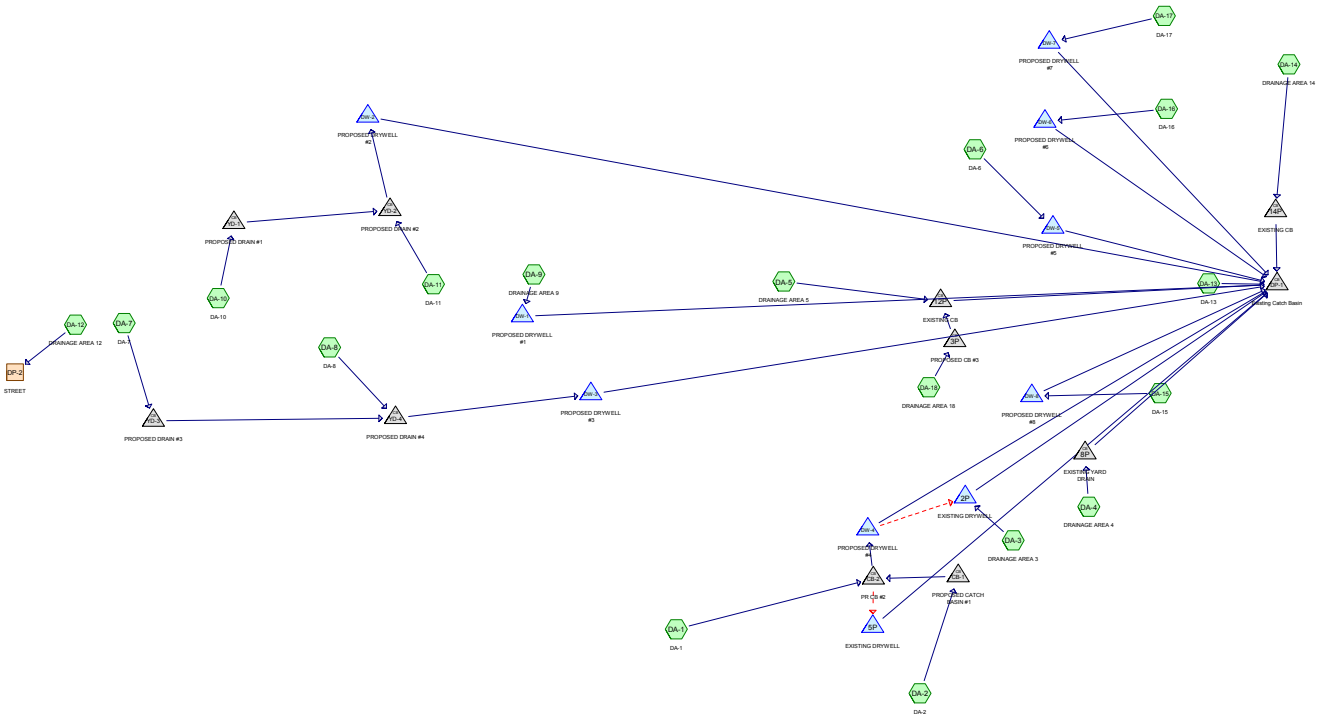
Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 182.19' @ 11.96 hrs
Flood Elev= 171.87'

Device	Routing	Invert	Outlet Devices
#1	Primary	166.70'	**18.0" Round Culvert** L= 191.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 166.70' / 165.00' S= 0.0089 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf

Primary OutFlow Max=23.66 cfs @ 11.96 hrs HW=181.51' (Free Discharge)
1=Culvert (Barrel Controls 23.66 cfs @ 13.39 fps)

Pond DP-1: EXISTING CATCH BASIN





Subcat Reach Pond Link

Routing Diagram for Wallace-POST
Prepared by LRC Group, Printed 10/25/2021
HydroCAD® 10.00-19 s/n 02009 © 2016 HydroCAD Software Solutions LLC

Area Listing (all nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
34,277	80	>75% Grass cover, Good, HSG D (DA-1, DA-10, DA-11, DA-13, DA-14, DA-18, DA-2, DA-3, DA-4, DA-5, DA-6, DA-8, DA-9)
54,227	98	Paved parking, HSG D (DA-1, DA-10, DA-11, DA-13, DA-14, DA-18, DA-2, DA-3, DA-4, DA-5, DA-6, DA-7, DA-8, DA-9)
51,084	98	Roofs, HSG D (DA-1, DA-10, DA-11, DA-12, DA-15, DA-16, DA-17, DA-2, DA-7, DA-8)
139,588	**94**	**TOTAL AREA**

Soil Listing (all nodes)

Area (sq-ft)	Soil Group	Subcatchment Numbers
0	HSG A	
0	HSG B	
0	HSG C	
139,588	HSG D	DA-1, DA-10, DA-11, DA-12, DA-13, DA-14, DA-15, DA-16, DA-17, DA-18, DA-2, DA-3, DA-4, DA-5, DA-6, DA-7, DA-8, DA-9
0	Other	
139,588		**TOTAL AREA**

Ground Covers (all nodes)

HSG-A (sq-ft)	HSG-B (sq-ft)	HSG-C (sq-ft)	HSG-D (sq-ft)	Other (sq-ft)	Total (sq-ft)	Ground Cover	Sub Num
0	0	0	34,277	0	34,277	>75% Grass cover, Good	
0	0	0	54,227	0	54,227	Paved parking	
0	0	0	51,084	0	51,084	Roofs	
0	**0**	**0**	**139,588**	**0**	**139,588**	**TOTAL AREA**	

Pipe Listing (all nodes)

Line#	Node Number	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	n	Diam/Width (inches)	Height (inches)	Inside-Fill (inches)
1	3P	170.74	170.45	29.0	0.0100	0.013	12.0	0.0	0.0
2	8P	171.30	170.43	87.0	0.0100	0.030	4.0	0.0	0.0
3	12P	168.70	167.00	142.0	0.0120	0.013	12.0	0.0	0.0
4	14P	167.60	166.70	26.0	0.0346	0.013	18.0	0.0	0.0
5	CB-1	171.50	171.17	33.0	0.0100	0.013	12.0	0.0	0.0
6	CB-2	170.25	170.05	20.0	0.0100	0.013	12.0	0.0	0.0
7	CB-2	170.25	170.05	12.0	0.0167	0.013	8.0	0.0	0.0
8	DP-1	166.70	165.00	191.0	0.0089	0.013	18.0	0.0	0.0
9	DW-4	172.00	171.70	30.0	0.0100	0.013	8.0	0.0	0.0
10	YD-1	173.27	172.59	68.0	0.0100	0.013	8.0	0.0	0.0
11	YD-2	172.59	172.43	16.0	0.0100	0.013	8.0	0.0	0.0
12	YD-3	173.54	172.29	104.0	0.0120	0.013	12.0	0.0	0.0
13	YD-4	172.29	171.45	84.0	0.0100	0.013	8.0	0.0	0.0

Time span=0.00-30.00 hrs, dt=0.05 hrs, 601 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment DA-1: DA-1 Runoff Area=21,412 sf 86.22% Impervious Runoff Depth=2.17"
Tc=6.0 min CN=96 Runoff=1.68 cfs 3,870 cf

Subcatchment DA-10: DA-10 Runoff Area=4,800 sf 94.90% Impervious Runoff Depth=2.27"
Tc=6.0 min CN=97 Runoff=0.39 cfs 909 cf

Subcatchment DA-11: DA-11 Runoff Area=8,557 sf 51.71% Impervious Runoff Depth=1.55"
Tc=6.0 min CN=89 Runoff=0.52 cfs 1,106 cf

Subcatchment DA-12: DRAINAGE AREA 12 Runoff Area=8,367 sf 100.00% Impervious Runoff Depth=2.38"
Tc=6.0 min CN=98 Runoff=0.69 cfs 1,660 cf

Subcatchment DA-13: DA-13 Runoff Area=2,574 sf 79.56% Impervious Runoff Depth=1.97"
Tc=6.0 min CN=94 Runoff=0.19 cfs 424 cf

Subcatchment DA-14: DRAINAGE AREA 14 Runoff Area=6,736 sf 69.73% Impervious Runoff Depth=1.88"
Tc=6.0 min CN=93 Runoff=0.48 cfs 1,057 cf

Subcatchment DA-15: DA-15 Runoff Area=1,734 sf 100.00% Impervious Runoff Depth=2.38"
Tc=6.0 min CN=98 Runoff=0.14 cfs 344 cf

Subcatchment DA-16: DA-16 Runoff Area=1,844 sf 100.00% Impervious Runoff Depth=2.38"
Tc=6.0 min CN=98 Runoff=0.15 cfs 366 cf

Subcatchment DA-17: DA-17 Runoff Area=1,755 sf 100.00% Impervious Runoff Depth=2.38"
Tc=6.0 min CN=98 Runoff=0.14 cfs 348 cf

Subcatchment DA-18: DRAINAGE AREA 18 Runoff Area=3,482 sf 85.96% Impervious Runoff Depth=2.07"
Tc=6.0 min CN=95 Runoff=0.27 cfs 601 cf

Subcatchment DA-2: DA-2 Runoff Area=7,036 sf 83.26% Impervious Runoff Depth=2.07"
Tc=6.0 min CN=95 Runoff=0.54 cfs 1,214 cf

Subcatchment DA-3: DRAINAGE AREA 3 Runoff Area=5,334 sf 65.88% Impervious Runoff Depth=1.80"
Tc=6.0 min CN=92 Runoff=0.37 cfs 798 cf

Subcatchment DA-4: DRAINAGE AREA 4 Runoff Area=4,099 sf 74.82% Impervious Runoff Depth=1.88"
Tc=6.0 min CN=93 Runoff=0.29 cfs 643 cf

Subcatchment DA-5: DRAINAGE AREA 5 Runoff Area=32,655 sf 61.00% Impervious Runoff Depth=1.71"
Flow Length=235' Tc=13.1 min CN=91 Runoff=1.73 cfs 4,655 cf

Subcatchment DA-6: DA-6 Runoff Area=11,493 sf 65.66% Impervious Runoff Depth=1.80"
Tc=6.0 min CN=92 Runoff=0.79 cfs 1,719 cf

Subcatchment DA-7: DA-7 Runoff Area=3,640 sf 100.00% Impervious Runoff Depth=2.38"
Tc=6.0 min CN=98 Runoff=0.30 cfs 722 cf

Subcatchment DA-8: DA-8 Runoff Area=10,599 sf 81.26% Impervious Runoff Depth=2.07"
Tc=6.0 min CN=95 Runoff=0.81 cfs 1,828 cf

Subcatchment DA-9: DRAINAGE AREA 9 Runoff Area=3,471 sf 65.57% Impervious Runoff Depth=1.80"
Tc=6.0 min CN=92 Runoff=0.24 cfs 519 cf

Reach DP-2: STREET Inflow=0.69 cfs 1,660 cf
Outflow=0.69 cfs 1,660 cf

Pond 2P: EXISTING DRYWELL Peak Elev=172.76' Storage=353 cf Inflow=1.57 cfs 1,952 cf
Discarded=0.54 cfs 1,401 cf Primary=1.00 cfs 551 cf Outflow=1.54 cfs 1,952 cf

Pond 3P: PROPOSED CB #3 Peak Elev=171.03' Inflow=0.27 cfs 601 cf
12.0" Round Culvert n=0.013 L=29.0' S=0.0100 '/' Outflow=0.27 cfs 601 cf

Pond 5P: EXISTING DRYWELL Peak Elev=173.29' Storage=409 cf Inflow=0.83 cfs 2,179 cf
Outflow=0.63 cfs 2,179 cf

Pond 8P: EXISTING YARD DRAIN Peak Elev=181.97' Inflow=0.29 cfs 643 cf
4.0" Round Culvert n=0.030 L=87.0' S=0.0100 '/' Outflow=0.29 cfs 643 cf

Pond 12P: EXISTING CB Peak Elev=169.60' Inflow=1.90 cfs 5,256 cf
12.0" Round Culvert n=0.013 L=142.0' S=0.0120 '/' Outflow=1.90 cfs 5,256 cf

Pond 14P: EXISTING CB Peak Elev=167.94' Inflow=0.48 cfs 1,057 cf
18.0" Round Culvert n=0.013 L=26.0' S=0.0346 '/' Outflow=0.48 cfs 1,057 cf

Pond CB-1: PROPOSED CATCH BASIN #1 Peak Elev=171.92' Inflow=0.54 cfs 1,214 cf
12.0" Round Culvert n=0.013 L=33.0' S=0.0100 '/' Outflow=0.54 cfs 1,214 cf

Pond CB-2: PR CB #2 Peak Elev=170.98' Inflow=2.21 cfs 5,084 cf
Primary=1.38 cfs 2,904 cf Secondary=0.83 cfs 2,179 cf Outflow=2.21 cfs 5,084 cf

Pond DP-1: Existing Catch Basin Peak Elev=167.77' Inflow=3.73 cfs 7,931 cf
18.0" Round Culvert n=0.013 L=191.0' S=0.0089 '/' Outflow=3.73 cfs 7,931 cf

Pond DW-1: PROPOSED DRYWELL #1 Peak Elev=166.38' Storage=146 cf Inflow=0.24 cfs 519 cf
Outflow=0.05 cfs 519 cf

Pond DW-2: PROPOSED DRYWELL #2 Peak Elev=175.62' Storage=510 cf Inflow=0.90 cfs 2,015 cf
Outflow=0.89 cfs 2,015 cf

Pond DW-3: PROPOSED DRYWELL #3 Peak Elev=174.66' Storage=549 cf Inflow=1.11 cfs 2,550 cf
Outflow=0.96 cfs 2,550 cf

Pond DW-4: PROPOSED DRYWELL #4 Peak Elev=173.16' Storage=511 cf Inflow=1.38 cfs 2,904 cf
Discarded=0.10 cfs 1,750 cf Secondary=1.21 cfs 1,154 cf Outflow=1.31 cfs 2,905 cf

Pond DW-5: PROPOSED DRYWELL #5 Peak Elev=172.32' Storage=421 cf Inflow=0.79 cfs 1,719 cf
Outflow=0.51 cfs 1,720 cf

Pond DW-6: PROPOSED DRYWELL #6 Peak Elev=171.23' Storage=90 cf Inflow=0.15 cfs 366 cf
Outflow=0.04 cfs 366 cf

Pond DW-7: PROPOSED DRYWELL #7 Peak Elev=172.44' Storage=82 cf Inflow=0.14 cfs 348 cf
Outflow=0.04 cfs 348 cf

Pond DW-8: PROPOSED DRYWELL #8 Peak Elev=170.14' Storage=85 cf Inflow=0.14 cfs 344 cf
Outflow=0.04 cfs 344 cf

Pond YD-1: PROPOSED DRAIN #1 Peak Elev=173.68' Inflow=0.39 cfs 909 cf
8.0" Round Culvert n=0.013 L=68.0' S=0.0100 '/' Outflow=0.39 cfs 909 cf

Pond YD-2: PROPOSED DRAIN #2 Peak Elev=173.38' Inflow=0.90 cfs 2,015 cf
8.0" Round Culvert n=0.013 L=16.0' S=0.0100 '/' Outflow=0.90 cfs 2,015 cf

Pond YD-3: PROPOSED DRAIN #3 Peak Elev=173.84' Inflow=0.30 cfs 722 cf
12.0" Round Culvert n=0.013 L=104.0' S=0.0120 '/' Outflow=0.30 cfs 722 cf

Pond YD-4: PROPOSED DRAIN #4 Peak Elev=173.31' Inflow=1.11 cfs 2,550 cf
8.0" Round Culvert n=0.013 L=84.0' S=0.0100 '/' Outflow=1.11 cfs 2,550 cf

Total Runoff Area = 139,588 sf Runoff Volume = 22,783 cf Average Runoff Depth = 1.96"
24.56% Pervious = 34,277 sf 75.44% Impervious = 105,311 sf

Summary for Subcatchment DA-1: DA-1

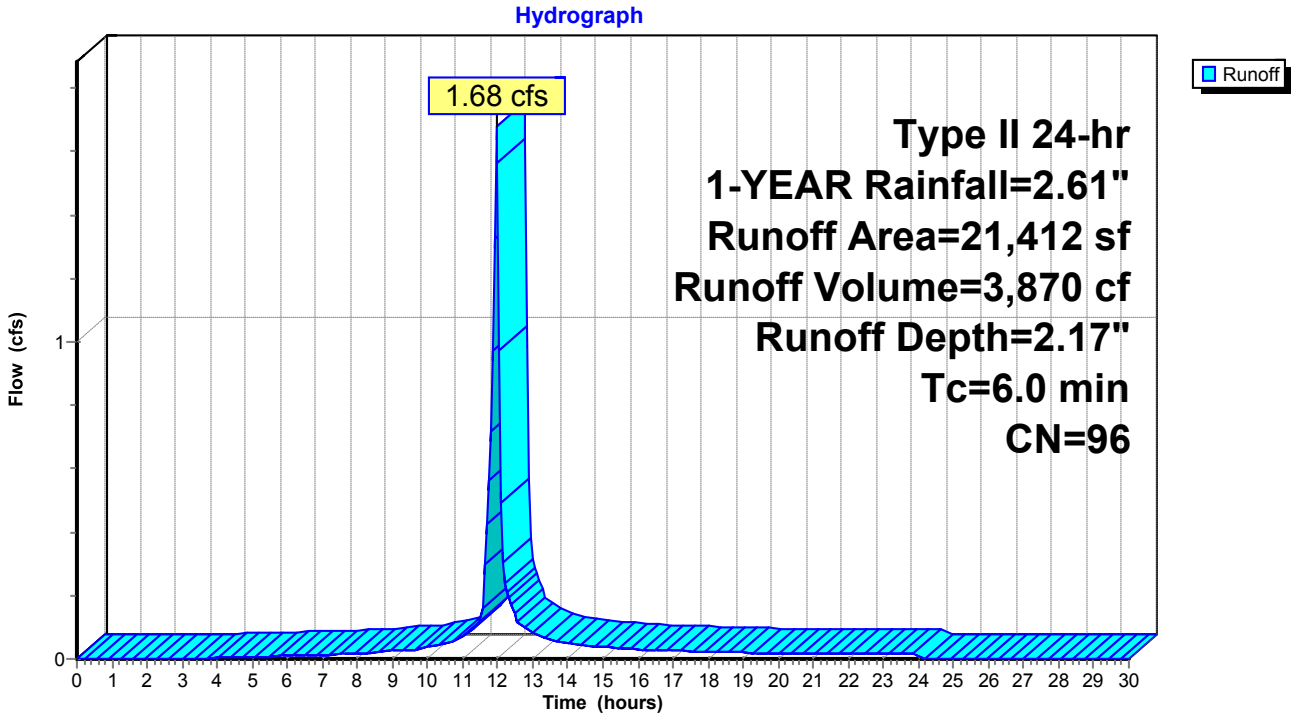
Runoff = 1.68 cfs @ 11.96 hrs, Volume= 3,870 cf, Depth= 2.17"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 1-YEAR Rainfall=2.61"

Area (sf)	CN	Description
2,951	80	>75% Grass cover, Good, HSG D
17,281	98	Roofs, HSG D
1,180	98	Paved parking, HSG D
21,412	96	Weighted Average
2,951		13.78% Pervious Area
18,461		86.22% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-1: DA-1



Summary for Subcatchment DA-10: DA-10

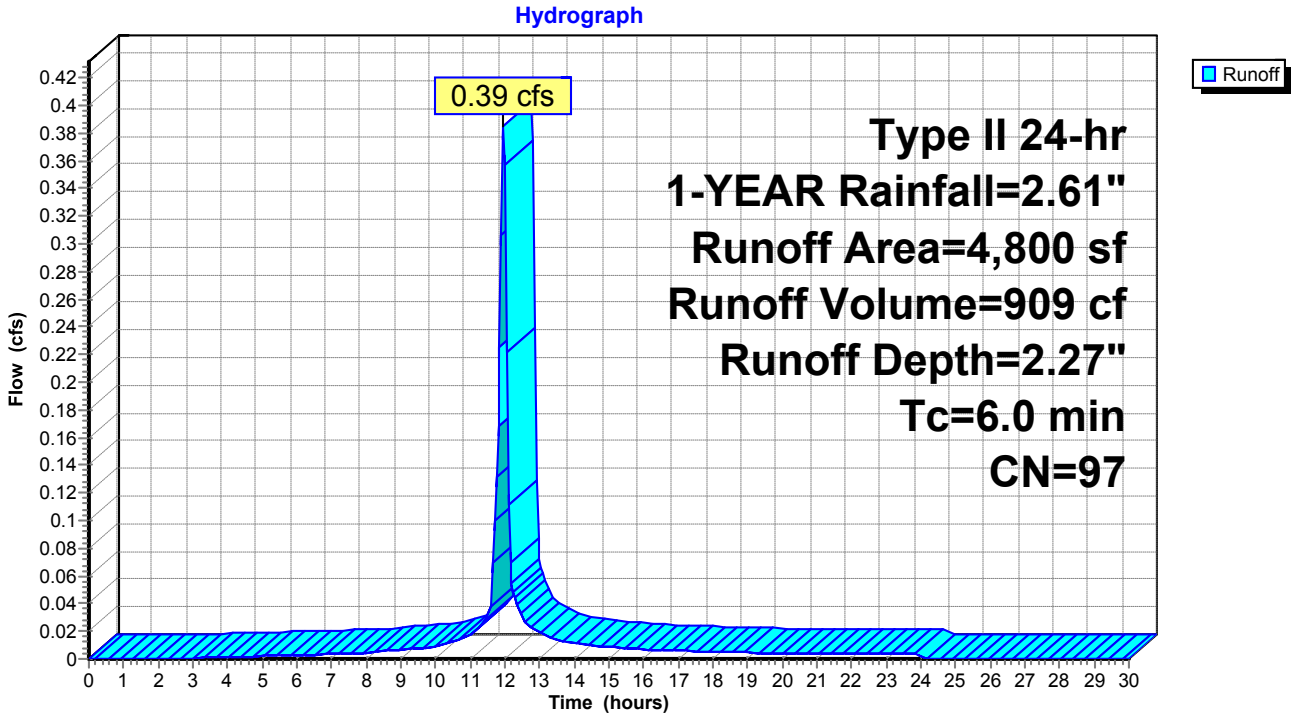
Runoff = 0.39 cfs @ 11.96 hrs, Volume= 909 cf, Depth= 2.27"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 1-YEAR Rainfall=2.61"

Area (sf)	CN	Description
245	80	>75% Grass cover, Good, HSG D
2,933	98	Roofs, HSG D
1,622	98	Paved parking, HSG D
4,800	97	Weighted Average
245		5.10% Pervious Area
4,555		94.90% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-10: DA-10



Summary for Subcatchment DA-11: DA-11

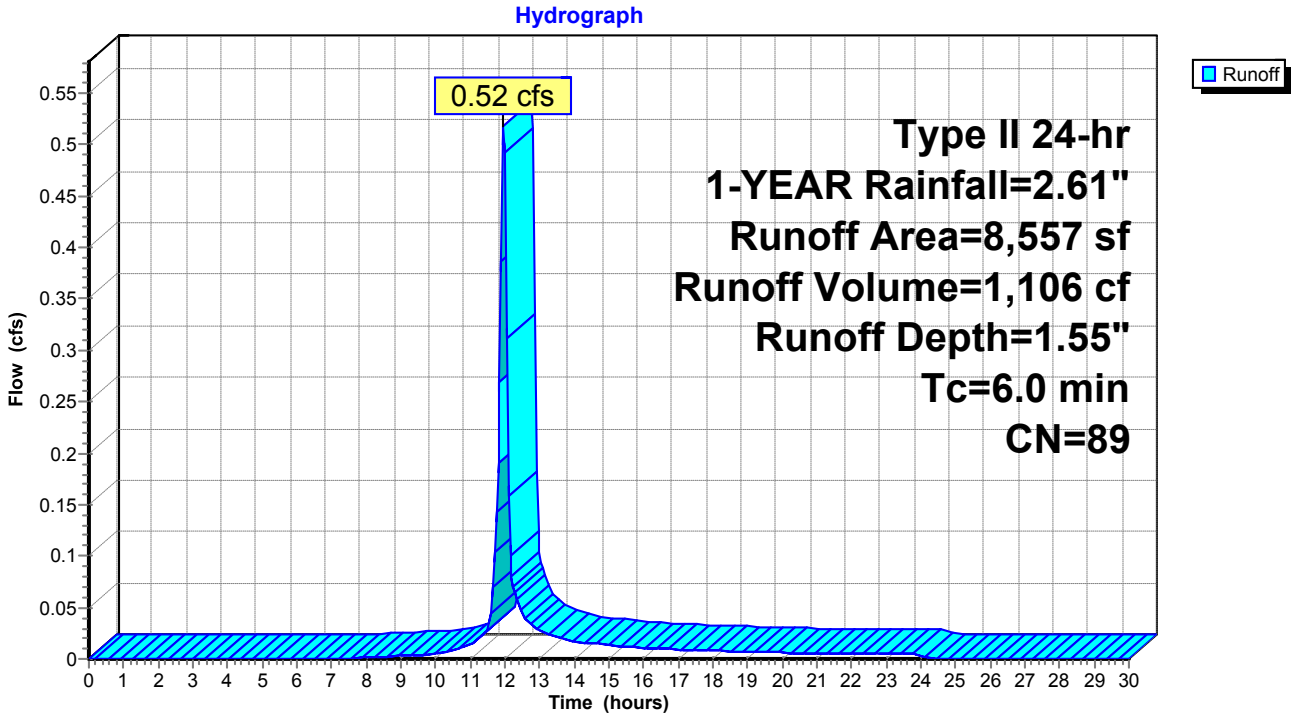
Runoff = 0.52 cfs @ 11.97 hrs, Volume= 1,106 cf, Depth= 1.55"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 1-YEAR Rainfall=2.61"

Area (sf)	CN	Description
4,132	80	>75% Grass cover, Good, HSG D
3,489	98	Roofs, HSG D
936	98	Paved parking, HSG D
8,557	89	Weighted Average
4,132		48.29% Pervious Area
4,425		51.71% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-11: DA-11



Summary for Subcatchment DA-12: DRAINAGE AREA 12

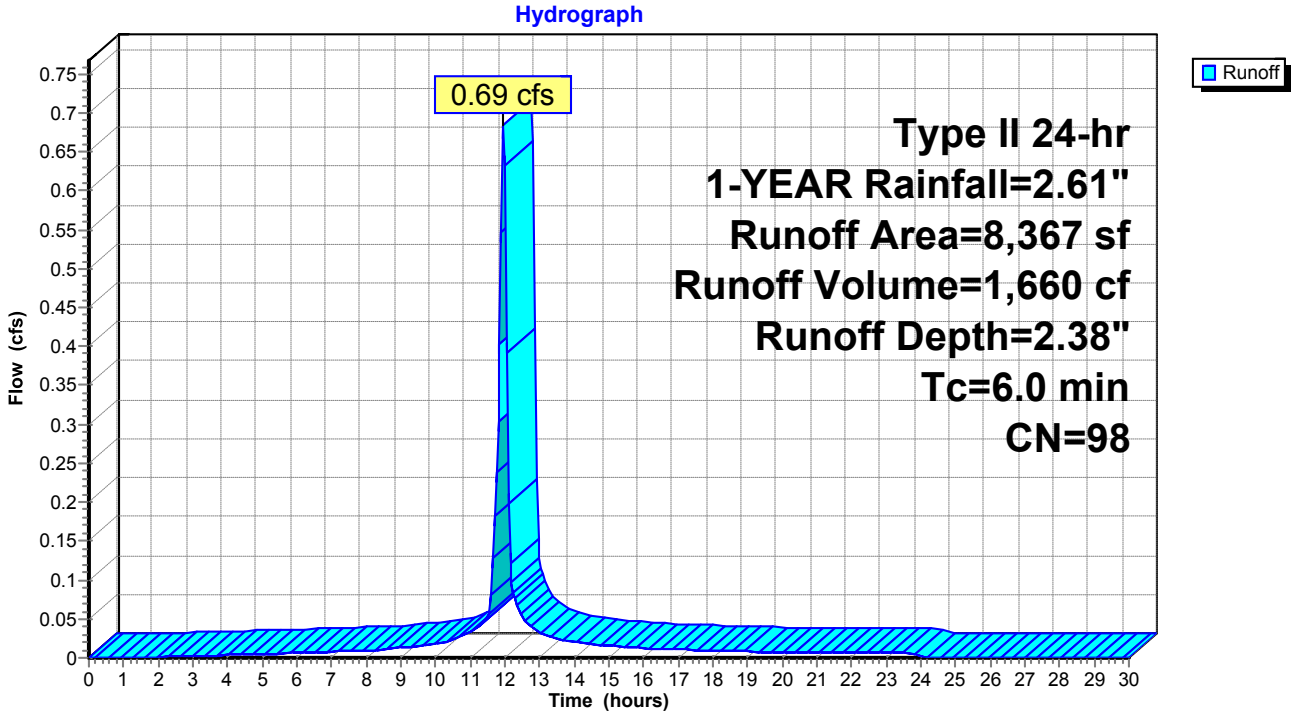
Runoff = 0.69 cfs @ 11.96 hrs, Volume= 1,660 cf, Depth= 2.38"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 1-YEAR Rainfall=2.61"

Area (sf)	CN	Description
8,367	98	Roofs, HSG D
8,367		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-12: DRAINAGE AREA 12



Summary for Subcatchment DA-13: DA-13

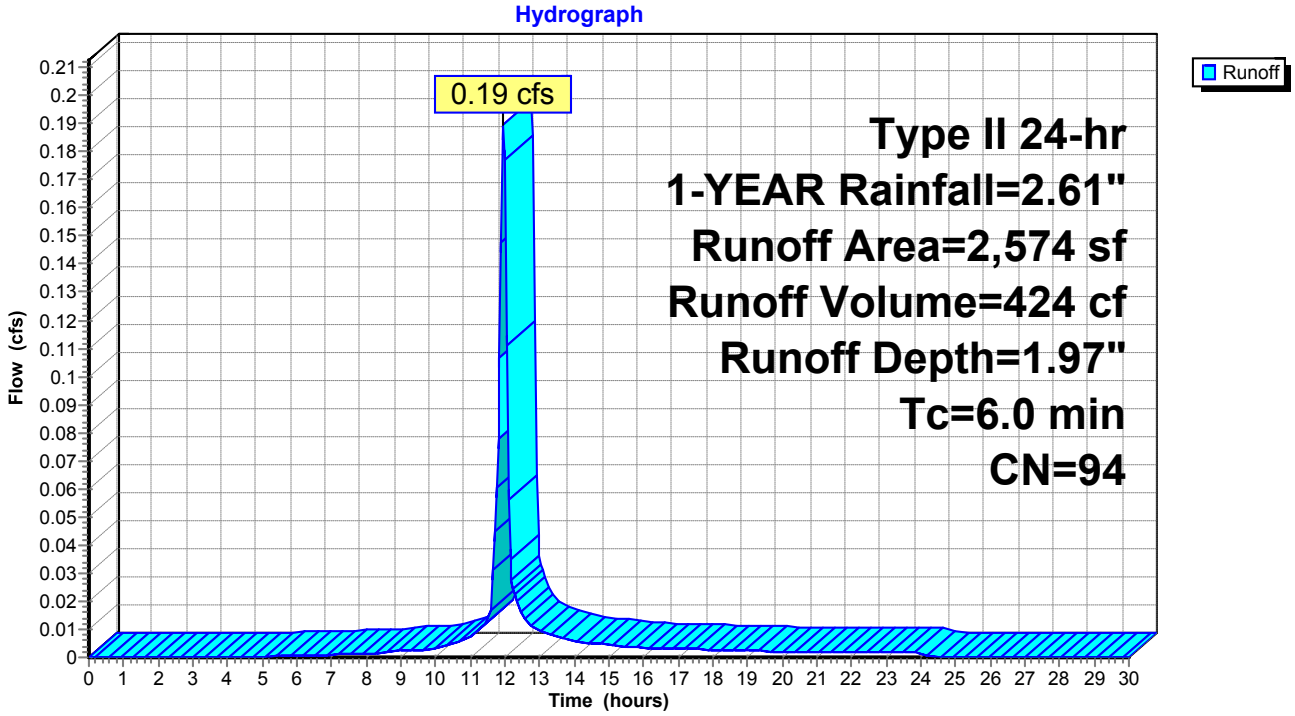
Runoff = 0.19 cfs @ 11.96 hrs, Volume= 424 cf, Depth= 1.97"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 1-YEAR Rainfall=2.61"

Area (sf)	CN	Description
526	80	>75% Grass cover, Good, HSG D
2,048	98	Paved parking, HSG D
2,574	94	Weighted Average
526		20.44% Pervious Area
2,048		79.56% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-13: DA-13



Summary for Subcatchment DA-14: DRAINAGE AREA 14

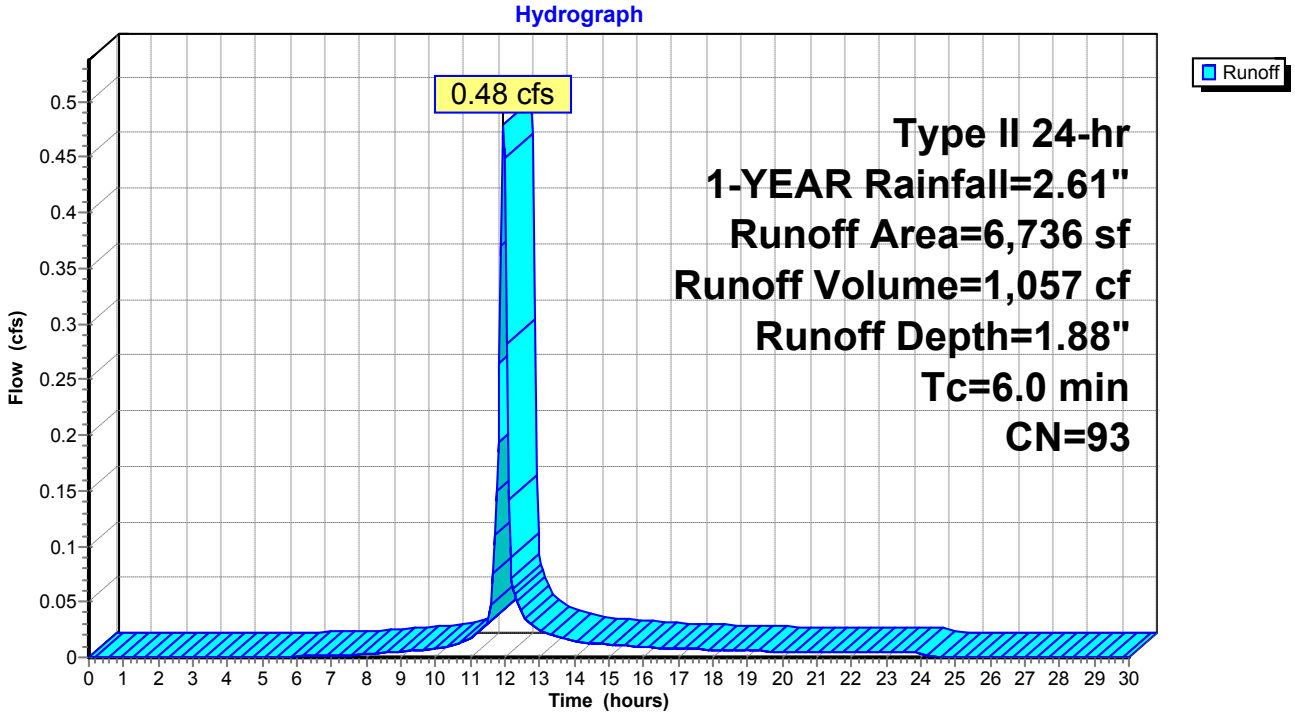
Runoff = 0.48 cfs @ 11.97 hrs, Volume= 1,057 cf, Depth= 1.88"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 1-YEAR Rainfall=2.61"

Area (sf)	CN	Description
2,039	80	>75% Grass cover, Good, HSG D
4,697	98	Paved parking, HSG D
6,736	93	Weighted Average
2,039		30.27% Pervious Area
4,697		69.73% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-14: DRAINAGE AREA 14



Summary for Subcatchment DA-15: DA-15

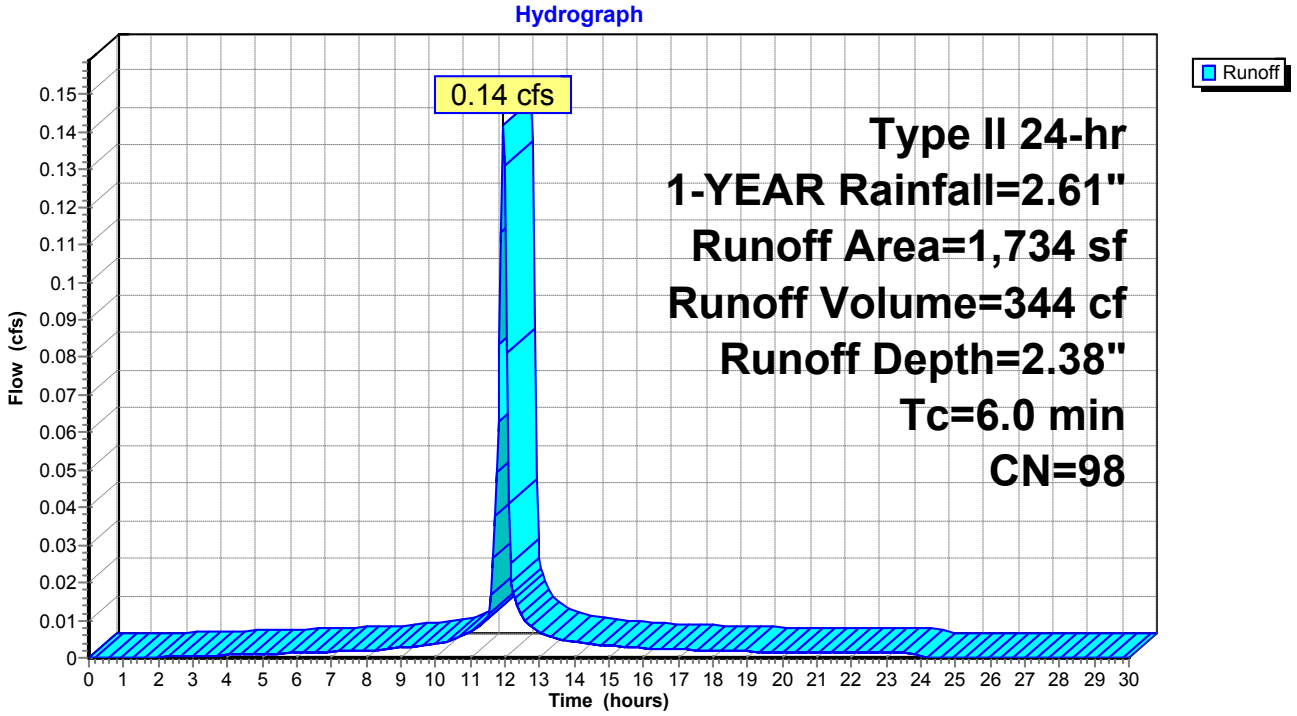
Runoff = 0.14 cfs @ 11.96 hrs, Volume= 344 cf, Depth= 2.38"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 1-YEAR Rainfall=2.61"

Area (sf)	CN	Description
1,734	98	Roofs, HSG D
1,734		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-15: DA-15



Summary for Subcatchment DA-16: DA-16

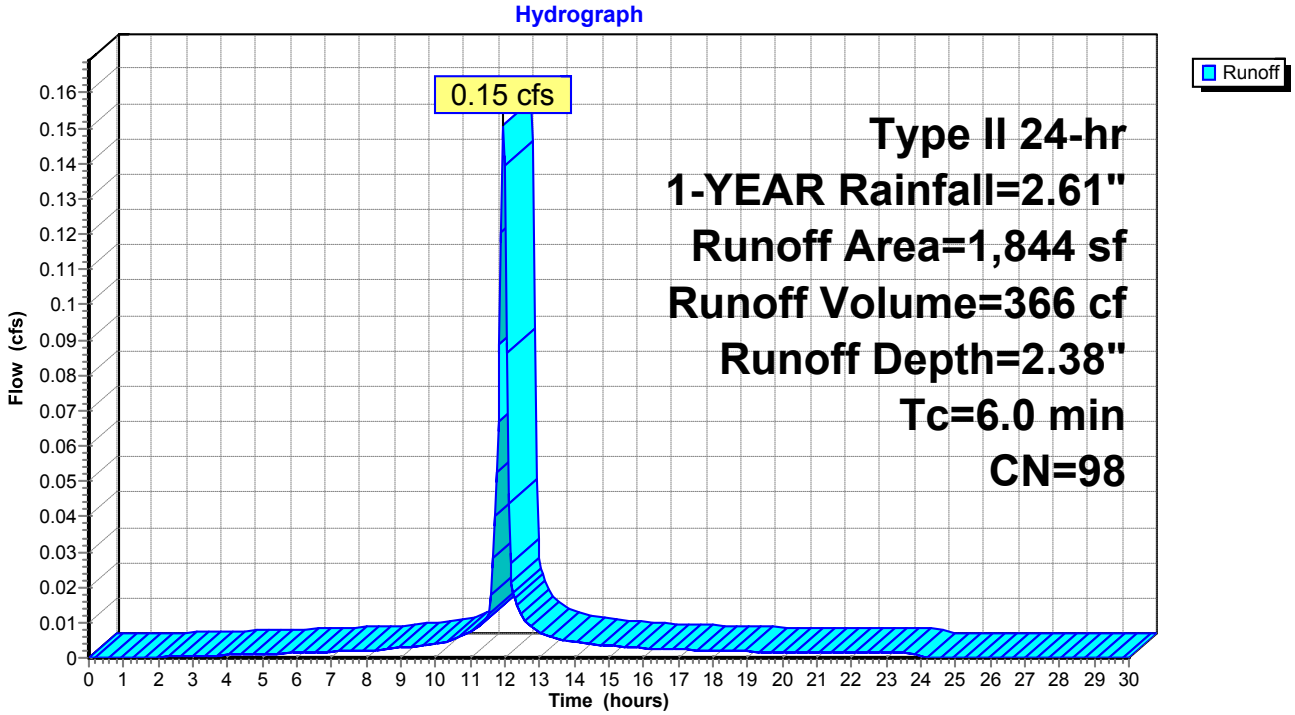
Runoff = 0.15 cfs @ 11.96 hrs, Volume= 366 cf, Depth= 2.38"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 1-YEAR Rainfall=2.61"

Area (sf)	CN	Description
1,844	98	Roofs, HSG D
1,844		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-16: DA-16



Summary for Subcatchment DA-17: DA-17

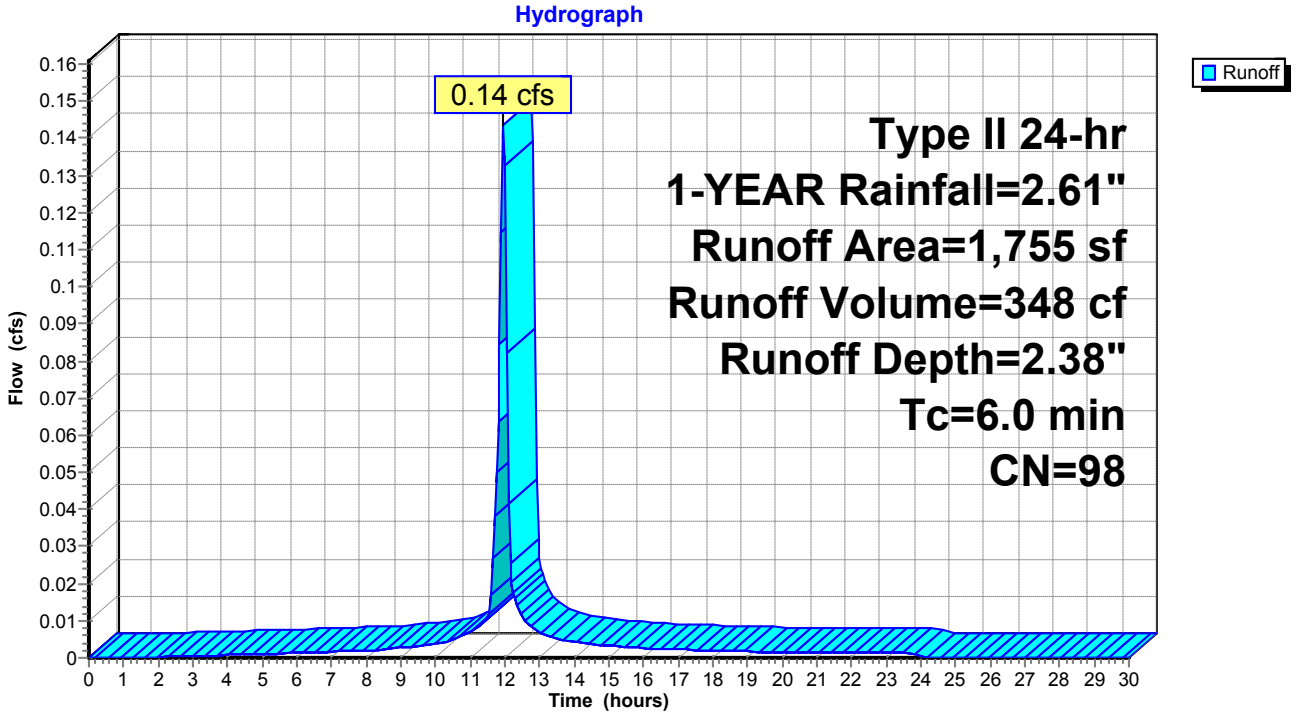
Runoff = 0.14 cfs @ 11.96 hrs, Volume= 348 cf, Depth= 2.38"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 1-YEAR Rainfall=2.61"

Area (sf)	CN	Description
1,755	98	Roofs, HSG D
1,755		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-17: DA-17



Summary for Subcatchment DA-18: DRAINAGE AREA 18

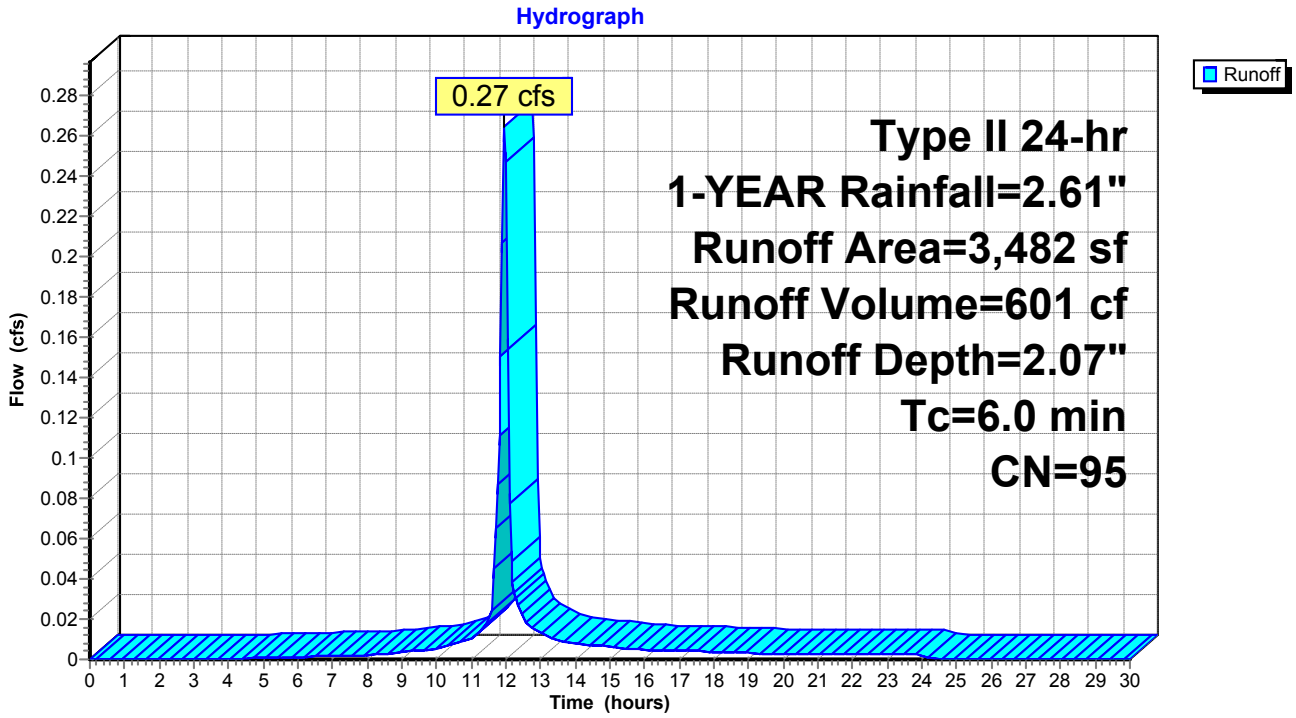
Runoff = 0.27 cfs @ 11.96 hrs, Volume= 601 cf, Depth= 2.07"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 1-YEAR Rainfall=2.61"

Area (sf)	CN	Description
489	80	>75% Grass cover, Good, HSG D
2,993	98	Paved parking, HSG D
3,482	95	Weighted Average
489		14.04% Pervious Area
2,993		85.96% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-18: DRAINAGE AREA 18



Summary for Subcatchment DA-2: DA-2

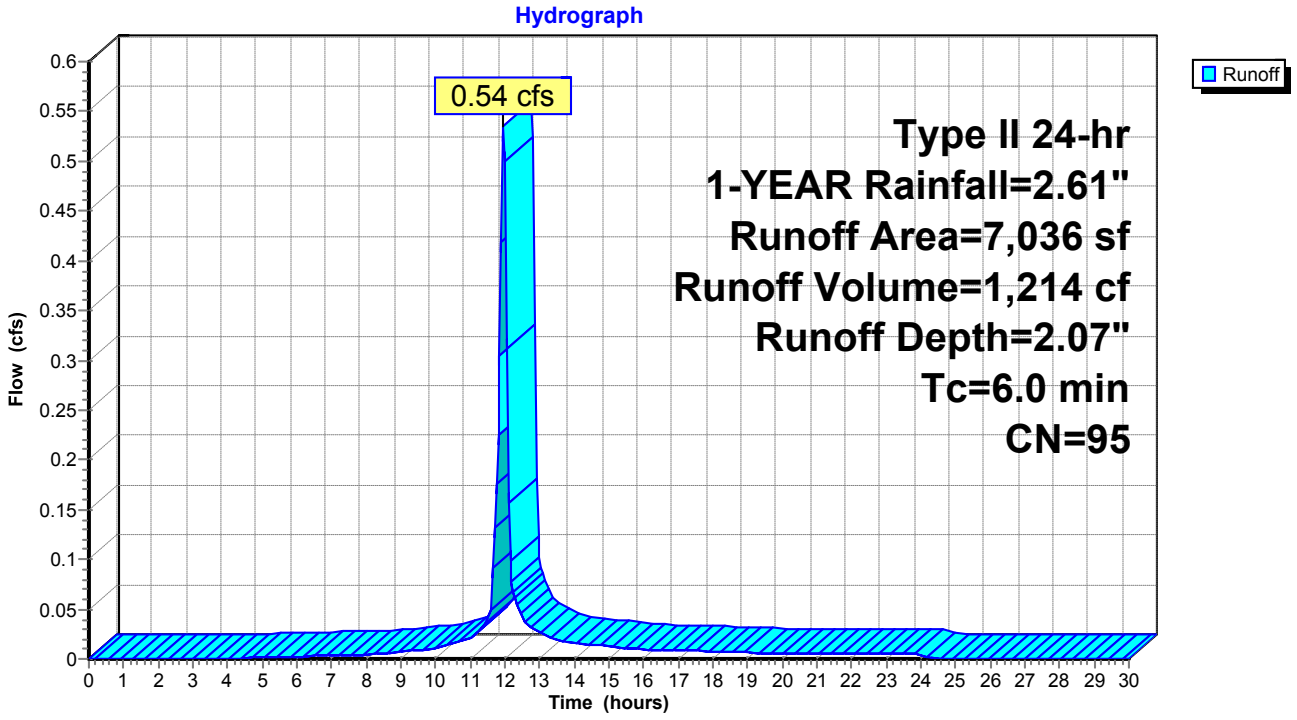
Runoff = 0.54 cfs @ 11.96 hrs, Volume= 1,214 cf, Depth= 2.07"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 1-YEAR Rainfall=2.61"

Area (sf)	CN	Description
1,178	80	>75% Grass cover, Good, HSG D
5,194	98	Roofs, HSG D
664	98	Paved parking, HSG D
7,036	95	Weighted Average
1,178		16.74% Pervious Area
5,858		83.26% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-2: DA-2



Summary for Subcatchment DA-3: DRAINAGE AREA 3

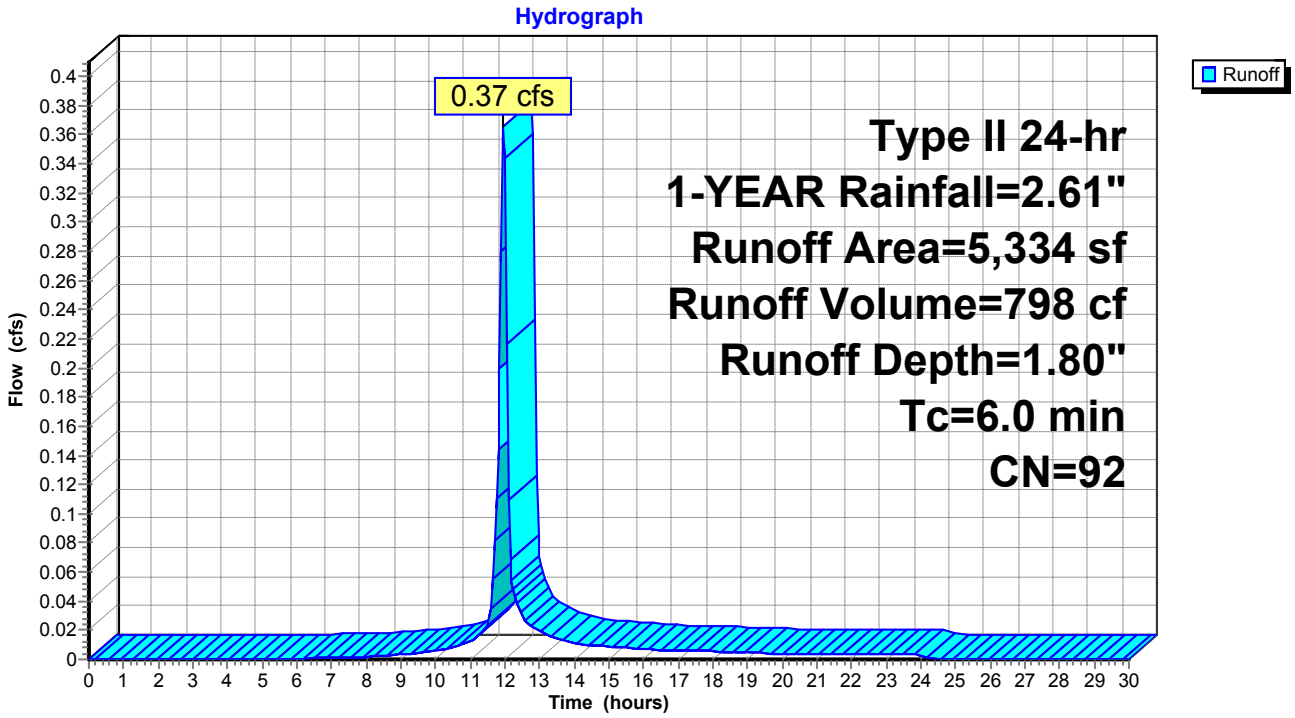
Runoff = 0.37 cfs @ 11.97 hrs, Volume= 798 cf, Depth= 1.80"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 1-YEAR Rainfall=2.61"

Area (sf)	CN	Description
1,820	80	>75% Grass cover, Good, HSG D
3,514	98	Paved parking, HSG D
5,334	92	Weighted Average
1,820		34.12% Pervious Area
3,514		65.88% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-3: DRAINAGE AREA 3



Summary for Subcatchment DA-4: DRAINAGE AREA 4

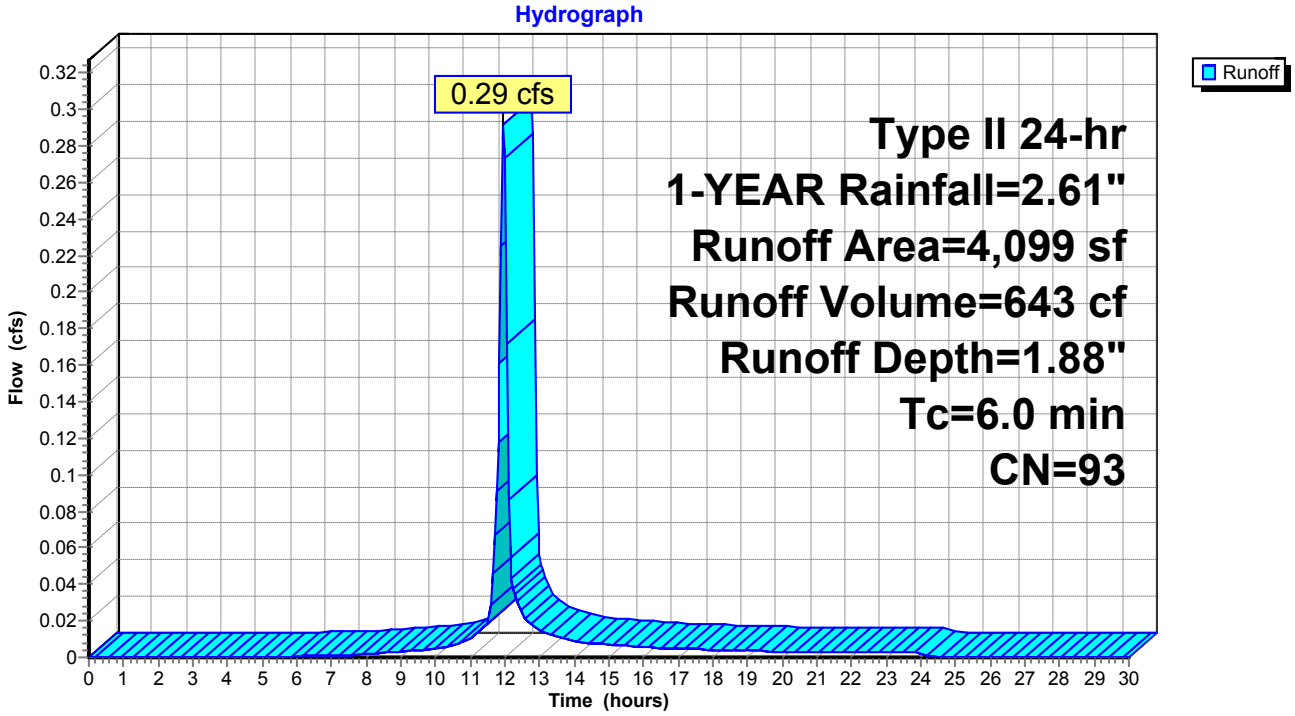
Runoff = 0.29 cfs @ 11.97 hrs, Volume= 643 cf, Depth= 1.88"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 1-YEAR Rainfall=2.61"

Area (sf)	CN	Description
1,032	80	>75% Grass cover, Good, HSG D
3,067	98	Paved parking, HSG D
4,099	93	Weighted Average
1,032		25.18% Pervious Area
3,067		74.82% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-4: DRAINAGE AREA 4



Summary for Subcatchment DA-5: DRAINAGE AREA 5

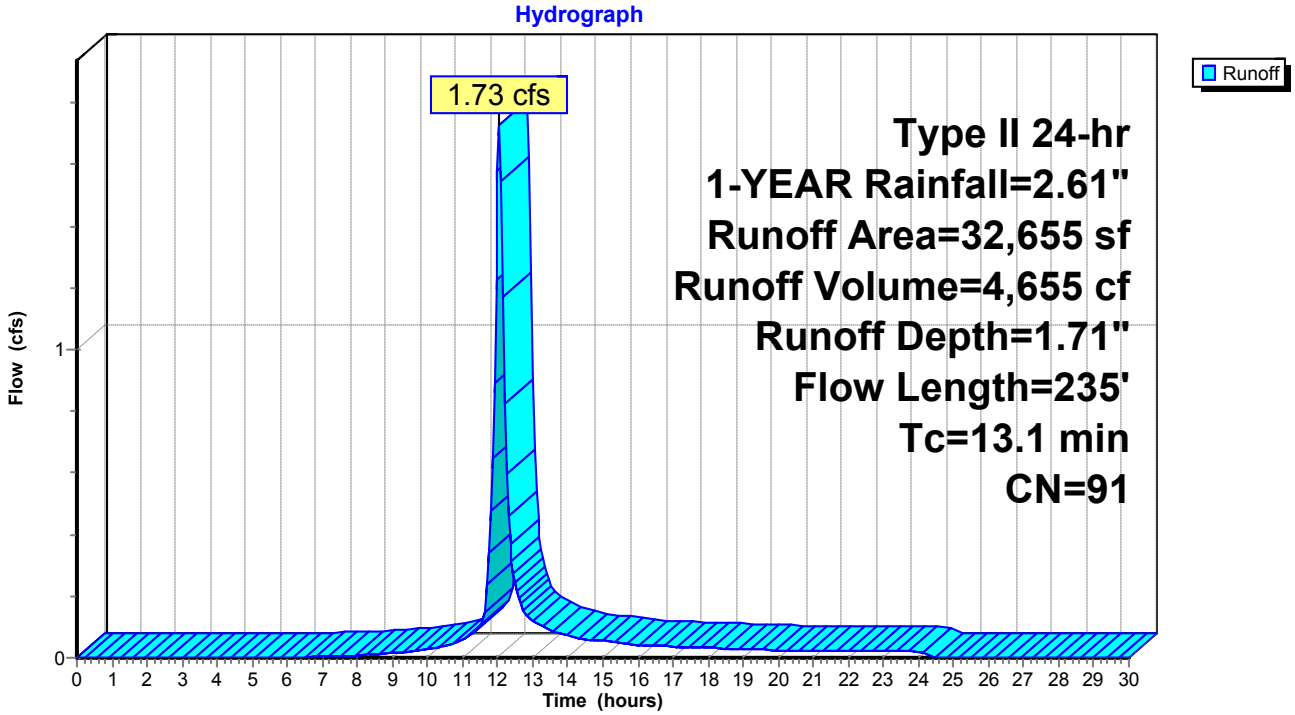
Runoff = 1.73 cfs @ 12.05 hrs, Volume= 4,655 cf, Depth= 1.71"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 1-YEAR Rainfall=2.61"

Area (sf)	CN	Description
12,737	80	>75% Grass cover, Good, HSG D
19,918	98	Paved parking, HSG D
32,655	91	Weighted Average
12,737		39.00% Pervious Area
19,918		61.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
11.1	100	0.0150	0.15		**Sheet Flow, A-B** Grass: Short n= 0.150 P2= 3.16"
1.7	81	0.0130	0.80		**Shallow Concentrated Flow, B-C** Short Grass Pasture Kv= 7.0 fps
0.3	54	0.0250	3.21		**Shallow Concentrated Flow, C-D** Paved Kv= 20.3 fps
13.1	235	Total			

Subcatchment DA-5: DRAINAGE AREA 5



Summary for Subcatchment DA-6: DA-6

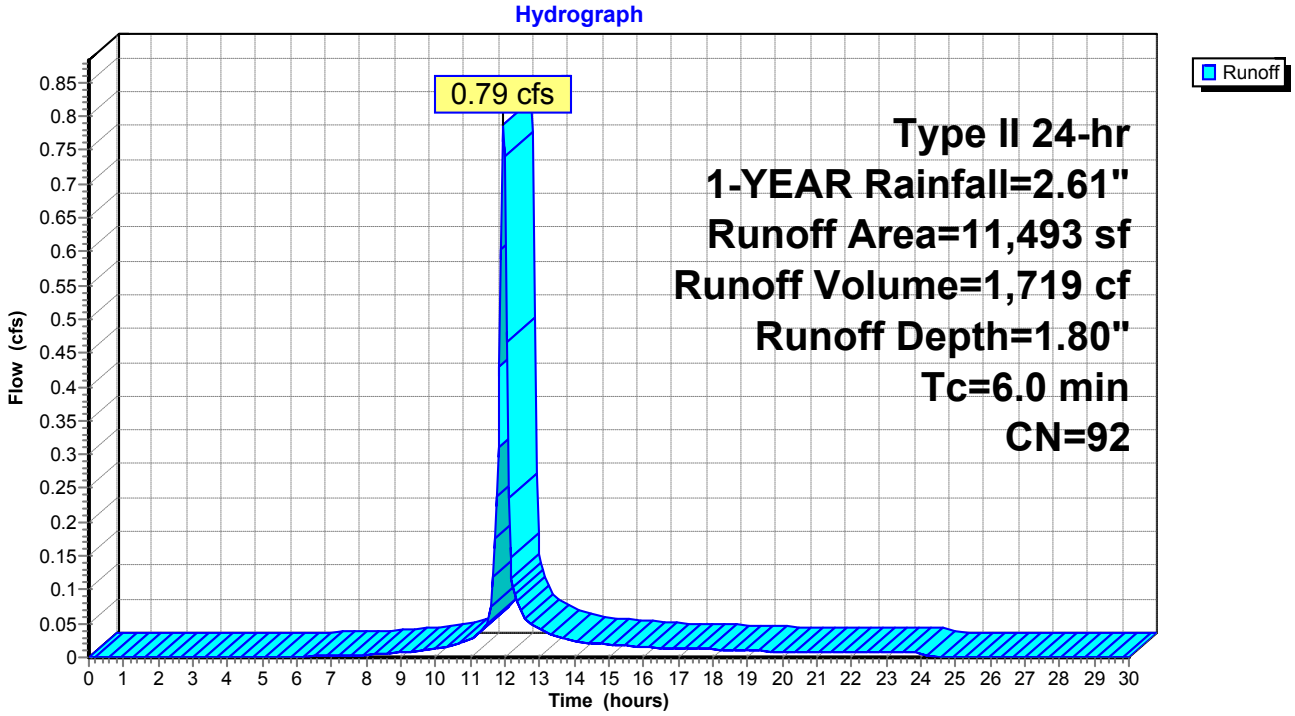
Runoff = 0.79 cfs @ 11.97 hrs, Volume= 1,719 cf, Depth= 1.80"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 1-YEAR Rainfall=2.61"

Area (sf)	CN	Description
3,947	80	>75% Grass cover, Good, HSG D
7,546	98	Paved parking, HSG D
11,493	92	Weighted Average
3,947		34.34% Pervious Area
7,546		65.66% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-6: DA-6



Summary for Subcatchment DA-7: DA-7

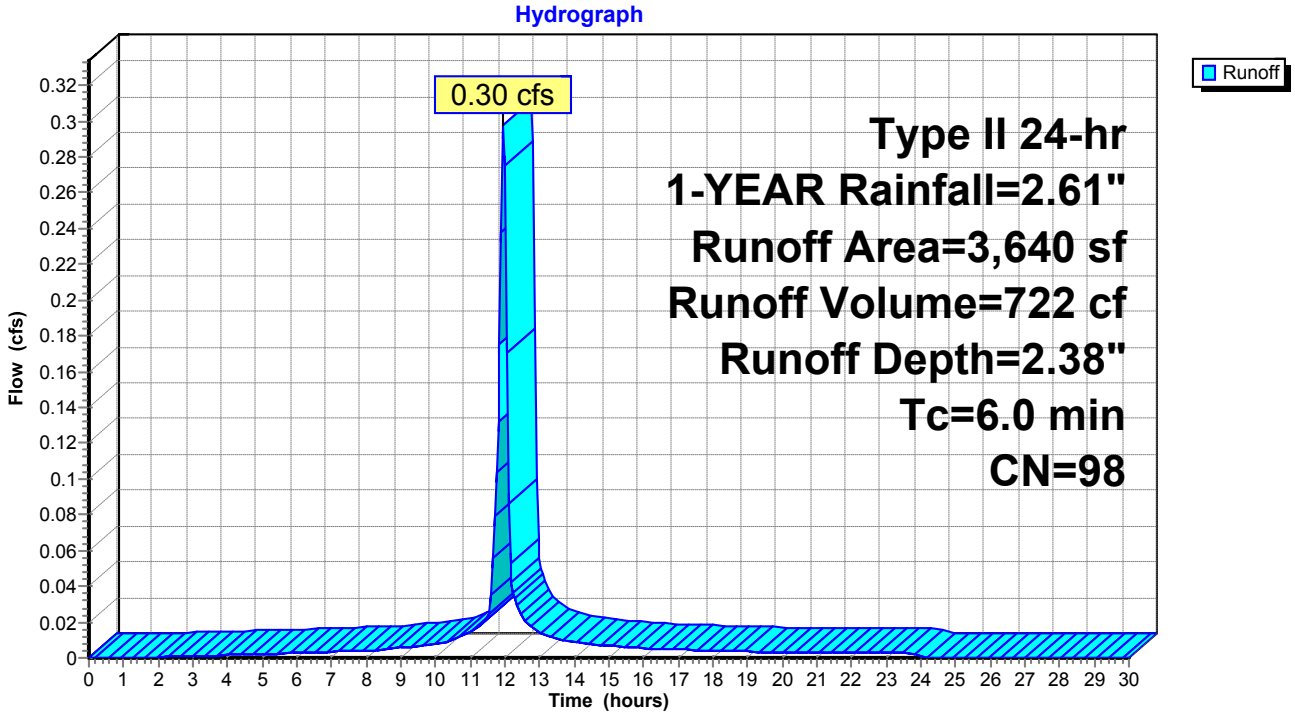
Runoff = 0.30 cfs @ 11.96 hrs, Volume= 722 cf, Depth= 2.38"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 1-YEAR Rainfall=2.61"

Area (sf)	CN	Description
1,587	98	Roofs, HSG D
2,053	98	Paved parking, HSG D
3,640	98	Weighted Average
3,640		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-7: DA-7



Summary for Subcatchment DA-8: DA-8

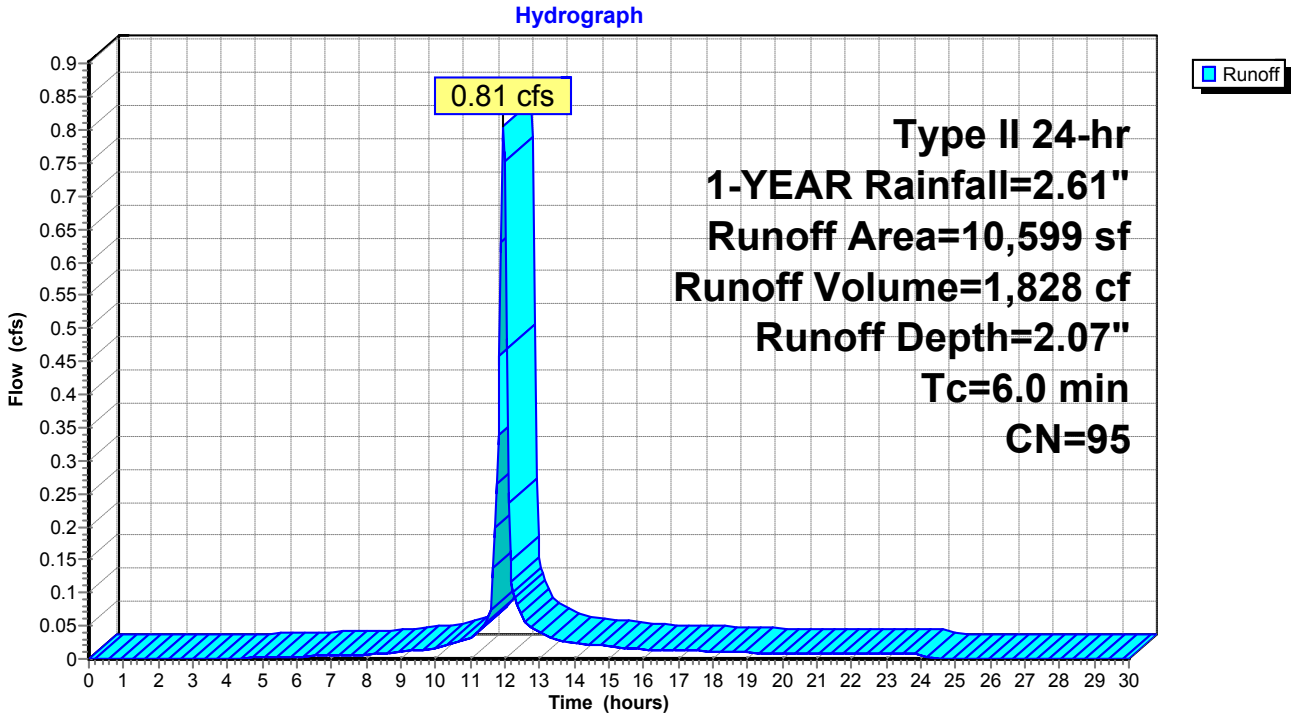
Runoff = 0.81 cfs @ 11.96 hrs, Volume= 1,828 cf, Depth= 2.07"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 1-YEAR Rainfall=2.61"

Area (sf)	CN	Description
1,986	80	>75% Grass cover, Good, HSG D
6,900	98	Roofs, HSG D
1,713	98	Paved parking, HSG D
10,599	95	Weighted Average
1,986		18.74% Pervious Area
8,613		81.26% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-8: DA-8



Summary for Subcatchment DA-9: DRAINAGE AREA 9

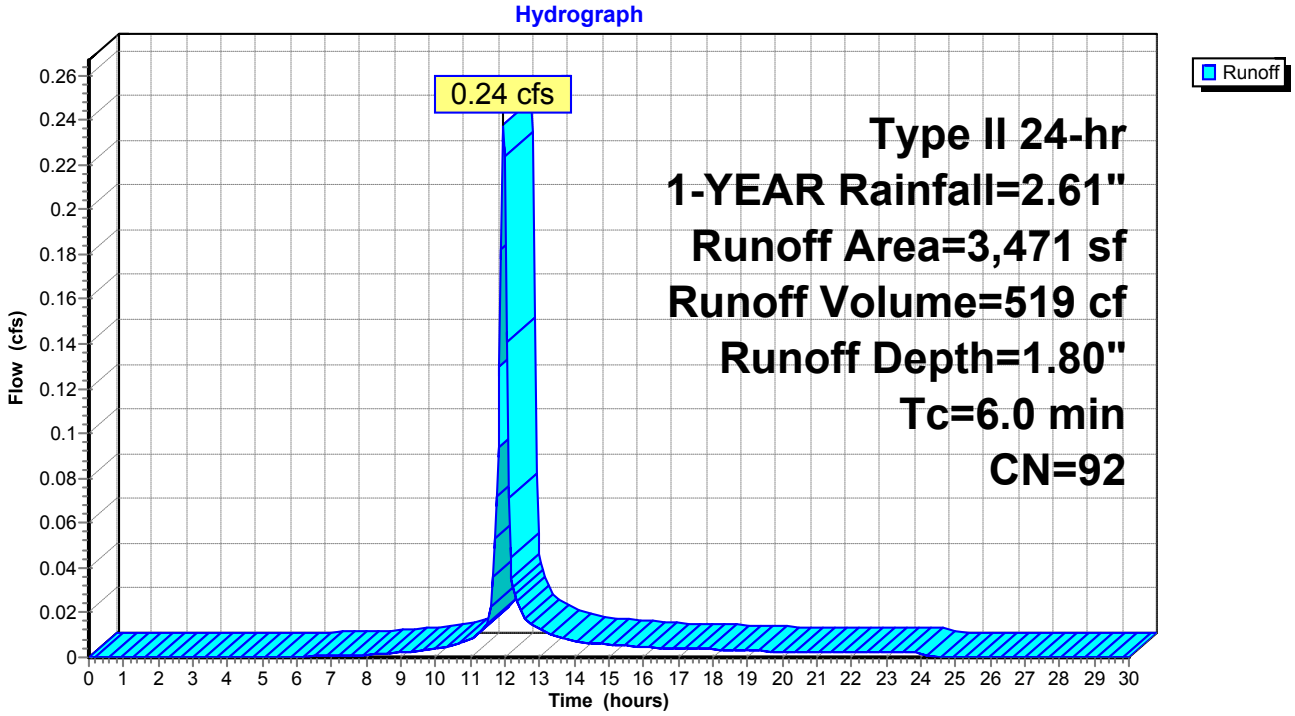
Runoff = 0.24 cfs @ 11.97 hrs, Volume= 519 cf, Depth= 1.80"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 1-YEAR Rainfall=2.61"

Area (sf)	CN	Description
1,195	80	>75% Grass cover, Good, HSG D
2,276	98	Paved parking, HSG D
3,471	92	Weighted Average
1,195		34.43% Pervious Area
2,276		65.57% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-9: DRAINAGE AREA 9



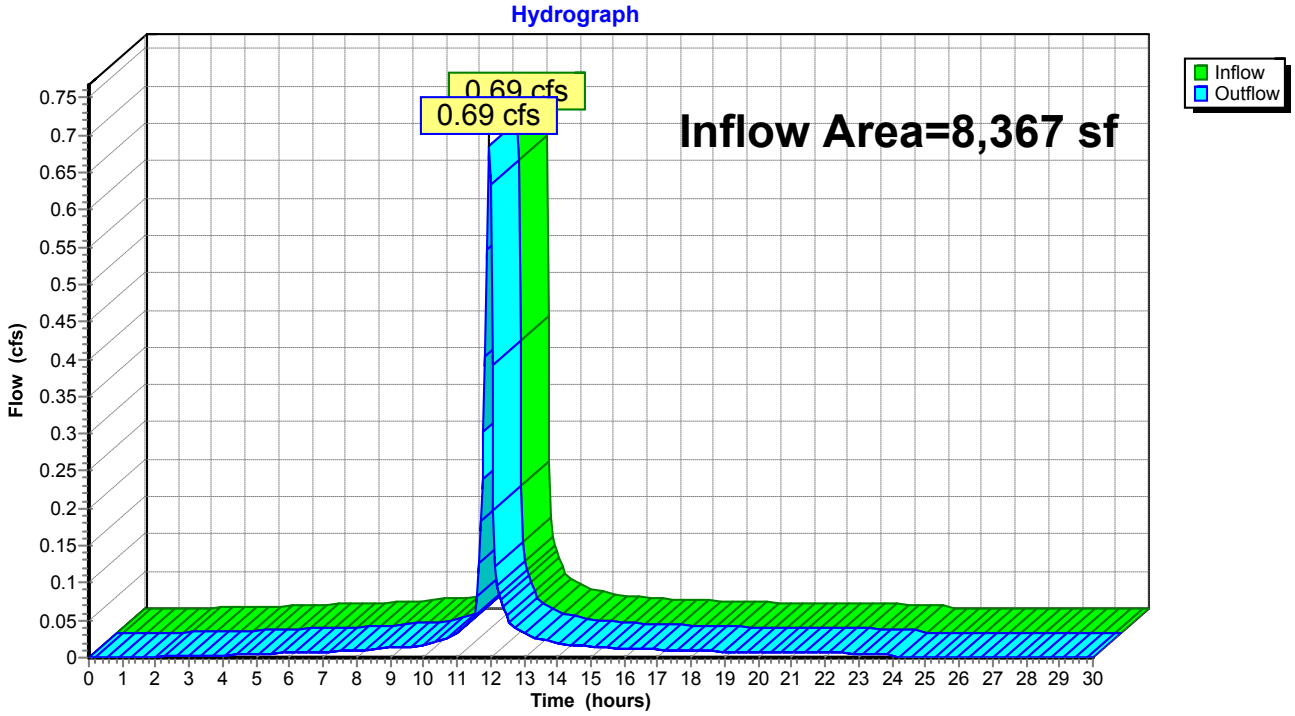
Summary for Reach DP-2: STREET

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 8,367 sf,100.00% Impervious, Inflow Depth = 2.38" for 1-YEAR event
Inflow = 0.69 cfs @ 11.96 hrs, Volume= 1,660 cf
Outflow = 0.69 cfs @ 11.96 hrs, Volume= 1,660 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs

Reach DP-2: STREET



Summary for Pond 2P: EXISTING DRYWELL

[81] Warning: Exceeded Pond DW-4 by 0.49' @ 14.05 hrs

Inflow Area = 5,334 sf, 65.88% Impervious, Inflow Depth = 4.39" for 1-YEAR event
Inflow = 1.57 cfs @ 11.98 hrs, Volume= 1,952 cf
Outflow = 1.54 cfs @ 12.00 hrs, Volume= 1,952 cf, Atten= 2%, Lag= 1.2 min
Discarded = 0.54 cfs @ 12.00 hrs, Volume= 1,401 cf
Primary = 1.00 cfs @ 12.00 hrs, Volume= 551 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 172.76' @ 12.00 hrs Surf.Area= 1,061 sf Storage= 353 cf

Plug-Flow detention time= 33.6 min calculated for 1,949 cf (100% of inflow)
Center-of-Mass det. time= 33.5 min (792.1 - 758.6)

Volume	Invert	Avail.Storage	Storage Description
#1	167.50'	1,717 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

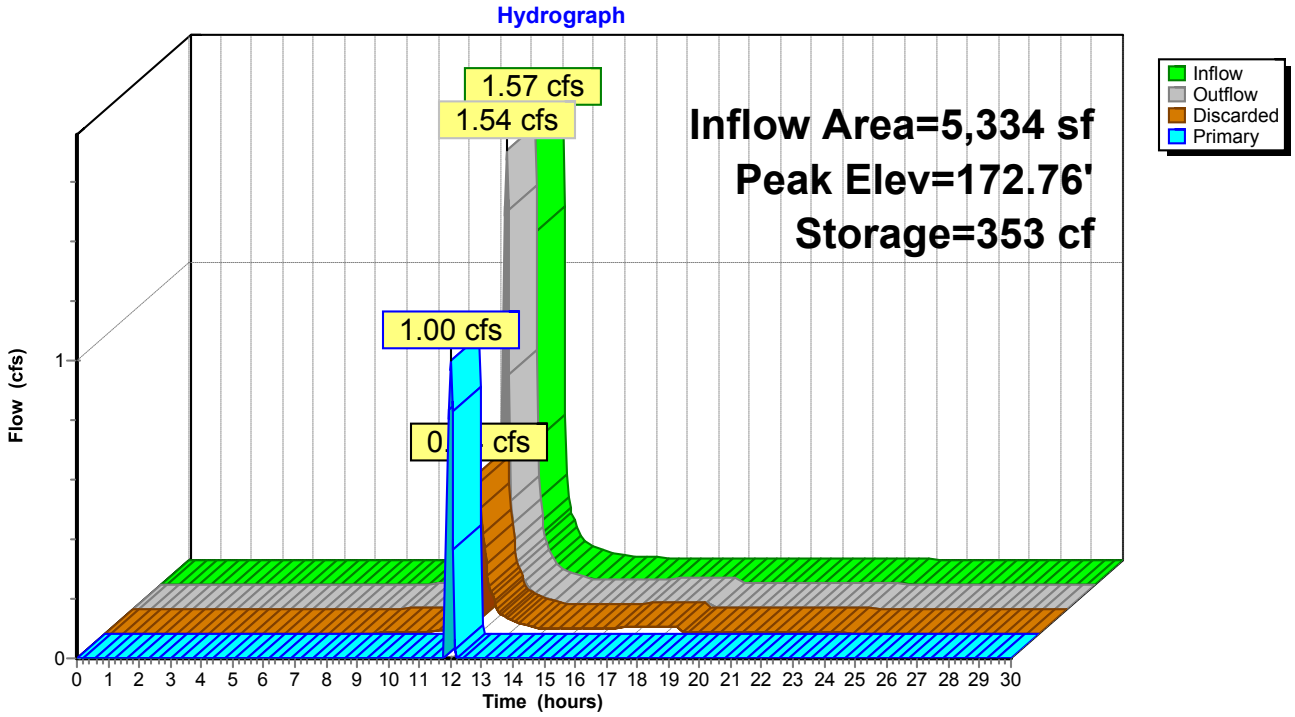
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
167.50	55	0	0
172.50	29	210	210
173.00	2,000	507	717
173.50	2,000	1,000	1,717

Device	Routing	Invert	Outlet Devices
#1	Discarded	167.50'	**22.000 in/hr Exfiltration over Surface area**
#2	Primary	172.65'	**24.0" x 24.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Discarded OutFlow Max=0.54 cfs @ 12.00 hrs HW=172.76' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.54 cfs)

Primary OutFlow Max=0.97 cfs @ 12.00 hrs HW=172.76' (Free Discharge)
↑—**2=Orifice/Grate** (Weir Controls 0.97 cfs @ 1.09 fps)

Pond 2P: EXISTING DRYWELL



Summary for Pond 3P: PROPOSED CB #3

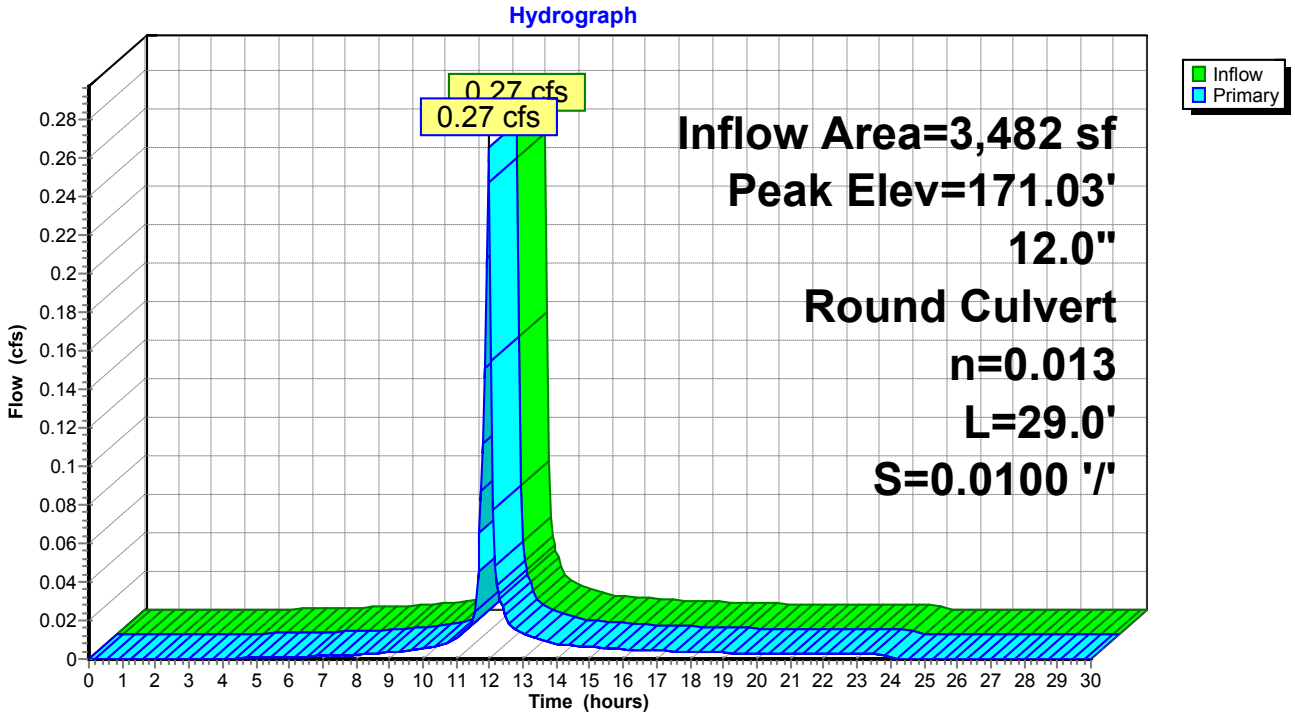
Inflow Area = 3,482 sf, 85.96% Impervious, Inflow Depth = 2.07" for 1-YEAR event
Inflow = 0.27 cfs @ 11.96 hrs, Volume= 601 cf
Outflow = 0.27 cfs @ 11.96 hrs, Volume= 601 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.27 cfs @ 11.96 hrs, Volume= 601 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 171.03' @ 11.96 hrs
Flood Elev= 172.74'

Device	Routing	Invert	Outlet Devices
#1	Primary	170.74'	**12.0" Round Culvert** L= 29.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 170.74' / 170.45' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf

Primary OutFlow Max=0.26 cfs @ 11.96 hrs HW=171.02' (Free Discharge)
1=Culvert (Inlet Controls 0.26 cfs @ 1.42 fps)

Pond 3P: PROPOSED CB #3



Summary for Pond 5P: EXISTING DRYWELL

[81] Warning: Exceeded Pond CB-2 by 2.70' @ 12.15 hrs

Inflow	=	0.83 cfs @	11.96 hrs,	Volume=	2,179 cf
Outflow	=	0.63 cfs @	12.03 hrs,	Volume=	2,179 cf, Atten= 24%, Lag= 4.1 min
Discarded	=	0.63 cfs @	12.03 hrs,	Volume=	2,179 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 173.29' @ 12.03 hrs Surf.Area= 1,241 sf Storage= 409 cf

Plug-Flow detention time= 59.7 min calculated for 2,179 cf (100% of inflow)
Center-of-Mass det. time= 59.7 min (840.6 - 780.9)

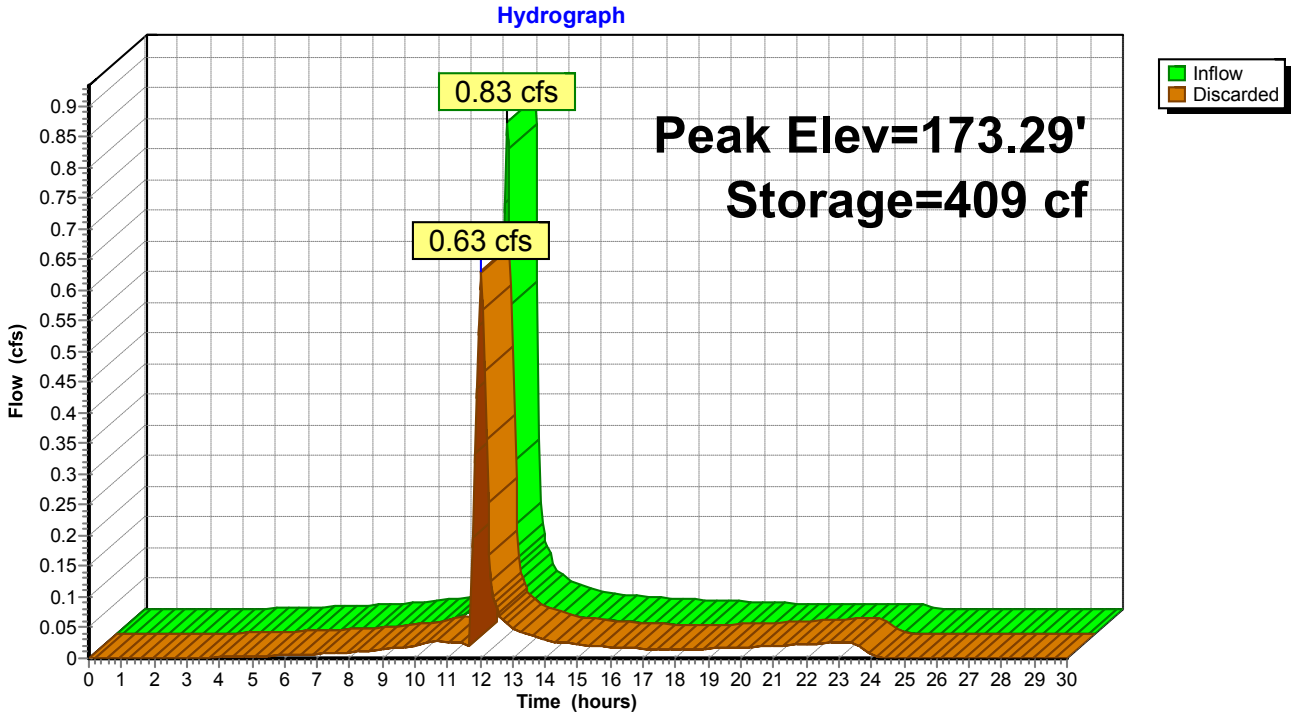
Volume	Invert	Avail.Storage	Storage Description
#1	168.00'	2,269 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
168.00	55	0	0
172.90	29	206	206
173.00	112	7	213
174.00	4,000	2,056	2,269

Device	Routing	Invert	Outlet Devices
#1	Discarded	168.00'	**22.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.62 cfs @ 12.03 hrs HW=173.29' (Free Discharge)
↑**1=Exfiltration** (Exfiltration Controls 0.62 cfs)

Pond 5P: EXISTING DRYWELL



Summary for Pond 8P: EXISTING YARD DRAIN

[58] Hint: Peaked 9.32' above defined flood level

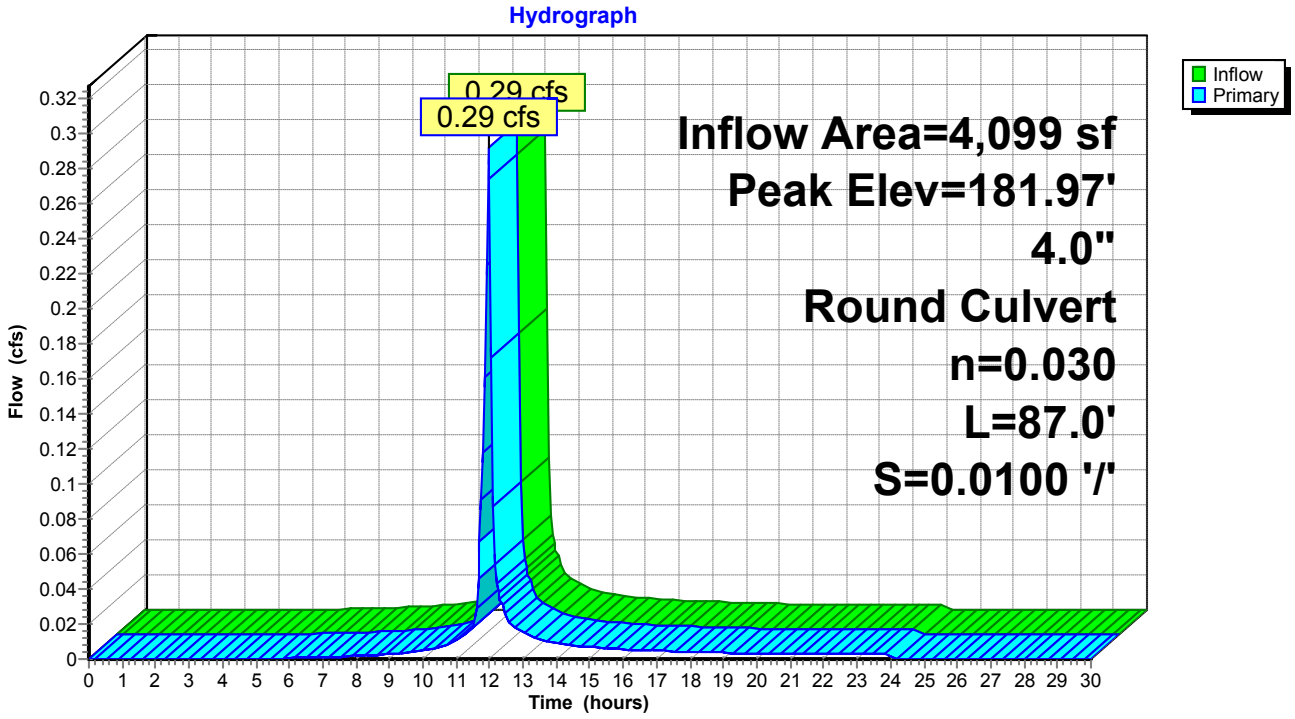
Inflow Area = 4,099 sf, 74.82% Impervious, Inflow Depth = 1.88" for 1-YEAR event
Inflow = 0.29 cfs @ 11.97 hrs, Volume= 643 cf
Outflow = 0.29 cfs @ 11.97 hrs, Volume= 643 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.29 cfs @ 11.97 hrs, Volume= 643 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 181.97' @ 11.96 hrs
Flood Elev= 172.65'

Device	Routing	Invert	Outlet Devices
#1	Primary	171.30'	**4.0" Round Culvert** L= 87.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 171.30' / 170.43' S= 0.0100 '/' Cc= 0.900 n= 0.030, Flow Area= 0.09 sf

Primary OutFlow Max=0.28 cfs @ 11.97 hrs HW=181.40' (Free Discharge)
1=Culvert (Barrel Controls 0.28 cfs @ 3.25 fps)

Pond 8P: EXISTING YARD DRAIN



Summary for Pond 12P: EXISTING CB

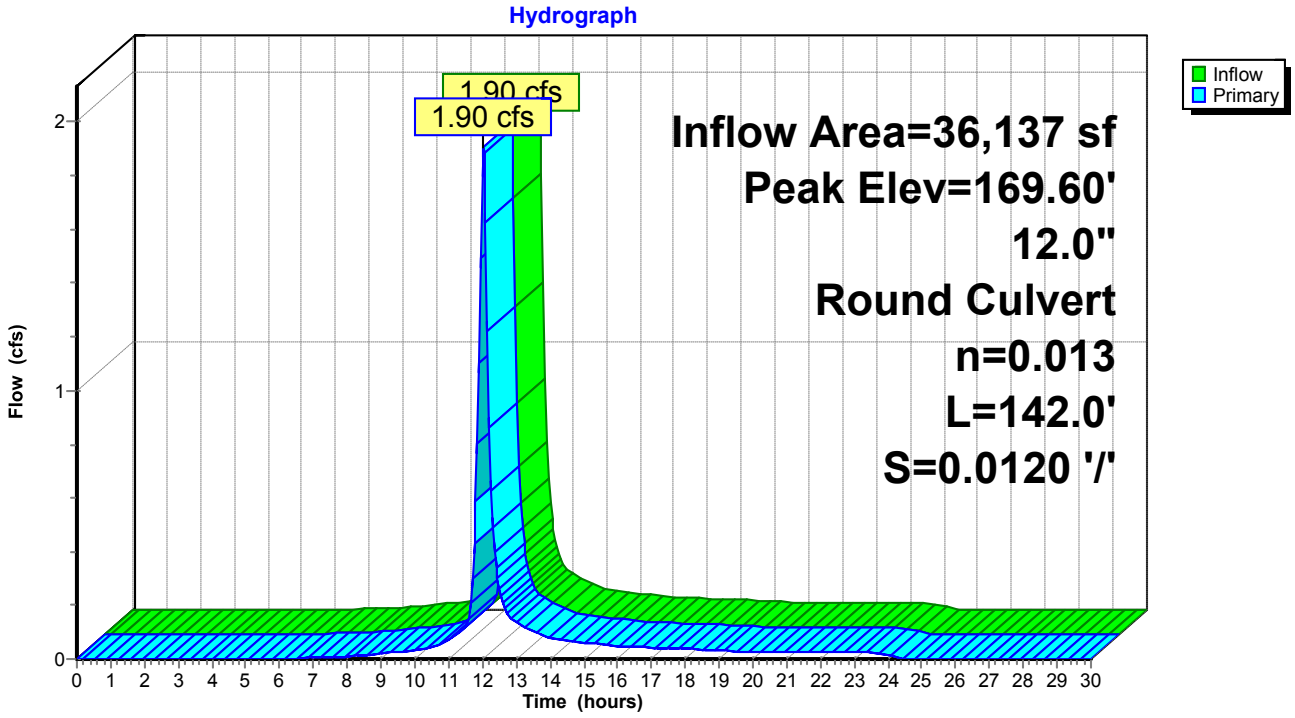
Inflow Area = 36,137 sf, 63.40% Impervious, Inflow Depth = 1.75" for 1-YEAR event
Inflow = 1.90 cfs @ 12.03 hrs, Volume= 5,256 cf
Outflow = 1.90 cfs @ 12.03 hrs, Volume= 5,256 cf, Atten= 0%, Lag= 0.0 min
Primary = 1.90 cfs @ 12.03 hrs, Volume= 5,256 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 169.60' @ 12.03 hrs
Flood Elev= 172.16'

Device	Routing	Invert	Outlet Devices
#1	Primary	168.70'	**12.0" Round Culvert** L= 142.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 168.70' / 167.00' S= 0.0120 '/' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf

Primary OutFlow Max=1.87 cfs @ 12.03 hrs HW=169.59' (Free Discharge)
1=Culvert (Inlet Controls 1.87 cfs @ 2.53 fps)

Pond 12P: EXISTING CB



Summary for Pond 14P: EXISTING CB

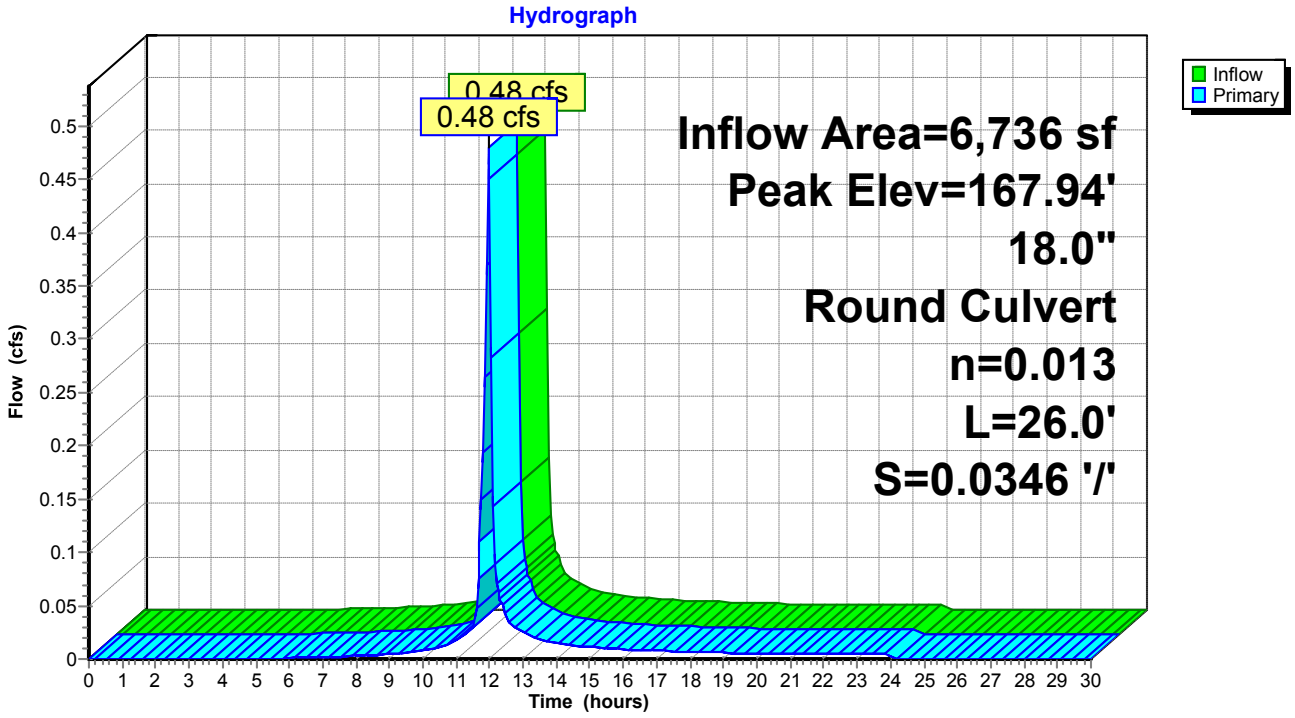
Inflow Area = 6,736 sf, 69.73% Impervious, Inflow Depth = 1.88" for 1-YEAR event
Inflow = 0.48 cfs @ 11.97 hrs, Volume= 1,057 cf
Outflow = 0.48 cfs @ 11.97 hrs, Volume= 1,057 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.48 cfs @ 11.97 hrs, Volume= 1,057 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 167.94' @ 11.97 hrs
Flood Elev= 172.33'

Device	Routing	Invert	Outlet Devices
#1	Primary	167.60'	**18.0" Round Culvert** L= 26.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 167.60' / 166.70' S= 0.0346 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf

Primary OutFlow Max=0.47 cfs @ 11.97 hrs HW=167.94' (Free Discharge)
1=Culvert (Inlet Controls 0.47 cfs @ 1.56 fps)

Pond 14P: EXISTING CB



Summary for Pond CB-1: PROPOSED CATCH BASIN #1

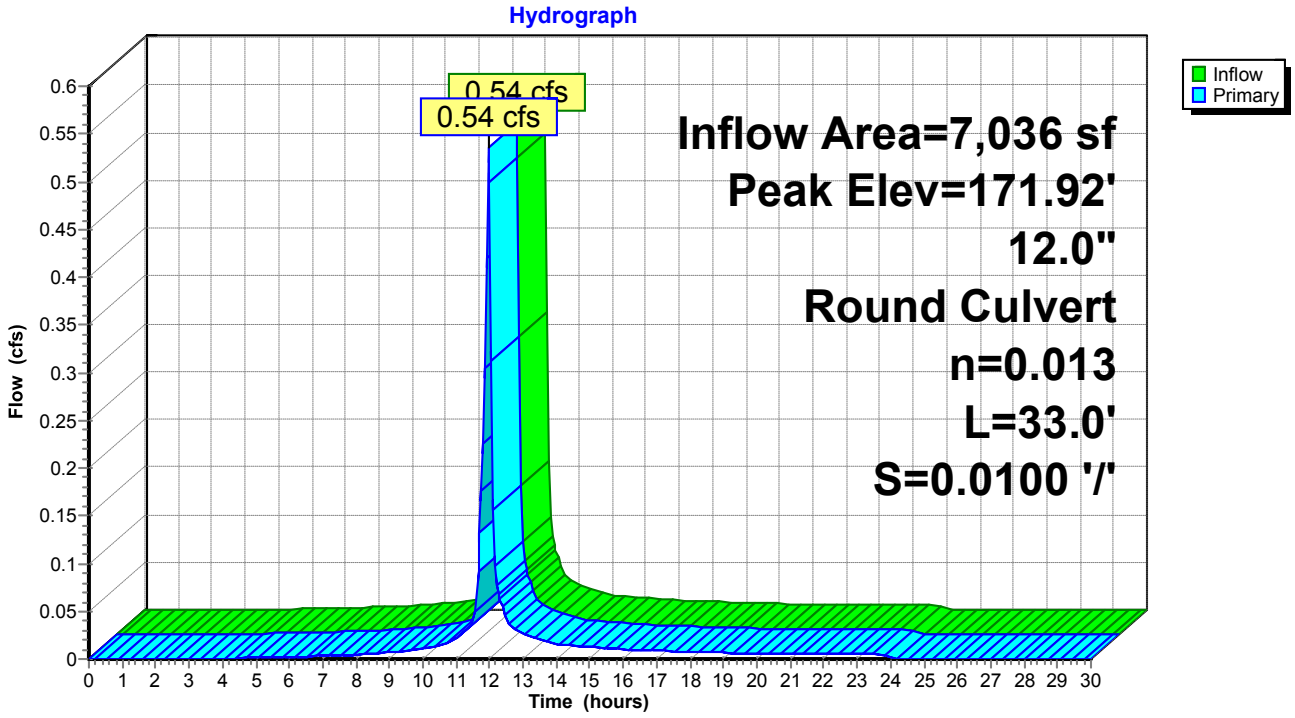
Inflow Area = 7,036 sf, 83.26% Impervious, Inflow Depth = 2.07" for 1-YEAR event
Inflow = 0.54 cfs @ 11.96 hrs, Volume= 1,214 cf
Outflow = 0.54 cfs @ 11.96 hrs, Volume= 1,214 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.54 cfs @ 11.96 hrs, Volume= 1,214 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 171.92' @ 11.96 hrs
Flood Elev= 172.70'

Device	Routing	Invert	Outlet Devices
#1	Primary	171.50'	**12.0" Round Culvert** L= 33.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 171.50' / 171.17' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf

Primary OutFlow Max=0.52 cfs @ 11.96 hrs HW=171.91' (Free Discharge)
1=Culvert (Inlet Controls 0.52 cfs @ 1.72 fps)

Pond CB-1: PROPOSED CATCH BASIN #1



Summary for Pond CB-2: PR CB #2

[57] Hint: Peaked at 170.98' (Flood elevation advised)

Inflow Area =	28,448 sf,	85.49% Impervious,	Inflow Depth =	2.14"	for 1-YEAR event
Inflow =	2.21 cfs @	11.96 hrs,	Volume=	5,084 cf	
Outflow =	2.21 cfs @	11.96 hrs,	Volume=	5,084 cf,	Atten= 0%, Lag= 0.0 min
Primary =	1.38 cfs @	11.96 hrs,	Volume=	2,904 cf	
Secondary =	0.83 cfs @	11.96 hrs,	Volume=	2,179 cf	

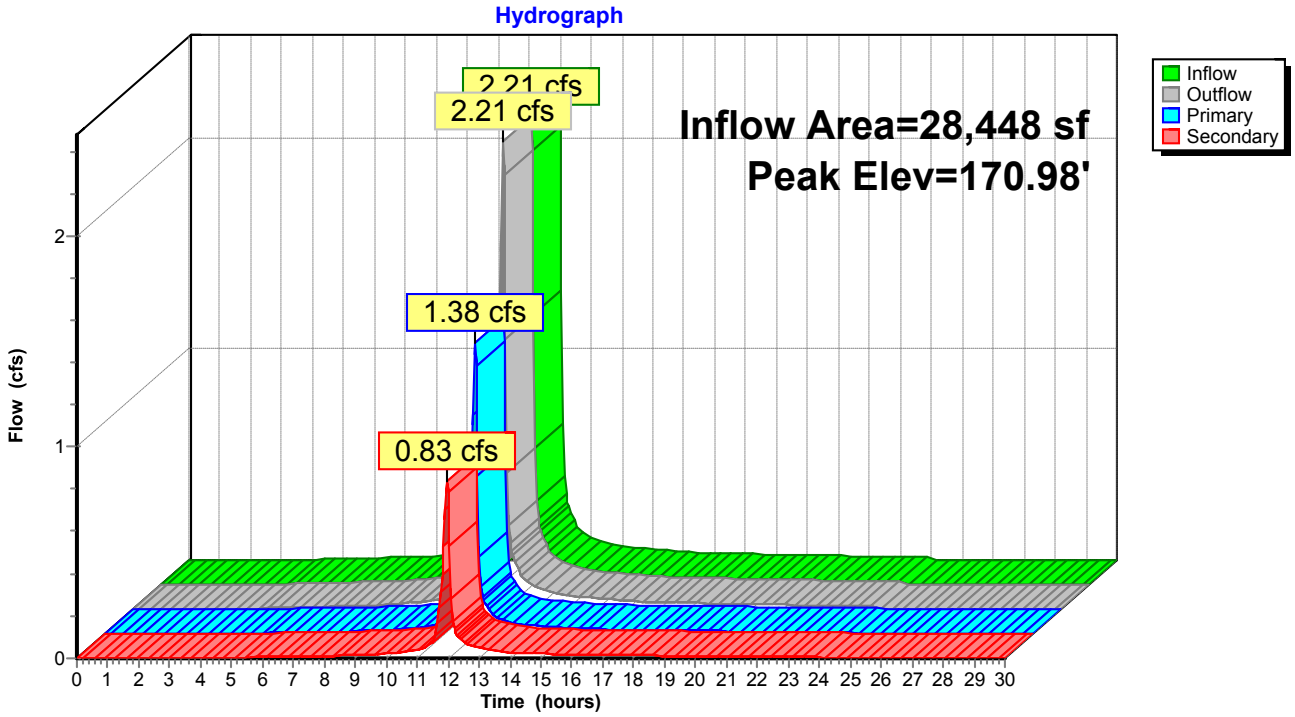
Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 170.98' @ 11.96 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	170.25'	**12.0" Round Culvert** L= 20.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 170.25' / 170.05' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf
#2	Secondary	170.25'	**8.0" Round Culvert** L= 12.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 170.25' / 170.05' S= 0.0167 '/' Cc= 0.900 n= 0.013, Flow Area= 0.35 sf

Primary OutFlow Max=1.34 cfs @ 11.96 hrs HW=170.96' (Free Discharge)
1=Culvert (Barrel Controls 1.34 cfs @ 3.13 fps)

Secondary OutFlow Max=0.82 cfs @ 11.96 hrs HW=170.96' (Free Discharge)
2=Culvert (Inlet Controls 0.82 cfs @ 2.34 fps)

Pond CB-2: PR CB #2



Summary for Pond DP-1: Existing Catch Basin

[79] Warning: Submerged Pond 12P Primary device # 1 OUTLET by 0.77'
[79] Warning: Submerged Pond 14P Primary device # 1 INLET by 0.17'

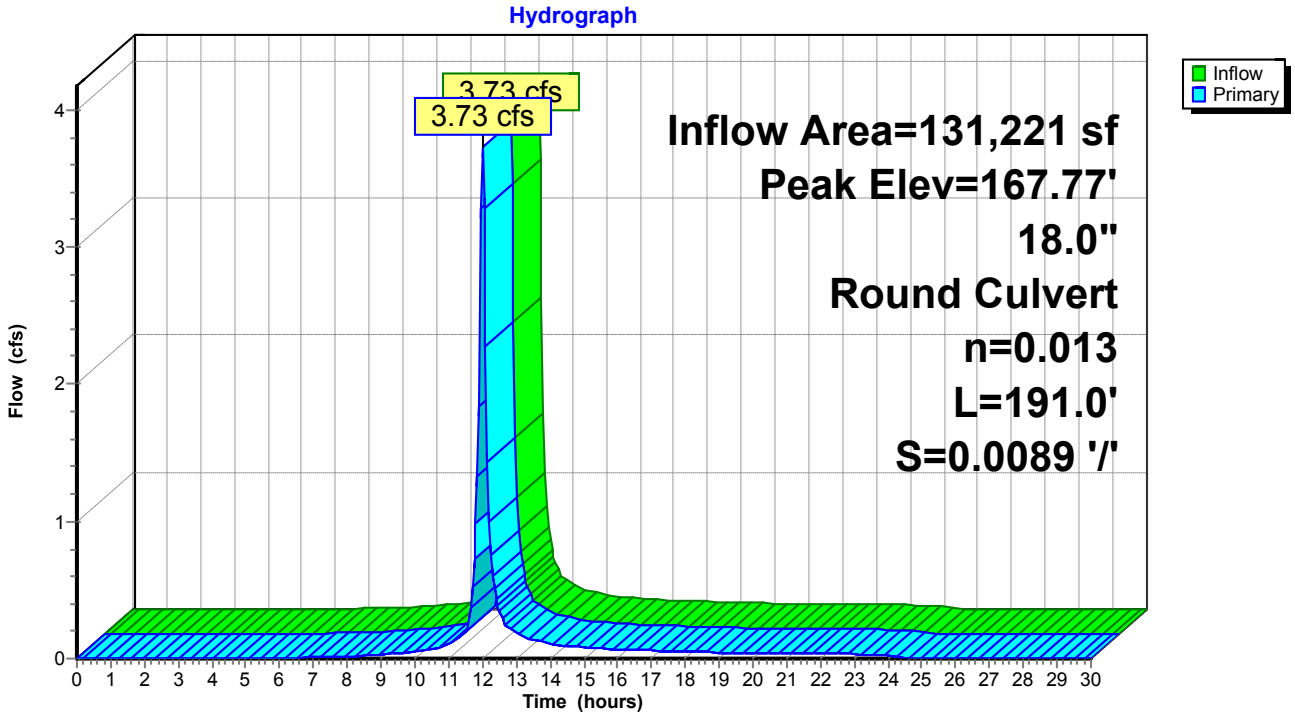
Inflow Area = 131,221 sf, 73.88% Impervious, Inflow Depth = 0.73" for 1-YEAR event
Inflow = 3.73 cfs @ 12.00 hrs, Volume= 7,931 cf
Outflow = 3.73 cfs @ 12.00 hrs, Volume= 7,931 cf, Atten= 0%, Lag= 0.0 min
Primary = 3.73 cfs @ 12.00 hrs, Volume= 7,931 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 167.77' @ 12.00 hrs
Flood Elev= 171.87'

Device	Routing	Invert	Outlet Devices
#1	Primary	166.70'	**18.0" Round Culvert** L= 191.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 166.70' / 165.00' S= 0.0089 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf

Primary OutFlow Max=3.73 cfs @ 12.00 hrs HW=167.77' (Free Discharge)
↑—**1=Culvert** (Inlet Controls 3.73 cfs @ 2.78 fps)

Pond DP-1: Existing Catch Basin



Summary for Pond DW-1: PROPOSED DRYWELL #1

[85] Warning: Oscillations may require smaller dt or Finer Routing (severity=2)

Inflow Area = 3,471 sf, 65.57% Impervious, Inflow Depth = 1.80" for 1-YEAR event
Inflow = 0.24 cfs @ 11.97 hrs, Volume= 519 cf
Outflow = 0.05 cfs @ 13.59 hrs, Volume= 519 cf, Atten= 77%, Lag= 97.2 min
Discarded = 0.05 cfs @ 13.59 hrs, Volume= 519 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 166.38' @ 12.16 hrs Surf.Area= 60 sf Storage= 146 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 17.9 min (820.1 - 802.2)

Volume	Invert	Avail.Storage	Storage Description
#1	164.00'	712 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)
#2	163.00'	38 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 94 cf Overall x 40.0% Voids
		750 cf	Total Available Storage

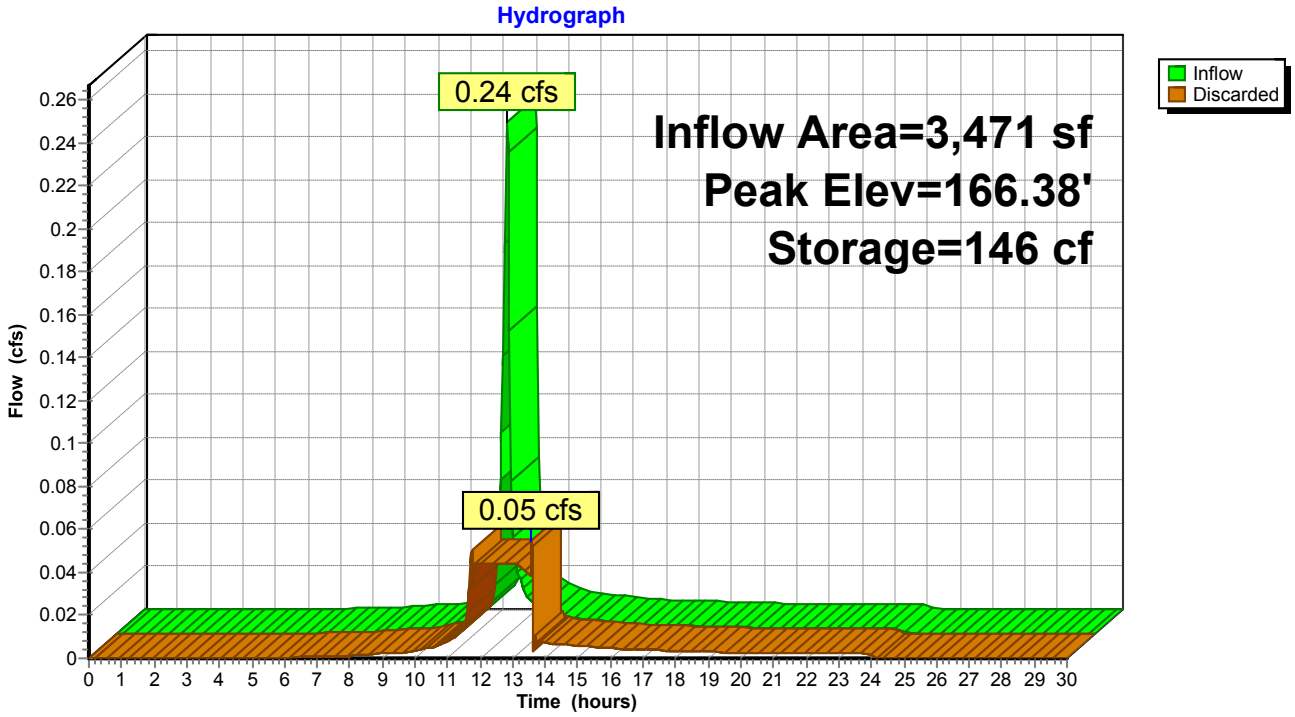
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
164.00	50	0	0
168.90	50	245	245
169.00	300	17	262
170.50	300	450	712

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
163.00	78	0	0
164.00	10	44	44
169.00	10	50	94

Device	Routing	Invert	Outlet Devices
#1	Discarded	163.00'	**32.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.05 cfs @ 13.59 hrs HW=163.19' (Free Discharge)
↑**1=Exfiltration** (Exfiltration Controls 0.05 cfs)

Pond DW-1: PROPOSED DRYWELL #1



Summary for Pond DW-2: PROPOSED DRYWELL #2

[85] Warning: Oscillations may require smaller dt or Finer Routing (severity=1)
[81] Warning: Exceeded Pond YD-2 by 2.78' @ 13.10 hrs

Inflow Area = 13,357 sf, 67.23% Impervious, Inflow Depth = 1.81" for 1-YEAR event
Inflow = 0.90 cfs @ 11.97 hrs, Volume= 2,015 cf
Outflow = 0.89 cfs @ 12.02 hrs, Volume= 2,015 cf, Atten= 1%, Lag= 3.1 min
Discarded = 0.89 cfs @ 12.02 hrs, Volume= 2,015 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 175.62' @ 12.00 hrs Surf.Area= 1,120 sf Storage= 510 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 57.4 min (851.9 - 794.5)

Volume	Invert	Avail.Storage	Storage Description
#1	167.78'	1,499 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)
#2	166.50'	53 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 134 cf Overall x 40.0% Voids
		1,552 cf	Total Available Storage

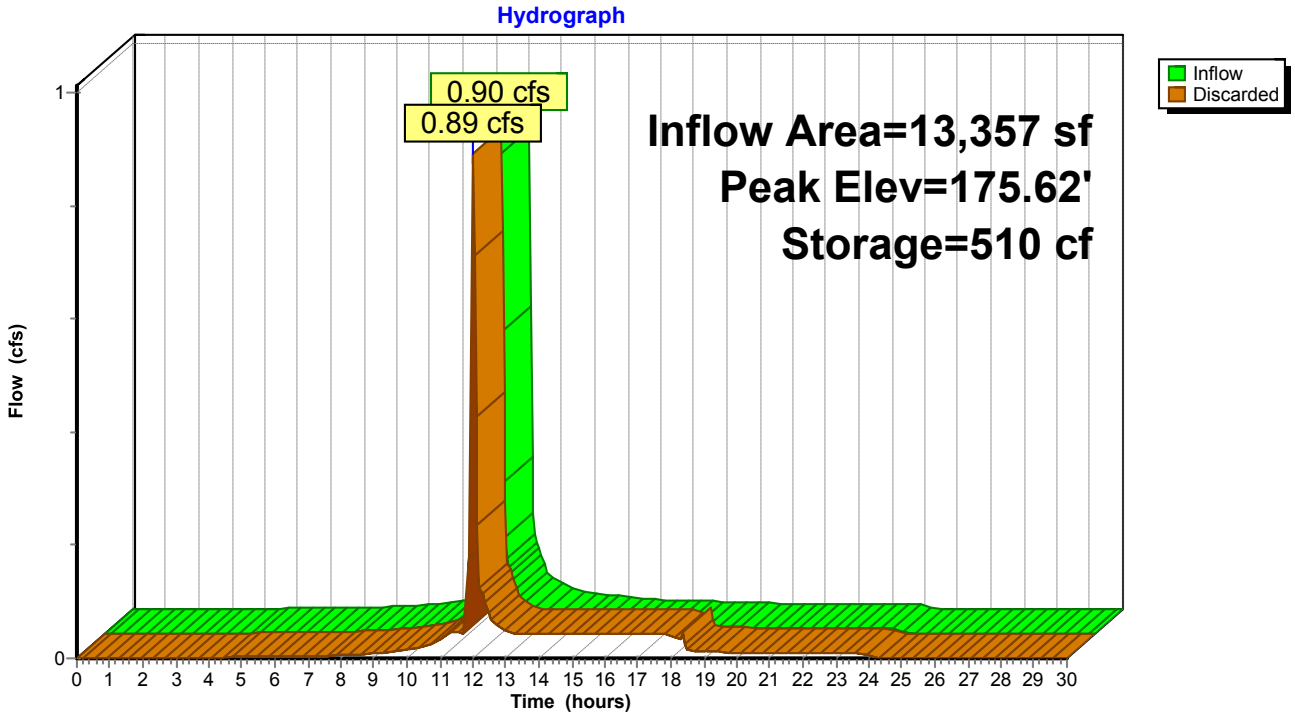
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
167.78	50	0	0
175.50	50	386	386
176.00	4,400	1,113	1,499

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
166.50	78	0	0
167.78	10	56	56
175.50	10	77	134

Device	Routing	Invert	Outlet Devices
#1	Discarded	166.50'	**32.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.79 cfs @ 12.02 hrs HW=175.62' (Free Discharge)
↑**1=Exfiltration** (Exfiltration Controls 0.79 cfs)

Pond DW-2: PROPOSED DRYWELL #2



Summary for Pond DW-3: PROPOSED DRYWELL #3

[85] Warning: Oscillations may require smaller dt or Finer Routing (severity=2)
[81] Warning: Exceeded Pond YD-4 by 2.08' @ 13.40 hrs

Inflow Area = 14,239 sf, 86.05% Impervious, Inflow Depth = 2.15" for 1-YEAR event
Inflow = 1.11 cfs @ 11.96 hrs, Volume= 2,550 cf
Outflow = 0.96 cfs @ 12.01 hrs, Volume= 2,550 cf, Atten= 13%, Lag= 2.7 min
Discarded = 0.96 cfs @ 12.01 hrs, Volume= 2,550 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 174.66' @ 12.01 hrs Surf.Area= 1,290 sf Storage= 549 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 51.7 min (828.2 - 776.5)

Volume	Invert	Avail.Storage	Storage Description
#1	166.69'	1,403 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)
#2	165.50'	55 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 138 cf Overall x 40.0% Voids
		1,458 cf	Total Available Storage

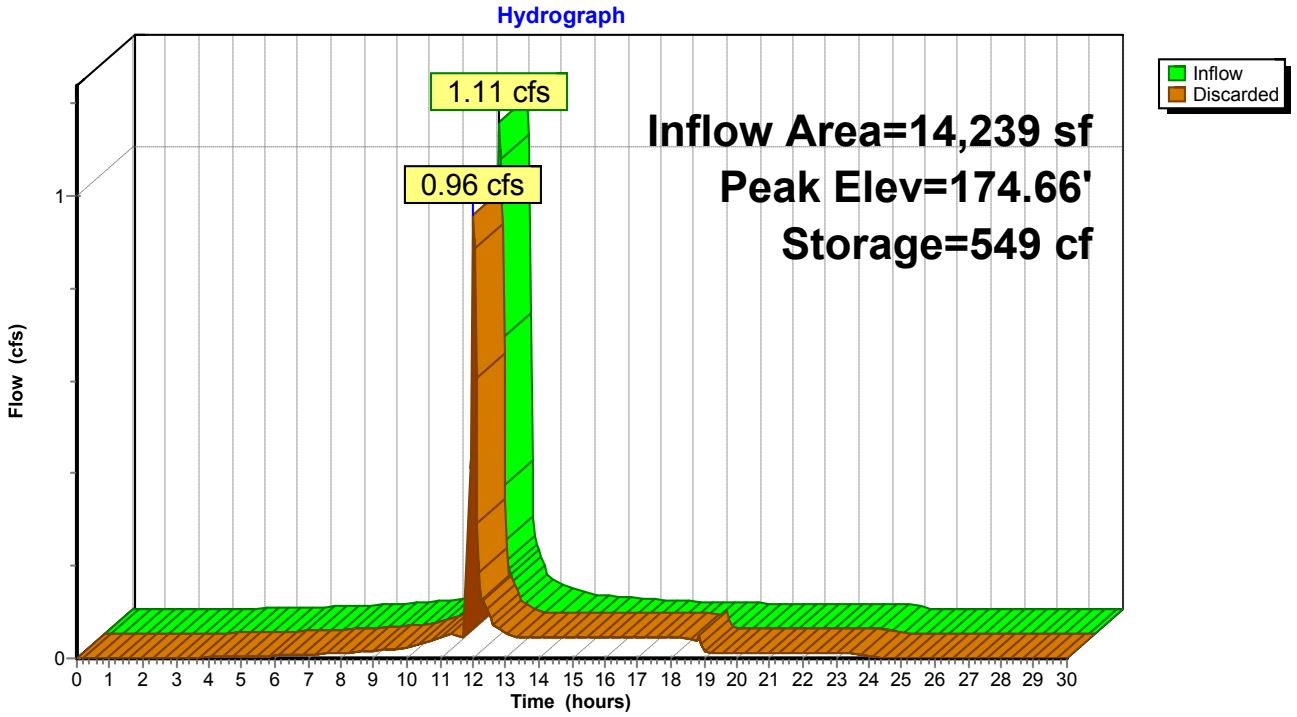
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
166.69	50	0	0
174.50	50	391	391
175.00	4,000	1,013	1,403

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
165.50	79	0	0
165.69	79	15	15
166.69	10	45	60
174.50	10	78	138

Device	Routing	Invert	Outlet Devices
#1	Discarded	165.50'	**32.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.94 cfs @ 12.01 hrs HW=174.65' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.94 cfs)

Pond DW-3: PROPOSED DRYWELL #3



Summary for Pond DW-4: PROPOSED DRYWELL #4

[81] Warning: Exceeded Pond CB-2 by 2.21' @ 12.00 hrs

Inflow Area = 28,448 sf, 85.49% Impervious, Inflow Depth = 1.23" for 1-YEAR event
Inflow = 1.38 cfs @ 11.96 hrs, Volume= 2,904 cf
Outflow = 1.31 cfs @ 11.99 hrs, Volume= 2,905 cf, Atten= 5%, Lag= 1.4 min
Discarded = 0.10 cfs @ 11.99 hrs, Volume= 1,750 cf
Secondary = 1.21 cfs @ 11.99 hrs, Volume= 1,154 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 173.16' @ 11.99 hrs Surf.Area= 217 sf Storage= 511 cf

Plug-Flow detention time= 67.5 min calculated for 2,900 cf (100% of inflow)
Center-of-Mass det. time= 67.5 min (844.1 - 776.6)

Volume	Invert	Avail.Storage	Storage Description
#1	165.00'	1,468 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)
#2	164.00'	50 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 124 cf Overall x 40.0% Voids
		1,517 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
165.00	55	0	0
173.00	55	440	440
174.00	1,000	528	968
174.50	1,000	500	1,468

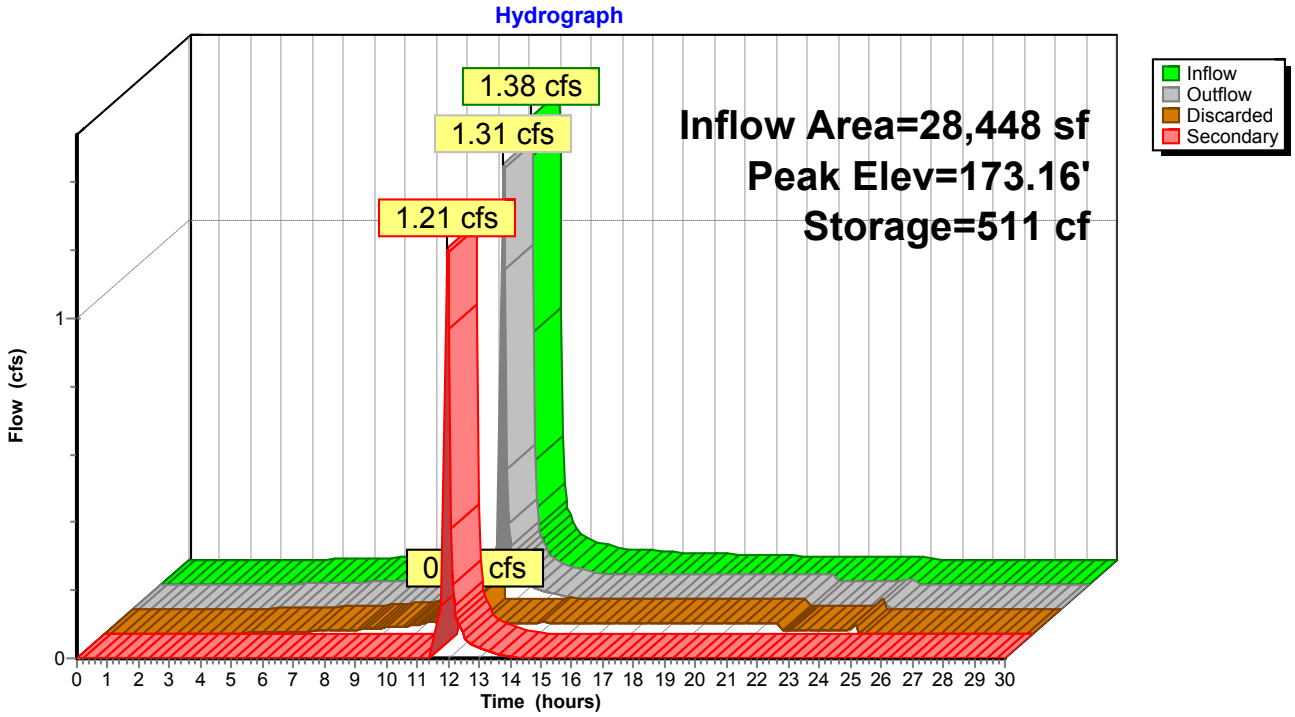
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
164.00	78	0	0
165.00	10	44	44
173.00	10	80	124

Device	Routing	Invert	Outlet Devices
#1	Discarded	164.00'	**22.000 in/hr Exfiltration over Surface area**
#2	Secondary	172.00'	**8.0" Round Culvert** L= 30.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 172.00' / 171.70' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 0.35 sf

Discarded OutFlow Max=0.10 cfs @ 11.99 hrs HW=173.13' (Free Discharge)
└**1=Exfiltration** (Exfiltration Controls 0.10 cfs)

Secondary OutFlow Max=1.18 cfs @ 11.99 hrs HW=173.12' (Free Discharge)
└**2=Culvert** (Inlet Controls 1.18 cfs @ 3.38 fps)

Pond DW-4: PROPOSED DRYWELL #4



Summary for Pond DW-5: PROPOSED DRYWELL #5

[85] Warning: Oscillations may require smaller dt or Finer Routing (severity=2)

Inflow Area = 11,493 sf, 65.66% Impervious, Inflow Depth = 1.80" for 1-YEAR event
Inflow = 0.79 cfs @ 11.97 hrs, Volume= 1,719 cf
Outflow = 0.51 cfs @ 12.05 hrs, Volume= 1,720 cf, Atten= 35%, Lag= 4.8 min
Discarded = 0.51 cfs @ 12.05 hrs, Volume= 1,720 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 172.32' @ 12.05 hrs Surf.Area= 1,005 sf Storage= 421 cf

Plug-Flow detention time= 44.1 min calculated for 1,717 cf (100% of inflow)
Center-of-Mass det. time= 44.3 min (846.5 - 802.2)

Volume	Invert	Avail.Storage	Storage Description
#1	168.00'	1,748 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)
#2	167.00'	34 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 84 cf Overall x 40.0% Voids
		1,781 cf	Total Available Storage

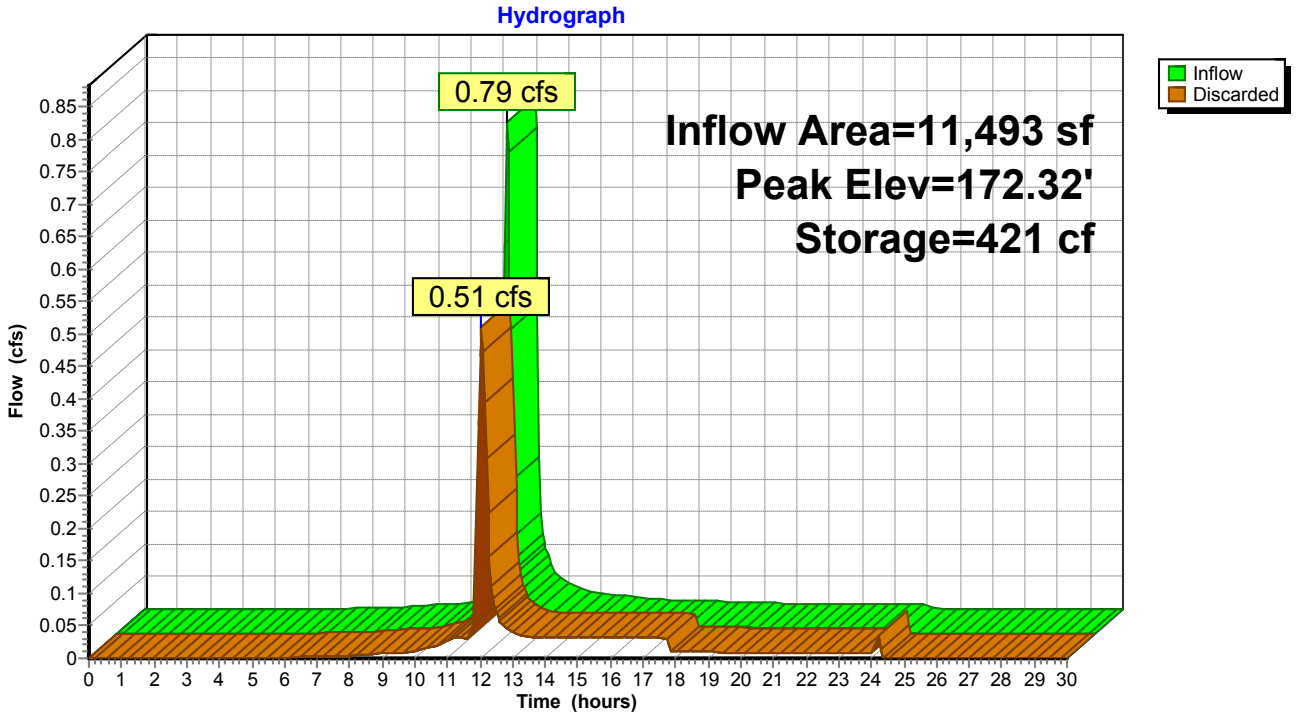
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
168.00	55	0	0
172.00	55	220	220
173.00	3,000	1,528	1,748

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
167.00	78	0	0
168.00	10	44	44
172.00	10	40	84

Device	Routing	Invert	Outlet Devices
#1	Discarded	167.00'	**22.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.51 cfs @ 12.05 hrs HW=172.32' (Free Discharge)
1=Exfiltration (Exfiltration Controls 0.51 cfs)

Pond DW-5: PROPOSED DRYWELL #5



Summary for Pond DW-6: PROPOSED DRYWELL #6

[85] Warning: Oscillations may require smaller dt or Finer Routing (severity=2)

Inflow Area = 1,844 sf,100.00% Impervious, Inflow Depth = 2.38" for 1-YEAR event
Inflow = 0.15 cfs @ 11.96 hrs, Volume= 366 cf
Outflow = 0.04 cfs @ 11.72 hrs, Volume= 366 cf, Atten= 75%, Lag= 0.0 min
Discarded = 0.04 cfs @ 11.72 hrs, Volume= 366 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 171.23' @ 12.13 hrs Surf.Area= 65 sf Storage= 90 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 13.1 min (770.2 - 757.1)

Volume	Invert	Avail.Storage	Storage Description
#1	170.00'	484 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)
#2	169.00'	34 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 84 cf Overall x 40.0% Voids
		517 cf	Total Available Storage

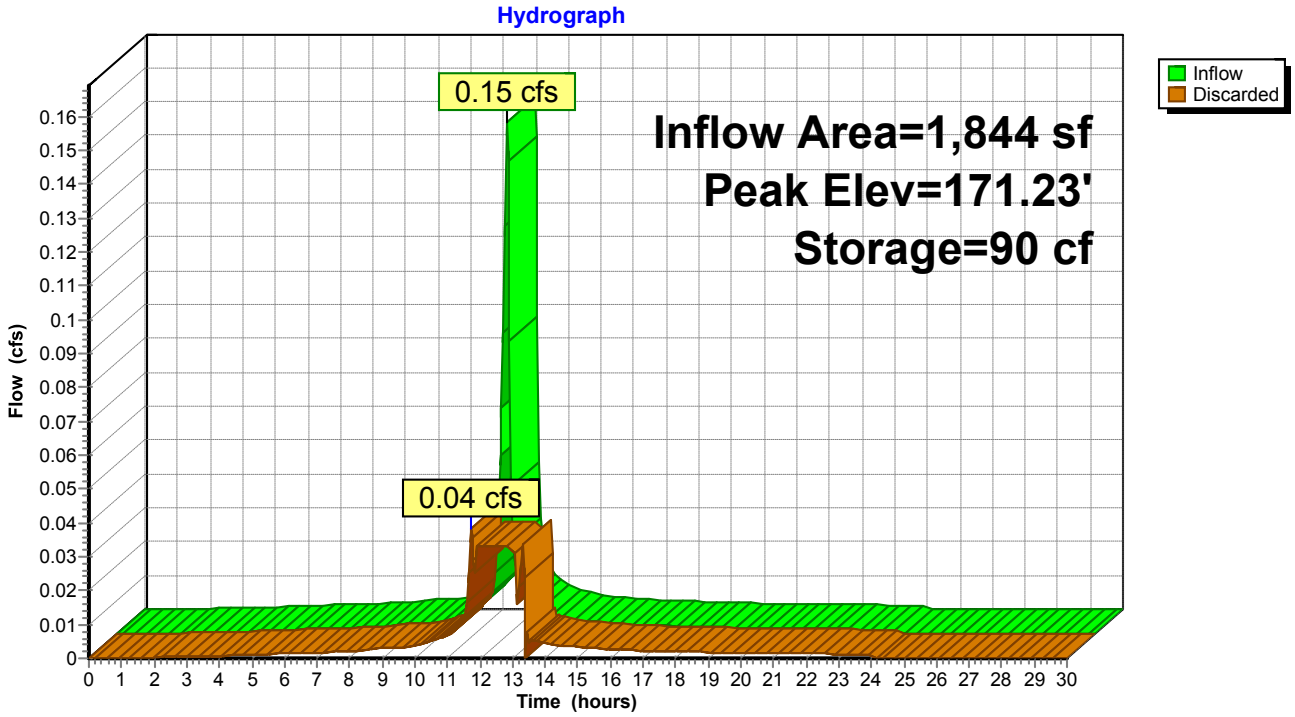
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
170.00	55	0	0
174.00	55	220	220
174.50	1,000	264	484

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
169.00	78	0	0
170.00	10	44	44
174.00	10	40	84

Device	Routing	Invert	Outlet Devices
#1	Discarded	169.00'	**22.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.04 cfs @ 11.72 hrs HW=169.08' (Free Discharge)
1=Exfiltration (Exfiltration Controls 0.04 cfs)

Pond DW-6: PROPOSED DRYWELL #6



Summary for Pond DW-7: PROPOSED DRYWELL #7

[85] Warning: Oscillations may require smaller dt or Finer Routing (severity=2)

Inflow Area = 1,755 sf,100.00% Impervious, Inflow Depth = 2.38" for 1-YEAR event
Inflow = 0.14 cfs @ 11.96 hrs, Volume= 348 cf
Outflow = 0.04 cfs @ 13.28 hrs, Volume= 348 cf, Atten= 71%, Lag= 79.1 min
Discarded = 0.04 cfs @ 13.28 hrs, Volume= 348 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 172.44' @ 12.13 hrs Surf.Area= 65 sf Storage= 82 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 12.1 min (769.2 - 757.1)

Volume	Invert	Avail.Storage	Storage Description
#1	171.50'	352 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)
#2	170.00'	42 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 106 cf Overall x 40.0% Voids
		394 cf	Total Available Storage

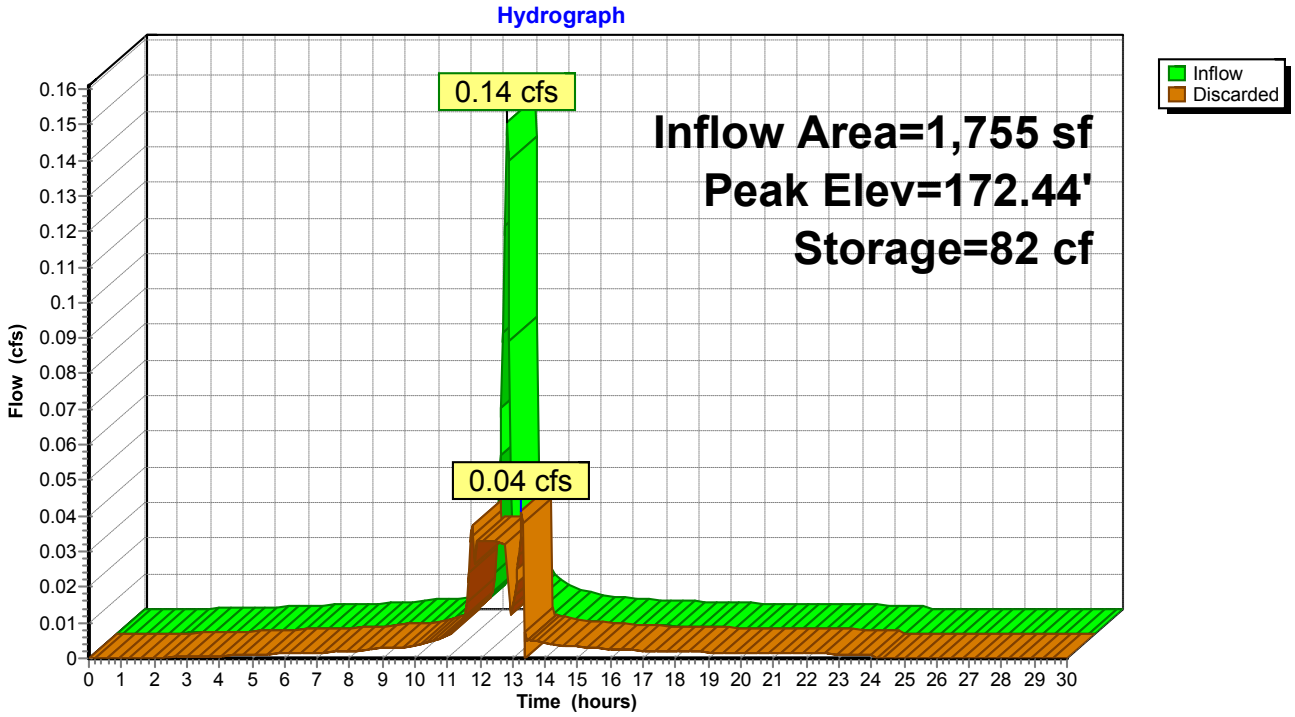
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
171.50	55	0	0
175.50	55	220	220
175.75	1,000	132	352

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
170.00	78	0	0
171.50	10	66	66
175.50	10	40	106

Device	Routing	Invert	Outlet Devices
#1	Discarded	170.00'	**22.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.04 cfs @ 13.28 hrs HW=170.15' (Free Discharge)
1=Exfiltration (Exfiltration Controls 0.04 cfs)

Pond DW-7: PROPOSED DRYWELL #7



Summary for Pond DW-8: PROPOSED DRYWELL #8

[85] Warning: Oscillations may require smaller dt or Finer Routing (severity=2)

Inflow Area = 1,734 sf,100.00% Impervious, Inflow Depth = 2.38" for 1-YEAR event
Inflow = 0.14 cfs @ 11.96 hrs, Volume= 344 cf
Outflow = 0.04 cfs @ 11.73 hrs, Volume= 344 cf, Atten= 74%, Lag= 0.0 min
Discarded = 0.04 cfs @ 11.73 hrs, Volume= 344 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 170.14' @ 12.12 hrs Surf.Area= 65 sf Storage= 85 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 12.2 min (769.3 - 757.1)

Volume	Invert	Avail.Storage	Storage Description
#1	169.00'	484 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)
#2	168.00'	34 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 84 cf Overall x 40.0% Voids
		517 cf	Total Available Storage

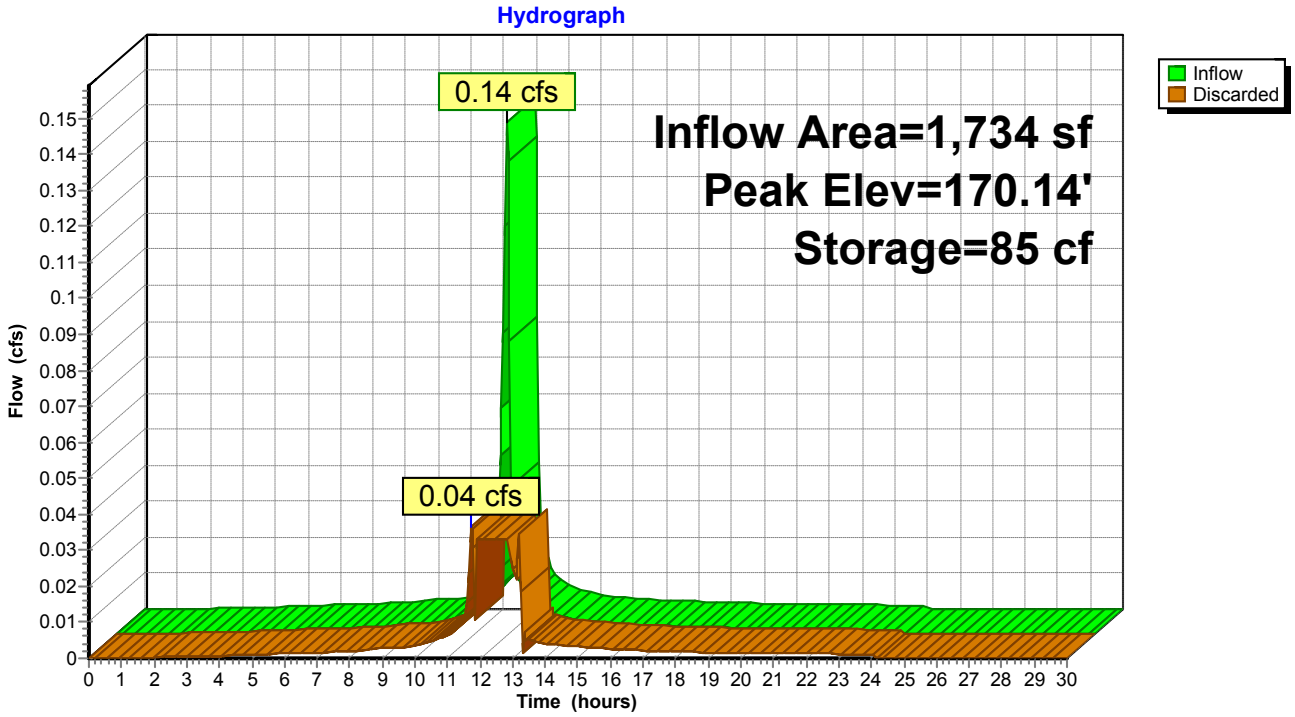
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
169.00	55	0	0
173.00	55	220	220
173.50	1,000	264	484

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
168.00	78	0	0
169.00	10	44	44
173.00	10	40	84

Device	Routing	Invert	Outlet Devices
#1	Discarded	168.00'	**22.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.04 cfs @ 11.73 hrs HW=168.09' (Free Discharge)
1=Exfiltration (Exfiltration Controls 0.04 cfs)

Pond DW-8: PROPOSED DRYWELL #8



Summary for Pond YD-1: PROPOSED DRAIN #1

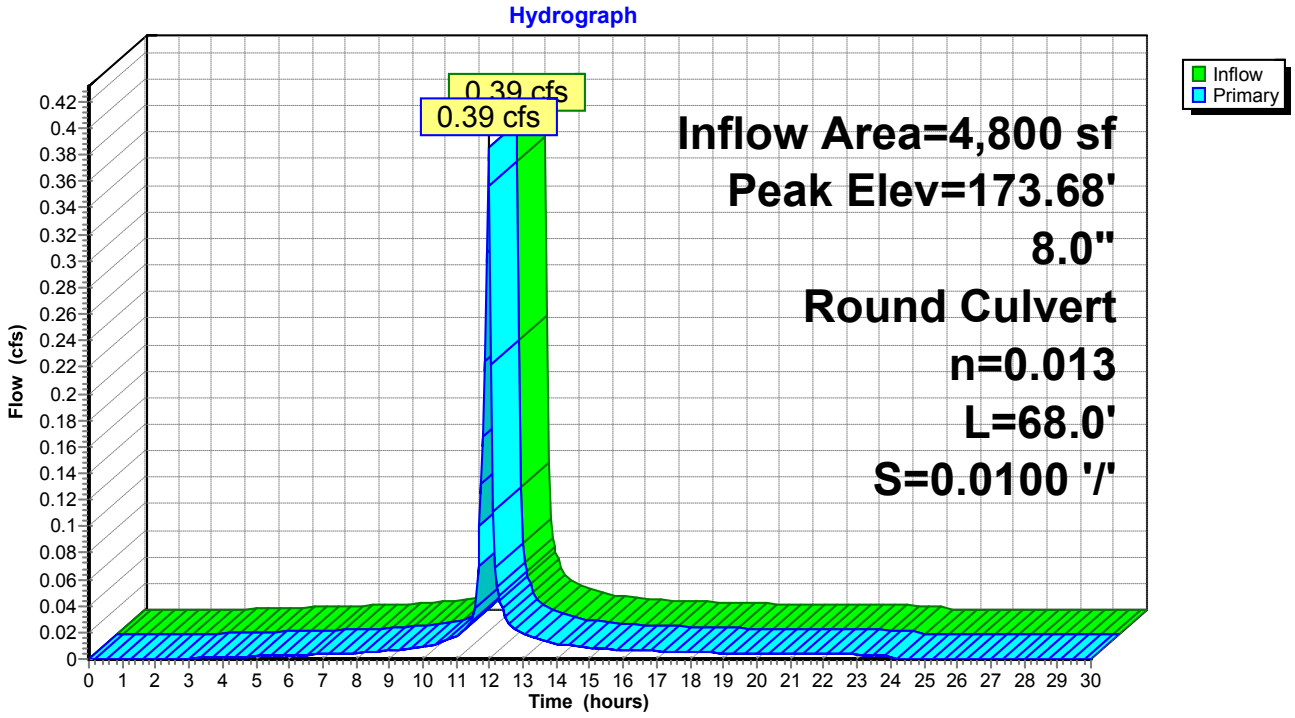
Inflow Area = 4,800 sf, 94.90% Impervious, Inflow Depth = 2.27" for 1-YEAR event
Inflow = 0.39 cfs @ 11.96 hrs, Volume= 909 cf
Outflow = 0.39 cfs @ 11.96 hrs, Volume= 909 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.39 cfs @ 11.96 hrs, Volume= 909 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 173.68' @ 11.96 hrs
Flood Elev= 175.44'

Device	Routing	Invert	Outlet Devices
#1	Primary	173.27'	**8.0" Round Culvert** L= 68.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 173.27' / 172.59' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 0.35 sf

Primary OutFlow Max=0.38 cfs @ 11.96 hrs HW=173.67' (Free Discharge)
1=Culvert (Inlet Controls 0.38 cfs @ 1.71 fps)

Pond YD-1: PROPOSED DRAIN #1



Summary for Pond YD-2: PROPOSED DRAIN #2

[79] Warning: Submerged Pond YD-1 Primary device # 1 INLET by 0.10'

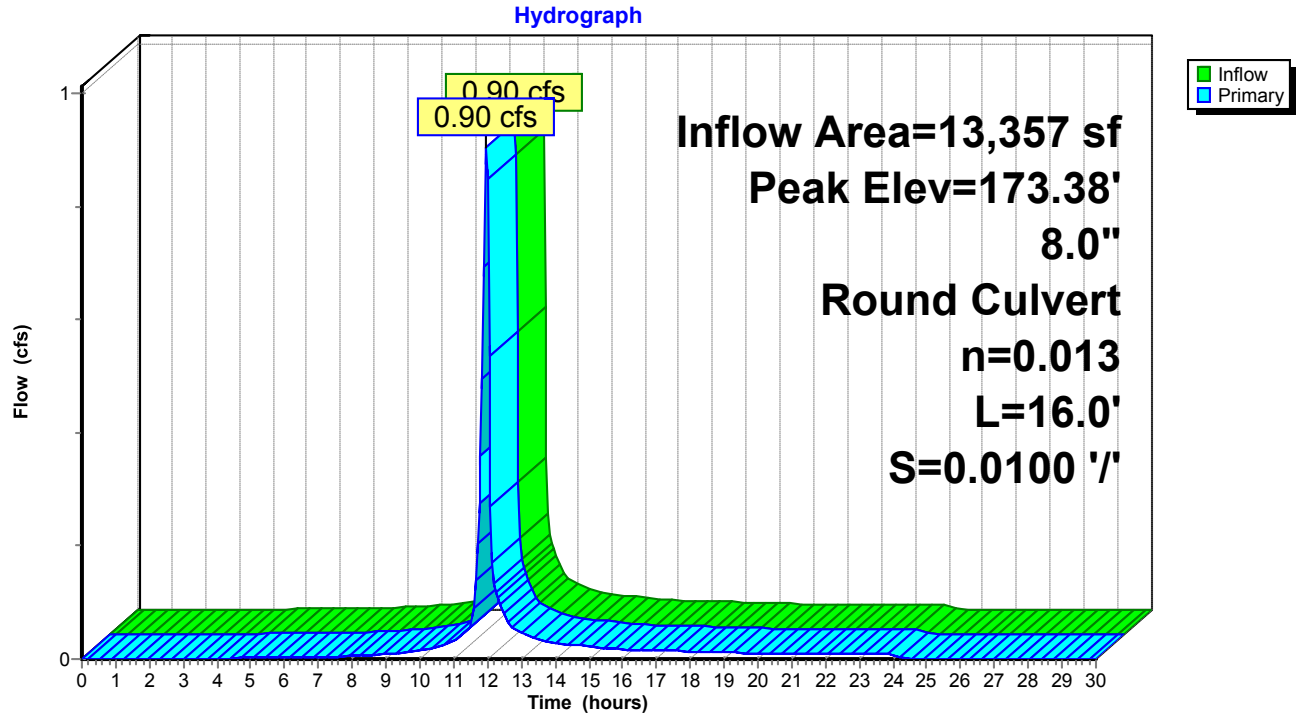
Inflow Area = 13,357 sf, 67.23% Impervious, Inflow Depth = 1.81" for 1-YEAR event
Inflow = 0.90 cfs @ 11.97 hrs, Volume= 2,015 cf
Outflow = 0.90 cfs @ 11.97 hrs, Volume= 2,015 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.90 cfs @ 11.97 hrs, Volume= 2,015 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 173.38' @ 11.97 hrs
Flood Elev= 173.78'

Device	Routing	Invert	Outlet Devices
#1	Primary	172.59'	**8.0" Round Culvert** L= 16.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 172.59' / 172.43' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 0.35 sf

Primary OutFlow Max=0.88 cfs @ 11.97 hrs HW=173.36' (Free Discharge)
└**1=Culvert** (Inlet Controls 0.88 cfs @ 2.51 fps)

Pond YD-2: PROPOSED DRAIN #2



Summary for Pond YD-3: PROPOSED DRAIN #3

[58] Hint: Peaked 0.30' above defined flood level

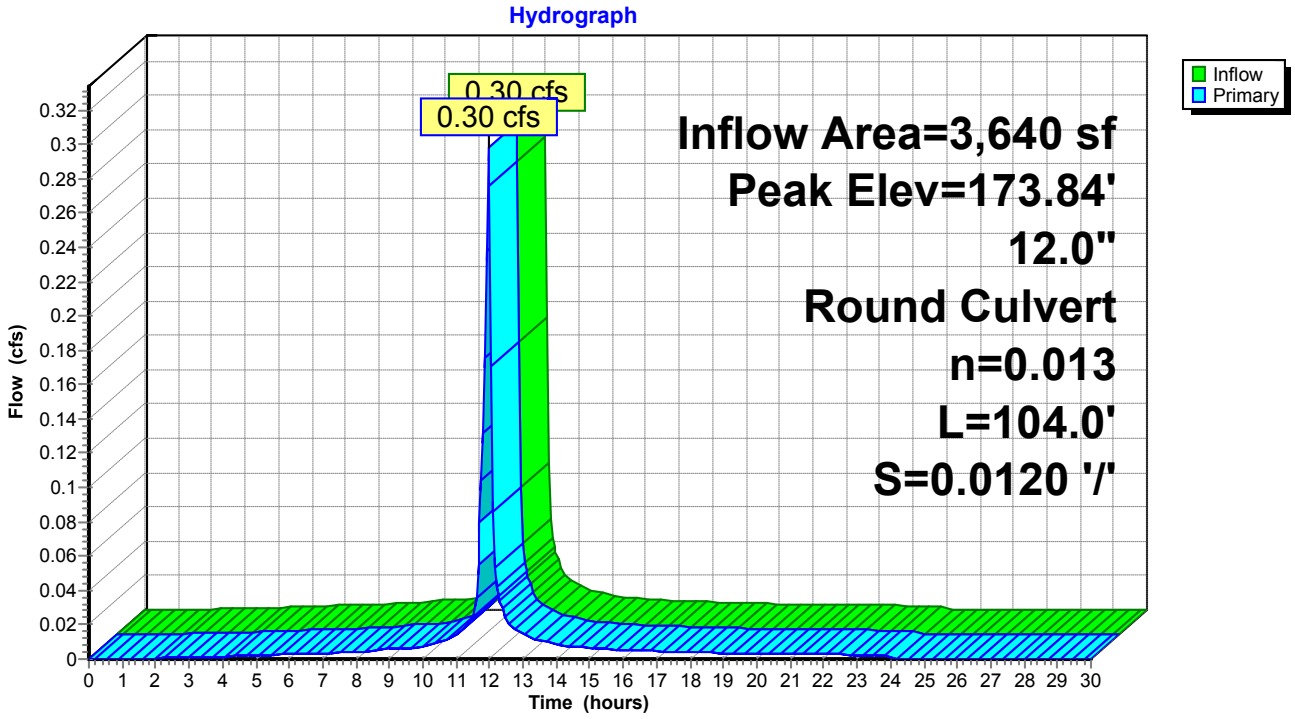
Inflow Area = 3,640 sf,100.00% Impervious, Inflow Depth = 2.38" for 1-YEAR event
Inflow = 0.30 cfs @ 11.96 hrs, Volume= 722 cf
Outflow = 0.30 cfs @ 11.96 hrs, Volume= 722 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.30 cfs @ 11.96 hrs, Volume= 722 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 173.84' @ 11.96 hrs
Flood Elev= 173.54'

Device	Routing	Invert	Outlet Devices
#1	Primary	173.54'	**12.0" Round Culvert** L= 104.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 173.54' / 172.29' S= 0.0120 '/' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf

Primary OutFlow Max=0.29 cfs @ 11.96 hrs HW=173.84' (Free Discharge)
1=Culvert (Inlet Controls 0.29 cfs @ 1.47 fps)

Pond YD-3: PROPOSED DRAIN #3



Summary for Pond YD-4: PROPOSED DRAIN #4

[79] Warning: Submerged Pond YD-3 Primary device # 1 OUTLET by 1.01'

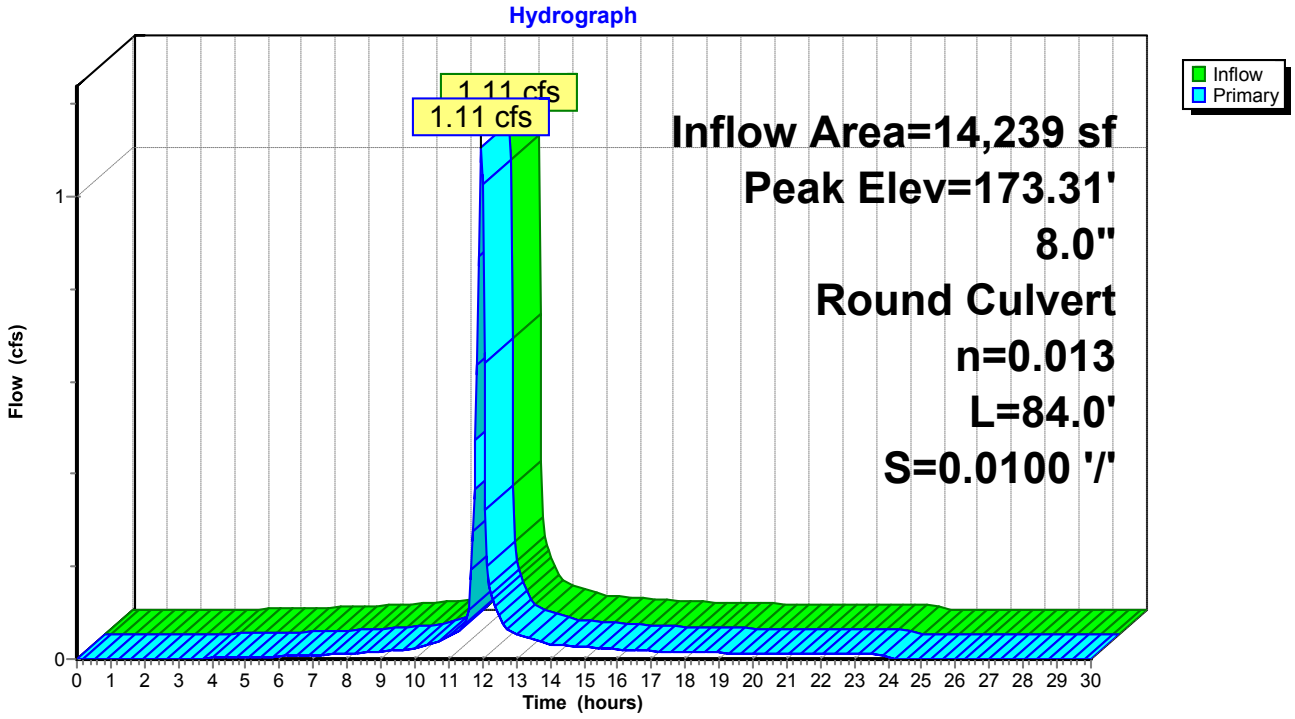
Inflow Area = 14,239 sf, 86.05% Impervious, Inflow Depth = 2.15" for 1-YEAR event
Inflow = 1.11 cfs @ 11.96 hrs, Volume= 2,550 cf
Outflow = 1.11 cfs @ 11.96 hrs, Volume= 2,550 cf, Atten= 0%, Lag= 0.0 min
Primary = 1.11 cfs @ 11.96 hrs, Volume= 2,550 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 173.31' @ 11.96 hrs
Flood Elev= 174.46'

Device	Routing	Invert	Outlet Devices
#1	Primary	172.29'	**8.0" Round Culvert** L= 84.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 172.29' / 171.45' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 0.35 sf

Primary OutFlow Max=1.08 cfs @ 11.96 hrs HW=173.28' (Free Discharge)
└**1=Culvert** (Inlet Controls 1.08 cfs @ 3.08 fps)

Pond YD-4: PROPOSED DRAIN #4



Time span=0.00-30.00 hrs, dt=0.05 hrs, 601 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment DA-1: DA-1 Runoff Area=21,412 sf 86.22% Impervious Runoff Depth=2.71"
Tc=6.0 min CN=96 Runoff=2.07 cfs 4,835 cf

Subcatchment DA-10: DA-10 Runoff Area=4,800 sf 94.90% Impervious Runoff Depth=2.82"
Tc=6.0 min CN=97 Runoff=0.47 cfs 1,127 cf

Subcatchment DA-11: DA-11 Runoff Area=8,557 sf 51.71% Impervious Runoff Depth=2.05"
Tc=6.0 min CN=89 Runoff=0.68 cfs 1,458 cf

Subcatchment DA-12: DRAINAGE AREA 12 Runoff Area=8,367 sf 100.00% Impervious Runoff Depth=2.93"
Tc=6.0 min CN=98 Runoff=0.83 cfs 2,041 cf

Subcatchment DA-13: DA-13 Runoff Area=2,574 sf 79.56% Impervious Runoff Depth=2.51"
Tc=6.0 min CN=94 Runoff=0.24 cfs 537 cf

Subcatchment DA-14: DRAINAGE AREA 14 Runoff Area=6,736 sf 69.73% Impervious Runoff Depth=2.41"
Tc=6.0 min CN=93 Runoff=0.60 cfs 1,351 cf

Subcatchment DA-15: DA-15 Runoff Area=1,734 sf 100.00% Impervious Runoff Depth=2.93"
Tc=6.0 min CN=98 Runoff=0.17 cfs 423 cf

Subcatchment DA-16: DA-16 Runoff Area=1,844 sf 100.00% Impervious Runoff Depth=2.93"
Tc=6.0 min CN=98 Runoff=0.18 cfs 450 cf

Subcatchment DA-17: DA-17 Runoff Area=1,755 sf 100.00% Impervious Runoff Depth=2.93"
Tc=6.0 min CN=98 Runoff=0.17 cfs 428 cf

Subcatchment DA-18: DRAINAGE AREA 18 Runoff Area=3,482 sf 85.96% Impervious Runoff Depth=2.61"
Tc=6.0 min CN=95 Runoff=0.33 cfs 756 cf

Subcatchment DA-2: DA-2 Runoff Area=7,036 sf 83.26% Impervious Runoff Depth=2.61"
Tc=6.0 min CN=95 Runoff=0.66 cfs 1,528 cf

Subcatchment DA-3: DRAINAGE AREA 3 Runoff Area=5,334 sf 65.88% Impervious Runoff Depth=2.31"
Tc=6.0 min CN=92 Runoff=0.46 cfs 1,028 cf

Subcatchment DA-4: DRAINAGE AREA 4 Runoff Area=4,099 sf 74.82% Impervious Runoff Depth=2.41"
Tc=6.0 min CN=93 Runoff=0.37 cfs 822 cf

Subcatchment DA-5: DRAINAGE AREA 5 Runoff Area=32,655 sf 61.00% Impervious Runoff Depth=2.22"
Flow Length=235' Tc=13.1 min CN=91 Runoff=2.23 cfs 6,043 cf

Subcatchment DA-6: DA-6 Runoff Area=11,493 sf 65.66% Impervious Runoff Depth=2.31"
Tc=6.0 min CN=92 Runoff=1.00 cfs 2,215 cf

Subcatchment DA-7: DA-7 Runoff Area=3,640 sf 100.00% Impervious Runoff Depth=2.93"
Tc=6.0 min CN=98 Runoff=0.36 cfs 888 cf

Subcatchment DA-8: DA-8 Runoff Area=10,599 sf 81.26% Impervious Runoff Depth=2.61"
Tc=6.0 min CN=95 Runoff=1.00 cfs 2,302 cf

Subcatchment DA-9: DRAINAGE AREA 9 Runoff Area=3,471 sf 65.57% Impervious Runoff Depth=2.31"
Tc=6.0 min CN=92 Runoff=0.30 cfs 669 cf

Reach DP-2: STREET Inflow=0.83 cfs 2,041 cf
Outflow=0.83 cfs 2,041 cf

Pond 2P: EXISTING DRYWELL Peak Elev=172.78' Storage=370 cf Inflow=1.80 cfs 2,678 cf
Discarded=0.57 cfs 1,791 cf Primary=1.20 cfs 887 cf Outflow=1.77 cfs 2,678 cf

Pond 3P: PROPOSED CB #3 Peak Elev=171.06' Inflow=0.33 cfs 756 cf
12.0" Round Culvert n=0.013 L=29.0' S=0.0100 '/' Outflow=0.33 cfs 756 cf

Pond 5P: EXISTING DRYWELL Peak Elev=173.34' Storage=469 cf Inflow=0.96 cfs 2,687 cf
Outflow=0.72 cfs 2,687 cf

Pond 8P: EXISTING YARD DRAIN Peak Elev=188.56' Inflow=0.37 cfs 822 cf
4.0" Round Culvert n=0.030 L=87.0' S=0.0100 '/' Outflow=0.37 cfs 822 cf

Pond 12P: EXISTING CB Peak Elev=169.87' Inflow=2.44 cfs 6,799 cf
12.0" Round Culvert n=0.013 L=142.0' S=0.0120 '/' Outflow=2.44 cfs 6,799 cf

Pond 14P: EXISTING CB Peak Elev=167.99' Inflow=0.60 cfs 1,351 cf
18.0" Round Culvert n=0.013 L=26.0' S=0.0346 '/' Outflow=0.60 cfs 1,351 cf

Pond CB-1: PROPOSED CATCH BASIN #1 Peak Elev=171.97' Inflow=0.66 cfs 1,528 cf
12.0" Round Culvert n=0.013 L=33.0' S=0.0100 '/' Outflow=0.66 cfs 1,528 cf

Pond CB-2: PR CB #2 Peak Elev=171.11' Inflow=2.73 cfs 6,363 cf
Primary=1.77 cfs 3,676 cf Secondary=0.96 cfs 2,687 cf Outflow=2.73 cfs 6,363 cf

Pond DP-1: Existing Catch Basin Peak Elev=167.94' Inflow=4.68 cfs 10,397 cf
18.0" Round Culvert n=0.013 L=191.0' S=0.0089 '/' Outflow=4.68 cfs 10,397 cf

Pond DW-1: PROPOSED DRYWELL #1 Peak Elev=167.56' Storage=210 cf Inflow=0.30 cfs 669 cf
Outflow=0.05 cfs 669 cf

Pond DW-2: PROPOSED DRYWELL #2 Peak Elev=175.65' Storage=545 cf Inflow=1.15 cfs 2,585 cf
Outflow=1.01 cfs 2,585 cf

Pond DW-3: PROPOSED DRYWELL #3 Peak Elev=174.69' Storage=605 cf Inflow=1.36 cfs 3,190 cf
Outflow=1.18 cfs 3,190 cf

Pond DW-4: PROPOSED DRYWELL #4 Peak Elev=173.36' Storage=571 cf Inflow=1.77 cfs 3,676 cf
Discarded=0.21 cfs 2,027 cf Secondary=1.34 cfs 1,650 cf Outflow=1.55 cfs 3,676 cf

Pond DW-5: PROPOSED DRYWELL #5 Peak Elev=172.41' Storage=518 cf Inflow=1.00 cfs 2,215 cf
Outflow=0.64 cfs 2,216 cf

Pond DW-6: PROPOSED DRYWELL #6 Peak Elev=171.82' Storage=125 cf Inflow=0.18 cfs 450 cf
Outflow=0.04 cfs 450 cf

Pond DW-7: PROPOSED DRYWELL #7 Peak Elev=173.02' Storage=116 cf Inflow=0.17 cfs 428 cf
Outflow=0.04 cfs 428 cf

Pond DW-8: PROPOSED DRYWELL #8 Peak Elev=170.60' Storage=112 cf Inflow=0.17 cfs 423 cf
Outflow=0.04 cfs 423 cf

Pond YD-1: PROPOSED DRAIN #1 Peak Elev=173.73' Inflow=0.47 cfs 1,127 cf
8.0" Round Culvert n=0.013 L=68.0' S=0.0100 '/' Outflow=0.47 cfs 1,127 cf

Pond YD-2: PROPOSED DRAIN #2 Peak Elev=173.67' Inflow=1.15 cfs 2,585 cf
8.0" Round Culvert n=0.013 L=16.0' S=0.0100 '/' Outflow=1.15 cfs 2,585 cf

Pond YD-3: PROPOSED DRAIN #3 Peak Elev=173.88' Inflow=0.36 cfs 888 cf
12.0" Round Culvert n=0.013 L=104.0' S=0.0120 '/' Outflow=0.36 cfs 888 cf

Pond YD-4: PROPOSED DRAIN #4 Peak Elev=173.68' Inflow=1.36 cfs 3,190 cf
8.0" Round Culvert n=0.013 L=84.0' S=0.0100 '/' Outflow=1.36 cfs 3,190 cf

Total Runoff Area = 139,588 sf Runoff Volume = 28,902 cf Average Runoff Depth = 2.48"
24.56% Pervious = 34,277 sf 75.44% Impervious = 105,311 sf

Summary for Subcatchment DA-1: DA-1

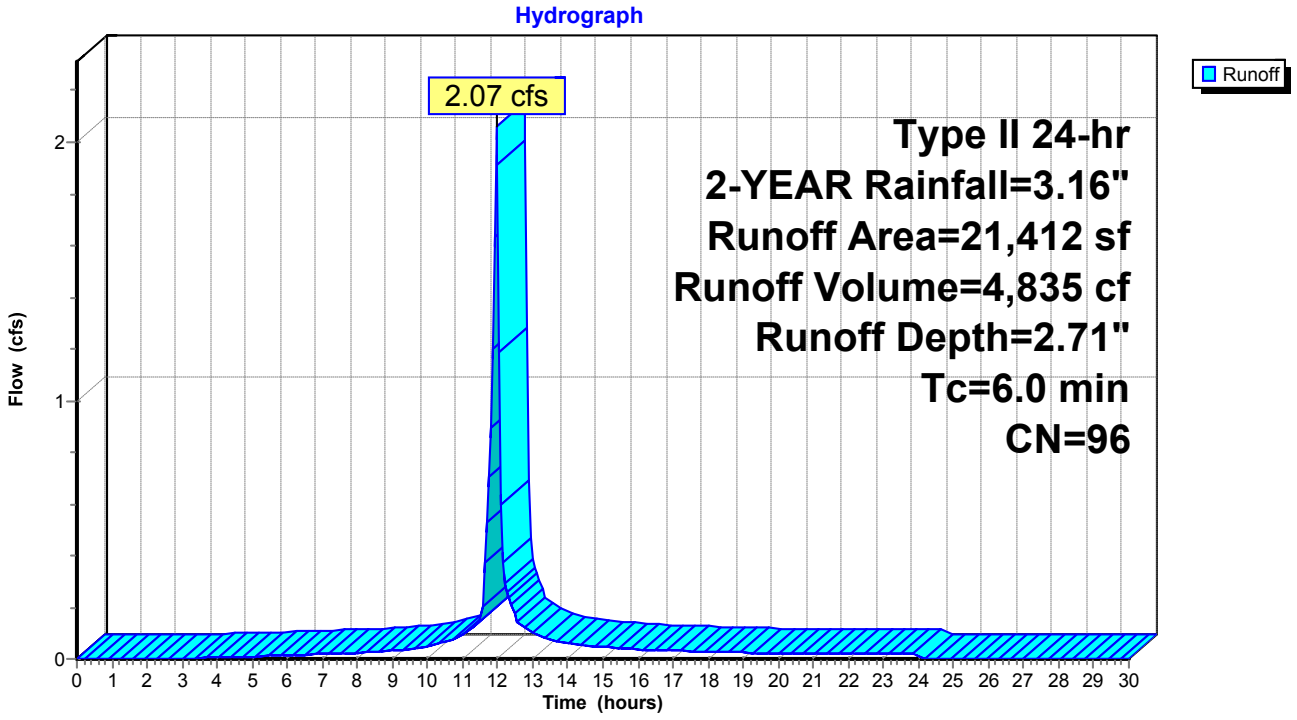
Runoff = 2.07 cfs @ 11.96 hrs, Volume= 4,835 cf, Depth= 2.71"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-YEAR Rainfall=3.16"

Area (sf)	CN	Description
2,951	80	>75% Grass cover, Good, HSG D
17,281	98	Roofs, HSG D
1,180	98	Paved parking, HSG D
21,412	96	Weighted Average
2,951		13.78% Pervious Area
18,461		86.22% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-1: DA-1



Summary for Subcatchment DA-10: DA-10

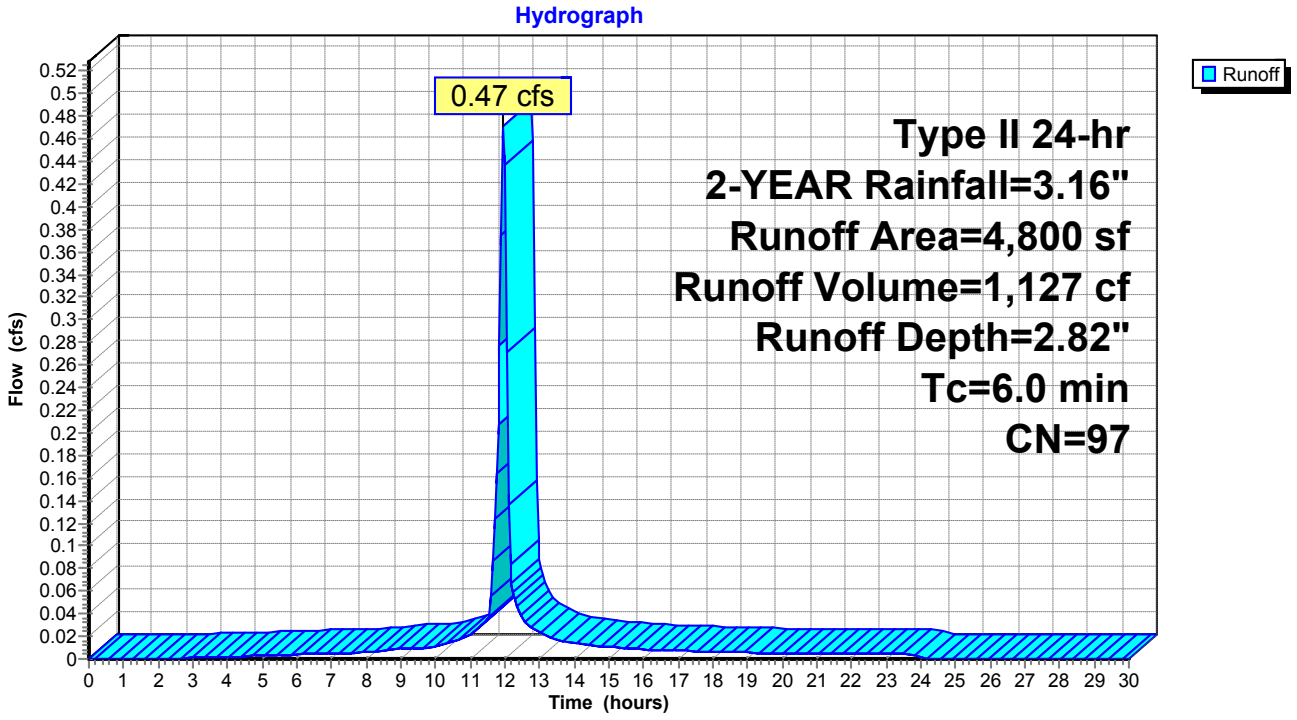
Runoff = 0.47 cfs @ 11.96 hrs, Volume= 1,127 cf, Depth= 2.82"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-YEAR Rainfall=3.16"

Area (sf)	CN	Description
245	80	>75% Grass cover, Good, HSG D
2,933	98	Roofs, HSG D
1,622	98	Paved parking, HSG D
4,800	97	Weighted Average
245		5.10% Pervious Area
4,555		94.90% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-10: DA-10



Summary for Subcatchment DA-11: DA-11

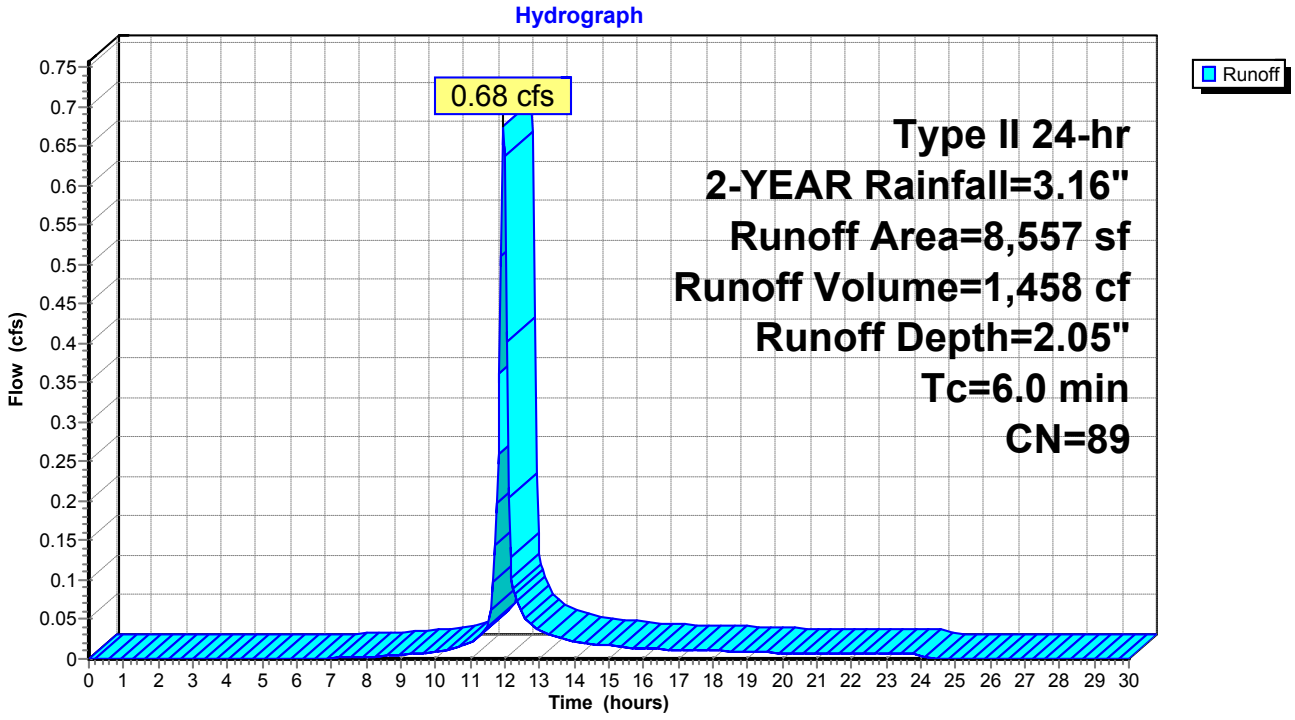
Runoff = 0.68 cfs @ 11.97 hrs, Volume= 1,458 cf, Depth= 2.05"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-YEAR Rainfall=3.16"

Area (sf)	CN	Description
4,132	80	>75% Grass cover, Good, HSG D
3,489	98	Roofs, HSG D
936	98	Paved parking, HSG D
8,557	89	Weighted Average
4,132		48.29% Pervious Area
4,425		51.71% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-11: DA-11



Summary for Subcatchment DA-12: DRAINAGE AREA 12

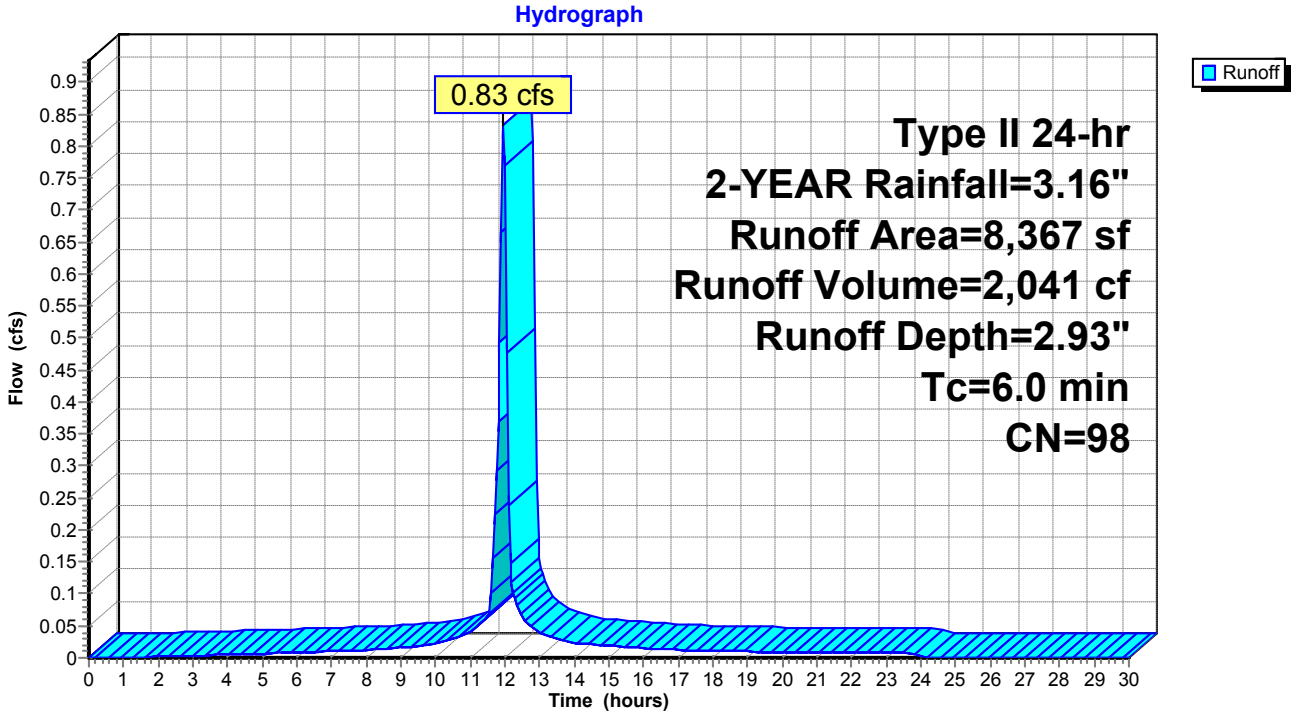
Runoff = 0.83 cfs @ 11.96 hrs, Volume= 2,041 cf, Depth= 2.93"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-YEAR Rainfall=3.16"

Area (sf)	CN	Description
8,367	98	Roofs, HSG D
8,367		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-12: DRAINAGE AREA 12



Summary for Subcatchment DA-13: DA-13

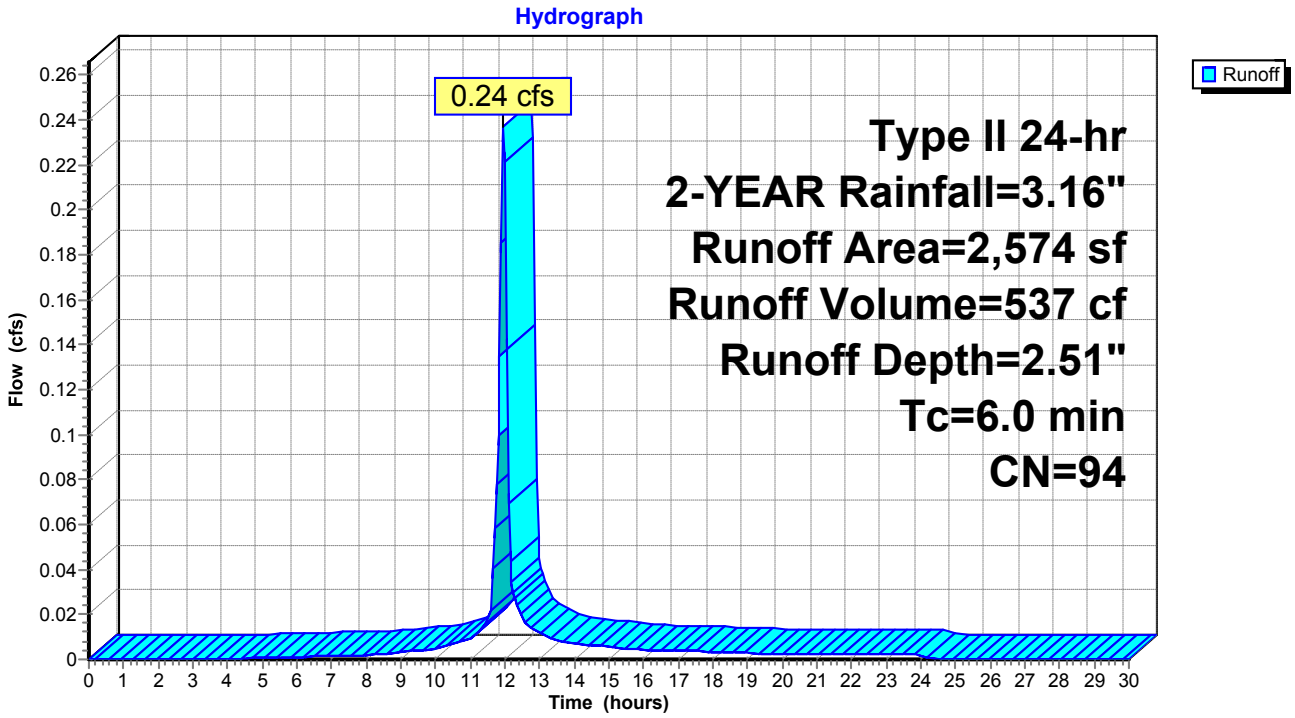
Runoff = 0.24 cfs @ 11.96 hrs, Volume= 537 cf, Depth= 2.51"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-YEAR Rainfall=3.16"

Area (sf)	CN	Description
526	80	>75% Grass cover, Good, HSG D
2,048	98	Paved parking, HSG D
2,574	94	Weighted Average
526		20.44% Pervious Area
2,048		79.56% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-13: DA-13



Summary for Subcatchment DA-14: DRAINAGE AREA 14

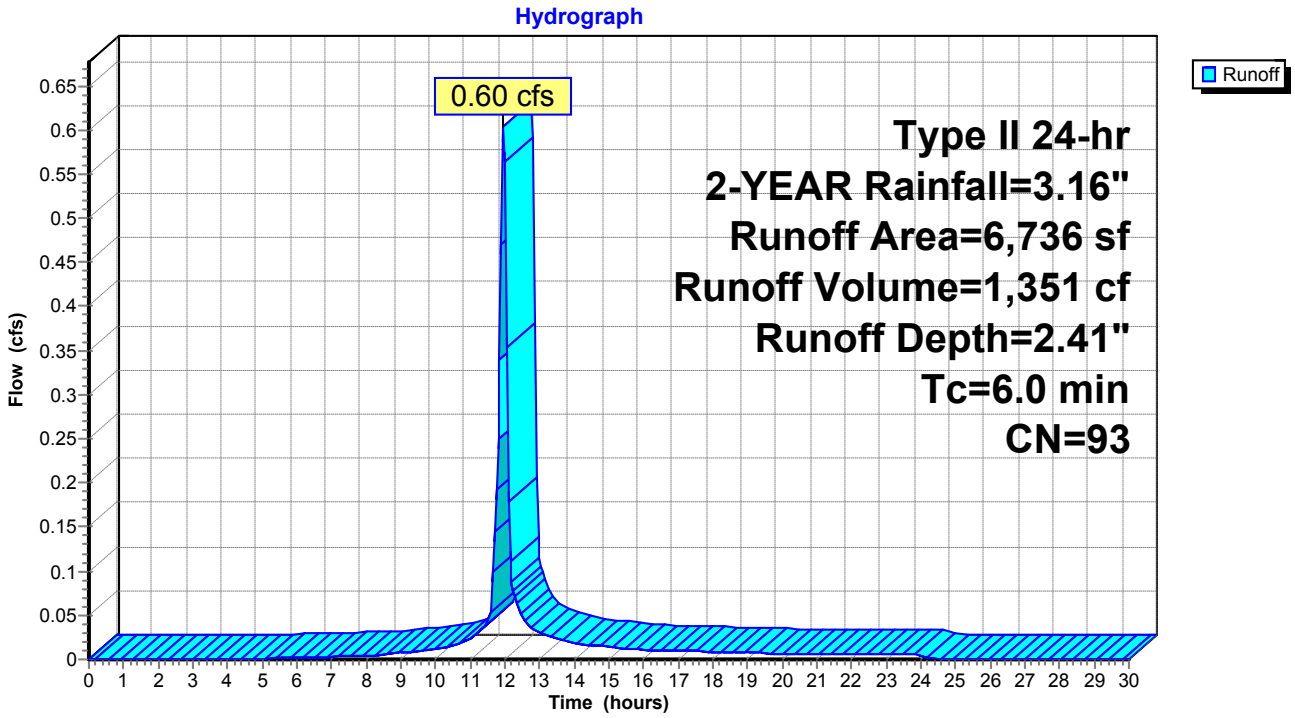
Runoff = 0.60 cfs @ 11.96 hrs, Volume= 1,351 cf, Depth= 2.41"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-YEAR Rainfall=3.16"

Area (sf)	CN	Description
2,039	80	>75% Grass cover, Good, HSG D
4,697	98	Paved parking, HSG D
6,736	93	Weighted Average
2,039		30.27% Pervious Area
4,697		69.73% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-14: DRAINAGE AREA 14



Summary for Subcatchment DA-15: DA-15

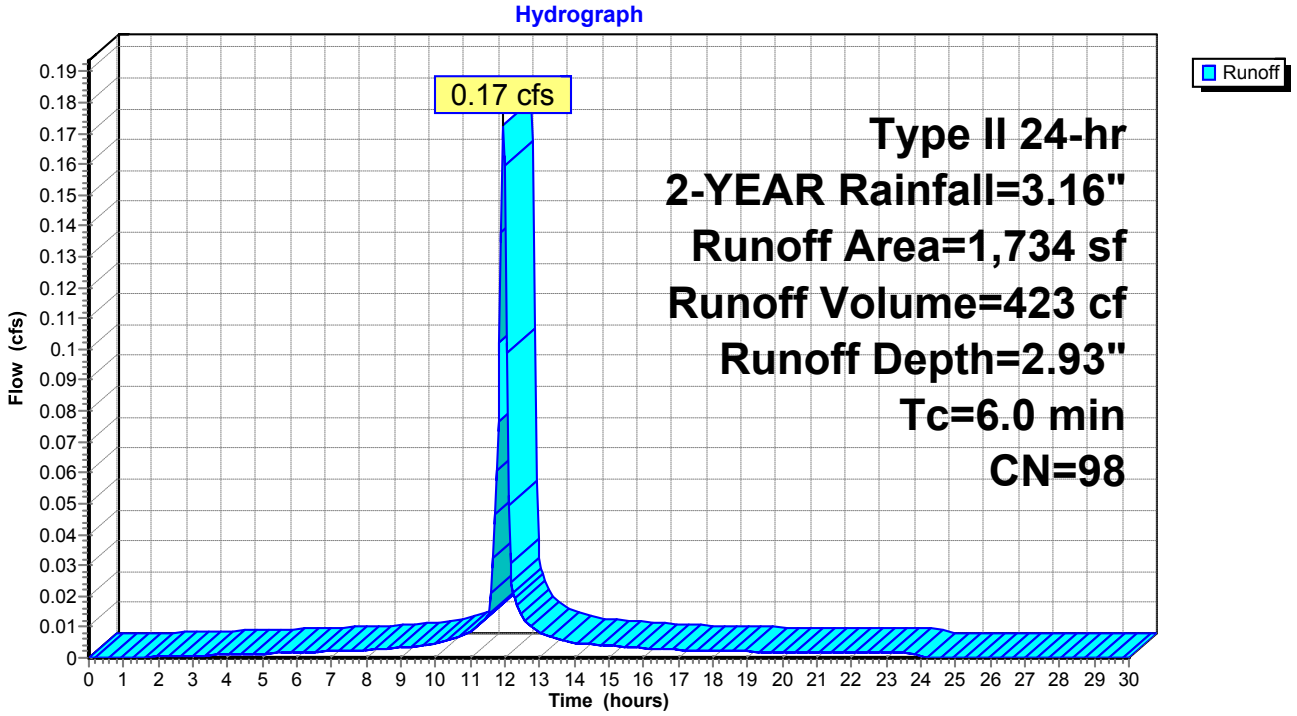
Runoff = 0.17 cfs @ 11.96 hrs, Volume= 423 cf, Depth= 2.93"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-YEAR Rainfall=3.16"

Area (sf)	CN	Description
1,734	98	Roofs, HSG D
1,734		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-15: DA-15



Summary for Subcatchment DA-16: DA-16

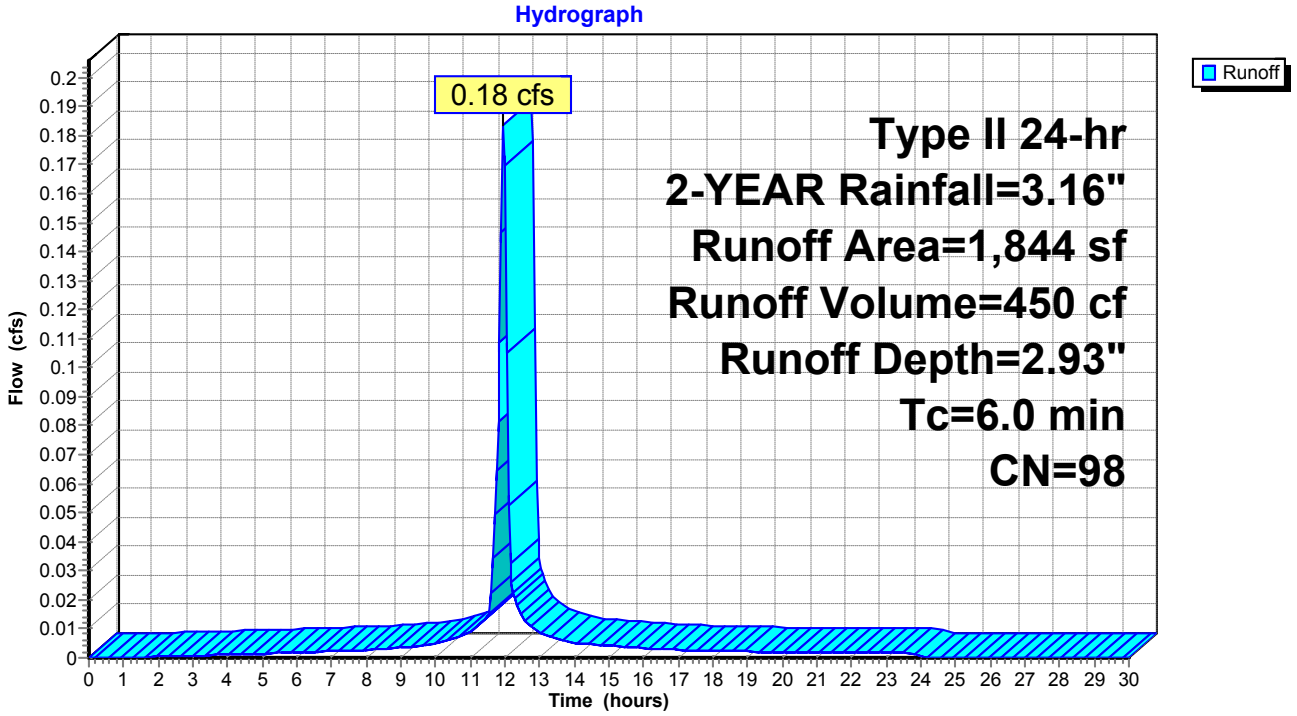
Runoff = 0.18 cfs @ 11.96 hrs, Volume= 450 cf, Depth= 2.93"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-YEAR Rainfall=3.16"

Area (sf)	CN	Description
1,844	98	Roofs, HSG D
1,844		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-16: DA-16



Summary for Subcatchment DA-17: DA-17

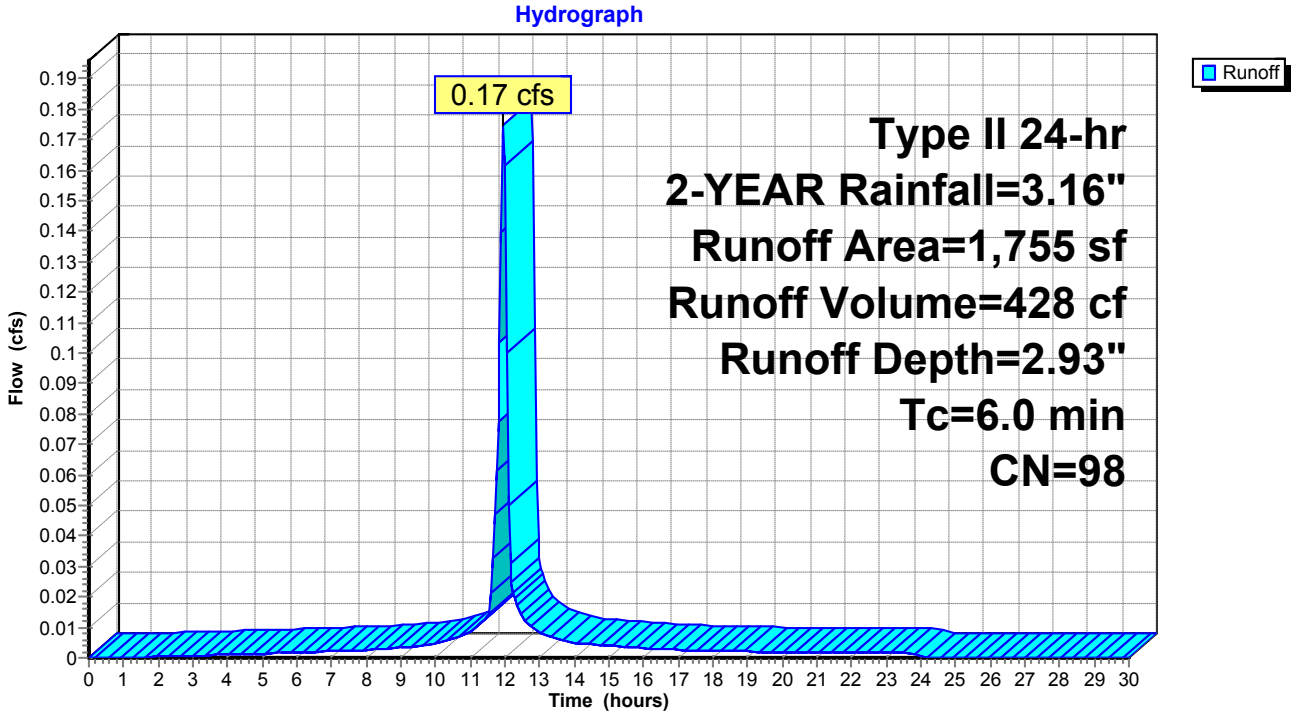
Runoff = 0.17 cfs @ 11.96 hrs, Volume= 428 cf, Depth= 2.93"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-YEAR Rainfall=3.16"

Area (sf)	CN	Description
1,755	98	Roofs, HSG D
1,755		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-17: DA-17



Summary for Subcatchment DA-18: DRAINAGE AREA 18

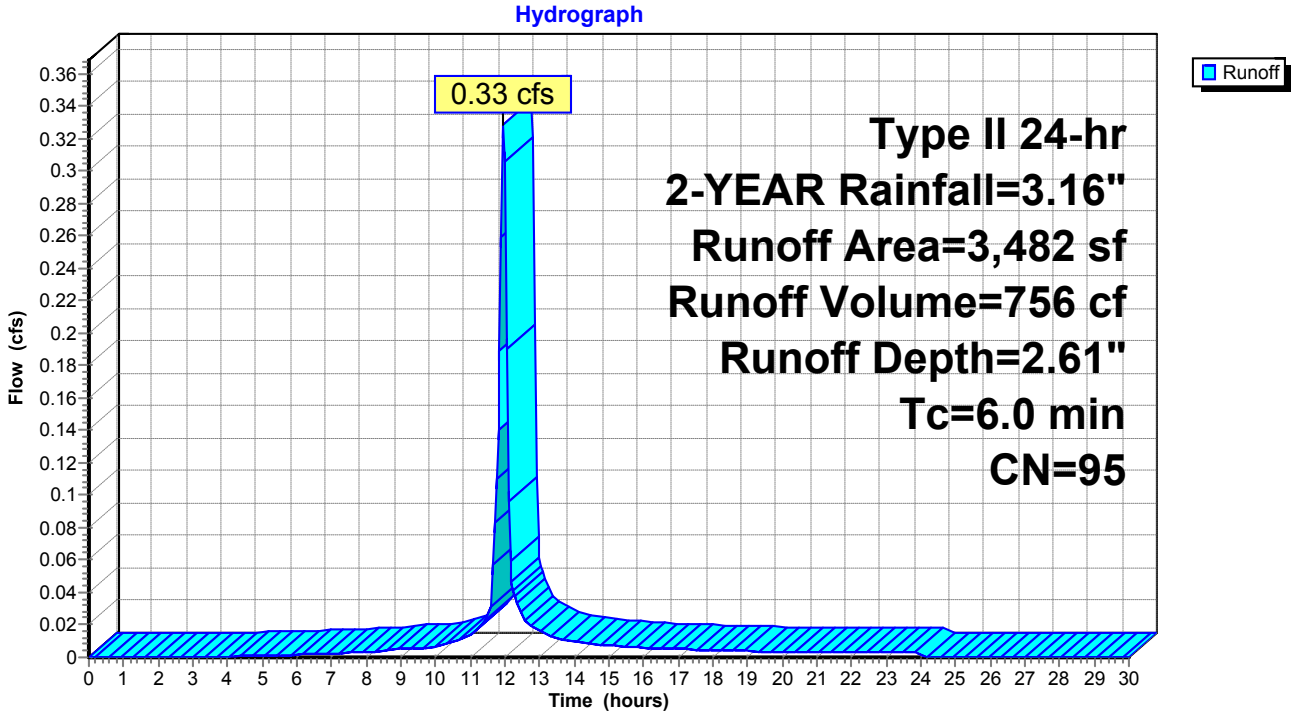
Runoff = 0.33 cfs @ 11.96 hrs, Volume= 756 cf, Depth= 2.61"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-YEAR Rainfall=3.16"

Area (sf)	CN	Description
489	80	>75% Grass cover, Good, HSG D
2,993	98	Paved parking, HSG D
3,482	95	Weighted Average
489		14.04% Pervious Area
2,993		85.96% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-18: DRAINAGE AREA 18



Summary for Subcatchment DA-2: DA-2

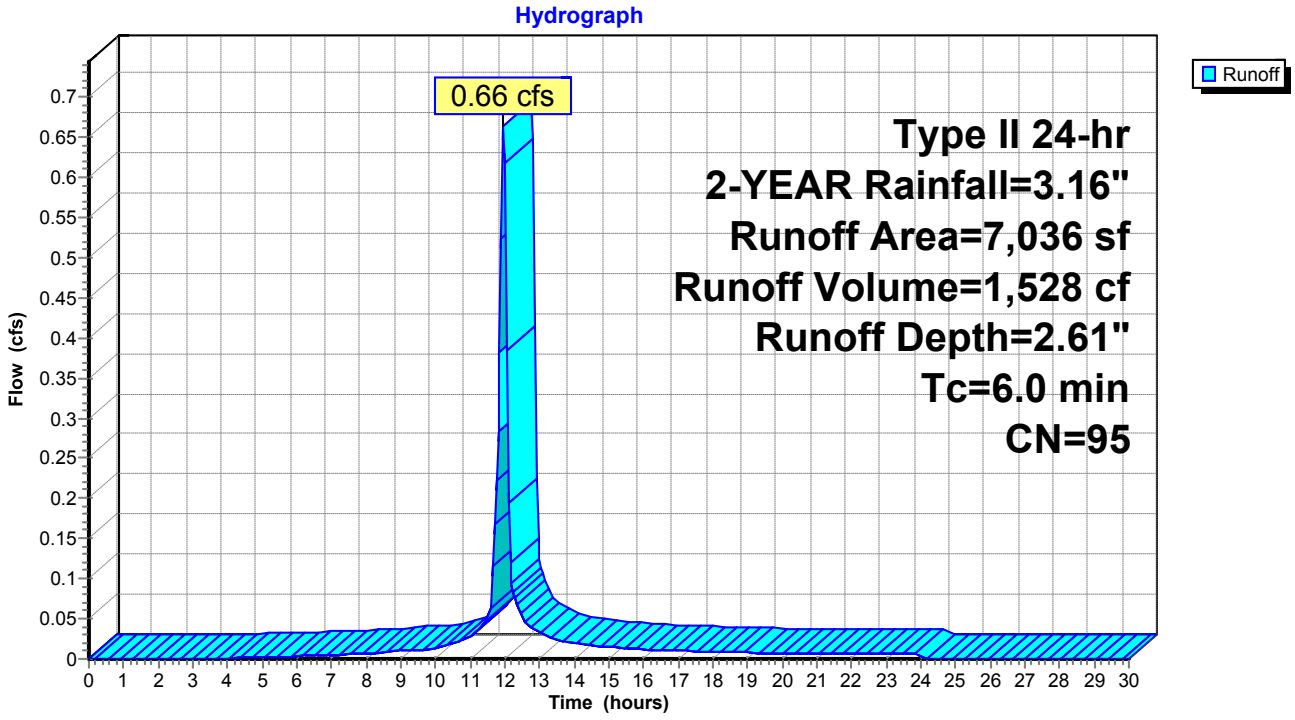
Runoff = 0.66 cfs @ 11.96 hrs, Volume= 1,528 cf, Depth= 2.61"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-YEAR Rainfall=3.16"

Area (sf)	CN	Description
1,178	80	>75% Grass cover, Good, HSG D
5,194	98	Roofs, HSG D
664	98	Paved parking, HSG D
7,036	95	Weighted Average
1,178		16.74% Pervious Area
5,858		83.26% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-2: DA-2



Summary for Subcatchment DA-3: DRAINAGE AREA 3

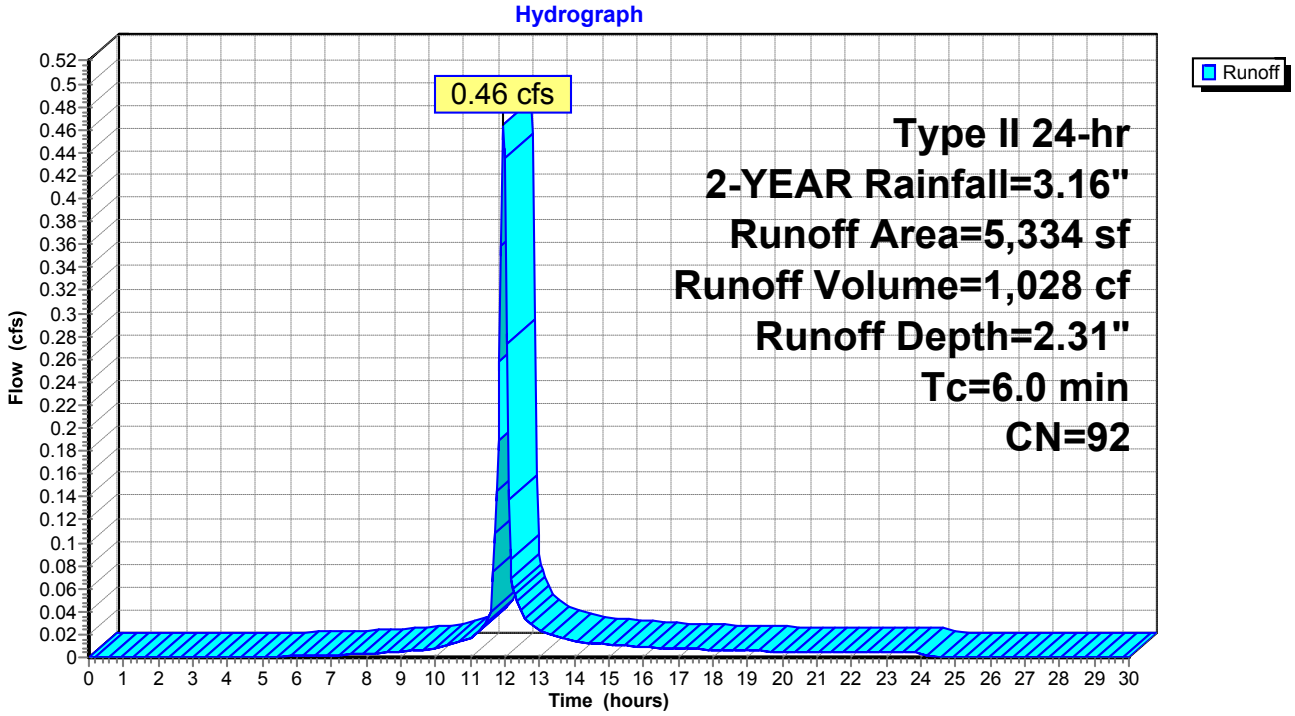
Runoff = 0.46 cfs @ 11.97 hrs, Volume= 1,028 cf, Depth= 2.31"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-YEAR Rainfall=3.16"

Area (sf)	CN	Description
1,820	80	>75% Grass cover, Good, HSG D
3,514	98	Paved parking, HSG D
5,334	92	Weighted Average
1,820		34.12% Pervious Area
3,514		65.88% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-3: DRAINAGE AREA 3



Summary for Subcatchment DA-4: DRAINAGE AREA 4

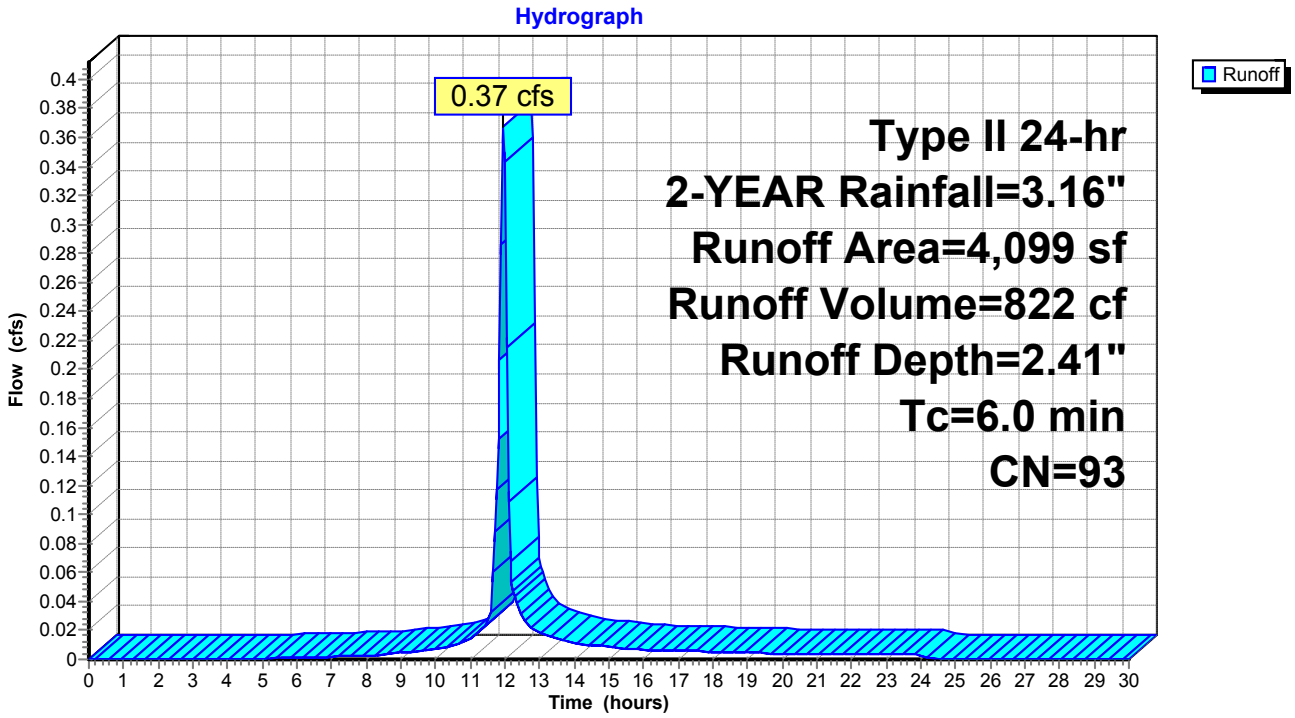
Runoff = 0.37 cfs @ 11.96 hrs, Volume= 822 cf, Depth= 2.41"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-YEAR Rainfall=3.16"

Area (sf)	CN	Description
1,032	80	>75% Grass cover, Good, HSG D
3,067	98	Paved parking, HSG D
4,099	93	Weighted Average
1,032		25.18% Pervious Area
3,067		74.82% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-4: DRAINAGE AREA 4



Summary for Subcatchment DA-5: DRAINAGE AREA 5

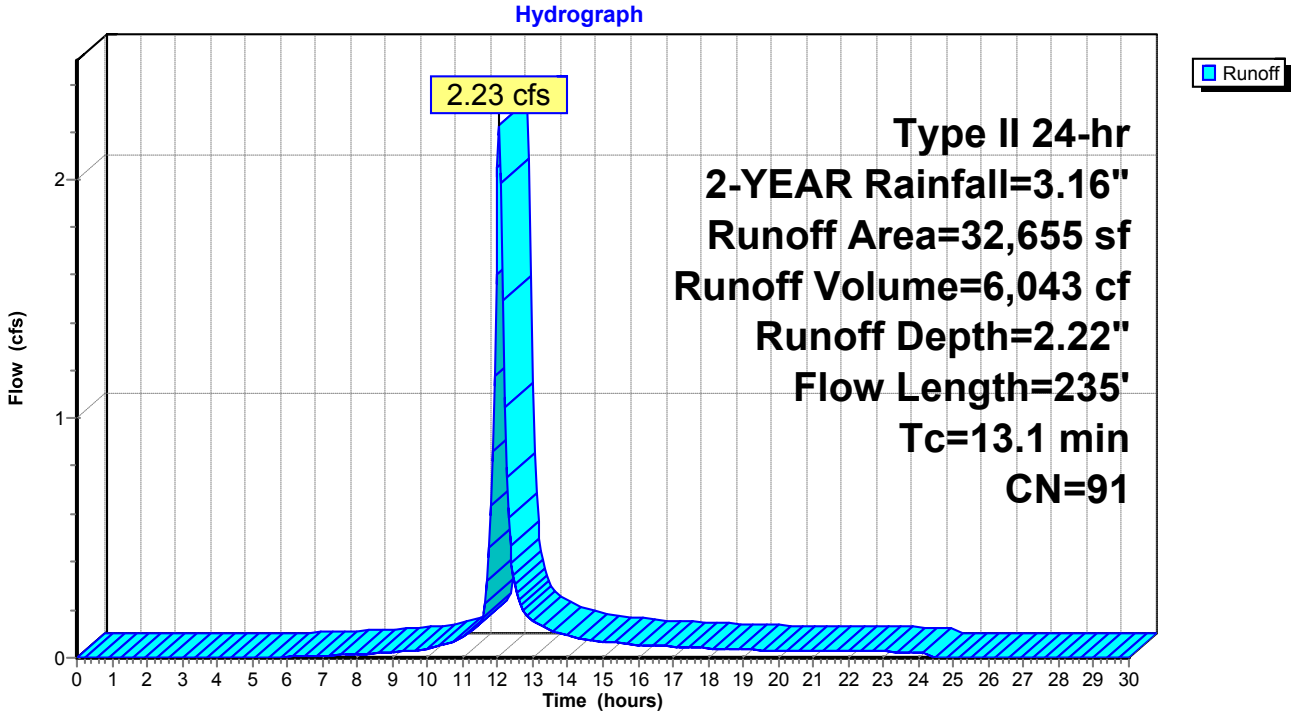
Runoff = 2.23 cfs @ 12.05 hrs, Volume= 6,043 cf, Depth= 2.22"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-YEAR Rainfall=3.16"

Area (sf)	CN	Description
12,737	80	>75% Grass cover, Good, HSG D
19,918	98	Paved parking, HSG D
32,655	91	Weighted Average
12,737		39.00% Pervious Area
19,918		61.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
11.1	100	0.0150	0.15		**Sheet Flow, A-B** Grass: Short n= 0.150 P2= 3.16"
1.7	81	0.0130	0.80		**Shallow Concentrated Flow, B-C** Short Grass Pasture Kv= 7.0 fps
0.3	54	0.0250	3.21		**Shallow Concentrated Flow, C-D** Paved Kv= 20.3 fps
13.1	235	Total			

Subcatchment DA-5: DRAINAGE AREA 5



Summary for Subcatchment DA-6: DA-6

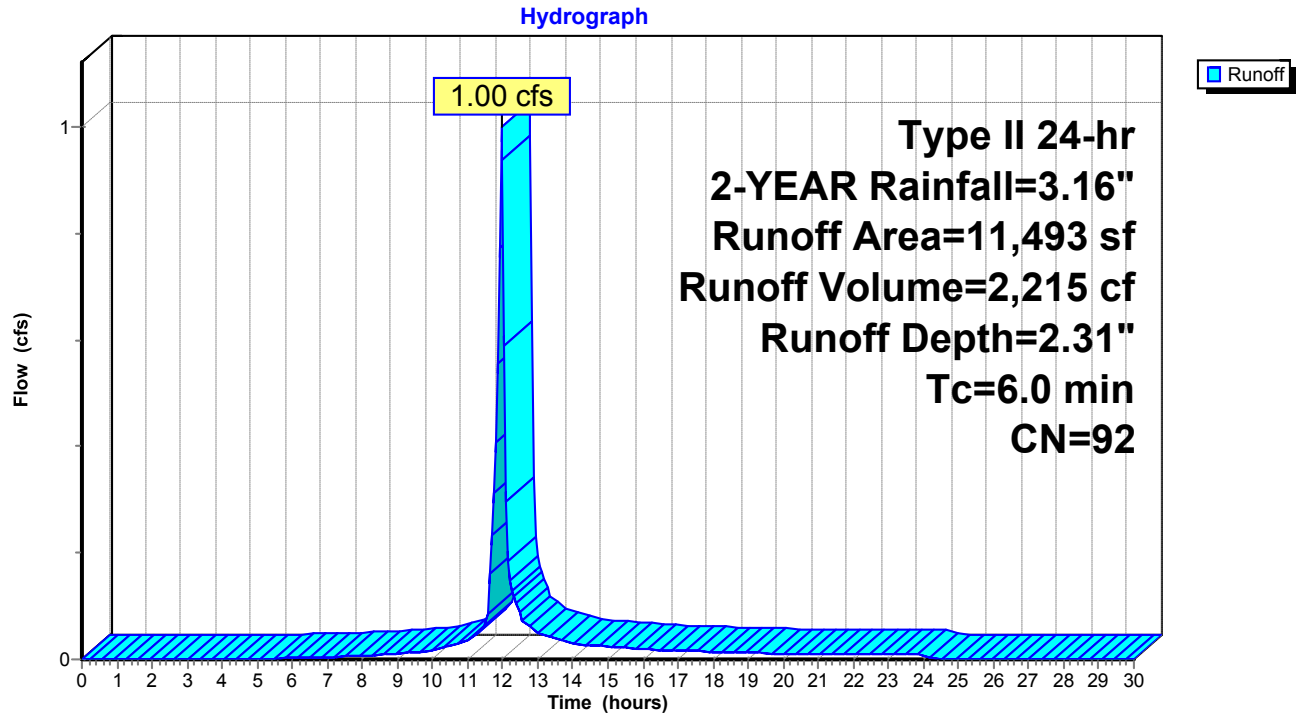
Runoff = 1.00 cfs @ 11.97 hrs, Volume= 2,215 cf, Depth= 2.31"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-YEAR Rainfall=3.16"

Area (sf)	CN	Description
3,947	80	>75% Grass cover, Good, HSG D
7,546	98	Paved parking, HSG D
11,493	92	Weighted Average
3,947		34.34% Pervious Area
7,546		65.66% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-6: DA-6



Summary for Subcatchment DA-7: DA-7

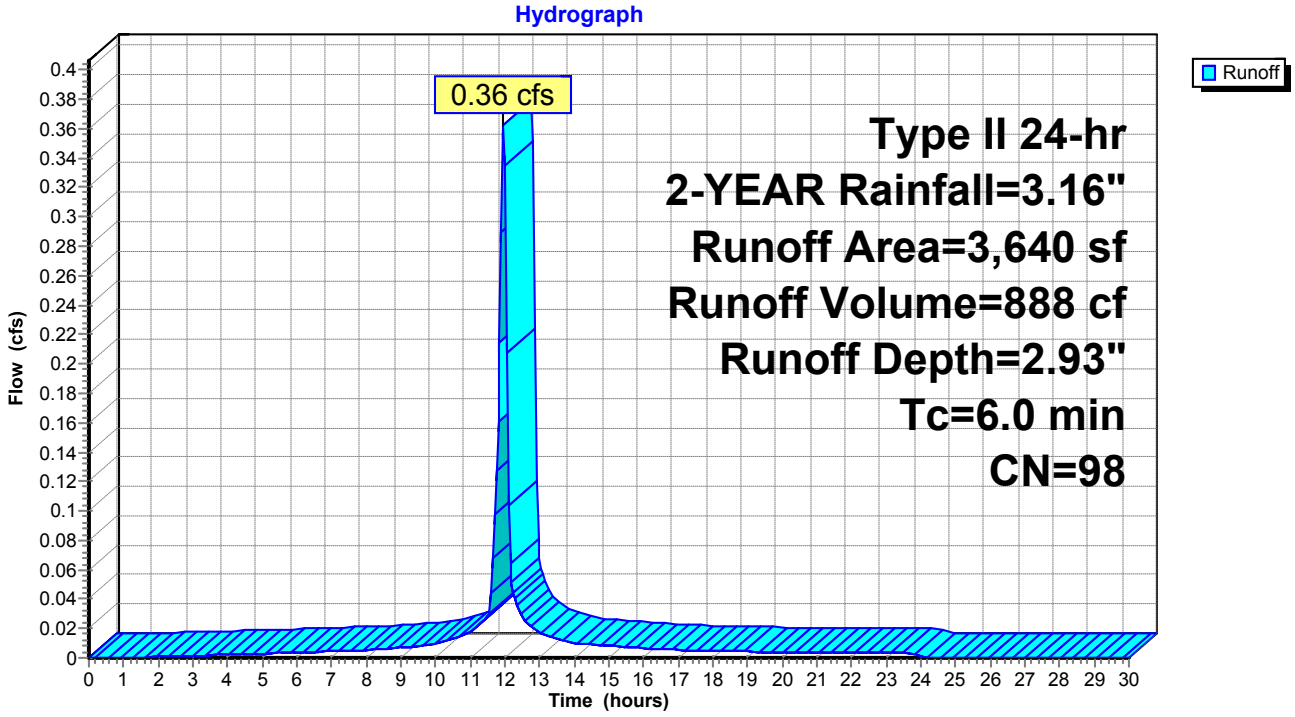
Runoff = 0.36 cfs @ 11.96 hrs, Volume= 888 cf, Depth= 2.93"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-YEAR Rainfall=3.16"

Area (sf)	CN	Description
1,587	98	Roofs, HSG D
2,053	98	Paved parking, HSG D
3,640	98	Weighted Average
3,640		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-7: DA-7



Summary for Subcatchment DA-8: DA-8

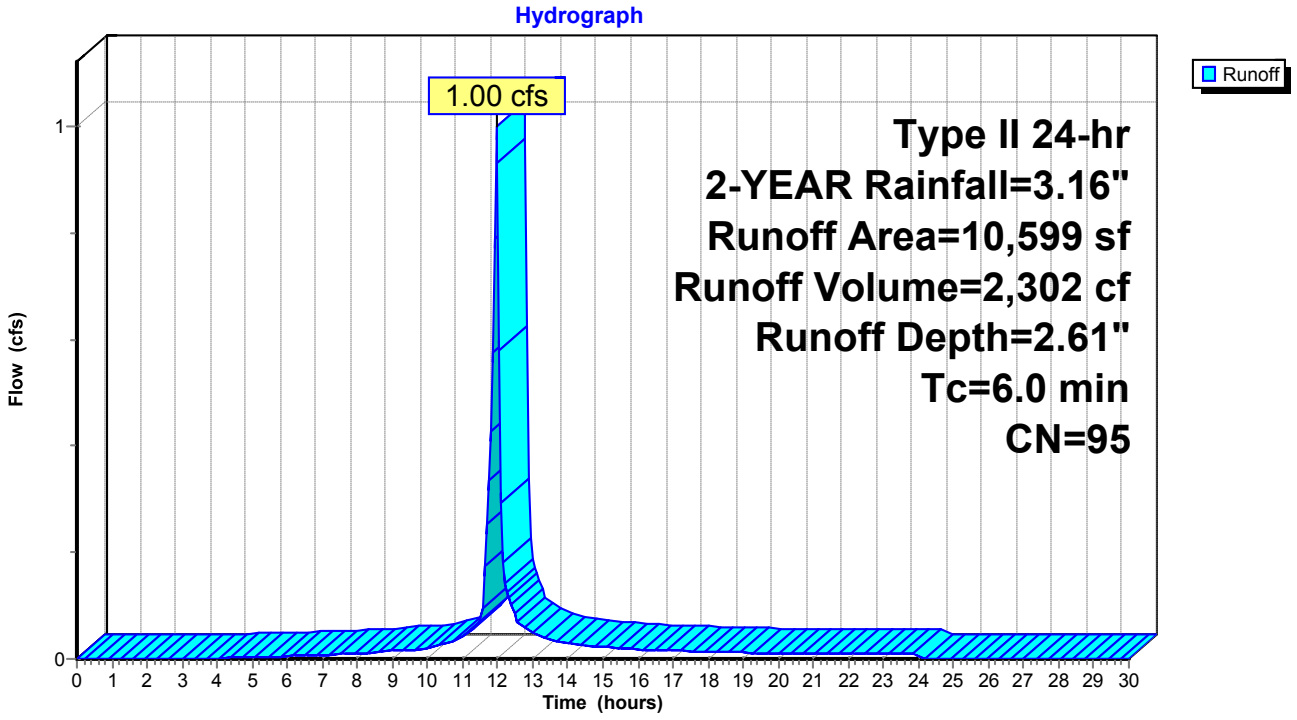
Runoff = 1.00 cfs @ 11.96 hrs, Volume= 2,302 cf, Depth= 2.61"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-YEAR Rainfall=3.16"

Area (sf)	CN	Description
1,986	80	>75% Grass cover, Good, HSG D
6,900	98	Roofs, HSG D
1,713	98	Paved parking, HSG D
10,599	95	Weighted Average
1,986		18.74% Pervious Area
8,613		81.26% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-8: DA-8



Summary for Subcatchment DA-9: DRAINAGE AREA 9

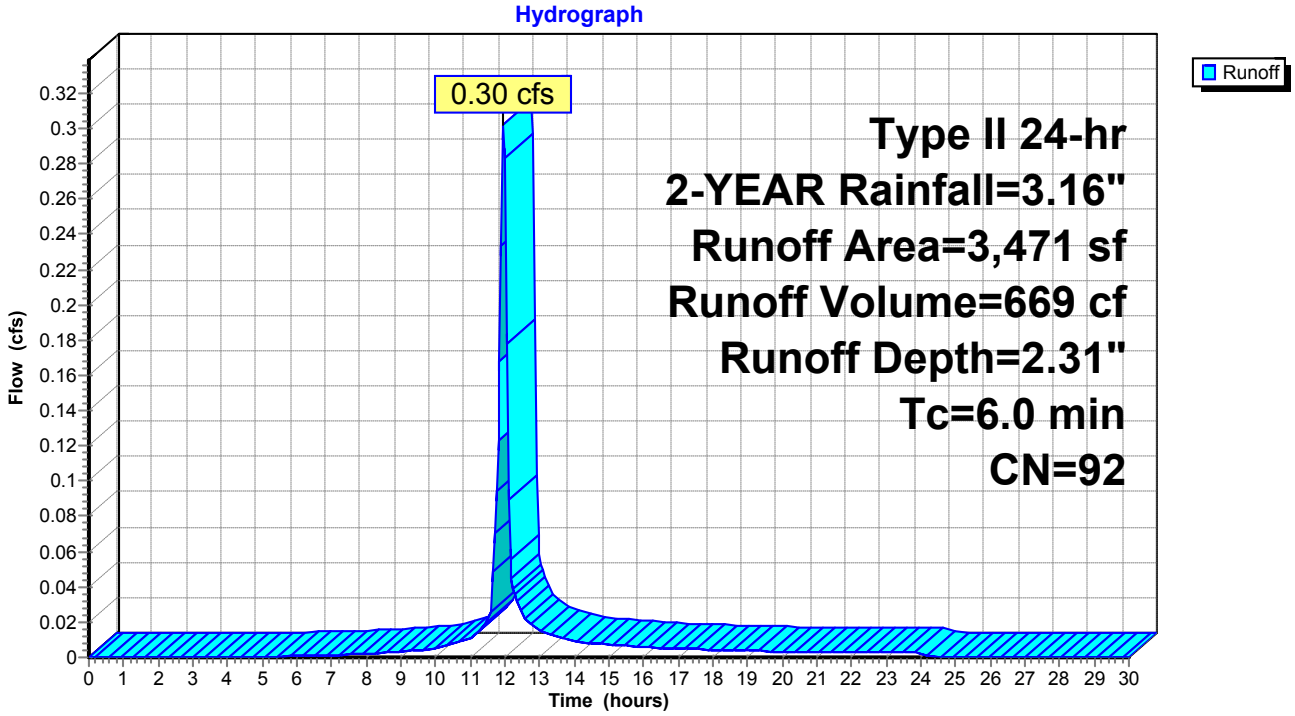
Runoff = 0.30 cfs @ 11.97 hrs, Volume= 669 cf, Depth= 2.31"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-YEAR Rainfall=3.16"

Area (sf)	CN	Description
1,195	80	>75% Grass cover, Good, HSG D
2,276	98	Paved parking, HSG D
3,471	92	Weighted Average
1,195		34.43% Pervious Area
2,276		65.57% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-9: DRAINAGE AREA 9



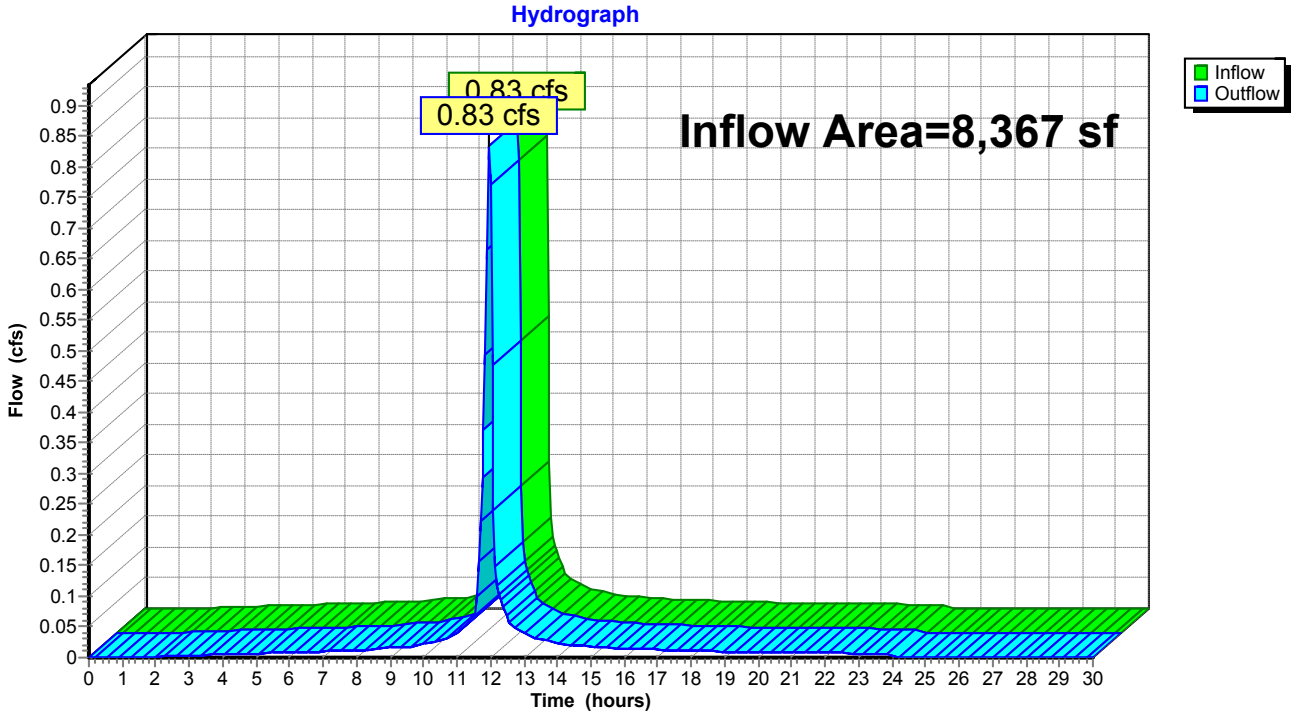
Summary for Reach DP-2: STREET

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 8,367 sf,100.00% Impervious, Inflow Depth = 2.93" for 2-YEAR event
Inflow = 0.83 cfs @ 11.96 hrs, Volume= 2,041 cf
Outflow = 0.83 cfs @ 11.96 hrs, Volume= 2,041 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs

Reach DP-2: STREET



Summary for Pond 2P: EXISTING DRYWELL

[81] Warning: Exceeded Pond DW-4 by 0.49' @ 14.85 hrs

Inflow Area = 5,334 sf, 65.88% Impervious, Inflow Depth = 6.02" for 2-YEAR event
Inflow = 1.80 cfs @ 11.98 hrs, Volume= 2,678 cf
Outflow = 1.77 cfs @ 12.00 hrs, Volume= 2,678 cf, Atten= 1%, Lag= 1.1 min
Discarded = 0.57 cfs @ 12.00 hrs, Volume= 1,791 cf
Primary = 1.20 cfs @ 12.00 hrs, Volume= 887 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 172.78' @ 12.00 hrs Surf.Area= 1,124 sf Storage= 370 cf

Plug-Flow detention time= 29.4 min calculated for 2,673 cf (100% of inflow)
Center-of-Mass det. time= 29.4 min (784.3 - 754.9)

Volume	Invert	Avail.Storage	Storage Description
#1	167.50'	1,717 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

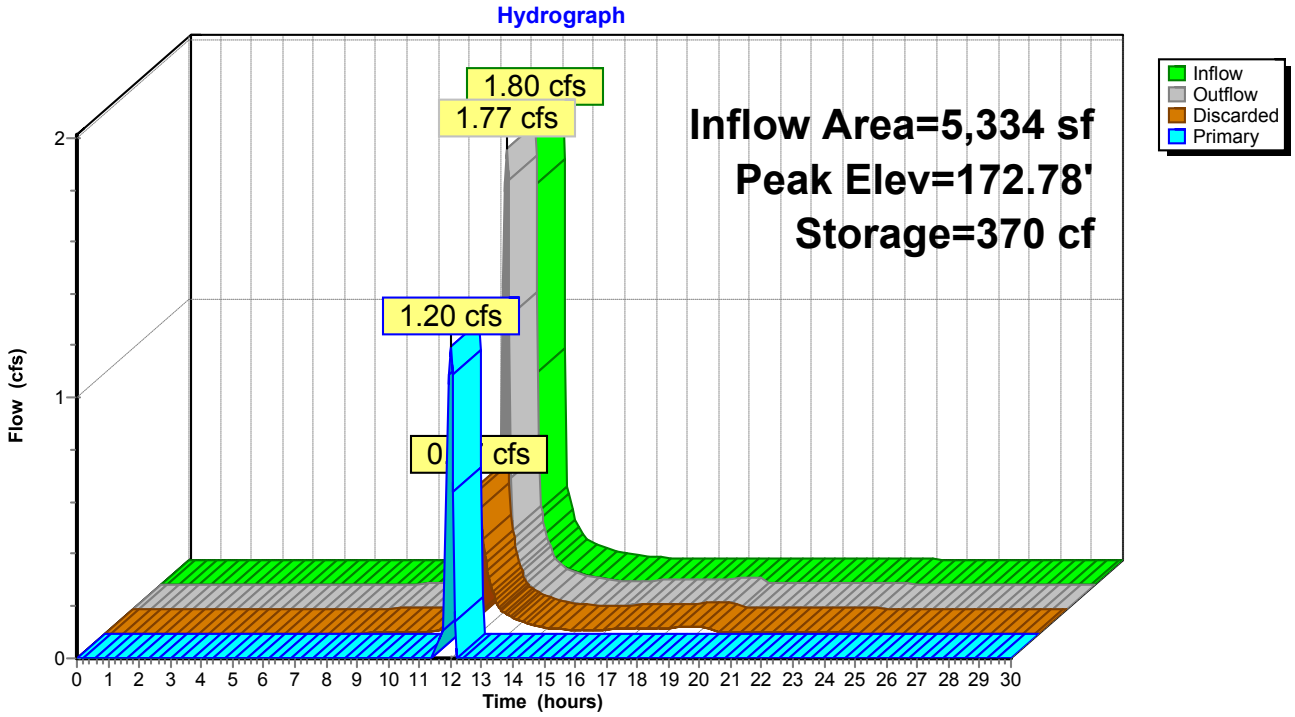
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
167.50	55	0	0
172.50	29	210	210
173.00	2,000	507	717
173.50	2,000	1,000	1,717

Device	Routing	Invert	Outlet Devices
#1	Discarded	167.50'	**22.000 in/hr Exfiltration over Surface area**
#2	Primary	172.65'	**24.0" x 24.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Discarded OutFlow Max=0.57 cfs @ 12.00 hrs HW=172.78' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.57 cfs)

Primary OutFlow Max=1.19 cfs @ 12.00 hrs HW=172.78' (Free Discharge)
↑—**2=Orifice/Grate** (Weir Controls 1.19 cfs @ 1.17 fps)

Pond 2P: EXISTING DRYWELL



Summary for Pond 3P: PROPOSED CB #3

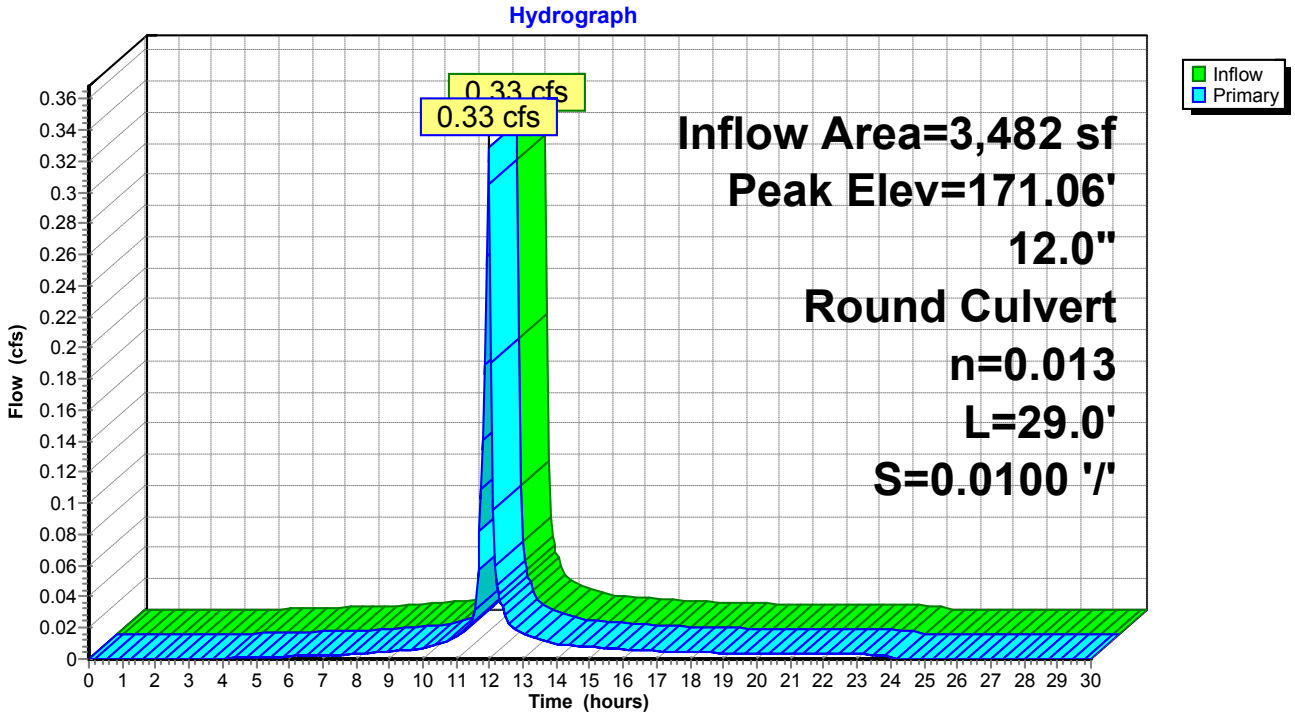
Inflow Area = 3,482 sf, 85.96% Impervious, Inflow Depth = 2.61" for 2-YEAR event
Inflow = 0.33 cfs @ 11.96 hrs, Volume= 756 cf
Outflow = 0.33 cfs @ 11.96 hrs, Volume= 756 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.33 cfs @ 11.96 hrs, Volume= 756 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 171.06' @ 11.96 hrs
Flood Elev= 172.74'

Device	Routing	Invert	Outlet Devices
#1	Primary	170.74'	**12.0" Round Culvert** L= 29.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 170.74' / 170.45' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf

Primary OutFlow Max=0.32 cfs @ 11.96 hrs HW=171.06' (Free Discharge)
1=Culvert (Inlet Controls 0.32 cfs @ 1.51 fps)

Pond 3P: PROPOSED CB #3



Summary for Pond 5P: EXISTING DRYWELL

[81] Warning: Exceeded Pond CB-2 by 2.71' @ 12.15 hrs

Inflow	=	0.96 cfs @	11.96 hrs,	Volume=	2,687 cf
Outflow	=	0.72 cfs @	12.04 hrs,	Volume=	2,687 cf, Atten= 25%, Lag= 4.5 min
Discarded	=	0.72 cfs @	12.04 hrs,	Volume=	2,687 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 173.34' @ 12.04 hrs Surf.Area= 1,415 sf Storage= 469 cf

Plug-Flow detention time= 57.3 min calculated for 2,682 cf (100% of inflow)
Center-of-Mass det. time= 57.3 min (833.0 - 775.7)

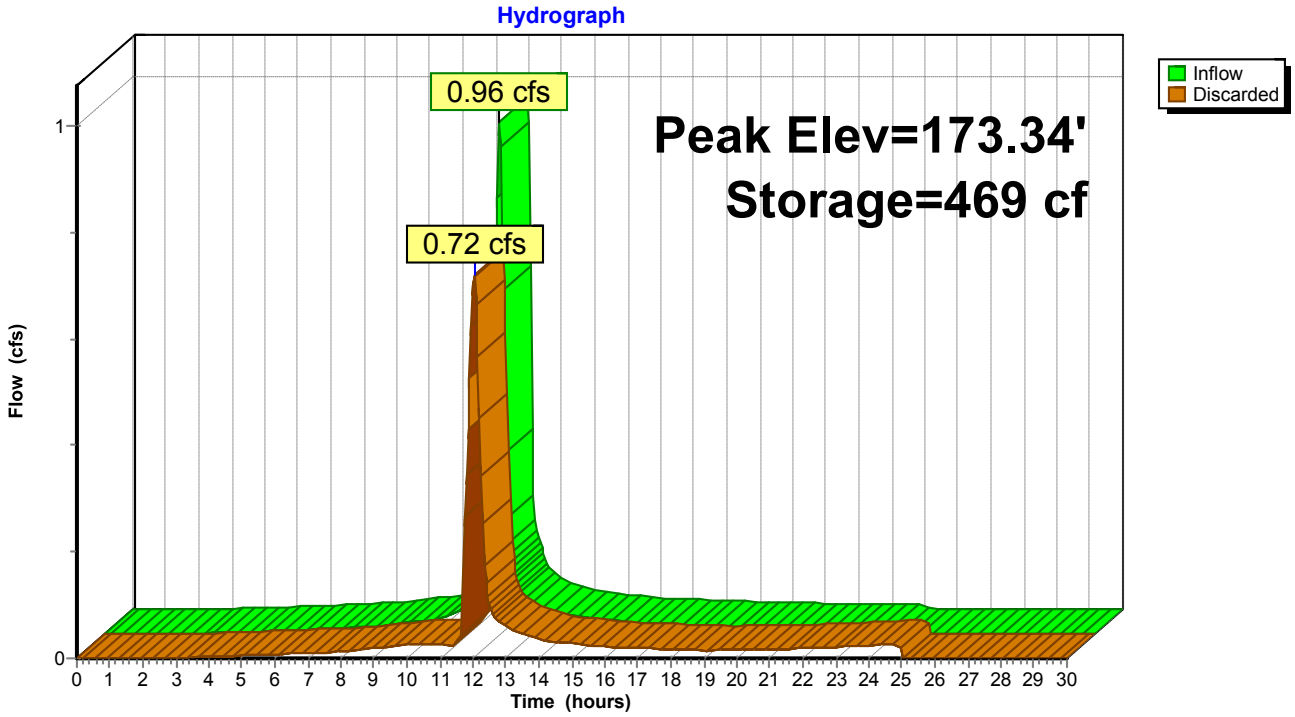
Volume	Invert	Avail.Storage	Storage Description
#1	168.00'	2,269 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
168.00	55	0	0
172.90	29	206	206
173.00	112	7	213
174.00	4,000	2,056	2,269

Device	Routing	Invert	Outlet Devices
#1	Discarded	168.00'	**22.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.71 cfs @ 12.04 hrs HW=173.33' (Free Discharge)
1=Exfiltration (Exfiltration Controls 0.71 cfs)

Pond 5P: EXISTING DRYWELL



Summary for Pond 8P: EXISTING YARD DRAIN

[58] Hint: Peaked 15.91' above defined flood level

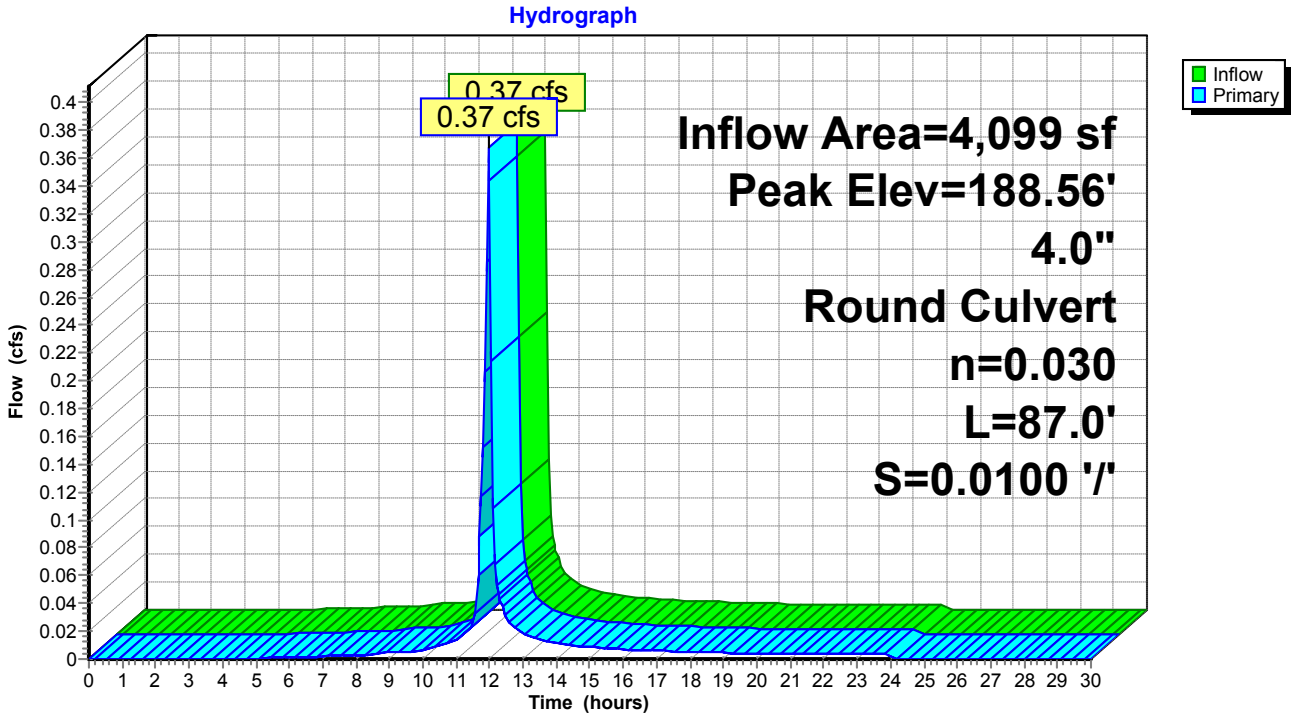
Inflow Area = 4,099 sf, 74.82% Impervious, Inflow Depth = 2.41" for 2-YEAR event
Inflow = 0.37 cfs @ 11.96 hrs, Volume= 822 cf
Outflow = 0.37 cfs @ 11.96 hrs, Volume= 822 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.37 cfs @ 11.96 hrs, Volume= 822 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 188.56' @ 11.96 hrs
Flood Elev= 172.65'

Device	Routing	Invert	Outlet Devices
#1	Primary	171.30'	**4.0" Round Culvert** L= 87.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 171.30' / 170.43' S= 0.0100 '/' Cc= 0.900 n= 0.030, Flow Area= 0.09 sf

Primary OutFlow Max=0.36 cfs @ 11.96 hrs HW=187.68' (Free Discharge)
1=Culvert (Barrel Controls 0.36 cfs @ 4.10 fps)

Pond 8P: EXISTING YARD DRAIN



Summary for Pond 12P: EXISTING CB

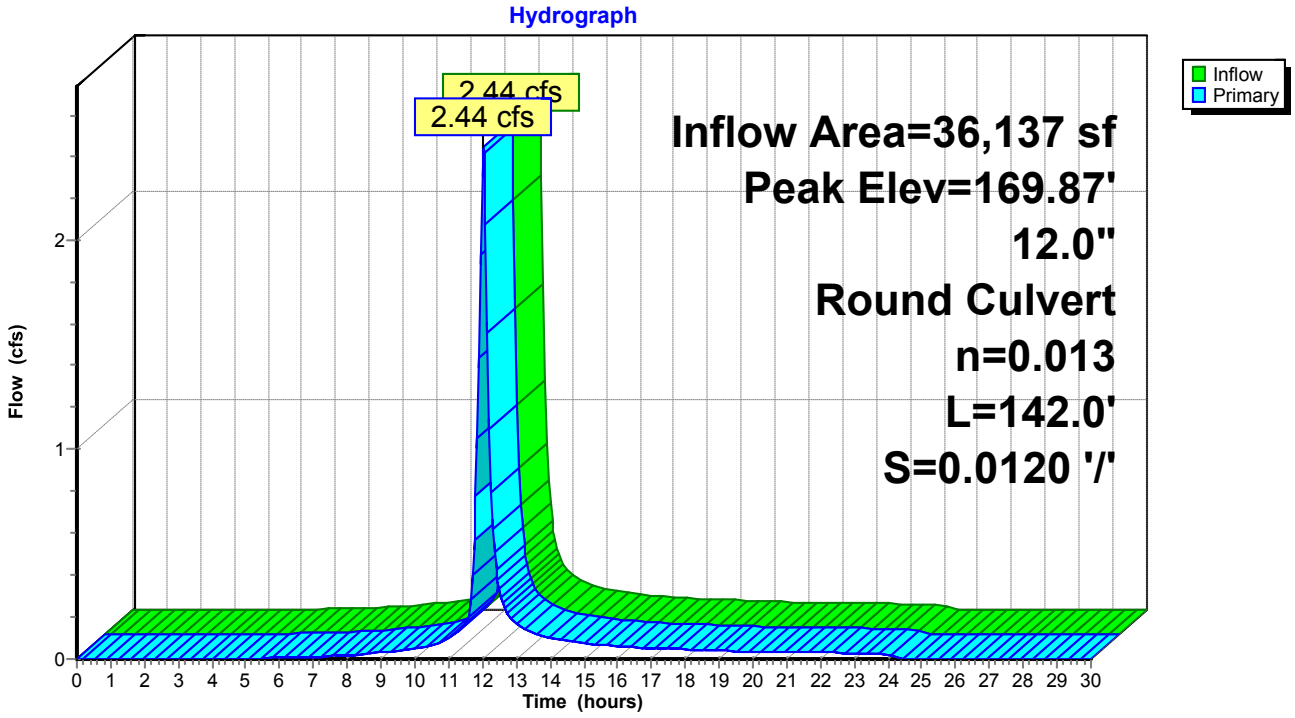
Inflow Area = 36,137 sf, 63.40% Impervious, Inflow Depth = 2.26" for 2-YEAR event
Inflow = 2.44 cfs @ 12.03 hrs, Volume= 6,799 cf
Outflow = 2.44 cfs @ 12.03 hrs, Volume= 6,799 cf, Atten= 0%, Lag= 0.0 min
Primary = 2.44 cfs @ 12.03 hrs, Volume= 6,799 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 169.87' @ 12.03 hrs
Flood Elev= 172.16'

Device	Routing	Invert	Outlet Devices
#1	Primary	168.70'	**12.0" Round Culvert** L= 142.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 168.70' / 167.00' S= 0.0120 '/' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf

Primary OutFlow Max=2.39 cfs @ 12.03 hrs HW=169.84' (Free Discharge)
1=Culvert (Inlet Controls 2.39 cfs @ 3.05 fps)

Pond 12P: EXISTING CB



Summary for Pond 14P: EXISTING CB

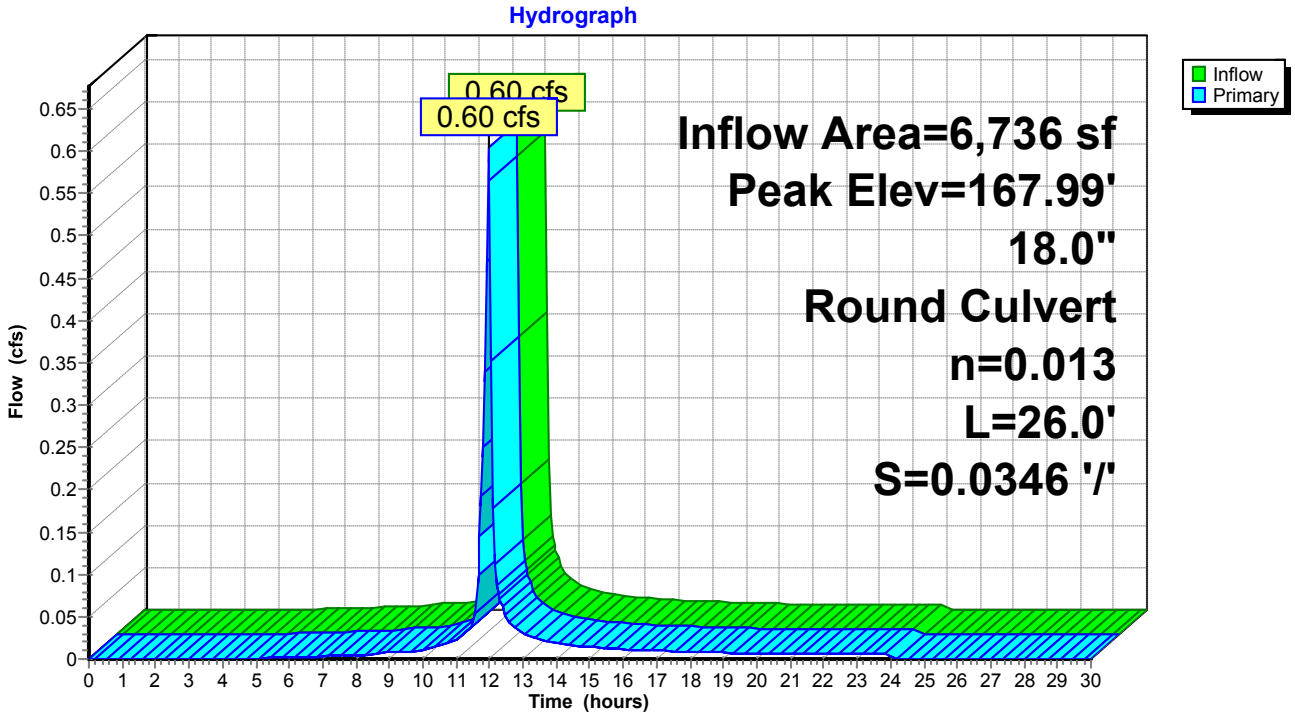
Inflow Area = 6,736 sf, 69.73% Impervious, Inflow Depth = 2.41" for 2-YEAR event
Inflow = 0.60 cfs @ 11.96 hrs, Volume= 1,351 cf
Outflow = 0.60 cfs @ 11.96 hrs, Volume= 1,351 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.60 cfs @ 11.96 hrs, Volume= 1,351 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 167.99' @ 11.97 hrs
Flood Elev= 172.33'

Device	Routing	Invert	Outlet Devices
#1	Primary	167.60'	**18.0" Round Culvert** L= 26.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 167.60' / 166.70' S= 0.0346 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf

Primary OutFlow Max=0.59 cfs @ 11.96 hrs HW=167.98' (Free Discharge)
1=Culvert (Inlet Controls 0.59 cfs @ 1.66 fps)

Pond 14P: EXISTING CB



Summary for Pond CB-1: PROPOSED CATCH BASIN #1

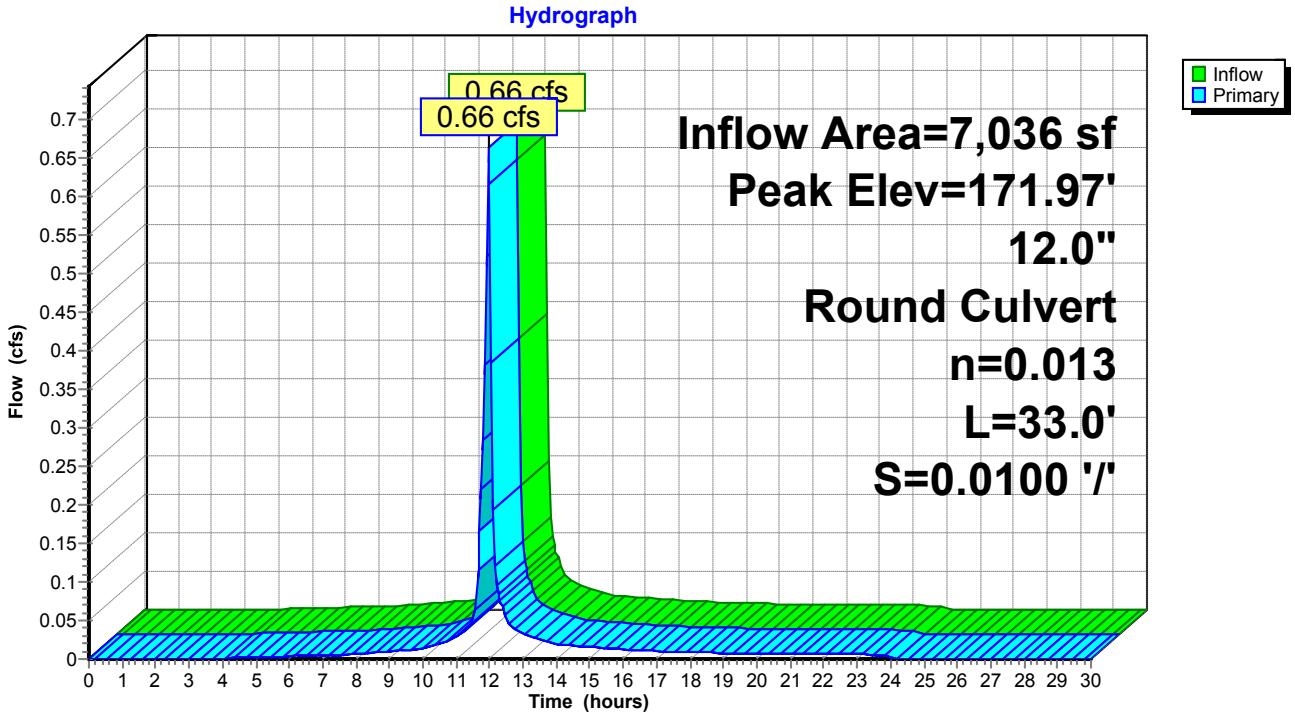
Inflow Area = 7,036 sf, 83.26% Impervious, Inflow Depth = 2.61" for 2-YEAR event
Inflow = 0.66 cfs @ 11.96 hrs, Volume= 1,528 cf
Outflow = 0.66 cfs @ 11.96 hrs, Volume= 1,528 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.66 cfs @ 11.96 hrs, Volume= 1,528 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 171.97' @ 11.96 hrs
Flood Elev= 172.70'

Device	Routing	Invert	Outlet Devices
#1	Primary	171.50'	**12.0" Round Culvert** L= 33.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 171.50' / 171.17' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf

Primary OutFlow Max=0.65 cfs @ 11.96 hrs HW=171.96' (Free Discharge)
1=Culvert (Inlet Controls 0.65 cfs @ 1.83 fps)

Pond CB-1: PROPOSED CATCH BASIN #1



Summary for Pond CB-2: PR CB #2

[57] Hint: Peaked at 171.11' (Flood elevation advised)

Inflow Area =	28,448 sf,	85.49% Impervious,	Inflow Depth =	2.68"	for 2-YEAR event
Inflow =	2.73 cfs @	11.96 hrs,	Volume=	6,363 cf	
Outflow =	2.73 cfs @	11.96 hrs,	Volume=	6,363 cf,	Atten= 0%, Lag= 0.0 min
Primary =	1.77 cfs @	11.96 hrs,	Volume=	3,676 cf	
Secondary =	0.96 cfs @	11.96 hrs,	Volume=	2,687 cf	

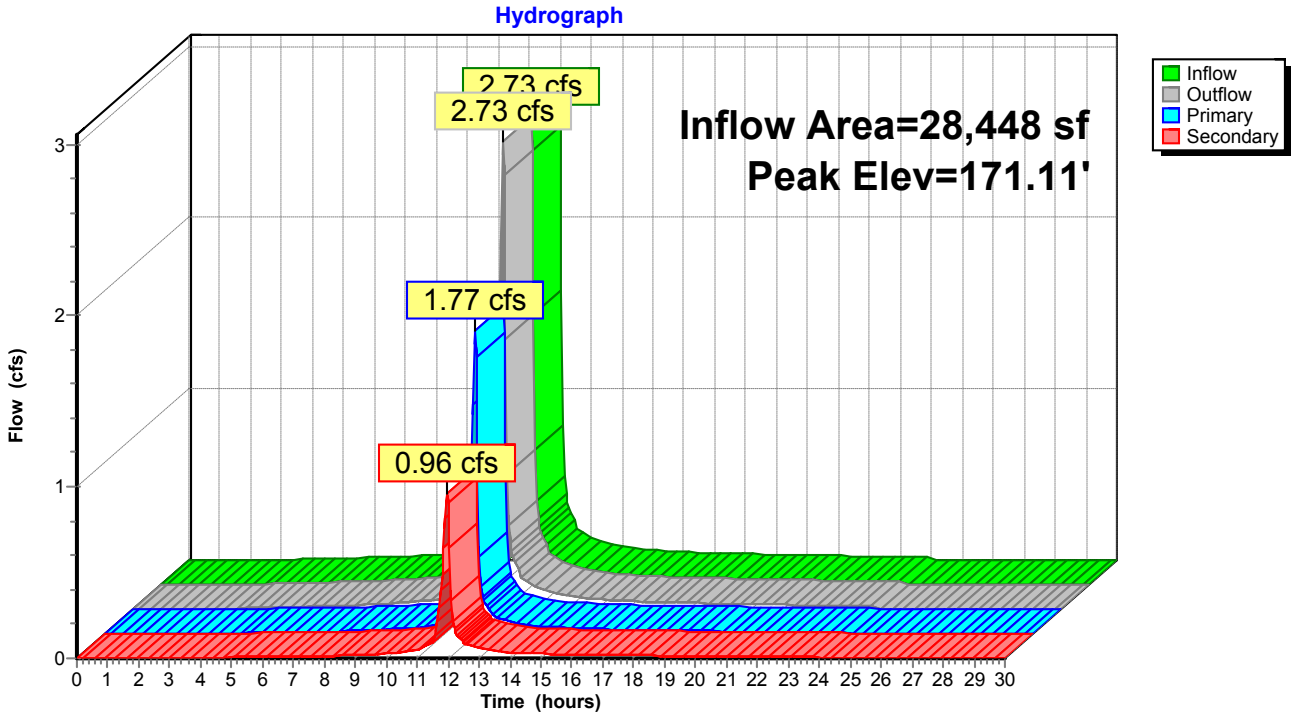
Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 171.11' @ 11.96 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	170.25'	**12.0" Round Culvert** L= 20.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 170.25' / 170.05' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf
#2	Secondary	170.25'	**8.0" Round Culvert** L= 12.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 170.25' / 170.05' S= 0.0167 '/' Cc= 0.900 n= 0.013, Flow Area= 0.35 sf

Primary OutFlow Max=1.72 cfs @ 11.96 hrs HW=171.09' (Free Discharge)
1=Culvert (Barrel Controls 1.72 cfs @ 3.30 fps)

Secondary OutFlow Max=0.94 cfs @ 11.96 hrs HW=171.09' (Free Discharge)
2=Culvert (Inlet Controls 0.94 cfs @ 2.70 fps)

Pond CB-2: PR CB #2



Summary for Pond DP-1: Existing Catch Basin

[79] Warning: Submerged Pond 12P Primary device # 1 OUTLET by 0.94'
[79] Warning: Submerged Pond 14P Primary device # 1 INLET by 0.34'

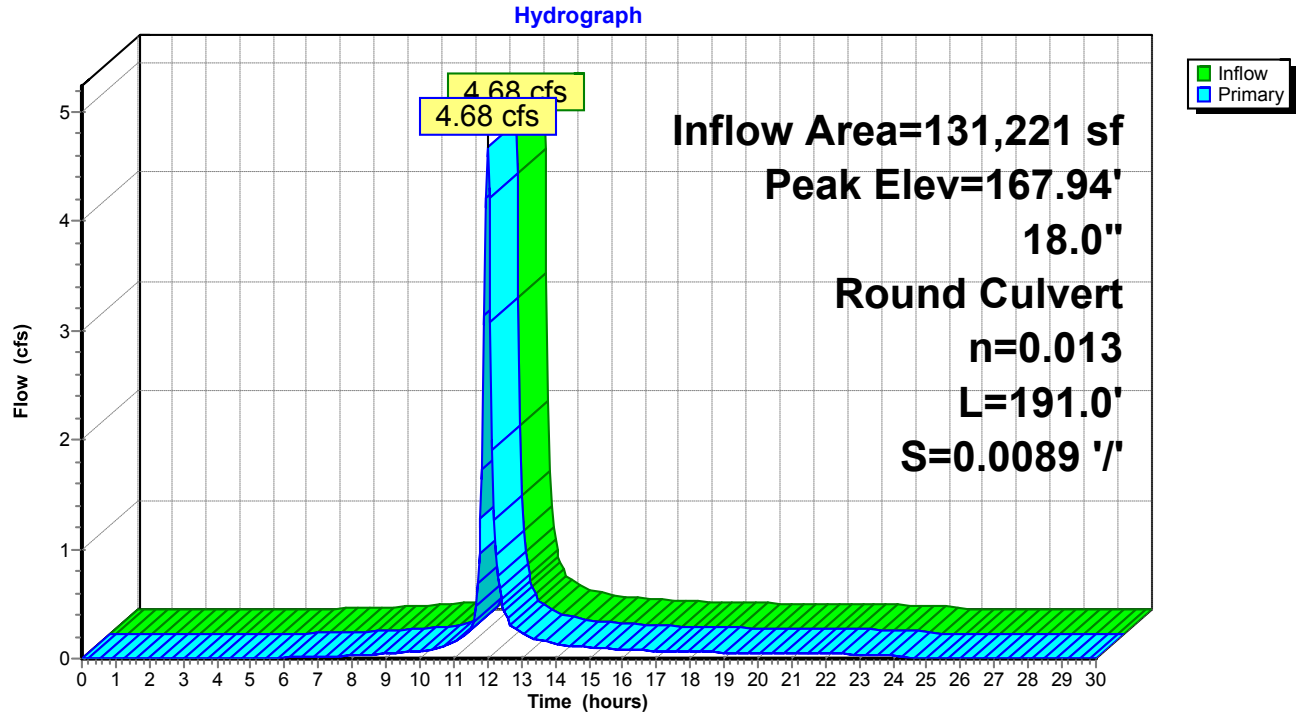
Inflow Area = 131,221 sf, 73.88% Impervious, Inflow Depth = 0.95" for 2-YEAR event
Inflow = 4.68 cfs @ 12.00 hrs, Volume= 10,397 cf
Outflow = 4.68 cfs @ 12.00 hrs, Volume= 10,397 cf, Atten= 0%, Lag= 0.0 min
Primary = 4.68 cfs @ 12.00 hrs, Volume= 10,397 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 167.94' @ 12.00 hrs
Flood Elev= 171.87'

Device	Routing	Invert	Outlet Devices
#1	Primary	166.70'	**18.0" Round Culvert** L= 191.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 166.70' / 165.00' S= 0.0089 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf

Primary OutFlow Max=4.68 cfs @ 12.00 hrs HW=167.94' (Free Discharge)
↑**1=Culvert** (Inlet Controls 4.68 cfs @ 2.99 fps)

Pond DP-1: Existing Catch Basin



Summary for Pond DW-1: PROPOSED DRYWELL #1

[85] Warning: Oscillations may require smaller dt or Finer Routing (severity=2)

Inflow Area = 3,471 sf, 65.57% Impervious, Inflow Depth = 2.31" for 2-YEAR event
Inflow = 0.30 cfs @ 11.97 hrs, Volume= 669 cf
Outflow = 0.05 cfs @ 11.69 hrs, Volume= 669 cf, Atten= 83%, Lag= 0.0 min
Discarded = 0.05 cfs @ 11.69 hrs, Volume= 669 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 167.56' @ 12.21 hrs Surf.Area= 60 sf Storage= 210 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 27.7 min (822.8 - 795.1)

Volume	Invert	Avail.Storage	Storage Description
#1	164.00'	712 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)
#2	163.00'	38 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 94 cf Overall x 40.0% Voids
		750 cf	Total Available Storage

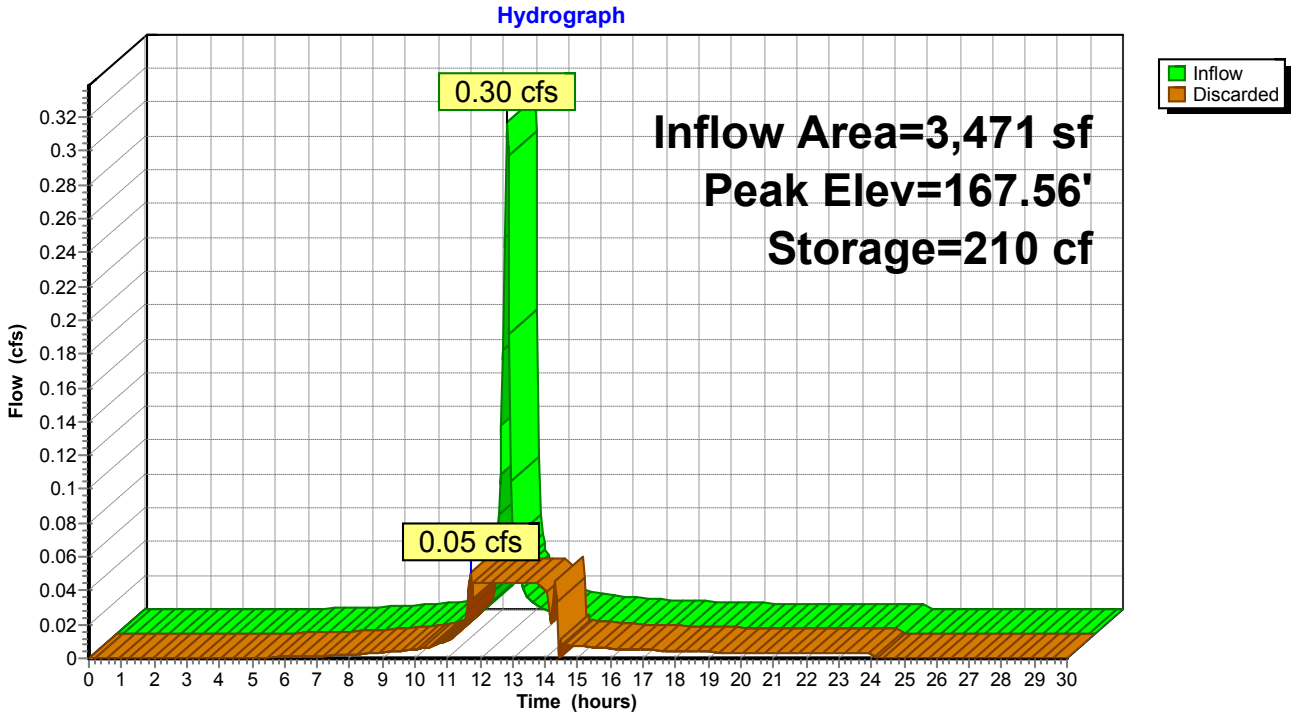
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
164.00	50	0	0
168.90	50	245	245
169.00	300	17	262
170.50	300	450	712

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
163.00	78	0	0
164.00	10	44	44
169.00	10	50	94

Device	Routing	Invert	Outlet Devices
#1	Discarded	163.00'	**32.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.05 cfs @ 11.69 hrs HW=163.12' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.05 cfs)

Pond DW-1: PROPOSED DRYWELL #1



Summary for Pond DW-2: PROPOSED DRYWELL #2

[85] Warning: Oscillations may require smaller dt or Finer Routing (severity=2)
[81] Warning: Exceeded Pond YD-2 by 2.78' @ 13.50 hrs

Inflow Area = 13,357 sf, 67.23% Impervious, Inflow Depth = 2.32" for 2-YEAR event
Inflow = 1.15 cfs @ 11.97 hrs, Volume= 2,585 cf
Outflow = 1.01 cfs @ 12.01 hrs, Volume= 2,585 cf, Atten= 12%, Lag= 2.4 min
Discarded = 1.01 cfs @ 12.01 hrs, Volume= 2,585 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 175.65' @ 12.01 hrs Surf.Area= 1,367 sf Storage= 545 cf

Plug-Flow detention time= 53.0 min calculated for 2,581 cf (100% of inflow)
Center-of-Mass det. time= 52.9 min (841.4 - 788.5)

Volume	Invert	Avail.Storage	Storage Description
#1	167.78'	1,499 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)
#2	166.50'	53 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 134 cf Overall x 40.0% Voids
		1,552 cf	Total Available Storage

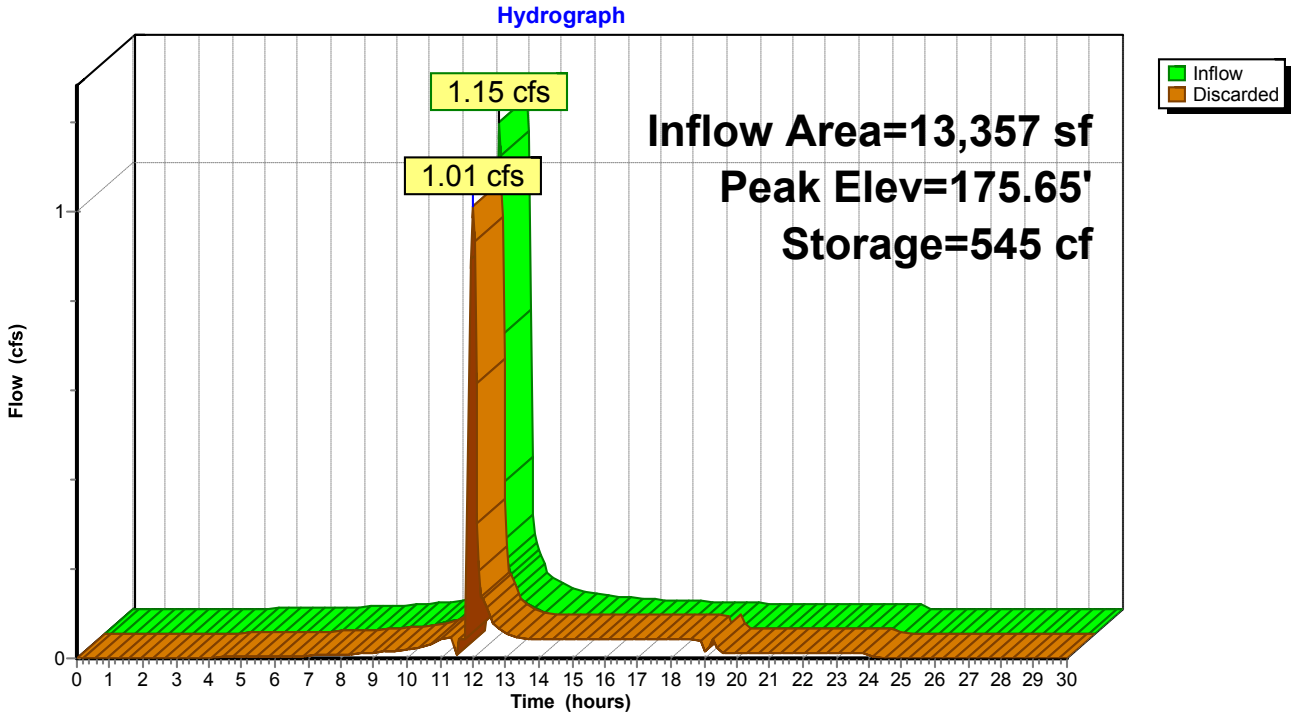
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
167.78	50	0	0
175.50	50	386	386
176.00	4,400	1,113	1,499

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
166.50	78	0	0
167.78	10	56	56
175.50	10	77	134

Device	Routing	Invert	Outlet Devices
#1	Discarded	166.50'	**32.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=1.00 cfs @ 12.01 hrs HW=175.65' (Free Discharge)
↑**1=Exfiltration** (Exfiltration Controls 1.00 cfs)

Pond DW-2: PROPOSED DRYWELL #2



Summary for Pond DW-3: PROPOSED DRYWELL #3

[81] Warning: Exceeded Pond YD-4 by 2.08' @ 13.75 hrs

Inflow Area = 14,239 sf, 86.05% Impervious, Inflow Depth = 2.69" for 2-YEAR event
Inflow = 1.36 cfs @ 11.96 hrs, Volume= 3,190 cf
Outflow = 1.18 cfs @ 12.01 hrs, Volume= 3,190 cf, Atten= 13%, Lag= 2.7 min
Discarded = 1.18 cfs @ 12.01 hrs, Volume= 3,190 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 174.69' @ 12.01 hrs Surf.Area= 1,596 sf Storage= 605 cf

Plug-Flow detention time= 48.6 min calculated for 3,184 cf (100% of inflow)
Center-of-Mass det. time= 48.5 min (819.5 - 771.0)

Volume	Invert	Avail.Storage	Storage Description
#1	166.69'	1,403 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)
#2	165.50'	55 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 138 cf Overall x 40.0% Voids
		1,458 cf	Total Available Storage

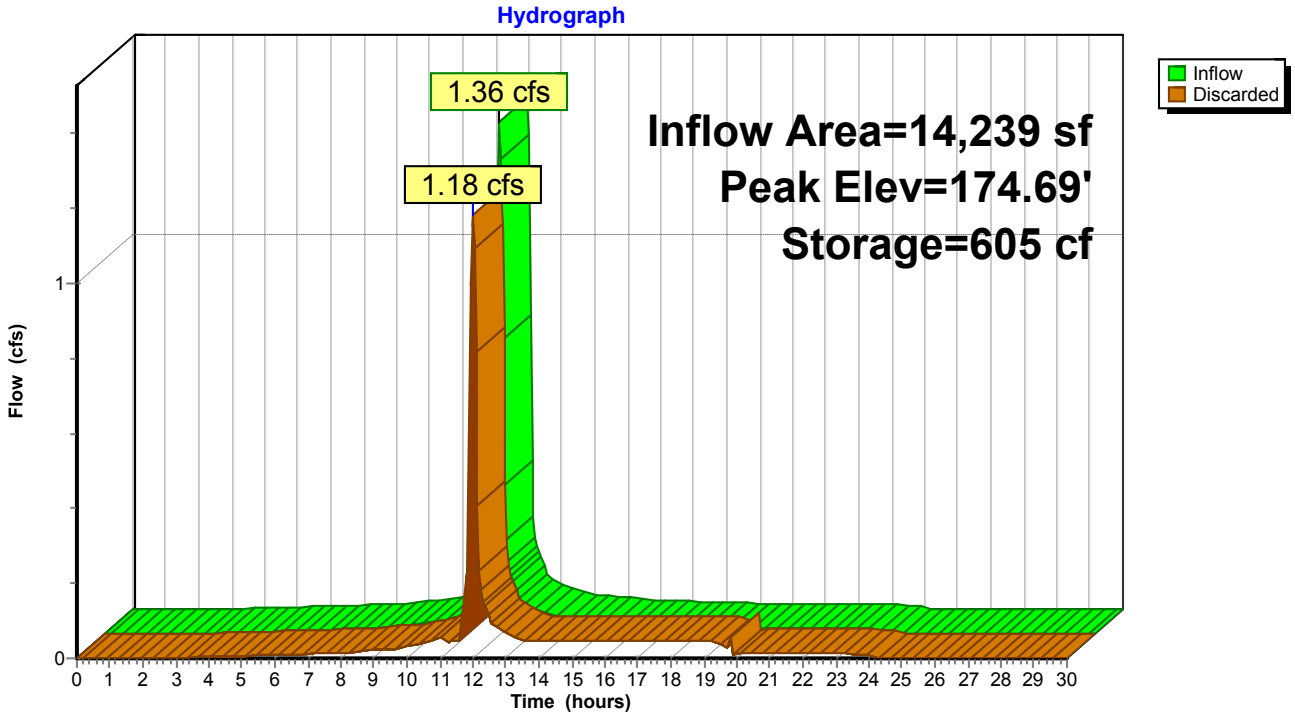
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
166.69	50	0	0
174.50	50	391	391
175.00	4,000	1,013	1,403

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
165.50	79	0	0
165.69	79	15	15
166.69	10	45	60
174.50	10	78	138

Device	Routing	Invert	Outlet Devices
#1	Discarded	165.50'	**32.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=1.17 cfs @ 12.01 hrs HW=174.69' (Free Discharge)
↑**1=Exfiltration** (Exfiltration Controls 1.17 cfs)

Pond DW-3: PROPOSED DRYWELL #3



Summary for Pond DW-4: PROPOSED DRYWELL #4

[85] Warning: Oscillations may require smaller dt or Finer Routing (severity=1)
[81] Warning: Exceeded Pond CB-2 by 2.43' @ 12.05 hrs

Inflow Area = 28,448 sf, 85.49% Impervious, Inflow Depth = 1.55" for 2-YEAR event
Inflow = 1.77 cfs @ 11.96 hrs, Volume= 3,676 cf
Outflow = 1.55 cfs @ 12.00 hrs, Volume= 3,676 cf, Atten= 12%, Lag= 2.2 min
Discarded = 0.21 cfs @ 12.00 hrs, Volume= 2,027 cf
Secondary = 1.34 cfs @ 12.00 hrs, Volume= 1,650 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 173.36' @ 12.00 hrs Surf.Area= 406 sf Storage= 571 cf

Plug-Flow detention time= 62.5 min calculated for 3,670 cf (100% of inflow)
Center-of-Mass det. time= 62.4 min (832.8 - 770.4)

Volume	Invert	Avail.Storage	Storage Description
#1	165.00'	1,468 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)
#2	164.00'	50 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 124 cf Overall x 40.0% Voids
		1,517 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
165.00	55	0	0
173.00	55	440	440
174.00	1,000	528	968
174.50	1,000	500	1,468

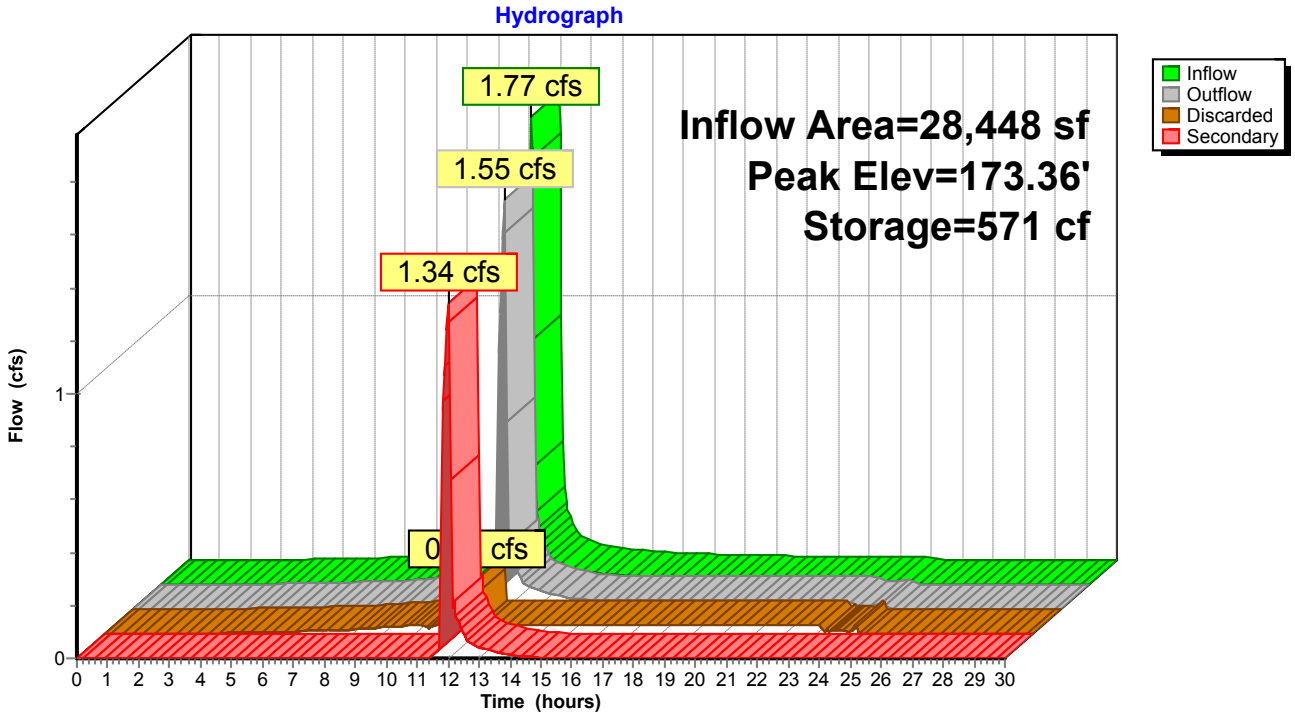
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
164.00	78	0	0
165.00	10	44	44
173.00	10	80	124

Device	Routing	Invert	Outlet Devices
#1	Discarded	164.00'	**22.000 in/hr Exfiltration over Surface area**
#2	Secondary	172.00'	**8.0" Round Culvert** L= 30.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 172.00' / 171.70' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 0.35 sf

Discarded OutFlow Max=0.21 cfs @ 12.00 hrs HW=173.36' (Free Discharge)
└**1=Exfiltration** (Exfiltration Controls 0.21 cfs)

Secondary OutFlow Max=1.34 cfs @ 12.00 hrs HW=173.36' (Free Discharge)
└**2=Culvert** (Inlet Controls 1.34 cfs @ 3.85 fps)

Pond DW-4: PROPOSED DRYWELL #4



Summary for Pond DW-5: PROPOSED DRYWELL #5

[85] Warning: Oscillations may require smaller dt or Finer Routing (severity=4)

Inflow Area = 11,493 sf, 65.66% Impervious, Inflow Depth = 2.31" for 2-YEAR event
Inflow = 1.00 cfs @ 11.97 hrs, Volume= 2,215 cf
Outflow = 0.64 cfs @ 12.05 hrs, Volume= 2,216 cf, Atten= 36%, Lag= 4.9 min
Discarded = 0.64 cfs @ 12.05 hrs, Volume= 2,216 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 172.41' @ 12.05 hrs Surf.Area= 1,258 sf Storage= 518 cf

Plug-Flow detention time= 40.8 min calculated for 2,212 cf (100% of inflow)
Center-of-Mass det. time= 41.0 min (836.1 - 795.1)

Volume	Invert	Avail.Storage	Storage Description
#1	168.00'	1,748 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)
#2	167.00'	34 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 84 cf Overall x 40.0% Voids
		1,781 cf	Total Available Storage

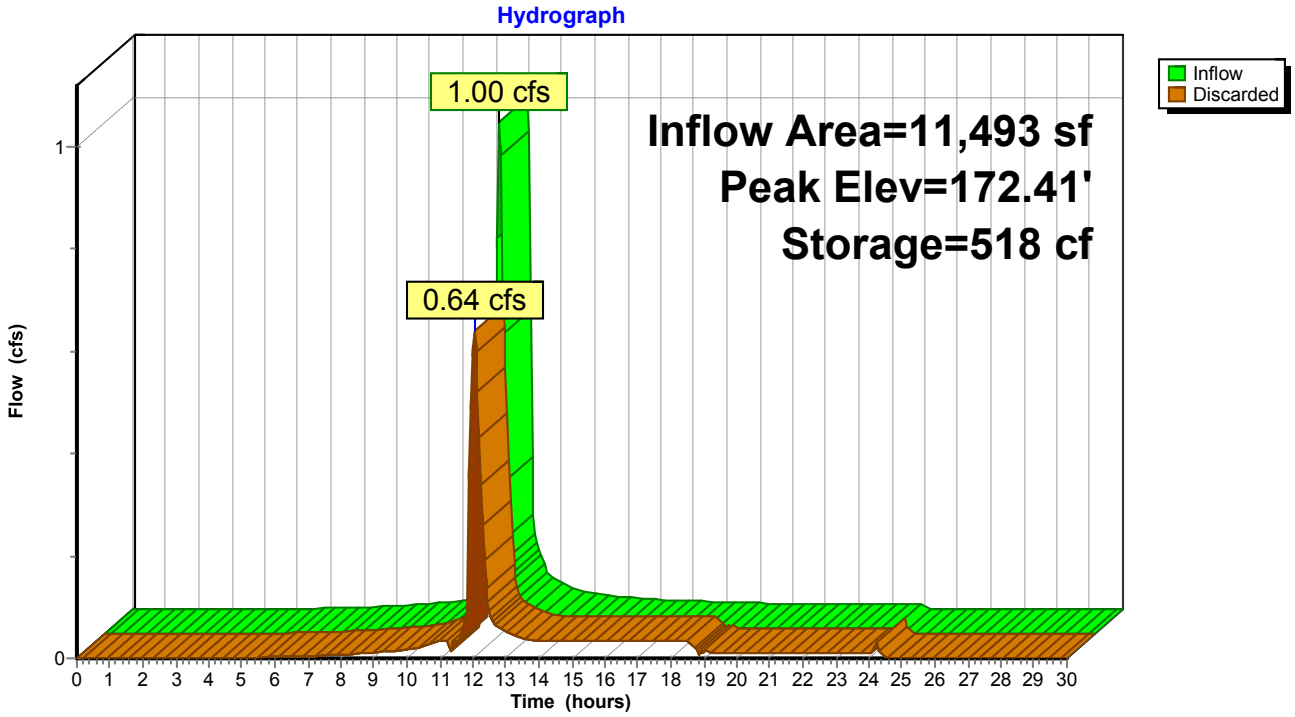
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
168.00	55	0	0
172.00	55	220	220
173.00	3,000	1,528	1,748

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
167.00	78	0	0
168.00	10	44	44
172.00	10	40	84

Device	Routing	Invert	Outlet Devices
#1	Discarded	167.00'	**22.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.64 cfs @ 12.05 hrs HW=172.40' (Free Discharge)
1=Exfiltration (Exfiltration Controls 0.64 cfs)

Pond DW-5: PROPOSED DRYWELL #5



Summary for Pond DW-6: PROPOSED DRYWELL #6

[85] Warning: Oscillations may require smaller dt or Finer Routing (severity=2)

Inflow Area = 1,844 sf,100.00% Impervious, Inflow Depth = 2.93" for 2-YEAR event
Inflow = 0.18 cfs @ 11.96 hrs, Volume= 450 cf
Outflow = 0.04 cfs @ 11.70 hrs, Volume= 450 cf, Atten= 80%, Lag= 0.0 min
Discarded = 0.04 cfs @ 11.70 hrs, Volume= 450 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 171.82' @ 12.16 hrs Surf.Area= 65 sf Storage= 125 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 19.3 min (772.0 - 752.8)

Volume	Invert	Avail.Storage	Storage Description
#1	170.00'	484 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)
#2	169.00'	34 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 84 cf Overall x 40.0% Voids
		517 cf	Total Available Storage

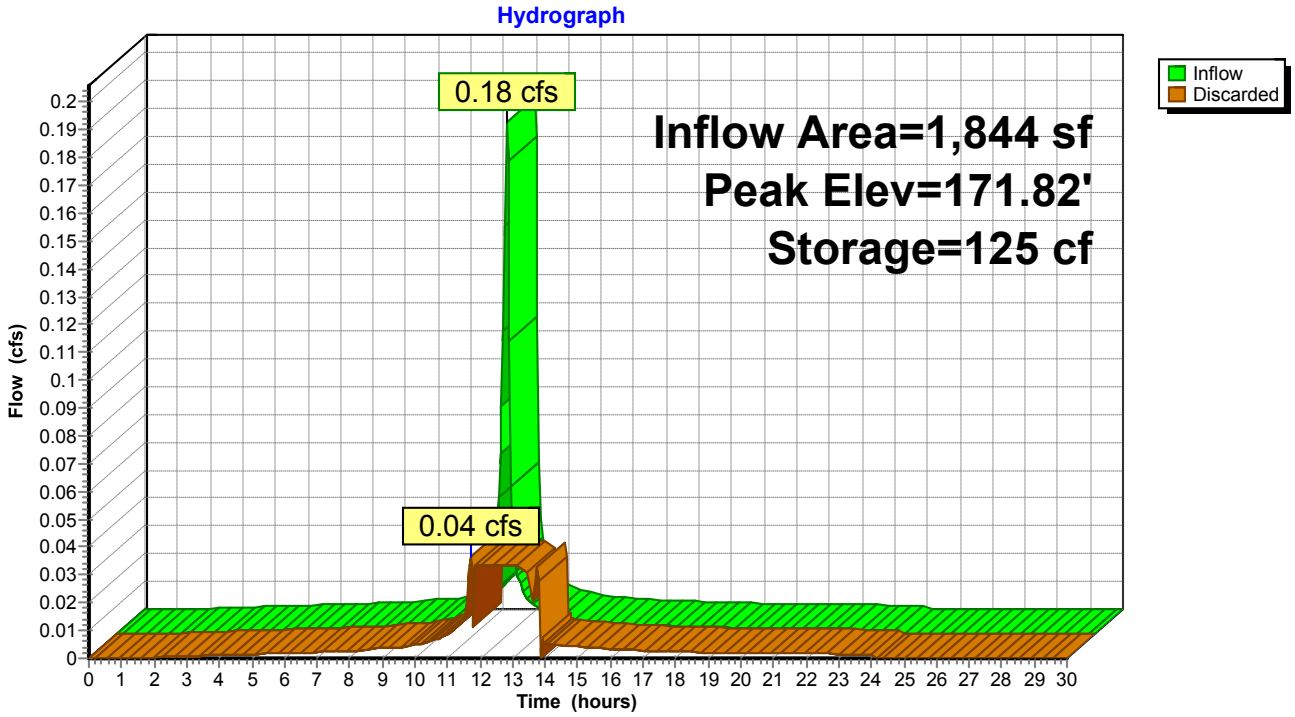
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
170.00	55	0	0
174.00	55	220	220
174.50	1,000	264	484

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
169.00	78	0	0
170.00	10	44	44
174.00	10	40	84

Device	Routing	Invert	Outlet Devices
#1	Discarded	169.00'	**22.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.04 cfs @ 11.70 hrs HW=169.09' (Free Discharge)
↑**1=Exfiltration** (Exfiltration Controls 0.04 cfs)

Pond DW-6: PROPOSED DRYWELL #6



Summary for Pond DW-7: PROPOSED DRYWELL #7

[85] Warning: Oscillations may require smaller dt or Finer Routing (severity=2)

Inflow Area = 1,755 sf,100.00% Impervious, Inflow Depth = 2.93" for 2-YEAR event
Inflow = 0.17 cfs @ 11.96 hrs, Volume= 428 cf
Outflow = 0.04 cfs @ 11.71 hrs, Volume= 428 cf, Atten= 78%, Lag= 0.0 min
Discarded = 0.04 cfs @ 11.71 hrs, Volume= 428 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 173.02' @ 12.15 hrs Surf.Area= 65 sf Storage= 116 cf

Plug-Flow detention time= 17.9 min calculated for 427 cf (100% of inflow)
Center-of-Mass det. time= 17.9 min (770.7 - 752.8)

Volume	Invert	Avail.Storage	Storage Description
#1	171.50'	352 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)
#2	170.00'	42 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 106 cf Overall x 40.0% Voids
		394 cf	Total Available Storage

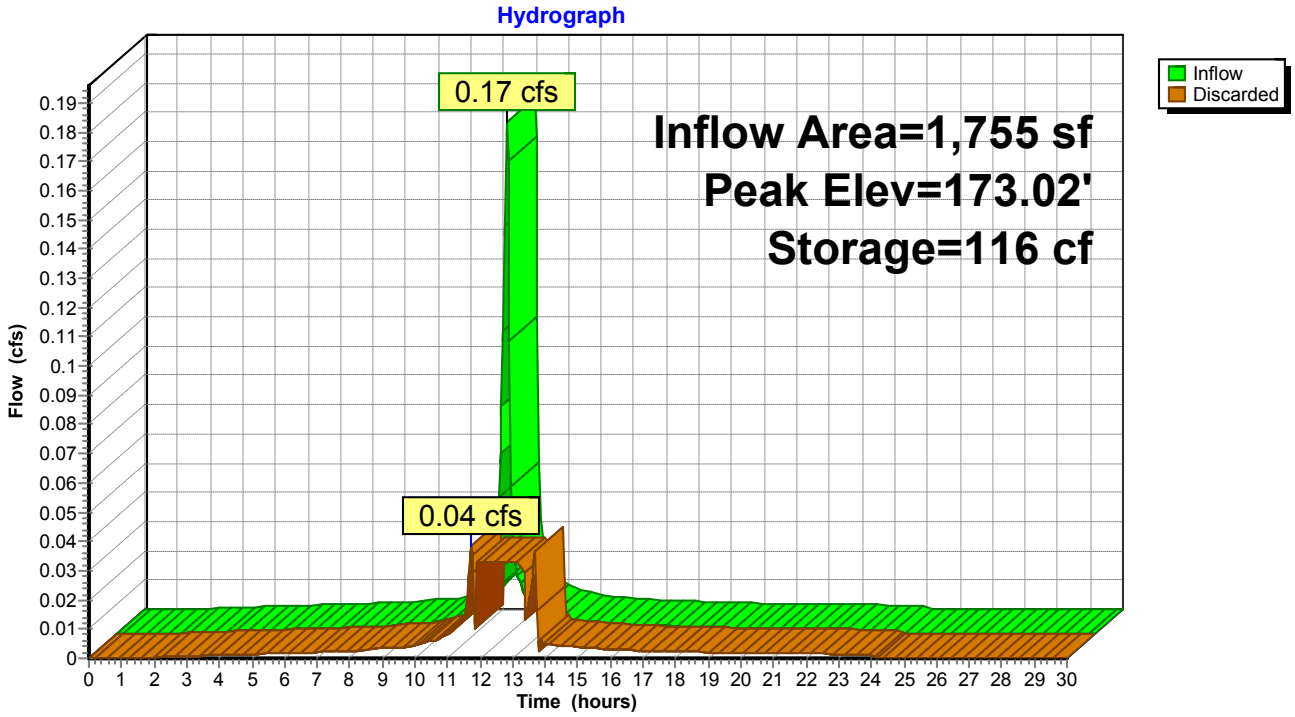
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
171.50	55	0	0
175.50	55	220	220
175.75	1,000	132	352

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
170.00	78	0	0
171.50	10	66	66
175.50	10	40	106

Device	Routing	Invert	Outlet Devices
#1	Discarded	170.00'	**22.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.04 cfs @ 11.71 hrs HW=170.11' (Free Discharge)
1=Exfiltration (Exfiltration Controls 0.04 cfs)

Pond DW-7: PROPOSED DRYWELL #7



Summary for Pond DW-8: PROPOSED DRYWELL #8

[85] Warning: Oscillations may require smaller dt or Finer Routing (severity=2)

Inflow Area = 1,734 sf,100.00% Impervious, Inflow Depth = 2.93" for 2-YEAR event
Inflow = 0.17 cfs @ 11.96 hrs, Volume= 423 cf
Outflow = 0.04 cfs @ 11.71 hrs, Volume= 423 cf, Atten= 79%, Lag= 0.0 min
Discarded = 0.04 cfs @ 11.71 hrs, Volume= 423 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 170.60' @ 12.15 hrs Surf.Area= 65 sf Storage= 112 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 16.9 min (769.7 - 752.8)

Volume	Invert	Avail.Storage	Storage Description
#1	169.00'	484 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)
#2	168.00'	34 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 84 cf Overall x 40.0% Voids
		517 cf	Total Available Storage

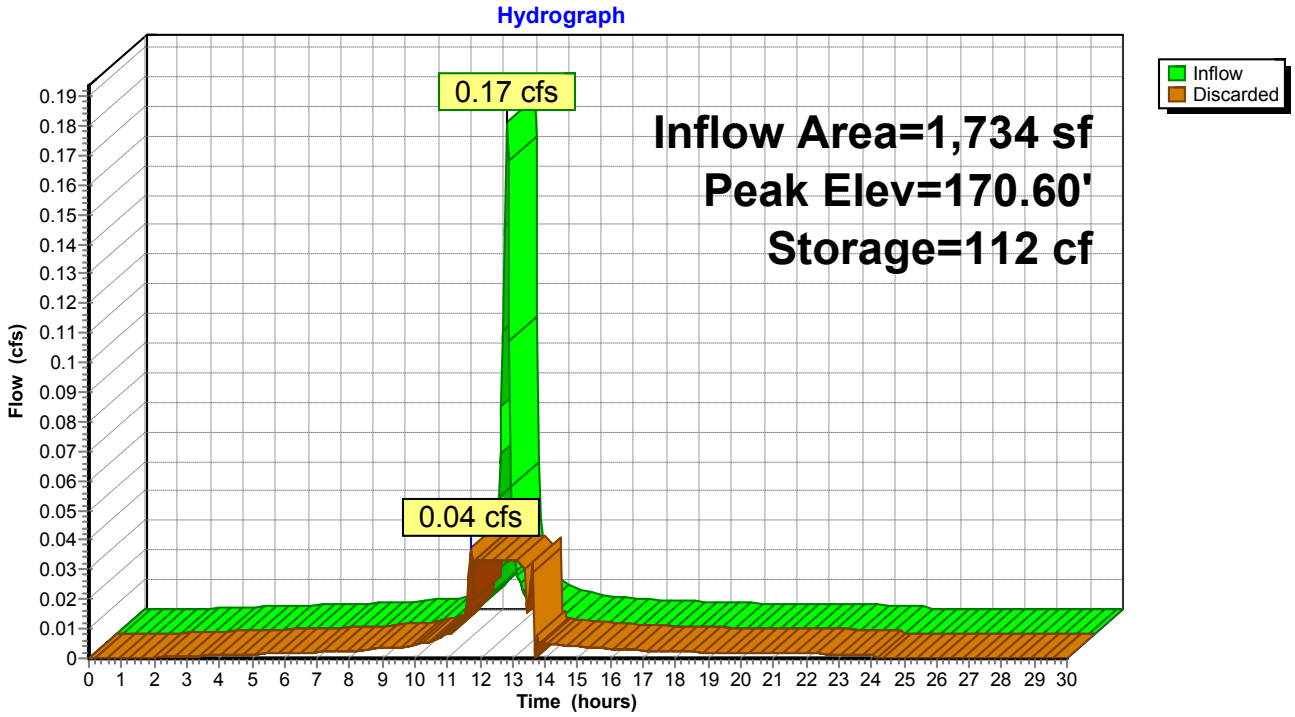
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
169.00	55	0	0
173.00	55	220	220
173.50	1,000	264	484

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
168.00	78	0	0
169.00	10	44	44
173.00	10	40	84

Device	Routing	Invert	Outlet Devices
#1	Discarded	168.00'	**22.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.04 cfs @ 11.71 hrs HW=168.10' (Free Discharge)
1=Exfiltration (Exfiltration Controls 0.04 cfs)

Pond DW-8: PROPOSED DRYWELL #8



Summary for Pond YD-1: PROPOSED DRAIN #1

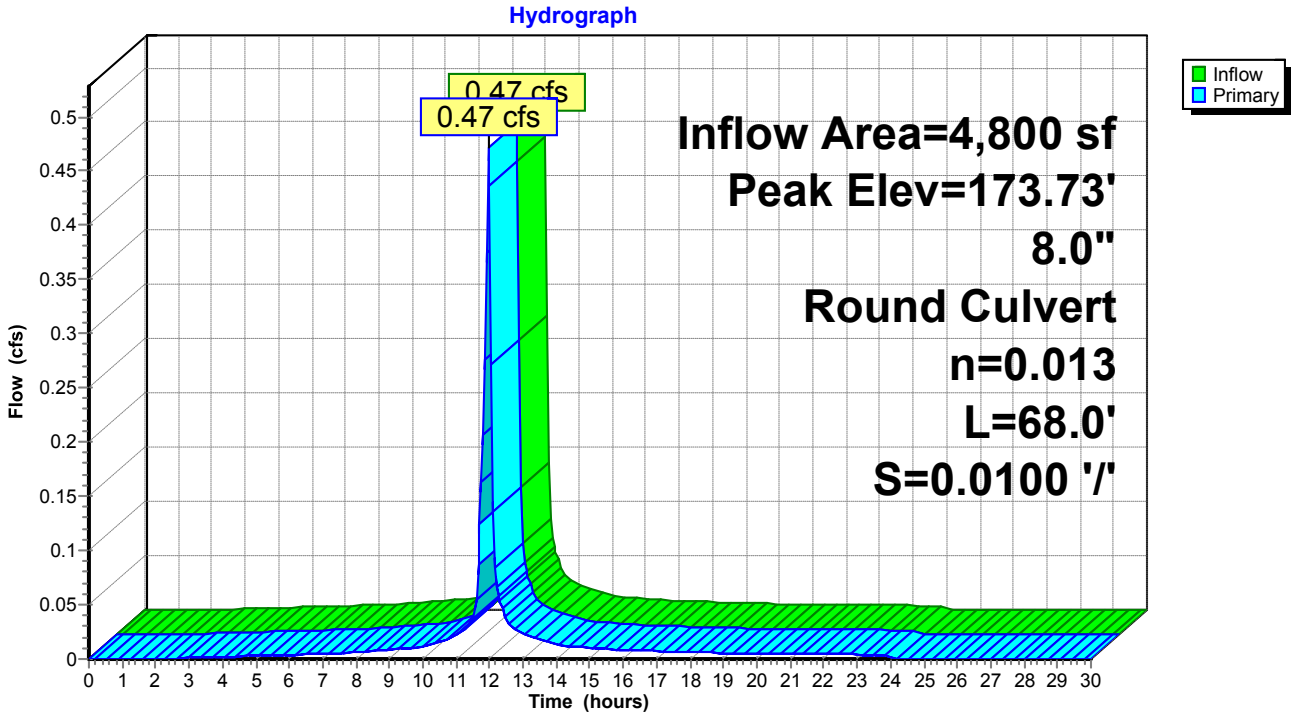
Inflow Area = 4,800 sf, 94.90% Impervious, Inflow Depth = 2.82" for 2-YEAR event
Inflow = 0.47 cfs @ 11.96 hrs, Volume= 1,127 cf
Outflow = 0.47 cfs @ 11.96 hrs, Volume= 1,127 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.47 cfs @ 11.96 hrs, Volume= 1,127 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 173.73' @ 11.96 hrs
Flood Elev= 175.44'

Device	Routing	Invert	Outlet Devices
#1	Primary	173.27'	**8.0" Round Culvert** L= 68.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 173.27' / 172.59' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 0.35 sf

Primary OutFlow Max=0.46 cfs @ 11.96 hrs HW=173.72' (Free Discharge)
1=Culvert (Inlet Controls 0.46 cfs @ 1.81 fps)

Pond YD-1: PROPOSED DRAIN #1



Summary for Pond YD-2: PROPOSED DRAIN #2

[79] Warning: Submerged Pond YD-1 Primary device # 1 INLET by 0.38'

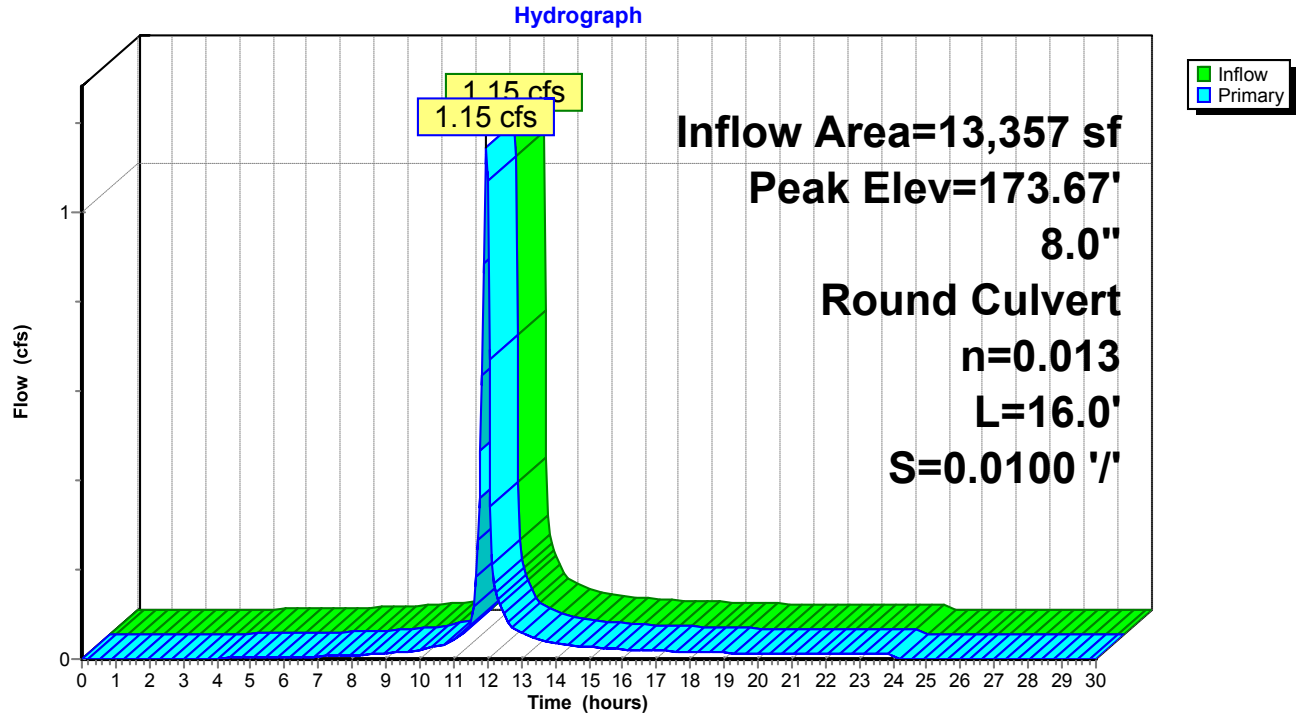
Inflow Area = 13,357 sf, 67.23% Impervious, Inflow Depth = 2.32" for 2-YEAR event
Inflow = 1.15 cfs @ 11.97 hrs, Volume= 2,585 cf
Outflow = 1.15 cfs @ 11.97 hrs, Volume= 2,585 cf, Atten= 0%, Lag= 0.0 min
Primary = 1.15 cfs @ 11.97 hrs, Volume= 2,585 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 173.67' @ 11.96 hrs
Flood Elev= 173.78'

Device	Routing	Invert	Outlet Devices
#1	Primary	172.59'	**8.0" Round Culvert** L= 16.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 172.59' / 172.43' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 0.35 sf

Primary OutFlow Max=1.12 cfs @ 11.97 hrs HW=173.63' (Free Discharge)
└**1=Culvert** (Inlet Controls 1.12 cfs @ 3.19 fps)

Pond YD-2: PROPOSED DRAIN #2



Summary for Pond YD-3: PROPOSED DRAIN #3

[58] Hint: Peaked 0.34' above defined flood level

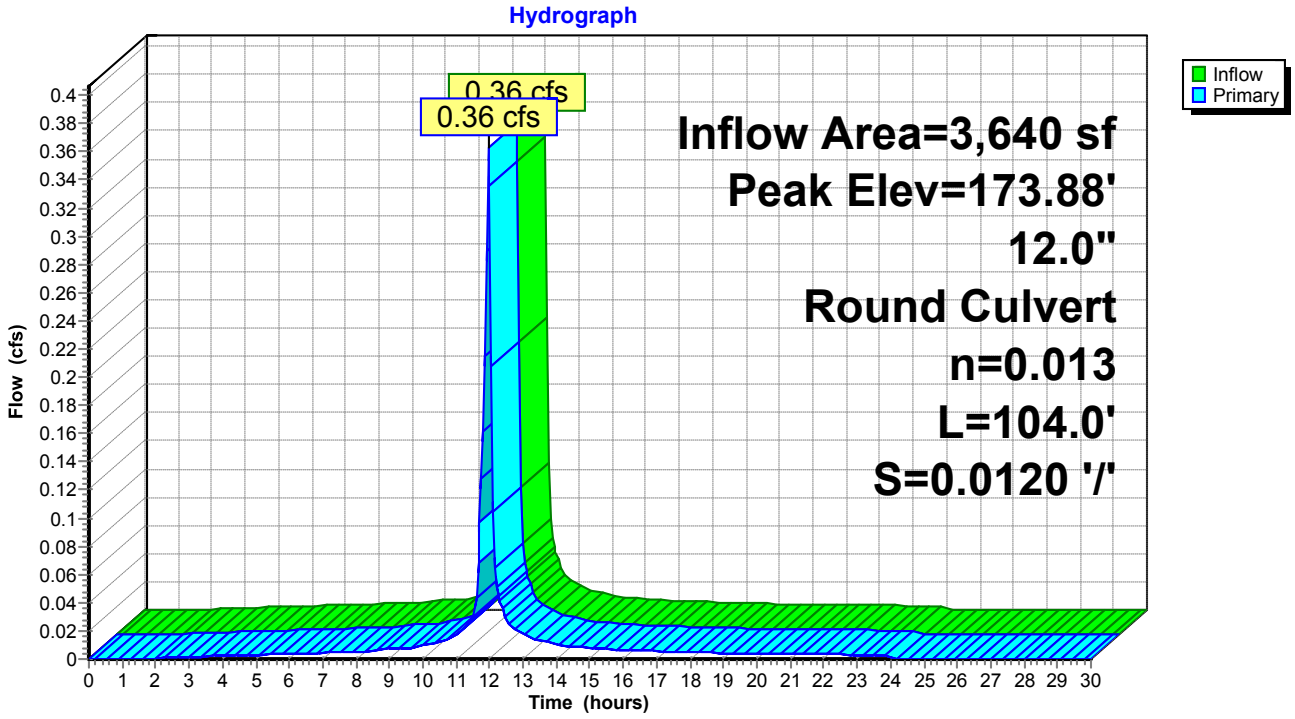
Inflow Area = 3,640 sf,100.00% Impervious, Inflow Depth = 2.93" for 2-YEAR event
Inflow = 0.36 cfs @ 11.96 hrs, Volume= 888 cf
Outflow = 0.36 cfs @ 11.96 hrs, Volume= 888 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.36 cfs @ 11.96 hrs, Volume= 888 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 173.88' @ 11.96 hrs
Flood Elev= 173.54'

Device	Routing	Invert	Outlet Devices
#1	Primary	173.54'	**12.0" Round Culvert** L= 104.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 173.54' / 172.29' S= 0.0120 '/' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf

Primary OutFlow Max=0.35 cfs @ 11.96 hrs HW=173.87' (Free Discharge)
1=Culvert (Inlet Controls 0.35 cfs @ 1.55 fps)

Pond YD-3: PROPOSED DRAIN #3



Summary for Pond YD-4: PROPOSED DRAIN #4

[79] Warning: Submerged Pond YD-3 Primary device # 1 INLET by 0.12'

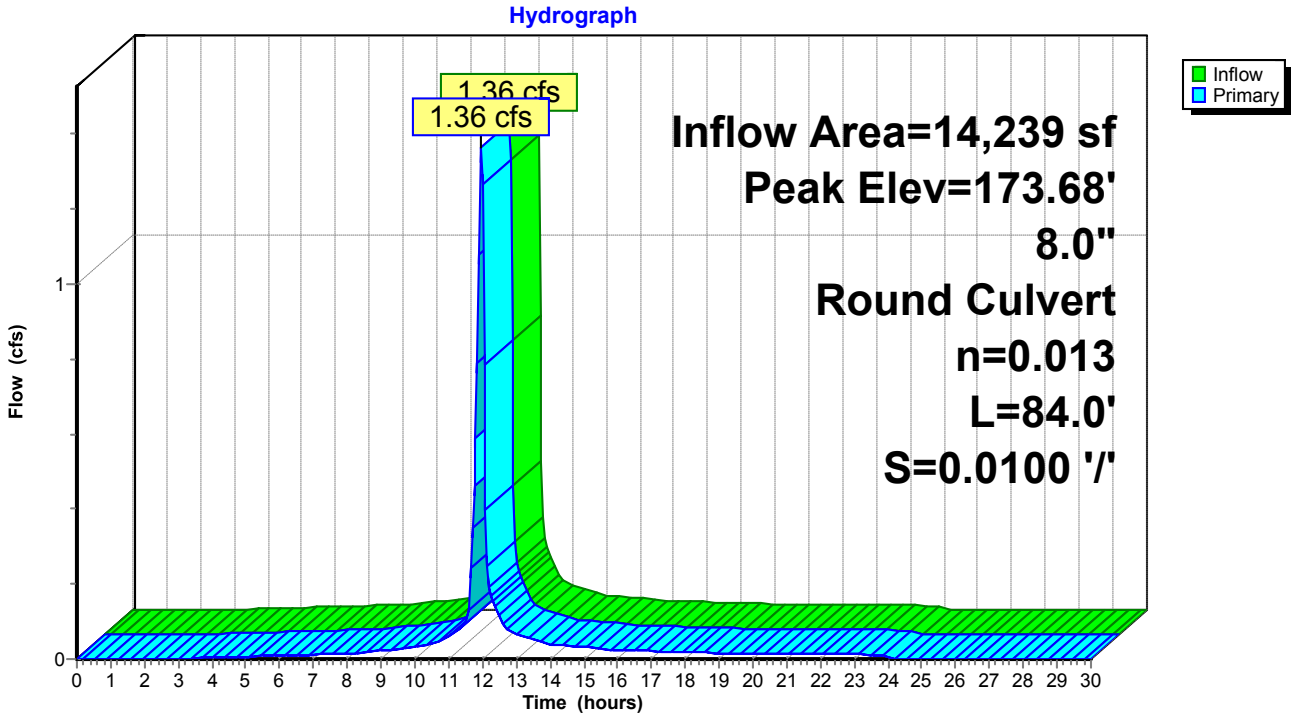
Inflow Area = 14,239 sf, 86.05% Impervious, Inflow Depth = 2.69" for 2-YEAR event
Inflow = 1.36 cfs @ 11.96 hrs, Volume= 3,190 cf
Outflow = 1.36 cfs @ 11.96 hrs, Volume= 3,190 cf, Atten= 0%, Lag= 0.0 min
Primary = 1.36 cfs @ 11.96 hrs, Volume= 3,190 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 173.68' @ 11.96 hrs
Flood Elev= 174.46'

Device	Routing	Invert	Outlet Devices
#1	Primary	172.29'	**8.0" Round Culvert** L= 84.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 172.29' / 171.45' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 0.35 sf

Primary OutFlow Max=1.33 cfs @ 11.96 hrs HW=173.63' (Free Discharge)
└**1=Culvert** (Inlet Controls 1.33 cfs @ 3.81 fps)

Pond YD-4: PROPOSED DRAIN #4



Time span=0.00-30.00 hrs, dt=0.05 hrs, 601 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment DA-1: DA-1 Runoff Area=21,412 sf 86.22% Impervious Runoff Depth=4.21"
Tc=6.0 min CN=96 Runoff=3.13 cfs 7,520 cf

Subcatchment DA-10: DA-10 Runoff Area=4,800 sf 94.90% Impervious Runoff Depth=4.33"
Tc=6.0 min CN=97 Runoff=0.71 cfs 1,731 cf

Subcatchment DA-11: DA-11 Runoff Area=8,557 sf 51.71% Impervious Runoff Depth=3.47"
Tc=6.0 min CN=89 Runoff=1.11 cfs 2,472 cf

Subcatchment DA-12: DRAINAGE AREA 12 Runoff Area=8,367 sf 100.00% Impervious Runoff Depth=4.44"
Tc=6.0 min CN=98 Runoff=1.24 cfs 3,098 cf

Subcatchment DA-13: DA-13 Runoff Area=2,574 sf 79.56% Impervious Runoff Depth=3.99"
Tc=6.0 min CN=94 Runoff=0.37 cfs 856 cf

Subcatchment DA-14: DRAINAGE AREA 14 Runoff Area=6,736 sf 69.73% Impervious Runoff Depth=3.88"
Tc=6.0 min CN=93 Runoff=0.95 cfs 2,180 cf

Subcatchment DA-15: DA-15 Runoff Area=1,734 sf 100.00% Impervious Runoff Depth=4.44"
Tc=6.0 min CN=98 Runoff=0.26 cfs 642 cf

Subcatchment DA-16: DA-16 Runoff Area=1,844 sf 100.00% Impervious Runoff Depth=4.44"
Tc=6.0 min CN=98 Runoff=0.27 cfs 683 cf

Subcatchment DA-17: DA-17 Runoff Area=1,755 sf 100.00% Impervious Runoff Depth=4.44"
Tc=6.0 min CN=98 Runoff=0.26 cfs 650 cf

Subcatchment DA-18: DRAINAGE AREA 18 Runoff Area=3,482 sf 85.96% Impervious Runoff Depth=4.10"
Tc=6.0 min CN=95 Runoff=0.50 cfs 1,190 cf

Subcatchment DA-2: DA-2 Runoff Area=7,036 sf 83.26% Impervious Runoff Depth=4.10"
Tc=6.0 min CN=95 Runoff=1.02 cfs 2,406 cf

Subcatchment DA-3: DRAINAGE AREA 3 Runoff Area=5,334 sf 65.88% Impervious Runoff Depth=3.78"
Tc=6.0 min CN=92 Runoff=0.74 cfs 1,679 cf

Subcatchment DA-4: DRAINAGE AREA 4 Runoff Area=4,099 sf 74.82% Impervious Runoff Depth=3.88"
Tc=6.0 min CN=93 Runoff=0.58 cfs 1,327 cf

Subcatchment DA-5: DRAINAGE AREA 5 Runoff Area=32,655 sf 61.00% Impervious Runoff Depth=3.67"
Flow Length=235' Tc=13.1 min CN=91 Runoff=3.59 cfs 9,992 cf

Subcatchment DA-6: DA-6 Runoff Area=11,493 sf 65.66% Impervious Runoff Depth=3.78"
Tc=6.0 min CN=92 Runoff=1.59 cfs 3,618 cf

Subcatchment DA-7: DA-7 Runoff Area=3,640 sf 100.00% Impervious Runoff Depth=4.44"
Tc=6.0 min CN=98 Runoff=0.54 cfs 1,348 cf

Subcatchment DA-8: DA-8 Runoff Area=10,599 sf 81.26% Impervious Runoff Depth=4.10"
Tc=6.0 min CN=95 Runoff=1.53 cfs 3,624 cf

Subcatchment DA-9: DRAINAGE AREA 9 Runoff Area=3,471 sf 65.57% Impervious Runoff Depth=3.78"
Tc=6.0 min CN=92 Runoff=0.48 cfs 1,093 cf

Reach DP-2: STREET Inflow=1.24 cfs 3,098 cf
Outflow=1.24 cfs 3,098 cf

Pond 2P: EXISTING DRYWELL Peak Elev=172.81' Storage=405 cf Inflow=2.32 cfs 4,807 cf
Discarded=0.63 cfs 2,910 cf Primary=1.66 cfs 1,897 cf Outflow=2.29 cfs 4,807 cf

Pond 3P: PROPOSED CB #3 Peak Elev=171.14' Inflow=0.50 cfs 1,190 cf
12.0" Round Culvert n=0.013 L=29.0' S=0.0100 '/' Outflow=0.50 cfs 1,190 cf

Pond 5P: EXISTING DRYWELL Peak Elev=173.44' Storage=641 cf Inflow=1.35 cfs 4,070 cf
Outflow=0.93 cfs 4,070 cf

Pond 8P: EXISTING YARD DRAIN Peak Elev=214.38' Inflow=0.58 cfs 1,327 cf
4.0" Round Culvert n=0.030 L=87.0' S=0.0100 '/' Outflow=0.58 cfs 1,327 cf

Pond 12P: EXISTING CB Peak Elev=170.92' Inflow=3.92 cfs 11,183 cf
12.0" Round Culvert n=0.013 L=142.0' S=0.0120 '/' Outflow=3.92 cfs 11,183 cf

Pond 14P: EXISTING CB Peak Elev=168.09' Inflow=0.95 cfs 2,180 cf
18.0" Round Culvert n=0.013 L=26.0' S=0.0346 '/' Outflow=0.95 cfs 2,180 cf

Pond CB-1: PROPOSED CATCH BASIN #1 Peak Elev=172.10' Inflow=1.02 cfs 2,406 cf
12.0" Round Culvert n=0.013 L=33.0' S=0.0100 '/' Outflow=1.02 cfs 2,406 cf

Pond CB-2: PR CB #2 Peak Elev=171.62' Inflow=4.15 cfs 9,926 cf
Primary=2.79 cfs 5,856 cf Secondary=1.35 cfs 4,070 cf Outflow=4.15 cfs 9,926 cf

Pond DP-1: Existing Catch Basin Peak Elev=168.60' Inflow=7.21 cfs 17,443 cf
18.0" Round Culvert n=0.013 L=191.0' S=0.0089 '/' Outflow=7.21 cfs 17,443 cf

Pond DW-1: PROPOSED DRYWELL #1 Peak Elev=169.08' Storage=325 cf Inflow=0.48 cfs 1,093 cf
Outflow=0.25 cfs 1,093 cf

Pond DW-2: PROPOSED DRYWELL #2 Peak Elev=175.73' Storage=686 cf Inflow=1.82 cfs 4,203 cf
Outflow=1.54 cfs 4,203 cf

Pond DW-3: PROPOSED DRYWELL #3 Peak Elev=174.78' Storage=775 cf Inflow=2.07 cfs 4,972 cf
Outflow=1.70 cfs 4,974 cf

Pond DW-4: PROPOSED DRYWELL #4 Peak Elev=173.84' Storage=867 cf Inflow=2.79 cfs 5,856 cf
Discarded=0.44 cfs 2,728 cf Secondary=1.63 cfs 3,128 cf Outflow=2.06 cfs 5,856 cf

Pond DW-5: PROPOSED DRYWELL #5 Peak Elev=172.60' Storage=812 cf Inflow=1.59 cfs 3,618 cf
Outflow=0.93 cfs 3,618 cf

Pond DW-6: PROPOSED DRYWELL #6 Peak Elev=173.33' Storage=214 cf Inflow=0.27 cfs 683 cf
Outflow=0.04 cfs 683 cf

Pond DW-7: PROPOSED DRYWELL #7 Peak Elev=174.45' Storage=200 cf Inflow=0.26 cfs 650 cf
Outflow=0.04 cfs 650 cf

Pond DW-8: PROPOSED DRYWELL #8 Peak Elev=172.08' Storage=199 cf Inflow=0.26 cfs 642 cf
Outflow=0.04 cfs 642 cf

Pond YD-1: PROPOSED DRAIN #1 Peak Elev=173.88' Inflow=0.71 cfs 1,731 cf
8.0" Round Culvert n=0.013 L=68.0' S=0.0100 '/' Outflow=0.71 cfs 1,731 cf

Pond YD-2: PROPOSED DRAIN #2 Peak Elev=174.80' Inflow=1.82 cfs 4,203 cf
8.0" Round Culvert n=0.013 L=16.0' S=0.0100 '/' Outflow=1.82 cfs 4,203 cf

Pond YD-3: PROPOSED DRAIN #3 Peak Elev=173.96' Inflow=0.54 cfs 1,348 cf
12.0" Round Culvert n=0.013 L=104.0' S=0.0120 '/' Outflow=0.54 cfs 1,348 cf

Pond YD-4: PROPOSED DRAIN #4 Peak Elev=175.62' Inflow=2.07 cfs 4,972 cf
8.0" Round Culvert n=0.013 L=84.0' S=0.0100 '/' Outflow=2.07 cfs 4,972 cf

Total Runoff Area = 139,588 sf Runoff Volume = 46,109 cf Average Runoff Depth = 3.96"
24.56% Pervious = 34,277 sf 75.44% Impervious = 105,311 sf

Summary for Subcatchment DA-1: DA-1

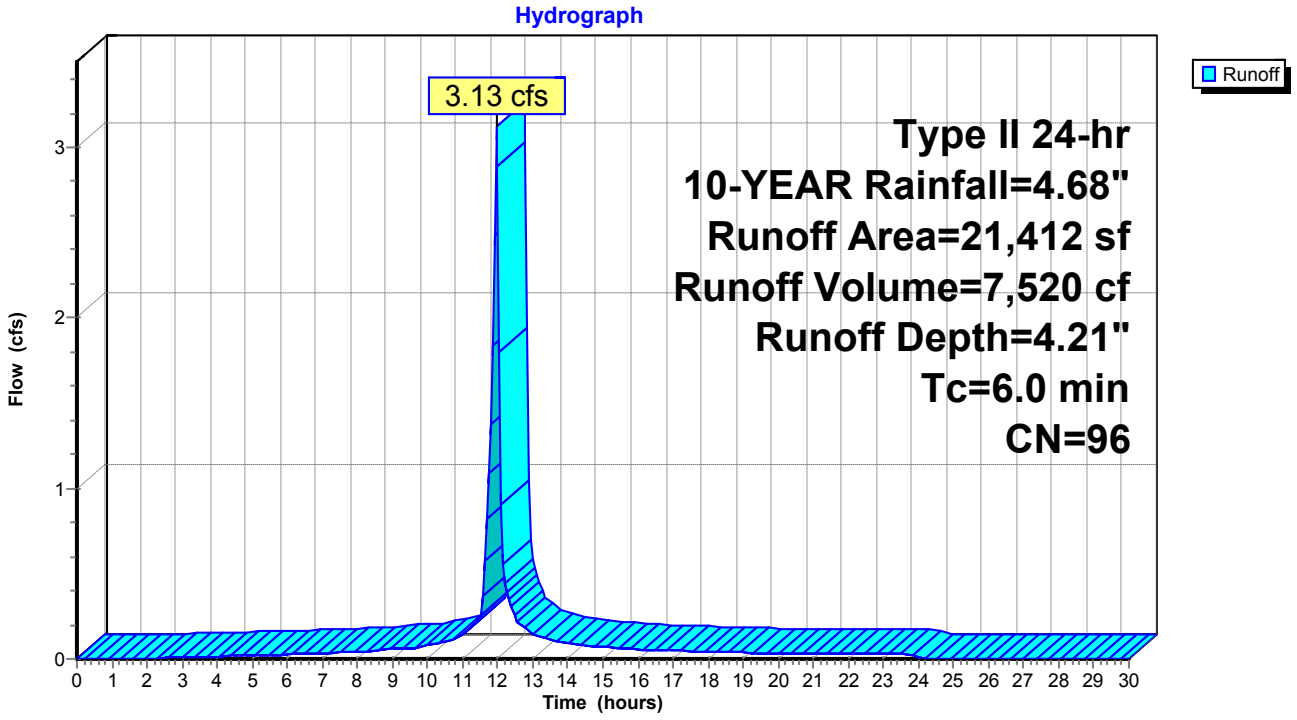
Runoff = 3.13 cfs @ 11.96 hrs, Volume= 7,520 cf, Depth= 4.21"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-YEAR Rainfall=4.68"

Area (sf)	CN	Description
2,951	80	>75% Grass cover, Good, HSG D
17,281	98	Roofs, HSG D
1,180	98	Paved parking, HSG D
21,412	96	Weighted Average
2,951		13.78% Pervious Area
18,461		86.22% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-1: DA-1



Summary for Subcatchment DA-10: DA-10

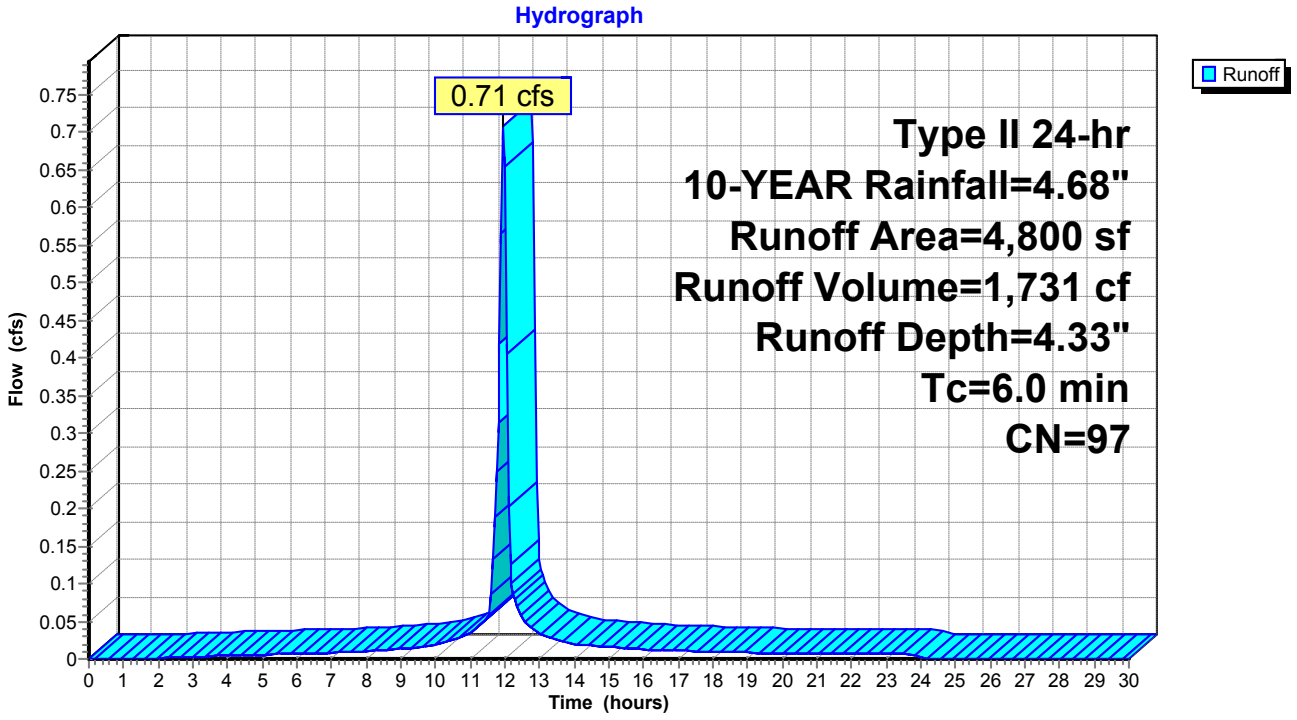
Runoff = 0.71 cfs @ 11.96 hrs, Volume= 1,731 cf, Depth= 4.33"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-YEAR Rainfall=4.68"

Area (sf)	CN	Description
245	80	>75% Grass cover, Good, HSG D
2,933	98	Roofs, HSG D
1,622	98	Paved parking, HSG D
4,800	97	Weighted Average
245		5.10% Pervious Area
4,555		94.90% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-10: DA-10



Summary for Subcatchment DA-11: DA-11

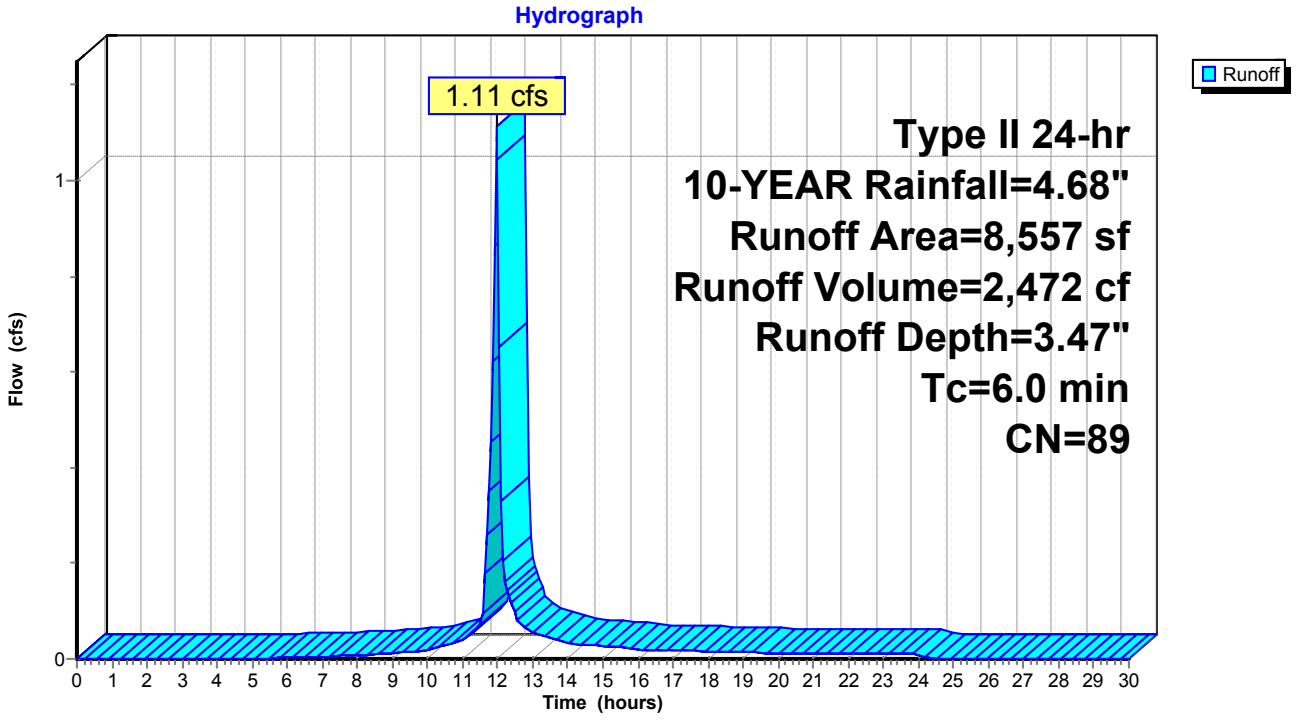
Runoff = 1.11 cfs @ 11.97 hrs, Volume= 2,472 cf, Depth= 3.47"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-YEAR Rainfall=4.68"

Area (sf)	CN	Description
4,132	80	>75% Grass cover, Good, HSG D
3,489	98	Roofs, HSG D
936	98	Paved parking, HSG D
8,557	89	Weighted Average
4,132		48.29% Pervious Area
4,425		51.71% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-11: DA-11



Summary for Subcatchment DA-12: DRAINAGE AREA 12

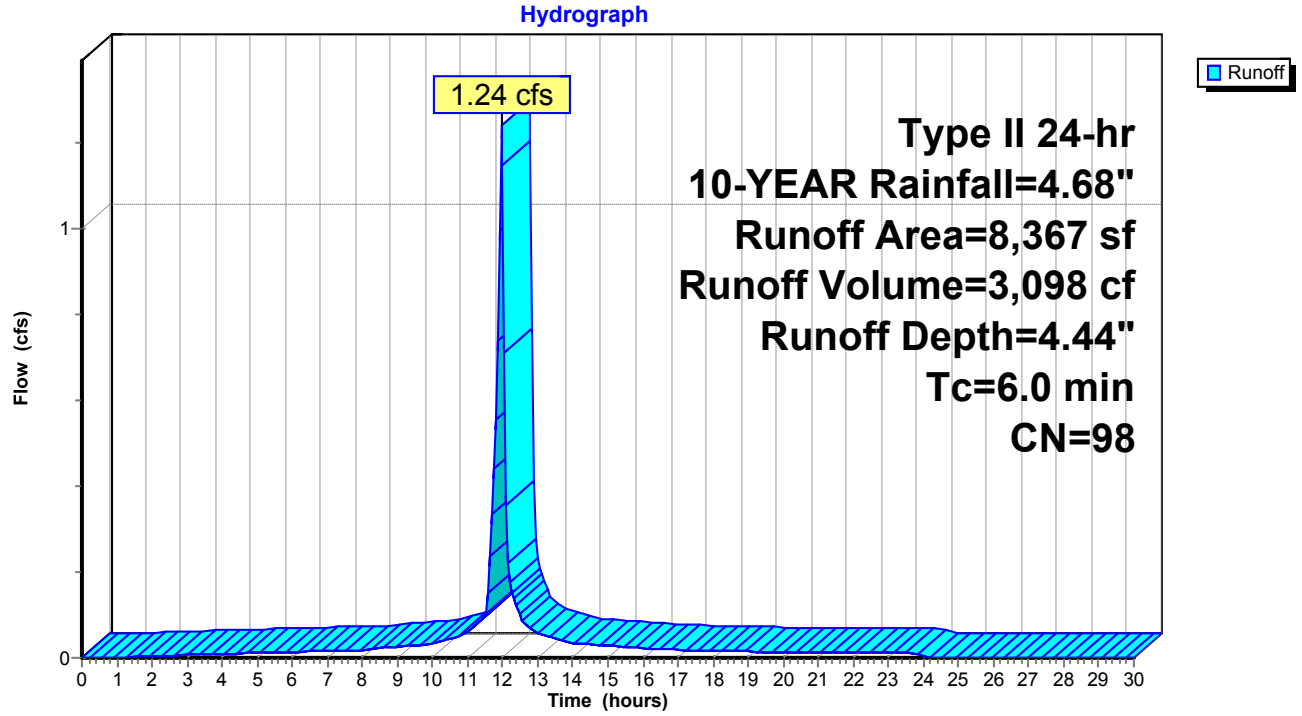
Runoff = 1.24 cfs @ 11.96 hrs, Volume= 3,098 cf, Depth= 4.44"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-YEAR Rainfall=4.68"

Area (sf)	CN	Description
8,367	98	Roofs, HSG D
8,367		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-12: DRAINAGE AREA 12



Summary for Subcatchment DA-13: DA-13

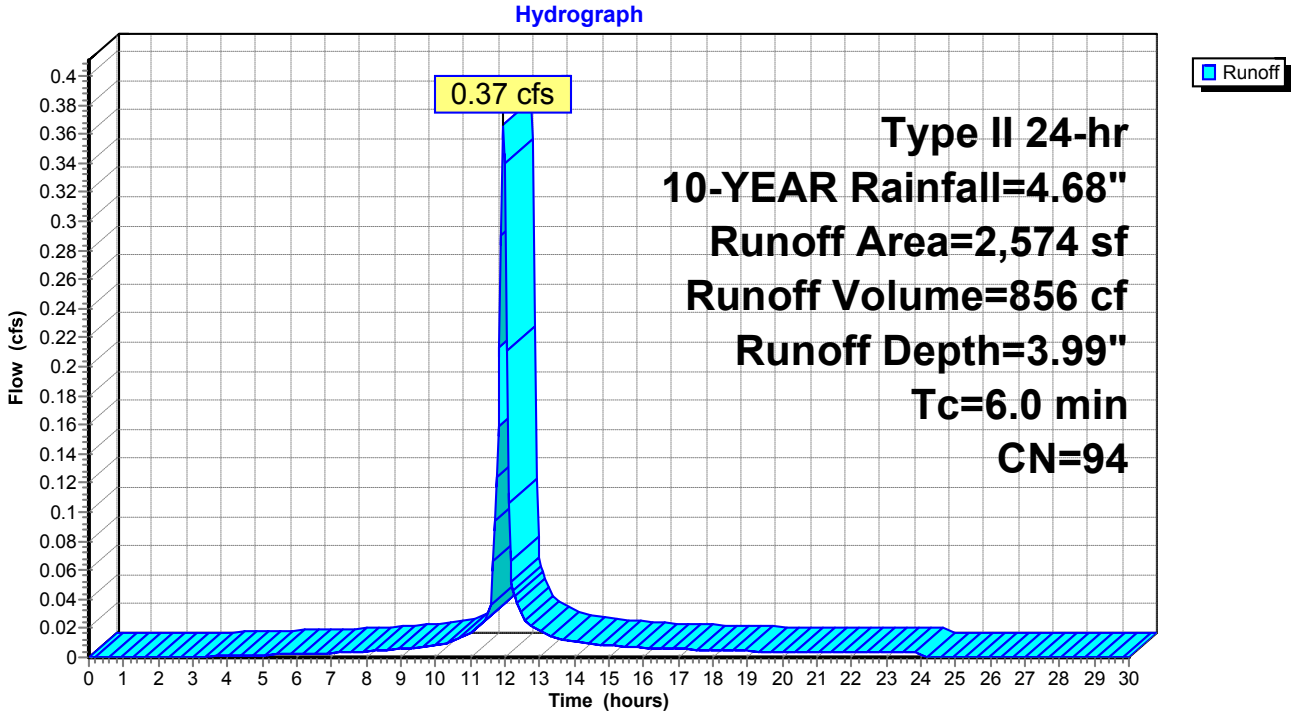
Runoff = 0.37 cfs @ 11.96 hrs, Volume= 856 cf, Depth= 3.99"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-YEAR Rainfall=4.68"

Area (sf)	CN	Description
526	80	>75% Grass cover, Good, HSG D
2,048	98	Paved parking, HSG D
2,574	94	Weighted Average
526		20.44% Pervious Area
2,048		79.56% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-13: DA-13



Summary for Subcatchment DA-14: DRAINAGE AREA 14

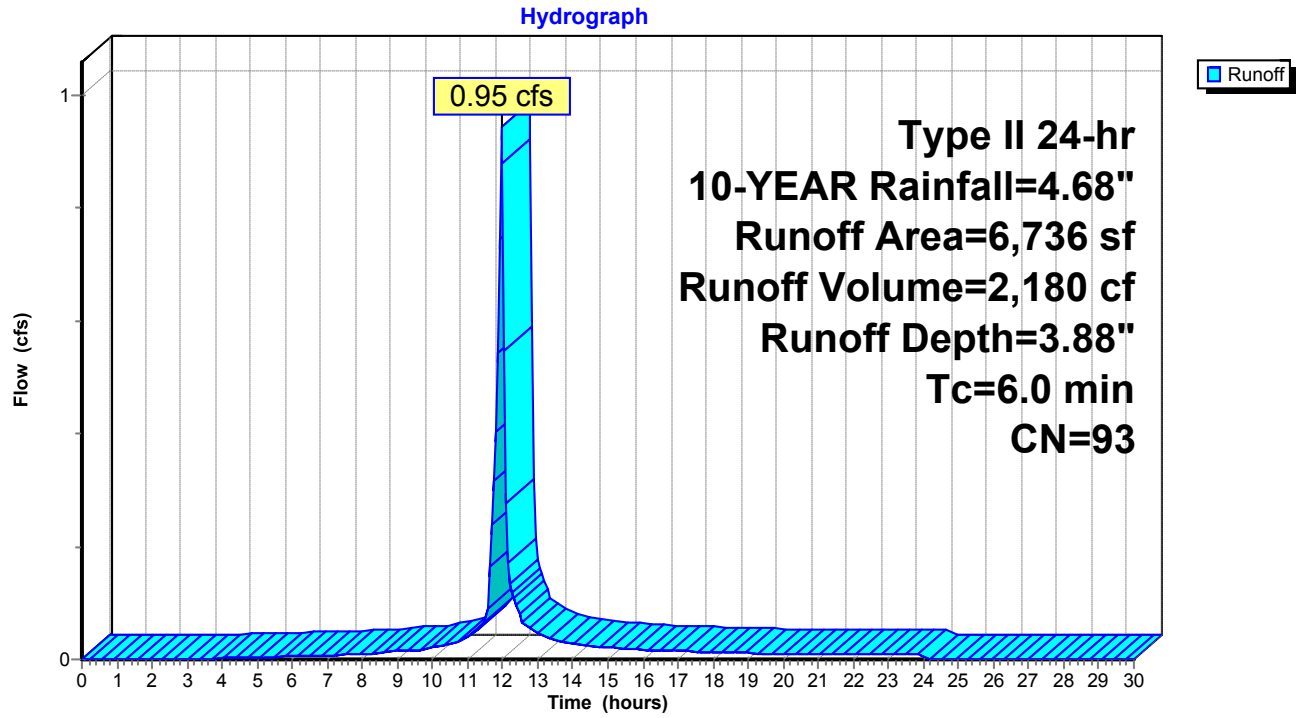
Runoff = 0.95 cfs @ 11.96 hrs, Volume= 2,180 cf, Depth= 3.88"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-YEAR Rainfall=4.68"

Area (sf)	CN	Description
2,039	80	>75% Grass cover, Good, HSG D
4,697	98	Paved parking, HSG D
6,736	93	Weighted Average
2,039		30.27% Pervious Area
4,697		69.73% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-14: DRAINAGE AREA 14



Summary for Subcatchment DA-15: DA-15

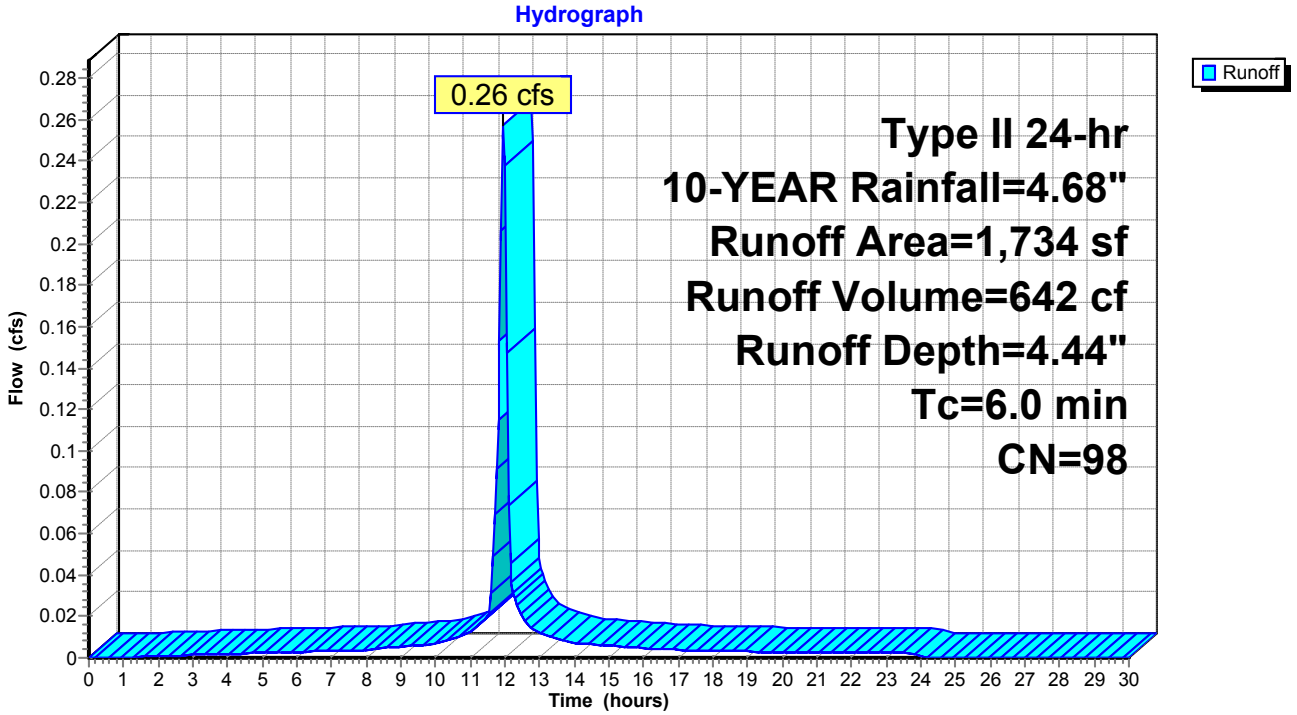
Runoff = 0.26 cfs @ 11.96 hrs, Volume= 642 cf, Depth= 4.44"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-YEAR Rainfall=4.68"

Area (sf)	CN	Description
1,734	98	Roofs, HSG D
1,734		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-15: DA-15



Summary for Subcatchment DA-16: DA-16

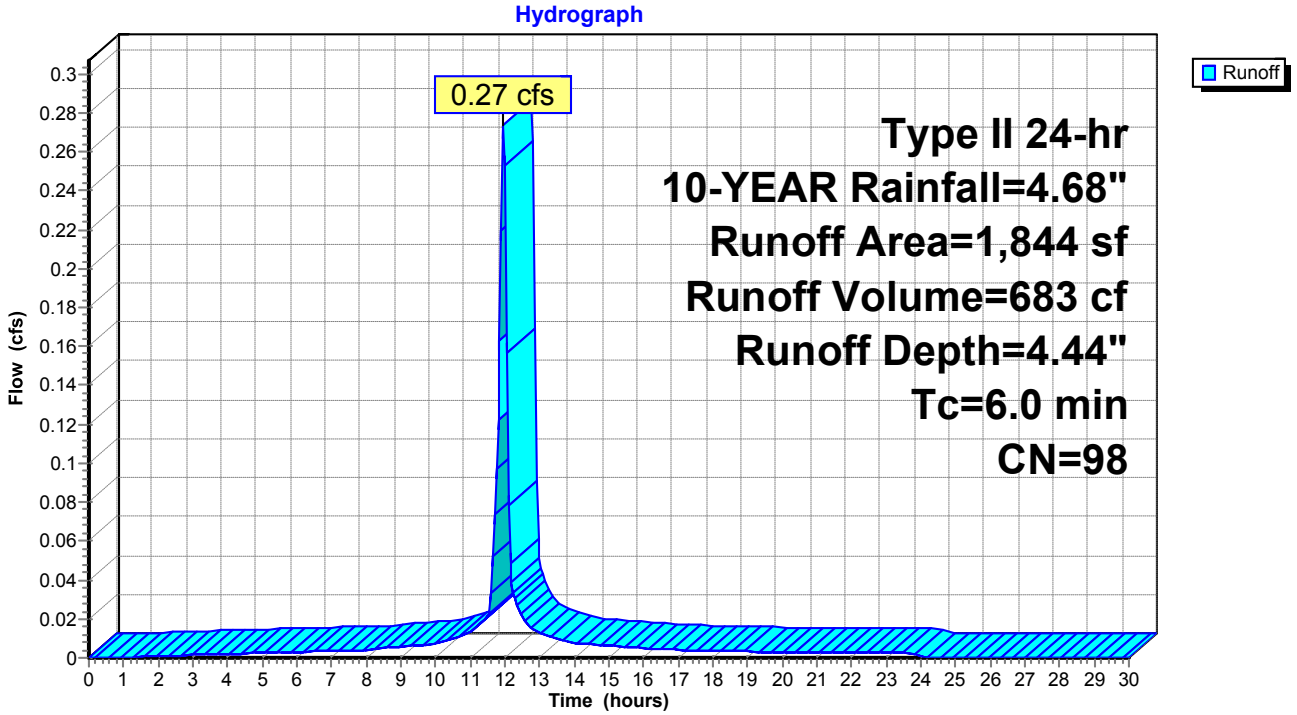
Runoff = 0.27 cfs @ 11.96 hrs, Volume= 683 cf, Depth= 4.44"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-YEAR Rainfall=4.68"

Area (sf)	CN	Description
1,844	98	Roofs, HSG D
1,844		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-16: DA-16



Summary for Subcatchment DA-17: DA-17

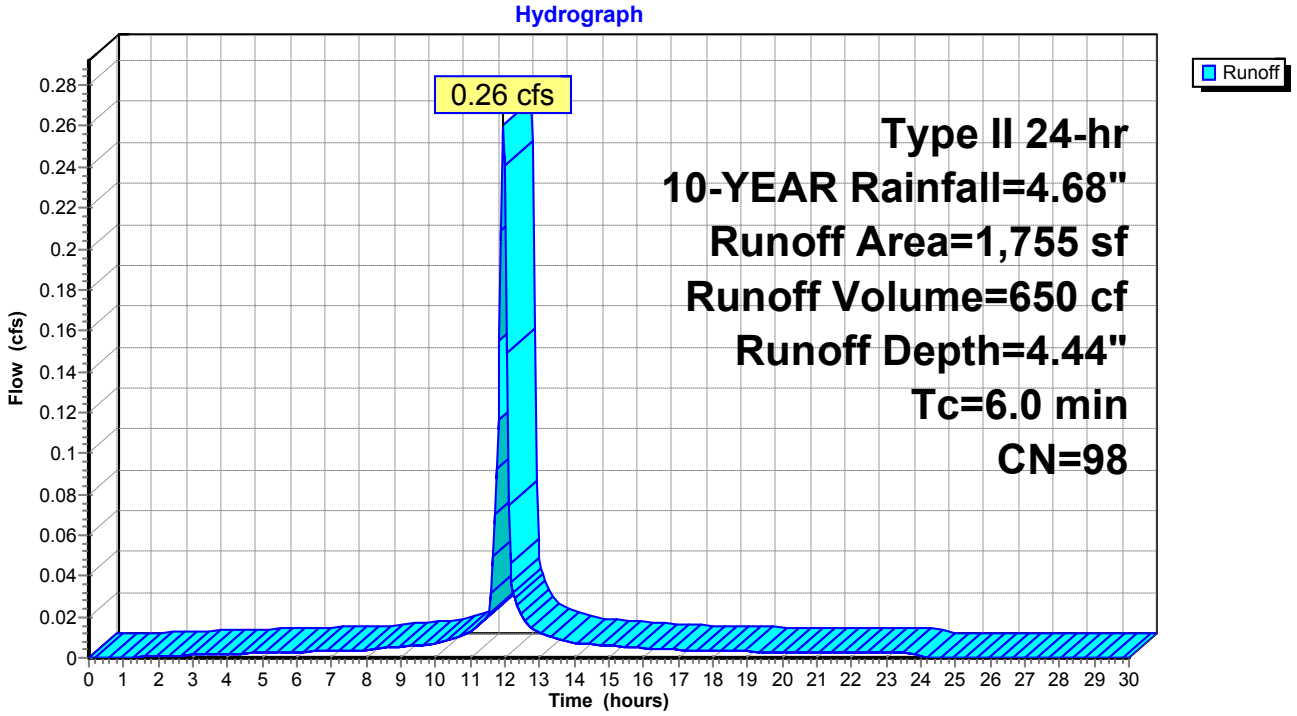
Runoff = 0.26 cfs @ 11.96 hrs, Volume= 650 cf, Depth= 4.44"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-YEAR Rainfall=4.68"

Area (sf)	CN	Description
1,755	98	Roofs, HSG D
1,755		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-17: DA-17



Summary for Subcatchment DA-18: DRAINAGE AREA 18

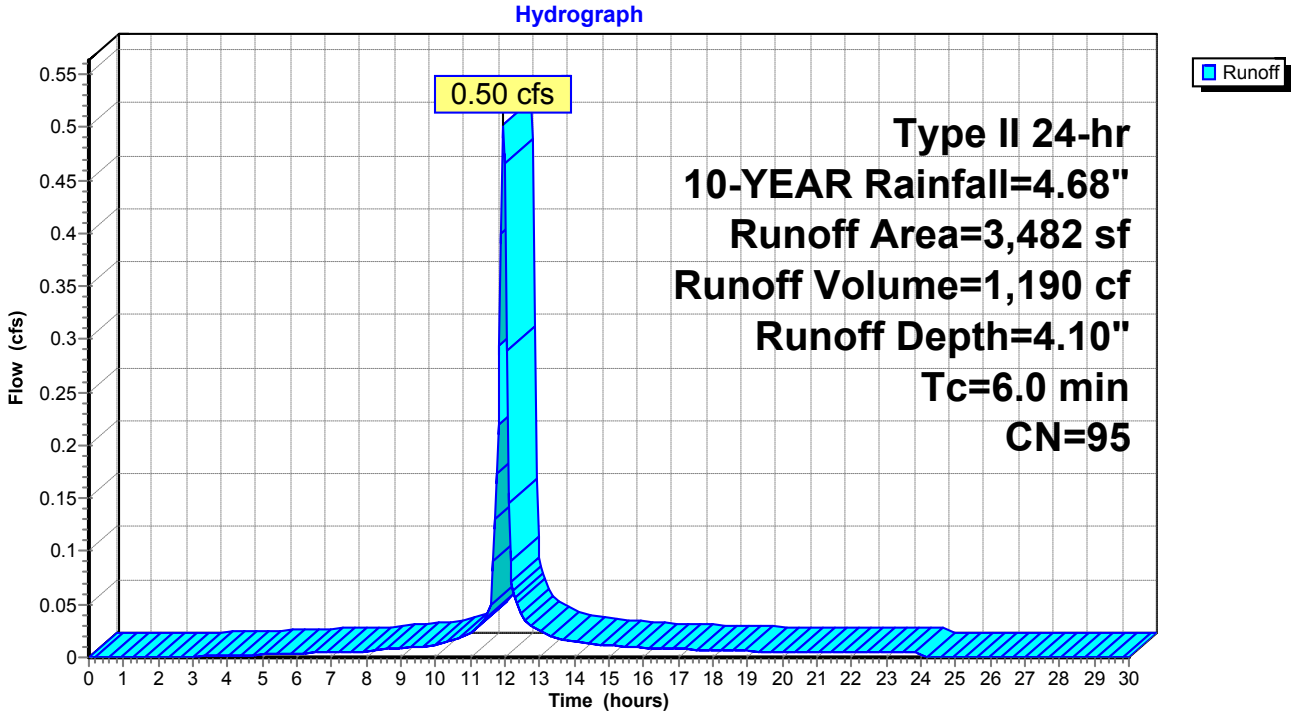
Runoff = 0.50 cfs @ 11.96 hrs, Volume= 1,190 cf, Depth= 4.10"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-YEAR Rainfall=4.68"

Area (sf)	CN	Description
489	80	>75% Grass cover, Good, HSG D
2,993	98	Paved parking, HSG D
3,482	95	Weighted Average
489		14.04% Pervious Area
2,993		85.96% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-18: DRAINAGE AREA 18



Summary for Subcatchment DA-2: DA-2

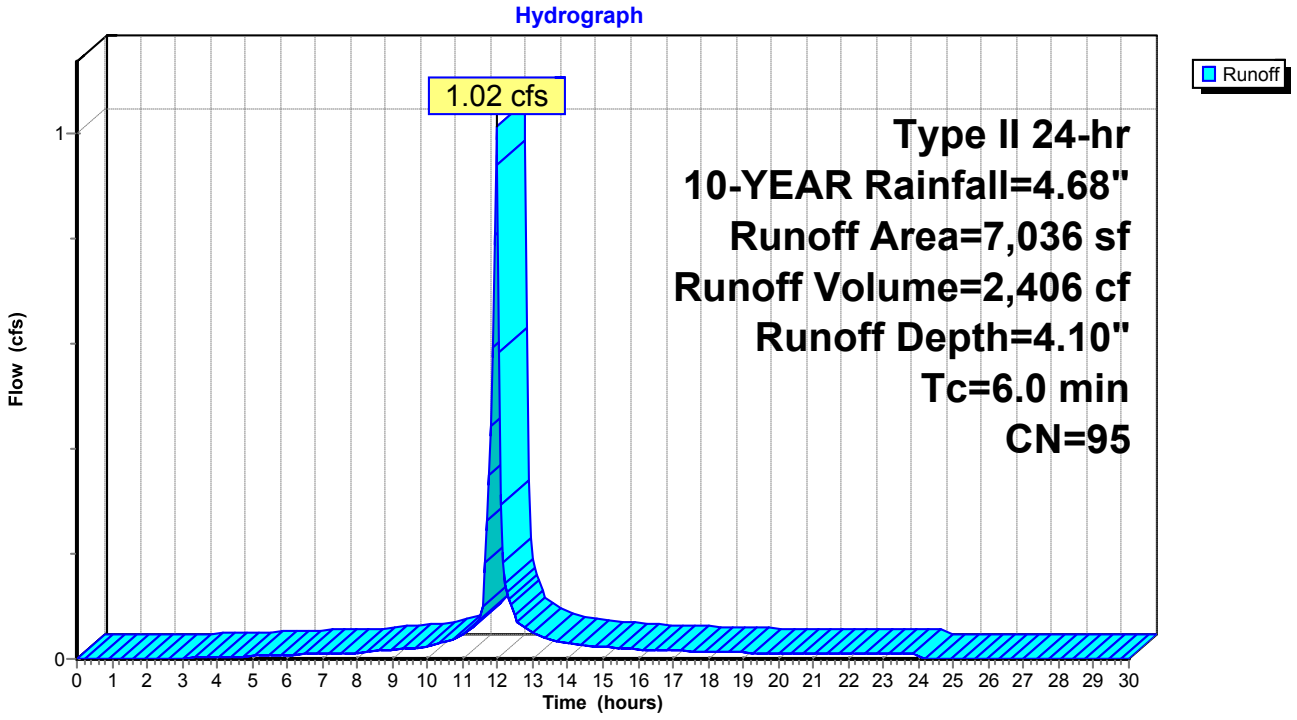
Runoff = 1.02 cfs @ 11.96 hrs, Volume= 2,406 cf, Depth= 4.10"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-YEAR Rainfall=4.68"

Area (sf)	CN	Description
1,178	80	>75% Grass cover, Good, HSG D
5,194	98	Roofs, HSG D
664	98	Paved parking, HSG D
7,036	95	Weighted Average
1,178		16.74% Pervious Area
5,858		83.26% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-2: DA-2



Summary for Subcatchment DA-3: DRAINAGE AREA 3

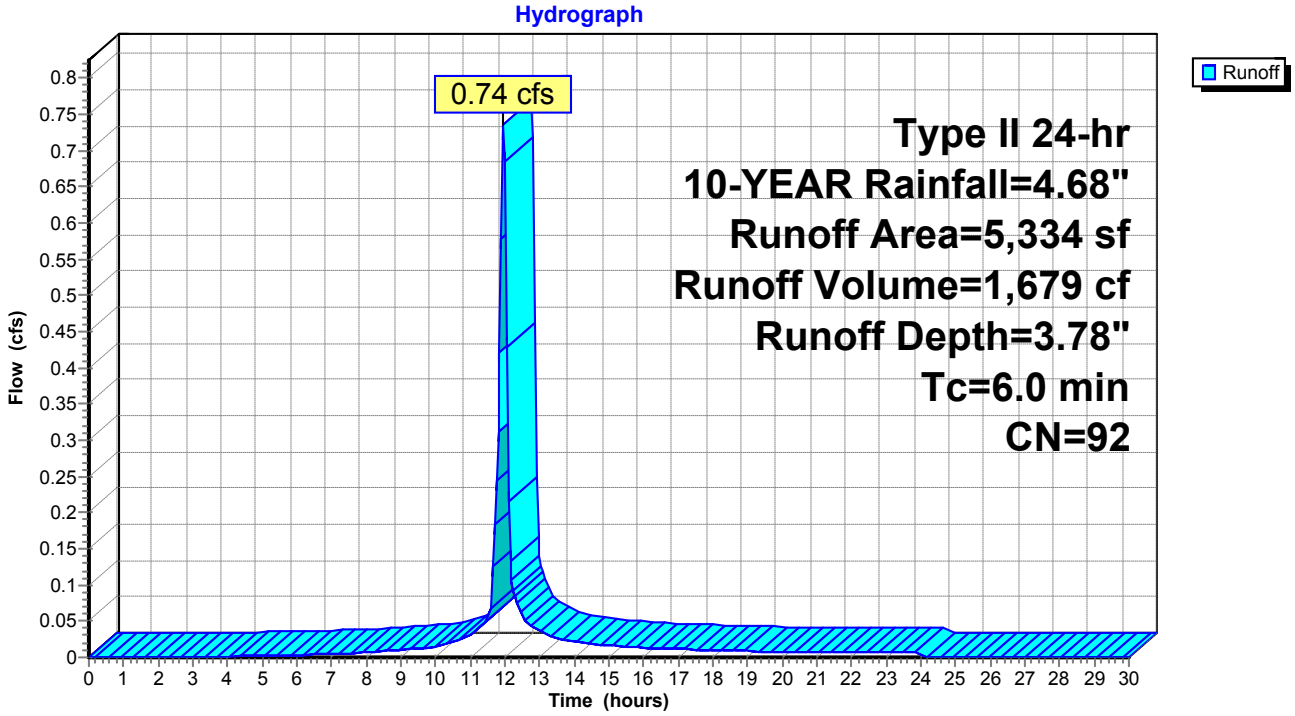
Runoff = 0.74 cfs @ 11.96 hrs, Volume= 1,679 cf, Depth= 3.78"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-YEAR Rainfall=4.68"

Area (sf)	CN	Description
1,820	80	>75% Grass cover, Good, HSG D
3,514	98	Paved parking, HSG D
5,334	92	Weighted Average
1,820		34.12% Pervious Area
3,514		65.88% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-3: DRAINAGE AREA 3



Summary for Subcatchment DA-4: DRAINAGE AREA 4

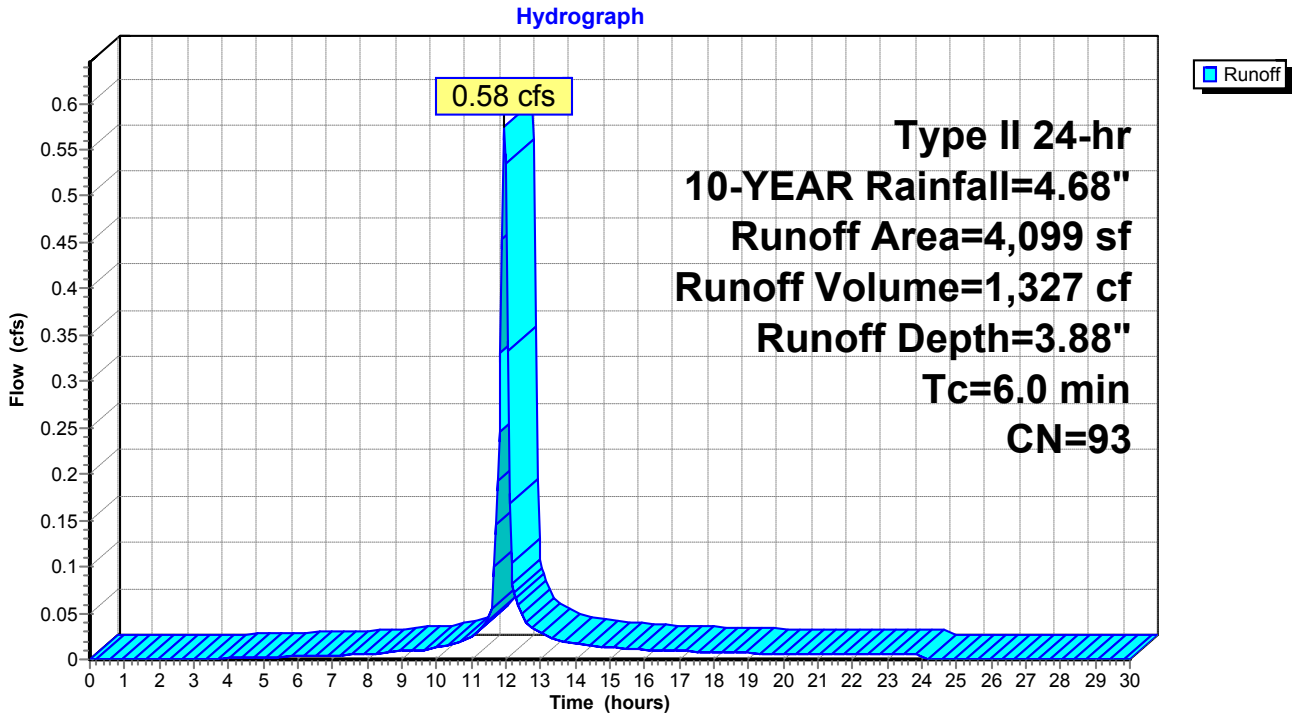
Runoff = 0.58 cfs @ 11.96 hrs, Volume= 1,327 cf, Depth= 3.88"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-YEAR Rainfall=4.68"

Area (sf)	CN	Description
1,032	80	>75% Grass cover, Good, HSG D
3,067	98	Paved parking, HSG D
4,099	93	Weighted Average
1,032		25.18% Pervious Area
3,067		74.82% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-4: DRAINAGE AREA 4



Summary for Subcatchment DA-5: DRAINAGE AREA 5

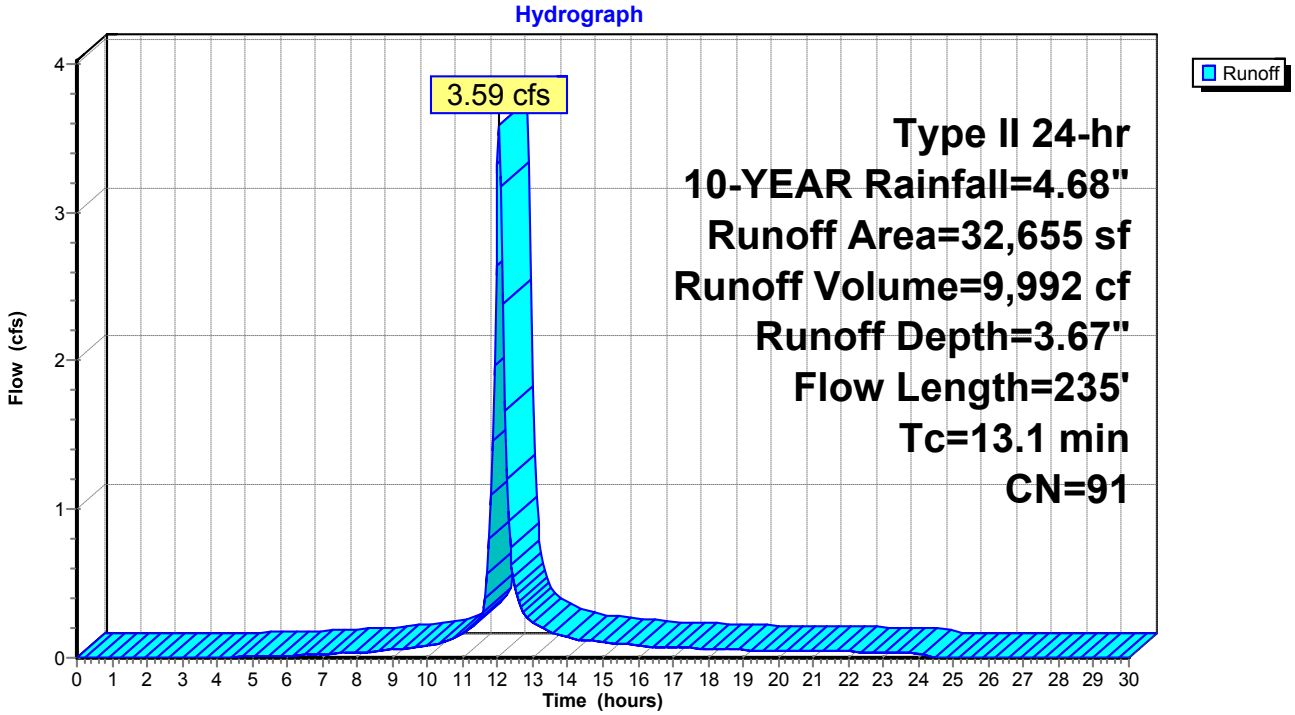
Runoff = 3.59 cfs @ 12.04 hrs, Volume= 9,992 cf, Depth= 3.67"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-YEAR Rainfall=4.68"

Area (sf)	CN	Description
12,737	80	>75% Grass cover, Good, HSG D
19,918	98	Paved parking, HSG D
32,655	91	Weighted Average
12,737		39.00% Pervious Area
19,918		61.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
11.1	100	0.0150	0.15		**Sheet Flow, A-B** Grass: Short n= 0.150 P2= 3.16"
1.7	81	0.0130	0.80		**Shallow Concentrated Flow, B-C** Short Grass Pasture Kv= 7.0 fps
0.3	54	0.0250	3.21		**Shallow Concentrated Flow, C-D** Paved Kv= 20.3 fps
13.1	235	Total			

Subcatchment DA-5: DRAINAGE AREA 5



Summary for Subcatchment DA-6: DA-6

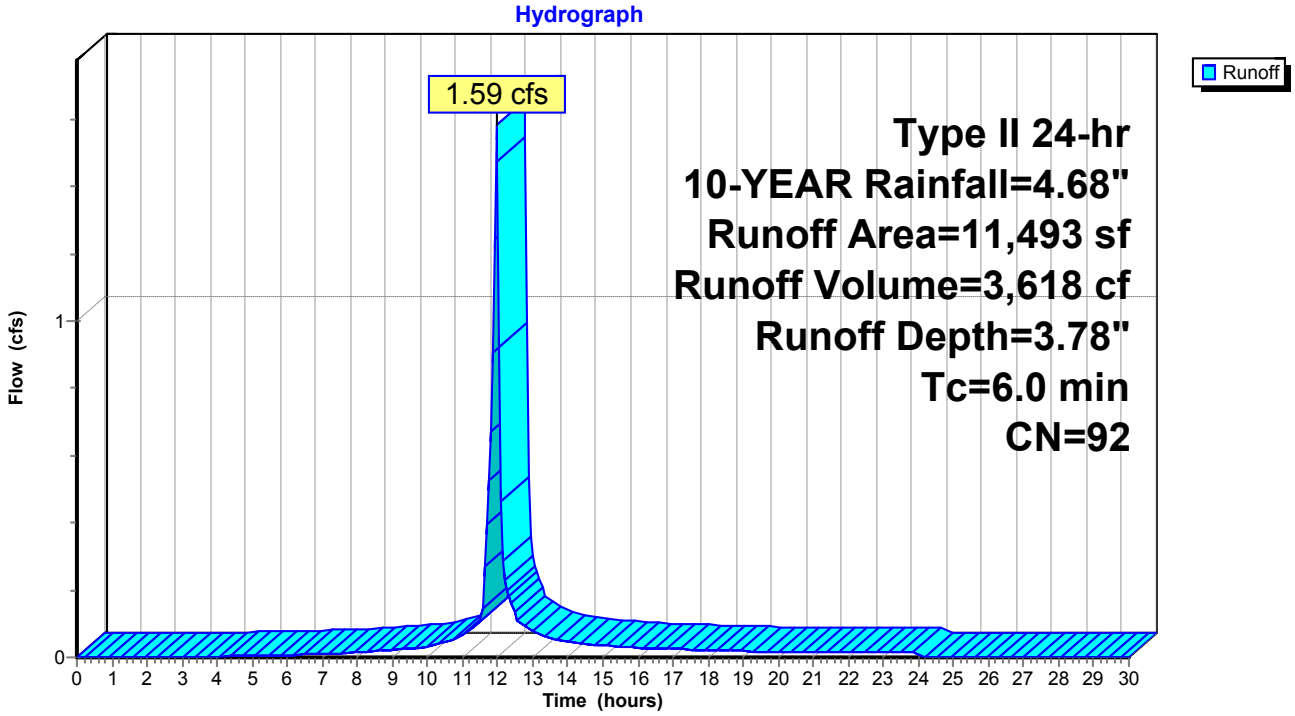
Runoff = 1.59 cfs @ 11.96 hrs, Volume= 3,618 cf, Depth= 3.78"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-YEAR Rainfall=4.68"

Area (sf)	CN	Description
3,947	80	>75% Grass cover, Good, HSG D
7,546	98	Paved parking, HSG D
11,493	92	Weighted Average
3,947		34.34% Pervious Area
7,546		65.66% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-6: DA-6



Summary for Subcatchment DA-7: DA-7

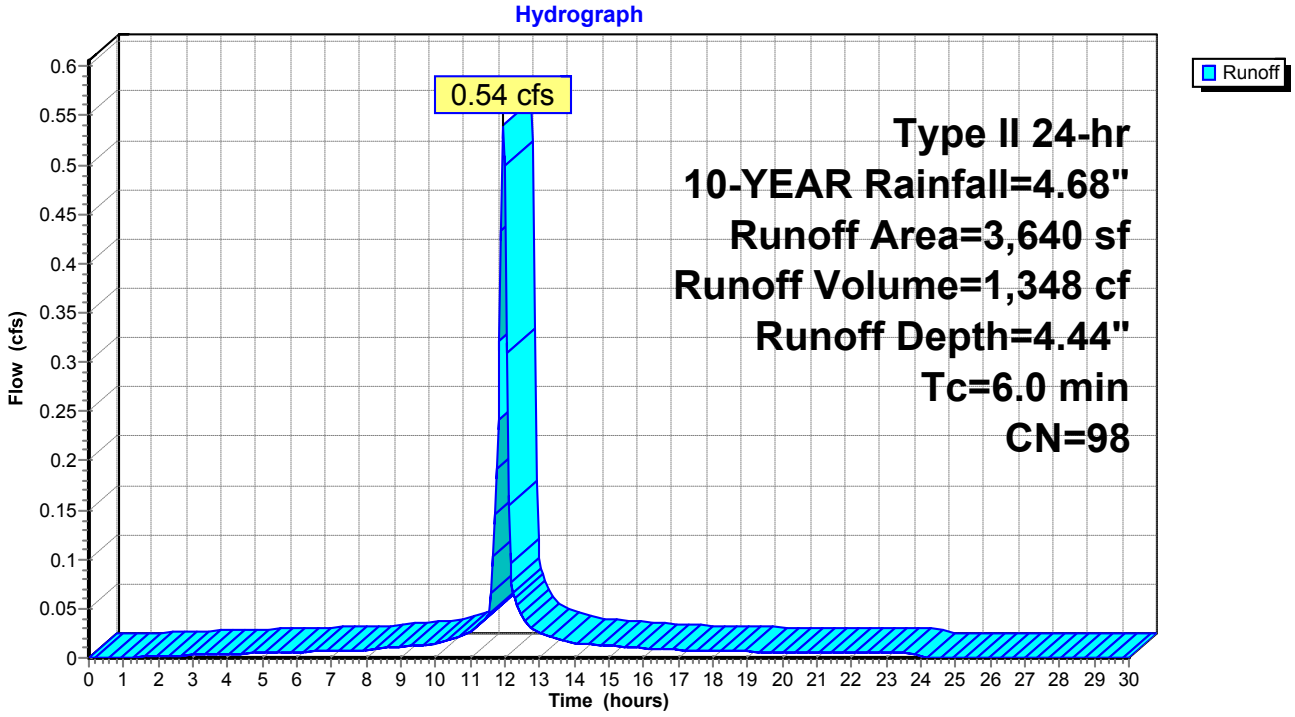
Runoff = 0.54 cfs @ 11.96 hrs, Volume= 1,348 cf, Depth= 4.44"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-YEAR Rainfall=4.68"

Area (sf)	CN	Description
1,587	98	Roofs, HSG D
2,053	98	Paved parking, HSG D
3,640	98	Weighted Average
3,640		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-7: DA-7



Summary for Subcatchment DA-8: DA-8

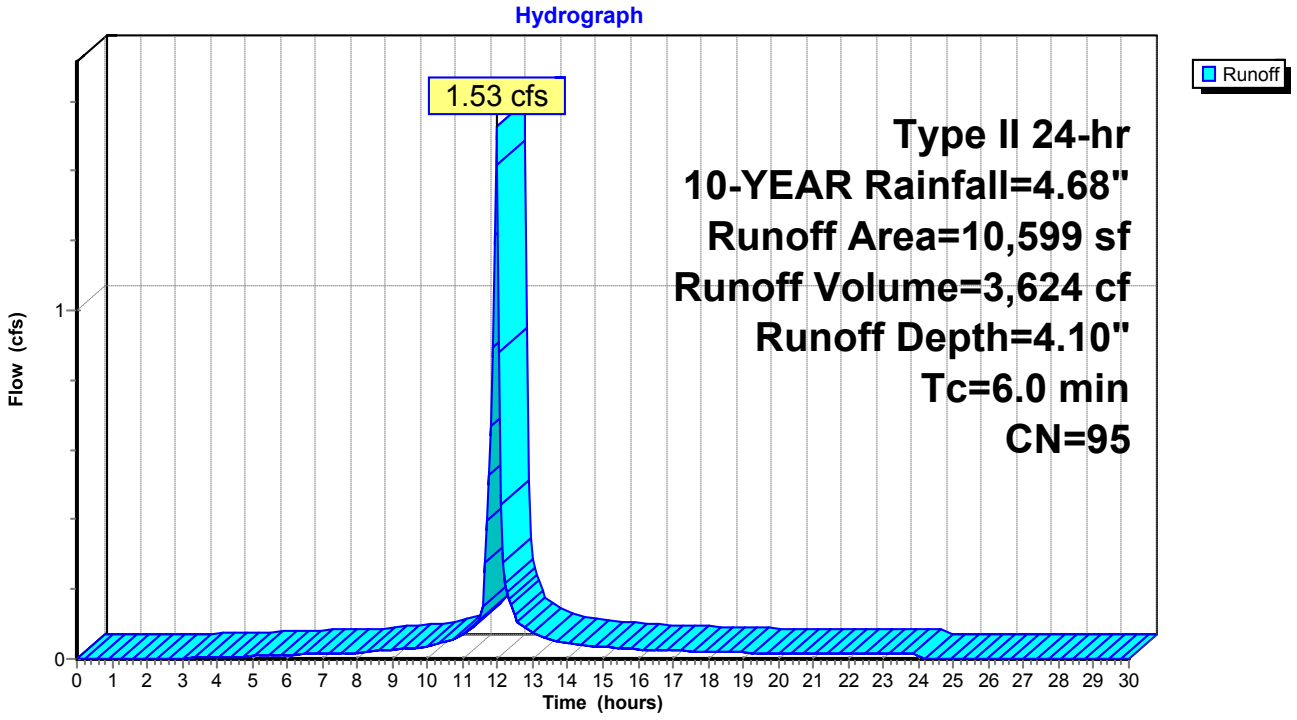
Runoff = 1.53 cfs @ 11.96 hrs, Volume= 3,624 cf, Depth= 4.10"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-YEAR Rainfall=4.68"

Area (sf)	CN	Description
1,986	80	>75% Grass cover, Good, HSG D
6,900	98	Roofs, HSG D
1,713	98	Paved parking, HSG D
10,599	95	Weighted Average
1,986		18.74% Pervious Area
8,613		81.26% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-8: DA-8



Summary for Subcatchment DA-9: DRAINAGE AREA 9

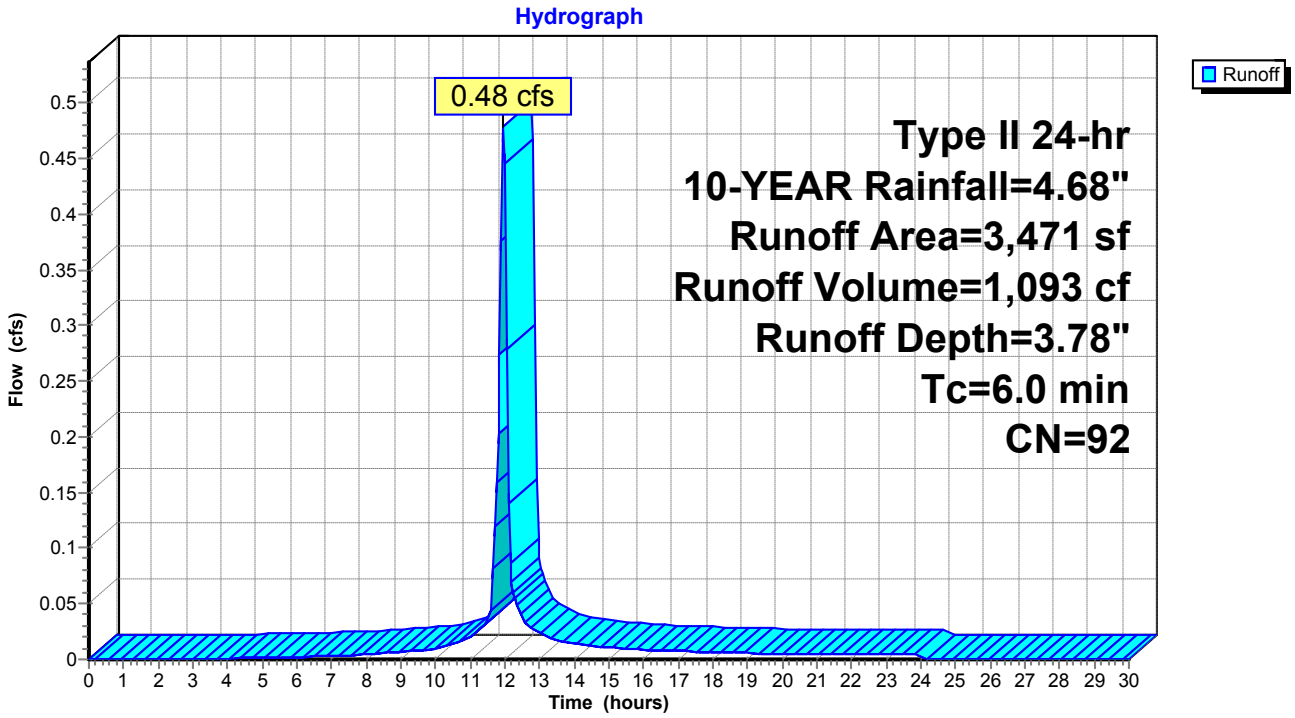
Runoff = 0.48 cfs @ 11.96 hrs, Volume= 1,093 cf, Depth= 3.78"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-YEAR Rainfall=4.68"

Area (sf)	CN	Description
1,195	80	>75% Grass cover, Good, HSG D
2,276	98	Paved parking, HSG D
3,471	92	Weighted Average
1,195		34.43% Pervious Area
2,276		65.57% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-9: DRAINAGE AREA 9



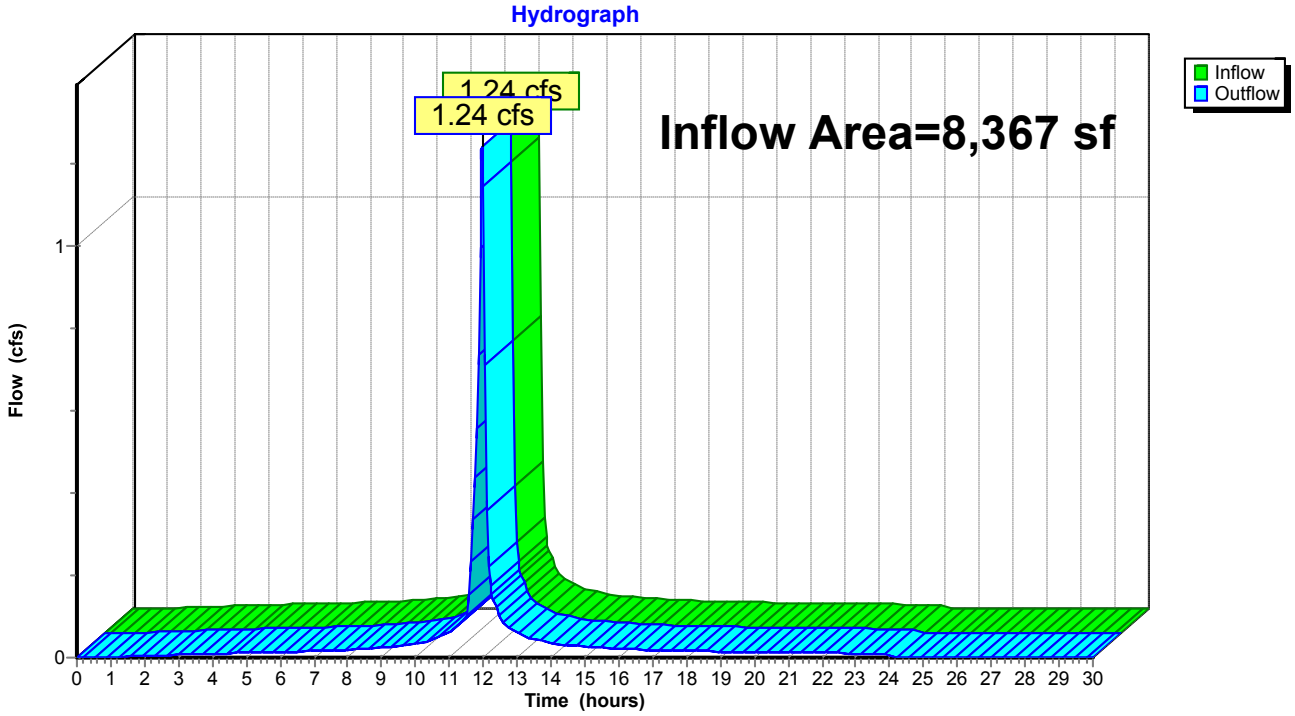
Summary for Reach DP-2: STREET

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 8,367 sf,100.00% Impervious, Inflow Depth = 4.44" for 10-YEAR event
Inflow = 1.24 cfs @ 11.96 hrs, Volume= 3,098 cf
Outflow = 1.24 cfs @ 11.96 hrs, Volume= 3,098 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs

Reach DP-2: STREET



Summary for Pond 2P: EXISTING DRYWELL

[81] Warning: Exceeded Pond DW-4 by 0.49' @ 16.80 hrs

Inflow Area = 5,334 sf, 65.88% Impervious, Inflow Depth = 10.81" for 10-YEAR event
Inflow = 2.32 cfs @ 11.98 hrs, Volume= 4,807 cf
Outflow = 2.29 cfs @ 12.00 hrs, Volume= 4,807 cf, Atten= 1%, Lag= 1.1 min
Discarded = 0.63 cfs @ 12.00 hrs, Volume= 2,910 cf
Primary = 1.66 cfs @ 12.00 hrs, Volume= 1,897 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 172.81' @ 12.00 hrs Surf.Area= 1,242 sf Storage= 405 cf

Plug-Flow detention time= 23.6 min calculated for 4,799 cf (100% of inflow)
Center-of-Mass det. time= 23.6 min (775.2 - 751.6)

Volume	Invert	Avail.Storage	Storage Description
#1	167.50'	1,717 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

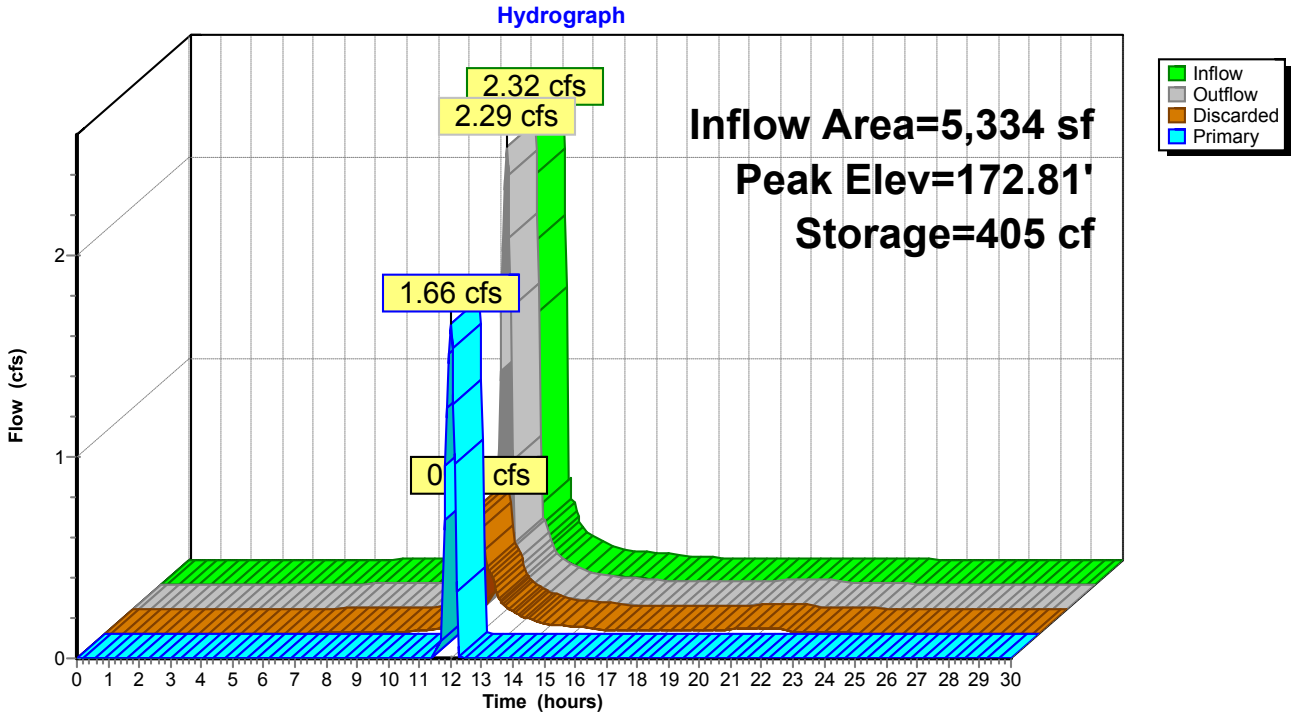
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
167.50	55	0	0
172.50	29	210	210
173.00	2,000	507	717
173.50	2,000	1,000	1,717

Device	Routing	Invert	Outlet Devices
#1	Discarded	167.50'	**22.000 in/hr Exfiltration over Surface area**
#2	Primary	172.65'	**24.0" x 24.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Discarded OutFlow Max=0.63 cfs @ 12.00 hrs HW=172.81' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.63 cfs)

Primary OutFlow Max=1.63 cfs @ 12.00 hrs HW=172.81' (Free Discharge)
↑—**2=Orifice/Grate** (Weir Controls 1.63 cfs @ 1.30 fps)

Pond 2P: EXISTING DRYWELL



Summary for Pond 3P: PROPOSED CB #3

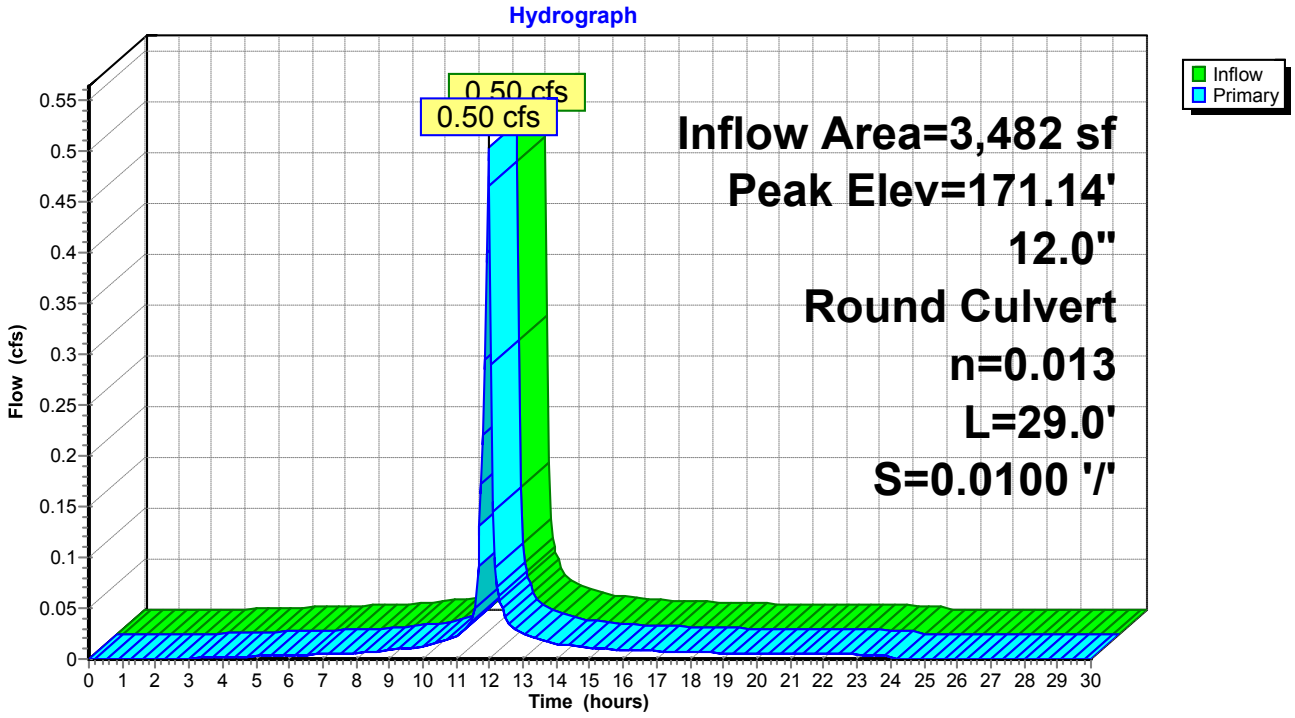
Inflow Area = 3,482 sf, 85.96% Impervious, Inflow Depth = 4.10" for 10-YEAR event
Inflow = 0.50 cfs @ 11.96 hrs, Volume= 1,190 cf
Outflow = 0.50 cfs @ 11.96 hrs, Volume= 1,190 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.50 cfs @ 11.96 hrs, Volume= 1,190 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 171.14' @ 11.96 hrs
Flood Elev= 172.74'

Device	Routing	Invert	Outlet Devices
#1	Primary	170.74'	**12.0" Round Culvert** L= 29.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 170.74' / 170.45' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf

Primary OutFlow Max=0.49 cfs @ 11.96 hrs HW=171.14' (Free Discharge)
1=Culvert (Inlet Controls 0.49 cfs @ 1.69 fps)

Pond 3P: PROPOSED CB #3



Summary for Pond 5P: EXISTING DRYWELL

[81] Warning: Exceeded Pond CB-2 by 2.76' @ 12.15 hrs

Inflow	=	1.35 cfs @	11.96 hrs,	Volume=	4,070 cf
Outflow	=	0.93 cfs @	12.05 hrs,	Volume=	4,070 cf, Atten= 31%, Lag= 5.0 min
Discarded	=	0.93 cfs @	12.05 hrs,	Volume=	4,070 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 173.44' @ 12.05 hrs Surf.Area= 1,829 sf Storage= 641 cf

Plug-Flow detention time= 49.1 min calculated for 4,063 cf (100% of inflow)
Center-of-Mass det. time= 49.3 min (814.9 - 765.6)

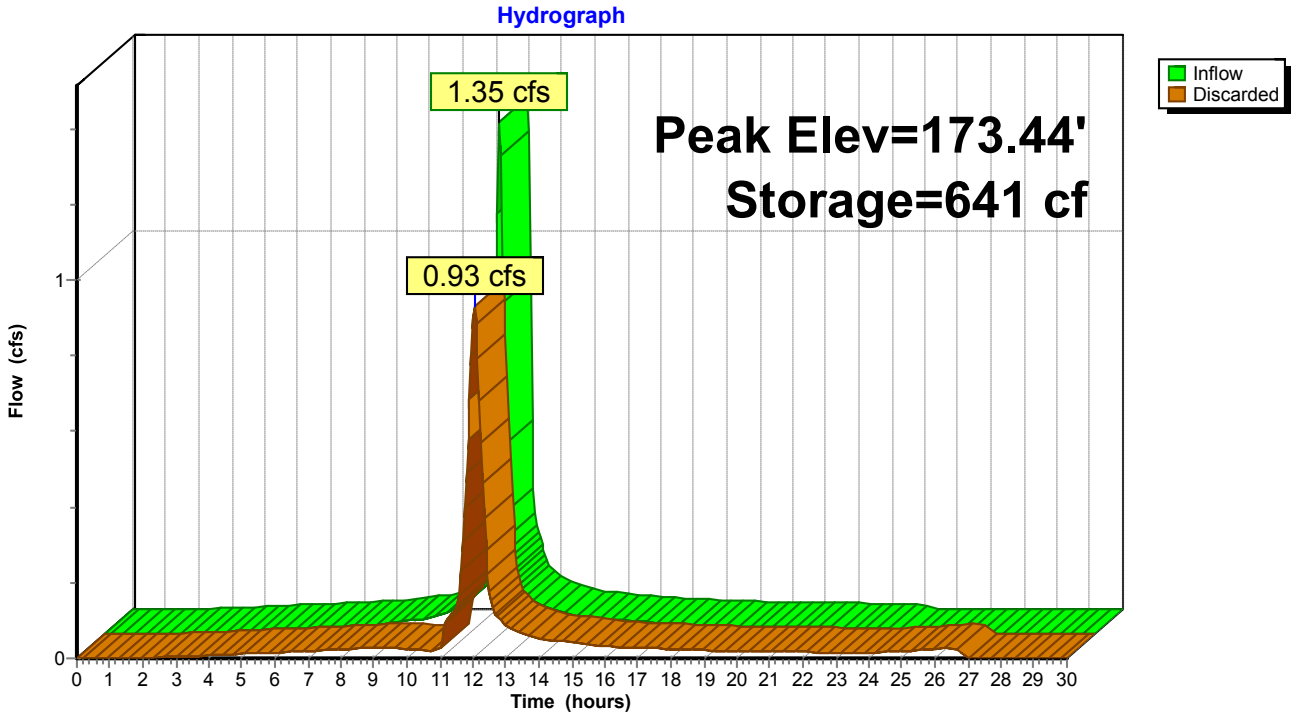
Volume	Invert	Avail.Storage	Storage Description
#1	168.00'	2,269 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
168.00	55	0	0
172.90	29	206	206
173.00	112	7	213
174.00	4,000	2,056	2,269

Device	Routing	Invert	Outlet Devices
#1	Discarded	168.00'	**22.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.93 cfs @ 12.05 hrs HW=173.44' (Free Discharge)
↑**1=Exfiltration** (Exfiltration Controls 0.93 cfs)

Pond 5P: EXISTING DRYWELL



Summary for Pond 8P: EXISTING YARD DRAIN

[58] Hint: Peaked 41.73' above defined flood level

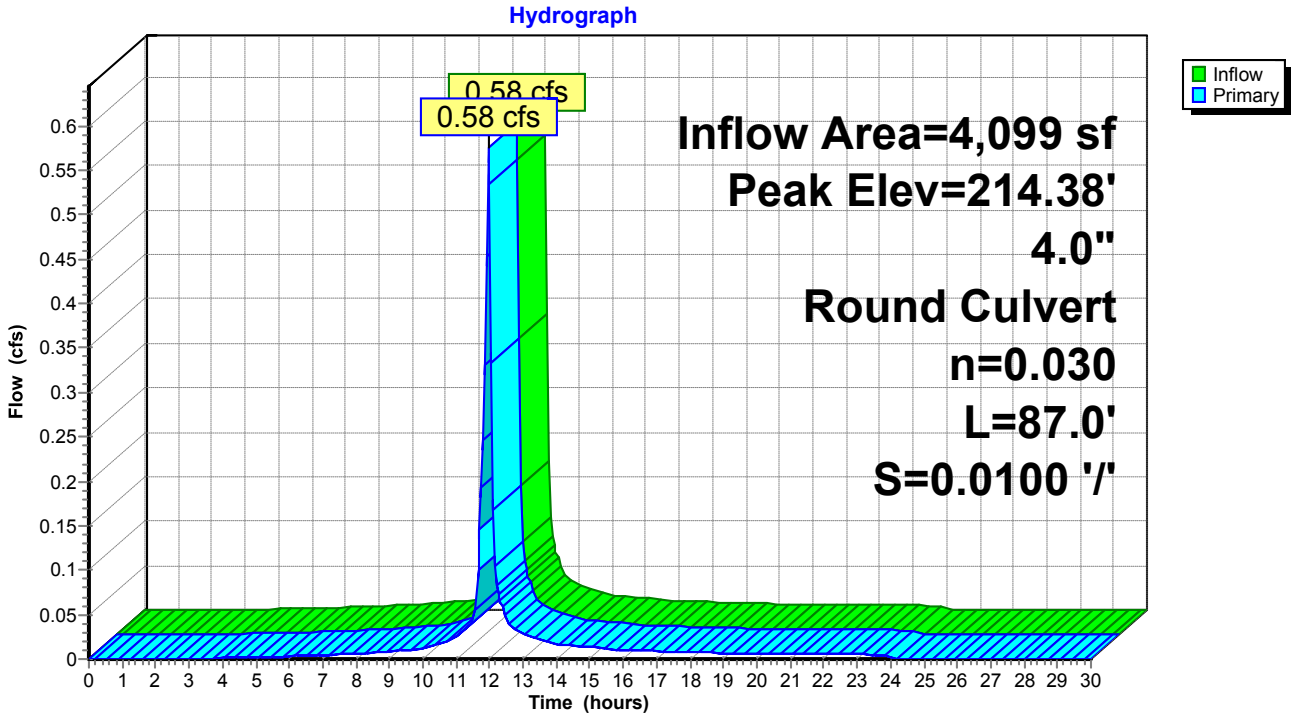
Inflow Area = 4,099 sf, 74.82% Impervious, Inflow Depth = 3.88" for 10-YEAR event
Inflow = 0.58 cfs @ 11.96 hrs, Volume= 1,327 cf
Outflow = 0.58 cfs @ 11.96 hrs, Volume= 1,327 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.58 cfs @ 11.96 hrs, Volume= 1,327 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 214.38' @ 11.96 hrs
Flood Elev= 172.65'

Device	Routing	Invert	Outlet Devices
#1	Primary	171.30'	**4.0" Round Culvert** L= 87.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 171.30' / 170.43' S= 0.0100 '/' Cc= 0.900 n= 0.030, Flow Area= 0.09 sf

Primary OutFlow Max=0.56 cfs @ 11.96 hrs HW=212.33' (Free Discharge)
└**1=Culvert** (Barrel Controls 0.56 cfs @ 6.43 fps)

Pond 8P: EXISTING YARD DRAIN



Summary for Pond 12P: EXISTING CB

[79] Warning: Submerged Pond 3P Primary device # 1 INLET by 0.14'

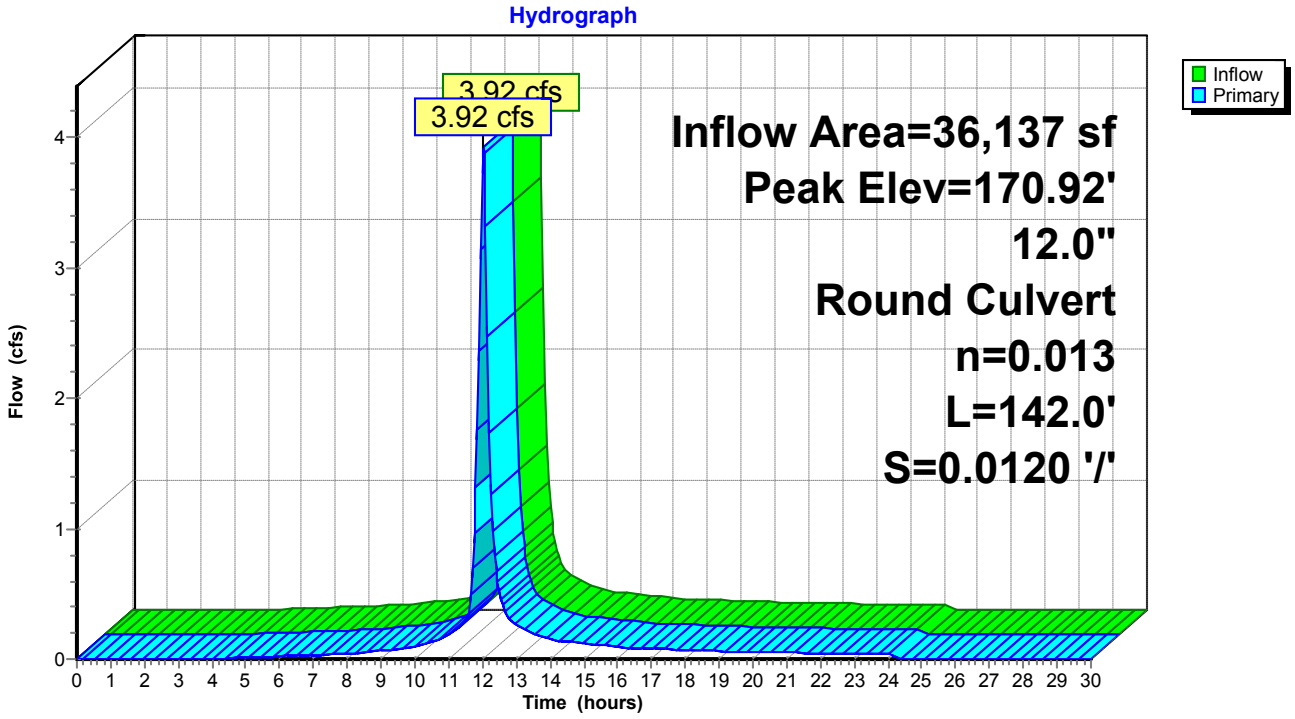
Inflow Area = 36,137 sf, 63.40% Impervious, Inflow Depth = 3.71" for 10-YEAR event
Inflow = 3.92 cfs @ 12.03 hrs, Volume= 11,183 cf
Outflow = 3.92 cfs @ 12.03 hrs, Volume= 11,183 cf, Atten= 0%, Lag= 0.0 min
Primary = 3.92 cfs @ 12.03 hrs, Volume= 11,183 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 170.92' @ 12.03 hrs
Flood Elev= 172.16'

Device	Routing	Invert	Outlet Devices
#1	Primary	168.70'	**12.0" Round Culvert** L= 142.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 168.70' / 167.00' S= 0.0120 '/' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf

Primary OutFlow Max=3.84 cfs @ 12.03 hrs HW=170.86' (Free Discharge)
└**1=Culvert** (Inlet Controls 3.84 cfs @ 4.89 fps)

Pond 12P: EXISTING CB



Summary for Pond 14P: EXISTING CB

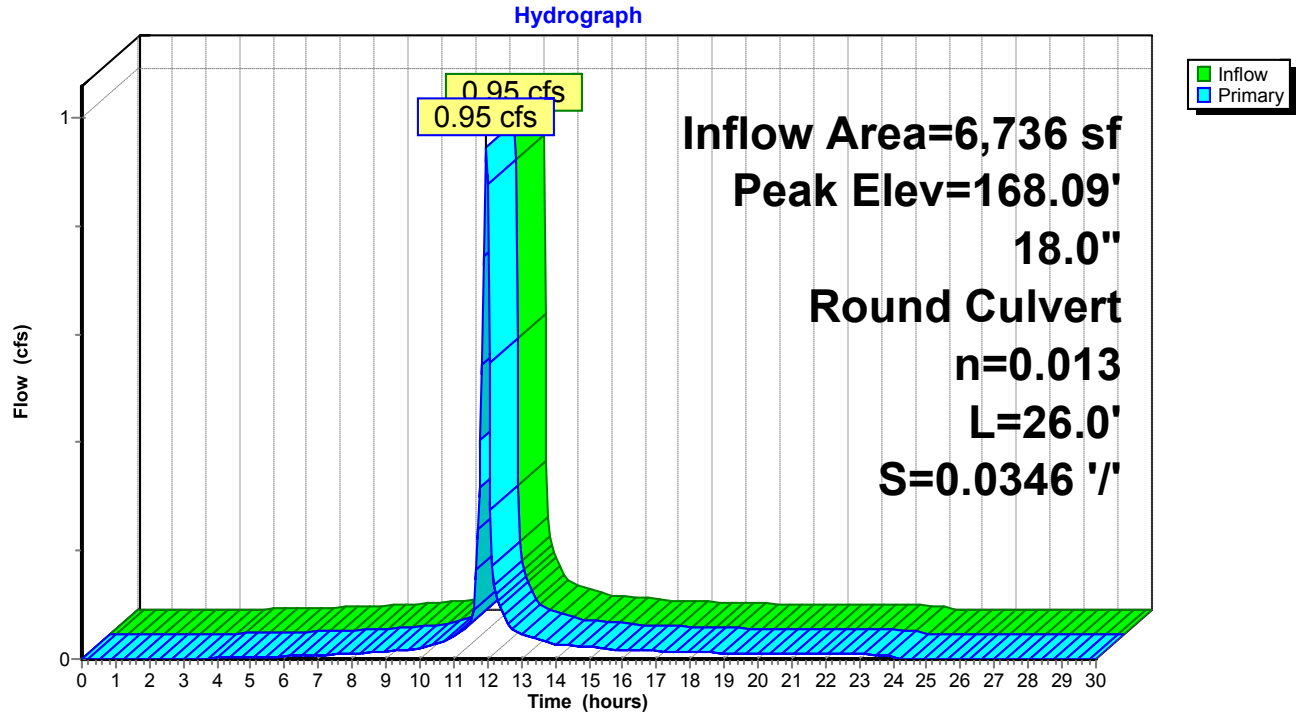
Inflow Area = 6,736 sf, 69.73% Impervious, Inflow Depth = 3.88" for 10-YEAR event
Inflow = 0.95 cfs @ 11.96 hrs, Volume= 2,180 cf
Outflow = 0.95 cfs @ 11.96 hrs, Volume= 2,180 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.95 cfs @ 11.96 hrs, Volume= 2,180 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 168.09' @ 11.96 hrs
Flood Elev= 172.33'

Device	Routing	Invert	Outlet Devices
#1	Primary	167.60'	**18.0" Round Culvert** L= 26.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 167.60' / 166.70' S= 0.0346 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf

Primary OutFlow Max=0.92 cfs @ 11.96 hrs HW=168.08' (Free Discharge)
1=Culvert (Inlet Controls 0.92 cfs @ 1.87 fps)

Pond 14P: EXISTING CB



Summary for Pond CB-1: PROPOSED CATCH BASIN #1

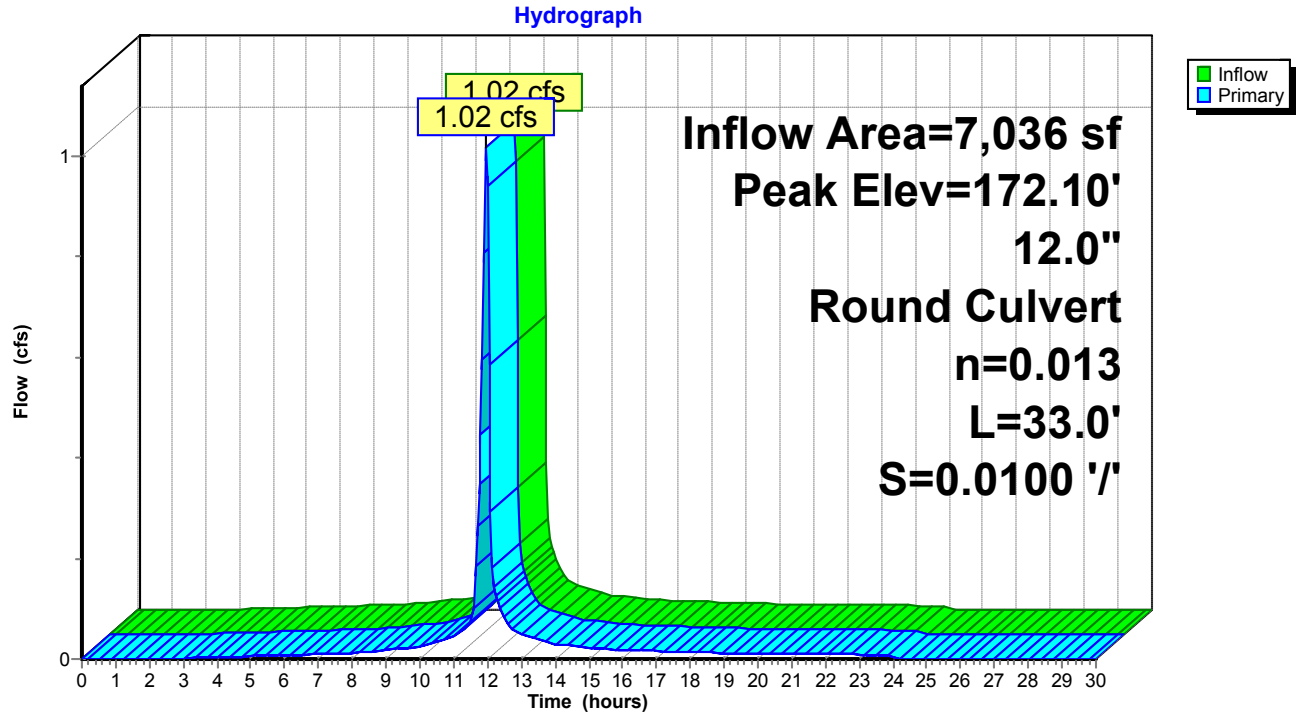
Inflow Area = 7,036 sf, 83.26% Impervious, Inflow Depth = 4.10" for 10-YEAR event
Inflow = 1.02 cfs @ 11.96 hrs, Volume= 2,406 cf
Outflow = 1.02 cfs @ 11.96 hrs, Volume= 2,406 cf, Atten= 0%, Lag= 0.0 min
Primary = 1.02 cfs @ 11.96 hrs, Volume= 2,406 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 172.10' @ 11.96 hrs
Flood Elev= 172.70'

Device	Routing	Invert	Outlet Devices
#1	Primary	171.50'	**12.0" Round Culvert** L= 33.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 171.50' / 171.17' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf

Primary OutFlow Max=0.99 cfs @ 11.96 hrs HW=172.09' (Free Discharge)
1=Culvert (Inlet Controls 0.99 cfs @ 2.06 fps)

Pond CB-1: PROPOSED CATCH BASIN #1



Summary for Pond CB-2: PR CB #2

[57] Hint: Peaked at 171.62' (Flood elevation advised)
[79] Warning: Submerged Pond CB-1 Primary device # 1 INLET by 0.11'

Inflow Area =	28,448 sf,	85.49% Impervious,	Inflow Depth =	4.19"	for 10-YEAR event
Inflow =	4.15 cfs @	11.96 hrs,	Volume=	9,926 cf	
Outflow =	4.15 cfs @	11.96 hrs,	Volume=	9,926 cf,	Atten= 0%, Lag= 0.0 min
Primary =	2.79 cfs @	11.96 hrs,	Volume=	5,856 cf	
Secondary =	1.35 cfs @	11.96 hrs,	Volume=	4,070 cf	

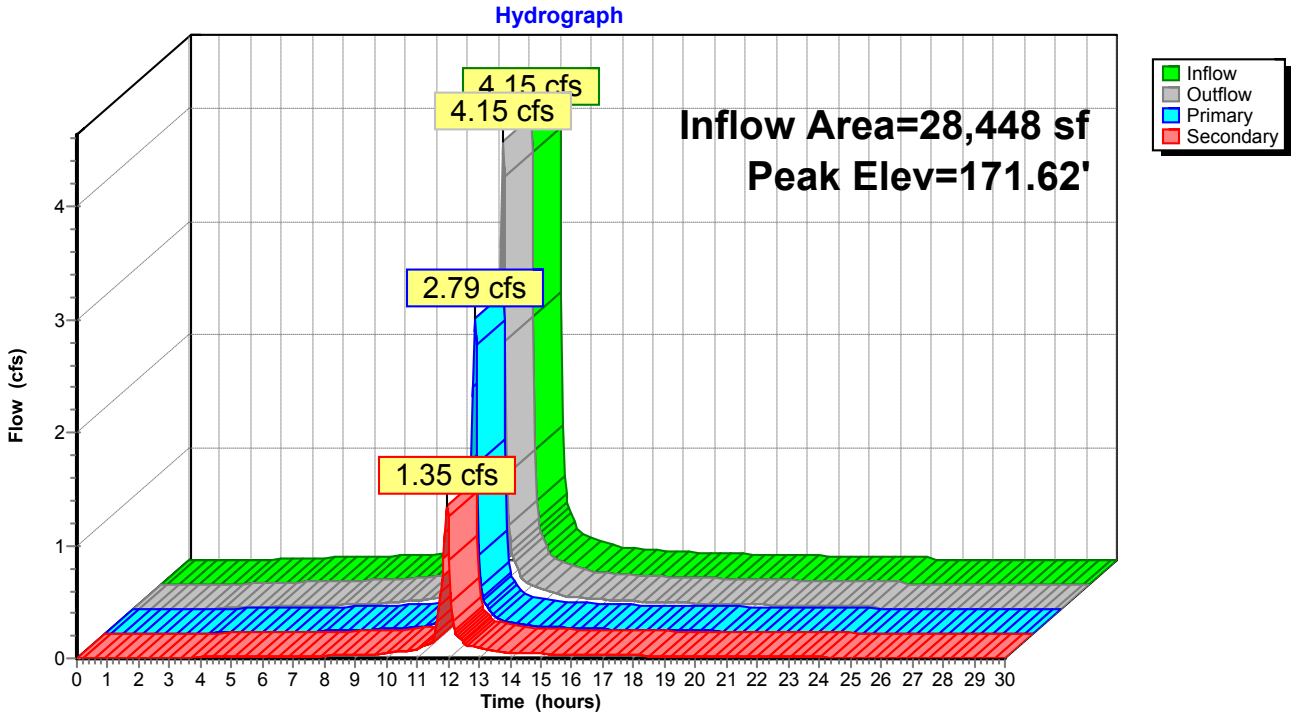
Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 171.62' @ 11.96 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	170.25'	**12.0" Round Culvert** L= 20.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 170.25' / 170.05' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf
#2	Secondary	170.25'	**8.0" Round Culvert** L= 12.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 170.25' / 170.05' S= 0.0167 '/' Cc= 0.900 n= 0.013, Flow Area= 0.35 sf

Primary OutFlow Max=2.72 cfs @ 11.96 hrs HW=171.58' (Free Discharge)
↑—**1=Culvert** (Inlet Controls 2.72 cfs @ 3.46 fps)

Secondary OutFlow Max=1.33 cfs @ 11.96 hrs HW=171.58' (Free Discharge)
↑—**2=Culvert** (Inlet Controls 1.33 cfs @ 3.80 fps)

Pond CB-2: PR CB #2



Summary for Pond DP-1: Existing Catch Basin

[79] Warning: Submerged Pond 12P Primary device # 1 OUTLET by 1.60'
[81] Warning: Exceeded Pond 14P by 0.53' @ 12.00 hrs

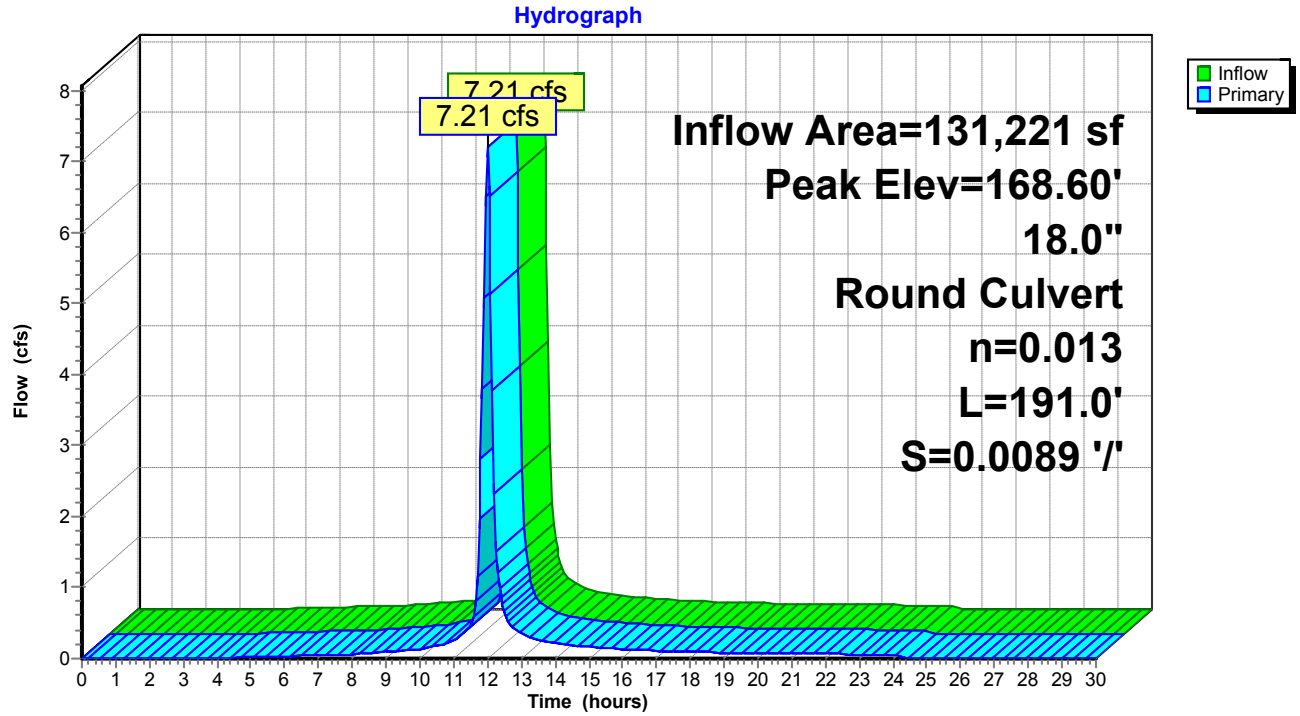
Inflow Area = 131,221 sf, 73.88% Impervious, Inflow Depth = 1.60" for 10-YEAR event
Inflow = 7.21 cfs @ 12.00 hrs, Volume= 17,443 cf
Outflow = 7.21 cfs @ 12.00 hrs, Volume= 17,443 cf, Atten= 0%, Lag= 0.0 min
Primary = 7.21 cfs @ 12.00 hrs, Volume= 17,443 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 168.60' @ 12.00 hrs
Flood Elev= 171.87'

Device	Routing	Invert	Outlet Devices
#1	Primary	166.70'	**18.0" Round Culvert** L= 191.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 166.70' / 165.00' S= 0.0089 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf

Primary OutFlow Max=7.20 cfs @ 12.00 hrs HW=168.60' (Free Discharge)
↑—**1=Culvert** (Inlet Controls 7.20 cfs @ 4.08 fps)

Pond DP-1: Existing Catch Basin



Summary for Pond DW-1: PROPOSED DRYWELL #1

[85] Warning: Oscillations may require smaller dt or Finer Routing (severity=2)

Inflow Area = 3,471 sf, 65.57% Impervious, Inflow Depth = 3.78" for 10-YEAR event
Inflow = 0.48 cfs @ 11.96 hrs, Volume= 1,093 cf
Outflow = 0.25 cfs @ 12.08 hrs, Volume= 1,093 cf, Atten= 49%, Lag= 6.7 min
Discarded = 0.25 cfs @ 12.08 hrs, Volume= 1,093 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 169.08' @ 12.07 hrs Surf.Area= 310 sf Storage= 325 cf

Plug-Flow detention time= 35.3 min calculated for 1,091 cf (100% of inflow)
Center-of-Mass det. time= 35.3 min (816.8 - 781.5)

Volume	Invert	Avail.Storage	Storage Description
#1	164.00'	712 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)
#2	163.00'	38 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 94 cf Overall x 40.0% Voids
		750 cf	Total Available Storage

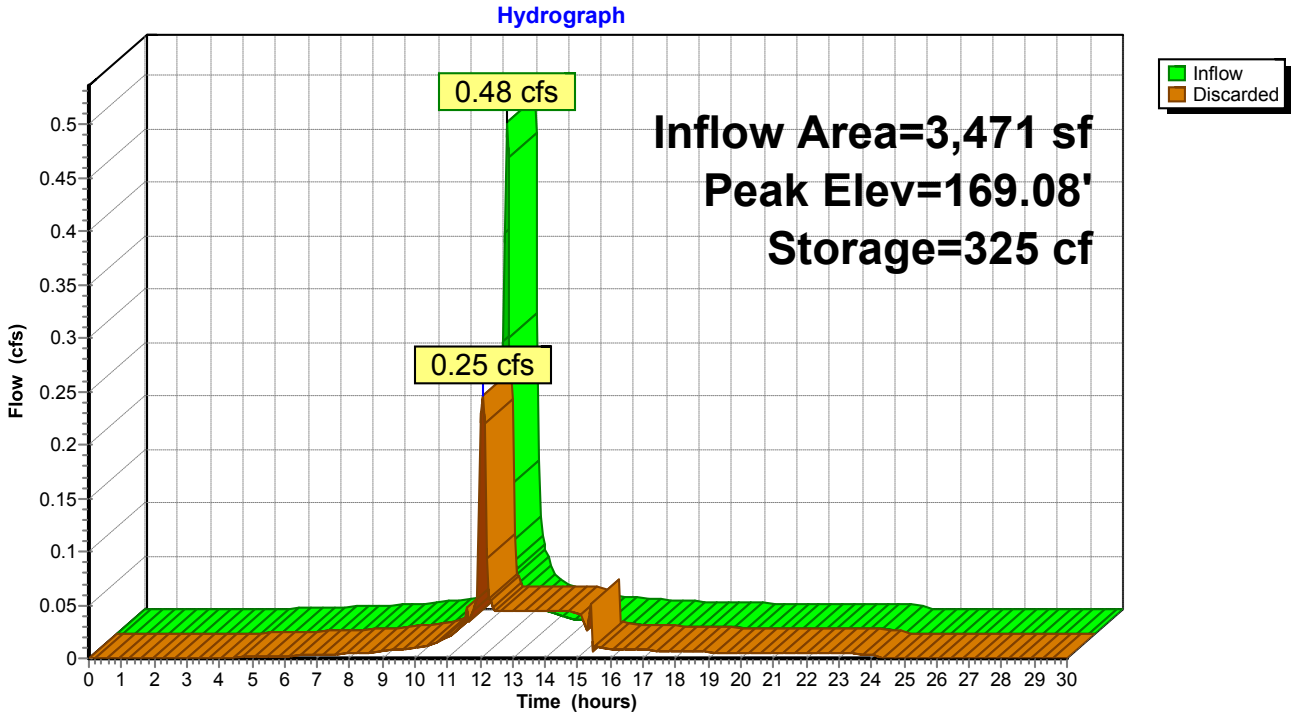
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
164.00	50	0	0
168.90	50	245	245
169.00	300	17	262
170.50	300	450	712

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
163.00	78	0	0
164.00	10	44	44
169.00	10	50	94

Device	Routing	Invert	Outlet Devices
#1	Discarded	163.00'	**32.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.23 cfs @ 12.08 hrs HW=169.06' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.23 cfs)

Pond DW-1: PROPOSED DRYWELL #1



Summary for Pond DW-2: PROPOSED DRYWELL #2

[85] Warning: Oscillations may require smaller dt or Finer Routing (severity=1)
[81] Warning: Exceeded Pond YD-2 by 2.78' @ 14.80 hrs

Inflow Area = 13,357 sf, 67.23% Impervious, Inflow Depth = 3.78" for 10-YEAR event
Inflow = 1.82 cfs @ 11.96 hrs, Volume= 4,203 cf
Outflow = 1.54 cfs @ 12.01 hrs, Volume= 4,203 cf, Atten= 15%, Lag= 2.8 min
Discarded = 1.54 cfs @ 12.01 hrs, Volume= 4,203 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 175.73' @ 12.01 hrs Surf.Area= 2,084 sf Storage= 686 cf

Plug-Flow detention time= 47.9 min calculated for 4,196 cf (100% of inflow)
Center-of-Mass det. time= 47.9 min (824.9 - 777.0)

Volume	Invert	Avail.Storage	Storage Description
#1	167.78'	1,499 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)
#2	166.50'	53 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 134 cf Overall x 40.0% Voids
		1,552 cf	Total Available Storage

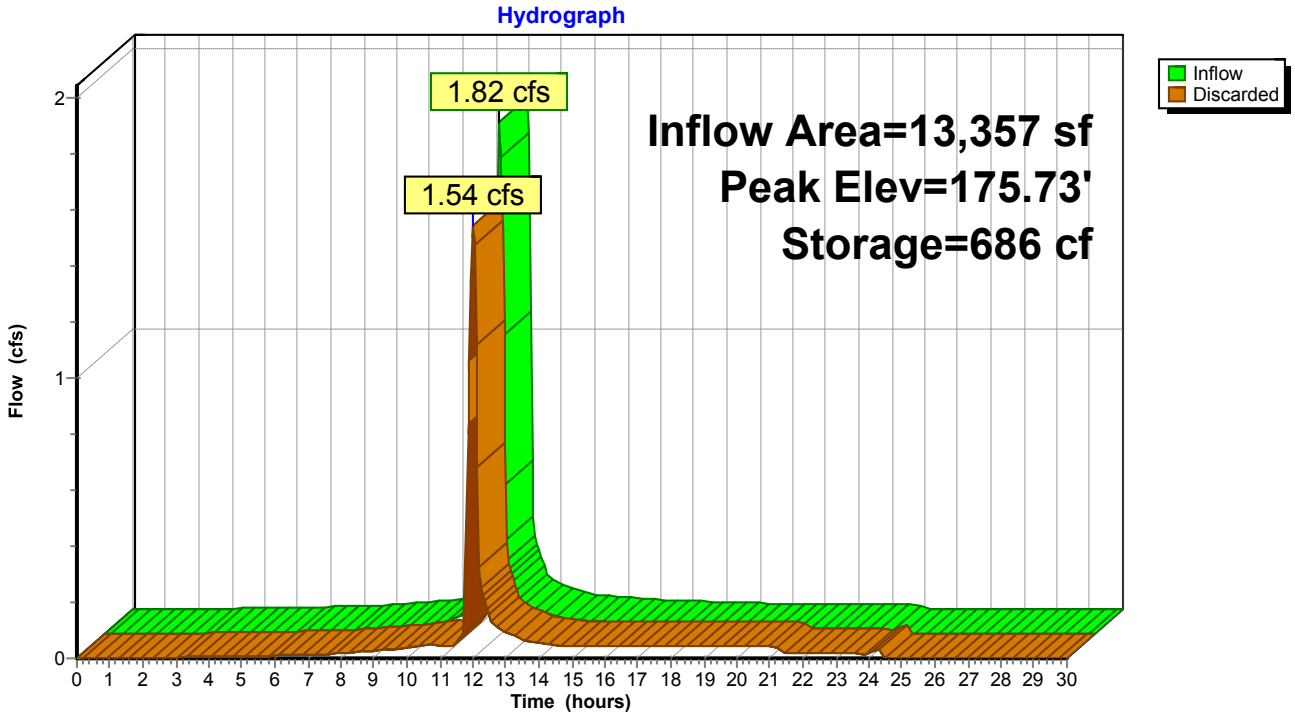
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
167.78	50	0	0
175.50	50	386	386
176.00	4,400	1,113	1,499

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
166.50	78	0	0
167.78	10	56	56
175.50	10	77	134

Device	Routing	Invert	Outlet Devices
#1	Discarded	166.50'	**32.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=1.52 cfs @ 12.01 hrs HW=175.73' (Free Discharge)
↑**1=Exfiltration** (Exfiltration Controls 1.52 cfs)

Pond DW-2: PROPOSED DRYWELL #2



Summary for Pond DW-3: PROPOSED DRYWELL #3

[81] Warning: Exceeded Pond YD-4 by 2.08' @ 15.25 hrs

Inflow Area = 14,239 sf, 86.05% Impervious, Inflow Depth = 4.19" for 10-YEAR event
Inflow = 2.07 cfs @ 11.96 hrs, Volume= 4,972 cf
Outflow = 1.70 cfs @ 12.01 hrs, Volume= 4,974 cf, Atten= 18%, Lag= 3.1 min
Discarded = 1.70 cfs @ 12.01 hrs, Volume= 4,974 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 174.78' @ 12.01 hrs Surf.Area= 2,292 sf Storage= 775 cf

Plug-Flow detention time= 45.2 min calculated for 4,966 cf (100% of inflow)
Center-of-Mass det. time= 45.4 min (806.0 - 760.6)

Volume	Invert	Avail.Storage	Storage Description
#1	166.69'	1,403 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)
#2	165.50'	55 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 138 cf Overall x 40.0% Voids
		1,458 cf	Total Available Storage

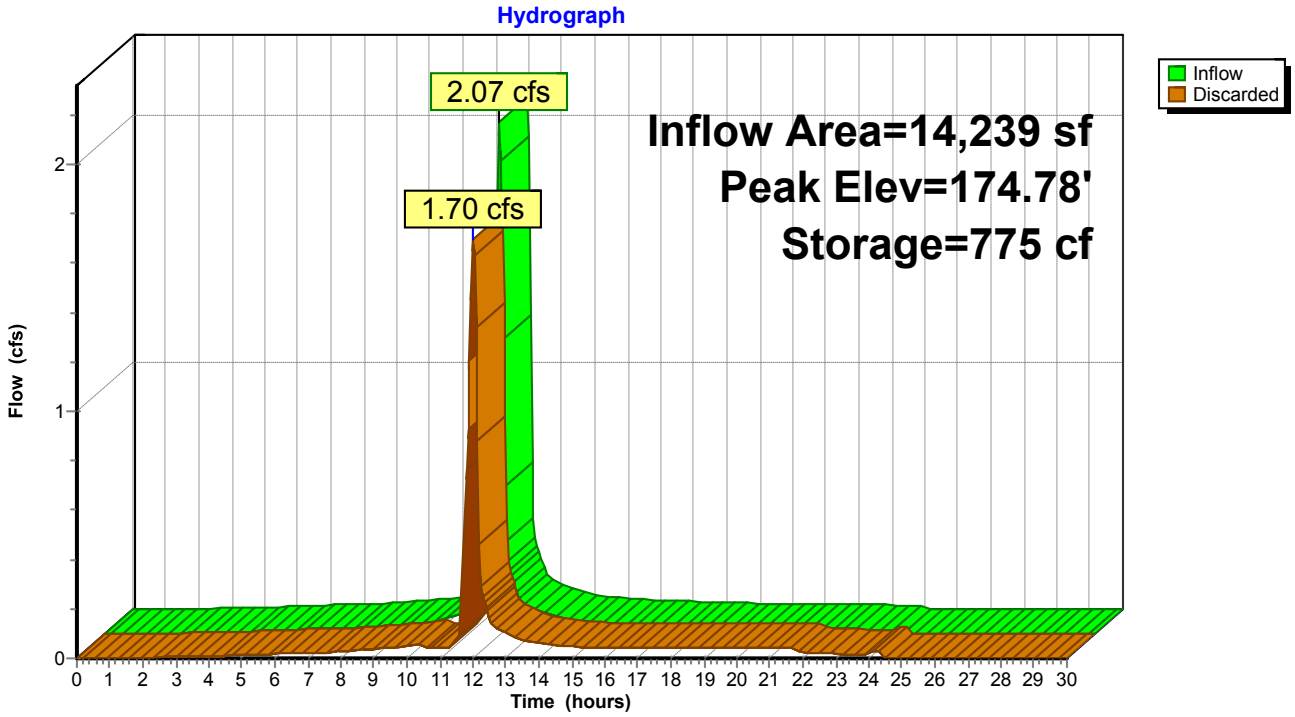
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
166.69	50	0	0
174.50	50	391	391
175.00	4,000	1,013	1,403

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
165.50	79	0	0
165.69	79	15	15
166.69	10	45	60
174.50	10	78	138

Device	Routing	Invert	Outlet Devices
#1	Discarded	165.50'	**32.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=1.67 cfs @ 12.01 hrs HW=174.78' (Free Discharge)
↑**1=Exfiltration** (Exfiltration Controls 1.67 cfs)

Pond DW-3: PROPOSED DRYWELL #3



Summary for Pond DW-4: PROPOSED DRYWELL #4

[85] Warning: Oscillations may require smaller dt or Finer Routing (severity=1)
[81] Warning: Exceeded Pond CB-2 by 2.88' @ 12.10 hrs

Inflow Area = 28,448 sf, 85.49% Impervious, Inflow Depth = 2.47" for 10-YEAR event
Inflow = 2.79 cfs @ 11.96 hrs, Volume= 5,856 cf
Outflow = 2.06 cfs @ 12.02 hrs, Volume= 5,856 cf, Atten= 26%, Lag= 3.7 min
Discarded = 0.44 cfs @ 12.02 hrs, Volume= 2,728 cf
Secondary = 1.63 cfs @ 12.02 hrs, Volume= 3,128 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 173.84' @ 12.02 hrs Surf.Area= 856 sf Storage= 867 cf

Plug-Flow detention time= 55.7 min calculated for 5,846 cf (100% of inflow)
Center-of-Mass det. time= 55.8 min (814.9 - 759.1)

Volume	Invert	Avail.Storage	Storage Description
#1	165.00'	1,468 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)
#2	164.00'	50 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 124 cf Overall x 40.0% Voids
		1,517 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
165.00	55	0	0
173.00	55	440	440
174.00	1,000	528	968
174.50	1,000	500	1,468

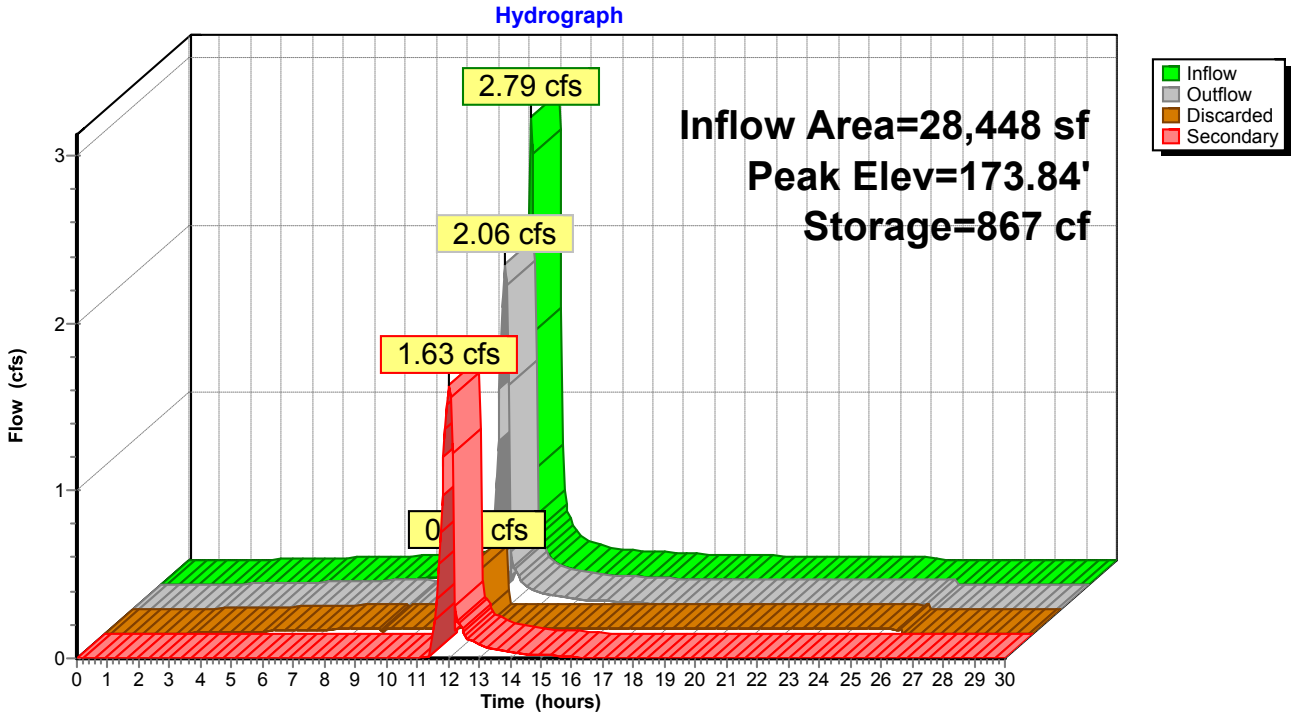
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
164.00	78	0	0
165.00	10	44	44
173.00	10	80	124

Device	Routing	Invert	Outlet Devices
#1	Discarded	164.00'	**22.000 in/hr Exfiltration over Surface area**
#2	Secondary	172.00'	**8.0" Round Culvert** L= 30.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 172.00' / 171.70' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 0.35 sf

Discarded OutFlow Max=0.43 cfs @ 12.02 hrs HW=173.82' (Free Discharge)
└**1=Exfiltration** (Exfiltration Controls 0.43 cfs)

Secondary OutFlow Max=1.62 cfs @ 12.02 hrs HW=173.82' (Free Discharge)
└**2=Culvert** (Inlet Controls 1.62 cfs @ 4.63 fps)

Pond DW-4: PROPOSED DRYWELL #4



Summary for Pond DW-5: PROPOSED DRYWELL #5

[85] Warning: Oscillations may require smaller dt or Finer Routing (severity=2)

Inflow Area = 11,493 sf, 65.66% Impervious, Inflow Depth = 3.78" for 10-YEAR event
Inflow = 1.59 cfs @ 11.96 hrs, Volume= 3,618 cf
Outflow = 0.93 cfs @ 12.05 hrs, Volume= 3,618 cf, Atten= 41%, Lag= 5.4 min
Discarded = 0.93 cfs @ 12.05 hrs, Volume= 3,618 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 172.60' @ 12.05 hrs Surf.Area= 1,825 sf Storage= 812 cf

Plug-Flow detention time= 37.3 min calculated for 3,612 cf (100% of inflow)
Center-of-Mass det. time= 37.4 min (818.9 - 781.5)

Volume	Invert	Avail.Storage	Storage Description
#1	168.00'	1,748 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)
#2	167.00'	34 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 84 cf Overall x 40.0% Voids
		1,781 cf	Total Available Storage

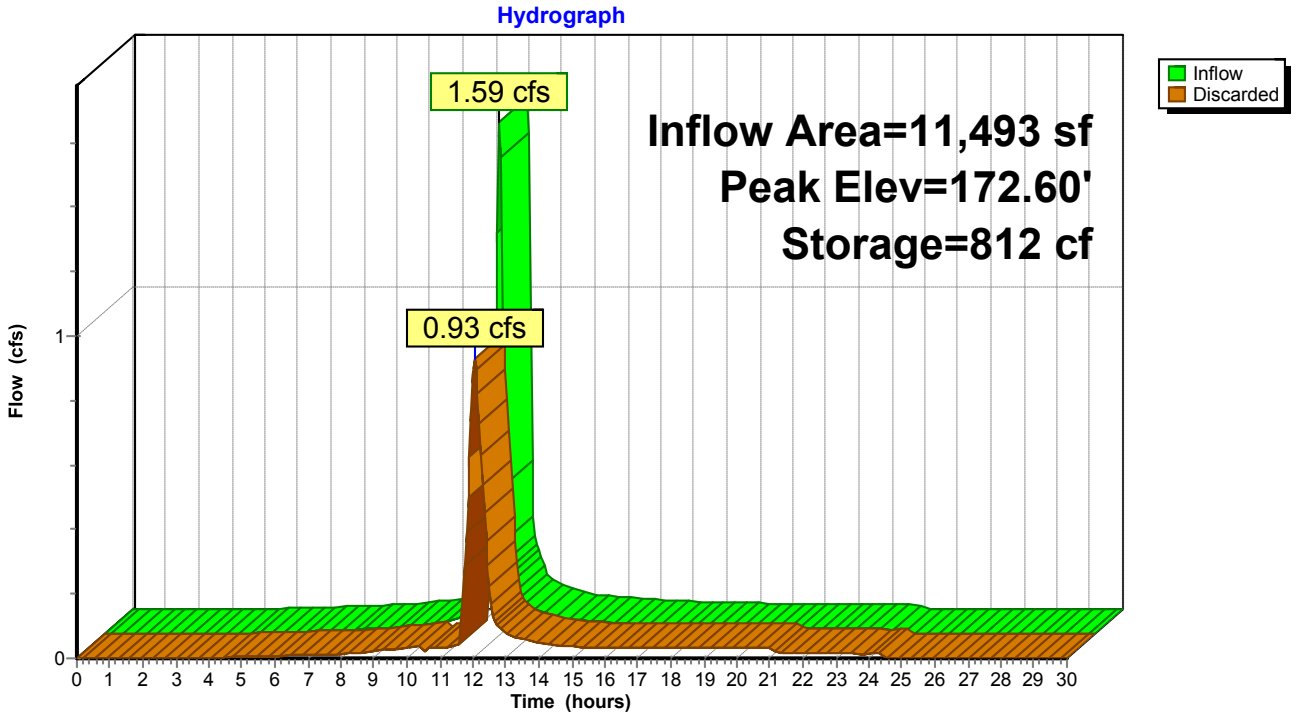
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
168.00	55	0	0
172.00	55	220	220
173.00	3,000	1,528	1,748

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
167.00	78	0	0
168.00	10	44	44
172.00	10	40	84

Device	Routing	Invert	Outlet Devices
#1	Discarded	167.00'	**22.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.93 cfs @ 12.05 hrs HW=172.60' (Free Discharge)
1=Exfiltration (Exfiltration Controls 0.93 cfs)

Pond DW-5: PROPOSED DRYWELL #5



Summary for Pond DW-6: PROPOSED DRYWELL #6

[85] Warning: Oscillations may require smaller dt or Finer Routing (severity=2)

Inflow Area = 1,844 sf,100.00% Impervious, Inflow Depth = 4.44" for 10-YEAR event
Inflow = 0.27 cfs @ 11.96 hrs, Volume= 683 cf
Outflow = 0.04 cfs @ 11.65 hrs, Volume= 683 cf, Atten= 87%, Lag= 0.0 min
Discarded = 0.04 cfs @ 11.65 hrs, Volume= 683 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 173.33' @ 12.26 hrs Surf.Area= 65 sf Storage= 214 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 36.3 min (781.4 - 745.1)

Volume	Invert	Avail.Storage	Storage Description
#1	170.00'	484 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)
#2	169.00'	34 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 84 cf Overall x 40.0% Voids
		517 cf	Total Available Storage

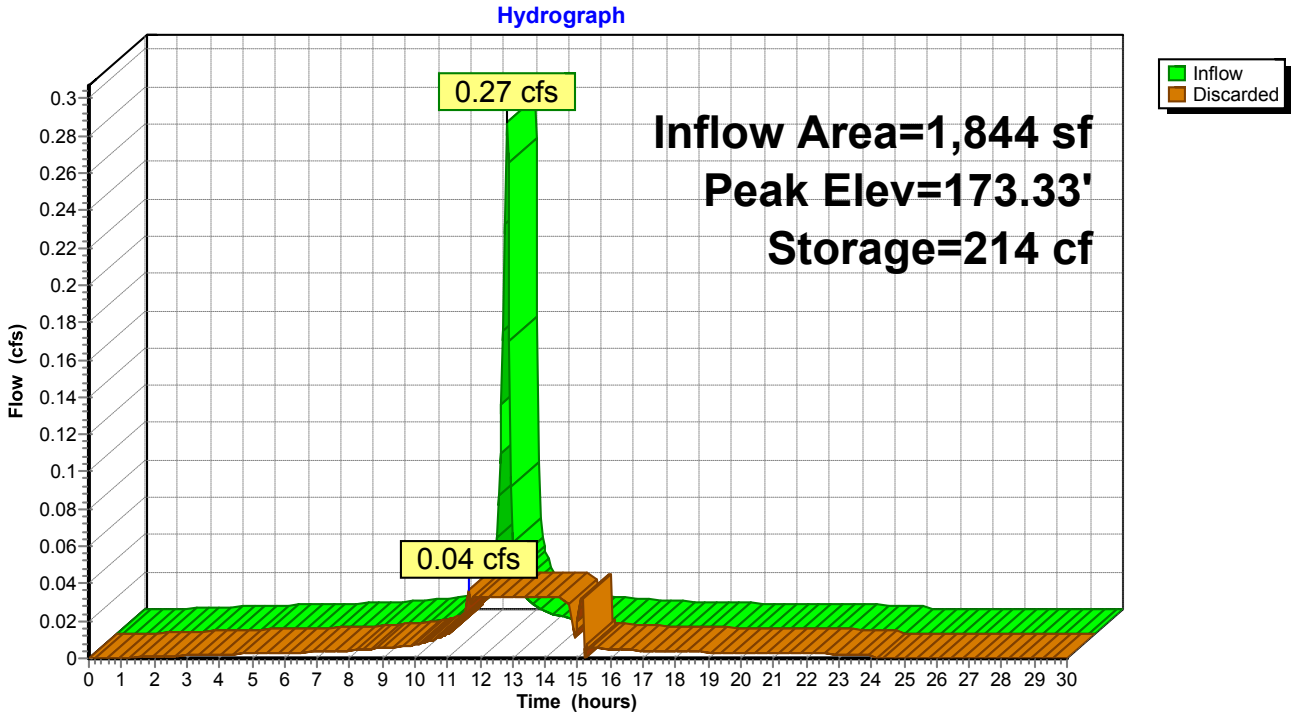
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
170.00	55	0	0
174.00	55	220	220
174.50	1,000	264	484

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
169.00	78	0	0
170.00	10	44	44
174.00	10	40	84

Device	Routing	Invert	Outlet Devices
#1	Discarded	169.00'	**22.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.04 cfs @ 11.65 hrs HW=169.10' (Free Discharge)
1=Exfiltration (Exfiltration Controls 0.04 cfs)

Pond DW-6: PROPOSED DRYWELL #6



Summary for Pond DW-7: PROPOSED DRYWELL #7

[85] Warning: Oscillations may require smaller dt or Finer Routing (severity=2)

Inflow Area = 1,755 sf,100.00% Impervious, Inflow Depth = 4.44" for 10-YEAR event
Inflow = 0.26 cfs @ 11.96 hrs, Volume= 650 cf
Outflow = 0.04 cfs @ 11.66 hrs, Volume= 650 cf, Atten= 85%, Lag= 0.0 min
Discarded = 0.04 cfs @ 11.66 hrs, Volume= 650 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 174.45' @ 12.24 hrs Surf.Area= 65 sf Storage= 200 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 33.7 min (778.8 - 745.1)

Volume	Invert	Avail.Storage	Storage Description
#1	171.50'	352 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)
#2	170.00'	42 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 106 cf Overall x 40.0% Voids
		394 cf	Total Available Storage

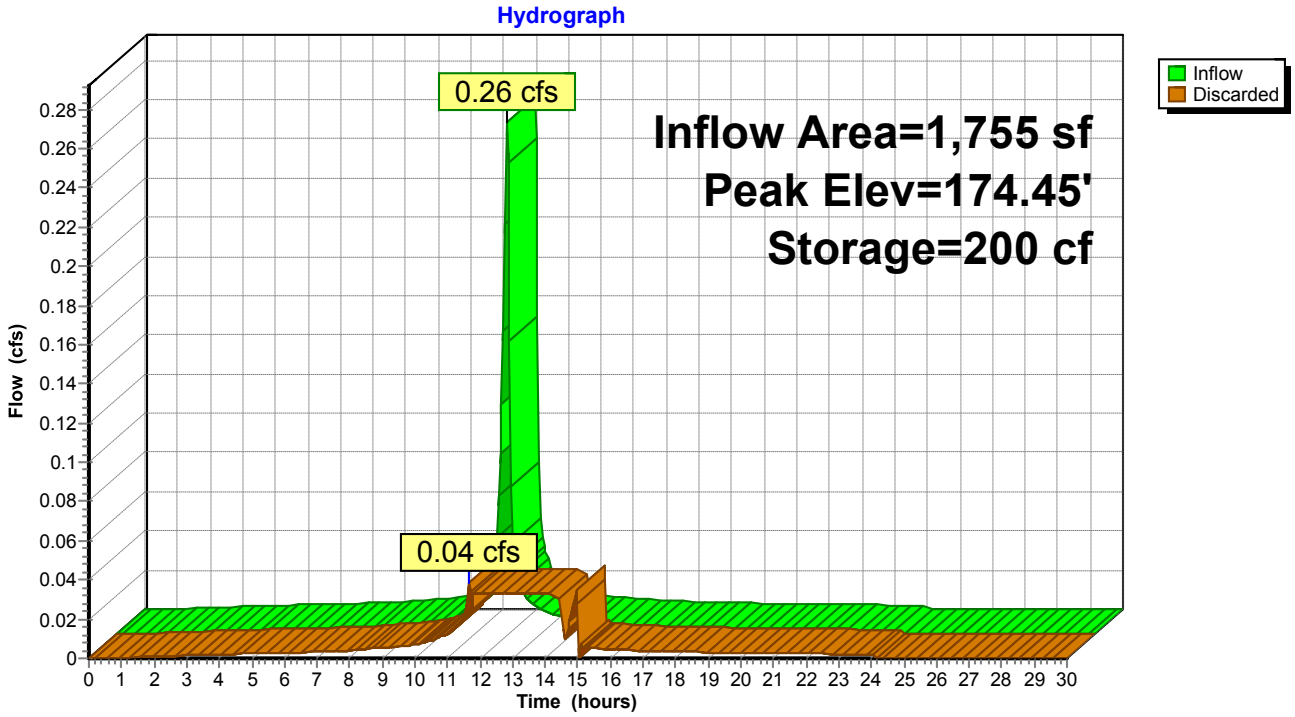
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
171.50	55	0	0
175.50	55	220	220
175.75	1,000	132	352

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
170.00	78	0	0
171.50	10	66	66
175.50	10	40	106

Device	Routing	Invert	Outlet Devices
#1	Discarded	170.00'	**22.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.04 cfs @ 11.66 hrs HW=170.12' (Free Discharge)
1=Exfiltration (Exfiltration Controls 0.04 cfs)

Pond DW-7: PROPOSED DRYWELL #7



Summary for Pond DW-8: PROPOSED DRYWELL #8

[85] Warning: Oscillations may require smaller dt or Finer Routing (severity=2)

Inflow Area = 1,734 sf,100.00% Impervious, Inflow Depth = 4.44" for 10-YEAR event
Inflow = 0.26 cfs @ 11.96 hrs, Volume= 642 cf
Outflow = 0.04 cfs @ 11.65 hrs, Volume= 642 cf, Atten= 86%, Lag= 0.0 min
Discarded = 0.04 cfs @ 11.65 hrs, Volume= 642 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 172.08' @ 12.23 hrs Surf.Area= 65 sf Storage= 199 cf

Plug-Flow detention time= 33.4 min calculated for 641 cf (100% of inflow)
Center-of-Mass det. time= 33.3 min (778.4 - 745.1)

Volume	Invert	Avail.Storage	Storage Description
#1	169.00'	484 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)
#2	168.00'	34 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 84 cf Overall x 40.0% Voids
		517 cf	Total Available Storage

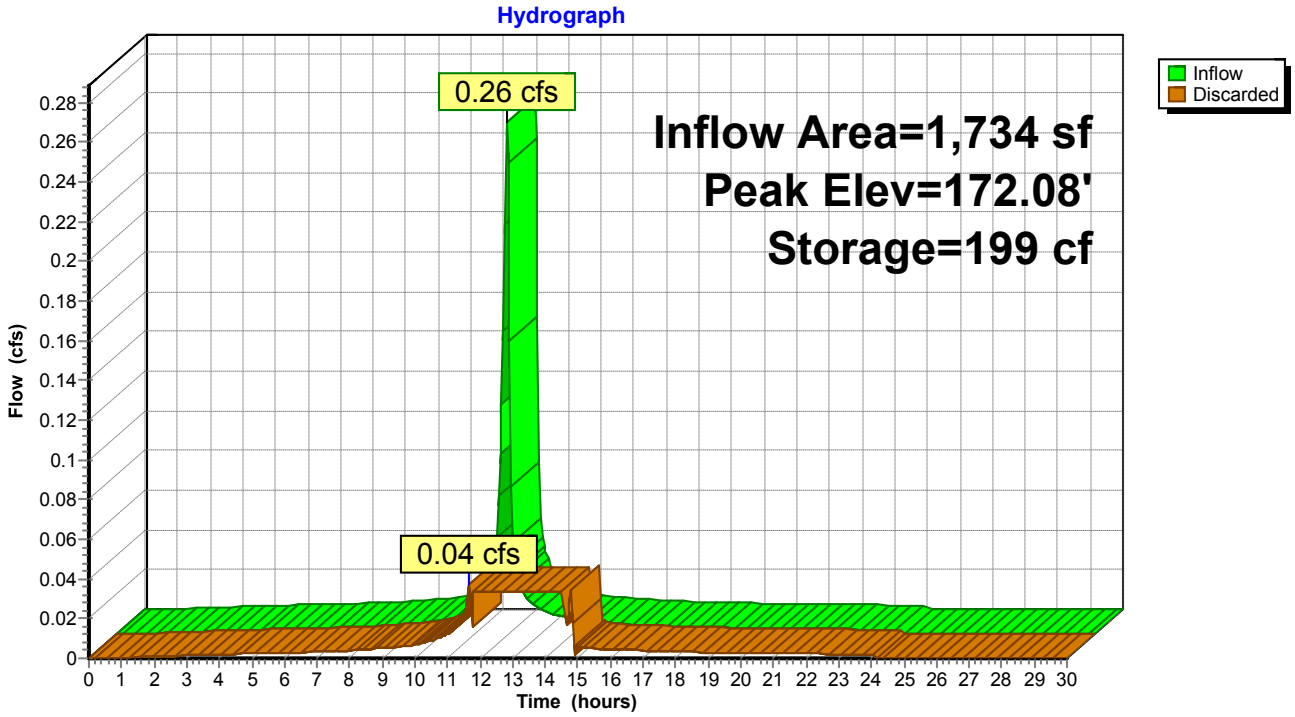
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
169.00	55	0	0
173.00	55	220	220
173.50	1,000	264	484

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
168.00	78	0	0
169.00	10	44	44
173.00	10	40	84

Device	Routing	Invert	Outlet Devices
#1	Discarded	168.00'	**22.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.04 cfs @ 11.65 hrs HW=168.10' (Free Discharge)
1=Exfiltration (Exfiltration Controls 0.04 cfs)

Pond DW-8: PROPOSED DRYWELL #8



Summary for Pond YD-1: PROPOSED DRAIN #1

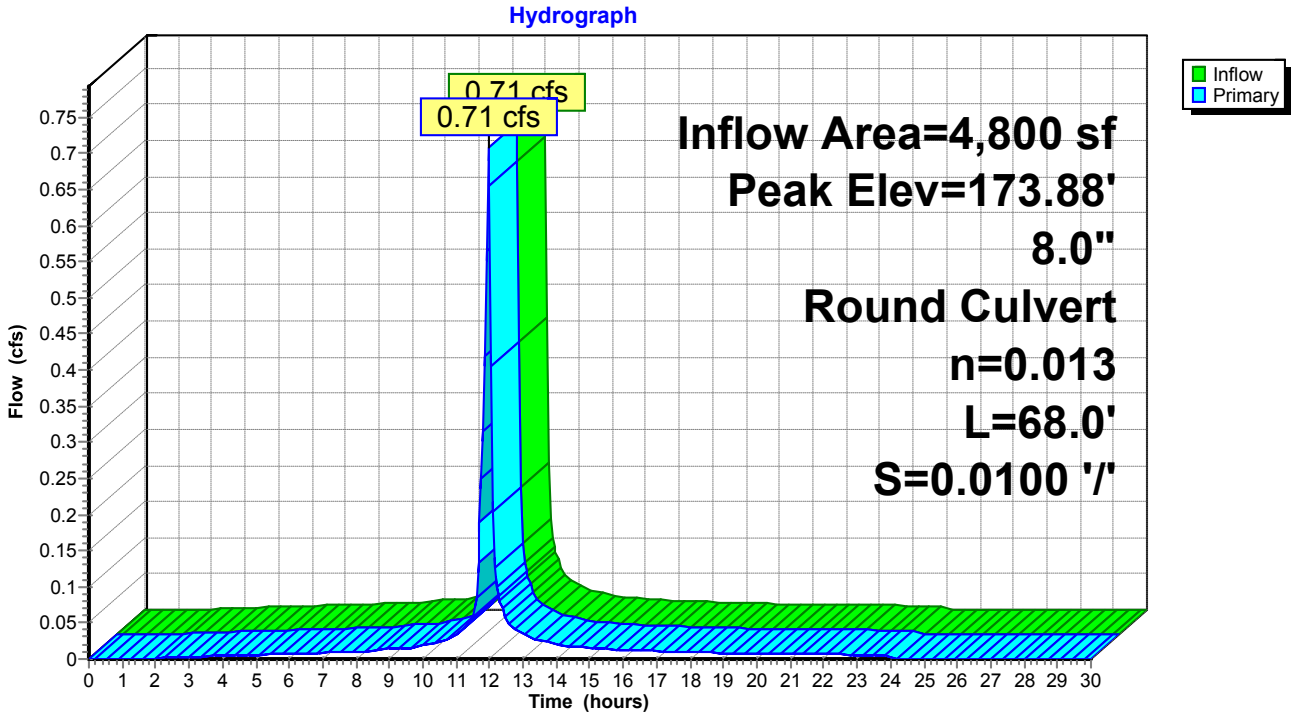
Inflow Area = 4,800 sf, 94.90% Impervious, Inflow Depth = 4.33" for 10-YEAR event
Inflow = 0.71 cfs @ 11.96 hrs, Volume= 1,731 cf
Outflow = 0.71 cfs @ 11.96 hrs, Volume= 1,731 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.71 cfs @ 11.96 hrs, Volume= 1,731 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 173.88' @ 11.96 hrs
Flood Elev= 175.44'

Device	Routing	Invert	Outlet Devices
#1	Primary	173.27'	**8.0" Round Culvert** L= 68.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 173.27' / 172.59' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 0.35 sf

Primary OutFlow Max=0.69 cfs @ 11.96 hrs HW=173.87' (Free Discharge)
1=Culvert (Inlet Controls 0.69 cfs @ 2.09 fps)

Pond YD-1: PROPOSED DRAIN #1



Summary for Pond YD-2: PROPOSED DRAIN #2

[58] Hint: Peaked 1.02' above defined flood level
[81] Warning: Exceeded Pond YD-1 by 0.89' @ 11.95 hrs

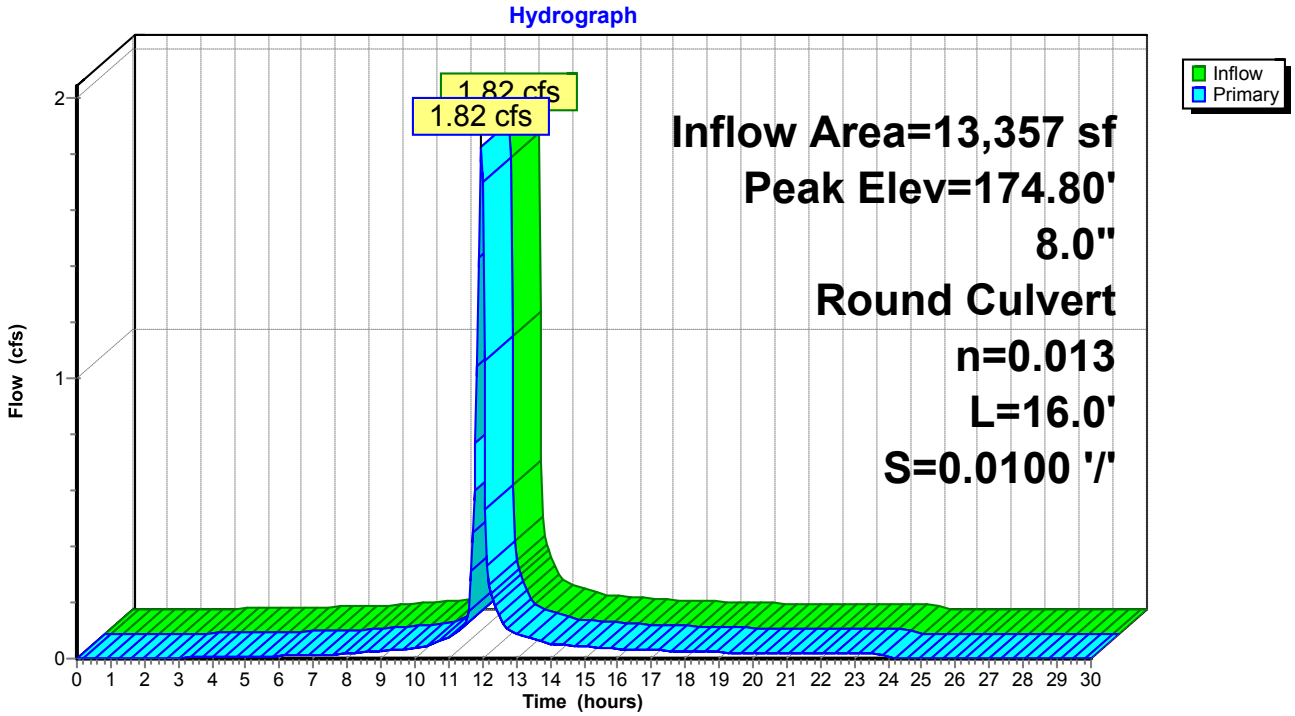
Inflow Area = 13,357 sf, 67.23% Impervious, Inflow Depth = 3.78" for 10-YEAR event
Inflow = 1.82 cfs @ 11.96 hrs, Volume= 4,203 cf
Outflow = 1.82 cfs @ 11.96 hrs, Volume= 4,203 cf, Atten= 0%, Lag= 0.0 min
Primary = 1.82 cfs @ 11.96 hrs, Volume= 4,203 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 174.80' @ 11.96 hrs
Flood Elev= 173.78'

Device	Routing	Invert	Outlet Devices
#1	Primary	172.59'	**8.0" Round Culvert** L= 16.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 172.59' / 172.43' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 0.35 sf

Primary OutFlow Max=1.77 cfs @ 11.96 hrs HW=174.71' (Free Discharge)
↑—**1=Culvert** (Inlet Controls 1.77 cfs @ 5.08 fps)

Pond YD-2: PROPOSED DRAIN #2



Summary for Pond YD-3: PROPOSED DRAIN #3

[58] Hint: Peaked 0.42' above defined flood level

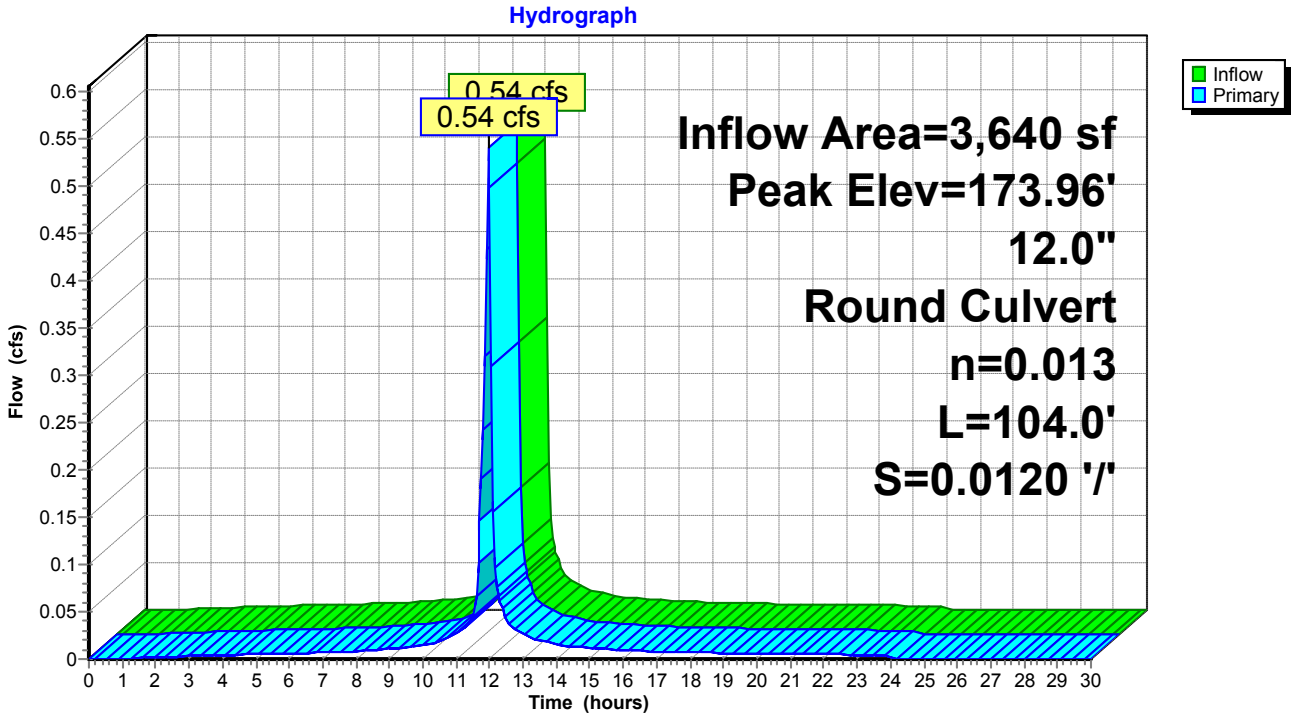
Inflow Area = 3,640 sf,100.00% Impervious, Inflow Depth = 4.44" for 10-YEAR event
Inflow = 0.54 cfs @ 11.96 hrs, Volume= 1,348 cf
Outflow = 0.54 cfs @ 11.96 hrs, Volume= 1,348 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.54 cfs @ 11.96 hrs, Volume= 1,348 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 173.96' @ 11.96 hrs
Flood Elev= 173.54'

Device	Routing	Invert	Outlet Devices
#1	Primary	173.54'	**12.0" Round Culvert** L= 104.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 173.54' / 172.29' S= 0.0120 '/' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf

Primary OutFlow Max=0.53 cfs @ 11.96 hrs HW=173.95' (Free Discharge)
1=Culvert (Inlet Controls 0.53 cfs @ 1.73 fps)

Pond YD-3: PROPOSED DRAIN #3



Summary for Pond YD-4: PROPOSED DRAIN #4

[58] Hint: Peaked 1.16' above defined flood level
[81] Warning: Exceeded Pond YD-3 by 1.62' @ 11.95 hrs

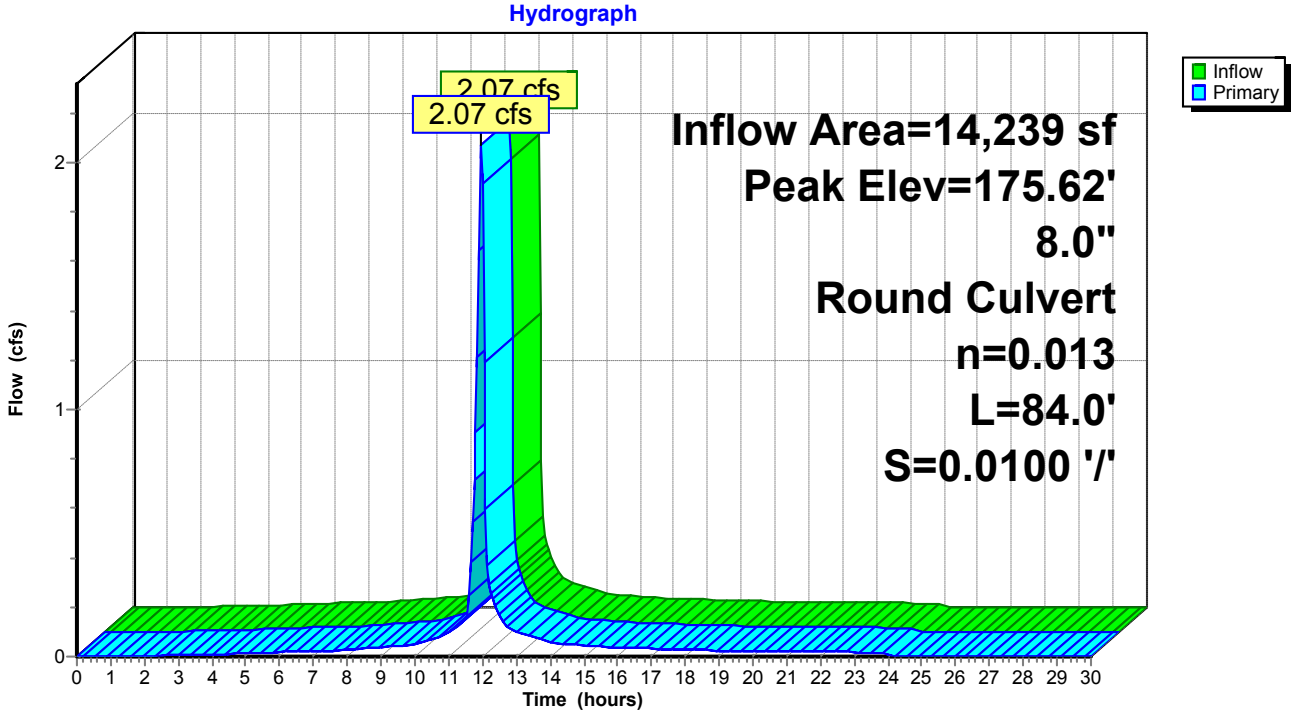
Inflow Area = 14,239 sf, 86.05% Impervious, Inflow Depth = 4.19" for 10-YEAR event
Inflow = 2.07 cfs @ 11.96 hrs, Volume= 4,972 cf
Outflow = 2.07 cfs @ 11.96 hrs, Volume= 4,972 cf, Atten= 0%, Lag= 0.0 min
Primary = 2.07 cfs @ 11.96 hrs, Volume= 4,972 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 175.62' @ 11.96 hrs
Flood Elev= 174.46'

Device	Routing	Invert	Outlet Devices
#1	Primary	172.29'	**8.0" Round Culvert** L= 84.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 172.29' / 171.45' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 0.35 sf

Primary OutFlow Max=2.02 cfs @ 11.96 hrs HW=175.47' (Free Discharge)
↑—**1=Culvert** (Barrel Controls 2.02 cfs @ 5.79 fps)

Pond YD-4: PROPOSED DRAIN #4



Time span=0.00-30.00 hrs, dt=0.05 hrs, 601 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment DA-1: DA-1 Runoff Area=21,412 sf 86.22% Impervious Runoff Depth=5.38"
Tc=6.0 min CN=96 Runoff=3.94 cfs 9,596 cf

Subcatchment DA-10: DA-10 Runoff Area=4,800 sf 94.90% Impervious Runoff Depth=5.49"
Tc=6.0 min CN=97 Runoff=0.89 cfs 2,198 cf

Subcatchment DA-11: DA-11 Runoff Area=8,557 sf 51.71% Impervious Runoff Depth=4.59"
Tc=6.0 min CN=89 Runoff=1.45 cfs 3,273 cf

Subcatchment DA-12: DRAINAGE AREA 12 Runoff Area=8,367 sf 100.00% Impervious Runoff Depth=5.61"
Tc=6.0 min CN=98 Runoff=1.56 cfs 3,913 cf

Subcatchment DA-13: DA-13 Runoff Area=2,574 sf 79.56% Impervious Runoff Depth=5.15"
Tc=6.0 min CN=94 Runoff=0.47 cfs 1,104 cf

Subcatchment DA-14: DRAINAGE AREA 14 Runoff Area=6,736 sf 69.73% Impervious Runoff Depth=5.03"
Tc=6.0 min CN=93 Runoff=1.21 cfs 2,826 cf

Subcatchment DA-15: DA-15 Runoff Area=1,734 sf 100.00% Impervious Runoff Depth=5.61"
Tc=6.0 min CN=98 Runoff=0.32 cfs 811 cf

Subcatchment DA-16: DA-16 Runoff Area=1,844 sf 100.00% Impervious Runoff Depth=5.61"
Tc=6.0 min CN=98 Runoff=0.34 cfs 862 cf

Subcatchment DA-17: DA-17 Runoff Area=1,755 sf 100.00% Impervious Runoff Depth=5.61"
Tc=6.0 min CN=98 Runoff=0.33 cfs 821 cf

Subcatchment DA-18: DRAINAGE AREA 18 Runoff Area=3,482 sf 85.96% Impervious Runoff Depth=5.26"
Tc=6.0 min CN=95 Runoff=0.64 cfs 1,527 cf

Subcatchment DA-2: DA-2 Runoff Area=7,036 sf 83.26% Impervious Runoff Depth=5.26"
Tc=6.0 min CN=95 Runoff=1.28 cfs 3,086 cf

Subcatchment DA-3: DRAINAGE AREA 3 Runoff Area=5,334 sf 65.88% Impervious Runoff Depth=4.92"
Tc=6.0 min CN=92 Runoff=0.94 cfs 2,188 cf

Subcatchment DA-4: DRAINAGE AREA 4 Runoff Area=4,099 sf 74.82% Impervious Runoff Depth=5.03"
Tc=6.0 min CN=93 Runoff=0.73 cfs 1,720 cf

Subcatchment DA-5: DRAINAGE AREA 5 Runoff Area=32,655 sf 61.00% Impervious Runoff Depth=4.81"
Flow Length=235' Tc=13.1 min CN=91 Runoff=4.63 cfs 13,090 cf

Subcatchment DA-6: DA-6 Runoff Area=11,493 sf 65.66% Impervious Runoff Depth=4.92"
Tc=6.0 min CN=92 Runoff=2.03 cfs 4,714 cf

Subcatchment DA-7: DA-7 Runoff Area=3,640 sf 100.00% Impervious Runoff Depth=5.61"
Tc=6.0 min CN=98 Runoff=0.68 cfs 1,702 cf

Subcatchment DA-8: DA-8 Runoff Area=10,599 sf 81.26% Impervious Runoff Depth=5.26"
Tc=6.0 min CN=95 Runoff=1.94 cfs 4,648 cf

Subcatchment DA-9: DRAINAGE AREA 9 Runoff Area=3,471 sf 65.57% Impervious Runoff Depth=4.92"
Tc=6.0 min CN=92 Runoff=0.61 cfs 1,424 cf

Reach DP-2: STREET Inflow=1.56 cfs 3,913 cf
Outflow=1.56 cfs 3,913 cf

Pond 2P: EXISTING DRYWELL Peak Elev=172.83' Storage=431 cf Inflow=2.67 cfs 6,546 cf
Discarded=0.67 cfs 3,873 cf Primary=1.97 cfs 2,673 cf Outflow=2.64 cfs 6,546 cf

Pond 3P: PROPOSED CB #3 Peak Elev=171.20' Inflow=0.64 cfs 1,527 cf
12.0" Round Culvert n=0.013 L=29.0' S=0.0100 '/' Outflow=0.64 cfs 1,527 cf

Pond 5P: EXISTING DRYWELL Peak Elev=173.52' Storage=790 cf Inflow=1.67 cfs 5,126 cf
Outflow=1.08 cfs 5,126 cf

Pond 8P: EXISTING YARD DRAIN Peak Elev=241.67' Inflow=0.73 cfs 1,720 cf
4.0" Round Culvert n=0.030 L=87.0' S=0.0100 '/' Outflow=0.73 cfs 1,720 cf

Pond 12P: EXISTING CB Peak Elev=172.05' Inflow=5.05 cfs 14,618 cf
12.0" Round Culvert n=0.013 L=142.0' S=0.0120 '/' Outflow=5.05 cfs 14,618 cf

Pond 14P: EXISTING CB Peak Elev=168.16' Inflow=1.21 cfs 2,826 cf
18.0" Round Culvert n=0.013 L=26.0' S=0.0346 '/' Outflow=1.21 cfs 2,826 cf

Pond CB-1: PROPOSED CATCH BASIN #1 Peak Elev=172.19' Inflow=1.28 cfs 3,086 cf
12.0" Round Culvert n=0.013 L=33.0' S=0.0100 '/' Outflow=1.28 cfs 3,086 cf

Pond CB-2: PR CB #2 Peak Elev=172.16' Inflow=5.23 cfs 12,682 cf
Primary=3.56 cfs 7,556 cf Secondary=1.67 cfs 5,126 cf Outflow=5.23 cfs 12,682 cf

Pond DP-1: Existing Catch Basin Peak Elev=169.28' Inflow=9.09 cfs 22,940 cf
18.0" Round Culvert n=0.013 L=191.0' S=0.0089 '/' Outflow=9.09 cfs 22,940 cf

Pond DW-1: PROPOSED DRYWELL #1 Peak Elev=169.37' Storage=411 cf Inflow=0.61 cfs 1,424 cf
Outflow=0.23 cfs 1,424 cf

Pond DW-2: PROPOSED DRYWELL #2 Peak Elev=175.79' Storage=818 cf Inflow=2.34 cfs 5,471 cf
Outflow=1.91 cfs 5,472 cf

Pond DW-3: PROPOSED DRYWELL #3 Peak Elev=174.84' Storage=929 cf Inflow=2.61 cfs 6,351 cf
Outflow=2.06 cfs 6,352 cf

Pond DW-4: PROPOSED DRYWELL #4 Peak Elev=174.18' Storage=1,194 cf Inflow=3.56 cfs 7,556 cf
Discarded=0.51 cfs 3,198 cf Secondary=1.80 cfs 4,358 cf Outflow=2.32 cfs 7,556 cf

Pond DW-5: PROPOSED DRYWELL #5 Peak Elev=172.72' Storage=1,057 cf Inflow=2.03 cfs 4,714 cf
Outflow=1.11 cfs 4,714 cf

Pond DW-6: PROPOSED DRYWELL #6 Peak Elev=174.09' Storage=267 cf Inflow=0.34 cfs 862 cf
Outflow=0.12 cfs 862 cf

Pond DW-7: PROPOSED DRYWELL #7 Peak Elev=175.52' Storage=264 cf Inflow=0.33 cfs 821 cf
Outflow=0.07 cfs 821 cf

Pond DW-8: PROPOSED DRYWELL #8 Peak Elev=173.04' Storage=257 cf Inflow=0.32 cfs 811 cf
Outflow=0.07 cfs 812 cf

Pond YD-1: PROPOSED DRAIN #1 Peak Elev=174.05' Inflow=0.89 cfs 2,198 cf
8.0" Round Culvert n=0.013 L=68.0' S=0.0100 '/' Outflow=0.89 cfs 2,198 cf

Pond YD-2: PROPOSED DRAIN #2 Peak Elev=176.02' Inflow=2.34 cfs 5,471 cf
8.0" Round Culvert n=0.013 L=16.0' S=0.0100 '/' Outflow=2.34 cfs 5,471 cf

Pond YD-3: PROPOSED DRAIN #3 Peak Elev=174.01' Inflow=0.68 cfs 1,702 cf
12.0" Round Culvert n=0.013 L=104.0' S=0.0120 '/' Outflow=0.68 cfs 1,702 cf

Pond YD-4: PROPOSED DRAIN #4 Peak Elev=177.69' Inflow=2.61 cfs 6,351 cf
8.0" Round Culvert n=0.013 L=84.0' S=0.0100 '/' Outflow=2.61 cfs 6,351 cf

Total Runoff Area = 139,588 sf Runoff Volume = 59,504 cf Average Runoff Depth = 5.12"
24.56% Pervious = 34,277 sf 75.44% Impervious = 105,311 sf

Summary for Subcatchment DA-1: DA-1

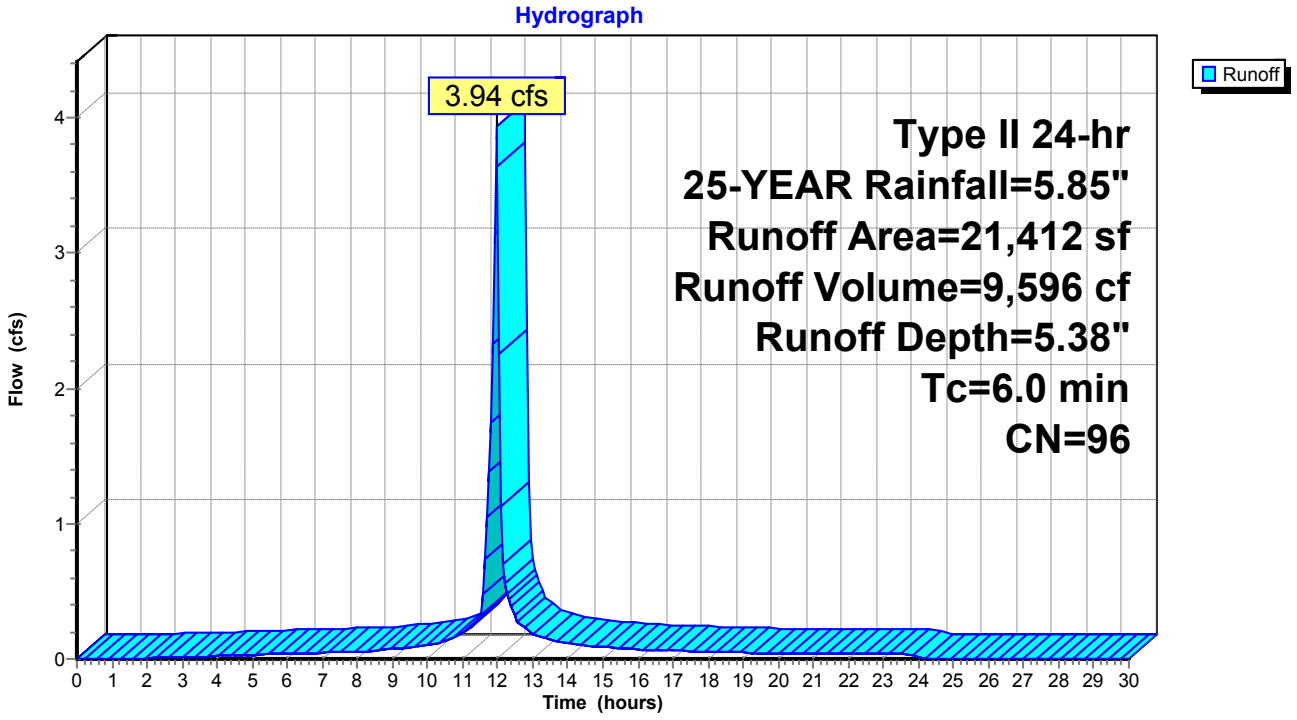
Runoff = 3.94 cfs @ 11.96 hrs, Volume= 9,596 cf, Depth= 5.38"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 25-YEAR Rainfall=5.85"

Area (sf)	CN	Description
2,951	80	>75% Grass cover, Good, HSG D
17,281	98	Roofs, HSG D
1,180	98	Paved parking, HSG D
21,412	96	Weighted Average
2,951		13.78% Pervious Area
18,461		86.22% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-1: DA-1



Summary for Subcatchment DA-10: DA-10

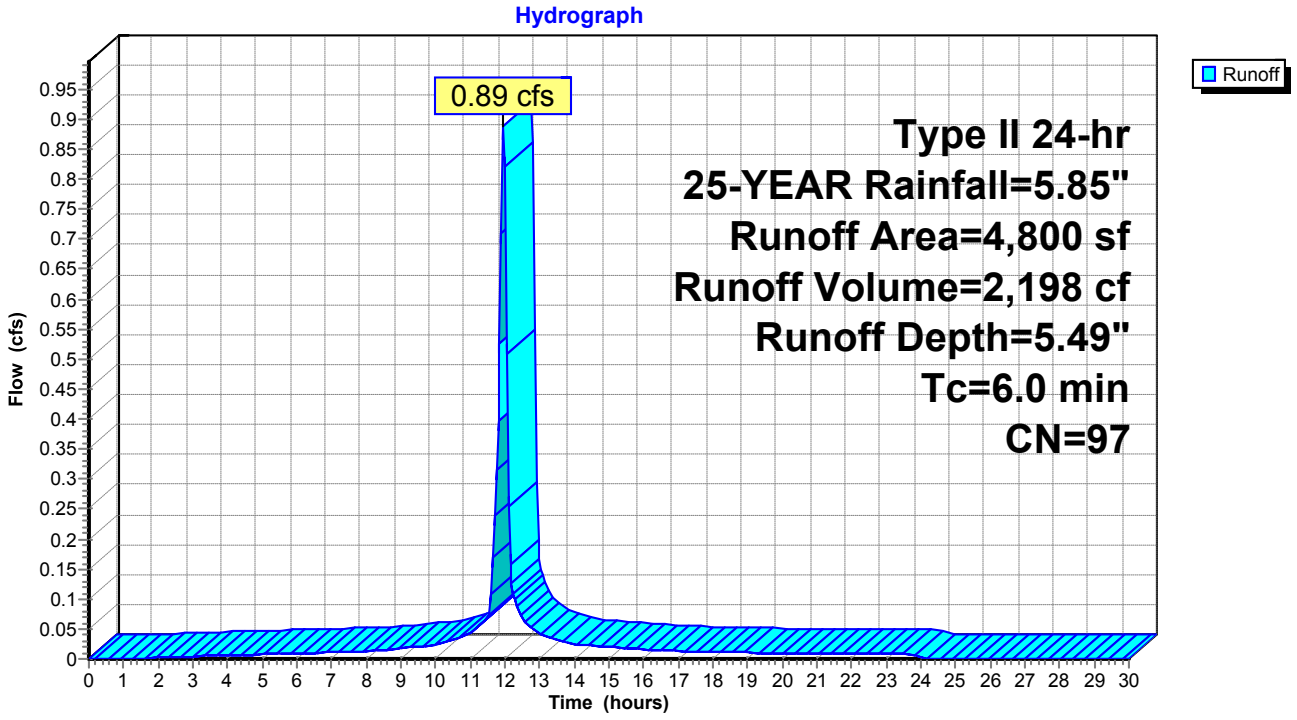
Runoff = 0.89 cfs @ 11.96 hrs, Volume= 2,198 cf, Depth= 5.49"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 25-YEAR Rainfall=5.85"

Area (sf)	CN	Description
245	80	>75% Grass cover, Good, HSG D
2,933	98	Roofs, HSG D
1,622	98	Paved parking, HSG D
4,800	97	Weighted Average
245		5.10% Pervious Area
4,555		94.90% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-10: DA-10



Summary for Subcatchment DA-11: DA-11

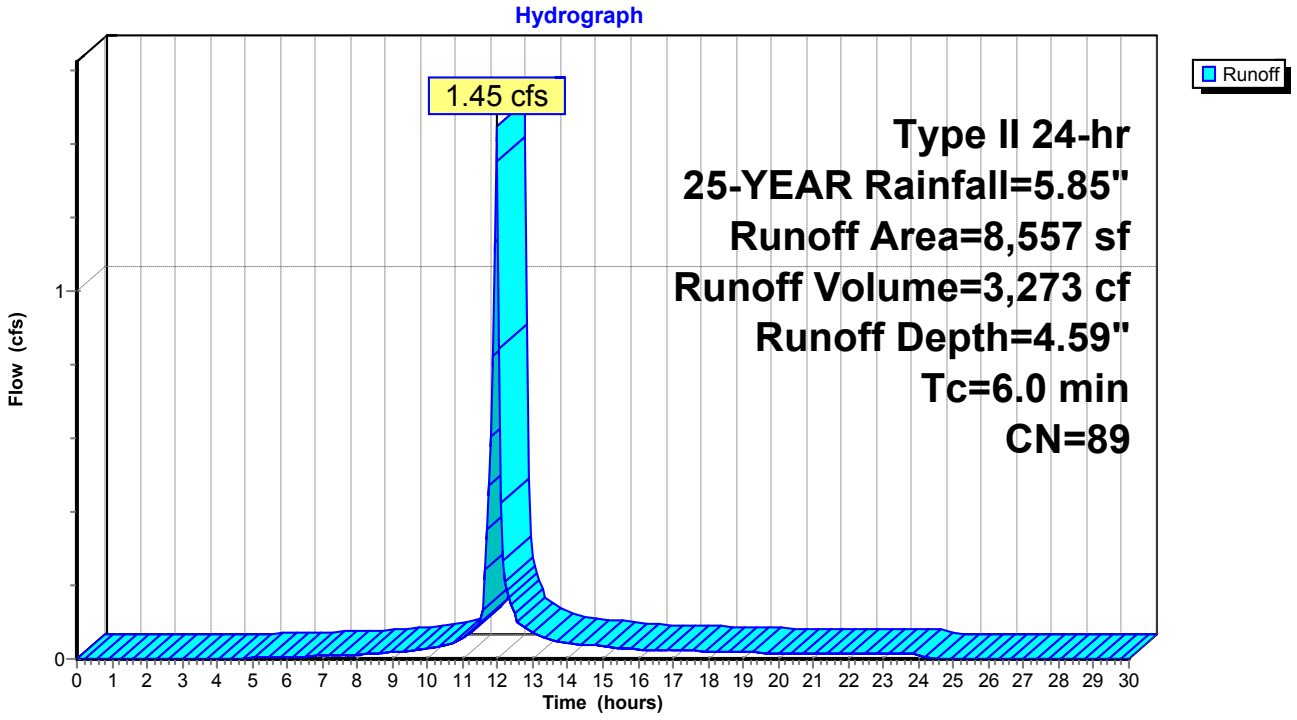
Runoff = 1.45 cfs @ 11.96 hrs, Volume= 3,273 cf, Depth= 4.59"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 25-YEAR Rainfall=5.85"

Area (sf)	CN	Description
4,132	80	>75% Grass cover, Good, HSG D
3,489	98	Roofs, HSG D
936	98	Paved parking, HSG D
8,557	89	Weighted Average
4,132		48.29% Pervious Area
4,425		51.71% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-11: DA-11



Summary for Subcatchment DA-12: DRAINAGE AREA 12

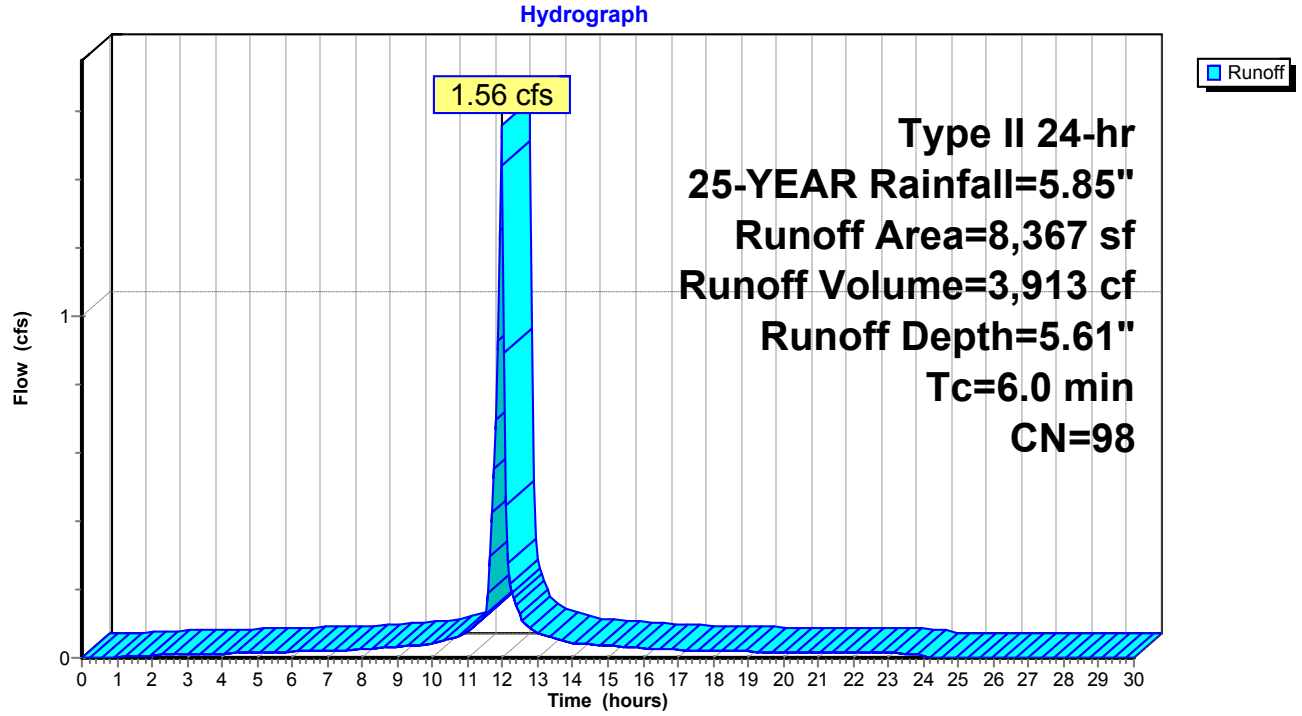
Runoff = 1.56 cfs @ 11.96 hrs, Volume= 3,913 cf, Depth= 5.61"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 25-YEAR Rainfall=5.85"

Area (sf)	CN	Description
8,367	98	Roofs, HSG D
8,367		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-12: DRAINAGE AREA 12



Summary for Subcatchment DA-13: DA-13

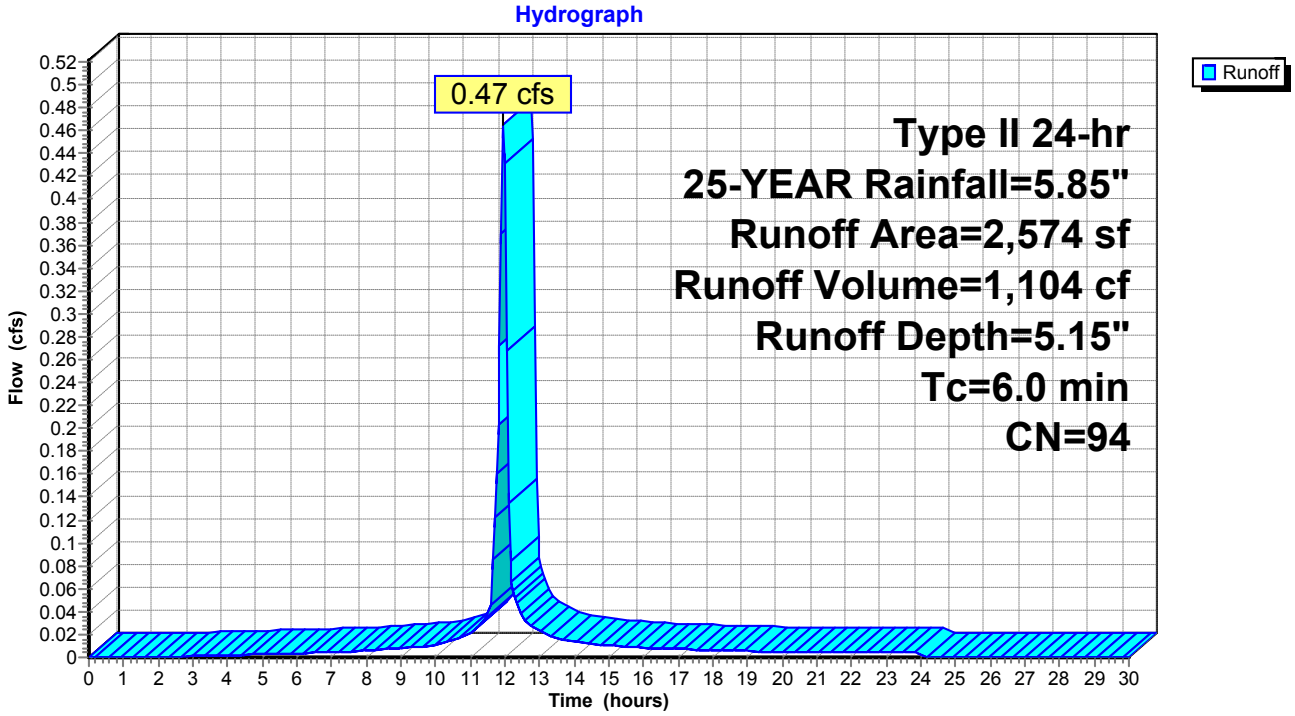
Runoff = 0.47 cfs @ 11.96 hrs, Volume= 1,104 cf, Depth= 5.15"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 25-YEAR Rainfall=5.85"

Area (sf)	CN	Description
526	80	>75% Grass cover, Good, HSG D
2,048	98	Paved parking, HSG D
2,574	94	Weighted Average
526		20.44% Pervious Area
2,048		79.56% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-13: DA-13



Summary for Subcatchment DA-14: DRAINAGE AREA 14

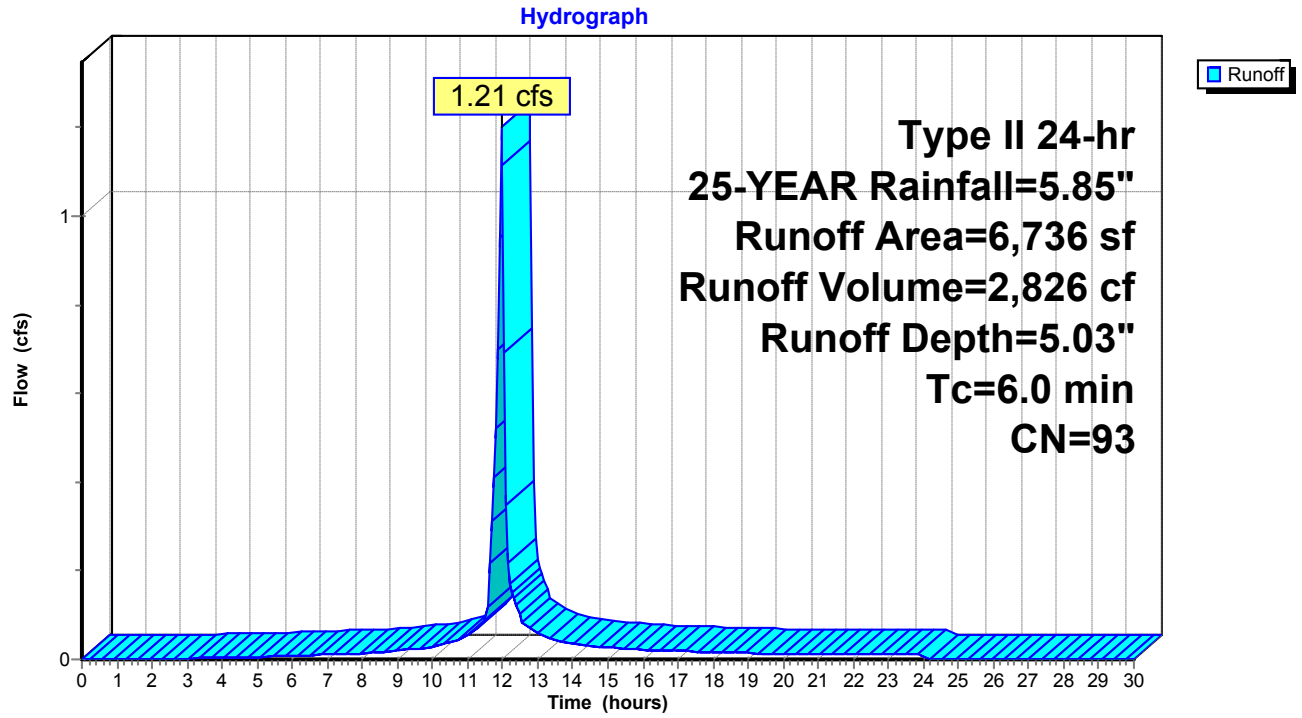
Runoff = 1.21 cfs @ 11.96 hrs, Volume= 2,826 cf, Depth= 5.03"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 25-YEAR Rainfall=5.85"

Area (sf)	CN	Description
2,039	80	>75% Grass cover, Good, HSG D
4,697	98	Paved parking, HSG D
6,736	93	Weighted Average
2,039		30.27% Pervious Area
4,697		69.73% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-14: DRAINAGE AREA 14



Summary for Subcatchment DA-15: DA-15

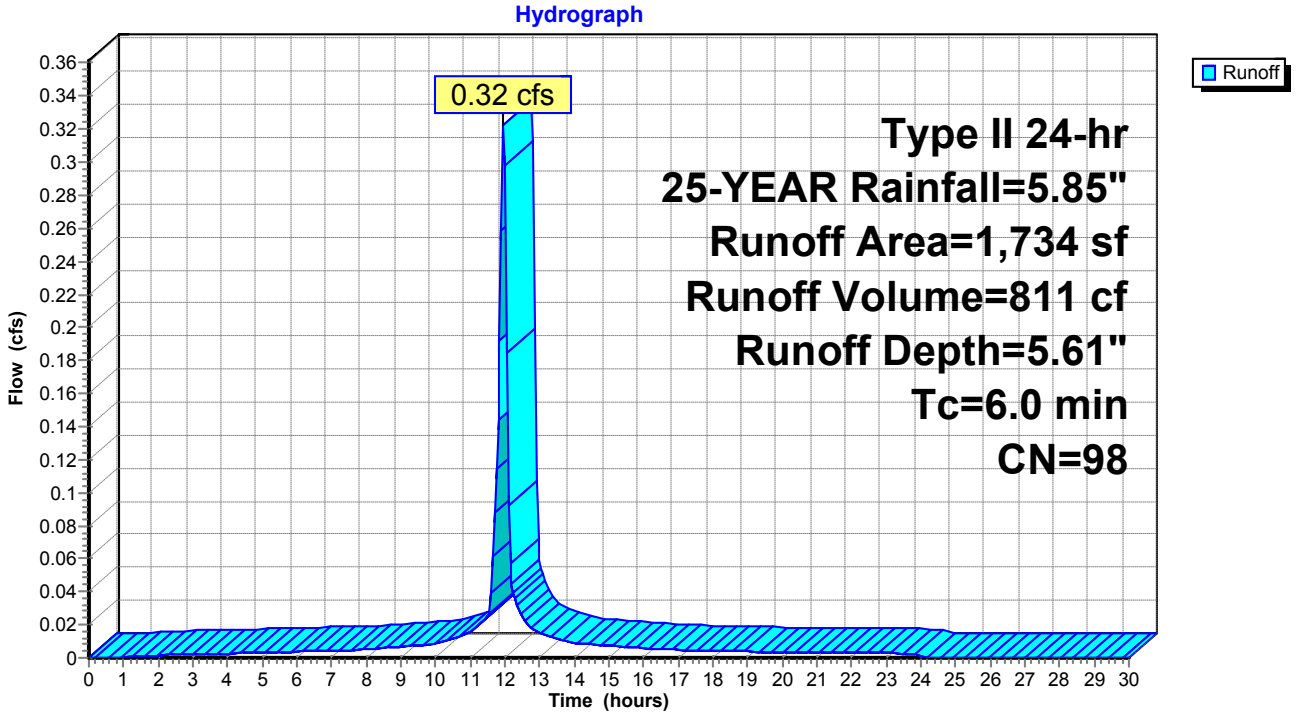
Runoff = 0.32 cfs @ 11.96 hrs, Volume= 811 cf, Depth= 5.61"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 25-YEAR Rainfall=5.85"

Area (sf)	CN	Description
1,734	98	Roofs, HSG D
1,734		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-15: DA-15



Summary for Subcatchment DA-16: DA-16

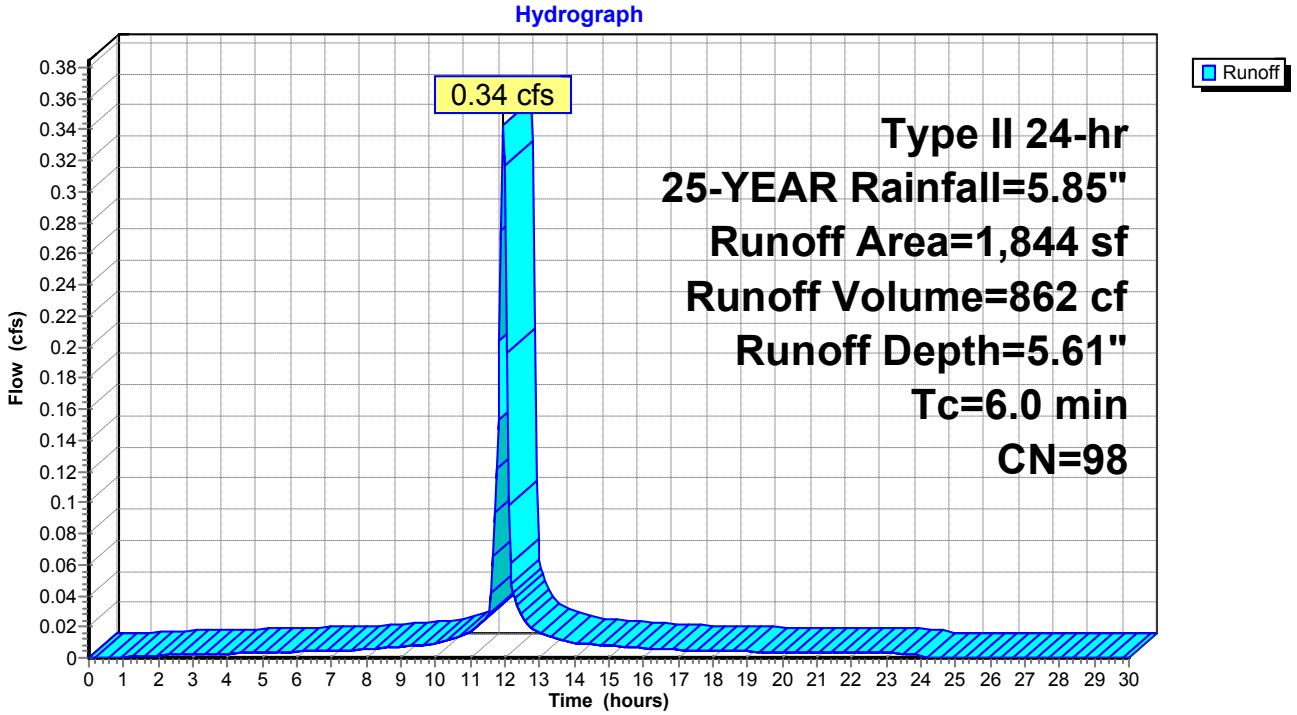
Runoff = 0.34 cfs @ 11.96 hrs, Volume= 862 cf, Depth= 5.61"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 25-YEAR Rainfall=5.85"

Area (sf)	CN	Description
1,844	98	Roofs, HSG D
1,844		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-16: DA-16



Summary for Subcatchment DA-17: DA-17

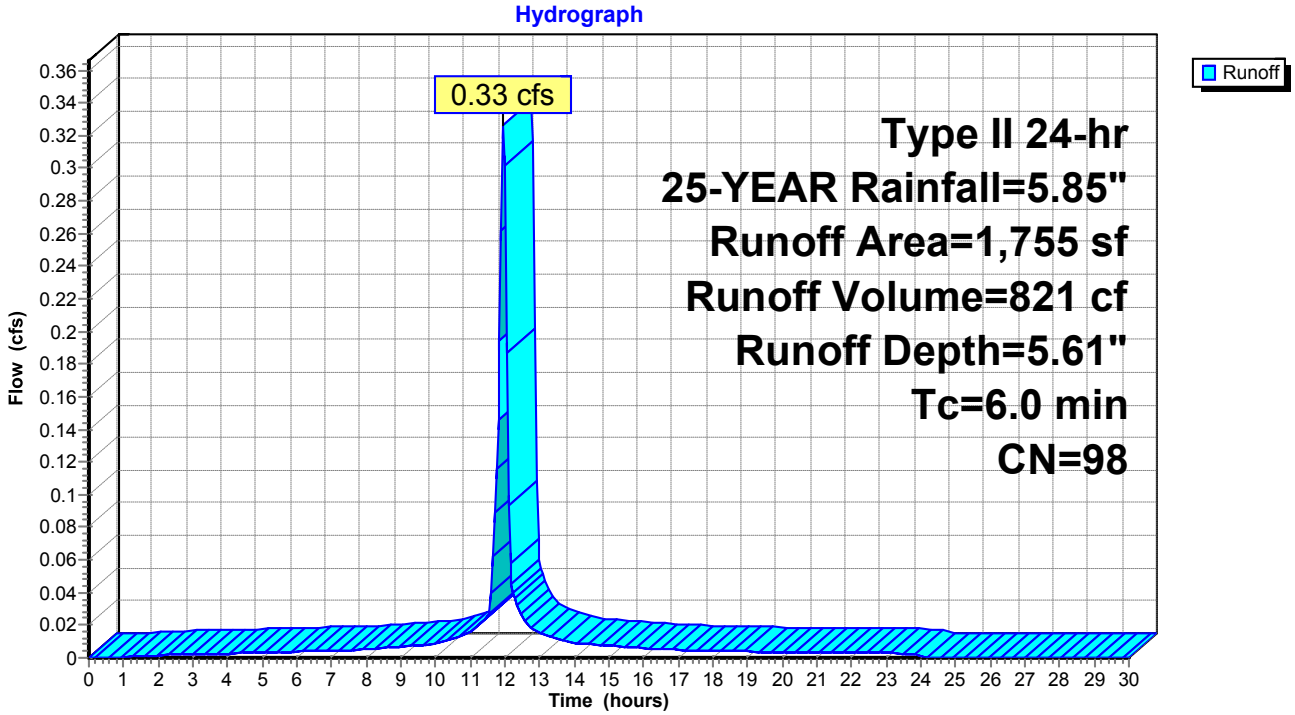
Runoff = 0.33 cfs @ 11.96 hrs, Volume= 821 cf, Depth= 5.61"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 25-YEAR Rainfall=5.85"

Area (sf)	CN	Description
1,755	98	Roofs, HSG D
1,755		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-17: DA-17



Summary for Subcatchment DA-18: DRAINAGE AREA 18

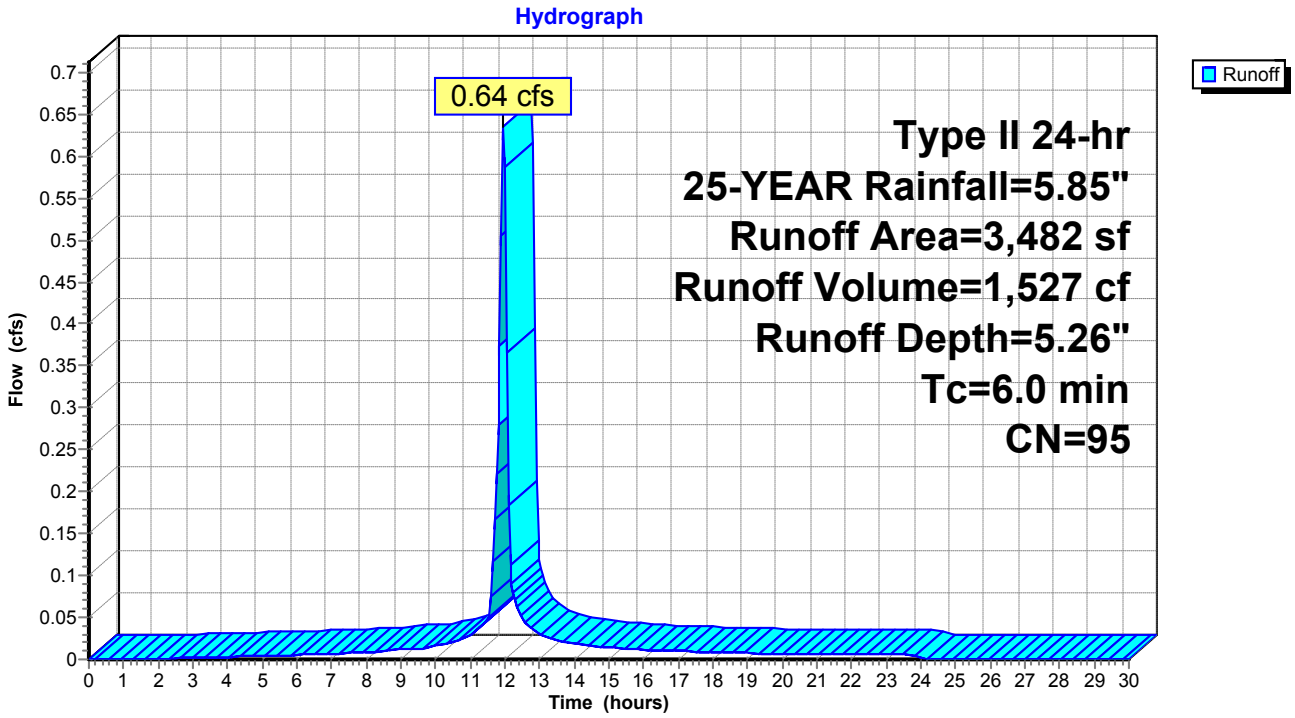
Runoff = 0.64 cfs @ 11.96 hrs, Volume= 1,527 cf, Depth= 5.26"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 25-YEAR Rainfall=5.85"

Area (sf)	CN	Description
489	80	>75% Grass cover, Good, HSG D
2,993	98	Paved parking, HSG D
3,482	95	Weighted Average
489		14.04% Pervious Area
2,993		85.96% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-18: DRAINAGE AREA 18



Summary for Subcatchment DA-2: DA-2

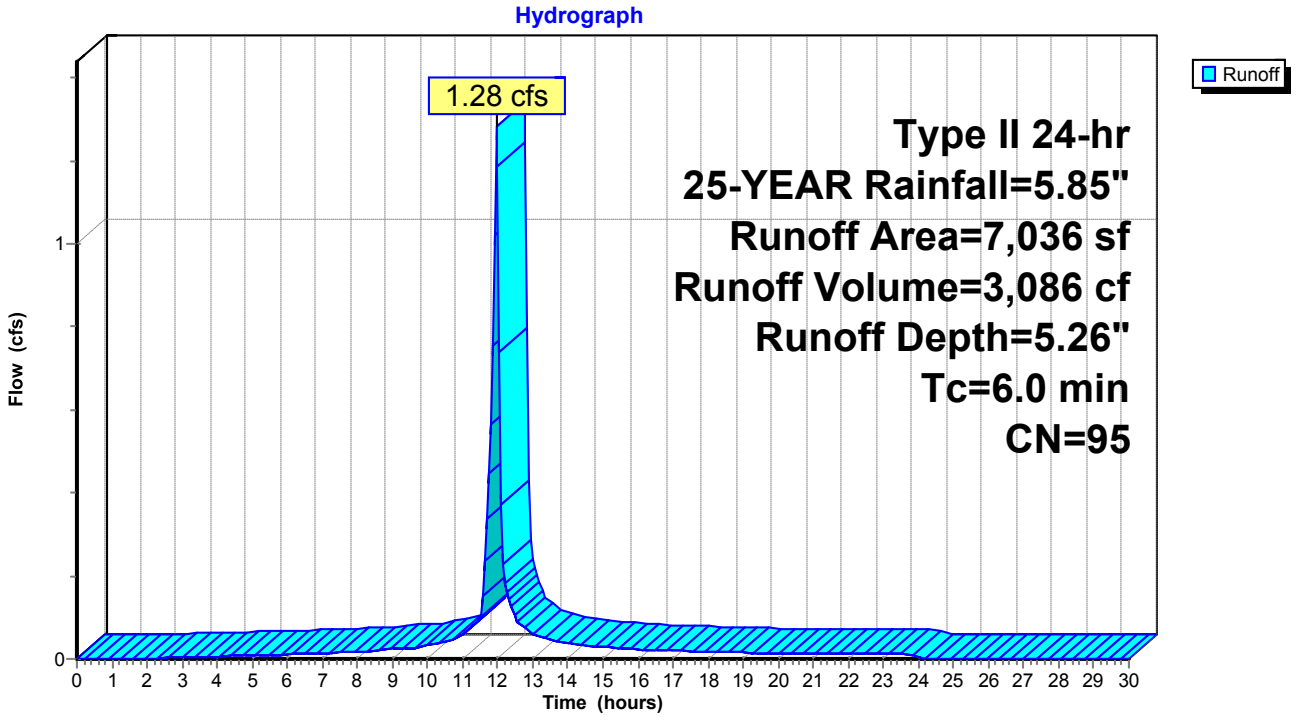
Runoff = 1.28 cfs @ 11.96 hrs, Volume= 3,086 cf, Depth= 5.26"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 25-YEAR Rainfall=5.85"

Area (sf)	CN	Description
1,178	80	>75% Grass cover, Good, HSG D
5,194	98	Roofs, HSG D
664	98	Paved parking, HSG D
7,036	95	Weighted Average
1,178		16.74% Pervious Area
5,858		83.26% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-2: DA-2



Summary for Subcatchment DA-3: DRAINAGE AREA 3

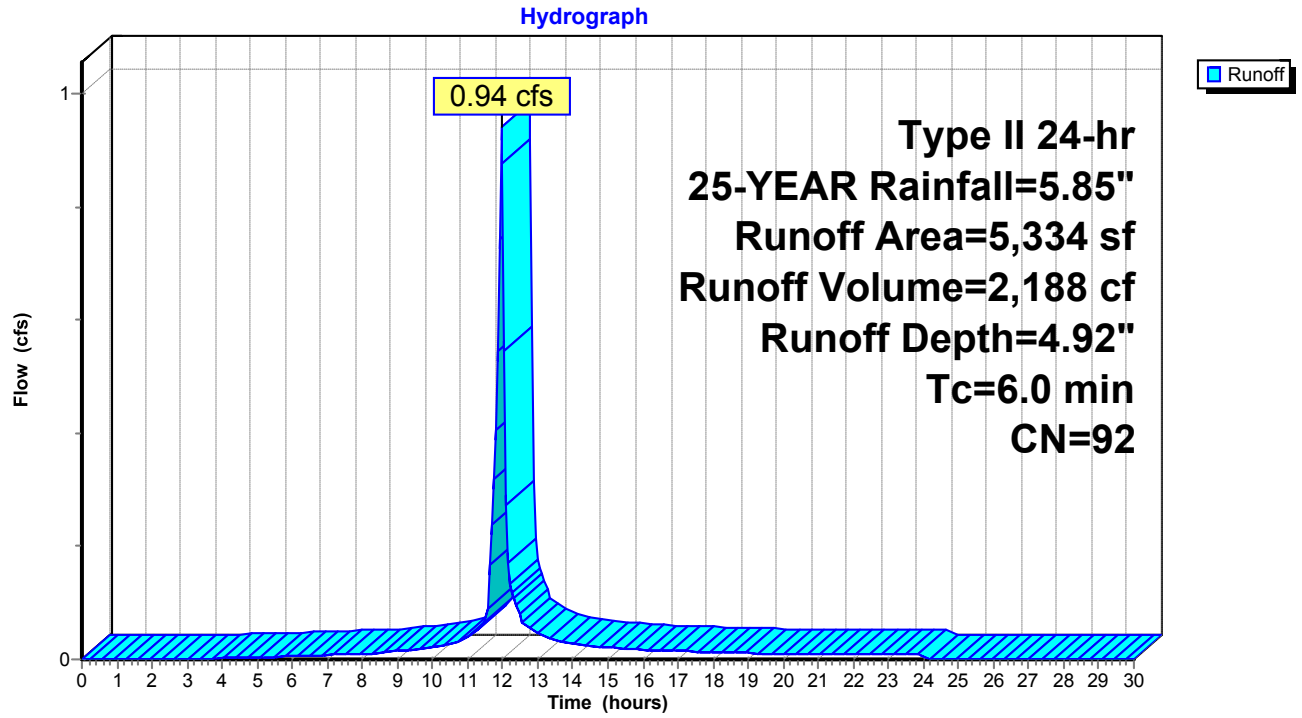
Runoff = 0.94 cfs @ 11.96 hrs, Volume= 2,188 cf, Depth= 4.92"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 25-YEAR Rainfall=5.85"

Area (sf)	CN	Description
1,820	80	>75% Grass cover, Good, HSG D
3,514	98	Paved parking, HSG D
5,334	92	Weighted Average
1,820		34.12% Pervious Area
3,514		65.88% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-3: DRAINAGE AREA 3



Summary for Subcatchment DA-4: DRAINAGE AREA 4

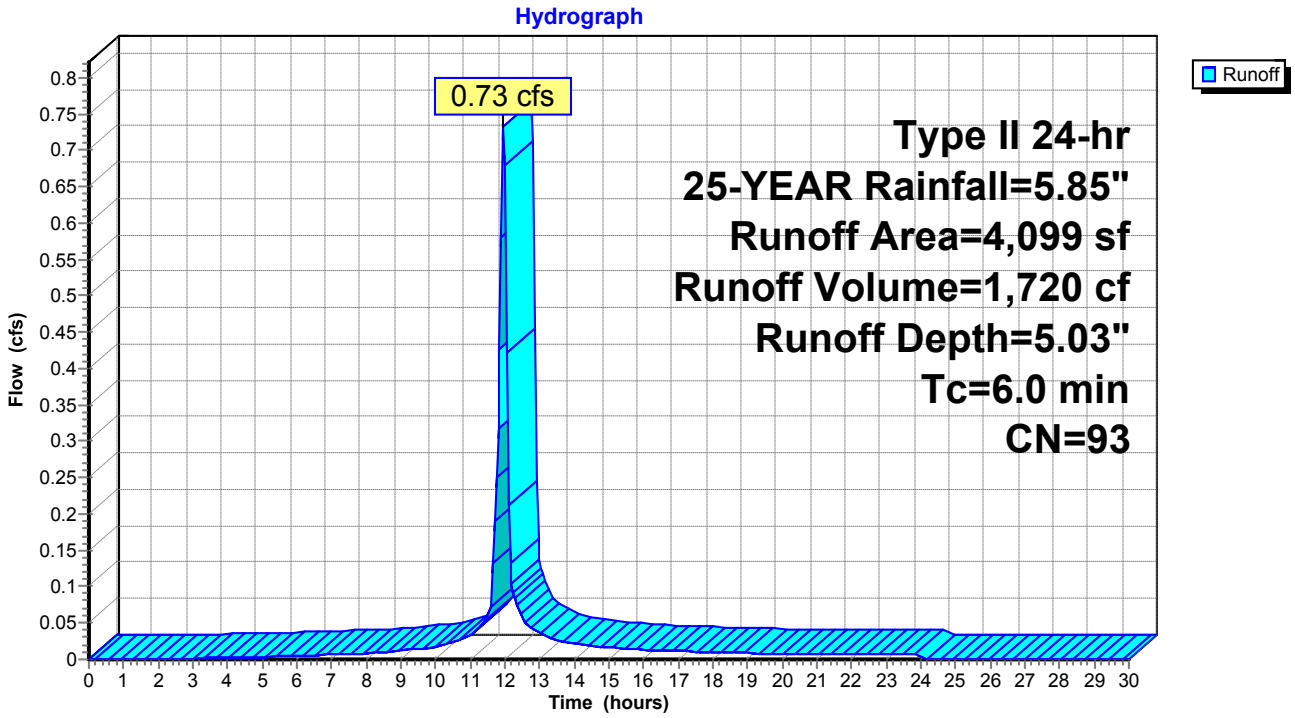
Runoff = 0.73 cfs @ 11.96 hrs, Volume= 1,720 cf, Depth= 5.03"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 25-YEAR Rainfall=5.85"

Area (sf)	CN	Description
1,032	80	>75% Grass cover, Good, HSG D
3,067	98	Paved parking, HSG D
4,099	93	Weighted Average
1,032		25.18% Pervious Area
3,067		74.82% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-4: DRAINAGE AREA 4



Summary for Subcatchment DA-5: DRAINAGE AREA 5

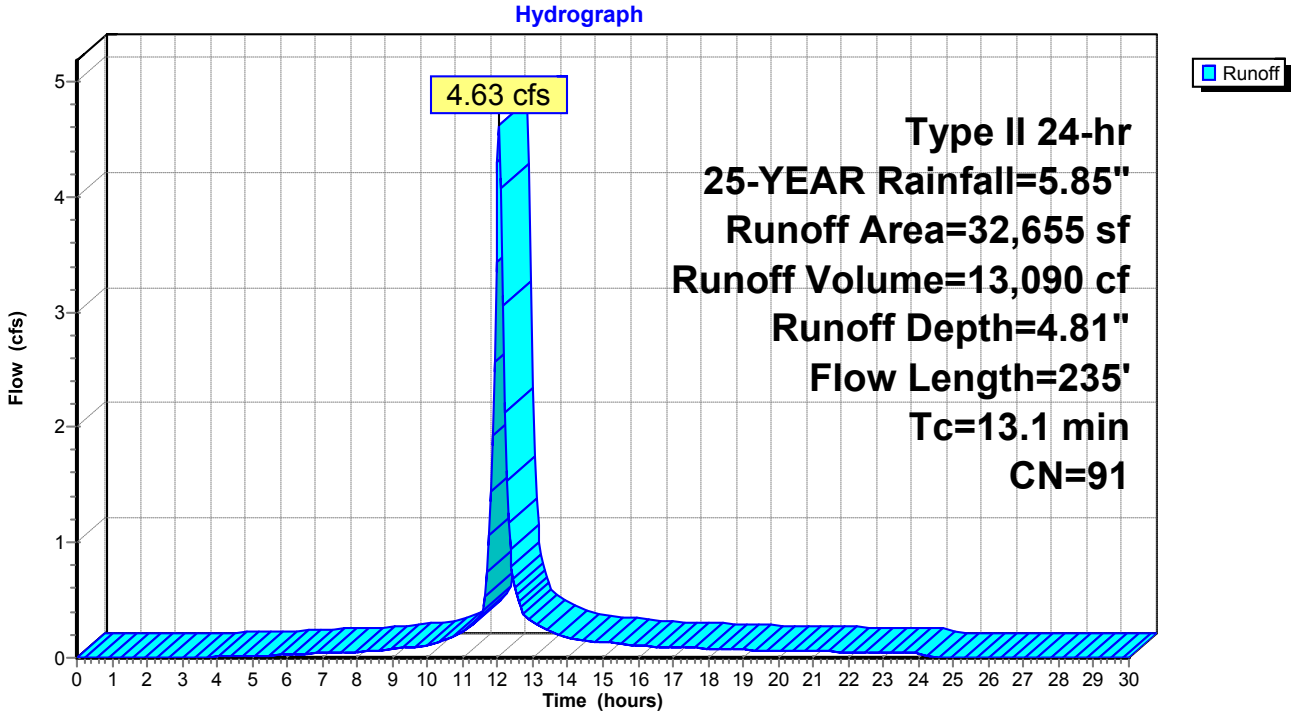
Runoff = 4.63 cfs @ 12.04 hrs, Volume= 13,090 cf, Depth= 4.81"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 25-YEAR Rainfall=5.85"

Area (sf)	CN	Description
12,737	80	>75% Grass cover, Good, HSG D
19,918	98	Paved parking, HSG D
32,655	91	Weighted Average
12,737		39.00% Pervious Area
19,918		61.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
11.1	100	0.0150	0.15		**Sheet Flow, A-B** Grass: Short n= 0.150 P2= 3.16"
1.7	81	0.0130	0.80		**Shallow Concentrated Flow, B-C** Short Grass Pasture Kv= 7.0 fps
0.3	54	0.0250	3.21		**Shallow Concentrated Flow, C-D** Paved Kv= 20.3 fps
13.1	235	Total			

Subcatchment DA-5: DRAINAGE AREA 5



Summary for Subcatchment DA-6: DA-6

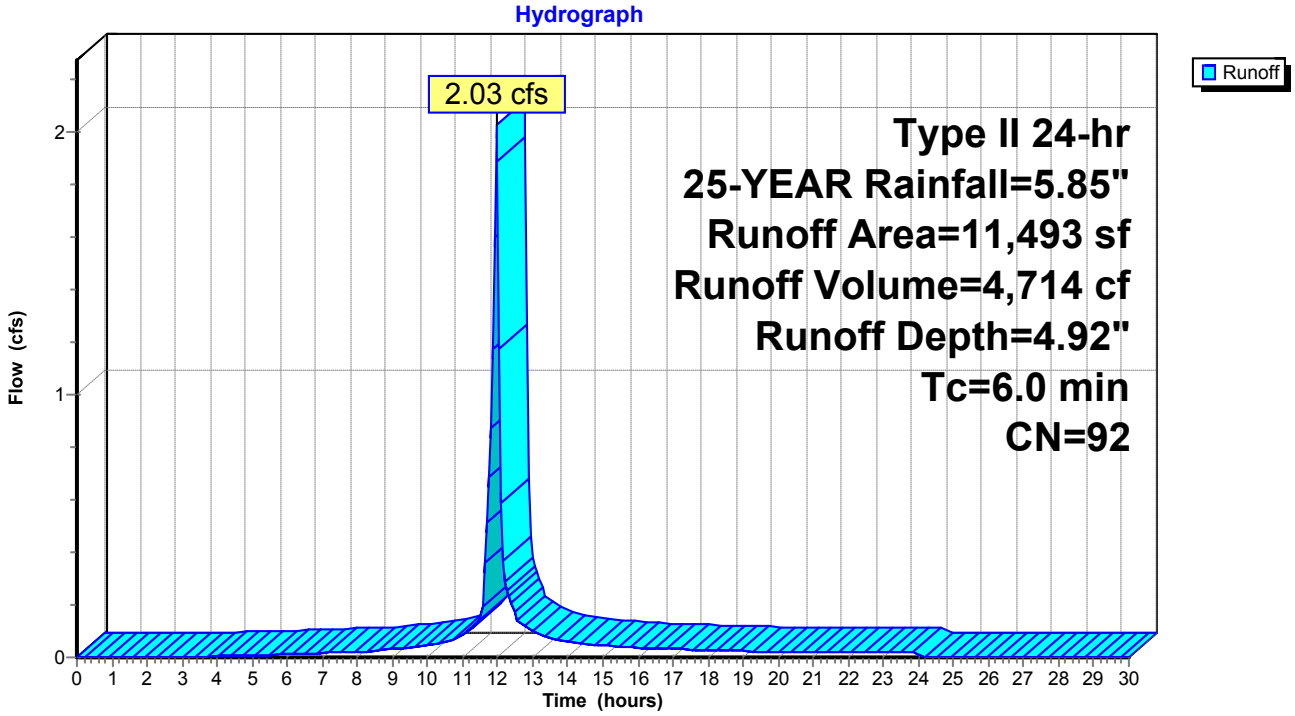
Runoff = 2.03 cfs @ 11.96 hrs, Volume= 4,714 cf, Depth= 4.92"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 25-YEAR Rainfall=5.85"

Area (sf)	CN	Description
3,947	80	>75% Grass cover, Good, HSG D
7,546	98	Paved parking, HSG D
11,493	92	Weighted Average
3,947		34.34% Pervious Area
7,546		65.66% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-6: DA-6



Summary for Subcatchment DA-7: DA-7

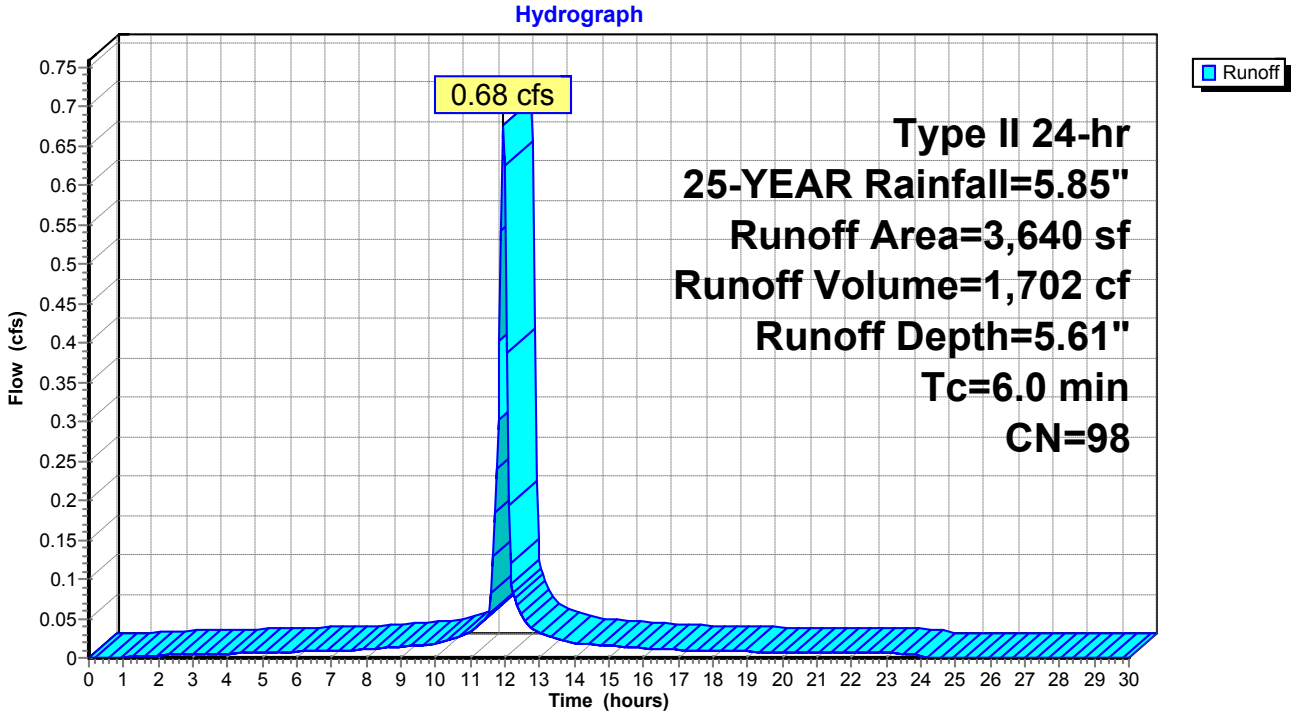
Runoff = 0.68 cfs @ 11.96 hrs, Volume= 1,702 cf, Depth= 5.61"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 25-YEAR Rainfall=5.85"

Area (sf)	CN	Description
1,587	98	Roofs, HSG D
2,053	98	Paved parking, HSG D
3,640	98	Weighted Average
3,640		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-7: DA-7



Summary for Subcatchment DA-8: DA-8

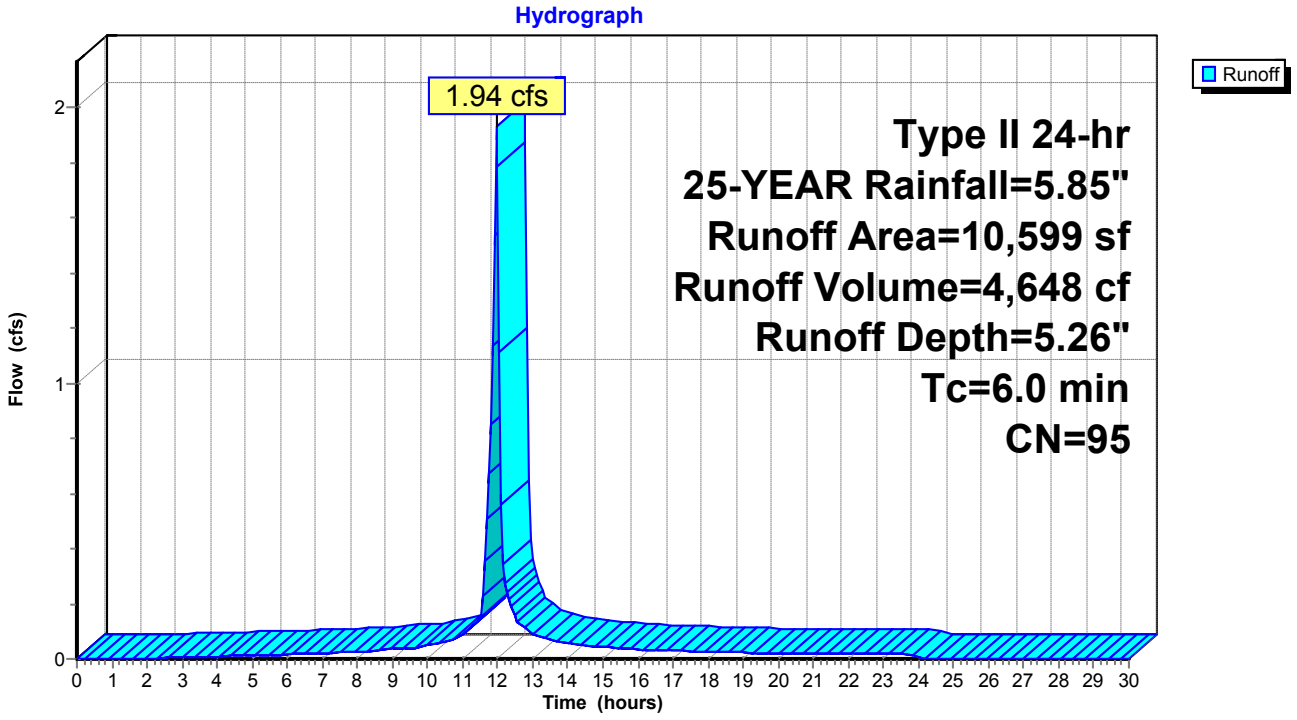
Runoff = 1.94 cfs @ 11.96 hrs, Volume= 4,648 cf, Depth= 5.26"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 25-YEAR Rainfall=5.85"

Area (sf)	CN	Description
1,986	80	>75% Grass cover, Good, HSG D
6,900	98	Roofs, HSG D
1,713	98	Paved parking, HSG D
10,599	95	Weighted Average
1,986		18.74% Pervious Area
8,613		81.26% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-8: DA-8



Summary for Subcatchment DA-9: DRAINAGE AREA 9

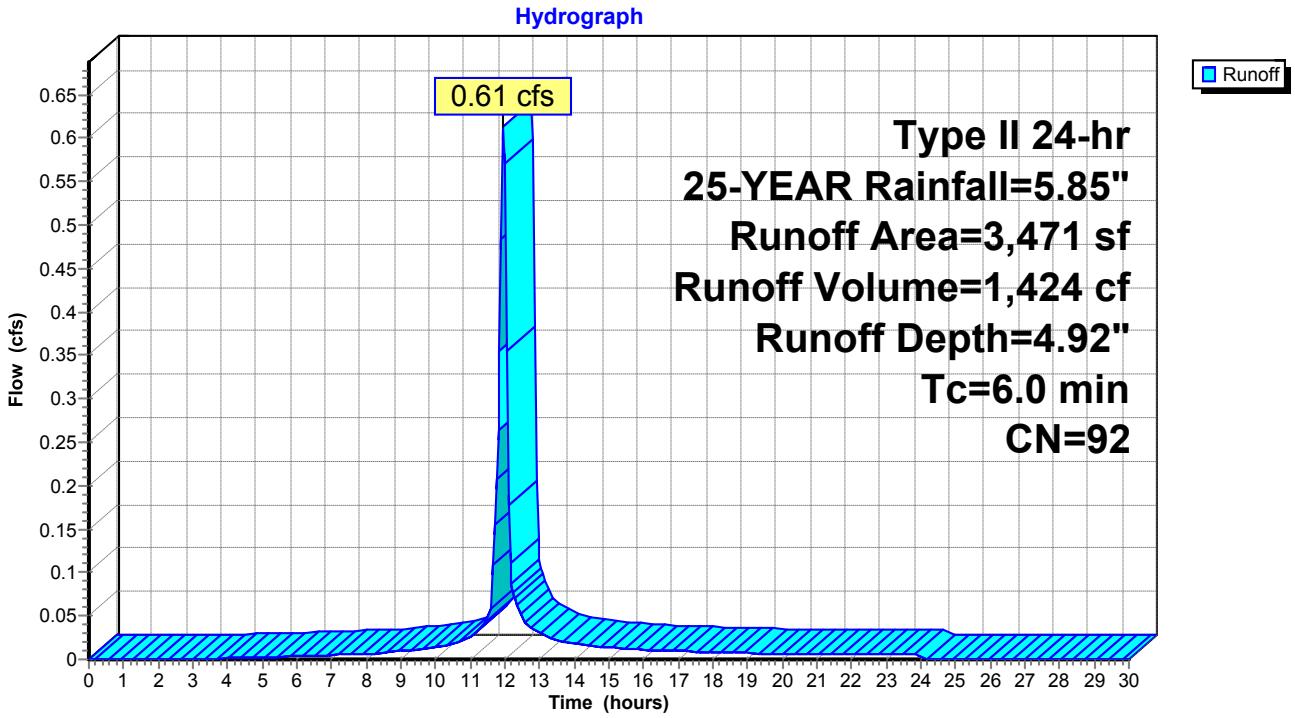
Runoff = 0.61 cfs @ 11.96 hrs, Volume= 1,424 cf, Depth= 4.92"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 25-YEAR Rainfall=5.85"

Area (sf)	CN	Description
1,195	80	>75% Grass cover, Good, HSG D
2,276	98	Paved parking, HSG D
3,471	92	Weighted Average
1,195		34.43% Pervious Area
2,276		65.57% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-9: DRAINAGE AREA 9



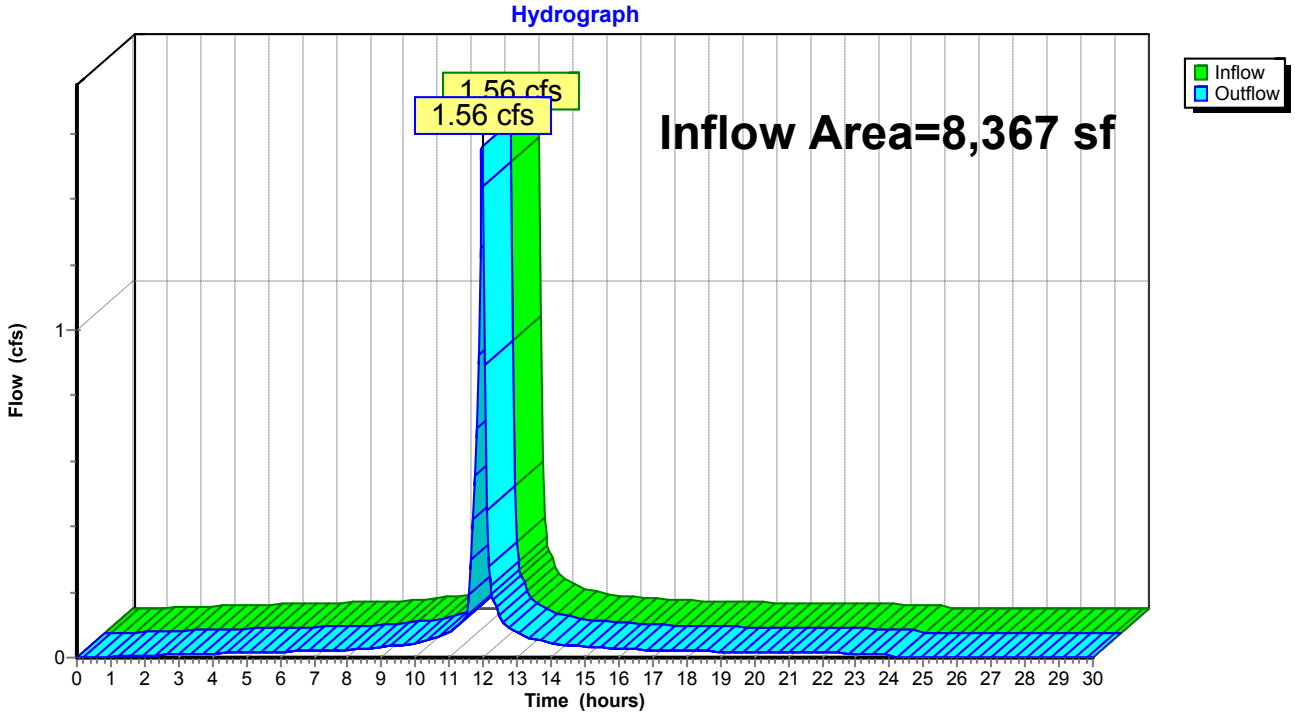
Summary for Reach DP-2: STREET

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 8,367 sf,100.00% Impervious, Inflow Depth = 5.61" for 25-YEAR event
Inflow = 1.56 cfs @ 11.96 hrs, Volume= 3,913 cf
Outflow = 1.56 cfs @ 11.96 hrs, Volume= 3,913 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs

Reach DP-2: STREET



Summary for Pond 2P: EXISTING DRYWELL

[81] Warning: Exceeded Pond DW-4 by 0.49' @ 18.55 hrs

Inflow Area = 5,334 sf, 65.88% Impervious, Inflow Depth = 14.73" for 25-YEAR event
Inflow = 2.67 cfs @ 11.98 hrs, Volume= 6,546 cf
Outflow = 2.64 cfs @ 12.00 hrs, Volume= 6,546 cf, Atten= 1%, Lag= 1.1 min
Discarded = 0.67 cfs @ 12.00 hrs, Volume= 3,873 cf
Primary = 1.97 cfs @ 12.00 hrs, Volume= 2,673 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 172.83' @ 12.00 hrs Surf.Area= 1,319 sf Storage= 431 cf

Plug-Flow detention time= 21.9 min calculated for 6,535 cf (100% of inflow)
Center-of-Mass det. time= 21.8 min (773.8 - 751.9)

Volume	Invert	Avail.Storage	Storage Description
#1	167.50'	1,717 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

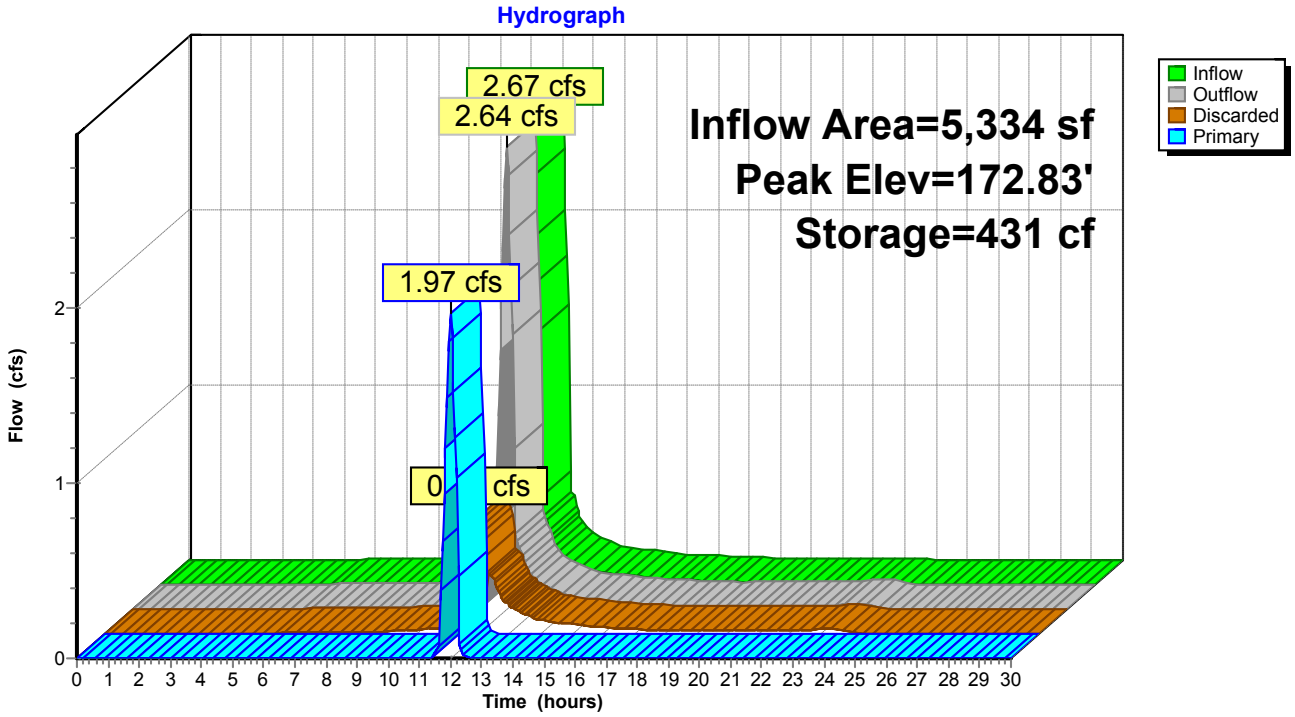
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
167.50	55	0	0
172.50	29	210	210
173.00	2,000	507	717
173.50	2,000	1,000	1,717

Device	Routing	Invert	Outlet Devices
#1	Discarded	167.50'	**22.000 in/hr Exfiltration over Surface area**
#2	Primary	172.65'	**24.0" x 24.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Discarded OutFlow Max=0.67 cfs @ 12.00 hrs HW=172.83' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.67 cfs)

Primary OutFlow Max=1.95 cfs @ 12.00 hrs HW=172.83' (Free Discharge)
↑—**2=Orifice/Grate** (Weir Controls 1.95 cfs @ 1.38 fps)

Pond 2P: EXISTING DRYWELL



Summary for Pond 3P: PROPOSED CB #3

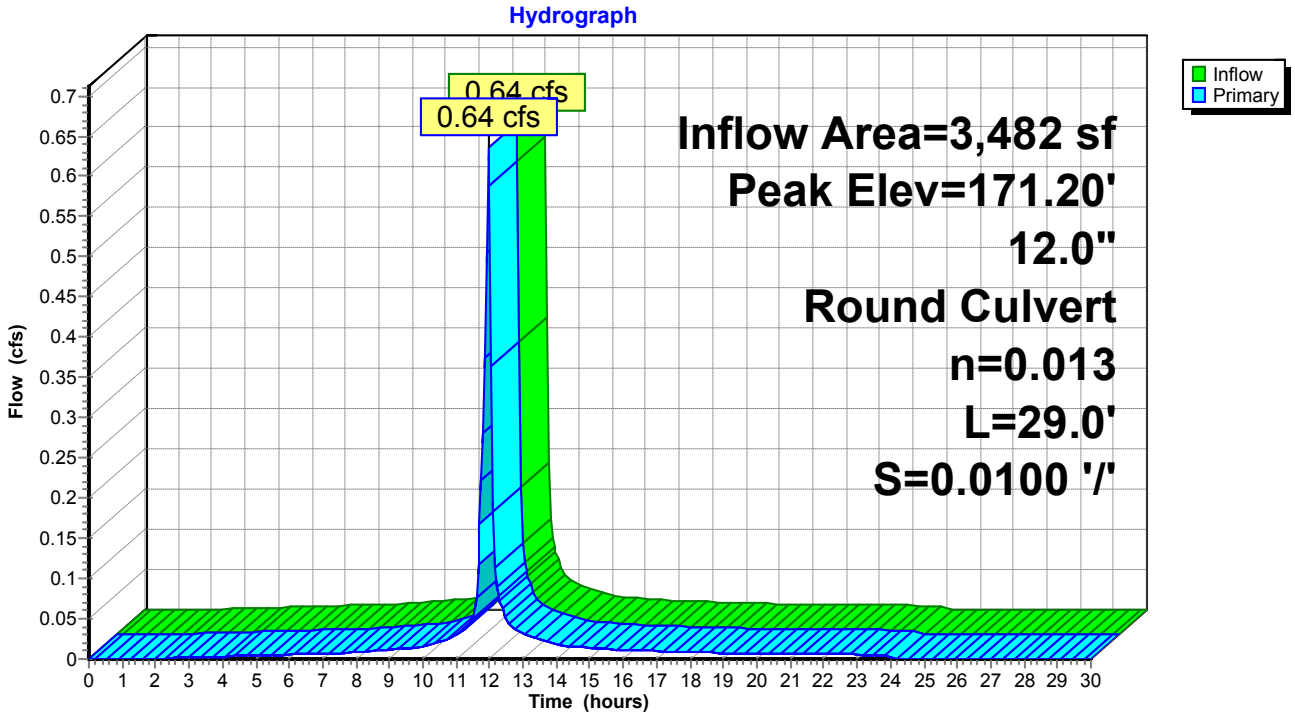
Inflow Area = 3,482 sf, 85.96% Impervious, Inflow Depth = 5.26" for 25-YEAR event
Inflow = 0.64 cfs @ 11.96 hrs, Volume= 1,527 cf
Outflow = 0.64 cfs @ 11.96 hrs, Volume= 1,527 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.64 cfs @ 11.96 hrs, Volume= 1,527 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 171.20' @ 11.96 hrs
Flood Elev= 172.74'

Device	Routing	Invert	Outlet Devices
#1	Primary	170.74'	**12.0" Round Culvert** L= 29.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 170.74' / 170.45' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf

Primary OutFlow Max=0.62 cfs @ 11.96 hrs HW=171.19' (Free Discharge)
1=Culvert (Inlet Controls 0.62 cfs @ 1.80 fps)

Pond 3P: PROPOSED CB #3



Summary for Pond 5P: EXISTING DRYWELL

[81] Warning: Exceeded Pond CB-2 by 2.79' @ 12.15 hrs

Inflow	=	1.67 cfs @	11.96 hrs,	Volume=	5,126 cf
Outflow	=	1.08 cfs @	12.05 hrs,	Volume=	5,126 cf, Atten= 35%, Lag= 5.3 min
Discarded	=	1.08 cfs @	12.05 hrs,	Volume=	5,126 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 173.52' @ 12.05 hrs Surf.Area= 2,121 sf Storage= 790 cf

Plug-Flow detention time= 42.2 min calculated for 5,126 cf (100% of inflow)
Center-of-Mass det. time= 42.2 min (802.5 - 760.3)

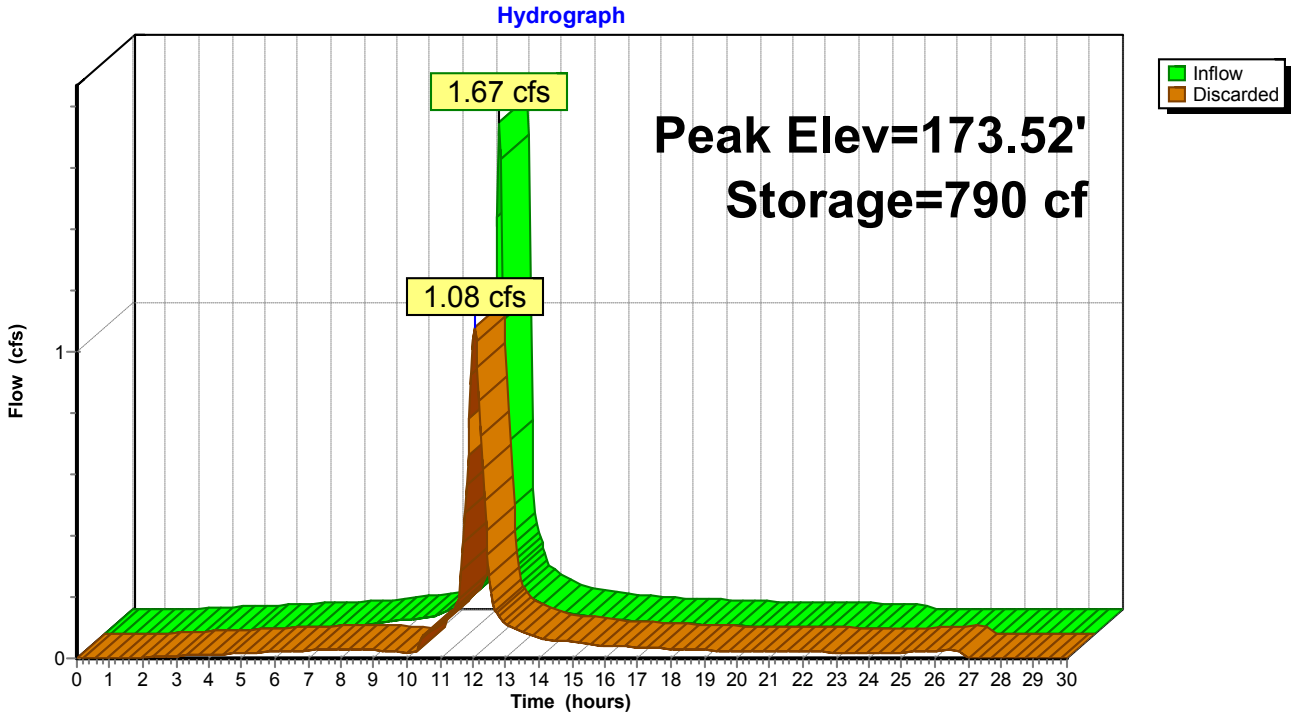
Volume	Invert	Avail.Storage	Storage Description
#1	168.00'	2,269 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
168.00	55	0	0
172.90	29	206	206
173.00	112	7	213
174.00	4,000	2,056	2,269

Device	Routing	Invert	Outlet Devices
#1	Discarded	168.00'	**22.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=1.08 cfs @ 12.05 hrs HW=173.52' (Free Discharge)
1=Exfiltration (Exfiltration Controls 1.08 cfs)

Pond 5P: EXISTING DRYWELL



Summary for Pond 8P: EXISTING YARD DRAIN

[58] Hint: Peaked 69.02' above defined flood level

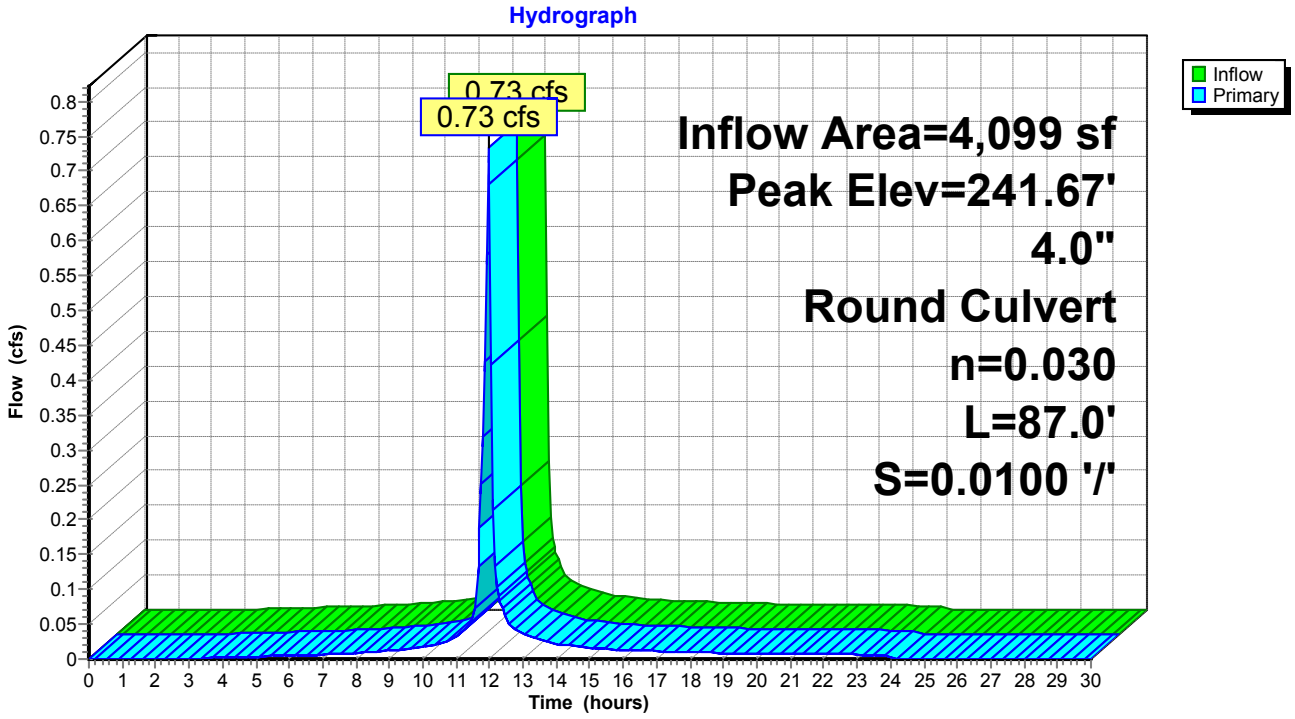
Inflow Area = 4,099 sf, 74.82% Impervious, Inflow Depth = 5.03" for 25-YEAR event
Inflow = 0.73 cfs @ 11.96 hrs, Volume= 1,720 cf
Outflow = 0.73 cfs @ 11.96 hrs, Volume= 1,720 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.73 cfs @ 11.96 hrs, Volume= 1,720 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 241.67' @ 11.96 hrs
Flood Elev= 172.65'

Device	Routing	Invert	Outlet Devices
#1	Primary	171.30'	**4.0" Round Culvert** L= 87.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 171.30' / 170.43' S= 0.0100 '/' Cc= 0.900 n= 0.030, Flow Area= 0.09 sf

Primary OutFlow Max=0.72 cfs @ 11.96 hrs HW=238.43' (Free Discharge)
└**1=Culvert** (Barrel Controls 0.72 cfs @ 8.20 fps)

Pond 8P: EXISTING YARD DRAIN



Summary for Pond 12P: EXISTING CB

[81] Warning: Exceeded Pond 3P by 0.91' @ 12.05 hrs

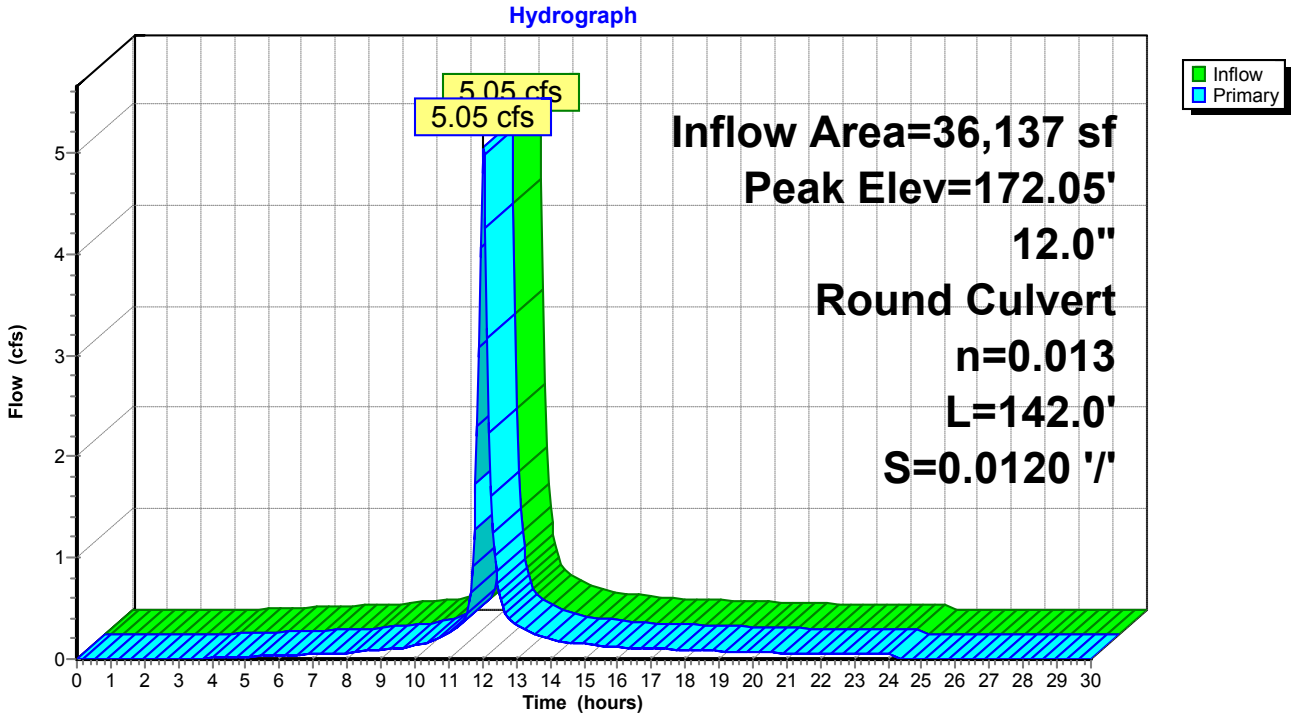
Inflow Area = 36,137 sf, 63.40% Impervious, Inflow Depth = 4.85" for 25-YEAR event
Inflow = 5.05 cfs @ 12.03 hrs, Volume= 14,618 cf
Outflow = 5.05 cfs @ 12.03 hrs, Volume= 14,618 cf, Atten= 0%, Lag= 0.0 min
Primary = 5.05 cfs @ 12.03 hrs, Volume= 14,618 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 172.05' @ 12.03 hrs
Flood Elev= 172.16'

Device	Routing	Invert	Outlet Devices
#1	Primary	168.70'	**12.0" Round Culvert** L= 142.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 168.70' / 167.00' S= 0.0120 '/' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf

Primary OutFlow Max=4.95 cfs @ 12.03 hrs HW=171.95' (Free Discharge)
└**1=Culvert** (Inlet Controls 4.95 cfs @ 6.31 fps)

Pond 12P: EXISTING CB



Summary for Pond 14P: EXISTING CB

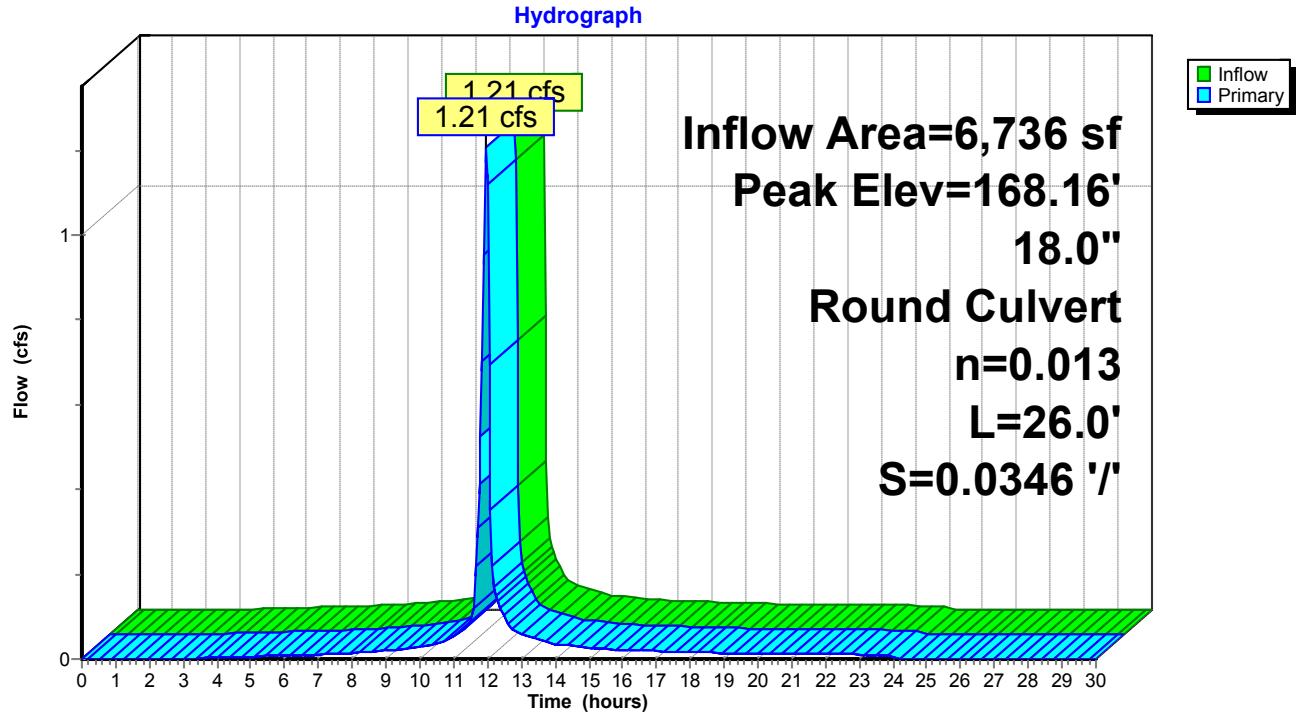
Inflow Area = 6,736 sf, 69.73% Impervious, Inflow Depth = 5.03" for 25-YEAR event
Inflow = 1.21 cfs @ 11.96 hrs, Volume= 2,826 cf
Outflow = 1.21 cfs @ 11.96 hrs, Volume= 2,826 cf, Atten= 0%, Lag= 0.0 min
Primary = 1.21 cfs @ 11.96 hrs, Volume= 2,826 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 168.16' @ 11.96 hrs
Flood Elev= 172.33'

Device	Routing	Invert	Outlet Devices
#1	Primary	167.60'	**18.0" Round Culvert** L= 26.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 167.60' / 166.70' S= 0.0346 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf

Primary OutFlow Max=1.17 cfs @ 11.96 hrs HW=168.15' (Free Discharge)
1=Culvert (Inlet Controls 1.17 cfs @ 2.00 fps)

Pond 14P: EXISTING CB



Summary for Pond CB-1: PROPOSED CATCH BASIN #1

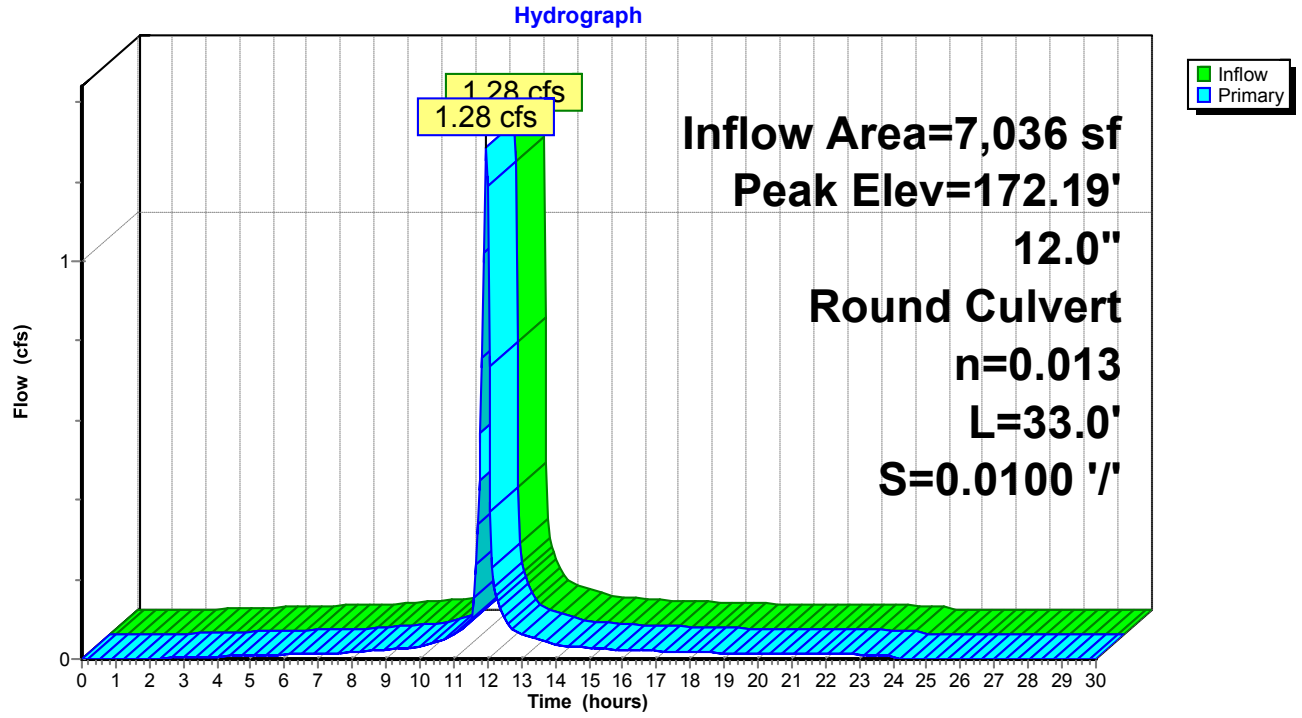
Inflow Area = 7,036 sf, 83.26% Impervious, Inflow Depth = 5.26" for 25-YEAR event
Inflow = 1.28 cfs @ 11.96 hrs, Volume= 3,086 cf
Outflow = 1.28 cfs @ 11.96 hrs, Volume= 3,086 cf, Atten= 0%, Lag= 0.0 min
Primary = 1.28 cfs @ 11.96 hrs, Volume= 3,086 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 172.19' @ 11.96 hrs
Flood Elev= 172.70'

Device	Routing	Invert	Outlet Devices
#1	Primary	171.50'	**12.0" Round Culvert** L= 33.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 171.50' / 171.17' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf

Primary OutFlow Max=1.25 cfs @ 11.96 hrs HW=172.18' (Free Discharge)
1=Culvert (Inlet Controls 1.25 cfs @ 2.21 fps)

Pond CB-1: PROPOSED CATCH BASIN #1



Summary for Pond CB-2: PR CB #2

[57] Hint: Peaked at 172.16' (Flood elevation advised)
[79] Warning: Submerged Pond CB-1 Primary device # 1 INLET by 0.65'

Inflow Area =	28,448 sf,	85.49% Impervious,	Inflow Depth =	5.35"	for 25-YEAR event
Inflow =	5.23 cfs @	11.96 hrs,	Volume=	12,682 cf	
Outflow =	5.23 cfs @	11.96 hrs,	Volume=	12,682 cf,	Atten= 0%, Lag= 0.0 min
Primary =	3.56 cfs @	11.96 hrs,	Volume=	7,556 cf	
Secondary =	1.67 cfs @	11.96 hrs,	Volume=	5,126 cf	

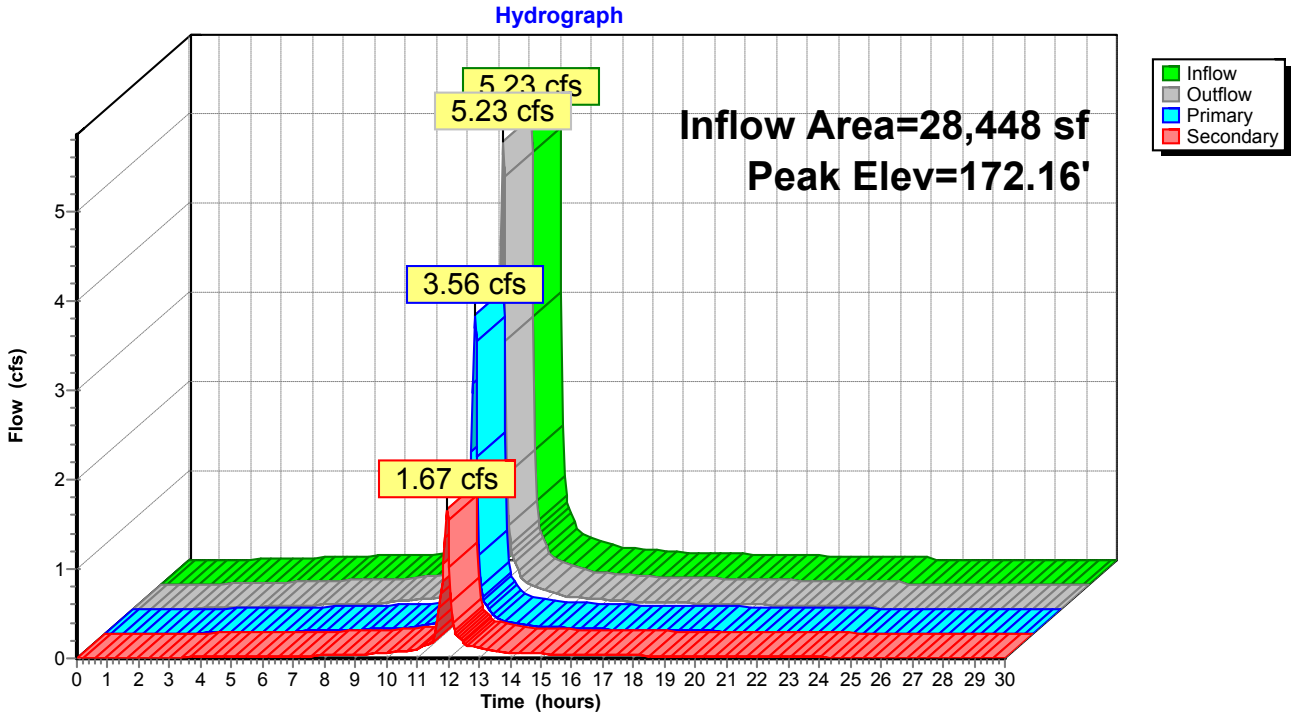
Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 172.16' @ 11.96 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	170.25'	**12.0" Round Culvert** L= 20.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 170.25' / 170.05' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf
#2	Secondary	170.25'	**8.0" Round Culvert** L= 12.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 170.25' / 170.05' S= 0.0167 '/' Cc= 0.900 n= 0.013, Flow Area= 0.35 sf

Primary OutFlow Max=3.47 cfs @ 11.96 hrs HW=172.10' (Free Discharge)
↑—**1=Culvert** (Inlet Controls 3.47 cfs @ 4.42 fps)

Secondary OutFlow Max=1.63 cfs @ 11.96 hrs HW=172.10' (Free Discharge)
↑—**2=Culvert** (Inlet Controls 1.63 cfs @ 4.68 fps)

Pond CB-2: PR CB #2



Summary for Pond DP-1: Existing Catch Basin

[79] Warning: Submerged Pond 12P Primary device # 1 INLET by 0.58'
[81] Warning: Exceeded Pond 14P by 1.15' @ 12.00 hrs

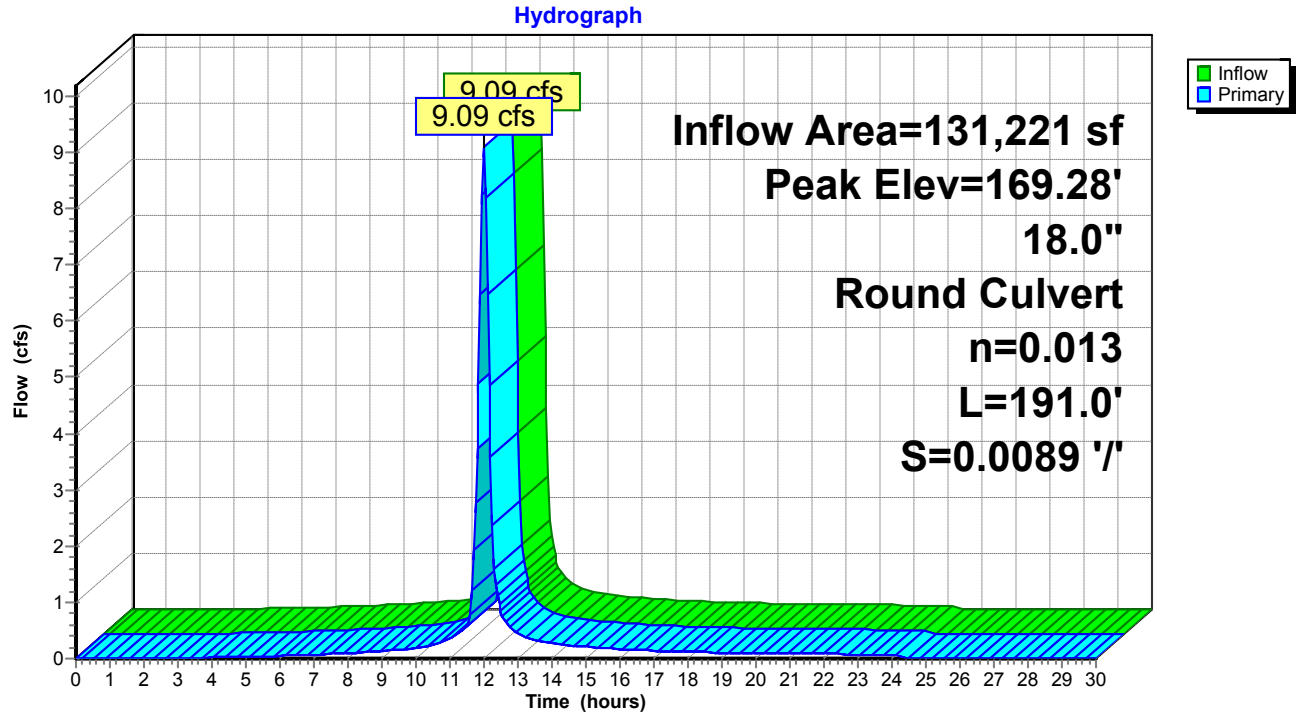
Inflow Area = 131,221 sf, 73.88% Impervious, Inflow Depth = 2.10" for 25-YEAR event
Inflow = 9.09 cfs @ 12.00 hrs, Volume= 22,940 cf
Outflow = 9.09 cfs @ 12.00 hrs, Volume= 22,940 cf, Atten= 0%, Lag= 0.0 min
Primary = 9.09 cfs @ 12.00 hrs, Volume= 22,940 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 169.28' @ 12.00 hrs
Flood Elev= 171.87'

Device	Routing	Invert	Outlet Devices
#1	Primary	166.70'	**18.0" Round Culvert** L= 191.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 166.70' / 165.00' S= 0.0089 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf

Primary OutFlow Max=9.08 cfs @ 12.00 hrs HW=169.28' (Free Discharge)
↑—**1=Culvert** (Inlet Controls 9.08 cfs @ 5.14 fps)

Pond DP-1: Existing Catch Basin



Summary for Pond DW-1: PROPOSED DRYWELL #1

Inflow Area = 3,471 sf, 65.57% Impervious, Inflow Depth = 4.92" for 25-YEAR event
Inflow = 0.61 cfs @ 11.96 hrs, Volume= 1,424 cf
Outflow = 0.23 cfs @ 12.00 hrs, Volume= 1,424 cf, Atten= 63%, Lag= 2.2 min
Discarded = 0.23 cfs @ 12.00 hrs, Volume= 1,424 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 169.37' @ 12.09 hrs Surf.Area= 310 sf Storage= 411 cf

Plug-Flow detention time= 32.7 min calculated for 1,421 cf (100% of inflow)
Center-of-Mass det. time= 32.6 min (807.1 - 774.5)

Volume	Invert	Avail.Storage	Storage Description
#1	164.00'	712 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)
#2	163.00'	38 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 94 cf Overall x 40.0% Voids
		750 cf	Total Available Storage

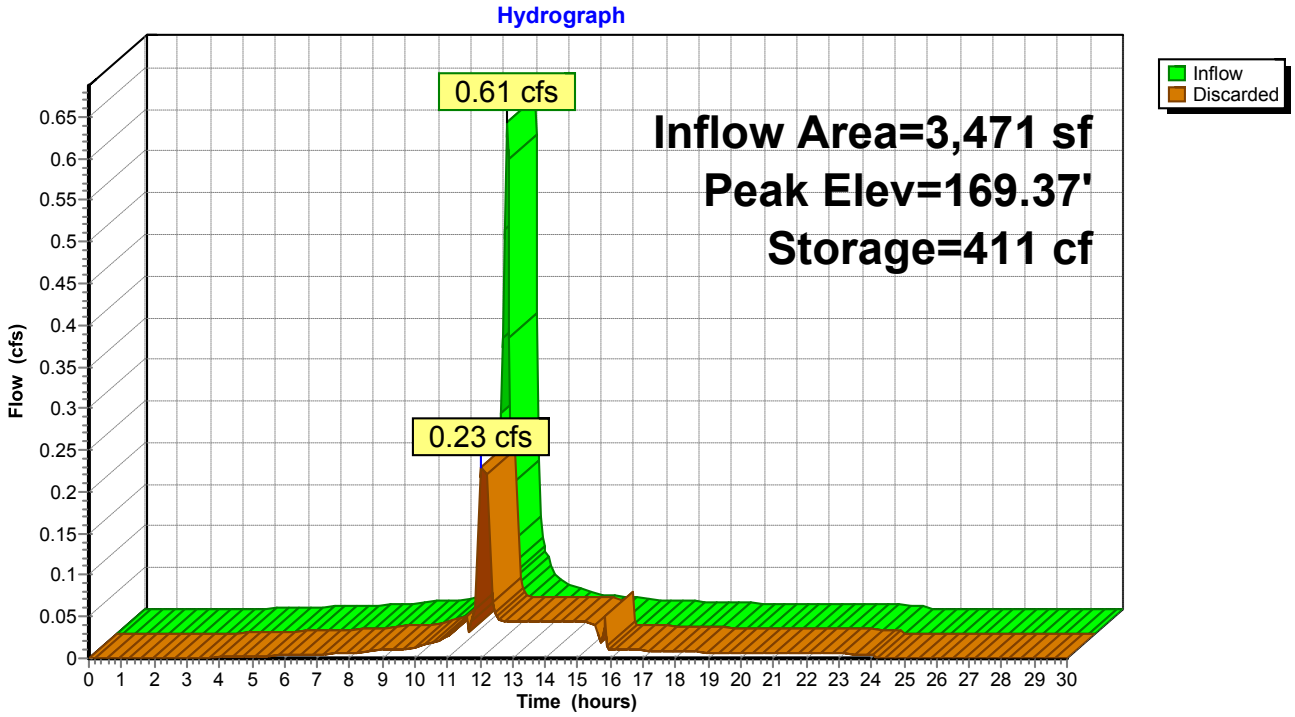
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
164.00	50	0	0
168.90	50	245	245
169.00	300	17	262
170.50	300	450	712

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
163.00	78	0	0
164.00	10	44	44
169.00	10	50	94

Device	Routing	Invert	Outlet Devices
#1	Discarded	163.00'	**32.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.23 cfs @ 12.00 hrs HW=169.21' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.23 cfs)

Pond DW-1: PROPOSED DRYWELL #1



Summary for Pond DW-2: PROPOSED DRYWELL #2

[81] Warning: Exceeded Pond YD-2 by 2.78' @ 15.80 hrs

Inflow Area = 13,357 sf, 67.23% Impervious, Inflow Depth = 4.92" for 25-YEAR event
Inflow = 2.34 cfs @ 11.96 hrs, Volume= 5,471 cf
Outflow = 1.91 cfs @ 12.02 hrs, Volume= 5,472 cf, Atten= 18%, Lag= 3.1 min
Discarded = 1.91 cfs @ 12.02 hrs, Volume= 5,472 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 175.79' @ 12.02 hrs Surf.Area= 2,577 sf Storage= 818 cf

Plug-Flow detention time= 45.1 min calculated for 5,463 cf (100% of inflow)
Center-of-Mass det. time= 45.2 min (816.1 - 770.9)

Volume	Invert	Avail.Storage	Storage Description
#1	167.78'	1,499 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)
#2	166.50'	53 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 134 cf Overall x 40.0% Voids
		1,552 cf	Total Available Storage

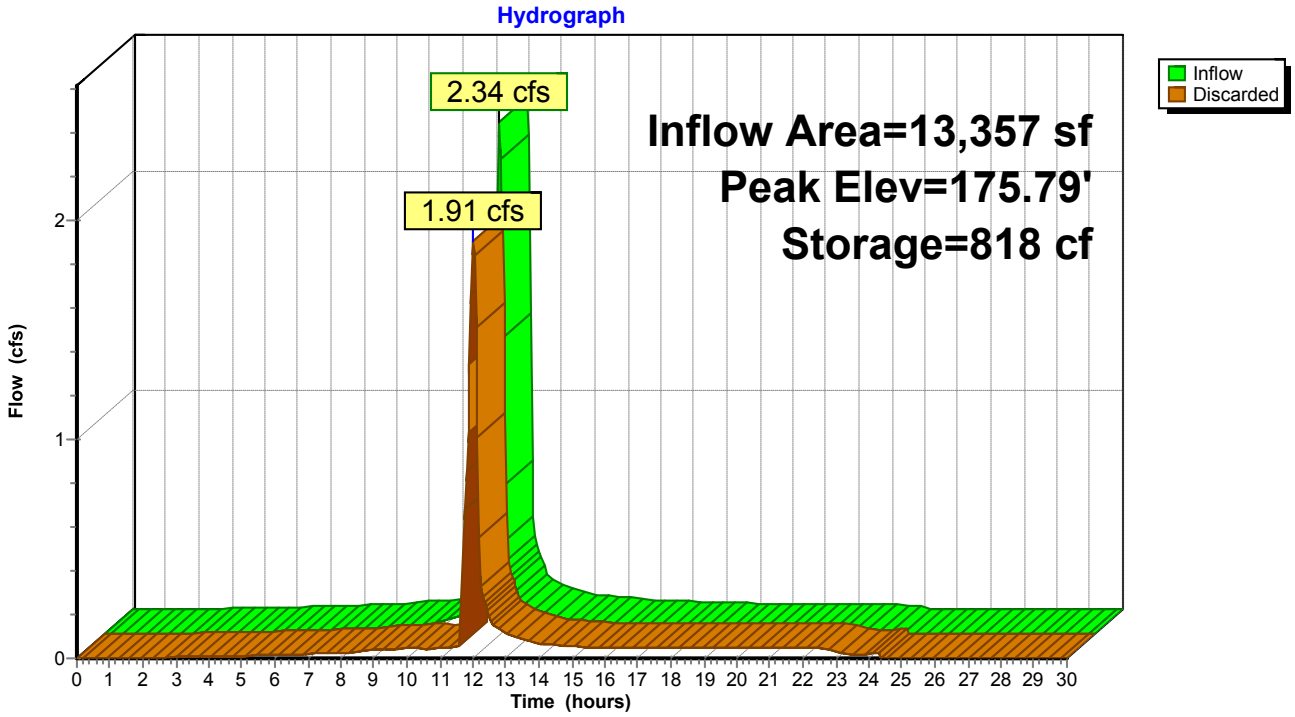
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
167.78	50	0	0
175.50	50	386	386
176.00	4,400	1,113	1,499

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
166.50	78	0	0
167.78	10	56	56
175.50	10	77	134

Device	Routing	Invert	Outlet Devices
#1	Discarded	166.50'	**32.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=1.88 cfs @ 12.02 hrs HW=175.78' (Free Discharge)
1=Exfiltration (Exfiltration Controls 1.88 cfs)

Pond DW-2: PROPOSED DRYWELL #2



Summary for Pond DW-3: PROPOSED DRYWELL #3

[81] Warning: Exceeded Pond YD-4 by 2.08' @ 16.10 hrs

Inflow Area = 14,239 sf, 86.05% Impervious, Inflow Depth = 5.35" for 25-YEAR event
Inflow = 2.61 cfs @ 11.96 hrs, Volume= 6,351 cf
Outflow = 2.06 cfs @ 12.02 hrs, Volume= 6,352 cf, Atten= 21%, Lag= 3.5 min
Discarded = 2.06 cfs @ 12.02 hrs, Volume= 6,352 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 174.84' @ 12.02 hrs Surf.Area= 2,774 sf Storage= 929 cf

Plug-Flow detention time= 43.5 min calculated for 6,341 cf (100% of inflow)
Center-of-Mass det. time= 43.6 min (799.0 - 755.4)

Volume	Invert	Avail.Storage	Storage Description
#1	166.69'	1,403 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)
#2	165.50'	55 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 138 cf Overall x 40.0% Voids
		1,458 cf	Total Available Storage

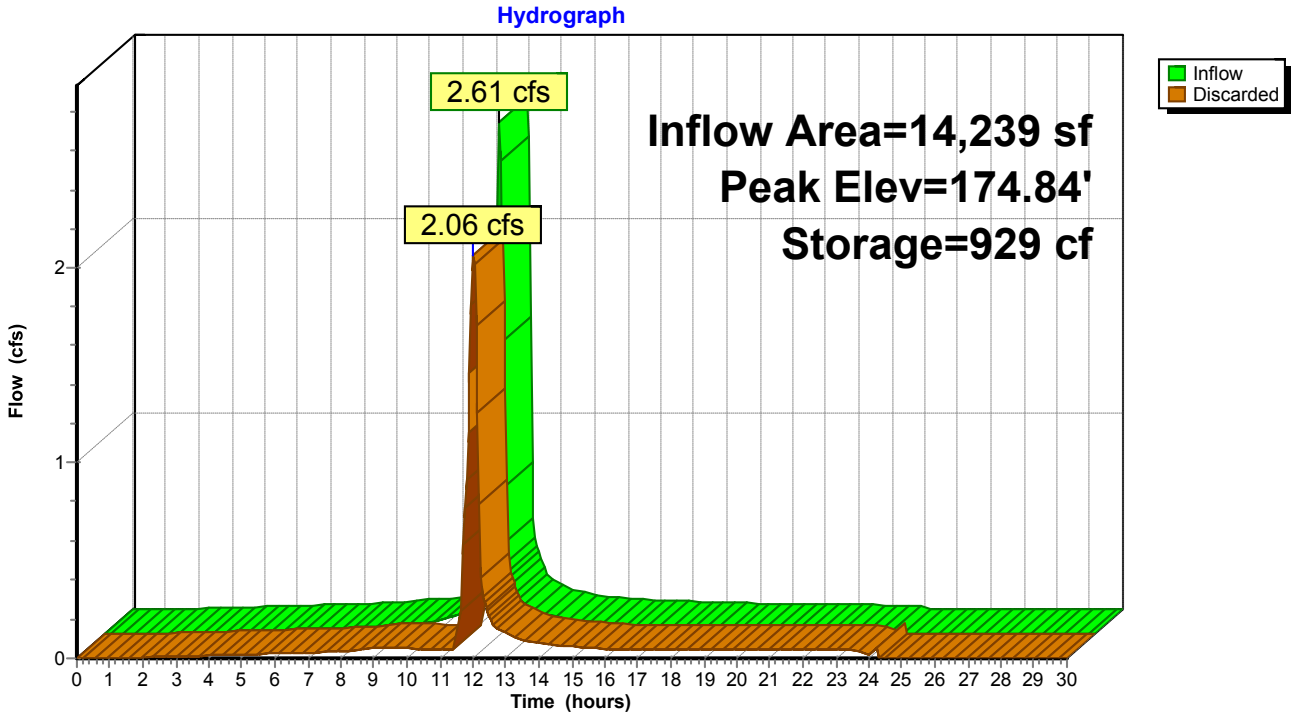
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
166.69	50	0	0
174.50	50	391	391
175.00	4,000	1,013	1,403

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
165.50	79	0	0
165.69	79	15	15
166.69	10	45	60
174.50	10	78	138

Device	Routing	Invert	Outlet Devices
#1	Discarded	165.50'	**32.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=2.02 cfs @ 12.02 hrs HW=174.84' (Free Discharge)
1=Exfiltration (Exfiltration Controls 2.02 cfs)

Pond DW-3: PROPOSED DRYWELL #3



Summary for Pond DW-4: PROPOSED DRYWELL #4

[81] Warning: Exceeded Pond CB-2 by 3.22' @ 12.10 hrs

Inflow Area = 28,448 sf, 85.49% Impervious, Inflow Depth = 3.19" for 25-YEAR event
Inflow = 3.56 cfs @ 11.96 hrs, Volume= 7,556 cf
Outflow = 2.32 cfs @ 12.04 hrs, Volume= 7,556 cf, Atten= 35%, Lag= 4.6 min
Discarded = 0.51 cfs @ 12.00 hrs, Volume= 3,198 cf
Secondary = 1.80 cfs @ 12.04 hrs, Volume= 4,358 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 174.18' @ 12.04 hrs Surf.Area= 1,010 sf Storage= 1,194 cf

Plug-Flow detention time= 51.1 min calculated for 7,543 cf (100% of inflow)
Center-of-Mass det. time= 51.3 min (804.9 - 753.6)

Volume	Invert	Avail.Storage	Storage Description
#1	165.00'	1,468 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)
#2	164.00'	50 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 124 cf Overall x 40.0% Voids
		1,517 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
165.00	55	0	0
173.00	55	440	440
174.00	1,000	528	968
174.50	1,000	500	1,468

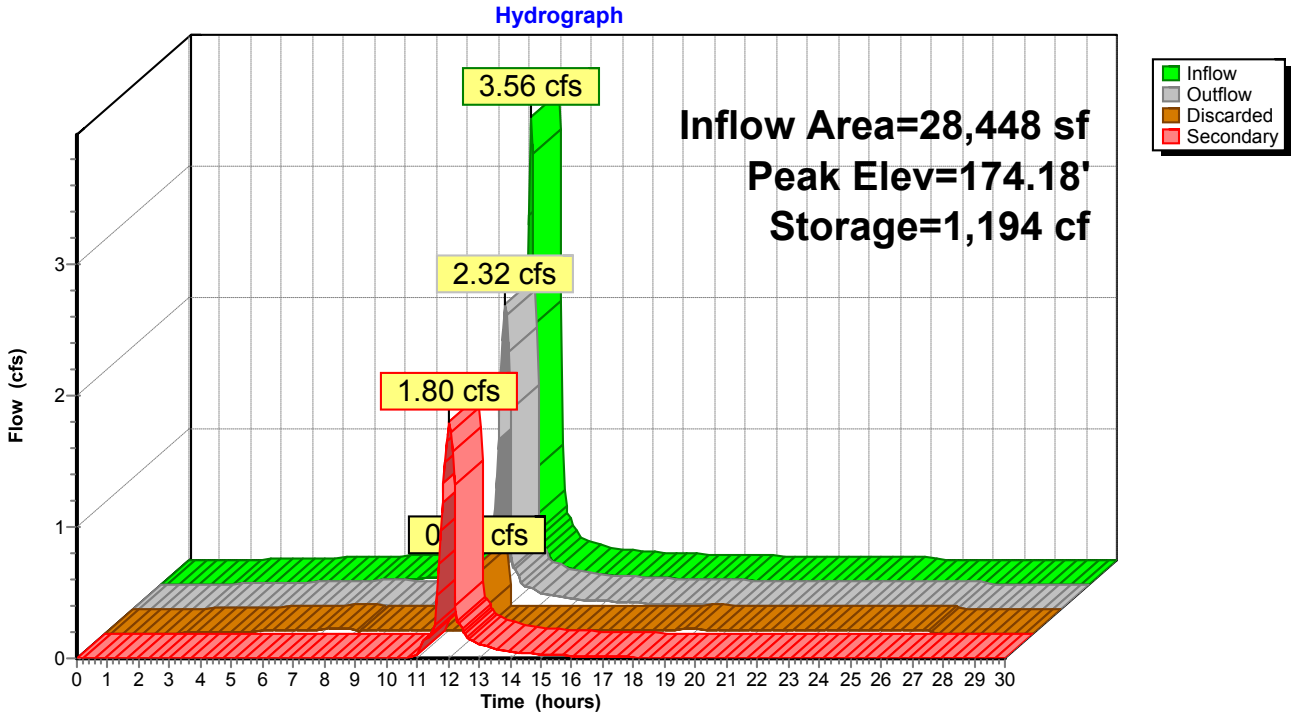
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
164.00	78	0	0
165.00	10	44	44
173.00	10	80	124

Device	Routing	Invert	Outlet Devices
#1	Discarded	164.00'	**22.000 in/hr Exfiltration over Surface area**
#2	Secondary	172.00'	**8.0" Round Culvert** L= 30.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 172.00' / 171.70' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 0.35 sf

Discarded OutFlow Max=0.51 cfs @ 12.00 hrs HW=174.11' (Free Discharge)
↑**1=Exfiltration** (Exfiltration Controls 0.51 cfs)

Secondary OutFlow Max=1.79 cfs @ 12.04 hrs HW=174.16' (Free Discharge)
↑**2=Culvert** (Inlet Controls 1.79 cfs @ 5.14 fps)

Pond DW-4: PROPOSED DRYWELL #4



Summary for Pond DW-5: PROPOSED DRYWELL #5

[85] Warning: Oscillations may require smaller dt or Finer Routing (severity=5)

Inflow Area = 11,493 sf, 65.66% Impervious, Inflow Depth = 4.92" for 25-YEAR event
Inflow = 2.03 cfs @ 11.96 hrs, Volume= 4,714 cf
Outflow = 1.11 cfs @ 12.06 hrs, Volume= 4,714 cf, Atten= 45%, Lag= 5.8 min
Discarded = 1.11 cfs @ 12.06 hrs, Volume= 4,714 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 172.72' @ 12.06 hrs Surf.Area= 2,186 sf Storage= 1,057 cf

Plug-Flow detention time= 36.7 min calculated for 4,707 cf (100% of inflow)
Center-of-Mass det. time= 36.7 min (811.2 - 774.5)

Volume	Invert	Avail.Storage	Storage Description
#1	168.00'	1,748 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)
#2	167.00'	34 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 84 cf Overall x 40.0% Voids
		1,781 cf	Total Available Storage

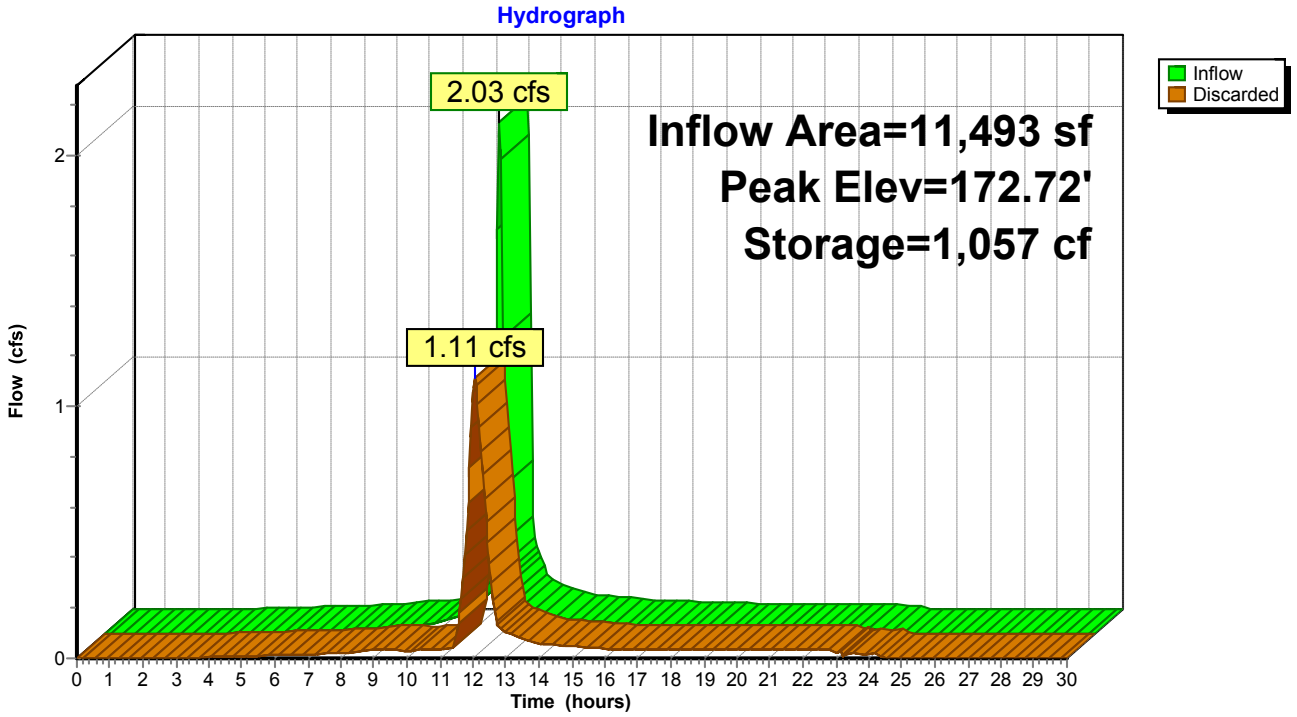
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
168.00	55	0	0
172.00	55	220	220
173.00	3,000	1,528	1,748

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
167.00	78	0	0
168.00	10	44	44
172.00	10	40	84

Device	Routing	Invert	Outlet Devices
#1	Discarded	167.00'	**22.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=1.11 cfs @ 12.06 hrs HW=172.72' (Free Discharge)
1=Exfiltration (Exfiltration Controls 1.11 cfs)

Pond DW-5: PROPOSED DRYWELL #5



Summary for Pond DW-6: PROPOSED DRYWELL #6

[85] Warning: Oscillations may require smaller dt or Finer Routing (severity=4)

Inflow Area = 1,844 sf,100.00% Impervious, Inflow Depth = 5.61" for 25-YEAR event
Inflow = 0.34 cfs @ 11.96 hrs, Volume= 862 cf
Outflow = 0.12 cfs @ 12.11 hrs, Volume= 862 cf, Atten= 65%, Lag= 9.2 min
Discarded = 0.12 cfs @ 12.11 hrs, Volume= 862 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 174.09' @ 12.11 hrs Surf.Area= 239 sf Storage= 267 cf

Plug-Flow detention time= 43.9 min calculated for 861 cf (100% of inflow)
Center-of-Mass det. time= 43.8 min (785.2 - 741.4)

Volume	Invert	Avail.Storage	Storage Description
#1	170.00'	484 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)
#2	169.00'	34 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 84 cf Overall x 40.0% Voids
		517 cf	Total Available Storage

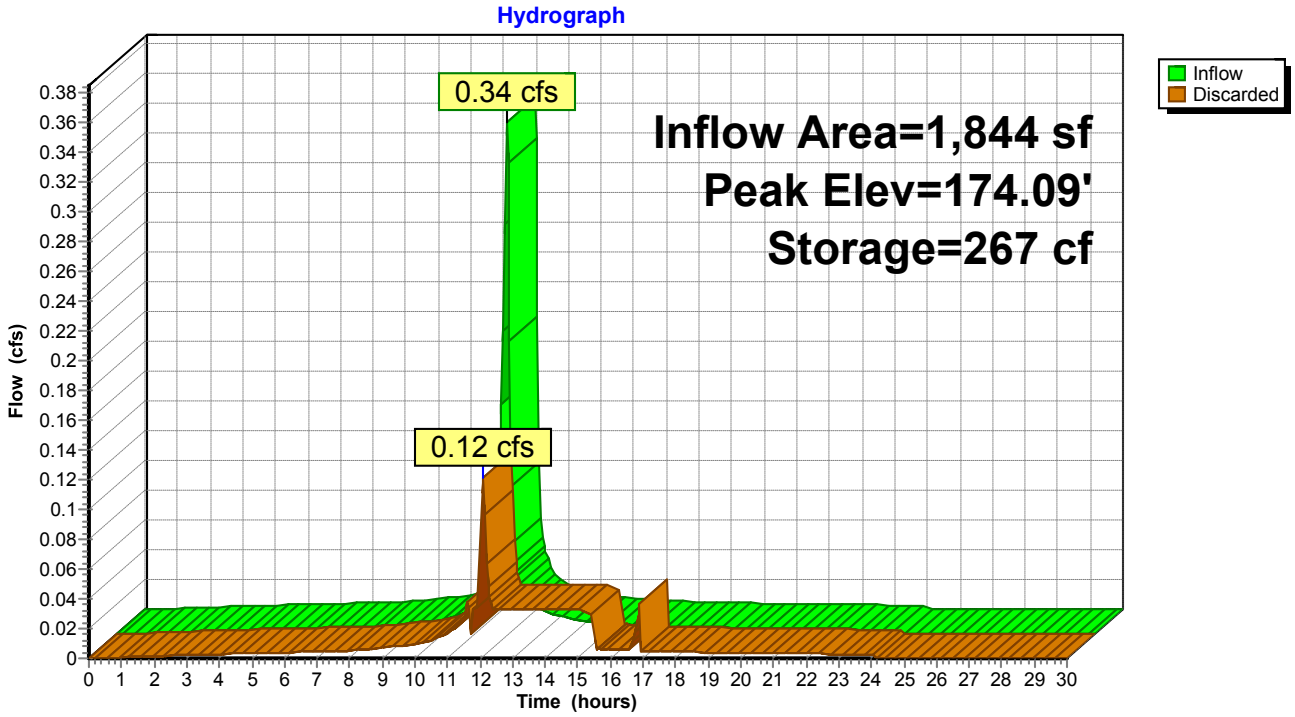
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
170.00	55	0	0
174.00	55	220	220
174.50	1,000	264	484

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
169.00	78	0	0
170.00	10	44	44
174.00	10	40	84

Device	Routing	Invert	Outlet Devices
#1	Discarded	169.00'	**22.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.11 cfs @ 12.11 hrs HW=174.08' (Free Discharge)
1=Exfiltration (Exfiltration Controls 0.11 cfs)

Pond DW-6: PROPOSED DRYWELL #6



Summary for Pond DW-7: PROPOSED DRYWELL #7

[85] Warning: Oscillations may require smaller dt or Finer Routing (severity=2)

Inflow Area = 1,755 sf,100.00% Impervious, Inflow Depth = 5.61" for 25-YEAR event
Inflow = 0.33 cfs @ 11.96 hrs, Volume= 821 cf
Outflow = 0.07 cfs @ 12.16 hrs, Volume= 821 cf, Atten= 79%, Lag= 11.6 min
Discarded = 0.07 cfs @ 12.16 hrs, Volume= 821 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 175.52' @ 12.15 hrs Surf.Area= 137 sf Storage= 264 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 45.7 min (787.1 - 741.4)

Volume	Invert	Avail.Storage	Storage Description
#1	171.50'	352 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)
#2	170.00'	42 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 106 cf Overall x 40.0% Voids
		394 cf	Total Available Storage

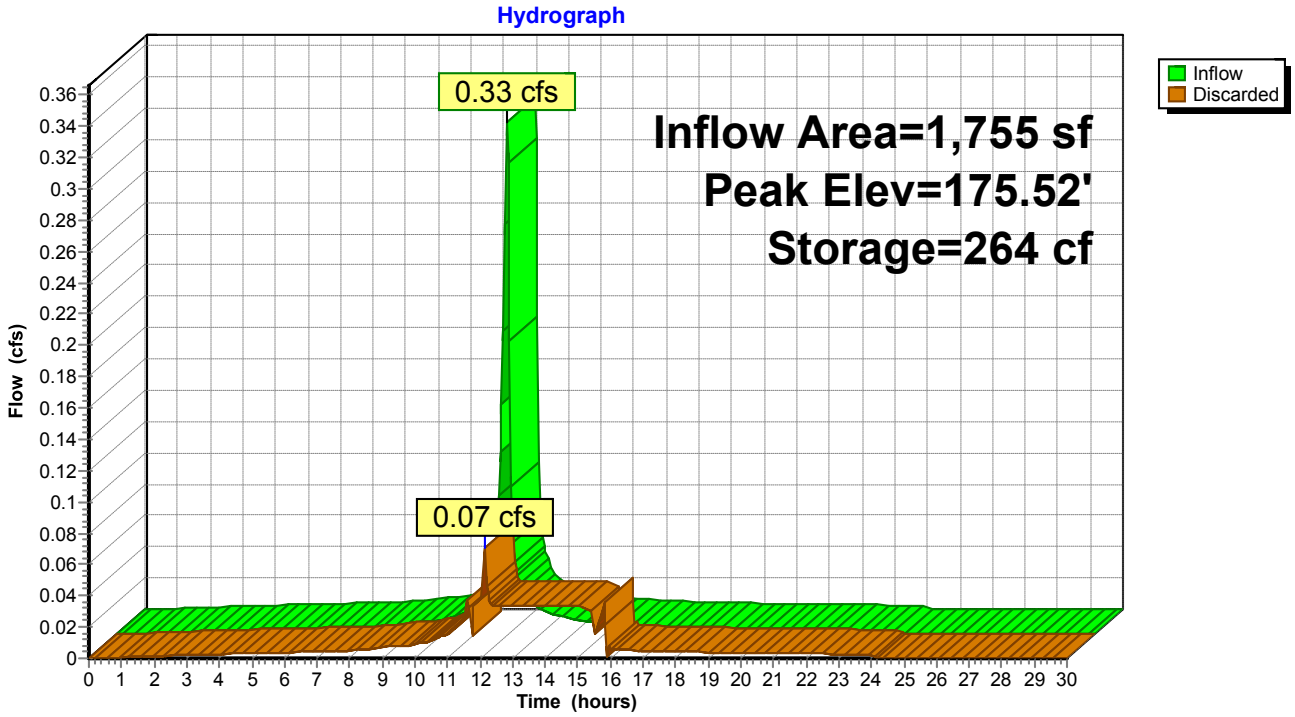
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
171.50	55	0	0
175.50	55	220	220
175.75	1,000	132	352

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
170.00	78	0	0
171.50	10	66	66
175.50	10	40	106

Device	Routing	Invert	Outlet Devices
#1	Discarded	170.00'	**22.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.07 cfs @ 12.16 hrs HW=175.52' (Free Discharge)
1=Exfiltration (Exfiltration Controls 0.07 cfs)

Pond DW-7: PROPOSED DRYWELL #7



Summary for Pond DW-8: PROPOSED DRYWELL #8

[85] Warning: Oscillations may require smaller dt or Finer Routing (severity=2)

Inflow Area = 1,734 sf,100.00% Impervious, Inflow Depth = 5.61" for 25-YEAR event
Inflow = 0.32 cfs @ 11.96 hrs, Volume= 811 cf
Outflow = 0.07 cfs @ 12.16 hrs, Volume= 812 cf, Atten= 78%, Lag= 11.8 min
Discarded = 0.07 cfs @ 12.16 hrs, Volume= 812 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 173.04' @ 12.16 hrs Surf.Area= 138 sf Storage= 257 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 43.6 min (785.0 - 741.4)

Volume	Invert	Avail.Storage	Storage Description
#1	169.00'	484 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)
#2	168.00'	34 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 84 cf Overall x 40.0% Voids
		517 cf	Total Available Storage

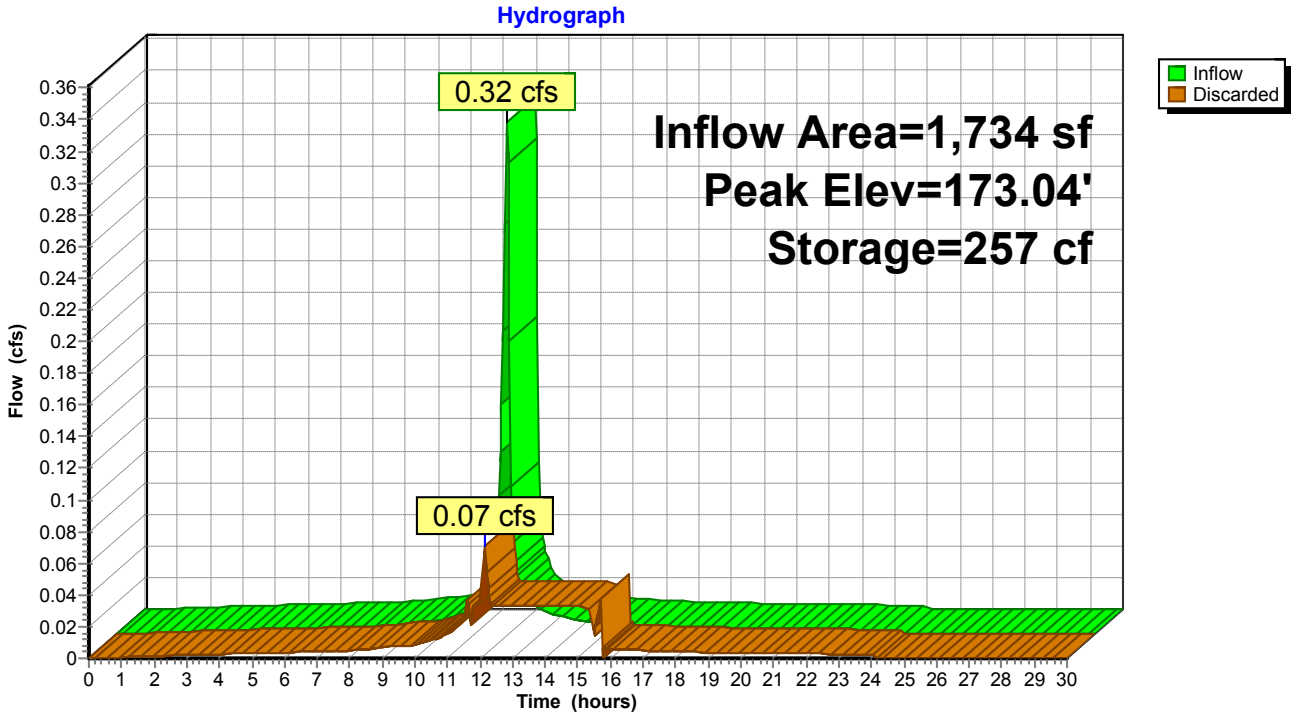
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
169.00	55	0	0
173.00	55	220	220
173.50	1,000	264	484

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
168.00	78	0	0
169.00	10	44	44
173.00	10	40	84

Device	Routing	Invert	Outlet Devices
#1	Discarded	168.00'	**22.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.07 cfs @ 12.16 hrs HW=173.04' (Free Discharge)
1=Exfiltration (Exfiltration Controls 0.07 cfs)

Pond DW-8: PROPOSED DRYWELL #8



Summary for Pond YD-1: PROPOSED DRAIN #1

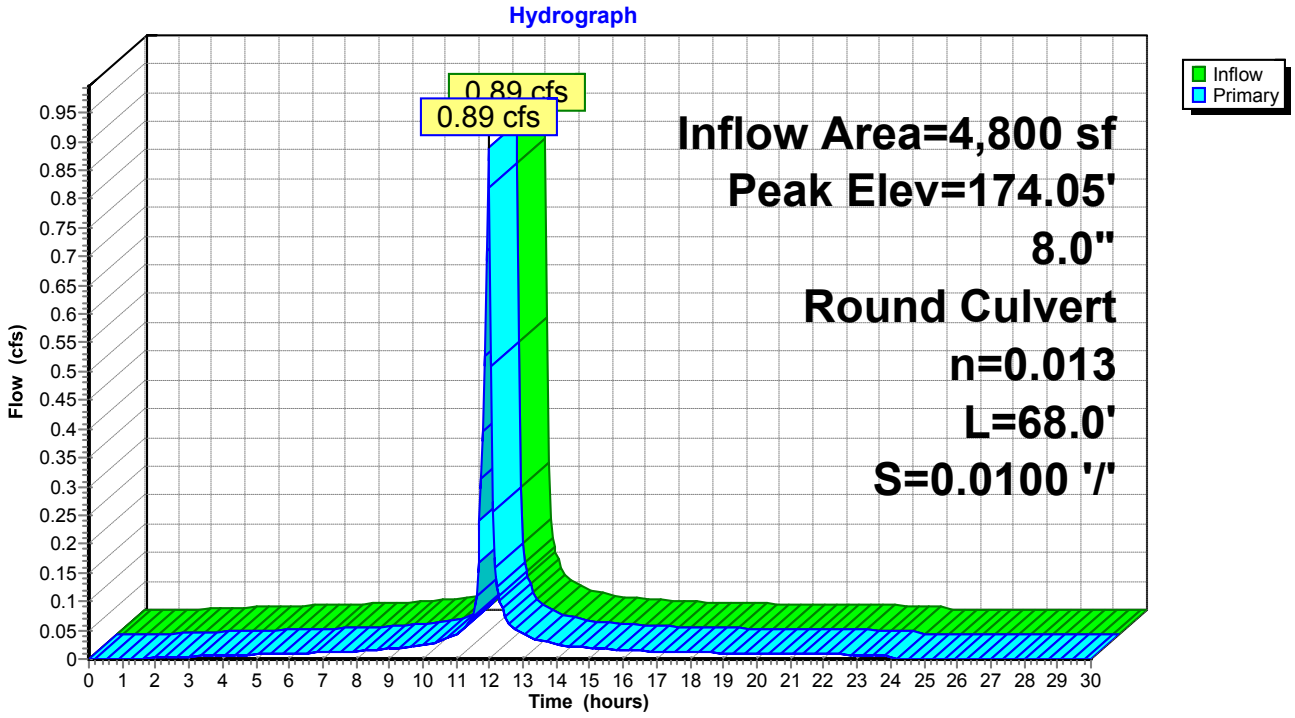
Inflow Area = 4,800 sf, 94.90% Impervious, Inflow Depth = 5.49" for 25-YEAR event
Inflow = 0.89 cfs @ 11.96 hrs, Volume= 2,198 cf
Outflow = 0.89 cfs @ 11.96 hrs, Volume= 2,198 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.89 cfs @ 11.96 hrs, Volume= 2,198 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 174.05' @ 11.96 hrs
Flood Elev= 175.44'

Device	Routing	Invert	Outlet Devices
#1	Primary	173.27'	**8.0" Round Culvert** L= 68.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 173.27' / 172.59' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 0.35 sf

Primary OutFlow Max=0.87 cfs @ 11.96 hrs HW=174.03' (Free Discharge)
1=Culvert (Inlet Controls 0.87 cfs @ 2.49 fps)

Pond YD-1: PROPOSED DRAIN #1



Summary for Pond YD-2: PROPOSED DRAIN #2

[58] Hint: Peaked 2.24' above defined flood level
[81] Warning: Exceeded Pond YD-1 by 1.93' @ 11.95 hrs

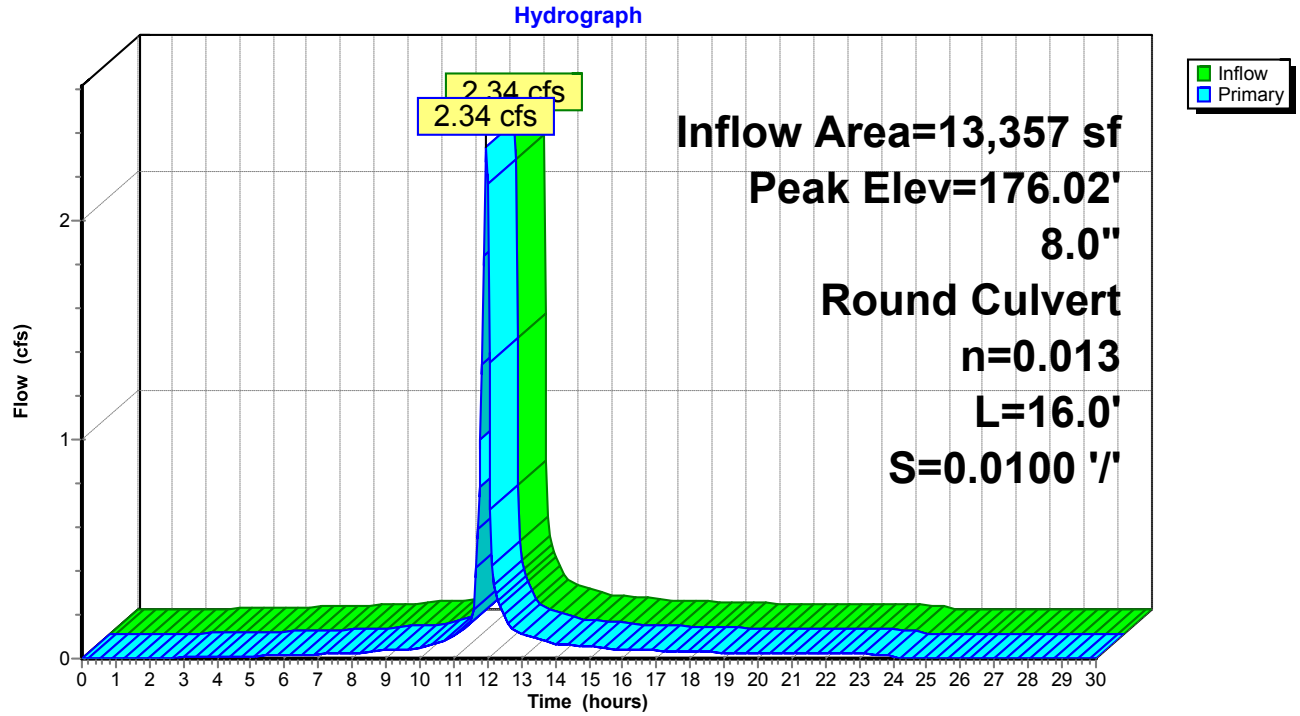
Inflow Area = 13,357 sf, 67.23% Impervious, Inflow Depth = 4.92" for 25-YEAR event
Inflow = 2.34 cfs @ 11.96 hrs, Volume= 5,471 cf
Outflow = 2.34 cfs @ 11.96 hrs, Volume= 5,471 cf, Atten= 0%, Lag= 0.0 min
Primary = 2.34 cfs @ 11.96 hrs, Volume= 5,471 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 176.02' @ 11.96 hrs
Flood Elev= 173.78'

Device	Routing	Invert	Outlet Devices
#1	Primary	172.59'	**8.0" Round Culvert** L= 16.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 172.59' / 172.43' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 0.35 sf

Primary OutFlow Max=2.28 cfs @ 11.96 hrs HW=175.88' (Free Discharge)
↑—**1=Culvert** (Inlet Controls 2.28 cfs @ 6.53 fps)

Pond YD-2: PROPOSED DRAIN #2



Summary for Pond YD-3: PROPOSED DRAIN #3

[58] Hint: Peaked 0.47' above defined flood level

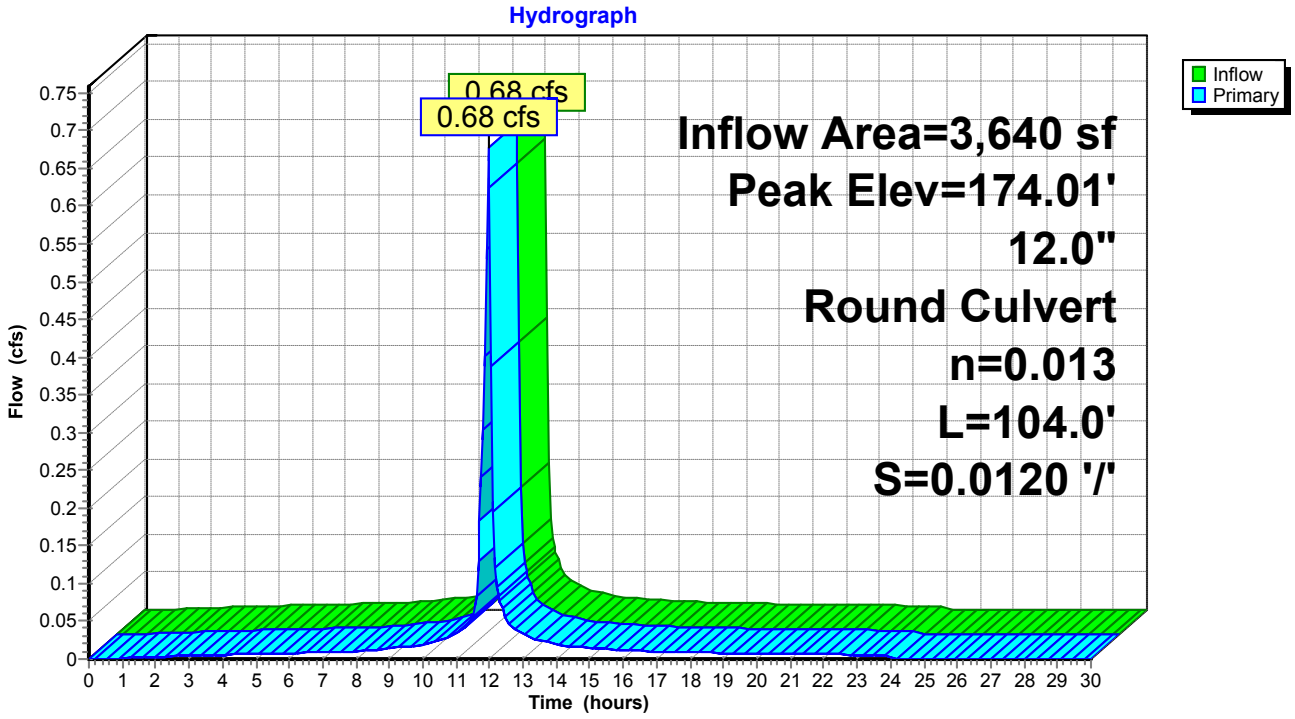
Inflow Area = 3,640 sf,100.00% Impervious, Inflow Depth = 5.61" for 25-YEAR event
Inflow = 0.68 cfs @ 11.96 hrs, Volume= 1,702 cf
Outflow = 0.68 cfs @ 11.96 hrs, Volume= 1,702 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.68 cfs @ 11.96 hrs, Volume= 1,702 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 174.01' @ 11.96 hrs
Flood Elev= 173.54'

Device	Routing	Invert	Outlet Devices
#1	Primary	173.54'	**12.0" Round Culvert** L= 104.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 173.54' / 172.29' S= 0.0120 '/' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf

Primary OutFlow Max=0.66 cfs @ 11.96 hrs HW=174.01' (Free Discharge)
1=Culvert (Inlet Controls 0.66 cfs @ 1.84 fps)

Pond YD-3: PROPOSED DRAIN #3



Summary for Pond YD-4: PROPOSED DRAIN #4

[58] Hint: Peaked 3.23' above defined flood level
[81] Warning: Exceeded Pond YD-3 by 3.61' @ 11.95 hrs

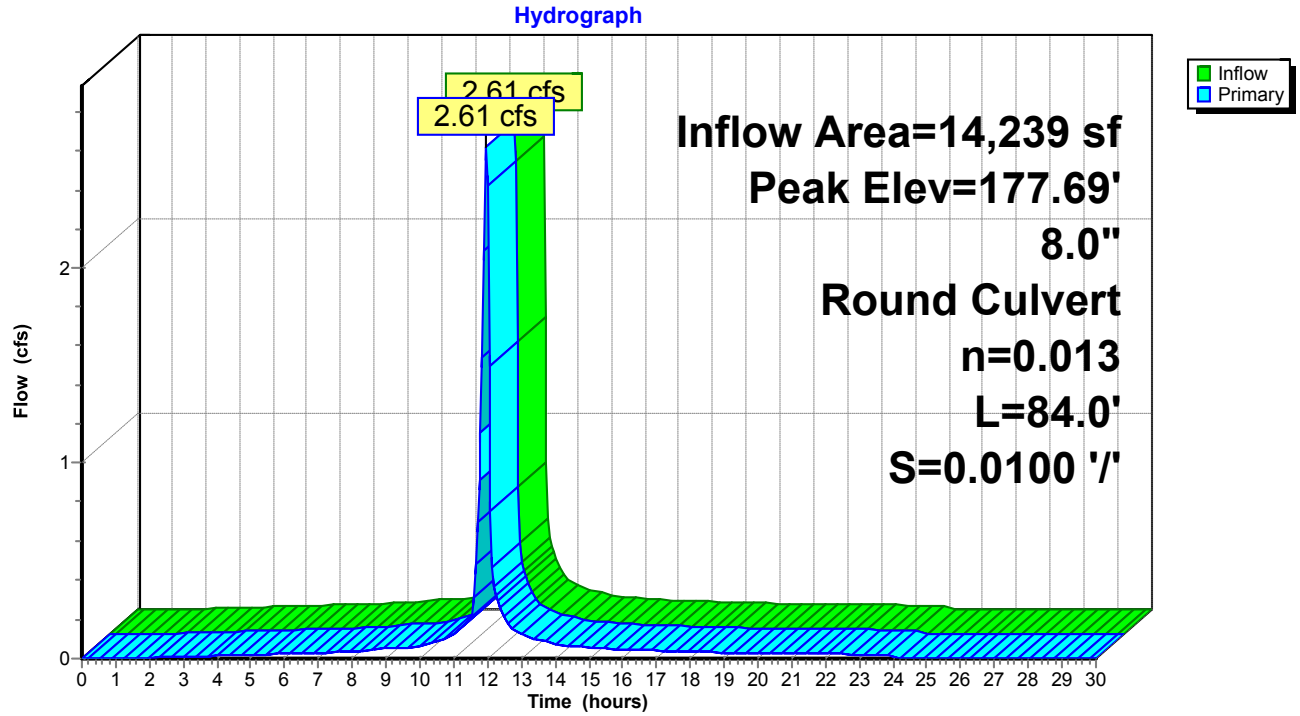
Inflow Area = 14,239 sf, 86.05% Impervious, Inflow Depth = 5.35" for 25-YEAR event
Inflow = 2.61 cfs @ 11.96 hrs, Volume= 6,351 cf
Outflow = 2.61 cfs @ 11.96 hrs, Volume= 6,351 cf, Atten= 0%, Lag= 0.0 min
Primary = 2.61 cfs @ 11.96 hrs, Volume= 6,351 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 177.69' @ 11.96 hrs
Flood Elev= 174.46'

Device	Routing	Invert	Outlet Devices
#1	Primary	172.29'	**8.0" Round Culvert** L= 84.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 172.29' / 171.45' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 0.35 sf

Primary OutFlow Max=2.55 cfs @ 11.96 hrs HW=177.45' (Free Discharge)
↑—**1=Culvert** (Barrel Controls 2.55 cfs @ 7.31 fps)

Pond YD-4: PROPOSED DRAIN #4



Time span=0.00-30.00 hrs, dt=0.05 hrs, 601 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment DA-1: DA-1 Runoff Area=21,412 sf 86.22% Impervious Runoff Depth=7.74"
Tc=6.0 min CN=96 Runoff=5.58 cfs 13,811 cf

Subcatchment DA-10: DA-10 Runoff Area=4,800 sf 94.90% Impervious Runoff Depth=7.86"
Tc=6.0 min CN=97 Runoff=1.25 cfs 3,144 cf

Subcatchment DA-11: DA-11 Runoff Area=8,557 sf 51.71% Impervious Runoff Depth=6.90"
Tc=6.0 min CN=89 Runoff=2.12 cfs 4,922 cf

Subcatchment DA-12: DRAINAGE AREA 12 Runoff Area=8,367 sf 100.00% Impervious Runoff Depth=7.98"
Tc=6.0 min CN=98 Runoff=2.19 cfs 5,564 cf

Subcatchment DA-13: DA-13 Runoff Area=2,574 sf 79.56% Impervious Runoff Depth=7.50"
Tc=6.0 min CN=94 Runoff=0.66 cfs 1,609 cf

Subcatchment DA-14: DRAINAGE AREA 14 Runoff Area=6,736 sf 69.73% Impervious Runoff Depth=7.38"
Tc=6.0 min CN=93 Runoff=1.73 cfs 4,143 cf

Subcatchment DA-15: DA-15 Runoff Area=1,734 sf 100.00% Impervious Runoff Depth=7.98"
Tc=6.0 min CN=98 Runoff=0.45 cfs 1,153 cf

Subcatchment DA-16: DA-16 Runoff Area=1,844 sf 100.00% Impervious Runoff Depth=7.98"
Tc=6.0 min CN=98 Runoff=0.48 cfs 1,226 cf

Subcatchment DA-17: DA-17 Runoff Area=1,755 sf 100.00% Impervious Runoff Depth=7.98"
Tc=6.0 min CN=98 Runoff=0.46 cfs 1,167 cf

Subcatchment DA-18: DRAINAGE AREA 18 Runoff Area=3,482 sf 85.96% Impervious Runoff Depth=7.62"
Tc=6.0 min CN=95 Runoff=0.90 cfs 2,211 cf

Subcatchment DA-2: DA-2 Runoff Area=7,036 sf 83.26% Impervious Runoff Depth=7.62"
Tc=6.0 min CN=95 Runoff=1.82 cfs 4,468 cf

Subcatchment DA-3: DRAINAGE AREA 3 Runoff Area=5,334 sf 65.88% Impervious Runoff Depth=7.26"
Tc=6.0 min CN=92 Runoff=1.36 cfs 3,228 cf

Subcatchment DA-4: DRAINAGE AREA 4 Runoff Area=4,099 sf 74.82% Impervious Runoff Depth=7.38"
Tc=6.0 min CN=93 Runoff=1.05 cfs 2,521 cf

Subcatchment DA-5: DRAINAGE AREA 5 Runoff Area=32,655 sf 61.00% Impervious Runoff Depth=7.14"
Flow Length=235' Tc=13.1 min CN=91 Runoff=6.72 cfs 19,434 cf

Subcatchment DA-6: DA-6 Runoff Area=11,493 sf 65.66% Impervious Runoff Depth=7.26"
Tc=6.0 min CN=92 Runoff=2.93 cfs 6,955 cf

Subcatchment DA-7: DA-7 Runoff Area=3,640 sf 100.00% Impervious Runoff Depth=7.98"
Tc=6.0 min CN=98 Runoff=0.95 cfs 2,421 cf

Subcatchment DA-8: DA-8 Runoff Area=10,599 sf 81.26% Impervious Runoff Depth=7.62"
Tc=6.0 min CN=95 Runoff=2.75 cfs 6,731 cf

Subcatchment DA-9: DRAINAGE AREA 9 Runoff Area=3,471 sf 65.57% Impervious Runoff Depth=7.26"
Tc=6.0 min CN=92 Runoff=0.88 cfs 2,100 cf

Reach DP-2: STREET Inflow=2.19 cfs 5,564 cf
Outflow=2.19 cfs 5,564 cf

Pond 2P: EXISTING DRYWELL Peak Elev=172.96' Storage=634 cf Inflow=6.85 cfs 10,541 cf
Discarded=0.93 cfs 6,074 cf Primary=4.43 cfs 4,467 cf Outflow=5.36 cfs 10,541 cf

Pond 3P: PROPOSED CB #3 Peak Elev=171.30' Inflow=0.90 cfs 2,211 cf
12.0" Round Culvert n=0.013 L=29.0' S=0.0100 '/' Outflow=0.90 cfs 2,211 cf

Pond 5P: EXISTING DRYWELL Peak Elev=173.66' Storage=1,126 cf Inflow=2.32 cfs 7,262 cf
Outflow=1.36 cfs 7,262 cf

Pond 8P: EXISTING YARD DRAIN Peak Elev=316.33' Inflow=1.05 cfs 2,521 cf
4.0" Round Culvert n=0.030 L=87.0' S=0.0100 '/' Outflow=1.05 cfs 2,521 cf

Pond 12P: EXISTING CB Peak Elev=176.54' Inflow=7.32 cfs 21,646 cf
12.0" Round Culvert n=0.013 L=142.0' S=0.0120 '/' Outflow=7.32 cfs 21,646 cf

Pond 14P: EXISTING CB Peak Elev=168.28' Inflow=1.73 cfs 4,143 cf
18.0" Round Culvert n=0.013 L=26.0' S=0.0346 '/' Outflow=1.73 cfs 4,143 cf

Pond CB-1: PROPOSED CATCH BASIN #1 Peak Elev=172.37' Inflow=1.82 cfs 4,468 cf
12.0" Round Culvert n=0.013 L=33.0' S=0.0100 '/' Outflow=1.82 cfs 4,468 cf

Pond CB-2: PR CB #2 Peak Elev=173.64' Inflow=7.40 cfs 18,279 cf
Primary=5.08 cfs 11,017 cf Secondary=2.32 cfs 7,262 cf Outflow=7.40 cfs 18,279 cf

Pond DP-1: Existing Catch Basin Peak Elev=172.24' Inflow=14.65 cfs 34,386 cf
18.0" Round Culvert n=0.013 L=191.0' S=0.0089 '/' Outflow=14.65 cfs 34,386 cf

Pond DW-1: PROPOSED DRYWELL #1 Peak Elev=170.14' Storage=642 cf Inflow=0.88 cfs 2,100 cf
Outflow=0.23 cfs 2,100 cf

Pond DW-2: PROPOSED DRYWELL #2 Peak Elev=175.89' Storage=1,134 cf Inflow=3.38 cfs 8,066 cf
Outflow=2.58 cfs 8,068 cf

Pond DW-3: PROPOSED DRYWELL #3 Peak Elev=174.96' Storage=1,295 cf Inflow=3.70 cfs 9,151 cf
Outflow=2.72 cfs 9,152 cf

Pond DW-4: PROPOSED DRYWELL #4 Peak Elev=190.06' Storage=1,517 cf Inflow=5.08 cfs 11,017 cf
Discarded=0.51 cfs 3,704 cf Secondary=5.59 cfs 7,313 cf Outflow=6.10 cfs 11,017 cf

Pond DW-5: PROPOSED DRYWELL #5 Peak Elev=172.93' Storage=1,588 cf Inflow=2.93 cfs 6,955 cf
Outflow=1.43 cfs 6,955 cf

Pond DW-6: PROPOSED DRYWELL #6 Peak Elev=174.25' Storage=325 cf Inflow=0.48 cfs 1,226 cf
Outflow=0.27 cfs 1,226 cf

Pond DW-7: PROPOSED DRYWELL #7 Peak Elev=175.63' Storage=304 cf Inflow=0.46 cfs 1,167 cf
Outflow=0.29 cfs 1,167 cf

Pond DW-8: PROPOSED DRYWELL #8 Peak Elev=173.22' Storage=310 cf Inflow=0.45 cfs 1,153 cf
Outflow=0.24 cfs 1,153 cf

Pond YD-1: PROPOSED DRAIN #1 Peak Elev=174.50' Inflow=1.25 cfs 3,144 cf
8.0" Round Culvert n=0.013 L=68.0' S=0.0100 '/' Outflow=1.25 cfs 3,144 cf

Pond YD-2: PROPOSED DRAIN #2 Peak Elev=179.39' Inflow=3.38 cfs 8,066 cf
8.0" Round Culvert n=0.013 L=16.0' S=0.0100 '/' Outflow=3.38 cfs 8,066 cf

Pond YD-3: PROPOSED DRAIN #3 Peak Elev=174.12' Inflow=0.95 cfs 2,421 cf
12.0" Round Culvert n=0.013 L=104.0' S=0.0120 '/' Outflow=0.95 cfs 2,421 cf

Pond YD-4: PROPOSED DRAIN #4 Peak Elev=183.32' Inflow=3.70 cfs 9,151 cf
8.0" Round Culvert n=0.013 L=84.0' S=0.0100 '/' Outflow=3.70 cfs 9,151 cf

Total Runoff Area = 139,588 sf Runoff Volume = 86,809 cf Average Runoff Depth = 7.46"
24.56% Pervious = 34,277 sf 75.44% Impervious = 105,311 sf

Summary for Subcatchment DA-1: DA-1

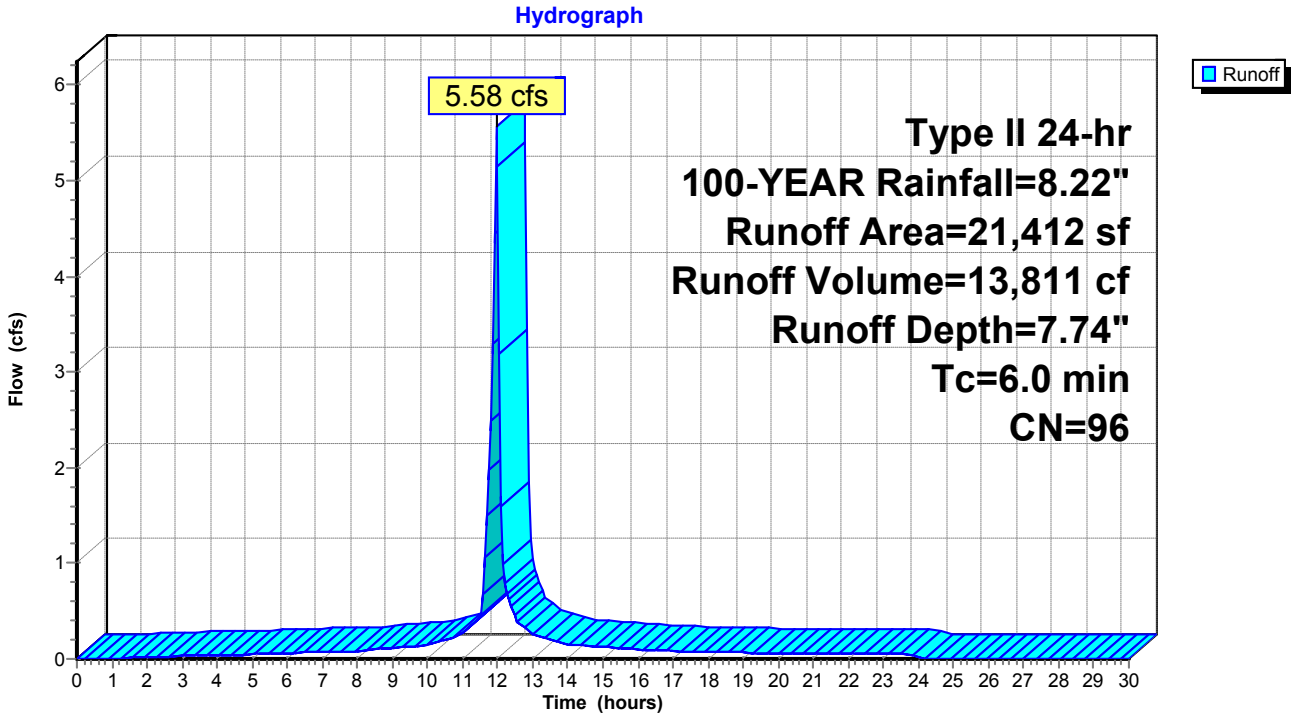
Runoff = 5.58 cfs @ 11.96 hrs, Volume= 13,811 cf, Depth= 7.74"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-YEAR Rainfall=8.22"

Area (sf)	CN	Description
2,951	80	>75% Grass cover, Good, HSG D
17,281	98	Roofs, HSG D
1,180	98	Paved parking, HSG D
21,412	96	Weighted Average
2,951		13.78% Pervious Area
18,461		86.22% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-1: DA-1



Summary for Subcatchment DA-10: DA-10

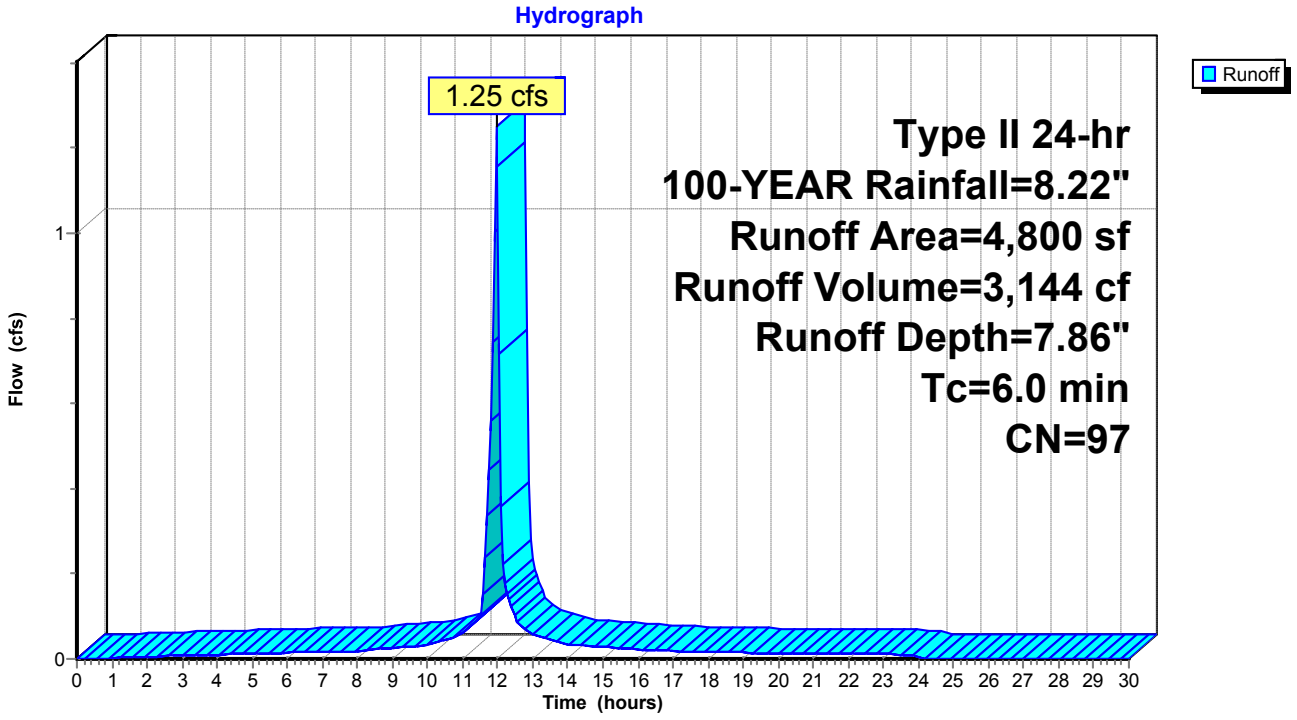
Runoff = 1.25 cfs @ 11.96 hrs, Volume= 3,144 cf, Depth= 7.86"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-YEAR Rainfall=8.22"

Area (sf)	CN	Description
245	80	>75% Grass cover, Good, HSG D
2,933	98	Roofs, HSG D
1,622	98	Paved parking, HSG D
4,800	97	Weighted Average
245		5.10% Pervious Area
4,555		94.90% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-10: DA-10



Summary for Subcatchment DA-11: DA-11

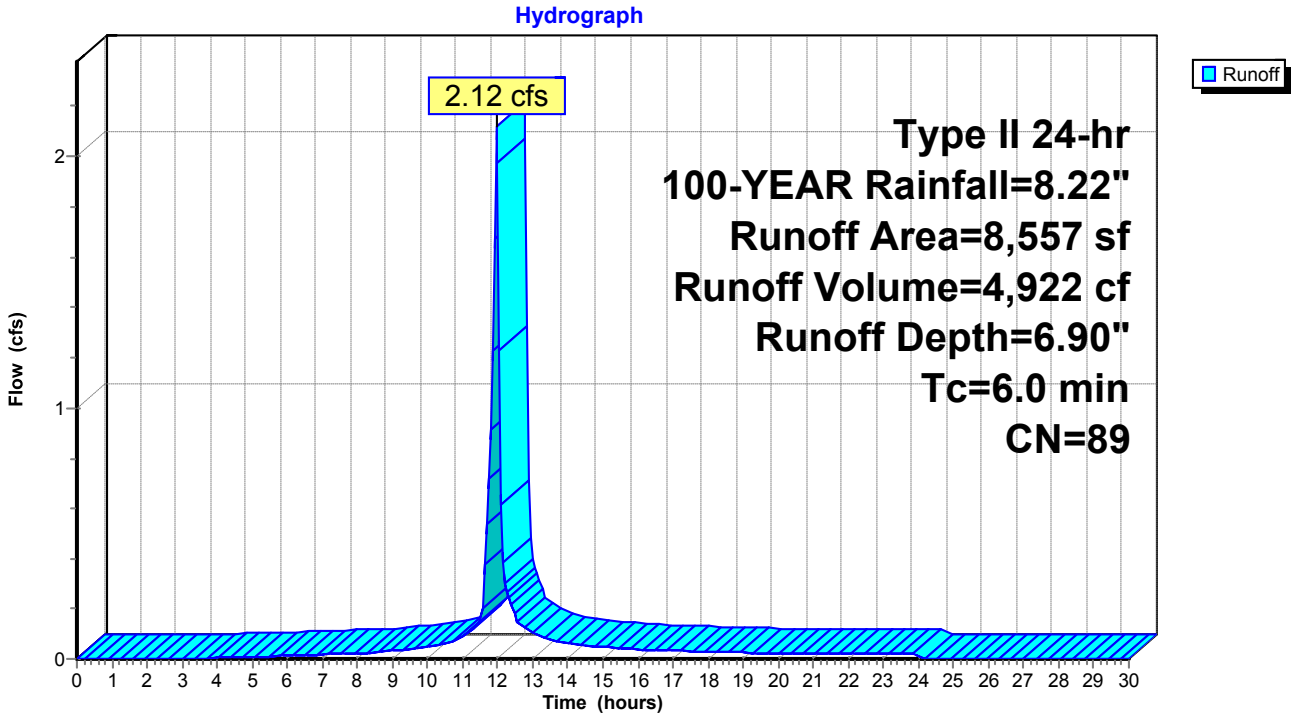
Runoff = 2.12 cfs @ 11.96 hrs, Volume= 4,922 cf, Depth= 6.90"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-YEAR Rainfall=8.22"

Area (sf)	CN	Description
4,132	80	>75% Grass cover, Good, HSG D
3,489	98	Roofs, HSG D
936	98	Paved parking, HSG D
8,557	89	Weighted Average
4,132		48.29% Pervious Area
4,425		51.71% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-11: DA-11



Summary for Subcatchment DA-12: DRAINAGE AREA 12

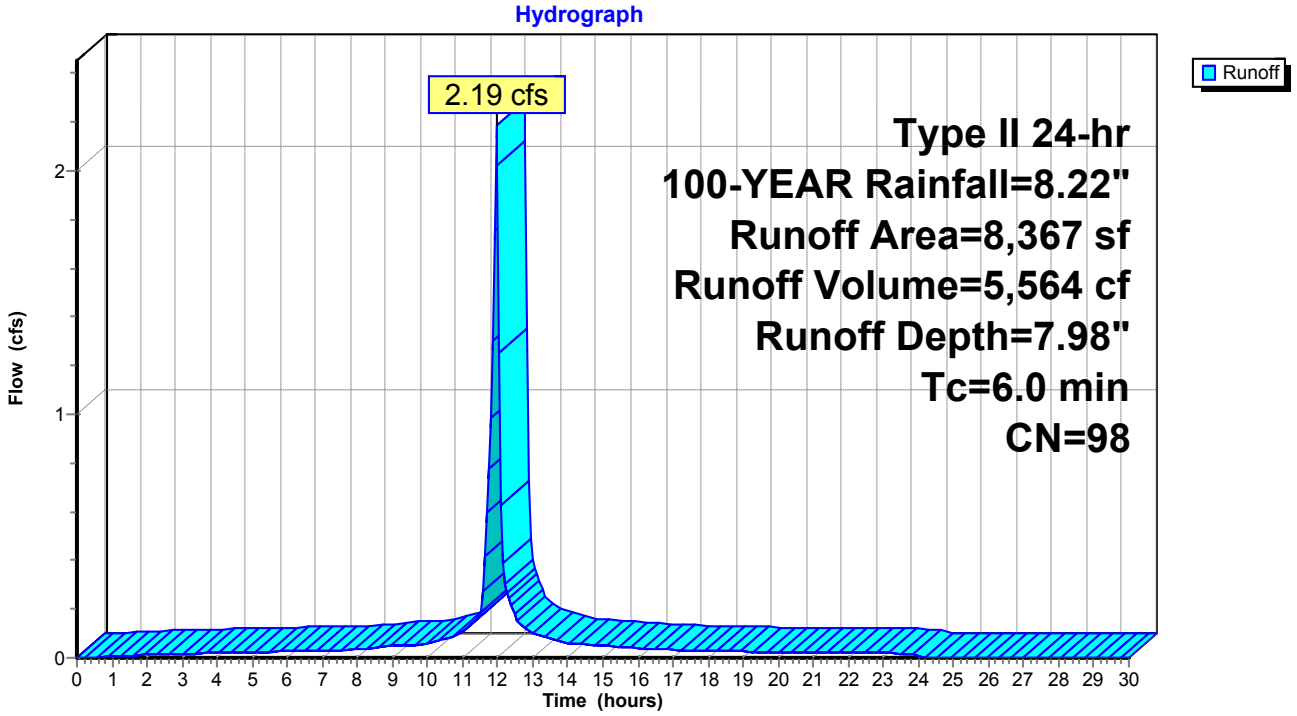
Runoff = 2.19 cfs @ 11.96 hrs, Volume= 5,564 cf, Depth= 7.98"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-YEAR Rainfall=8.22"

Area (sf)	CN	Description
8,367	98	Roofs, HSG D
8,367		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-12: DRAINAGE AREA 12



Summary for Subcatchment DA-13: DA-13

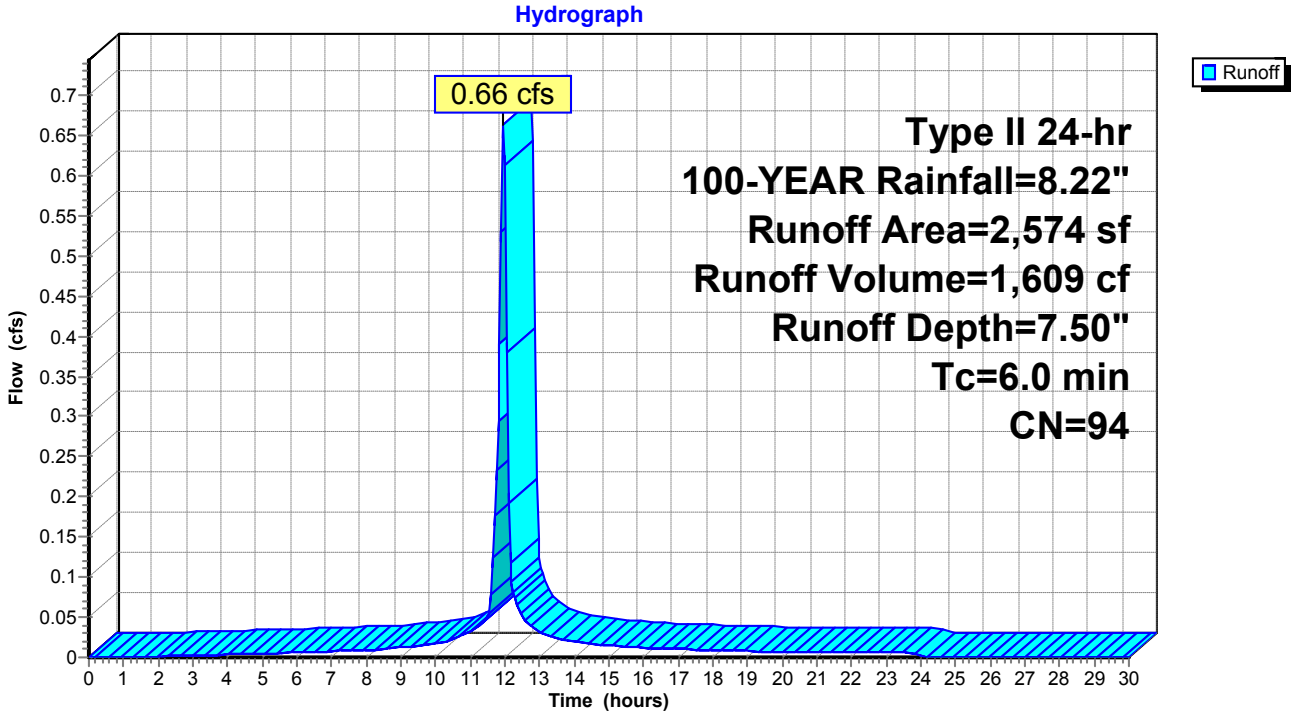
Runoff = 0.66 cfs @ 11.96 hrs, Volume= 1,609 cf, Depth= 7.50"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-YEAR Rainfall=8.22"

Area (sf)	CN	Description
526	80	>75% Grass cover, Good, HSG D
2,048	98	Paved parking, HSG D
2,574	94	Weighted Average
526		20.44% Pervious Area
2,048		79.56% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-13: DA-13



Summary for Subcatchment DA-14: DRAINAGE AREA 14

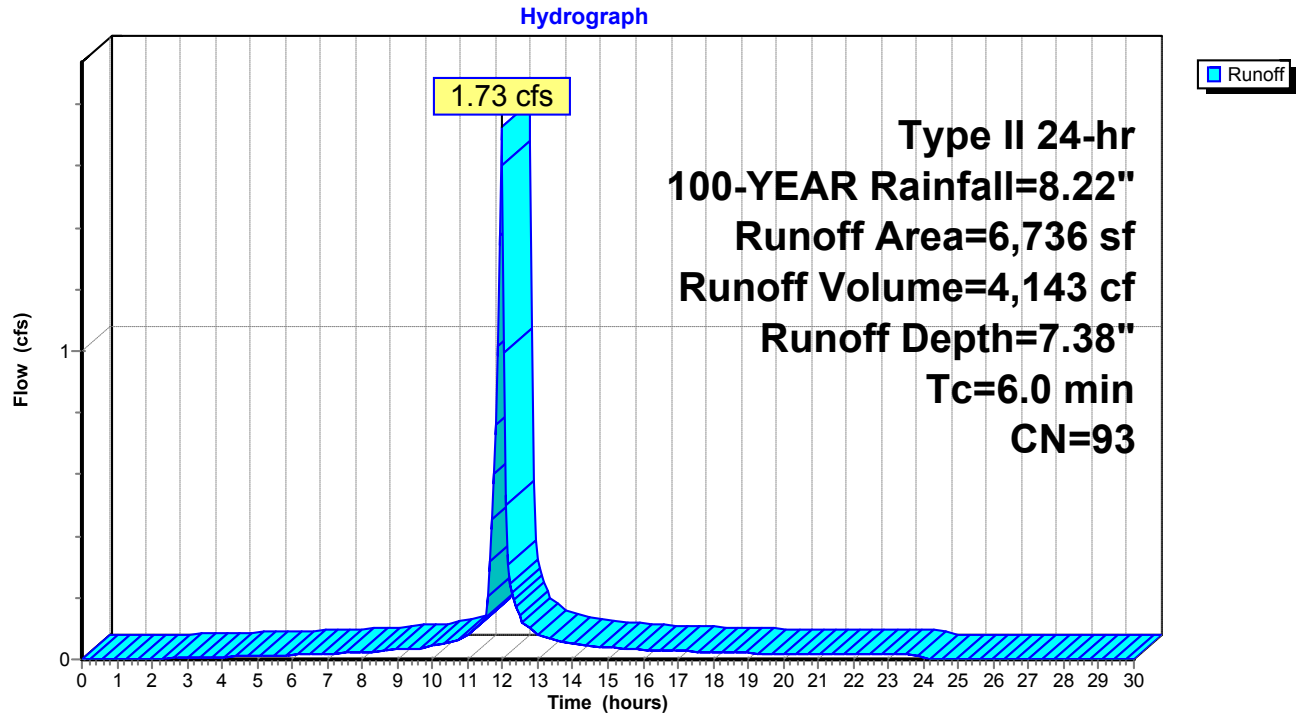
Runoff = 1.73 cfs @ 11.96 hrs, Volume= 4,143 cf, Depth= 7.38"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-YEAR Rainfall=8.22"

Area (sf)	CN	Description
2,039	80	>75% Grass cover, Good, HSG D
4,697	98	Paved parking, HSG D
6,736	93	Weighted Average
2,039		30.27% Pervious Area
4,697		69.73% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-14: DRAINAGE AREA 14



Summary for Subcatchment DA-15: DA-15

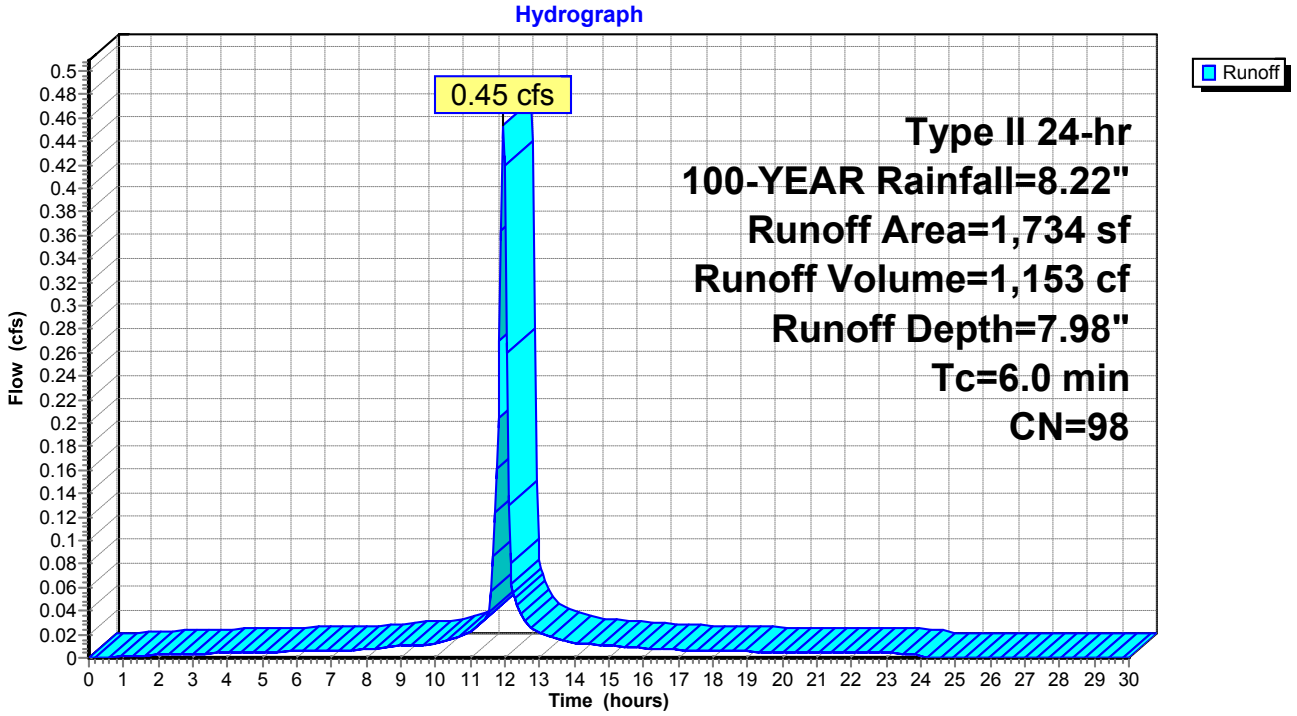
Runoff = 0.45 cfs @ 11.96 hrs, Volume= 1,153 cf, Depth= 7.98"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-YEAR Rainfall=8.22"

Area (sf)	CN	Description
1,734	98	Roofs, HSG D
1,734		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-15: DA-15



Summary for Subcatchment DA-16: DA-16

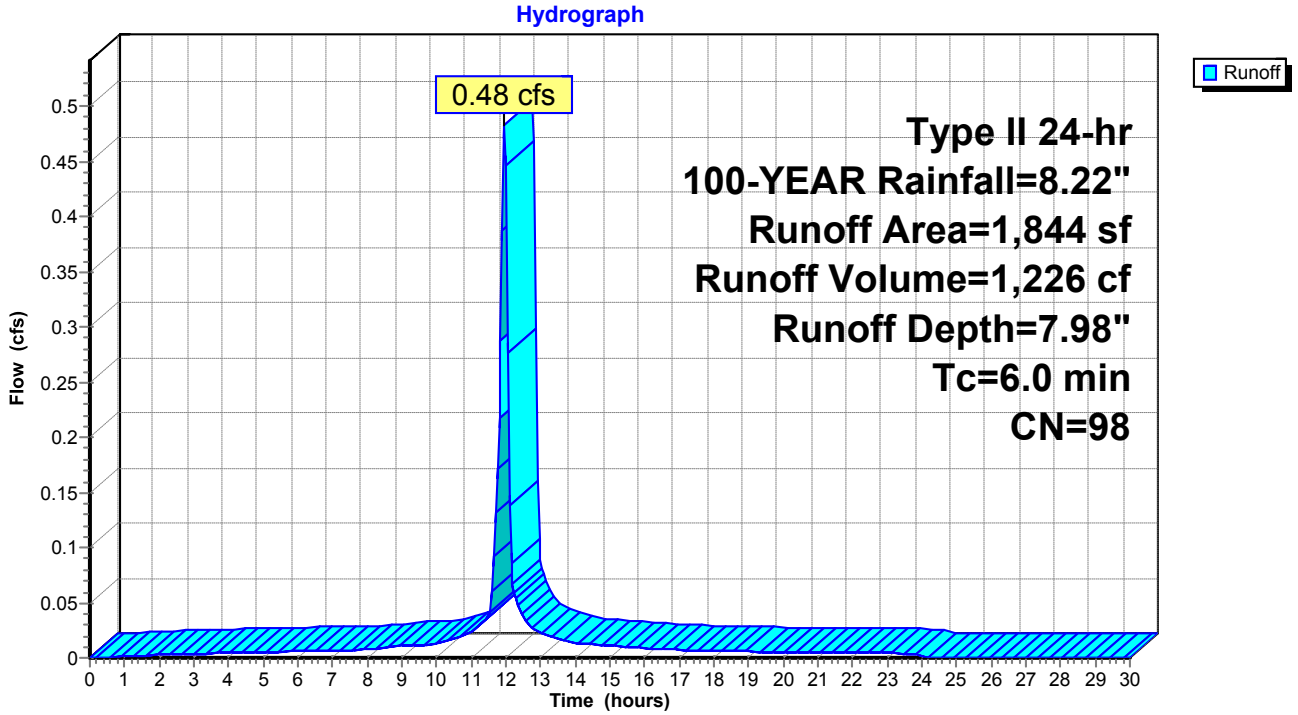
Runoff = 0.48 cfs @ 11.96 hrs, Volume= 1,226 cf, Depth= 7.98"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-YEAR Rainfall=8.22"

Area (sf)	CN	Description
1,844	98	Roofs, HSG D
1,844		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-16: DA-16



Summary for Subcatchment DA-17: DA-17

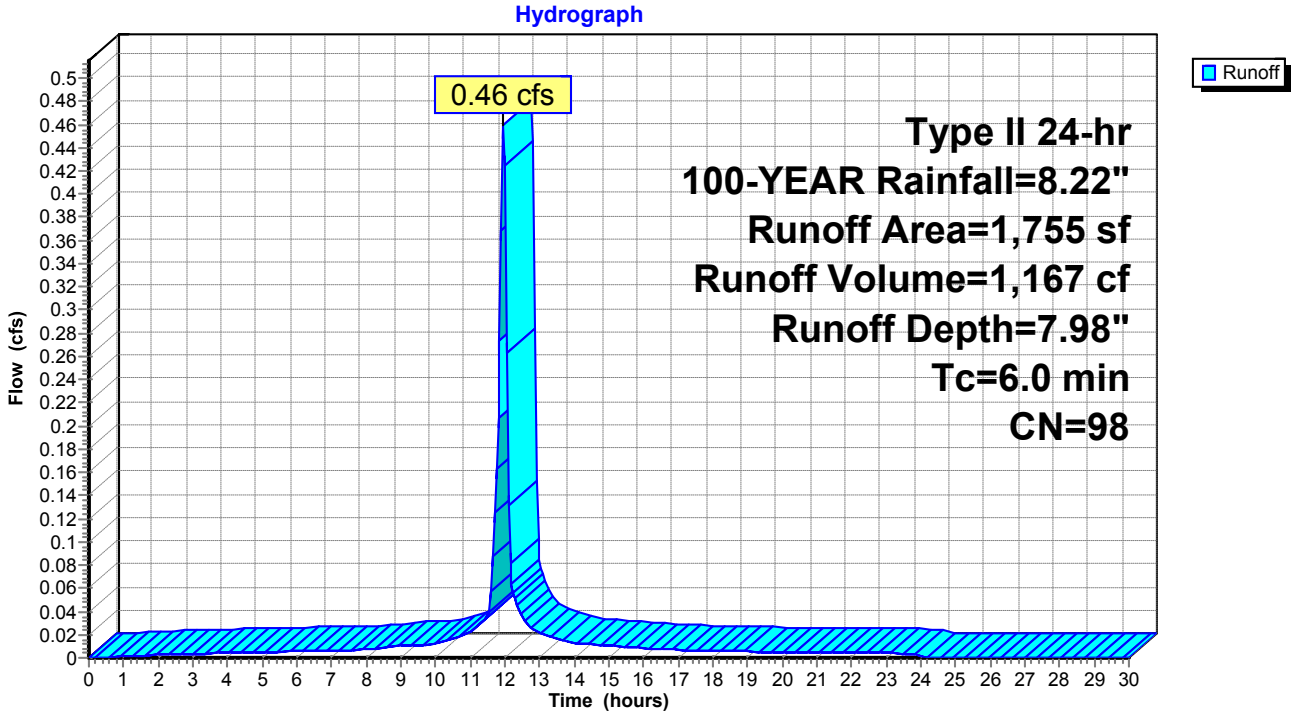
Runoff = 0.46 cfs @ 11.96 hrs, Volume= 1,167 cf, Depth= 7.98"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-YEAR Rainfall=8.22"

Area (sf)	CN	Description
1,755	98	Roofs, HSG D
1,755		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-17: DA-17



Summary for Subcatchment DA-18: DRAINAGE AREA 18

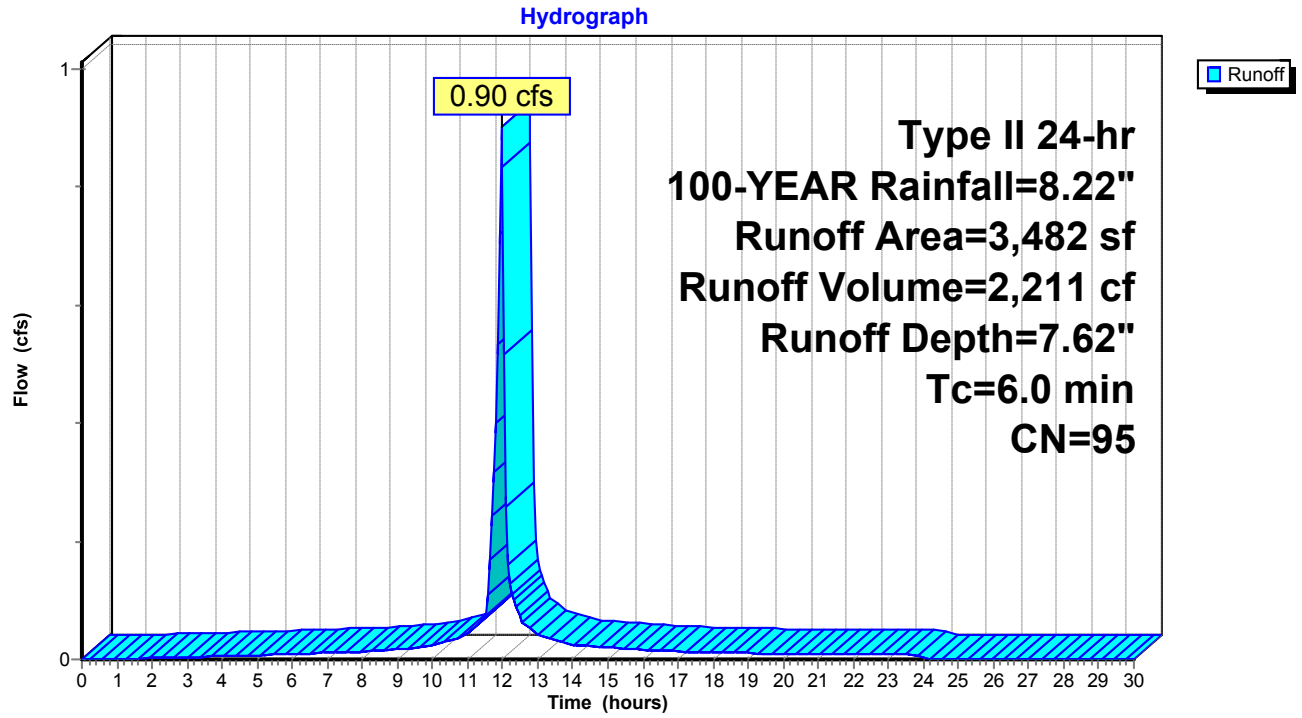
Runoff = 0.90 cfs @ 11.96 hrs, Volume= 2,211 cf, Depth= 7.62"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-YEAR Rainfall=8.22"

Area (sf)	CN	Description
489	80	>75% Grass cover, Good, HSG D
2,993	98	Paved parking, HSG D
3,482	95	Weighted Average
489		14.04% Pervious Area
2,993		85.96% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-18: DRAINAGE AREA 18



Summary for Subcatchment DA-2: DA-2

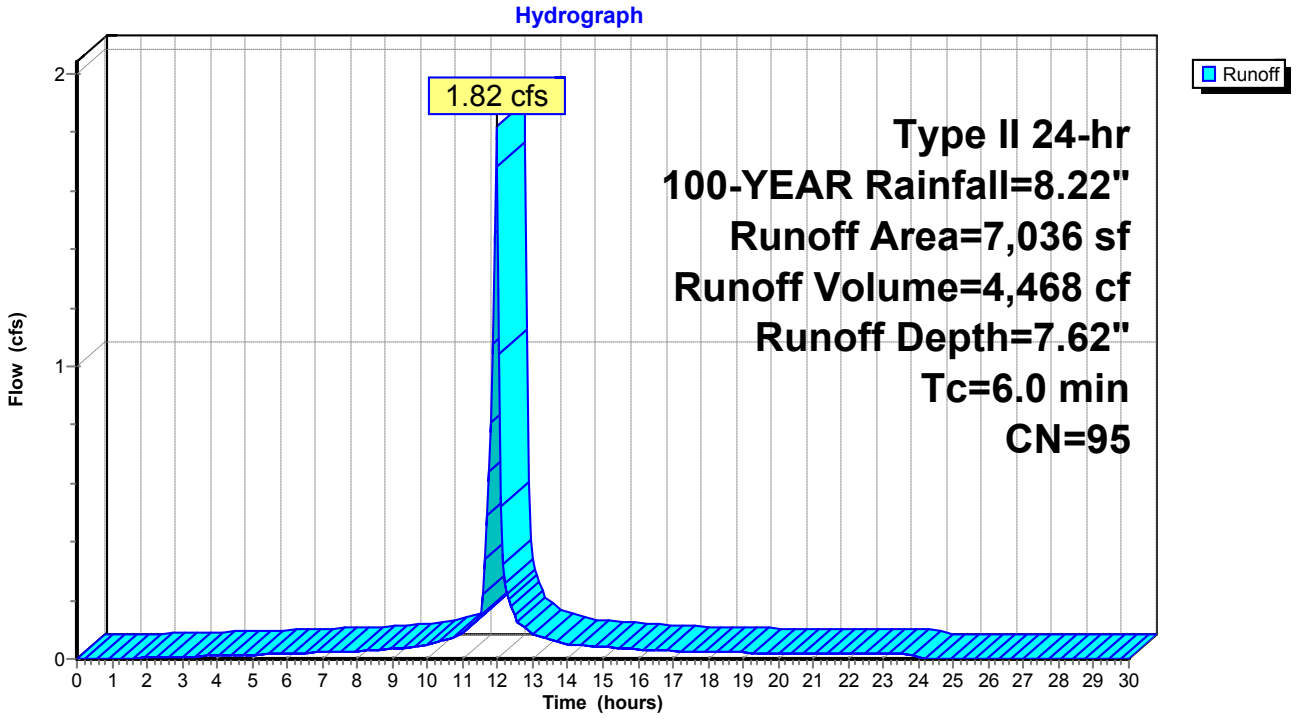
Runoff = 1.82 cfs @ 11.96 hrs, Volume= 4,468 cf, Depth= 7.62"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-YEAR Rainfall=8.22"

Area (sf)	CN	Description
1,178	80	>75% Grass cover, Good, HSG D
5,194	98	Roofs, HSG D
664	98	Paved parking, HSG D
7,036	95	Weighted Average
1,178		16.74% Pervious Area
5,858		83.26% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-2: DA-2



Summary for Subcatchment DA-3: DRAINAGE AREA 3

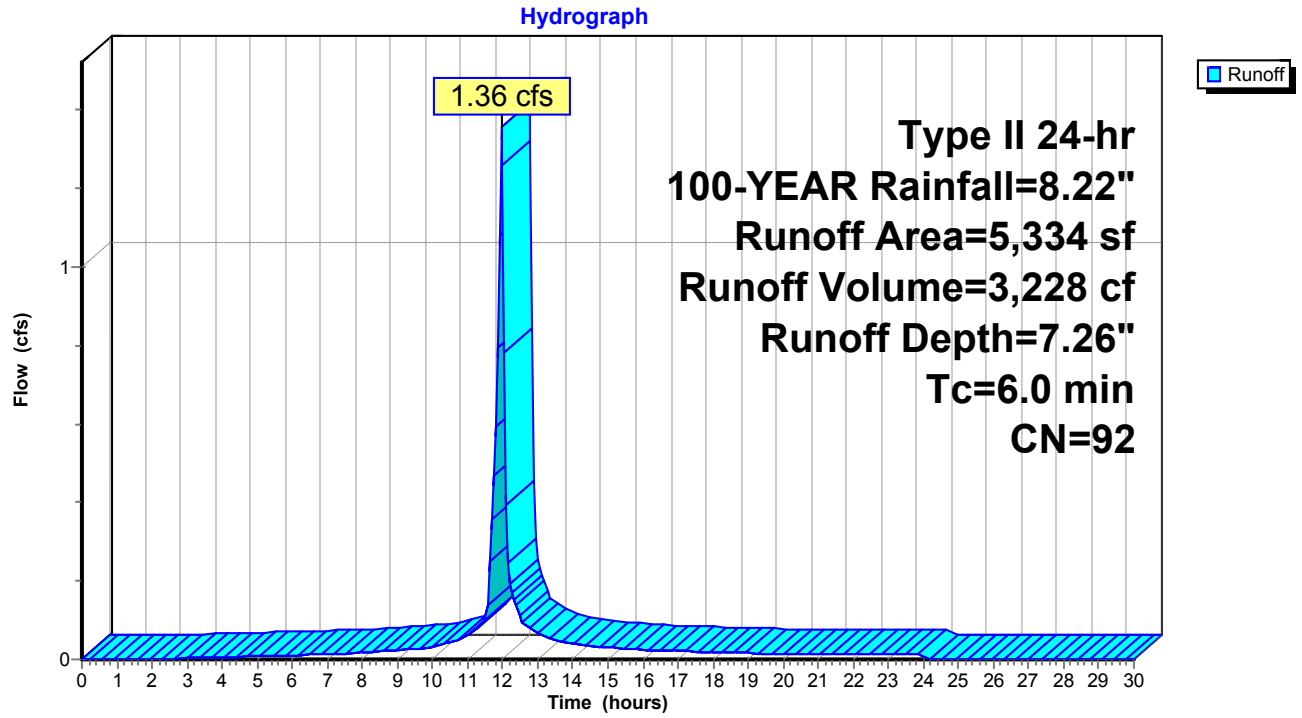
Runoff = 1.36 cfs @ 11.96 hrs, Volume= 3,228 cf, Depth= 7.26"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-YEAR Rainfall=8.22"

Area (sf)	CN	Description
1,820	80	>75% Grass cover, Good, HSG D
3,514	98	Paved parking, HSG D
5,334	92	Weighted Average
1,820		34.12% Pervious Area
3,514		65.88% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-3: DRAINAGE AREA 3



Summary for Subcatchment DA-4: DRAINAGE AREA 4

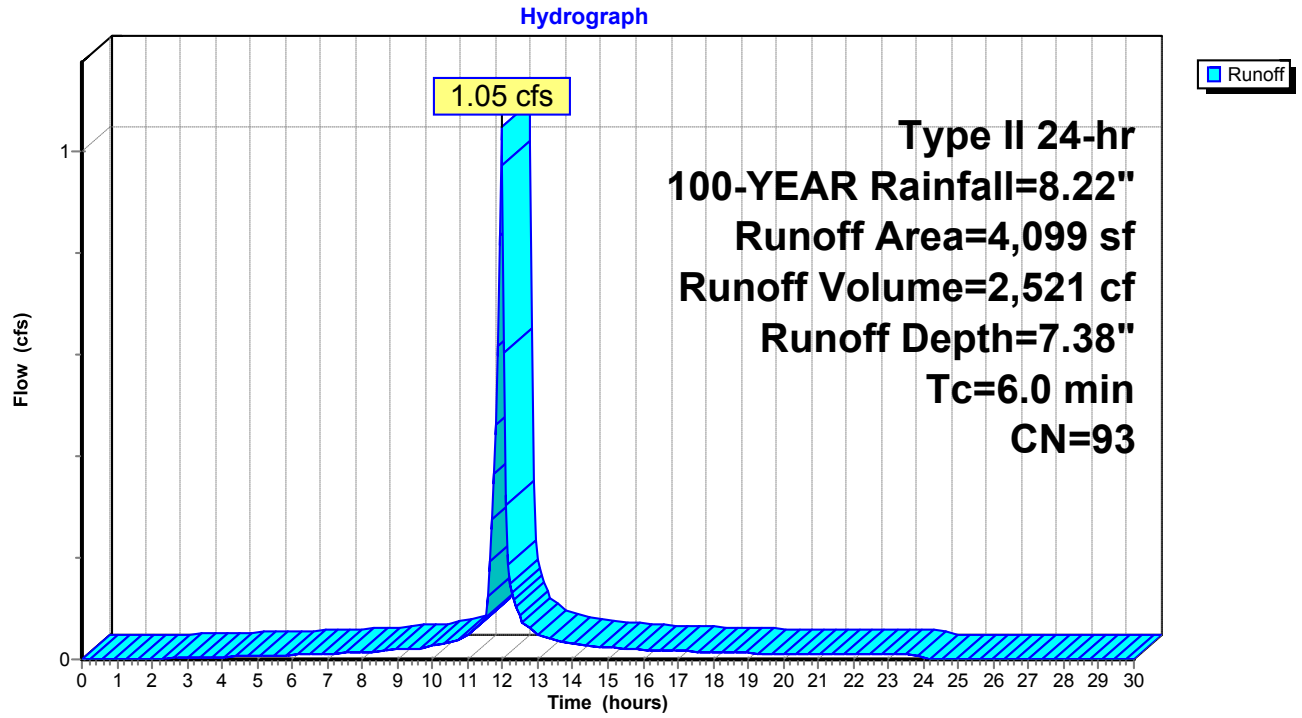
Runoff = 1.05 cfs @ 11.96 hrs, Volume= 2,521 cf, Depth= 7.38"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-YEAR Rainfall=8.22"

Area (sf)	CN	Description
1,032	80	>75% Grass cover, Good, HSG D
3,067	98	Paved parking, HSG D
4,099	93	Weighted Average
1,032		25.18% Pervious Area
3,067		74.82% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-4: DRAINAGE AREA 4



Summary for Subcatchment DA-5: DRAINAGE AREA 5

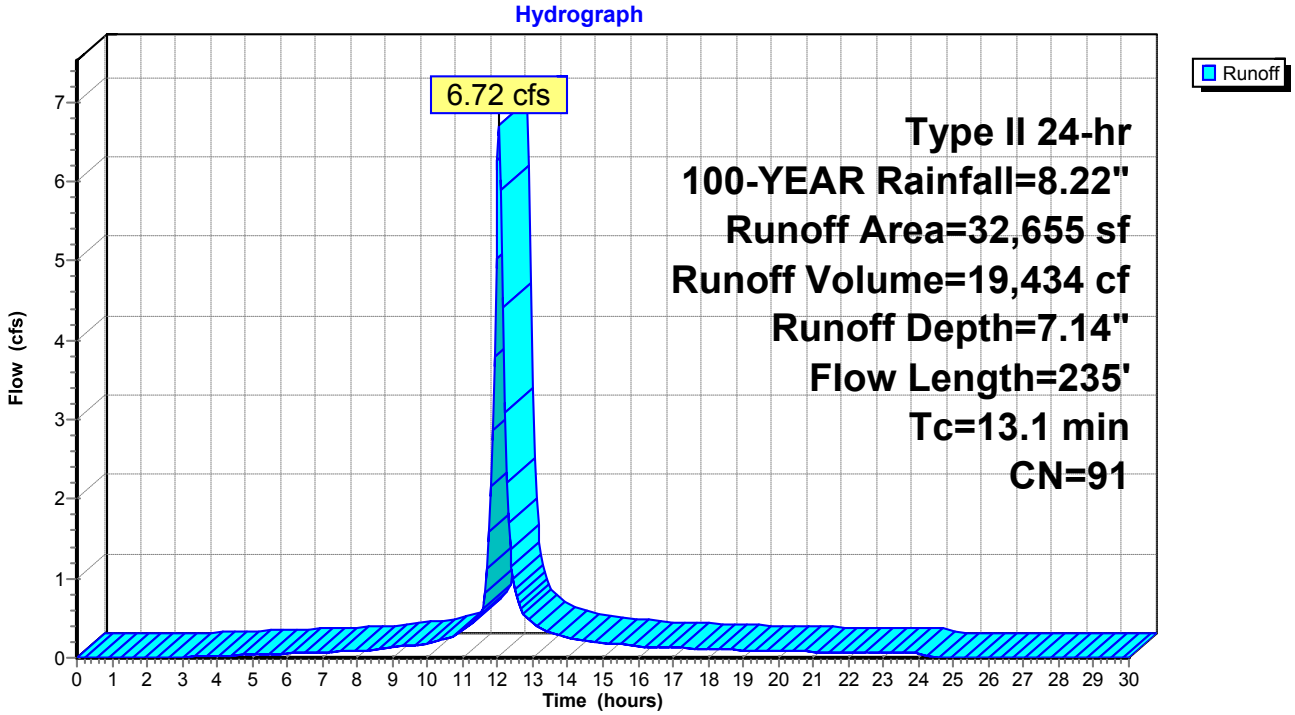
Runoff = 6.72 cfs @ 12.04 hrs, Volume= 19,434 cf, Depth= 7.14"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-YEAR Rainfall=8.22"

Area (sf)	CN	Description
12,737	80	>75% Grass cover, Good, HSG D
19,918	98	Paved parking, HSG D
32,655	91	Weighted Average
12,737		39.00% Pervious Area
19,918		61.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
11.1	100	0.0150	0.15		**Sheet Flow, A-B** Grass: Short n= 0.150 P2= 3.16"
1.7	81	0.0130	0.80		**Shallow Concentrated Flow, B-C** Short Grass Pasture Kv= 7.0 fps
0.3	54	0.0250	3.21		**Shallow Concentrated Flow, C-D** Paved Kv= 20.3 fps
13.1	235	Total			

Subcatchment DA-5: DRAINAGE AREA 5



Summary for Subcatchment DA-6: DA-6

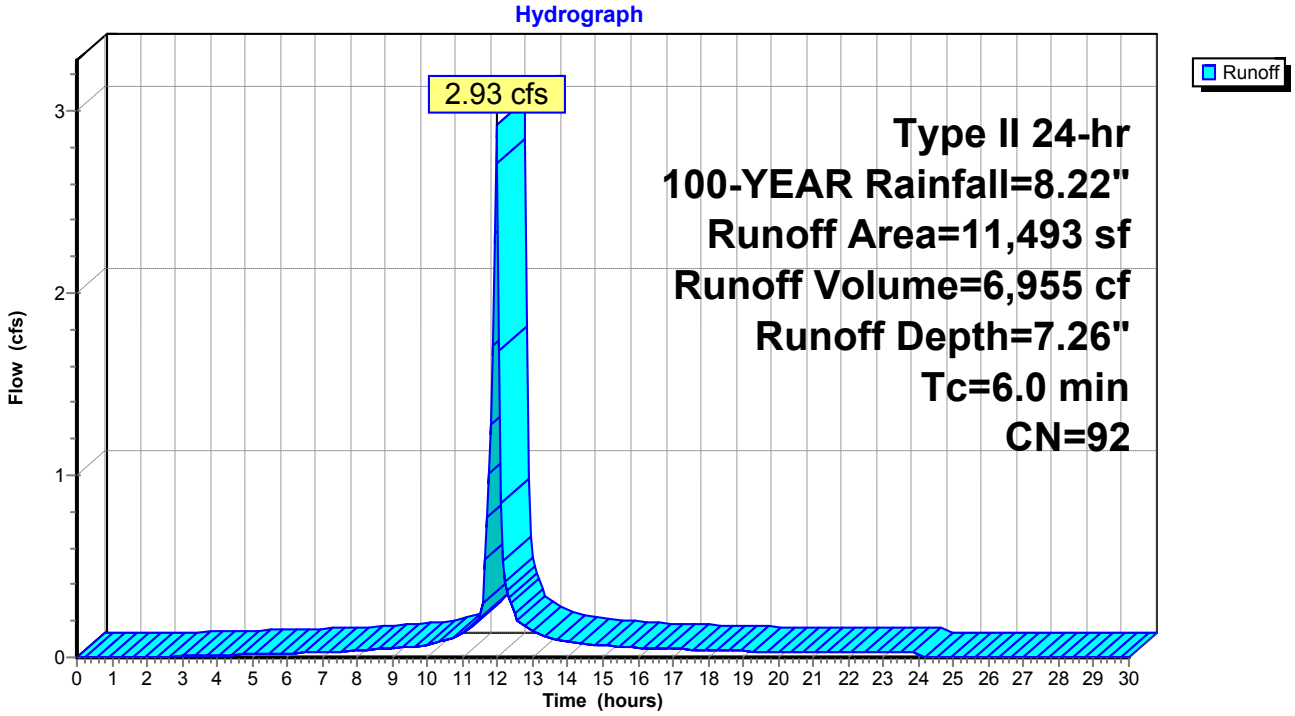
Runoff = 2.93 cfs @ 11.96 hrs, Volume= 6,955 cf, Depth= 7.26"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-YEAR Rainfall=8.22"

Area (sf)	CN	Description
3,947	80	>75% Grass cover, Good, HSG D
7,546	98	Paved parking, HSG D
11,493	92	Weighted Average
3,947		34.34% Pervious Area
7,546		65.66% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-6: DA-6



Summary for Subcatchment DA-7: DA-7

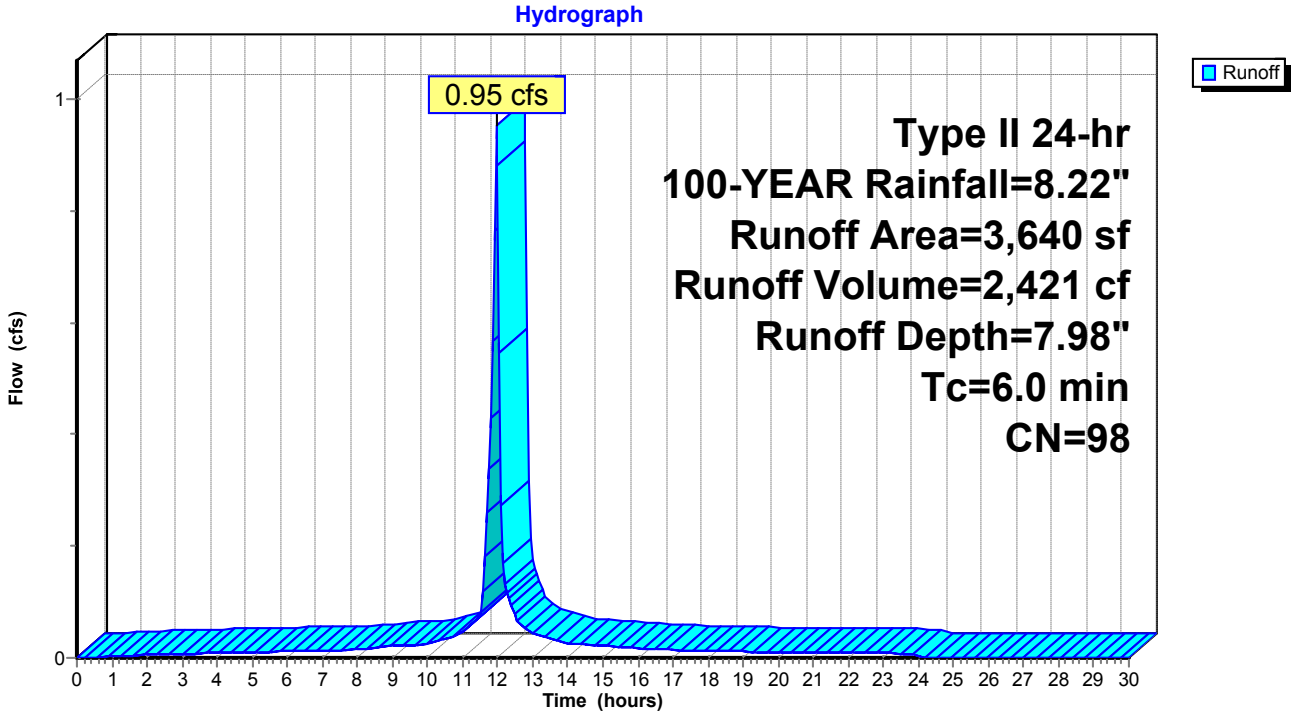
Runoff = 0.95 cfs @ 11.96 hrs, Volume= 2,421 cf, Depth= 7.98"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-YEAR Rainfall=8.22"

Area (sf)	CN	Description
1,587	98	Roofs, HSG D
2,053	98	Paved parking, HSG D
3,640	98	Weighted Average
3,640		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-7: DA-7



Summary for Subcatchment DA-8: DA-8

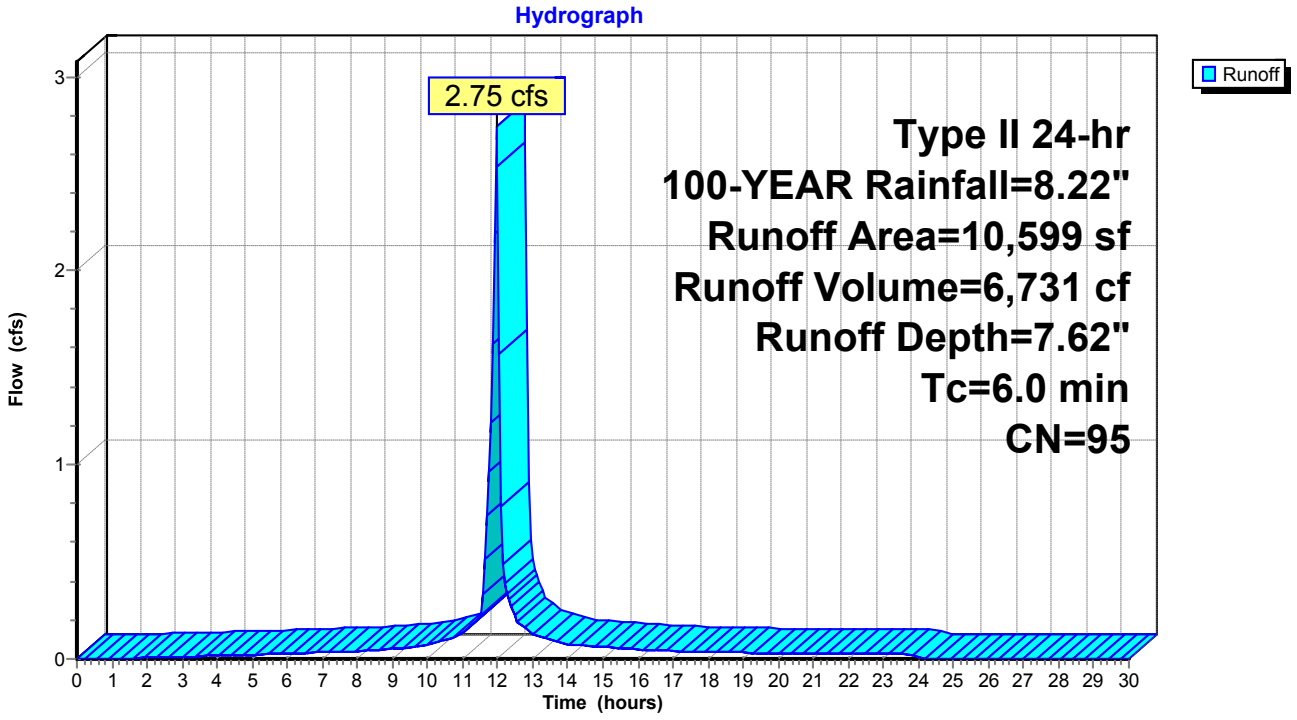
Runoff = 2.75 cfs @ 11.96 hrs, Volume= 6,731 cf, Depth= 7.62"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-YEAR Rainfall=8.22"

Area (sf)	CN	Description
1,986	80	>75% Grass cover, Good, HSG D
6,900	98	Roofs, HSG D
1,713	98	Paved parking, HSG D
10,599	95	Weighted Average
1,986		18.74% Pervious Area
8,613		81.26% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-8: DA-8



Summary for Subcatchment DA-9: DRAINAGE AREA 9

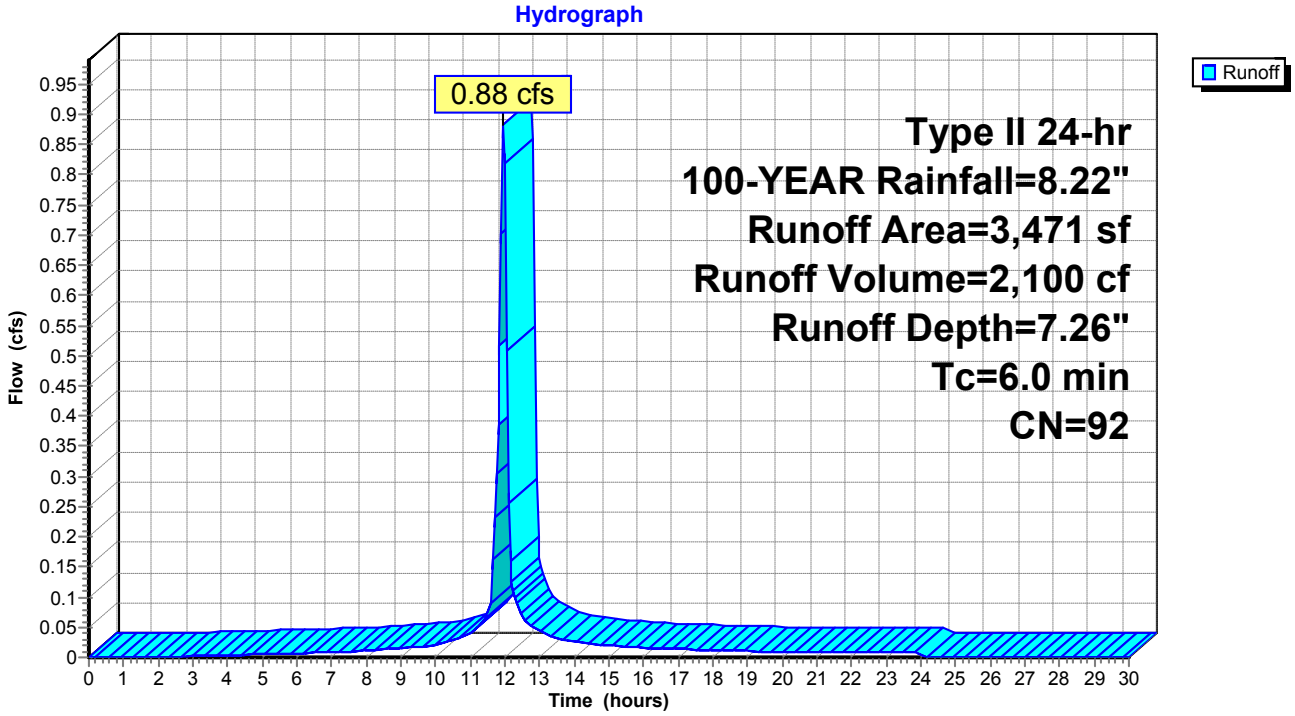
Runoff = 0.88 cfs @ 11.96 hrs, Volume= 2,100 cf, Depth= 7.26"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-YEAR Rainfall=8.22"

Area (sf)	CN	Description
1,195	80	>75% Grass cover, Good, HSG D
2,276	98	Paved parking, HSG D
3,471	92	Weighted Average
1,195		34.43% Pervious Area
2,276		65.57% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-9: DRAINAGE AREA 9



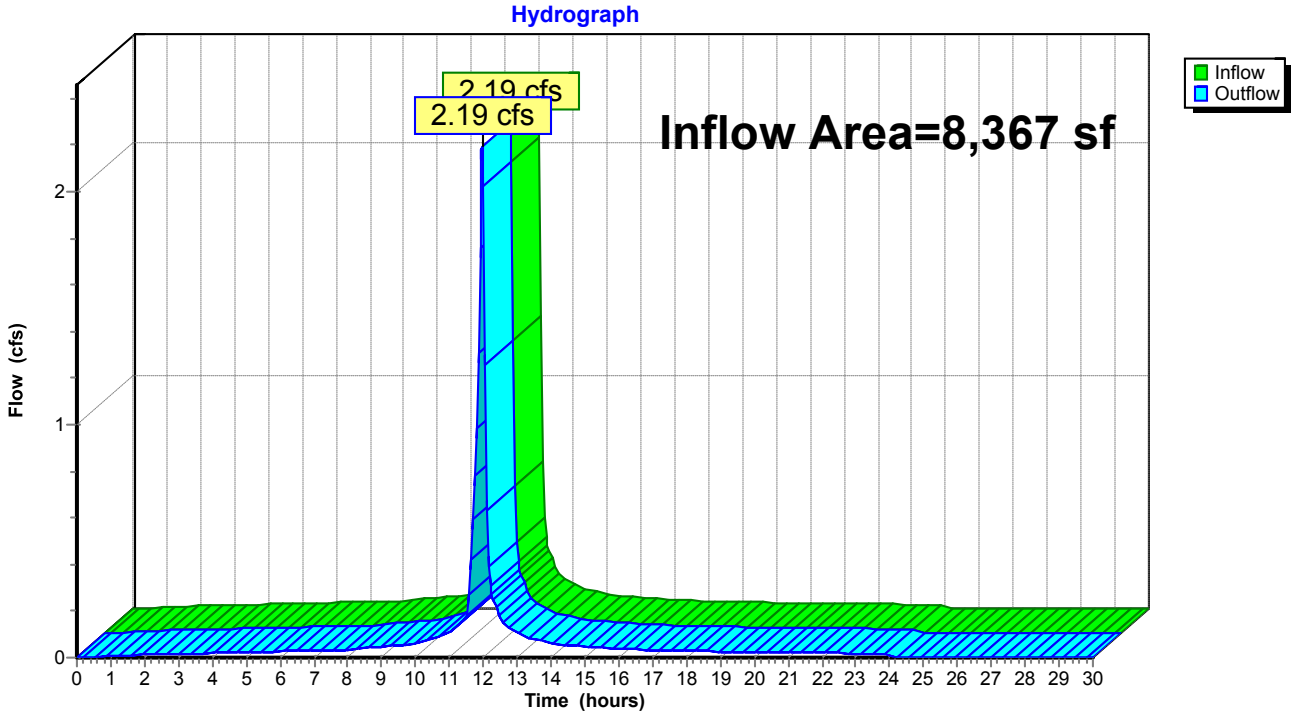
Summary for Reach DP-2: STREET

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 8,367 sf,100.00% Impervious, Inflow Depth = 7.98" for 100-YEAR event
Inflow = 2.19 cfs @ 11.96 hrs, Volume= 5,564 cf
Outflow = 2.19 cfs @ 11.96 hrs, Volume= 5,564 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs

Reach DP-2: STREET



Summary for Pond 2P: EXISTING DRYWELL

[81] Warning: Exceeded Pond DW-4 by 0.49' @ 22.20 hrs

Inflow Area = 5,334 sf, 65.88% Impervious, Inflow Depth = 23.71" for 100-YEAR event
Inflow = 6.85 cfs @ 12.00 hrs, Volume= 10,541 cf
Outflow = 5.36 cfs @ 12.02 hrs, Volume= 10,541 cf, Atten= 22%, Lag= 1.0 min
Discarded = 0.93 cfs @ 12.02 hrs, Volume= 6,074 cf
Primary = 4.43 cfs @ 12.02 hrs, Volume= 4,467 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 172.96' @ 12.02 hrs Surf.Area= 1,829 sf Storage= 634 cf

Plug-Flow detention time= 19.4 min calculated for 10,523 cf (100% of inflow)
Center-of-Mass det. time= 19.7 min (771.9 - 752.2)

Volume	Invert	Avail.Storage	Storage Description
#1	167.50'	1,717 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

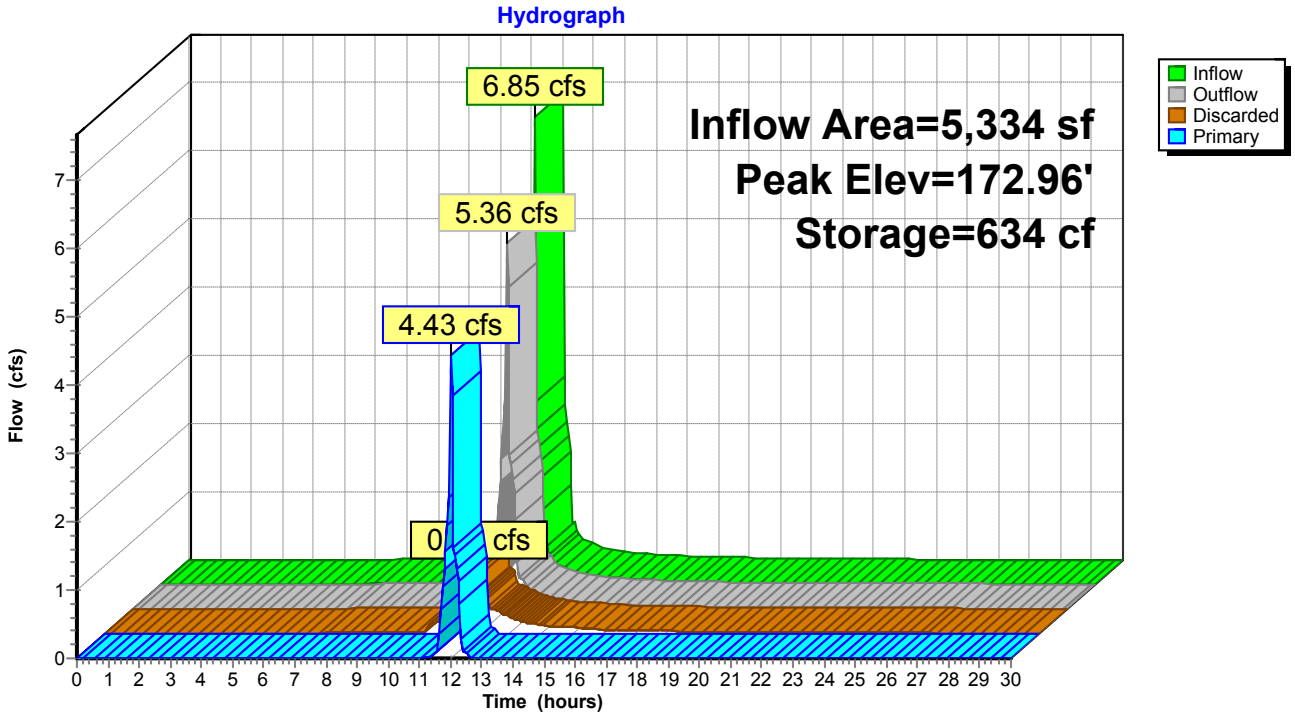
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
167.50	55	0	0
172.50	29	210	210
173.00	2,000	507	717
173.50	2,000	1,000	1,717

Device	Routing	Invert	Outlet Devices
#1	Discarded	167.50'	**22.000 in/hr Exfiltration over Surface area**
#2	Primary	172.65'	**24.0" x 24.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Discarded OutFlow Max=0.90 cfs @ 12.02 hrs HW=172.94' (Free Discharge)
↑**1=Exfiltration** (Exfiltration Controls 0.90 cfs)

Primary OutFlow Max=4.16 cfs @ 12.02 hrs HW=172.94' (Free Discharge)
↑**2=Orifice/Grate** (Weir Controls 4.16 cfs @ 1.77 fps)

Pond 2P: EXISTING DRYWELL



Summary for Pond 3P: PROPOSED CB #3

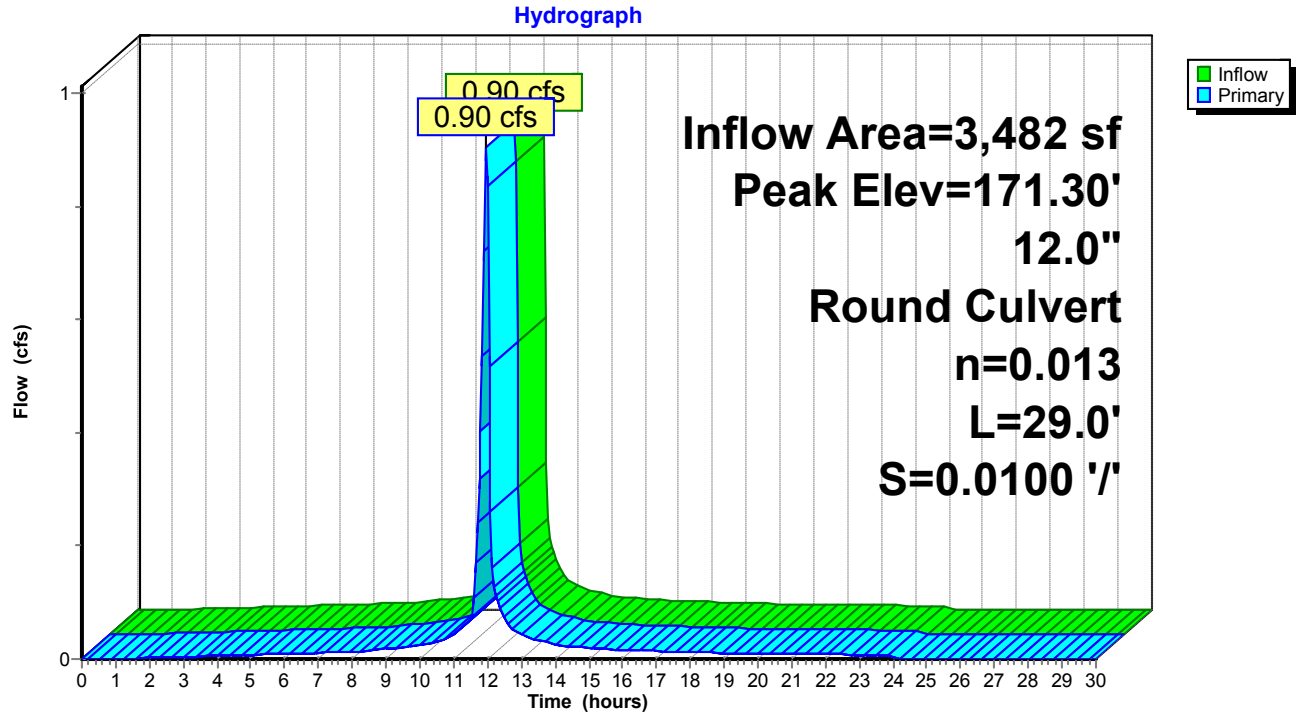
Inflow Area = 3,482 sf, 85.96% Impervious, Inflow Depth = 7.62" for 100-YEAR event
Inflow = 0.90 cfs @ 11.96 hrs, Volume= 2,211 cf
Outflow = 0.90 cfs @ 11.96 hrs, Volume= 2,211 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.90 cfs @ 11.96 hrs, Volume= 2,211 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 171.30' @ 11.96 hrs
Flood Elev= 172.74'

Device	Routing	Invert	Outlet Devices
#1	Primary	170.74'	**12.0" Round Culvert** L= 29.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 170.74' / 170.45' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf

Primary OutFlow Max=0.88 cfs @ 11.96 hrs HW=171.29' (Free Discharge)
1=Culvert (Inlet Controls 0.88 cfs @ 1.99 fps)

Pond 3P: PROPOSED CB #3



Summary for Pond 5P: EXISTING DRYWELL

[81] Warning: Exceeded Pond CB-2 by 2.85' @ 12.20 hrs

Inflow	=	2.32 cfs @	11.96 hrs,	Volume=	7,262 cf
Outflow	=	1.36 cfs @	12.06 hrs,	Volume=	7,262 cf, Atten= 42%, Lag= 5.7 min
Discarded	=	1.36 cfs @	12.06 hrs,	Volume=	7,262 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 173.66' @ 12.06 hrs Surf.Area= 2,666 sf Storage= 1,126 cf

Plug-Flow detention time= 34.9 min calculated for 7,250 cf (100% of inflow)
Center-of-Mass det. time= 35.1 min (788.0 - 752.9)

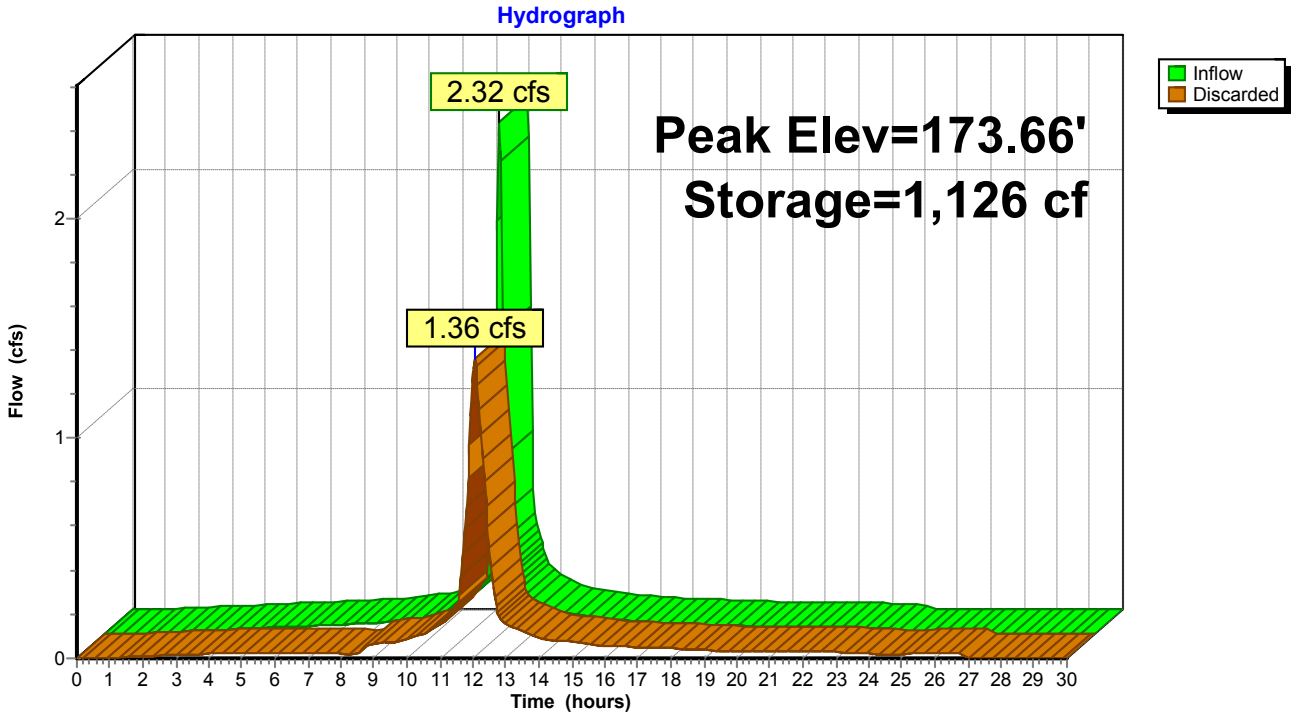
Volume	Invert	Avail.Storage	Storage Description
#1	168.00'	2,269 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
168.00	55	0	0
172.90	29	206	206
173.00	112	7	213
174.00	4,000	2,056	2,269

Device	Routing	Invert	Outlet Devices
#1	Discarded	168.00'	**22.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=1.35 cfs @ 12.06 hrs HW=173.65' (Free Discharge)
1=Exfiltration (Exfiltration Controls 1.35 cfs)

Pond 5P: EXISTING DRYWELL



Summary for Pond 8P: EXISTING YARD DRAIN

[58] Hint: Peaked 143.68' above defined flood level

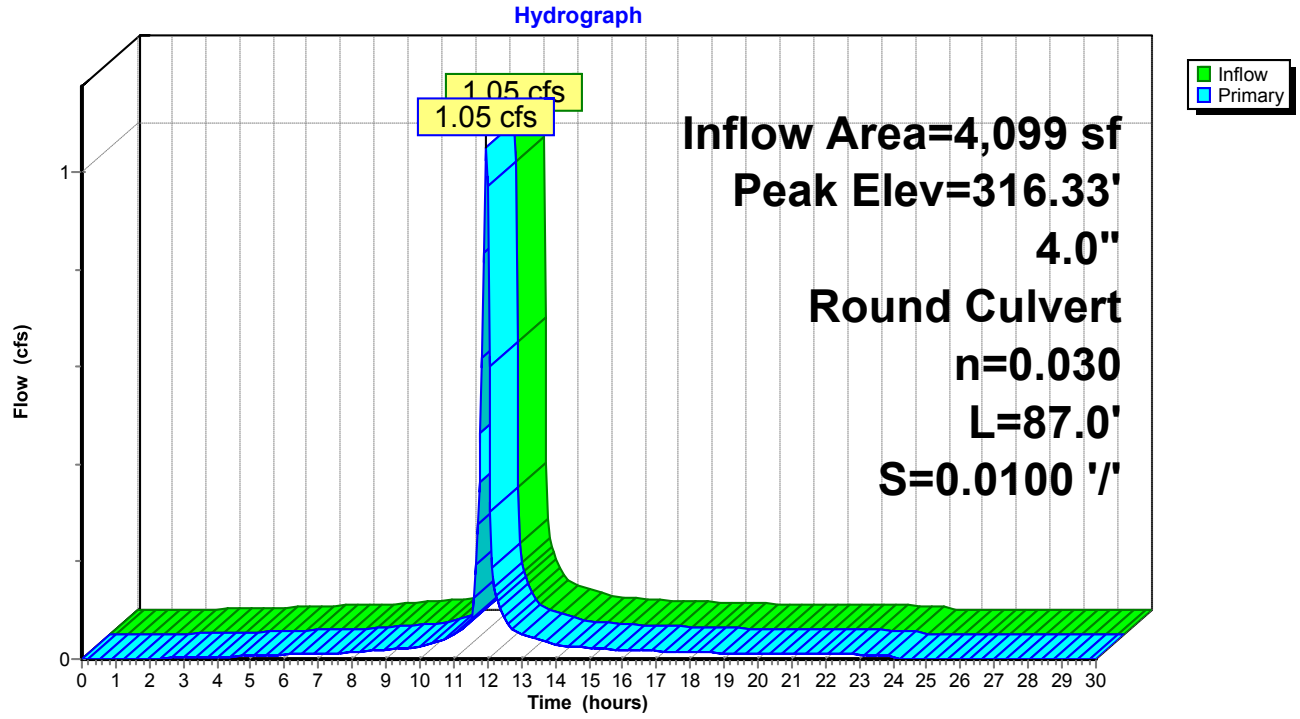
Inflow Area = 4,099 sf, 74.82% Impervious, Inflow Depth = 7.38" for 100-YEAR event
Inflow = 1.05 cfs @ 11.96 hrs, Volume= 2,521 cf
Outflow = 1.05 cfs @ 11.96 hrs, Volume= 2,521 cf, Atten= 0%, Lag= 0.0 min
Primary = 1.05 cfs @ 11.96 hrs, Volume= 2,521 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 316.33' @ 11.96 hrs
Flood Elev= 172.65'

Device	Routing	Invert	Outlet Devices
#1	Primary	171.30'	**4.0" Round Culvert** L= 87.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 171.30' / 170.43' S= 0.0100 '/' Cc= 0.900 n= 0.030, Flow Area= 0.09 sf

Primary OutFlow Max=1.03 cfs @ 11.96 hrs HW=309.86' (Free Discharge)
└**1=Culvert** (Barrel Controls 1.03 cfs @ 11.76 fps)

Pond 8P: EXISTING YARD DRAIN



Summary for Pond 12P: EXISTING CB

[58] Hint: Peaked 4.38' above defined flood level
[81] Warning: Exceeded Pond 3P by 5.19' @ 12.05 hrs

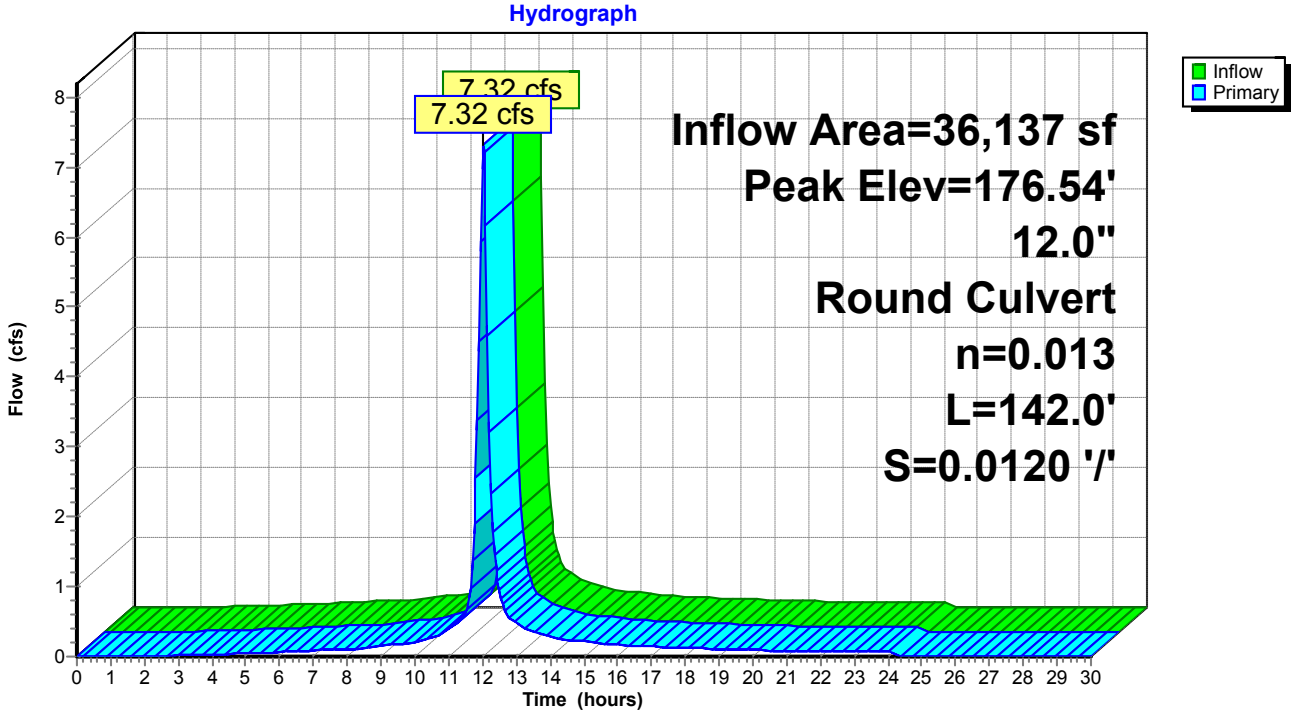
Inflow Area = 36,137 sf, 63.40% Impervious, Inflow Depth = 7.19" for 100-YEAR event
Inflow = 7.32 cfs @ 12.03 hrs, Volume= 21,646 cf
Outflow = 7.32 cfs @ 12.03 hrs, Volume= 21,646 cf, Atten= 0%, Lag= 0.0 min
Primary = 7.32 cfs @ 12.03 hrs, Volume= 21,646 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 176.54' @ 12.03 hrs
Flood Elev= 172.16'

Device	Routing	Invert	Outlet Devices
#1	Primary	168.70'	**12.0" Round Culvert** L= 142.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 168.70' / 167.00' S= 0.0120 '/' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf

Primary OutFlow Max=7.17 cfs @ 12.03 hrs HW=176.24' (Free Discharge)
↑**1=Culvert** (Barrel Controls 7.17 cfs @ 9.13 fps)

Pond 12P: EXISTING CB



Summary for Pond 14P: EXISTING CB

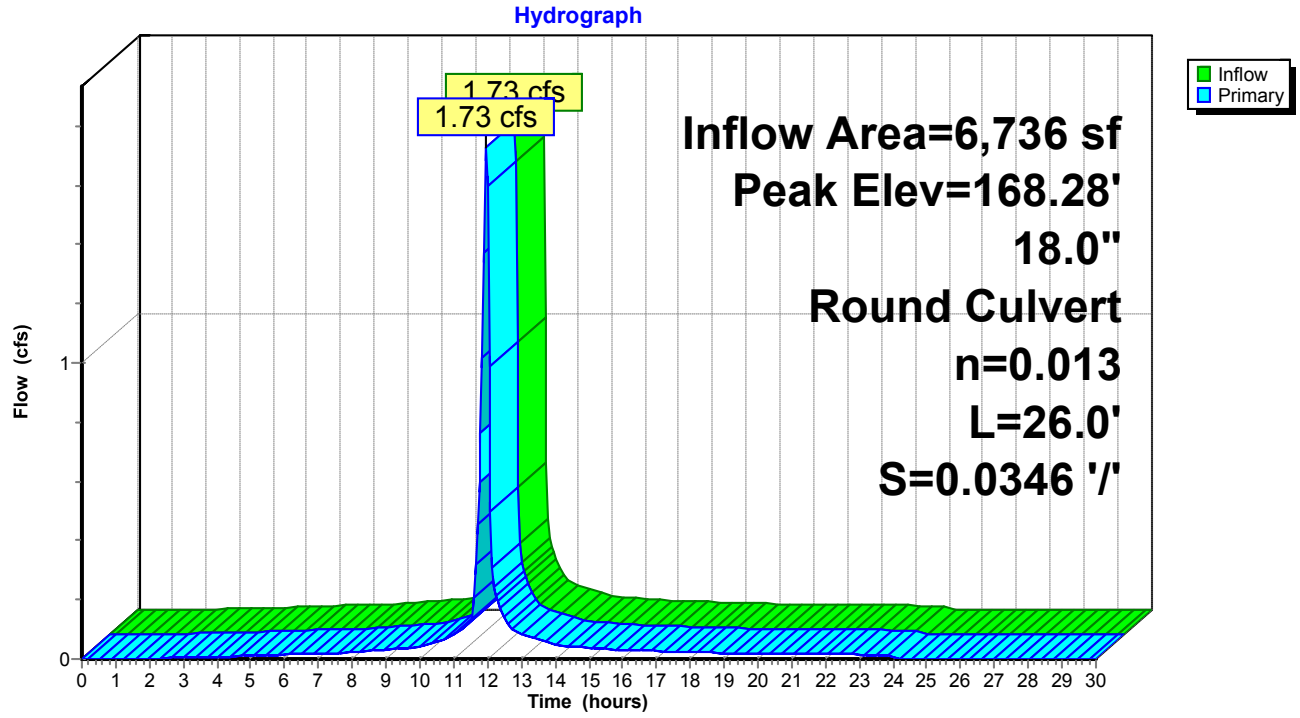
Inflow Area = 6,736 sf, 69.73% Impervious, Inflow Depth = 7.38" for 100-YEAR event
Inflow = 1.73 cfs @ 11.96 hrs, Volume= 4,143 cf
Outflow = 1.73 cfs @ 11.96 hrs, Volume= 4,143 cf, Atten= 0%, Lag= 0.0 min
Primary = 1.73 cfs @ 11.96 hrs, Volume= 4,143 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 168.28' @ 11.96 hrs
Flood Elev= 172.33'

Device	Routing	Invert	Outlet Devices
#1	Primary	167.60'	**18.0" Round Culvert** L= 26.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 167.60' / 166.70' S= 0.0346 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf

Primary OutFlow Max=1.68 cfs @ 11.96 hrs HW=168.27' (Free Discharge)
1=Culvert (Inlet Controls 1.68 cfs @ 2.20 fps)

Pond 14P: EXISTING CB



Summary for Pond CB-1: PROPOSED CATCH BASIN #1

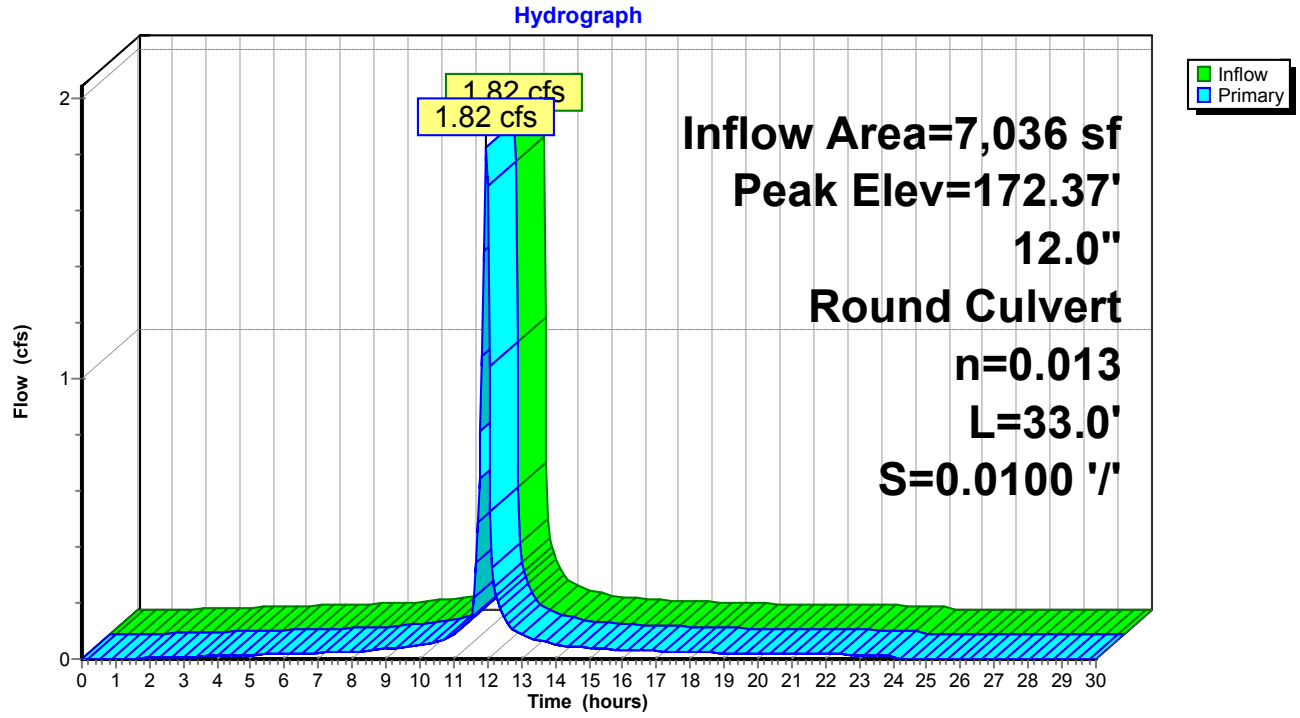
Inflow Area = 7,036 sf, 83.26% Impervious, Inflow Depth = 7.62" for 100-YEAR event
Inflow = 1.82 cfs @ 11.96 hrs, Volume= 4,468 cf
Outflow = 1.82 cfs @ 11.96 hrs, Volume= 4,468 cf, Atten= 0%, Lag= 0.0 min
Primary = 1.82 cfs @ 11.96 hrs, Volume= 4,468 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 172.37' @ 11.96 hrs
Flood Elev= 172.70'

Device	Routing	Invert	Outlet Devices
#1	Primary	171.50'	**12.0" Round Culvert** L= 33.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 171.50' / 171.17' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf

Primary OutFlow Max=1.78 cfs @ 11.96 hrs HW=172.36' (Free Discharge)
1=Culvert (Inlet Controls 1.78 cfs @ 2.49 fps)

Pond CB-1: PROPOSED CATCH BASIN #1



Summary for Pond CB-2: PR CB #2

[57] Hint: Peaked at 173.64' (Flood elevation advised)
[81] Warning: Exceeded Pond CB-1 by 1.24' @ 11.95 hrs

Inflow Area = 28,448 sf, 85.49% Impervious, Inflow Depth = 7.71" for 100-YEAR event
Inflow = 7.40 cfs @ 11.96 hrs, Volume= 18,279 cf
Outflow = 7.40 cfs @ 11.96 hrs, Volume= 18,279 cf, Atten= 0%, Lag= 0.0 min
Primary = 5.08 cfs @ 11.96 hrs, Volume= 11,017 cf
Secondary = 2.32 cfs @ 11.96 hrs, Volume= 7,262 cf

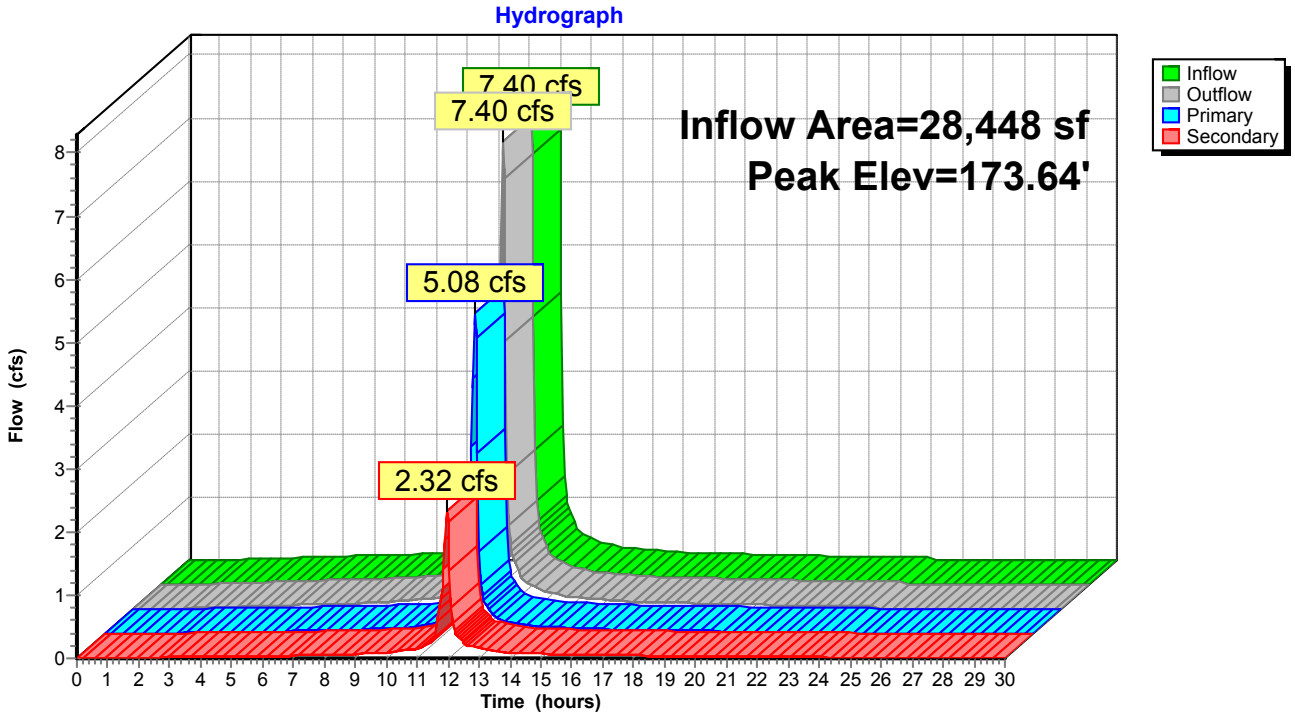
Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 173.64' @ 11.96 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	170.25'	**12.0" Round Culvert** L= 20.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 170.25' / 170.05' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf
#2	Secondary	170.25'	**8.0" Round Culvert** L= 12.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 170.25' / 170.05' S= 0.0167 '/' Cc= 0.900 n= 0.013, Flow Area= 0.35 sf

Primary OutFlow Max=4.96 cfs @ 11.96 hrs HW=173.51' (Free Discharge)
↑—**1=Culvert** (Inlet Controls 4.96 cfs @ 6.32 fps)

Secondary OutFlow Max=2.27 cfs @ 11.96 hrs HW=173.51' (Free Discharge)
↑—**2=Culvert** (Inlet Controls 2.27 cfs @ 6.50 fps)

Pond CB-2: PR CB #2



Summary for Pond DP-1: Existing Catch Basin

[58] Hint: Peaked 0.37' above defined flood level
[79] Warning: Submerged Pond 8P Primary device # 1 INLET by 0.92'
[79] Warning: Submerged Pond 12P Primary device # 1 INLET by 3.52'
[81] Warning: Exceeded Pond 14P by 3.97' @ 12.00 hrs

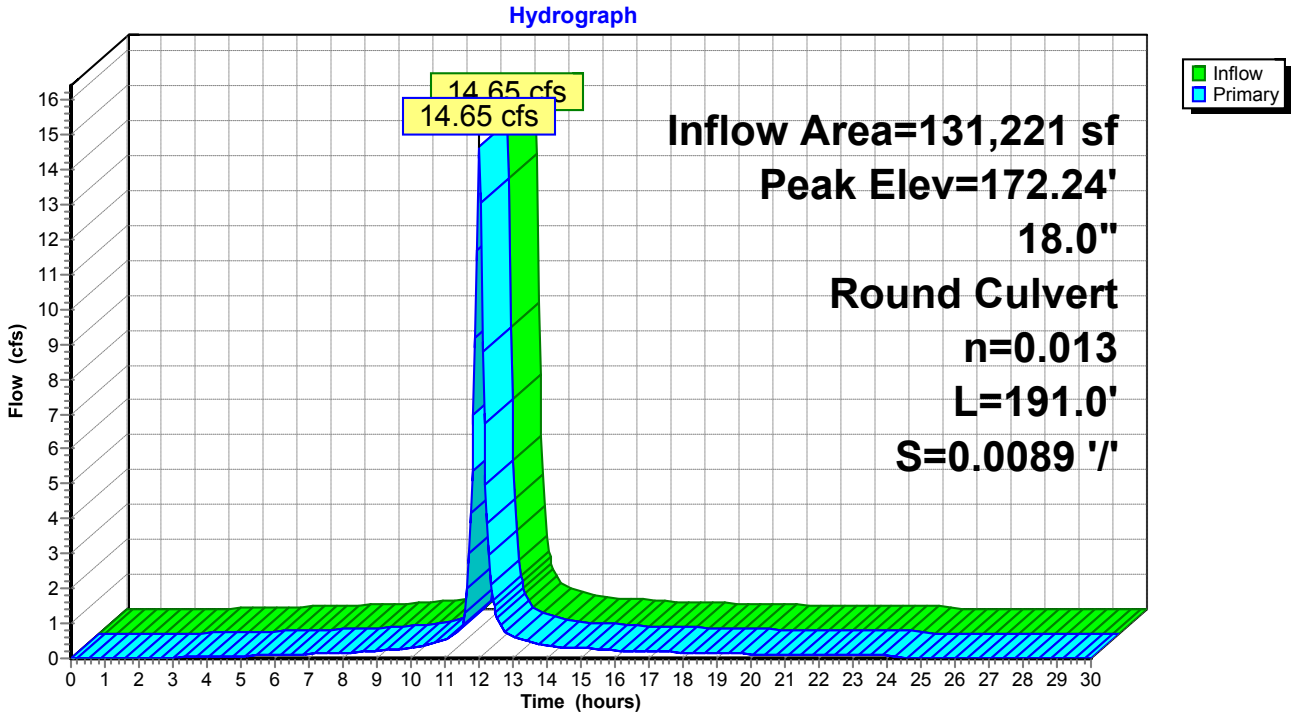
Inflow Area = 131,221 sf, 73.88% Impervious, Inflow Depth = 3.14" for 100-YEAR event
Inflow = 14.65 cfs @ 12.01 hrs, Volume= 34,386 cf
Outflow = 14.65 cfs @ 12.01 hrs, Volume= 34,386 cf, Atten= 0%, Lag= 0.0 min
Primary = 14.65 cfs @ 12.01 hrs, Volume= 34,386 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 172.24' @ 12.01 hrs
Flood Elev= 171.87'

Device	Routing	Invert	Outlet Devices
#1	Primary	166.70'	**18.0" Round Culvert** L= 191.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 166.70' / 165.00' S= 0.0089 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf

Primary OutFlow Max=14.41 cfs @ 12.01 hrs HW=172.07' (Free Discharge)
1=Culvert (Barrel Controls 14.41 cfs @ 8.15 fps)

Pond DP-1: Existing Catch Basin



Summary for Pond DW-1: PROPOSED DRYWELL #1

[85] Warning: Oscillations may require smaller dt or Finer Routing (severity=1)

Inflow Area = 3,471 sf, 65.57% Impervious, Inflow Depth = 7.26" for 100-YEAR event
Inflow = 0.88 cfs @ 11.96 hrs, Volume= 2,100 cf
Outflow = 0.23 cfs @ 11.90 hrs, Volume= 2,100 cf, Atten= 74%, Lag= 0.0 min
Discarded = 0.23 cfs @ 11.90 hrs, Volume= 2,100 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 170.14' @ 12.12 hrs Surf.Area= 310 sf Storage= 642 cf

Plug-Flow detention time= 33.1 min calculated for 2,097 cf (100% of inflow)
Center-of-Mass det. time= 33.0 min (797.7 - 764.7)

Volume	Invert	Avail.Storage	Storage Description
#1	164.00'	712 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)
#2	163.00'	38 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 94 cf Overall x 40.0% Voids
		750 cf	Total Available Storage

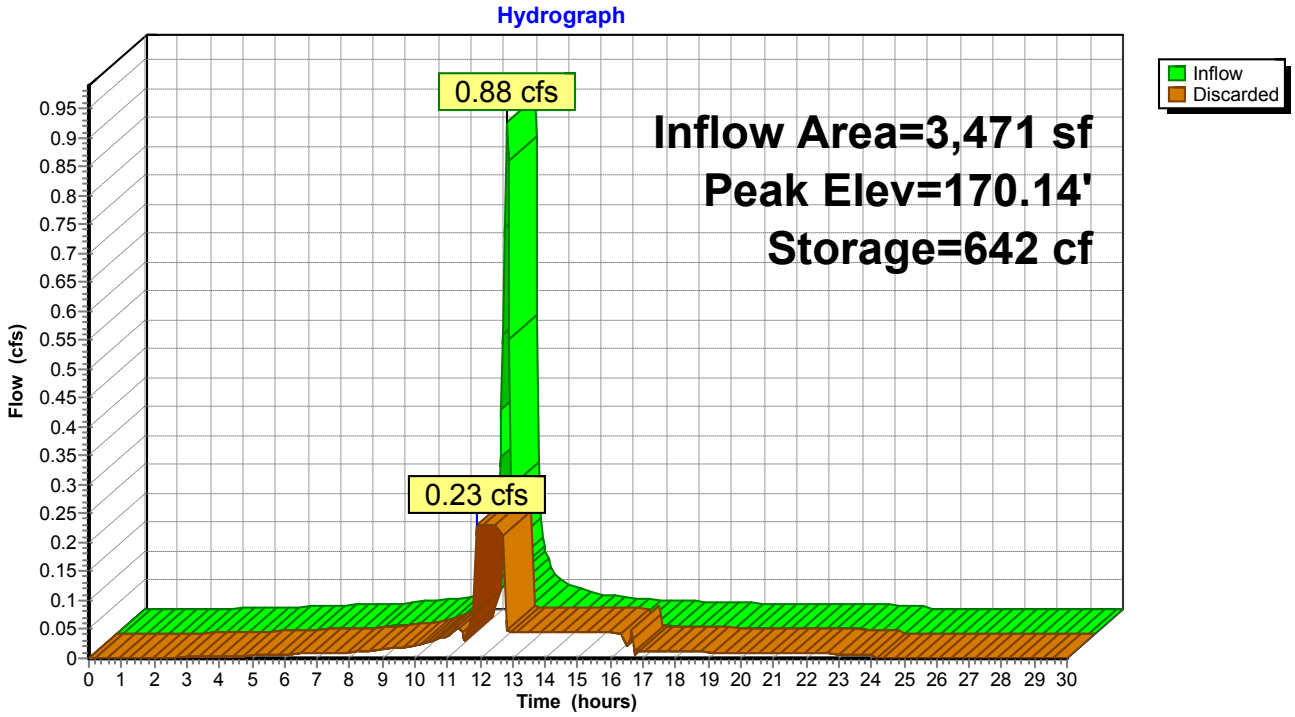
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
164.00	50	0	0
168.90	50	245	245
169.00	300	17	262
170.50	300	450	712

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
163.00	78	0	0
164.00	10	44	44
169.00	10	50	94

Device	Routing	Invert	Outlet Devices
#1	Discarded	163.00'	**32.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.23 cfs @ 11.90 hrs HW=169.08' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.23 cfs)

Pond DW-1: PROPOSED DRYWELL #1



Summary for Pond DW-2: PROPOSED DRYWELL #2

[81] Warning: Exceeded Pond YD-2 by 2.78' @ 18.20 hrs

Inflow Area = 13,357 sf, 67.23% Impervious, Inflow Depth = 7.25" for 100-YEAR event
Inflow = 3.38 cfs @ 11.96 hrs, Volume= 8,066 cf
Outflow = 2.58 cfs @ 12.02 hrs, Volume= 8,068 cf, Atten= 24%, Lag= 3.7 min
Discarded = 2.58 cfs @ 12.02 hrs, Volume= 8,068 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 175.89' @ 12.02 hrs Surf.Area= 3,487 sf Storage= 1,134 cf

Plug-Flow detention time= 42.7 min calculated for 8,055 cf (100% of inflow)
Center-of-Mass det. time= 42.9 min (805.2 - 762.3)

Volume	Invert	Avail.Storage	Storage Description
#1	167.78'	1,499 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)
#2	166.50'	53 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 134 cf Overall x 40.0% Voids
		1,552 cf	Total Available Storage

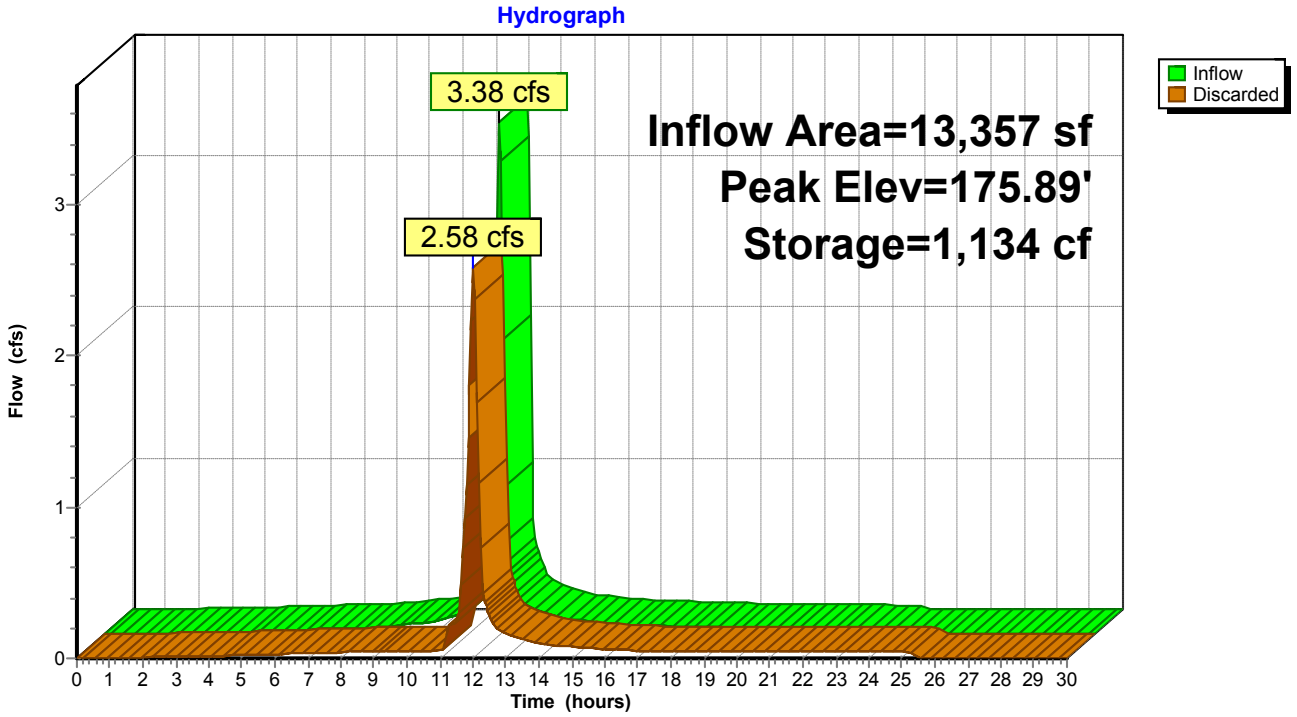
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
167.78	50	0	0
175.50	50	386	386
176.00	4,400	1,113	1,499

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
166.50	78	0	0
167.78	10	56	56
175.50	10	77	134

Device	Routing	Invert	Outlet Devices
#1	Discarded	166.50'	**32.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=2.54 cfs @ 12.02 hrs HW=175.89' (Free Discharge)
1=Exfiltration (Exfiltration Controls 2.54 cfs)

Pond DW-2: PROPOSED DRYWELL #2



Summary for Pond DW-3: PROPOSED DRYWELL #3

[85] Warning: Oscillations may require smaller dt or Finer Routing (severity=1)
[81] Warning: Exceeded Pond YD-4 by 2.09' @ 18.70 hrs

Inflow Area = 14,239 sf, 86.05% Impervious, Inflow Depth = 7.71" for 100-YEAR event
Inflow = 3.70 cfs @ 11.96 hrs, Volume= 9,151 cf
Outflow = 2.72 cfs @ 12.03 hrs, Volume= 9,152 cf, Atten= 26%, Lag= 4.0 min
Discarded = 2.72 cfs @ 12.03 hrs, Volume= 9,152 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 174.96' @ 12.03 hrs Surf.Area= 3,675 sf Storage= 1,295 cf

Plug-Flow detention time= 41.3 min calculated for 9,137 cf (100% of inflow)
Center-of-Mass det. time= 41.5 min (789.9 - 748.4)

Volume	Invert	Avail.Storage	Storage Description
#1	166.69'	1,403 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)
#2	165.50'	55 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 138 cf Overall x 40.0% Voids
		1,458 cf	Total Available Storage

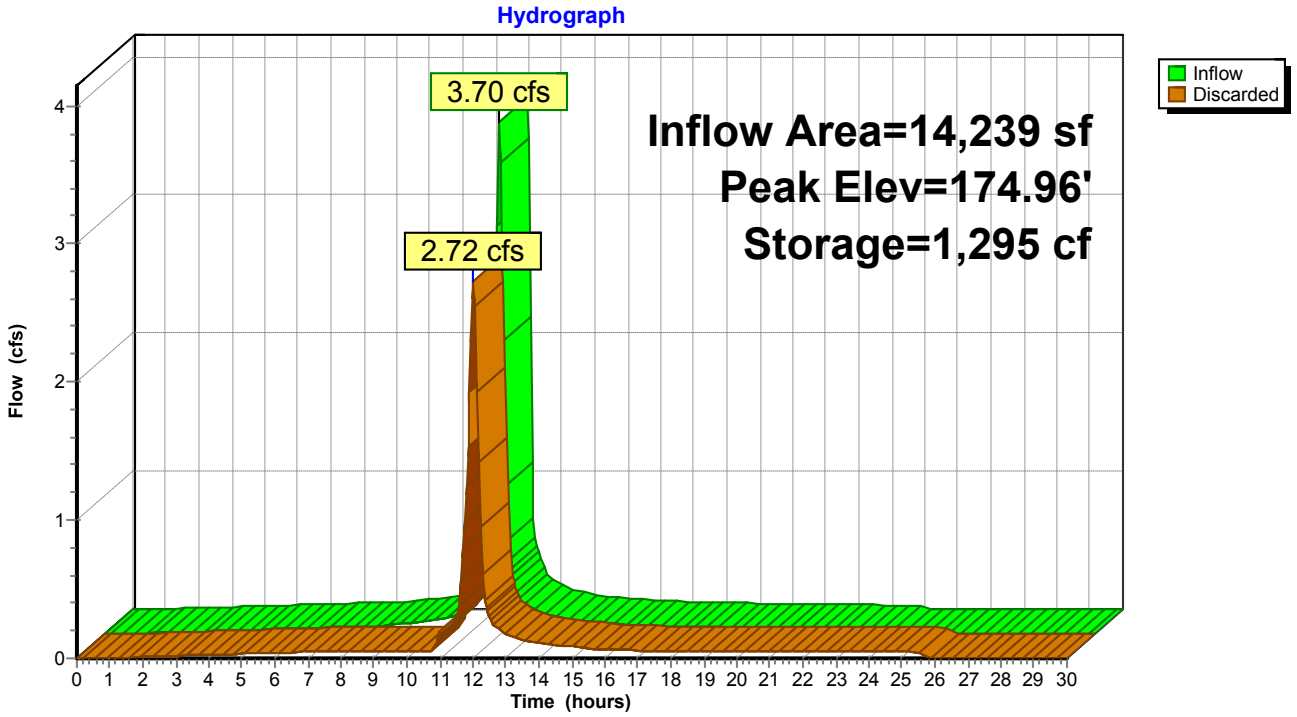
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
166.69	50	0	0
174.50	50	391	391
175.00	4,000	1,013	1,403

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
165.50	79	0	0
165.69	79	15	15
166.69	10	45	60
174.50	10	78	138

Device	Routing	Invert	Outlet Devices
#1	Discarded	165.50'	**32.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=2.68 cfs @ 12.03 hrs HW=174.95' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 2.68 cfs)

Pond DW-3: PROPOSED DRYWELL #3



Summary for Pond DW-4: PROPOSED DRYWELL #4

[93] Warning: Storage range exceeded by 15.56'
[88] Warning: Qout>Qin may require smaller dt or Finer Routing
[81] Warning: Exceeded Pond CB-2 by 16.85' @ 12.00 hrs

Inflow Area = 28,448 sf, 85.49% Impervious, Inflow Depth = 4.65" for 100-YEAR event
Inflow = 5.08 cfs @ 11.96 hrs, Volume= 11,017 cf
Outflow = 6.10 cfs @ 12.00 hrs, Volume= 11,017 cf, Atten= 0%, Lag= 2.3 min
Discarded = 0.51 cfs @ 11.95 hrs, Volume= 3,704 cf
Secondary = 5.59 cfs @ 12.00 hrs, Volume= 7,313 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 190.06' @ 12.00 hrs Surf.Area= 1,010 sf Storage= 1,517 cf

Plug-Flow detention time= 44.1 min calculated for 11,017 cf (100% of inflow)
Center-of-Mass det. time= 44.0 min (790.5 - 746.4)

Volume	Invert	Avail.Storage	Storage Description
#1	165.00'	1,468 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)
#2	164.00'	50 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 124 cf Overall x 40.0% Voids
		1,517 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
165.00	55	0	0
173.00	55	440	440
174.00	1,000	528	968
174.50	1,000	500	1,468

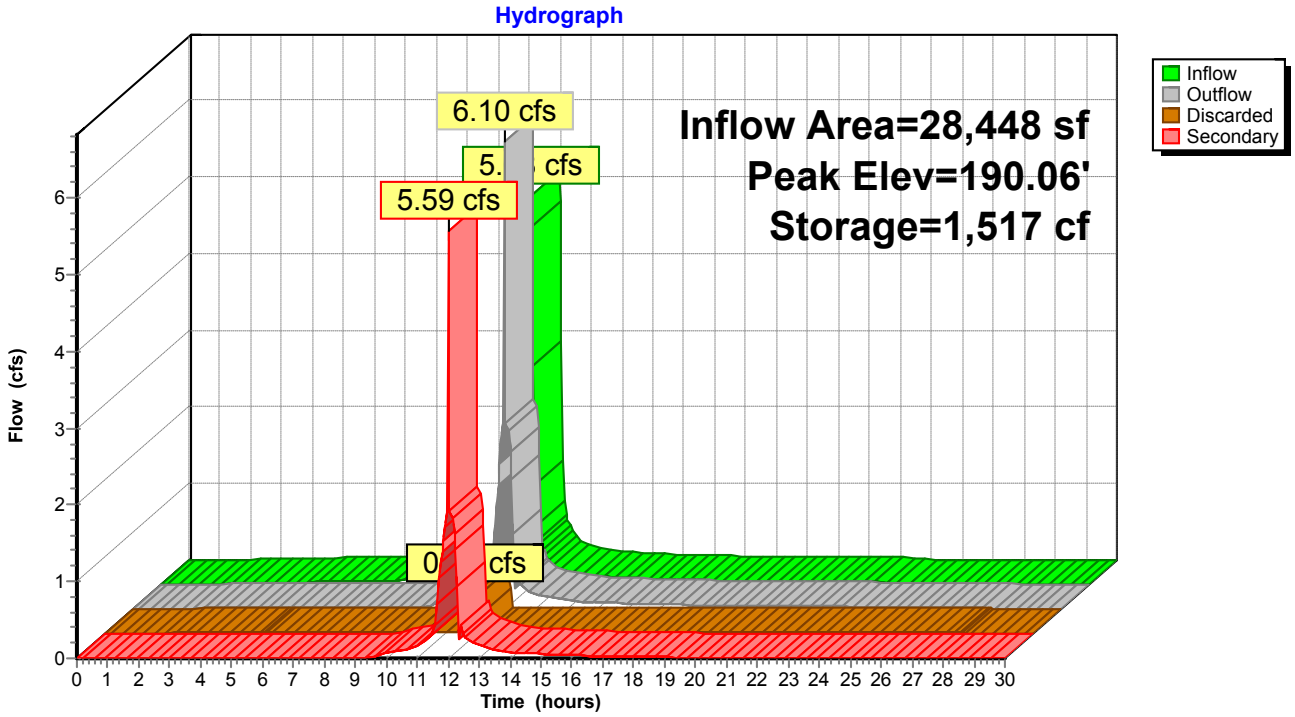
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
164.00	78	0	0
165.00	10	44	44
173.00	10	80	124

Device	Routing	Invert	Outlet Devices
#1	Discarded	164.00'	**22.000 in/hr Exfiltration over Surface area**
#2	Secondary	172.00'	**8.0" Round Culvert** L= 30.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 172.00' / 171.70' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 0.35 sf

Discarded OutFlow Max=0.51 cfs @ 11.95 hrs HW=174.39' (Free Discharge)
↑**1=Exfiltration** (Exfiltration Controls 0.51 cfs)

Secondary OutFlow Max=5.59 cfs @ 12.00 hrs HW=190.05' (Free Discharge)
↑**2=Culvert** (Inlet Controls 5.59 cfs @ 16.00 fps)

Pond DW-4: PROPOSED DRYWELL #4



Summary for Pond DW-5: PROPOSED DRYWELL #5

Inflow Area = 11,493 sf, 65.66% Impervious, Inflow Depth = 7.26" for 100-YEAR event
Inflow = 2.93 cfs @ 11.96 hrs, Volume= 6,955 cf
Outflow = 1.43 cfs @ 12.07 hrs, Volume= 6,955 cf, Atten= 51%, Lag= 6.3 min
Discarded = 1.43 cfs @ 12.07 hrs, Volume= 6,955 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 172.93' @ 12.07 hrs Surf.Area= 2,814 sf Storage= 1,588 cf

Plug-Flow detention time= 35.9 min calculated for 6,943 cf (100% of inflow)
Center-of-Mass det. time= 36.0 min (800.7 - 764.7)

Volume	Invert	Avail.Storage	Storage Description
#1	168.00'	1,748 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)
#2	167.00'	34 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 84 cf Overall x 40.0% Voids
		1,781 cf	Total Available Storage

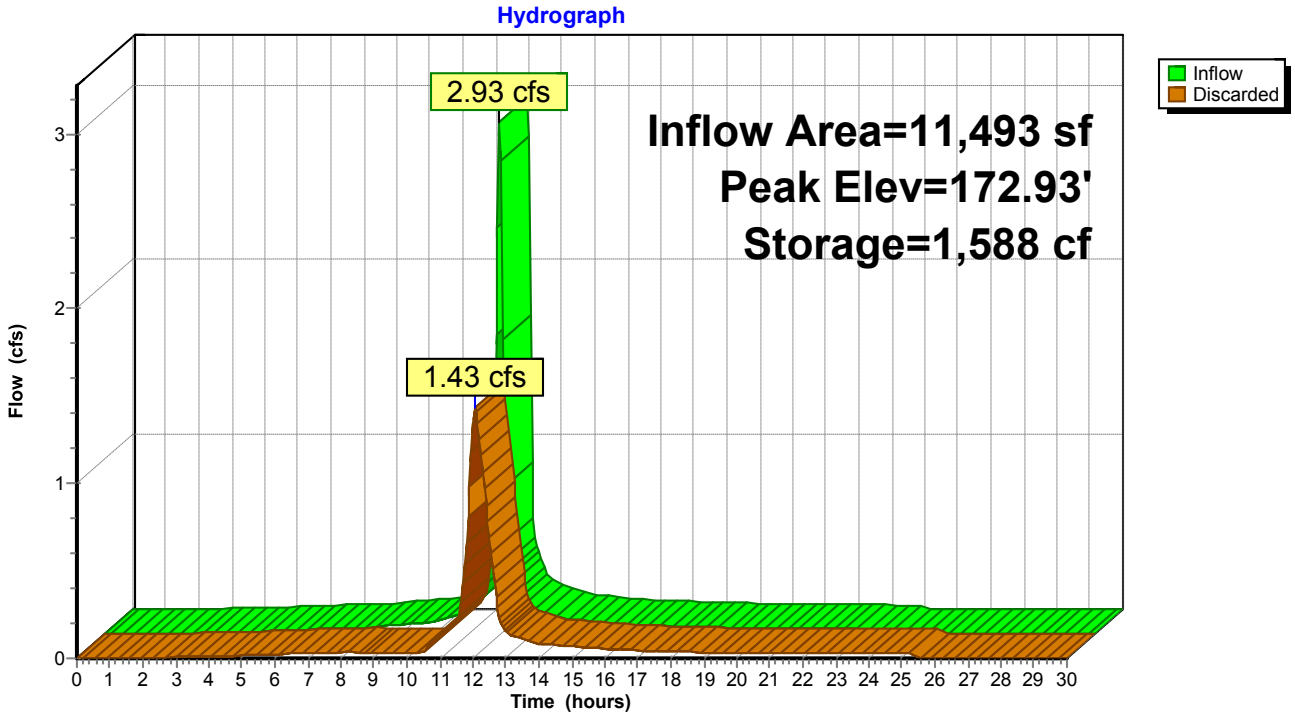
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
168.00	55	0	0
172.00	55	220	220
173.00	3,000	1,528	1,748

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
167.00	78	0	0
168.00	10	44	44
172.00	10	40	84

Device	Routing	Invert	Outlet Devices
#1	Discarded	167.00'	**22.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=1.42 cfs @ 12.07 hrs HW=172.93' (Free Discharge)
↑**1=Exfiltration** (Exfiltration Controls 1.42 cfs)

Pond DW-5: PROPOSED DRYWELL #5



Summary for Pond DW-6: PROPOSED DRYWELL #6

[85] Warning: Oscillations may require smaller dt or Finer Routing (severity=1)

Inflow Area = 1,844 sf,100.00% Impervious, Inflow Depth = 7.98" for 100-YEAR event
Inflow = 0.48 cfs @ 11.96 hrs, Volume= 1,226 cf
Outflow = 0.27 cfs @ 12.06 hrs, Volume= 1,226 cf, Atten= 44%, Lag= 5.9 min
Discarded = 0.27 cfs @ 12.06 hrs, Volume= 1,226 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 174.25' @ 12.06 hrs Surf.Area= 534 sf Storage= 325 cf

Plug-Flow detention time= 37.3 min calculated for 1,224 cf (100% of inflow)
Center-of-Mass det. time= 37.3 min (773.9 - 736.6)

Volume	Invert	Avail.Storage	Storage Description
#1	170.00'	484 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)
#2	169.00'	34 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 84 cf Overall x 40.0% Voids
		517 cf	Total Available Storage

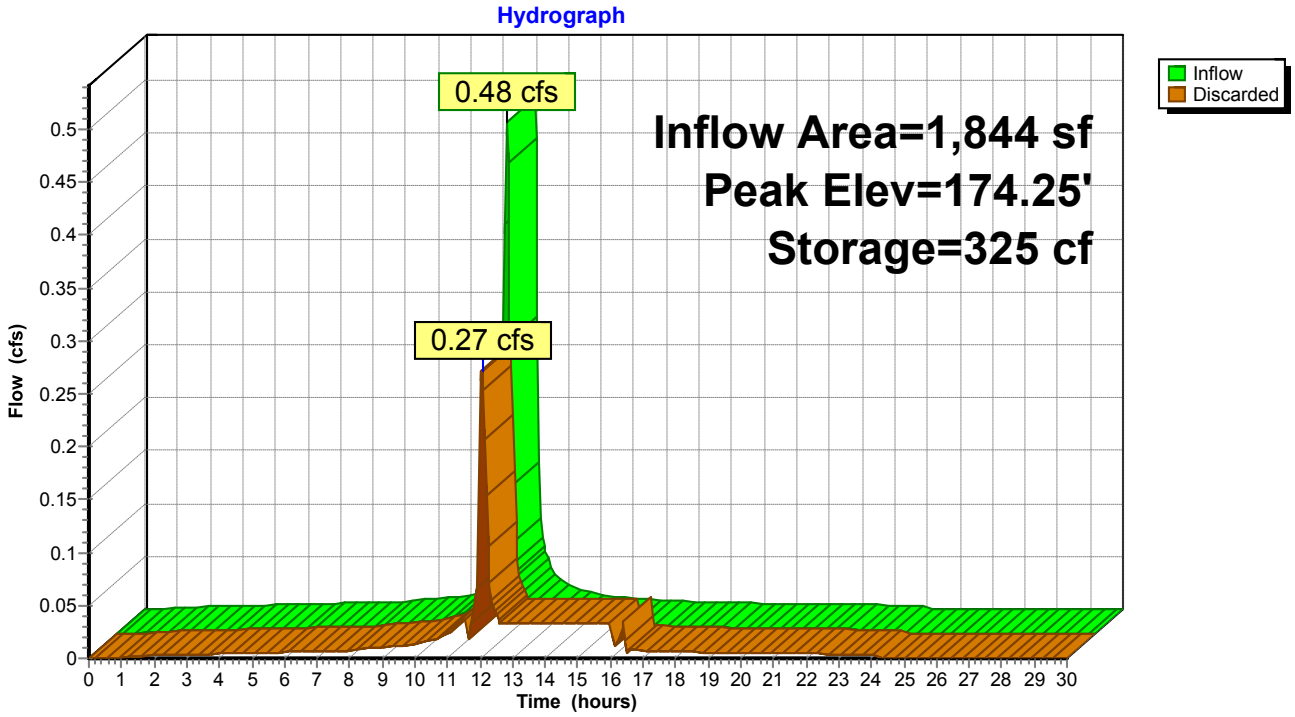
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
170.00	55	0	0
174.00	55	220	220
174.50	1,000	264	484

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
169.00	78	0	0
170.00	10	44	44
174.00	10	40	84

Device	Routing	Invert	Outlet Devices
#1	Discarded	169.00'	**22.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.27 cfs @ 12.06 hrs HW=174.24' (Free Discharge)
1=Exfiltration (Exfiltration Controls 0.27 cfs)

Pond DW-6: PROPOSED DRYWELL #6



Summary for Pond DW-7: PROPOSED DRYWELL #7

[85] Warning: Oscillations may require smaller dt or Finer Routing (severity=1)

Inflow Area = 1,755 sf,100.00% Impervious, Inflow Depth = 7.98" for 100-YEAR event
Inflow = 0.46 cfs @ 11.96 hrs, Volume= 1,167 cf
Outflow = 0.29 cfs @ 12.05 hrs, Volume= 1,167 cf, Atten= 37%, Lag= 5.5 min
Discarded = 0.29 cfs @ 12.05 hrs, Volume= 1,167 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 175.63' @ 12.05 hrs Surf.Area= 573 sf Storage= 304 cf

Plug-Flow detention time= 39.8 min calculated for 1,165 cf (100% of inflow)
Center-of-Mass det. time= 39.8 min (776.4 - 736.6)

Volume	Invert	Avail.Storage	Storage Description
#1	171.50'	352 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)
#2	170.00'	42 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 106 cf Overall x 40.0% Voids
		394 cf	Total Available Storage

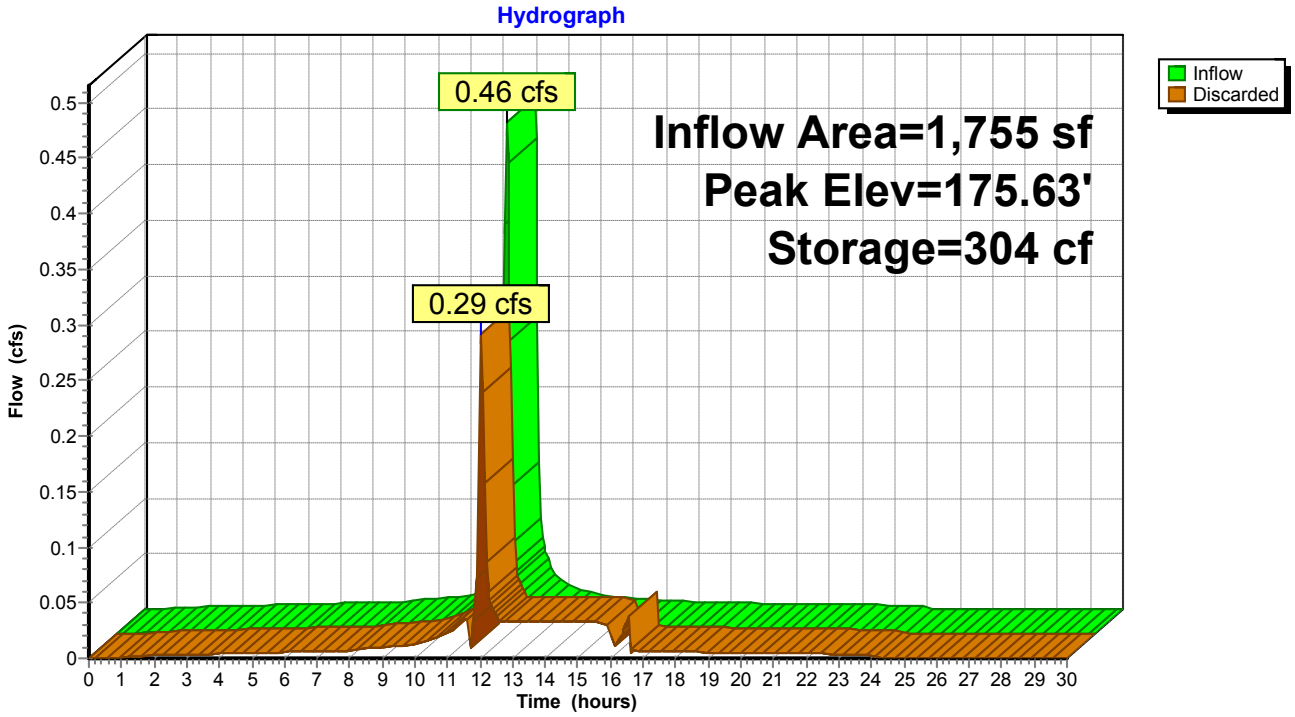
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
171.50	55	0	0
175.50	55	220	220
175.75	1,000	132	352

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
170.00	78	0	0
171.50	10	66	66
175.50	10	40	106

Device	Routing	Invert	Outlet Devices
#1	Discarded	170.00'	**22.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.29 cfs @ 12.05 hrs HW=175.63' (Free Discharge)
1=Exfiltration (Exfiltration Controls 0.29 cfs)

Pond DW-7: PROPOSED DRYWELL #7



Summary for Pond DW-8: PROPOSED DRYWELL #8

[85] Warning: Oscillations may require smaller dt or Finer Routing (severity=1)

Inflow Area = 1,734 sf,100.00% Impervious, Inflow Depth = 7.98" for 100-YEAR event
Inflow = 0.45 cfs @ 11.96 hrs, Volume= 1,153 cf
Outflow = 0.24 cfs @ 12.06 hrs, Volume= 1,153 cf, Atten= 47%, Lag= 6.2 min
Discarded = 0.24 cfs @ 12.06 hrs, Volume= 1,153 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 173.22' @ 12.06 hrs Surf.Area= 475 sf Storage= 310 cf

Plug-Flow detention time= 38.0 min calculated for 1,151 cf (100% of inflow)
Center-of-Mass det. time= 37.9 min (774.5 - 736.6)

Volume	Invert	Avail.Storage	Storage Description
#1	169.00'	484 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)
#2	168.00'	34 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 84 cf Overall x 40.0% Voids
		517 cf	Total Available Storage

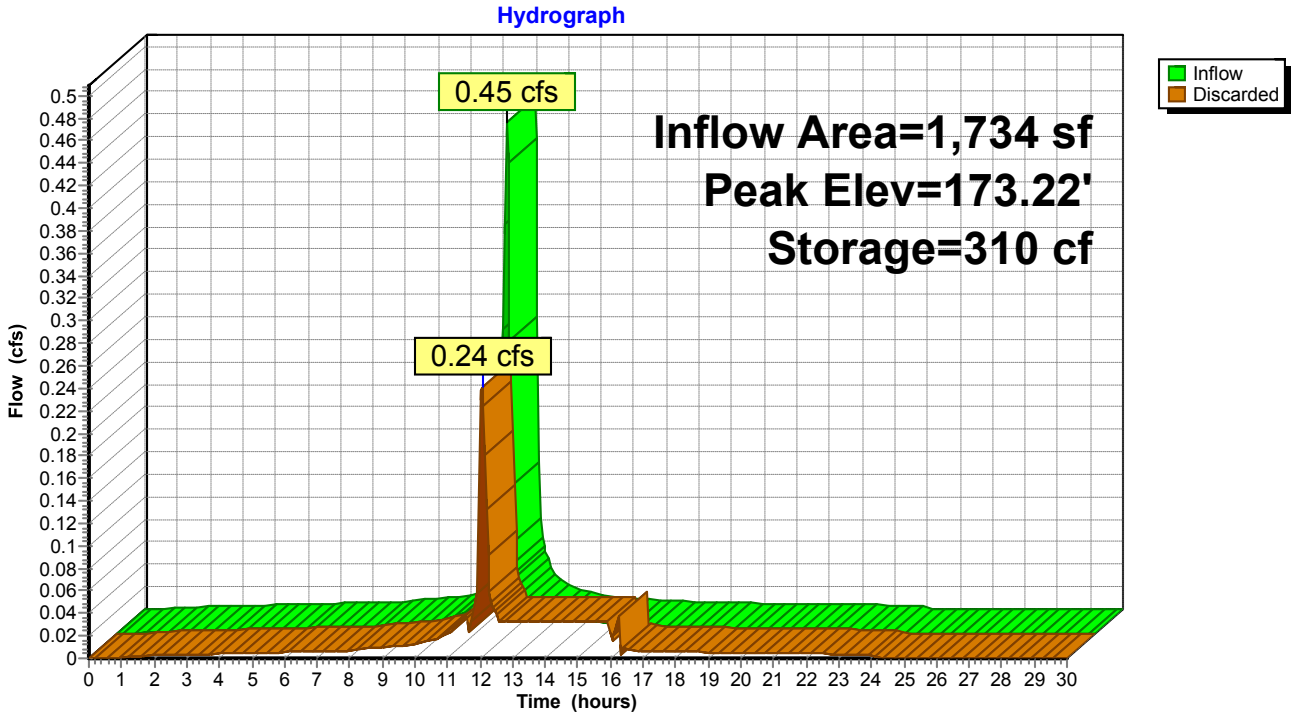
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
169.00	55	0	0
173.00	55	220	220
173.50	1,000	264	484

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
168.00	78	0	0
169.00	10	44	44
173.00	10	40	84

Device	Routing	Invert	Outlet Devices
#1	Discarded	168.00'	**22.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.23 cfs @ 12.06 hrs HW=173.21' (Free Discharge)
1=Exfiltration (Exfiltration Controls 0.23 cfs)

Pond DW-8: PROPOSED DRYWELL #8



Summary for Pond YD-1: PROPOSED DRAIN #1

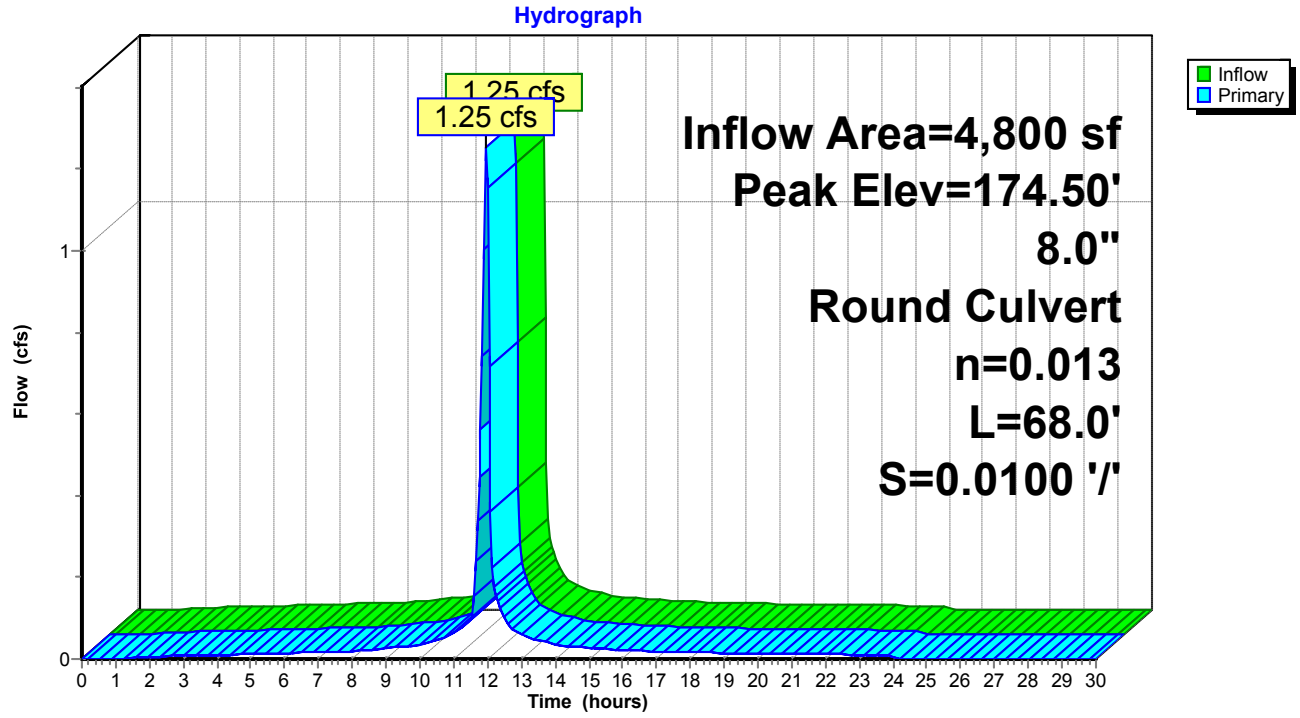
Inflow Area = 4,800 sf, 94.90% Impervious, Inflow Depth = 7.86" for 100-YEAR event
Inflow = 1.25 cfs @ 11.96 hrs, Volume= 3,144 cf
Outflow = 1.25 cfs @ 11.96 hrs, Volume= 3,144 cf, Atten= 0%, Lag= 0.0 min
Primary = 1.25 cfs @ 11.96 hrs, Volume= 3,144 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 174.50' @ 11.96 hrs
Flood Elev= 175.44'

Device	Routing	Invert	Outlet Devices
#1	Primary	173.27'	**8.0" Round Culvert** L= 68.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 173.27' / 172.59' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 0.35 sf

Primary OutFlow Max=1.23 cfs @ 11.96 hrs HW=174.46' (Free Discharge)
1=Culvert (Inlet Controls 1.23 cfs @ 3.51 fps)

Pond YD-1: PROPOSED DRAIN #1



Summary for Pond YD-2: PROPOSED DRAIN #2

[58] Hint: Peaked 5.61' above defined flood level
[81] Warning: Exceeded Pond YD-1 by 4.82' @ 11.95 hrs

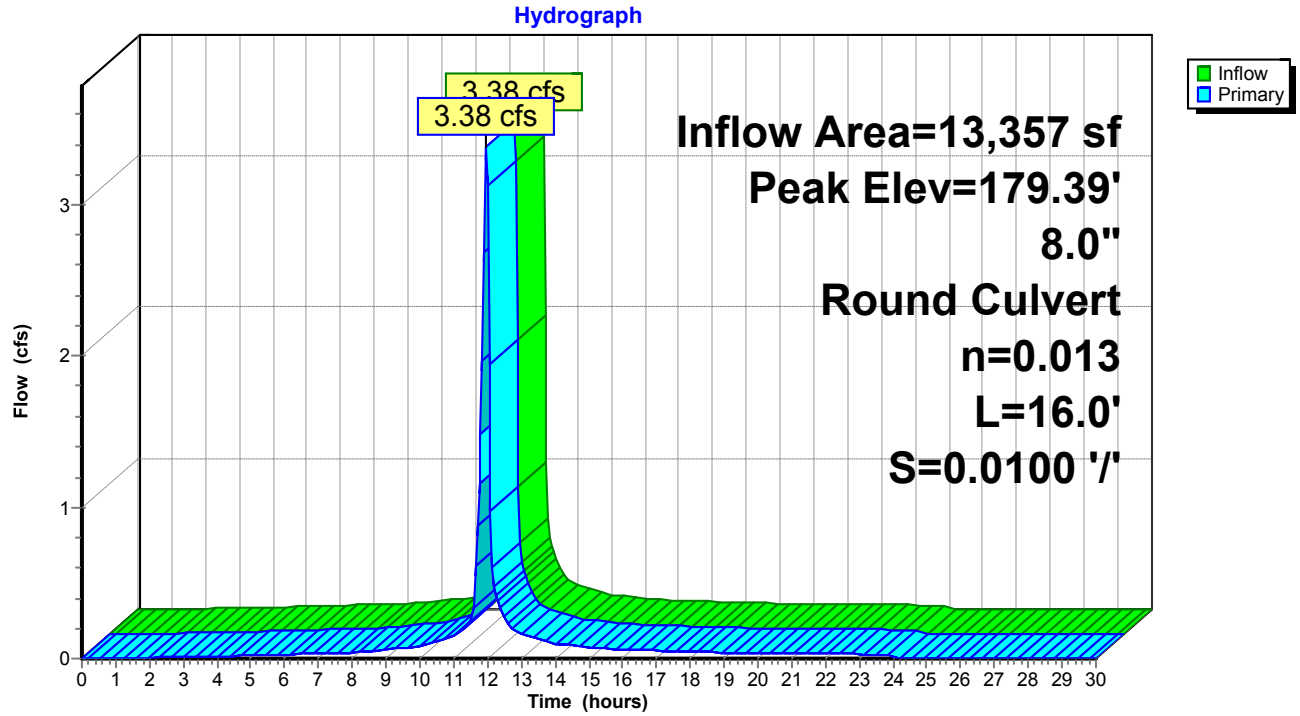
Inflow Area = 13,357 sf, 67.23% Impervious, Inflow Depth = 7.25" for 100-YEAR event
Inflow = 3.38 cfs @ 11.96 hrs, Volume= 8,066 cf
Outflow = 3.38 cfs @ 11.96 hrs, Volume= 8,066 cf, Atten= 0%, Lag= 0.0 min
Primary = 3.38 cfs @ 11.96 hrs, Volume= 8,066 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 179.39' @ 11.96 hrs
Flood Elev= 173.78'

Device	Routing	Invert	Outlet Devices
#1	Primary	172.59'	**8.0" Round Culvert** L= 16.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 172.59' / 172.43' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 0.35 sf

Primary OutFlow Max=3.30 cfs @ 11.96 hrs HW=179.10' (Free Discharge)
↑—**1=Culvert** (Inlet Controls 3.30 cfs @ 9.44 fps)

Pond YD-2: PROPOSED DRAIN #2



Summary for Pond YD-3: PROPOSED DRAIN #3

[58] Hint: Peaked 0.58' above defined flood level

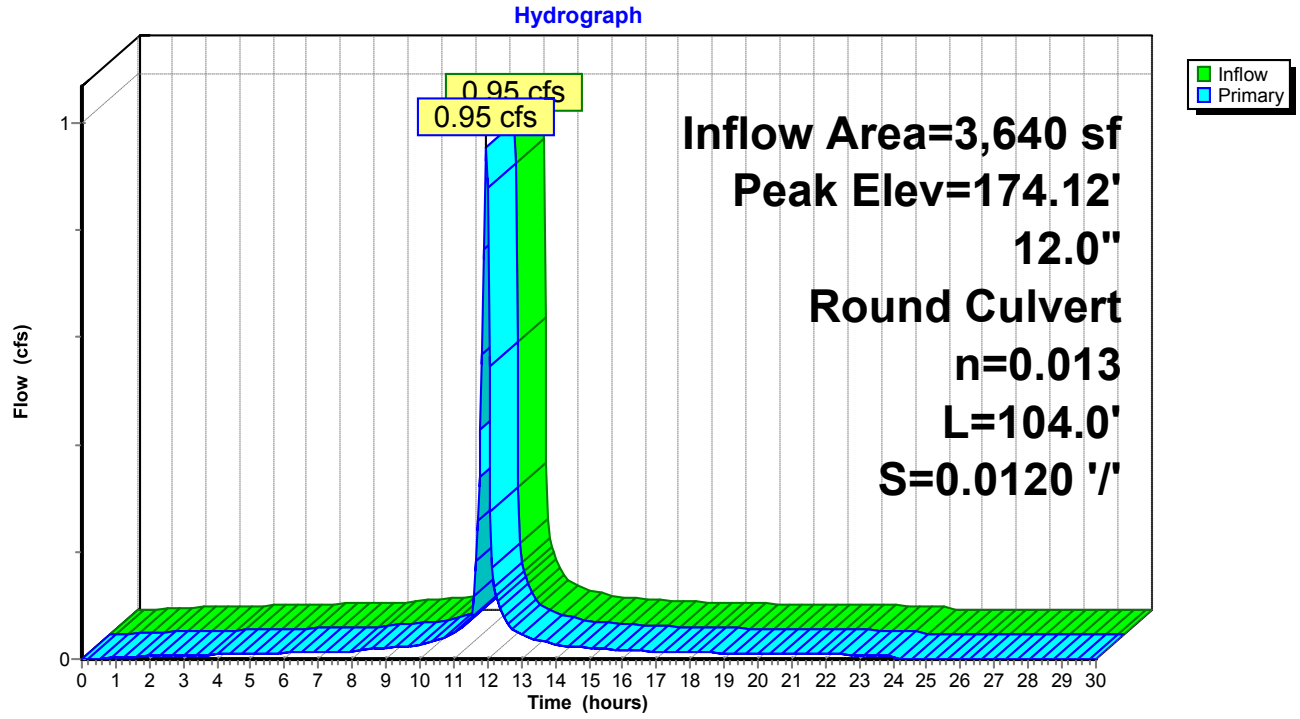
Inflow Area = 3,640 sf,100.00% Impervious, Inflow Depth = 7.98" for 100-YEAR event
Inflow = 0.95 cfs @ 11.96 hrs, Volume= 2,421 cf
Outflow = 0.95 cfs @ 11.96 hrs, Volume= 2,421 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.95 cfs @ 11.96 hrs, Volume= 2,421 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 174.12' @ 11.96 hrs
Flood Elev= 173.54'

Device	Routing	Invert	Outlet Devices
#1	Primary	173.54'	**12.0" Round Culvert** L= 104.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 173.54' / 172.29' S= 0.0120 '/' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf

Primary OutFlow Max=0.93 cfs @ 11.96 hrs HW=174.11' (Free Discharge)
└**1=Culvert** (Inlet Controls 0.93 cfs @ 2.03 fps)

Pond YD-3: PROPOSED DRAIN #3



Summary for Pond YD-4: PROPOSED DRAIN #4

[58] Hint: Peaked 8.86' above defined flood level
[81] Warning: Exceeded Pond YD-3 by 9.07' @ 11.95 hrs

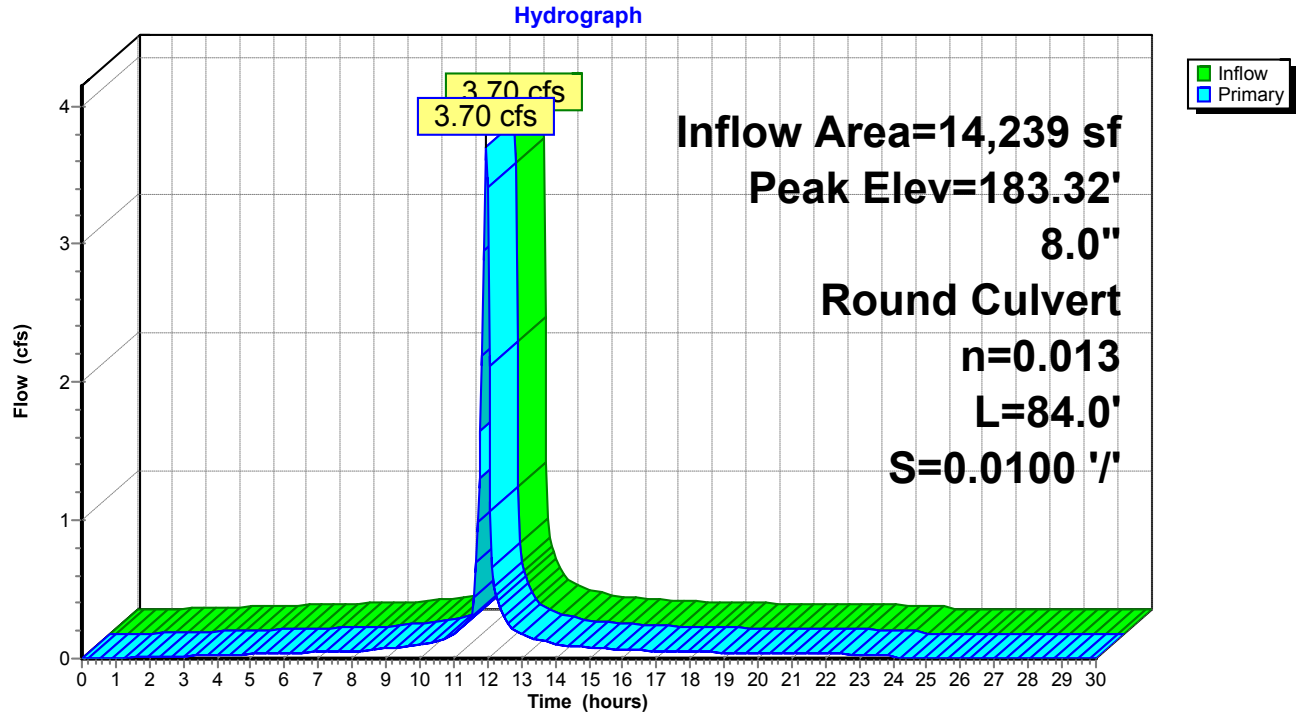
Inflow Area = 14,239 sf, 86.05% Impervious, Inflow Depth = 7.71" for 100-YEAR event
Inflow = 3.70 cfs @ 11.96 hrs, Volume= 9,151 cf
Outflow = 3.70 cfs @ 11.96 hrs, Volume= 9,151 cf, Atten= 0%, Lag= 0.0 min
Primary = 3.70 cfs @ 11.96 hrs, Volume= 9,151 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 183.32' @ 11.96 hrs
Flood Elev= 174.46'

Device	Routing	Invert	Outlet Devices
#1	Primary	172.29'	**8.0" Round Culvert** L= 84.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 172.29' / 171.45' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 0.35 sf

Primary OutFlow Max=3.62 cfs @ 11.96 hrs HW=182.83' (Free Discharge)
↑—**1=Culvert** (Barrel Controls 3.62 cfs @ 10.36 fps)

Pond YD-4: PROPOSED DRAIN #4



APPENDIX D

Supporting Design Information and Calculations
NYSOPRHP Correspondence
Soils Map

Extreme Precipitation Tables

Northeast Regional Climate Center

Data represents point estimates calculated from partial duration series. All precipitation amounts are displayed in inches.

Smoothing	Yes
State	New York
Location	
Longitude	73.926 degrees West
Latitude	41.704 degrees North
Elevation	0 feet
Date/Time	Wed, 28 Oct 2020 06:41:32 -0400

Extreme Precipitation Estimates

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.32	0.48	0.60	0.79	0.98	1.22	**1yr**	0.85	1.15	1.40	1.73	2.13	2.61	2.96	**1yr**	2.31	2.85	3.32	3.97	4.58	**1yr**
2yr	0.38	0.58	0.72	0.95	1.20	1.50	**2yr**	1.03	1.38	1.72	2.11	2.59	3.16	3.57	**2yr**	2.80	3.43	3.92	4.62	5.25	**2yr**
5yr	0.45	0.70	0.88	1.17	1.50	1.89	**5yr**	1.30	1.71	2.17	2.67	3.26	3.95	4.50	**5yr**	3.50	4.33	4.95	5.72	6.47	**5yr**
10yr	0.51	0.80	1.01	1.37	1.78	2.26	**10yr**	1.54	2.01	2.60	3.20	3.88	4.68	5.37	**10yr**	4.14	5.17	5.91	6.72	7.59	**10yr**
25yr	0.60	0.95	1.21	1.68	2.23	2.85	**25yr**	1.93	2.49	3.30	4.05	4.90	5.85	6.79	**25yr**	5.18	6.53	7.48	8.33	9.36	**25yr**
50yr	0.68	1.10	1.41	1.97	2.65	3.41	**50yr**	2.29	2.93	3.95	4.84	5.83	6.93	8.12	**50yr**	6.13	7.81	8.95	9.80	10.98	**50yr**
100yr	0.78	1.27	1.64	2.32	3.16	4.08	**100yr**	2.73	3.45	4.73	5.79	6.95	8.22	9.71	**100yr**	7.27	9.33	10.71	11.53	12.89	**100yr**
200yr	0.90	1.47	1.90	2.73	3.77	4.89	**200yr**	3.25	4.07	5.67	6.93	8.28	9.75	11.61	**200yr**	8.63	11.17	12.82	13.58	15.14	**200yr**
500yr	1.10	1.80	2.35	3.40	4.76	6.21	**500yr**	4.11	5.06	7.20	8.78	10.45	12.22	14.72	**500yr**	10.82	14.16	16.28	16.87	18.73	**500yr**

Lower Confidence Limits

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.28	0.42	0.52	0.70	0.86	1.03	**1yr**	0.74	1.01	1.21	1.53	1.91	2.33	2.57	**1yr**	2.06	2.47	3.07	3.60	4.09	**1yr**
2yr	0.37	0.56	0.69	0.94	1.16	1.36	**2yr**	1.00	1.33	1.54	1.97	2.50	3.05	3.46	**2yr**	2.70	3.33	3.81	4.56	5.18	**2yr**
5yr	0.41	0.64	0.79	1.09	1.38	1.59	**5yr**	1.19	1.56	1.80	2.32	2.88	3.67	4.15	**5yr**	3.24	3.99	4.68	5.42	6.14	**5yr**
10yr	0.46	0.71	0.88	1.23	1.59	1.78	**10yr**	1.37	1.74	2.02	2.59	3.20	4.18	4.75	**10yr**	3.70	4.57	5.40	6.14	6.96	**10yr**
25yr	0.54	0.82	1.02	1.45	1.91	2.05	**25yr**	1.65	2.00	2.33	2.87	3.67	4.99	5.67	**25yr**	4.41	5.45	6.48	7.27	8.23	**25yr**
50yr	0.60	0.92	1.15	1.65	2.22	2.27	**50yr**	1.91	2.22	2.63	3.18	4.09	5.70	6.49	**50yr**	5.05	6.24	7.41	8.26	9.34	**50yr**
100yr	0.69	1.04	1.30	1.88	2.58	2.54	**100yr**	2.22	2.48	2.96	3.52	4.56	6.54	7.42	**100yr**	5.79	7.14	8.48	9.37	10.61	**100yr**
200yr	0.78	1.18	1.50	2.16	3.02	2.82	**200yr**	2.61	2.76	3.33	3.91	5.07	7.48	8.52	**200yr**	6.62	8.19	9.69	10.66	12.04	**200yr**
500yr	0.95	1.41	1.81	2.63	3.74	3.27	**500yr**	3.23	3.20	3.91	4.49	5.85	8.98	10.22	**500yr**	7.95	9.83	11.57	12.63	14.27	**500yr**

Upper Confidence Limits

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.35	0.54	0.65	0.88	1.08	1.31	**1yr**	0.93	1.28	1.46	1.87	2.35	2.87	3.21	**1yr**	2.54	3.09	3.62	4.23	4.87	**1yr**
2yr	0.39	0.61	0.75	1.02	1.25	1.50	**2yr**	1.08	1.46	1.69	2.18	2.73	3.27	3.72	**2yr**	2.90	3.58	4.10	4.71	5.34	**2yr**
5yr	0.49	0.75	0.93	1.28	1.63	1.91	**5yr**	1.40	1.87	2.21	2.82	3.56	4.27	4.89	**5yr**	3.78	4.70	5.24	6.07	6.83	**5yr**
10yr	0.58	0.89	1.10	1.54	1.99	2.33	**10yr**	1.72	2.28	2.70	3.46	4.37	5.23	6.05	**10yr**	4.63	5.81	6.44	7.37	8.25	**10yr**
25yr	0.73	1.10	1.37	1.96	2.58	3.03	**25yr**	2.23	2.96	3.56	4.72	5.74	6.87	8.01	**25yr**	6.08	7.70	8.50	9.57	10.59	**25yr**
50yr	0.86	1.31	1.63	2.34	3.16	3.70	**50yr**	2.72	3.61	4.39	5.86	7.04	8.43	9.93	**50yr**	7.46	9.55	10.51	11.66	12.83	**50yr**
100yr	1.03	1.55	1.94	2.81	3.85	4.53	**100yr**	3.32	4.43	5.41	7.29	8.65	10.36	12.31	**100yr**	9.17	11.83	13.01	14.23	15.53	**100yr**
200yr	1.22	1.83	2.32	3.36	4.69	5.52	**200yr**	4.04	5.40	6.68	9.05	10.63	12.73	15.27	**200yr**	11.26	14.68	16.14	17.39	18.81	**200yr**
500yr	1.54	2.29	2.95	4.28	6.09	7.21	**500yr**	5.26	7.05	8.81	12.09	13.98	16.69	20.29	**500yr**	14.77	19.51	21.52	22.69	24.29	**500yr**

Powered by ACIS Northeast Regional Climate Center


73° 55' 39" W
73° 55' 26" W
589230
589270
589310
589350
589390
589430
589470
41° 42' 20" N
4617640
4617600
4617560
4617520
4617480
4617440
4617400
4617360
4617320
4617280
41° 42' 8" N
44
Conklin St
Garden St
Catharine St
Main St
Hurlihe St
Ur
Soil Map may not be valid at this scale.
589510
Map Scale: 1:1,850 if printed on A portrait (8.5" x 11") sheet.
N
Meters
0 25 50 100 150
Feet
0 50 100 200 300
Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Dutchess County, New York
Survey Area Data: Version 17, Jun 11, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 7, 2013—Feb 26, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Ur	Urban land	8.9	100.0%
Totals for Area of Interest		**8.9**	**100.0%**

Test Pit Log

Wallace Campus

Completed By: SMC

Dated:

Test Hole	Total Depth	Water Level	Rock Level	Soils
1	8'	NA	NA	0-4" Top Soil
				4"-18" Dark Brown Sandy Soil, Small Cobbles
				18"-4' Light Brown Sandy Loamy Soil with Clay, Silty
				4'-8' Dark Brown Sandy Soil, Small Stones, No Silt
2	9'	NA	NA	0-4" Topsoil
				4"-2' Dark Brown Sandy Soil with Samll Stones
				2'-4' Fill Material, Bricks, Stones
				4'-9' Light Brown Sandy Soil, No silt.

Location of test pits shown on DA-1

Infiltration Test Log

Wallace Campus

Completed By: SMC

Dated:

Test Hole	Total Depth	Run One (in/hr)	Run Two (in/hr)	Run Three (in/hr)	Avg. Run (in/hr)
IT-1	5	34.8	32.4	31.2	32.8
IT-2	4	25.2	20.4	20.4	22.0

Location of Infiltration Tests shown on DA-1

Design Criteria & Performance Summary

SUMMARY OF OVERALL WATERSHEDS

Design Criteria	*min req'd*		Performance Summary:		
criteria	*amount*	*unit*	*Provided*		*notes/information*
WQv:					
total	8,912	cft	2,829	cft	Drywells
	0.20	ac-ft	0.06	ac-ft	
Redevelopment	2,228	cft			
	0.05	ac-ft			
Cpv:					
volume	NA	cft	NA	cft	NA if reduction of CPv achieed through RRv Practices
Qp:					
discharge	15.6	cfs	8.5	cfs	Pre to Post reduced See Hydro CAD
Qf					
discharge	27.8	cfs	16.8	cfs	Pre to Post reduced See Hydro CAD
RRv Min:	1,346	cft	2,253	cft	
	0.03	ac-ft	0.05	ac-ft	

WQv BY DRAINAGE AREA										
DA	Tributary Area	Impervious Cover	Percent Impervious	P	Rv	WQv (AC-FT)	WQv (CF)	S	Min RRv (AC-FT)	Min RRv (CF)
1	0.49	0.42	86.22	1.05	0.83	0.04	1,547.5	0.2	0.007	306.9
2	0.16	0.13	83.26	1.05	0.80	0.01	492.1	0.2	0.002	97.4
3	0.12	0.08	65.88	1.05	0.64	0.01	300.1	0.2	0.001	58.4
4	0.09	0.07	74.82	1.05	0.72	0.01	259.5	0.2	0.001	51.0
5	0.75	0.46	61.00	1.05	0.60	0.04	1,711.4	0.2	0.008	331.1
6	0.26	0.17	65.66	1.05	0.64	0.01	644.5	0.2	0.003	125.5
7	0.08	0.08	100.00	1.05	0.95	0.01	302.6	0.2	0.001	60.5
8	0.24	0.20	81.26	1.05	0.78	0.02	724.6	0.2	0.003	143.2
9	0.08	0.05	65.57	1.05	0.64	0.00	194.4	0.2	0.001	37.8
10	0.11	0.11	96.96	1.05	0.92	0.01	387.5	0.2	0.002	77.4
11	0.20	0.10	51.71	1.05	0.52	0.01	385.9	0.2	0.002	73.6
12	0.19	0.19	100.00	1.05	0.95	0.02	695.5	0.2	0.003	139.1
13	0.06	0.05	79.56	1.05	0.77	0.00	172.5	0.2	0.001	34.0
14	0.15	0.11	69.73	1.05	0.68	0.01	399.4	0.2	0.002	78.1
15	0.04	0.04	100.00	1.05	0.95	0.00	144.1	0.2	0.001	28.8
16	0.04	0.04	100.00	1.05	0.95	0.00	153.3	0.2	0.001	30.7
17	0.04	0.04	100.00	1.05	0.95	0.00	145.9	0.2	0.001	29.2
18	0.08	0.07	85.96	1.05	0.82	0.01	250.9	0.2	0.001	49.8
TOTAL	**3.20**	**2.42**					**8,911.7**		**0.040**	**1752.4**

Water Quality Volume Calculations			REDEVELOPMENT
Trib Area	3.20	ac	
Imperv Cover:	2.42	ac	
Imperv. %	75.52		
Stormwater Management Practice Selection:			
Drywells			
Uniform Sizing Criteria:			
Water Quality (WQv)	P=	1.05	
	I=	*75.5*	
	Rv=	0.7296	
	A=	3.20	
	WQv=	0.20	AC-FT
		8,911.7	CF
25% WQv Redevelopment		**0.05**	AC-FT
		2227.9	CF

Minimum Runoff Reduction Requirements

RRV = 90% rain (P) x Rv* x S x total impervious area (AI from #2) / 12

with S = .55 (A soils); .40 (B soils); .30 (C soils); .20(D soils) OR weighted HSG average in DA

Weighted HSG= 0.2

Min RRV =	0.031	ac-ft
Min RRV =	1,345.9	cu ft

STORMWATER OPEN CHANNEL SYSTEM
SIZING PER CHAPTER 6 OF THE NYS STORM WATER DESIGN MANUAL

Drywell (I-3) Sizing Sheet	DW-1	DW-2	DW-3	DW-4 & EXISTING	DW-5	DW-6	DW-7	DW-8	EXISTING
Design Parameters:	**DA-9**	**DA-10&11**	**DA-7&8**	**DA-1&2**	**DA-6**	**DA-16**	**DA-17**	**DA-15**	**DA-3**
WQv - Required (cu ft)	194.4	773.4	1,027.2	2,039.6	644.5	153.3	145.9	144.1	300.1
Total Impervious Contributing Area (ac.)	0.05	0.21	0.28	0.56	0.17	0.04	0.04	0.04	0.08
Total Grass Area (ac.)	0.03	0.10	0.05	0.09	0.09	0.00	0.00	0.00	0.04
Total Contributing Area (ac.)	0.08	0.31	0.33	0.65	0.26	0.04	0.04	0.04	0.12
Land Cover Coefficient	0.6	0.6	0.7	0.7	0.6	0.8	0.8	0.8	0.6
Rainfall Intensity (in)	8.22	8.22	8.22	8.22	8.22	8.22	8.22	8.22	8.22
Area (sq ft)	3,471.0	13,357.0	14,239.0	28,448.0	11,493.0	1,844.0	1,755.0	1,734.0	5,334.0
Runoff (cu ft)	1,355.4	5,381.6	7,068.5	14,038.7	4,493.1	1,048.4	997.8	985.9	2,091.4
Runoff (gallons)	10,138.5	40,254.7	52,872.2	105,009.4	33,608.1	7,842.1	7,463.6	7,374.3	15,643.6
Soil Permiability (in/hr)	32.8	32.8	32.8	22.0	32.8	22.0	22.0	22.0	22.0
Drywell Area (sq ft)	50.24	50.24	50.24	100.48	50.24	50.24	50.24	50.24	50.24
Drain Rate (cu ft/hr)	137.3	137.3	137.3	184.2	137.3	92.1	92.1	92.1	92.1
Drain Time (hr)	**9.9**	**39.2**	**51.5**	**76.2**	**32.7**	**11.4**	**10.8**	**10.7**	**22.7**
WQv Treatment Volume (cu ft)	**255.2**	**347.7**	**347.7**	**510.4**	**255.2**	**255.2**	**255.2**	**255.2**	**347.7**
RRv Volume Provided (cu-ft)	**194.4**	**312.9**	**312.9**	**459.4**	**229.7**	**153.3**	**145.9**	**144.1**	**300.1**

WQv - RRv Summary

WQv REQUIRED	
DA-1	1547.5
DA-2	492.1
DA-3	300.1
DA-4	259.5
DA-5	1711.4
DA-6	644.5
DA-7	302.6
DA-8	724.6
DA-9	194.4
DA-10	387.5
DA-11	385.9
DA-12	695.5
DA-13	172.5
DA-14	399.4
DA-15	144.1
DA-16	153.3
DA-17	145.9
DA-18	250.9
TOTAL (CU FT)	**8,912**
TOTAL (AC FT)	**0.20**
REDEVELOPMENT TOTAL (CU FT)	**2,228**
REDEVELOPMENT TOTAL (AC FT)	**0.05**

WQv PROVIDED	
DW-1	255
DW-2	348
DW-3	348
DW-4 & EXISTING	510
DW-5	255
DW-6	255
DW-7	255
DW-8	255
EXISTING	348
TOTAL (CU FT)	**2,829**
TOTAL (AC FT)	**0.06**

RRv REQUIRED	
DA-1	307
DA-2	97
DA-3	58
DA-4	51
DA-5	331
DA-6	125
DA-7	61
DA-8	143
DA-9	38
DA-10	77
DA-11	74
DA-12	139
DA-13	34
DA-14	78
DA-15	29
DA-16	31
DA-17	29
DA-18	50
TOTAL (CU FT)	**1,752**
TOTAL (AC FT)	**0.04**

WQv PROVIDED	
DW-1	194
DW-2	313
DW-3	313
DW-4 & EXISTING	459
DW-5	230
DW-6	153
DW-7	146
DW-8	144
EXISTING	300
TOTAL (CU FT)	**2,253**
TOTAL (AC FT)	**0.05**

Pre Post Flow analysis

Peak Flow Discharge Rate DP-1			
Storm Event	**Pre (cfs)**	**Post (cfs)**	**Net Reduction (cfs)**
1	7.4	3.7	**-3.7**
2	9.1	4.7	**-4.4**
10	13.6	7.2	**-6.4**
25	17.2	9.1	**-8.1**
100	24.2	14.7	**-9.6**

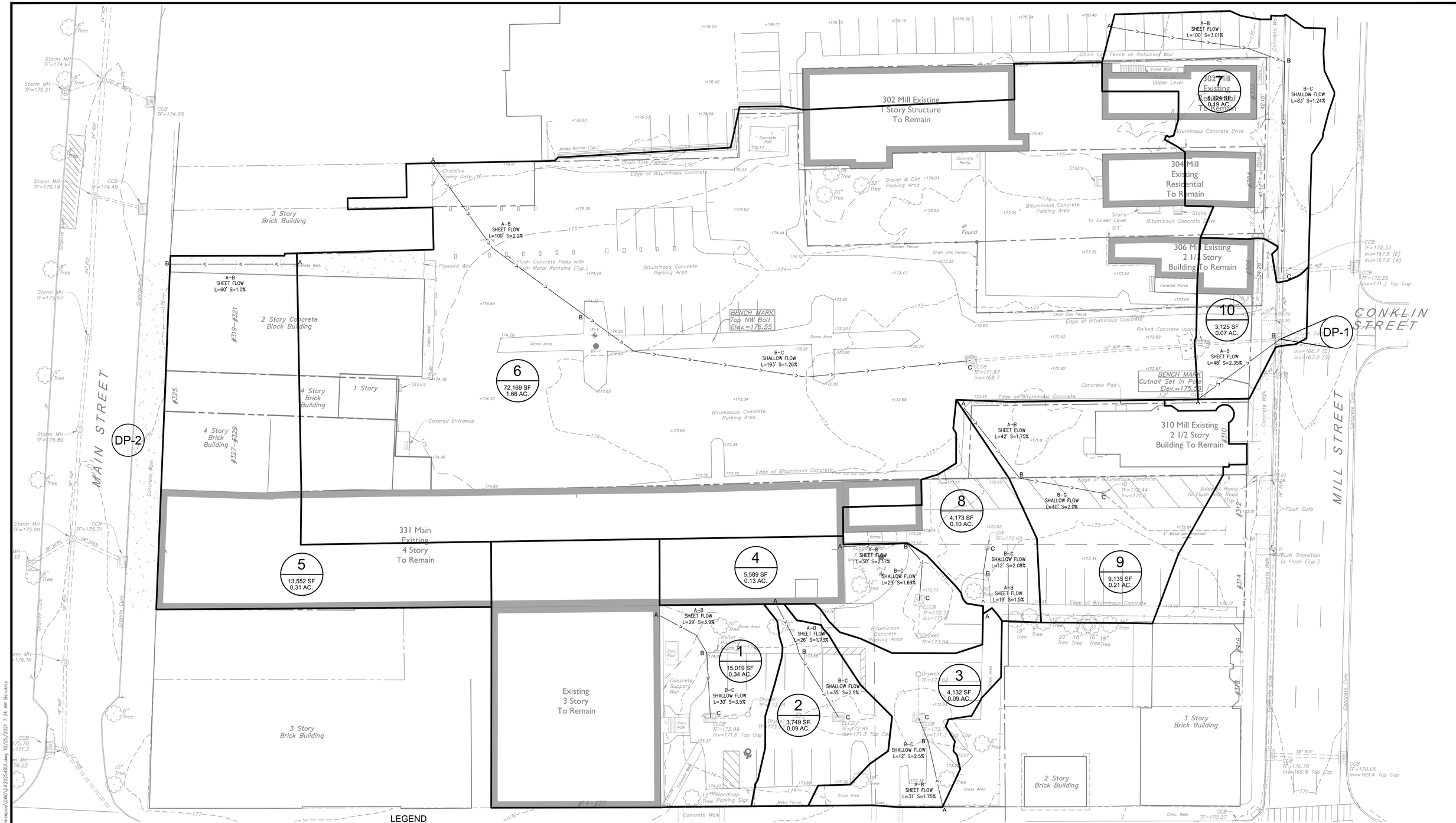
Peak Flow Discharge Rate DP-2			
Storm Event	**Pre (cfs)**	**Post (cfs)**	**Net Reduction (cfs)**
1	1.1	0.7	**-0.4**
2	1.4	0.8	**-0.6**
10	2.0	1.2	**-0.8**
25	2.5	1.6	**-0.9**
100	3.6	2.2	**-1.4**

Peak Flow Discharge Rate OVERALL			
Storm Event	**Pre (cfs)**	**Post (cfs)**	**Net Reduction (cfs)**
1	8.5	4.4	**-4.1**
2	10.5	5.5	**-5.0**
10	15.6	8.5	**-7.2**
25	19.7	10.7	**-9.1**
100	27.8	16.8	**-11.0**

Peak Flow Discharge Rate TOWN CB			
Storm Event	**Pre (cfs)**	**Post (cfs)**	**Net Reduction (cfs)**
1	168.7	167.8	**-0.9**
2	169.3	167.9	**-1.4**
10	171.6	168.6	**-3.0**
25	174.4	169.3	**-5.1**
100	182.2	172.2	**-10.0**

APPENDIX E

Map Pocket: Pre- & Post-Development Drainage Area Maps
Pre & Post Development Routing Diagrams



LEGEND

- 120 — EXISTING MAJOR CONTOUR LINE
- 123 — EXISTING MINOR CONTOUR LINE
- DRAINAGE LINE
- SOIL BOUNDARY LINE
- A —> B — TIME OF CONCENTRATION LINE
- TEST PIT LOCATION
- MgB — SOIL TYPE DESIGNATION
- 1 / XX,XXX SF / X.XX AC. — DRAINAGE AREA DESIGNATION

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

STATE OF NEW YORK
RODNEY E. MORRISON
LICENSED PROFESSIONAL ENGINEER
072180

No.	Date	Description
2	07.10.20	PLANNING BOARD RE-SUBMISSION
3	11.03.20	PLANNING BOARD RE-SUBMISSION
4	01.05.21	RESPONSE TO CONSULTANT COMMENTS
5	03.02.21	RESPONSE TO CONSULTANT COMMENTS
6	05.07.21	RESPONSE TO CONSULTANT COMMENTS

Revisions

LRC GROUP
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- Civil Engineering
- Environmental Services
- Land Surveying
- Landscape Architecture

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

DRAINAGE AREA MAP (PRE-CONDITIONS)

WALLACE CAMPUS MANAGER, LLC

WALLACE CAMPUS
CITY OF POUGHKEEPSIE,
DUTCHESS COUNTY, NEW YORK

Design/Calcs	LRC	CAD File	DA20254801.dwg
Drawn	SMC	Project No.	20-2548
Checked	KFC	Date	2020.04.10
Approved	REM	Scale	1"=20'

Sheet No. DA-1

X:\JOBS\Jobs 2020\20-2548-Urban Green-Wallace Campus-Poughkeepsie\DWG\DA20254801.dwg 10/29/2021 7:34 AM Bshakley

DRAINAGE AREA MAP (POST-CONDITIONS)

WALLACE CAMPUS MANAGER, LLC

WALLACE CAMPUS
CITY OF POUGHKEEPSIE,
DUTCHESS COUNTY, NEW YORK

Design/Calcs	LRC
Drawn	SMC
Checked	KFC
Approved	REM
CAD File	DA20254802.dwg
Project No.	20-2548
Date	2020.04.10
Scale	1"=20'
Sheet No.	DA-2

No.	Date	Description
2	07.10.20	PLANNING BOARD RE-SUBMISSION
3	11.03.20	PLANNING BOARD RE-SUBMISSION
4	01.05.21	RESPONSE TO CONSULTANT COMMENTS
5	03.02.21	RESPONSE TO CONSULTANT COMMENTS
6	05.07.21	RESPONSE TO CONSULTANT COMMENTS

Revisions

LRC GROUP
- Land Planning
- Civil Engineering
- Environmental Services
- Land Surveying
- Landscape Architecture

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074104

LEGEND

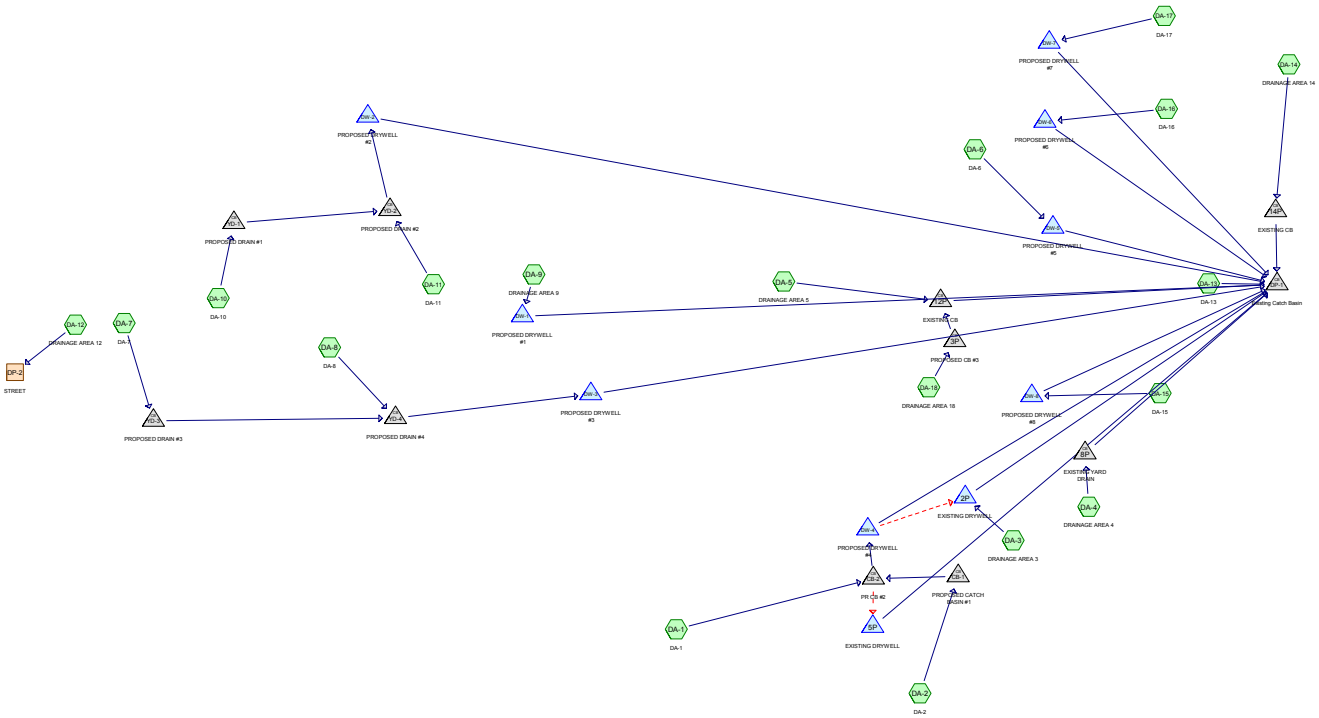
120	EXISTING MAJOR CONTOUR LINE
123	EXISTING MINOR CONTOUR LINE
120	PROPOSED MAJOR CONTOUR LINE
123	PROPOSED MINOR CONTOUR LINE
	DRAINAGE LINE
	SOIL BOUNDARY LINE
A ——> B	TIME OF CONCENTRATION LINE
	TEST PIT LOCATION
MgB	SOIL TYPE DESIGNATION
1 / XX,XXX SF / X.XX AC.	DRAINAGE AREA DESIGNATION

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

X:_JOBS\Jobs 2020\20-2548--Urban Green--Wallace Campus--Poughkeepsie\DWG\DA20254802.dwg 10/25/2021 7:35 AM Bshokley

APPENDIX F

25 Year Hydraulic Grade Evaluation



Subcat Reach Pond Link

Routing Diagram for Wallace-POST
Prepared by LRC Group, Printed 10/25/2021
HydroCAD® 10.00-19 s/n 02009 © 2016 HydroCAD Software Solutions LLC

Area Listing (all nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
34,277	80	>75% Grass cover, Good, HSG D (DA-1, DA-10, DA-11, DA-13, DA-14, DA-18, DA-2, DA-3, DA-4, DA-5, DA-6, DA-8, DA-9)
54,227	98	Paved parking, HSG D (DA-1, DA-10, DA-11, DA-13, DA-14, DA-18, DA-2, DA-3, DA-4, DA-5, DA-6, DA-7, DA-8, DA-9)
51,084	98	Roofs, HSG D (DA-1, DA-10, DA-11, DA-12, DA-15, DA-16, DA-17, DA-2, DA-7, DA-8)
139,588	**94**	**TOTAL AREA**

Soil Listing (all nodes)

Area (sq-ft)	Soil Group	Subcatchment Numbers
0	HSG A	
0	HSG B	
0	HSG C	
139,588	HSG D	DA-1, DA-10, DA-11, DA-12, DA-13, DA-14, DA-15, DA-16, DA-17, DA-18, DA-2, DA-3, DA-4, DA-5, DA-6, DA-7, DA-8, DA-9
0	Other	
139,588		**TOTAL AREA**

Ground Covers (all nodes)

HSG-A (sq-ft)	HSG-B (sq-ft)	HSG-C (sq-ft)	HSG-D (sq-ft)	Other (sq-ft)	Total (sq-ft)	Ground Cover	Sub Num
0	0	0	34,277	0	34,277	>75% Grass cover, Good	
0	0	0	54,227	0	54,227	Paved parking	
0	0	0	51,084	0	51,084	Roofs	
0	**0**	**0**	**139,588**	**0**	**139,588**	**TOTAL AREA**	

Pipe Listing (all nodes)

Line#	Node Number	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	n	Diam/Width (inches)	Height (inches)	Inside-Fill (inches)
1	3P	170.74	170.45	29.0	0.0100	0.013	12.0	0.0	0.0
2	8P	171.30	170.43	87.0	0.0100	0.030	4.0	0.0	0.0
3	12P	168.70	167.00	142.0	0.0120	0.013	12.0	0.0	0.0
4	14P	167.60	166.70	26.0	0.0346	0.013	18.0	0.0	0.0
5	CB-1	171.50	171.17	33.0	0.0100	0.013	12.0	0.0	0.0
6	CB-2	170.25	170.05	20.0	0.0100	0.013	12.0	0.0	0.0
7	CB-2	170.25	170.05	12.0	0.0167	0.013	8.0	0.0	0.0
8	DP-1	166.70	165.00	191.0	0.0089	0.013	18.0	0.0	0.0
9	DW-4	172.00	171.70	30.0	0.0100	0.013	8.0	0.0	0.0
10	YD-1	173.27	172.59	68.0	0.0100	0.013	8.0	0.0	0.0
11	YD-2	172.59	172.43	16.0	0.0100	0.013	8.0	0.0	0.0
12	YD-3	173.54	172.29	104.0	0.0120	0.013	12.0	0.0	0.0
13	YD-4	172.29	171.45	84.0	0.0100	0.013	8.0	0.0	0.0

Time span=0.00-30.00 hrs, dt=0.05 hrs, 601 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment DA-1: DA-1 Runoff Area=21,412 sf 86.22% Impervious Runoff Depth=5.38"
Tc=6.0 min CN=96 Runoff=3.94 cfs 9,596 cf

Subcatchment DA-10: DA-10 Runoff Area=4,800 sf 94.90% Impervious Runoff Depth=5.49"
Tc=6.0 min CN=97 Runoff=0.89 cfs 2,198 cf

Subcatchment DA-11: DA-11 Runoff Area=8,557 sf 51.71% Impervious Runoff Depth=4.59"
Tc=6.0 min CN=89 Runoff=1.45 cfs 3,273 cf

Subcatchment DA-12: DRAINAGE AREA 12 Runoff Area=8,367 sf 100.00% Impervious Runoff Depth=5.61"
Tc=6.0 min CN=98 Runoff=1.56 cfs 3,913 cf

Subcatchment DA-13: DA-13 Runoff Area=2,574 sf 79.56% Impervious Runoff Depth=5.15"
Tc=6.0 min CN=94 Runoff=0.47 cfs 1,104 cf

Subcatchment DA-14: DRAINAGE AREA 14 Runoff Area=6,736 sf 69.73% Impervious Runoff Depth=5.03"
Tc=6.0 min CN=93 Runoff=1.21 cfs 2,826 cf

Subcatchment DA-15: DA-15 Runoff Area=1,734 sf 100.00% Impervious Runoff Depth=5.61"
Tc=6.0 min CN=98 Runoff=0.32 cfs 811 cf

Subcatchment DA-16: DA-16 Runoff Area=1,844 sf 100.00% Impervious Runoff Depth=5.61"
Tc=6.0 min CN=98 Runoff=0.34 cfs 862 cf

Subcatchment DA-17: DA-17 Runoff Area=1,755 sf 100.00% Impervious Runoff Depth=5.61"
Tc=6.0 min CN=98 Runoff=0.33 cfs 821 cf

Subcatchment DA-18: DRAINAGE AREA 18 Runoff Area=3,482 sf 85.96% Impervious Runoff Depth=5.26"
Tc=6.0 min CN=95 Runoff=0.64 cfs 1,527 cf

Subcatchment DA-2: DA-2 Runoff Area=7,036 sf 83.26% Impervious Runoff Depth=5.26"
Tc=6.0 min CN=95 Runoff=1.28 cfs 3,086 cf

Subcatchment DA-3: DRAINAGE AREA 3 Runoff Area=5,334 sf 65.88% Impervious Runoff Depth=4.92"
Tc=6.0 min CN=92 Runoff=0.94 cfs 2,188 cf

Subcatchment DA-4: DRAINAGE AREA 4 Runoff Area=4,099 sf 74.82% Impervious Runoff Depth=5.03"
Tc=6.0 min CN=93 Runoff=0.73 cfs 1,720 cf

Subcatchment DA-5: DRAINAGE AREA 5 Runoff Area=32,655 sf 61.00% Impervious Runoff Depth=4.81"
Flow Length=235' Tc=13.1 min CN=91 Runoff=4.63 cfs 13,090 cf

Subcatchment DA-6: DA-6 Runoff Area=11,493 sf 65.66% Impervious Runoff Depth=4.92"
Tc=6.0 min CN=92 Runoff=2.03 cfs 4,714 cf

Subcatchment DA-7: DA-7 Runoff Area=3,640 sf 100.00% Impervious Runoff Depth=5.61"
Tc=6.0 min CN=98 Runoff=0.68 cfs 1,702 cf

Subcatchment DA-8: DA-8 Runoff Area=10,599 sf 81.26% Impervious Runoff Depth=5.26"
Tc=6.0 min CN=95 Runoff=1.94 cfs 4,648 cf

Subcatchment DA-9: DRAINAGE AREA 9 Runoff Area=3,471 sf 65.57% Impervious Runoff Depth=4.92"
Tc=6.0 min CN=92 Runoff=0.61 cfs 1,424 cf

Reach DP-2: STREET Inflow=1.56 cfs 3,913 cf
Outflow=1.56 cfs 3,913 cf

Pond 2P: EXISTING DRYWELL Peak Elev=172.83' Storage=431 cf Inflow=2.67 cfs 6,546 cf
Discarded=0.67 cfs 3,873 cf Primary=1.97 cfs 2,673 cf Outflow=2.64 cfs 6,546 cf

Pond 3P: PROPOSED CB #3 Peak Elev=171.20' Inflow=0.64 cfs 1,527 cf
12.0" Round Culvert n=0.013 L=29.0' S=0.0100 '/' Outflow=0.64 cfs 1,527 cf

Pond 5P: EXISTING DRYWELL Peak Elev=173.52' Storage=790 cf Inflow=1.67 cfs 5,126 cf
Outflow=1.08 cfs 5,126 cf

Pond 8P: EXISTING YARD DRAIN Peak Elev=241.67' Inflow=0.73 cfs 1,720 cf
4.0" Round Culvert n=0.030 L=87.0' S=0.0100 '/' Outflow=0.73 cfs 1,720 cf

Pond 12P: EXISTING CB Peak Elev=172.05' Inflow=5.05 cfs 14,618 cf
12.0" Round Culvert n=0.013 L=142.0' S=0.0120 '/' Outflow=5.05 cfs 14,618 cf

Pond 14P: EXISTING CB Peak Elev=168.16' Inflow=1.21 cfs 2,826 cf
18.0" Round Culvert n=0.013 L=26.0' S=0.0346 '/' Outflow=1.21 cfs 2,826 cf

Pond CB-1: PROPOSED CATCH BASIN #1 Peak Elev=172.19' Inflow=1.28 cfs 3,086 cf
12.0" Round Culvert n=0.013 L=33.0' S=0.0100 '/' Outflow=1.28 cfs 3,086 cf

Pond CB-2: PR CB #2 Peak Elev=172.16' Inflow=5.23 cfs 12,682 cf
Primary=3.56 cfs 7,556 cf Secondary=1.67 cfs 5,126 cf Outflow=5.23 cfs 12,682 cf

Pond DP-1: Existing Catch Basin Peak Elev=169.28' Inflow=9.09 cfs 22,940 cf
18.0" Round Culvert n=0.013 L=191.0' S=0.0089 '/' Outflow=9.09 cfs 22,940 cf

Pond DW-1: PROPOSED DRYWELL #1 Peak Elev=169.37' Storage=411 cf Inflow=0.61 cfs 1,424 cf
Outflow=0.23 cfs 1,424 cf

Pond DW-2: PROPOSED DRYWELL #2 Peak Elev=175.79' Storage=818 cf Inflow=2.34 cfs 5,471 cf
Outflow=1.91 cfs 5,472 cf

Pond DW-3: PROPOSED DRYWELL #3 Peak Elev=174.84' Storage=929 cf Inflow=2.61 cfs 6,351 cf
Outflow=2.06 cfs 6,352 cf

Pond DW-4: PROPOSED DRYWELL #4 Peak Elev=174.18' Storage=1,194 cf Inflow=3.56 cfs 7,556 cf
Discarded=0.51 cfs 3,198 cf Secondary=1.80 cfs 4,358 cf Outflow=2.32 cfs 7,556 cf

Pond DW-5: PROPOSED DRYWELL #5 Peak Elev=172.72' Storage=1,057 cf Inflow=2.03 cfs 4,714 cf
Outflow=1.11 cfs 4,714 cf

Pond DW-6: PROPOSED DRYWELL #6 Peak Elev=174.09' Storage=267 cf Inflow=0.34 cfs 862 cf
Outflow=0.12 cfs 862 cf

Pond DW-7: PROPOSED DRYWELL #7 Peak Elev=175.52' Storage=264 cf Inflow=0.33 cfs 821 cf
Outflow=0.07 cfs 821 cf

Pond DW-8: PROPOSED DRYWELL #8 Peak Elev=173.04' Storage=257 cf Inflow=0.32 cfs 811 cf
Outflow=0.07 cfs 812 cf

Pond YD-1: PROPOSED DRAIN #1 Peak Elev=174.05' Inflow=0.89 cfs 2,198 cf
8.0" Round Culvert n=0.013 L=68.0' S=0.0100 '/' Outflow=0.89 cfs 2,198 cf

Pond YD-2: PROPOSED DRAIN #2 Peak Elev=176.02' Inflow=2.34 cfs 5,471 cf
8.0" Round Culvert n=0.013 L=16.0' S=0.0100 '/' Outflow=2.34 cfs 5,471 cf

Pond YD-3: PROPOSED DRAIN #3 Peak Elev=174.01' Inflow=0.68 cfs 1,702 cf
12.0" Round Culvert n=0.013 L=104.0' S=0.0120 '/' Outflow=0.68 cfs 1,702 cf

Pond YD-4: PROPOSED DRAIN #4 Peak Elev=177.69' Inflow=2.61 cfs 6,351 cf
8.0" Round Culvert n=0.013 L=84.0' S=0.0100 '/' Outflow=2.61 cfs 6,351 cf

Total Runoff Area = 139,588 sf Runoff Volume = 59,504 cf Average Runoff Depth = 5.12"
24.56% Pervious = 34,277 sf 75.44% Impervious = 105,311 sf

Summary for Subcatchment DA-1: DA-1

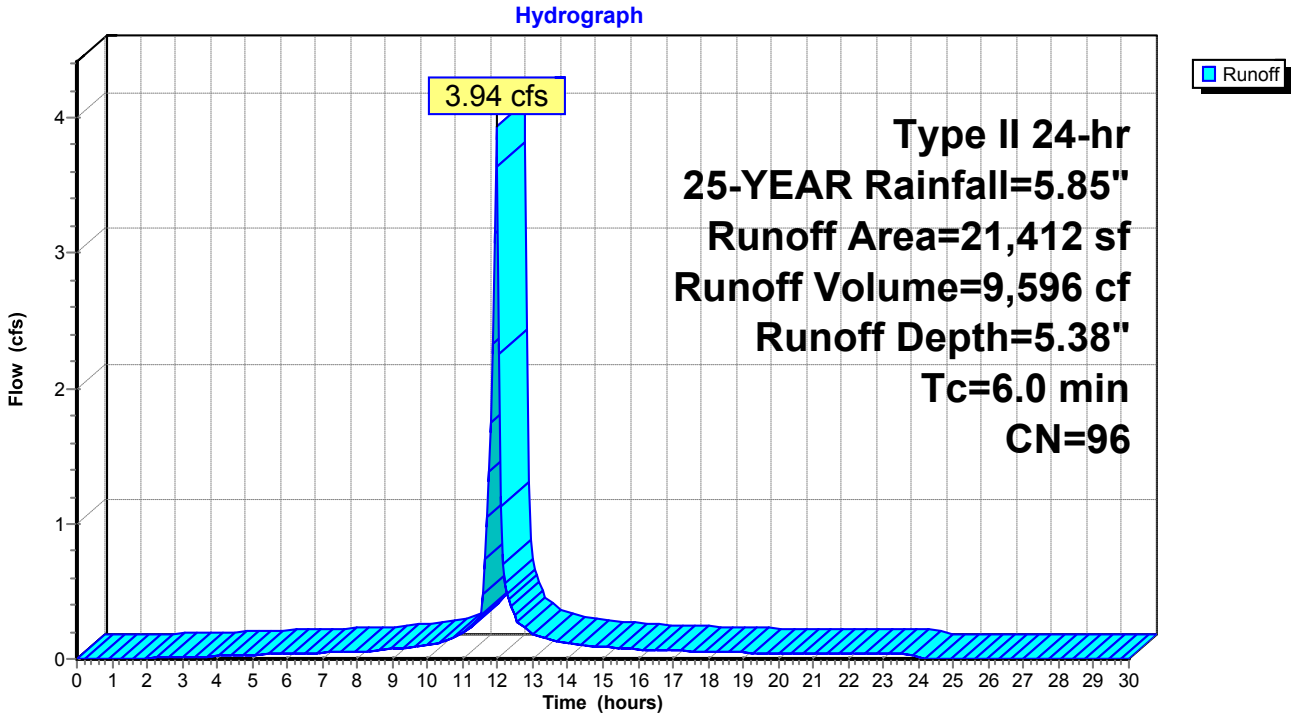
Runoff = 3.94 cfs @ 11.96 hrs, Volume= 9,596 cf, Depth= 5.38"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 25-YEAR Rainfall=5.85"

Area (sf)	CN	Description
2,951	80	>75% Grass cover, Good, HSG D
17,281	98	Roofs, HSG D
1,180	98	Paved parking, HSG D
21,412	96	Weighted Average
2,951		13.78% Pervious Area
18,461		86.22% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-1: DA-1



Summary for Subcatchment DA-10: DA-10

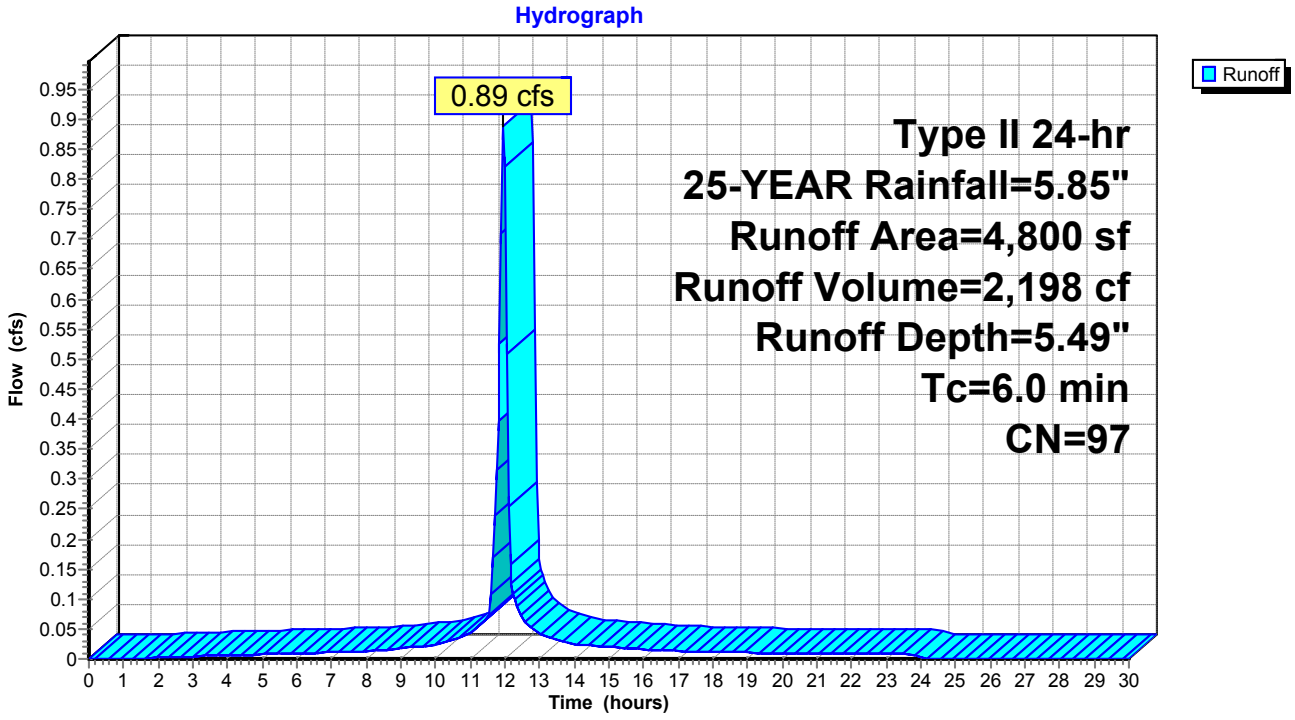
Runoff = 0.89 cfs @ 11.96 hrs, Volume= 2,198 cf, Depth= 5.49"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 25-YEAR Rainfall=5.85"

Area (sf)	CN	Description
245	80	>75% Grass cover, Good, HSG D
2,933	98	Roofs, HSG D
1,622	98	Paved parking, HSG D
4,800	97	Weighted Average
245		5.10% Pervious Area
4,555		94.90% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-10: DA-10



Summary for Subcatchment DA-11: DA-11

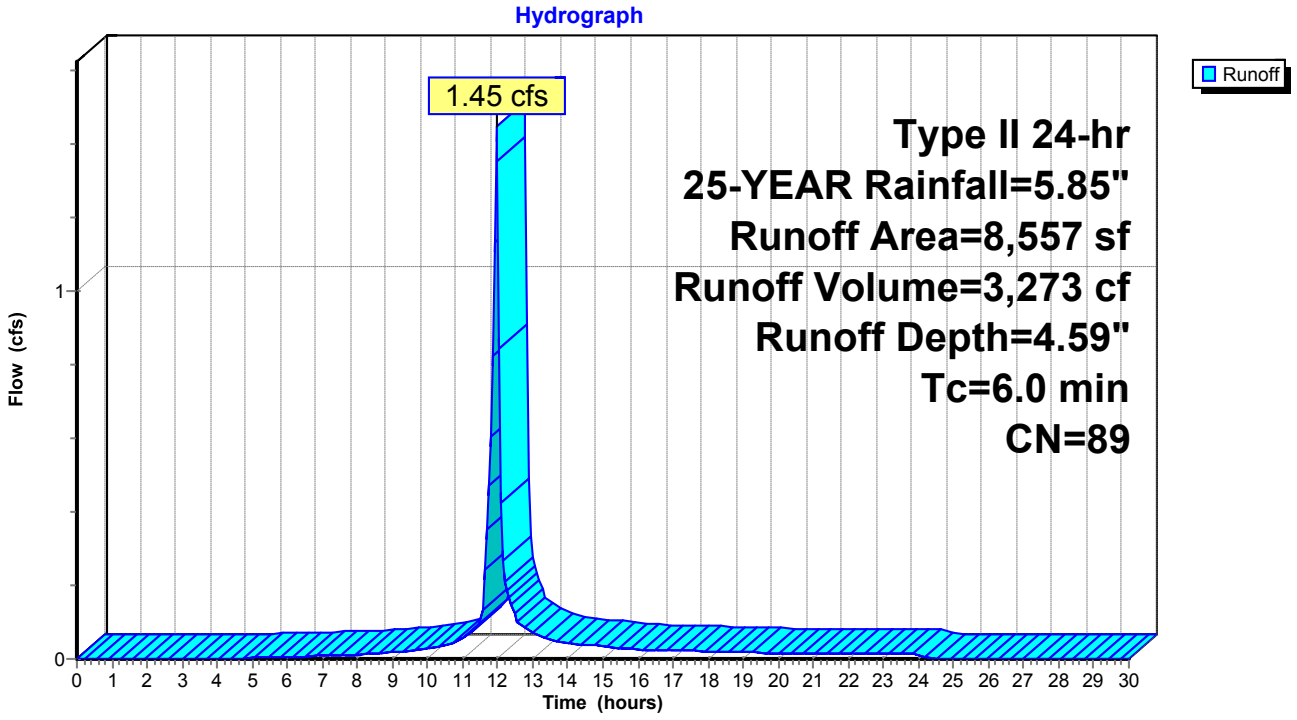
Runoff = 1.45 cfs @ 11.96 hrs, Volume= 3,273 cf, Depth= 4.59"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 25-YEAR Rainfall=5.85"

Area (sf)	CN	Description
4,132	80	>75% Grass cover, Good, HSG D
3,489	98	Roofs, HSG D
936	98	Paved parking, HSG D
8,557	89	Weighted Average
4,132		48.29% Pervious Area
4,425		51.71% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-11: DA-11



Summary for Subcatchment DA-12: DRAINAGE AREA 12

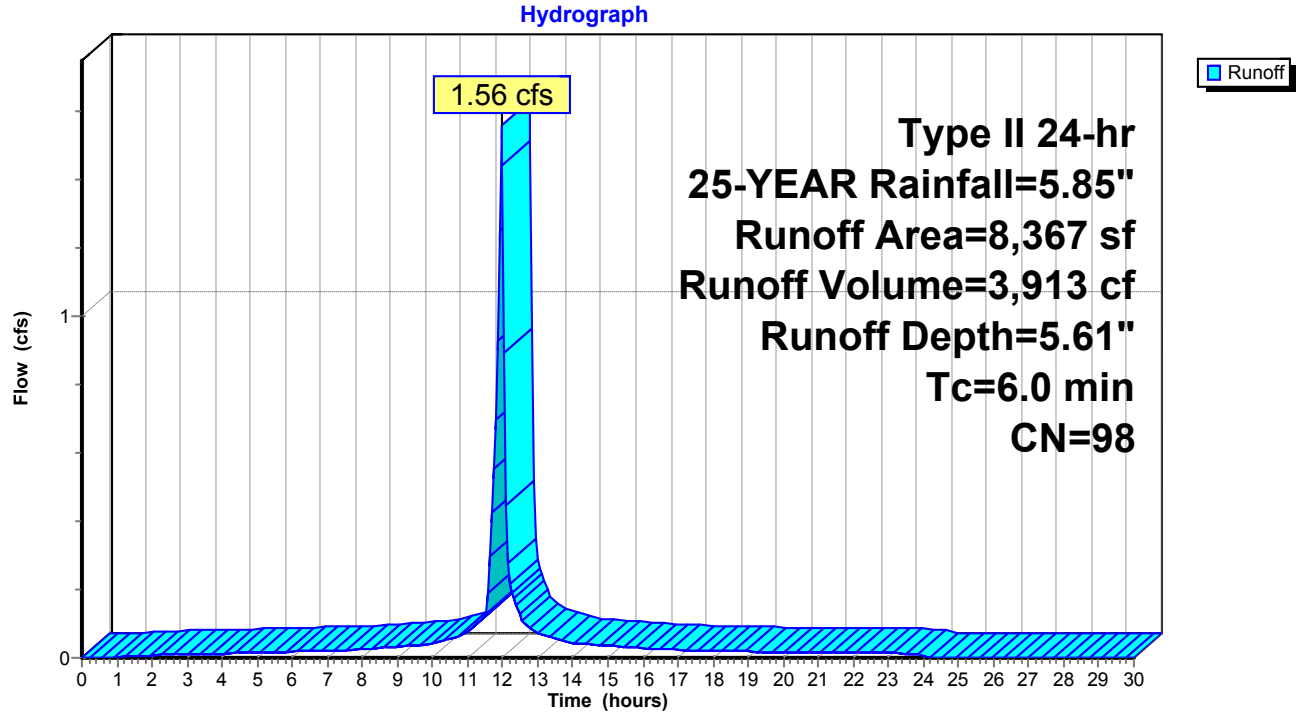
Runoff = 1.56 cfs @ 11.96 hrs, Volume= 3,913 cf, Depth= 5.61"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 25-YEAR Rainfall=5.85"

Area (sf)	CN	Description
8,367	98	Roofs, HSG D
8,367		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-12: DRAINAGE AREA 12



Summary for Subcatchment DA-13: DA-13

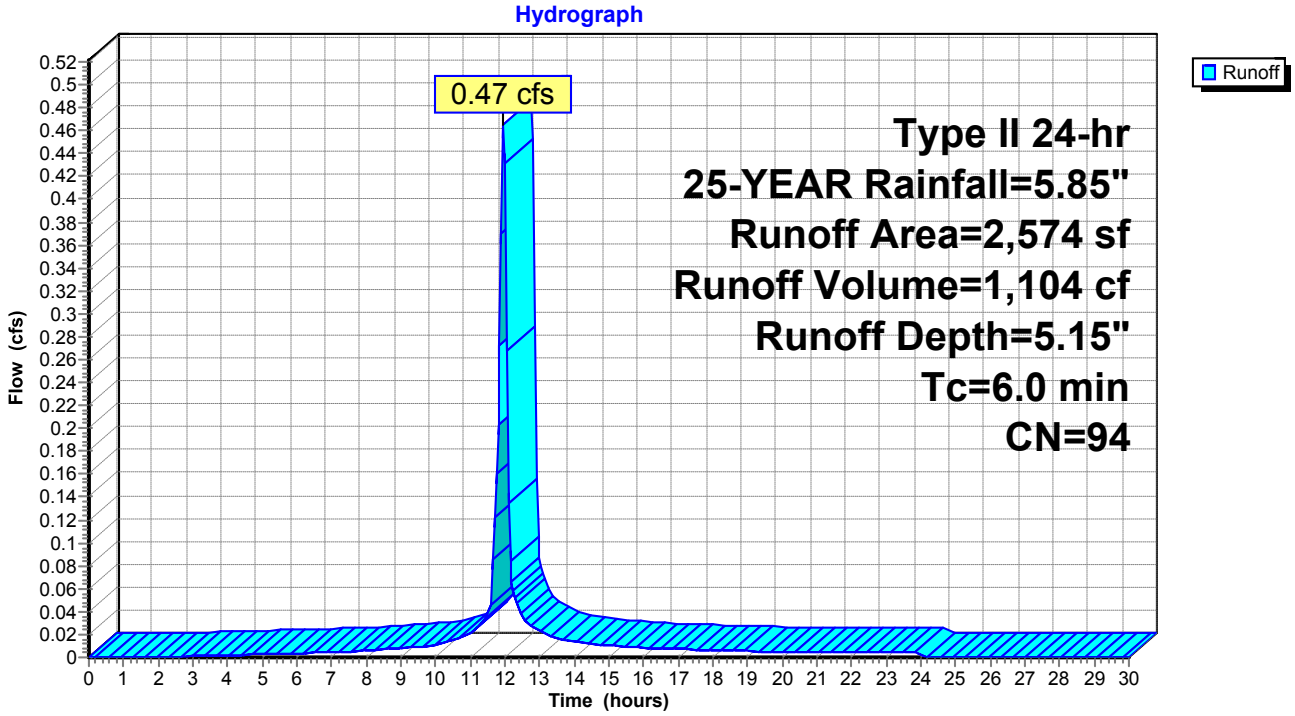
Runoff = 0.47 cfs @ 11.96 hrs, Volume= 1,104 cf, Depth= 5.15"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 25-YEAR Rainfall=5.85"

Area (sf)	CN	Description
526	80	>75% Grass cover, Good, HSG D
2,048	98	Paved parking, HSG D
2,574	94	Weighted Average
526		20.44% Pervious Area
2,048		79.56% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-13: DA-13



Summary for Subcatchment DA-14: DRAINAGE AREA 14

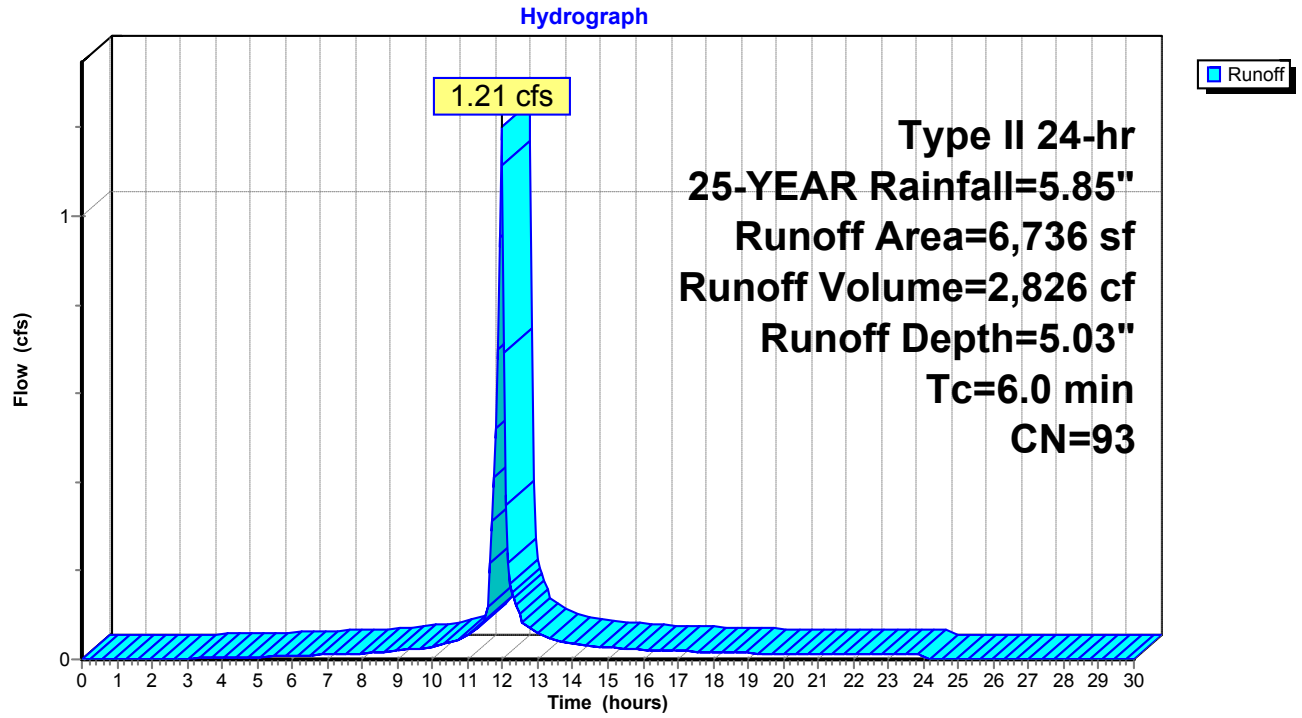
Runoff = 1.21 cfs @ 11.96 hrs, Volume= 2,826 cf, Depth= 5.03"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 25-YEAR Rainfall=5.85"

Area (sf)	CN	Description
2,039	80	>75% Grass cover, Good, HSG D
4,697	98	Paved parking, HSG D
6,736	93	Weighted Average
2,039		30.27% Pervious Area
4,697		69.73% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-14: DRAINAGE AREA 14



Summary for Subcatchment DA-15: DA-15

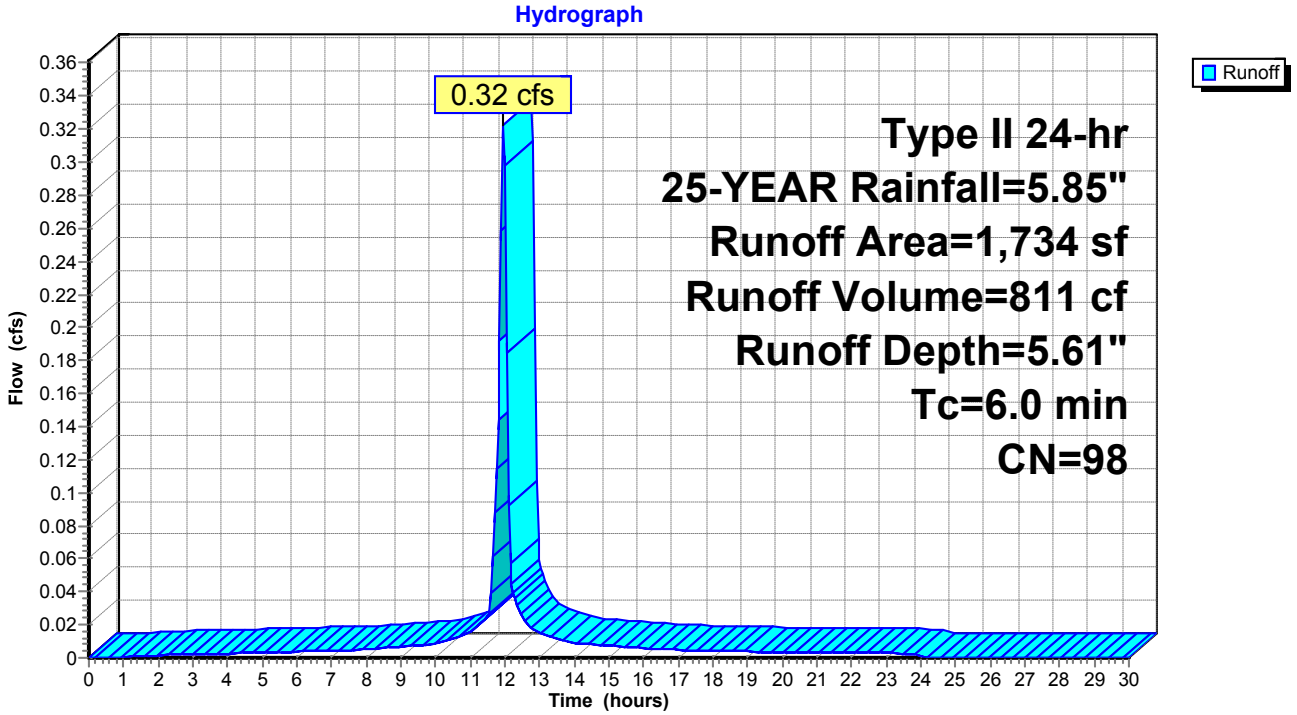
Runoff = 0.32 cfs @ 11.96 hrs, Volume= 811 cf, Depth= 5.61"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 25-YEAR Rainfall=5.85"

Area (sf)	CN	Description
1,734	98	Roofs, HSG D
1,734		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-15: DA-15



Summary for Subcatchment DA-16: DA-16

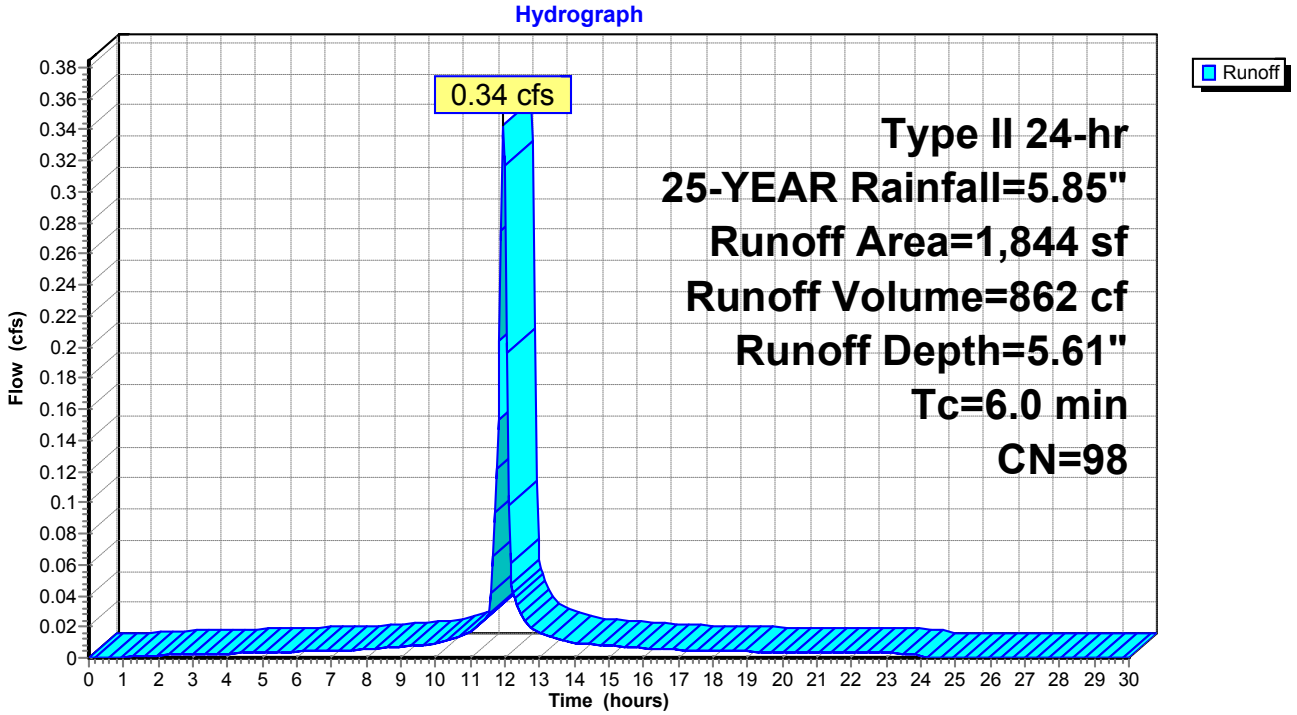
Runoff = 0.34 cfs @ 11.96 hrs, Volume= 862 cf, Depth= 5.61"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 25-YEAR Rainfall=5.85"

Area (sf)	CN	Description
1,844	98	Roofs, HSG D
1,844		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-16: DA-16



Summary for Subcatchment DA-17: DA-17

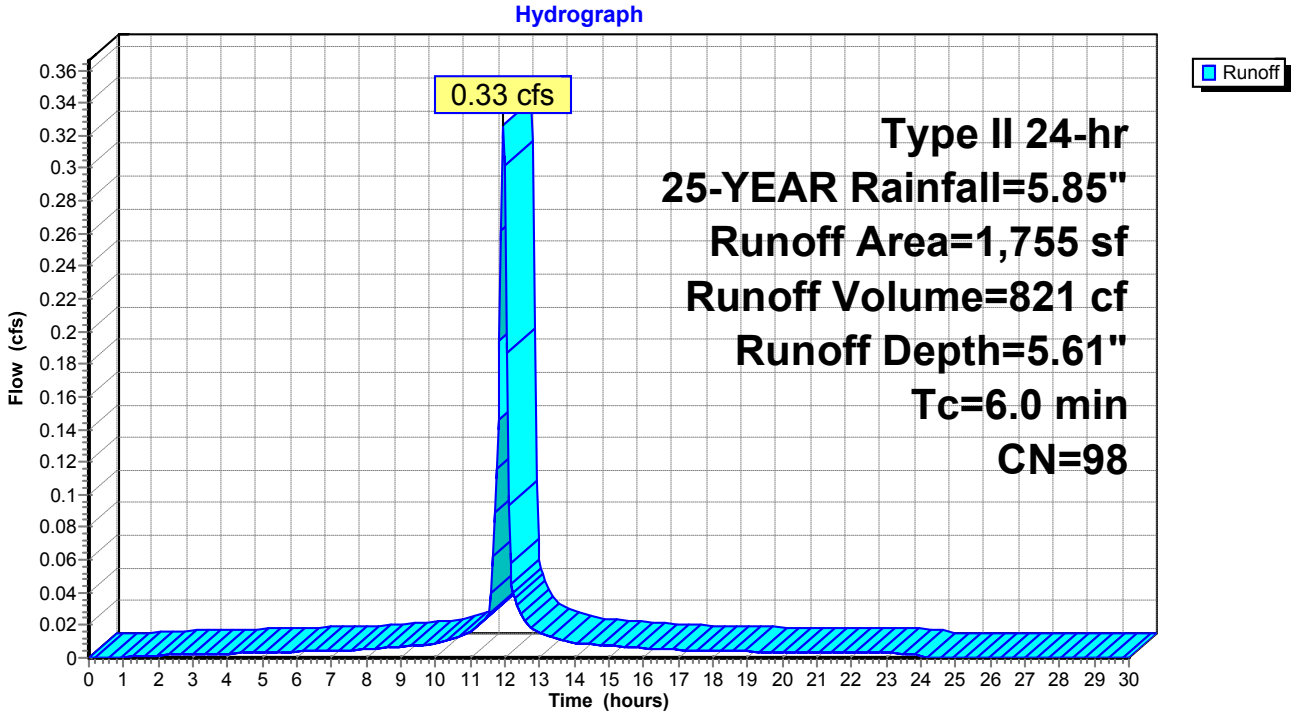
Runoff = 0.33 cfs @ 11.96 hrs, Volume= 821 cf, Depth= 5.61"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 25-YEAR Rainfall=5.85"

Area (sf)	CN	Description
1,755	98	Roofs, HSG D
1,755		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-17: DA-17



Summary for Subcatchment DA-18: DRAINAGE AREA 18

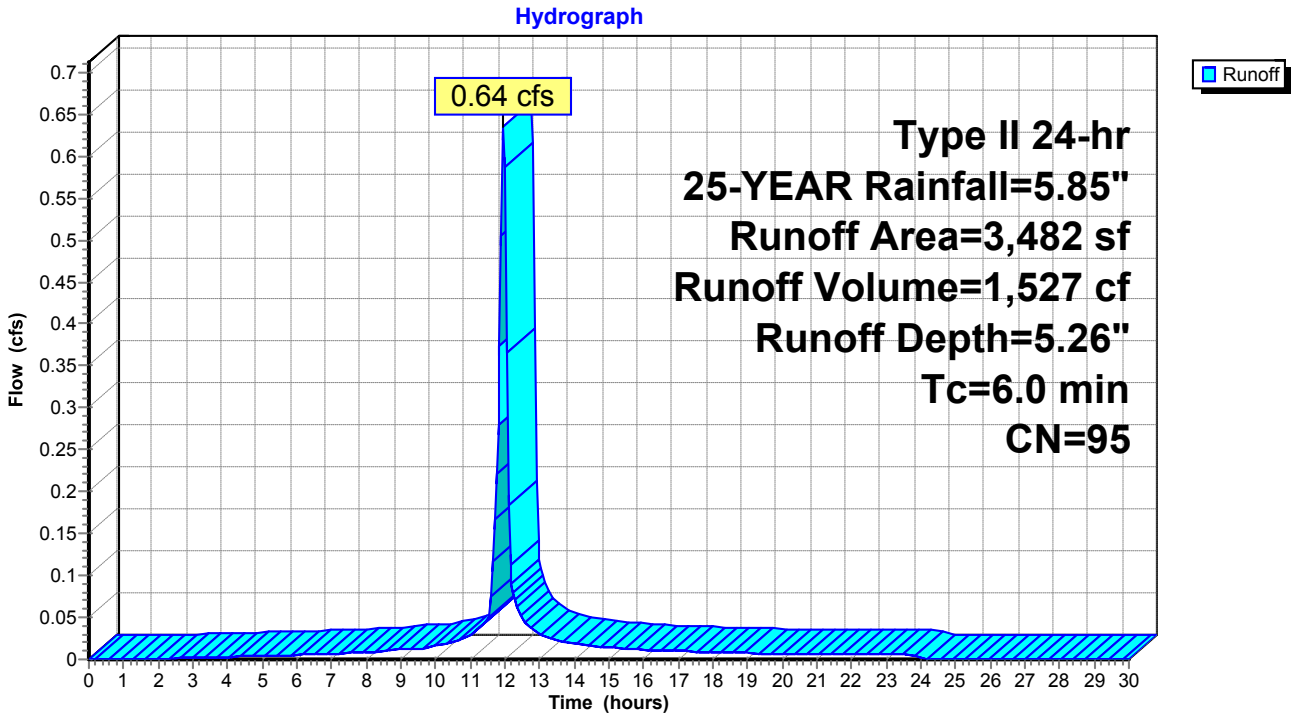
Runoff = 0.64 cfs @ 11.96 hrs, Volume= 1,527 cf, Depth= 5.26"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 25-YEAR Rainfall=5.85"

Area (sf)	CN	Description
489	80	>75% Grass cover, Good, HSG D
2,993	98	Paved parking, HSG D
3,482	95	Weighted Average
489		14.04% Pervious Area
2,993		85.96% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-18: DRAINAGE AREA 18



Summary for Subcatchment DA-2: DA-2

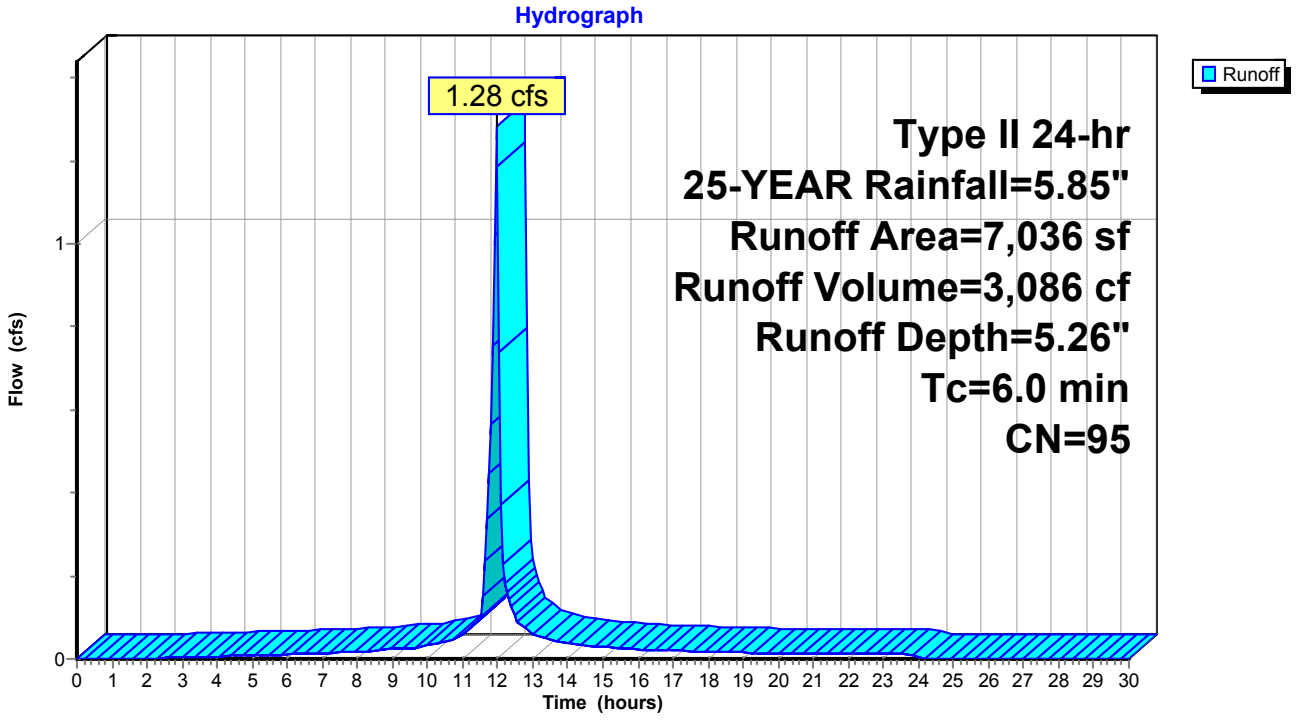
Runoff = 1.28 cfs @ 11.96 hrs, Volume= 3,086 cf, Depth= 5.26"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 25-YEAR Rainfall=5.85"

Area (sf)	CN	Description
1,178	80	>75% Grass cover, Good, HSG D
5,194	98	Roofs, HSG D
664	98	Paved parking, HSG D
7,036	95	Weighted Average
1,178		16.74% Pervious Area
5,858		83.26% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-2: DA-2



Summary for Subcatchment DA-3: DRAINAGE AREA 3

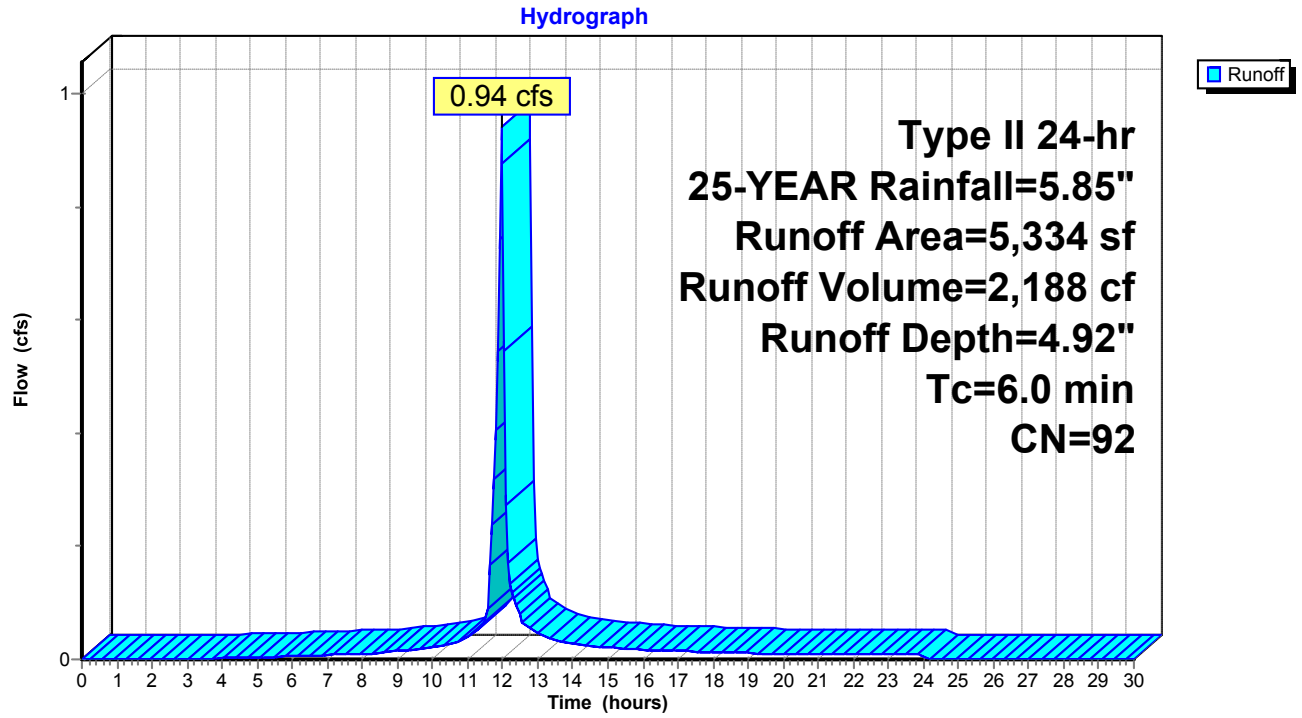
Runoff = 0.94 cfs @ 11.96 hrs, Volume= 2,188 cf, Depth= 4.92"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 25-YEAR Rainfall=5.85"

Area (sf)	CN	Description
1,820	80	>75% Grass cover, Good, HSG D
3,514	98	Paved parking, HSG D
5,334	92	Weighted Average
1,820		34.12% Pervious Area
3,514		65.88% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-3: DRAINAGE AREA 3



Summary for Subcatchment DA-4: DRAINAGE AREA 4

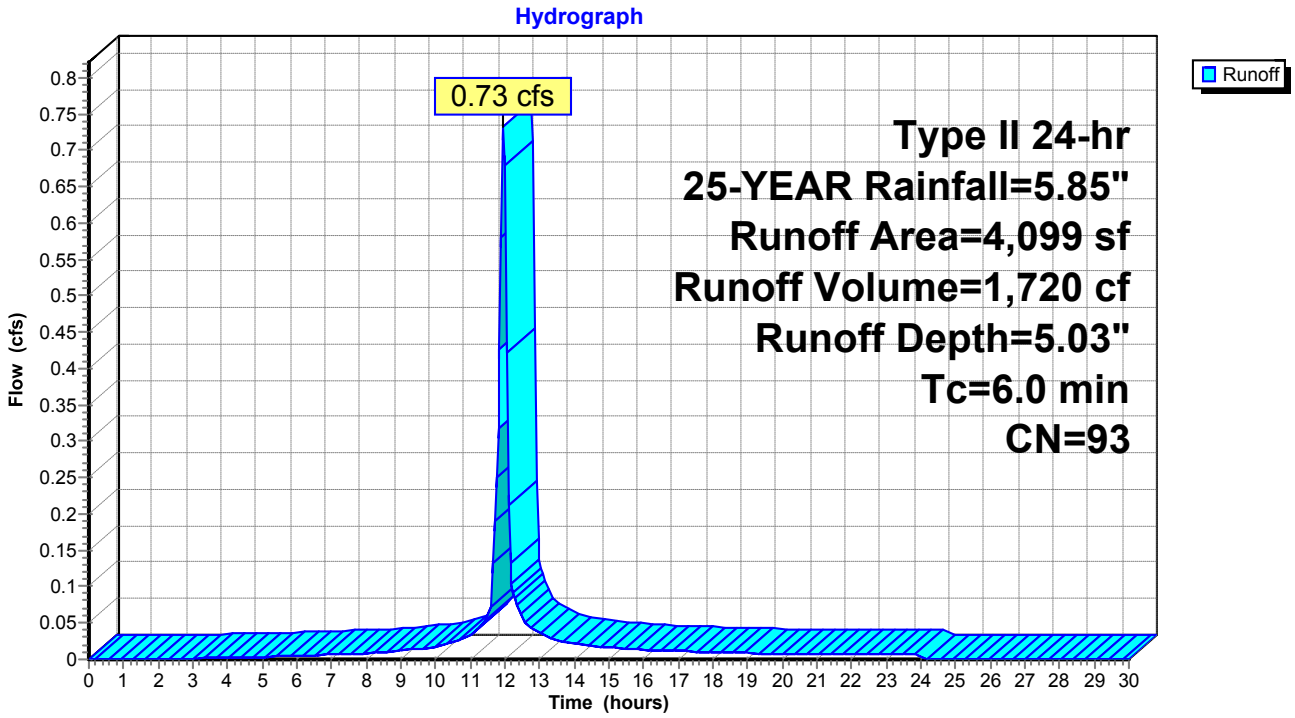
Runoff = 0.73 cfs @ 11.96 hrs, Volume= 1,720 cf, Depth= 5.03"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 25-YEAR Rainfall=5.85"

Area (sf)	CN	Description
1,032	80	>75% Grass cover, Good, HSG D
3,067	98	Paved parking, HSG D
4,099	93	Weighted Average
1,032		25.18% Pervious Area
3,067		74.82% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-4: DRAINAGE AREA 4



Summary for Subcatchment DA-5: DRAINAGE AREA 5

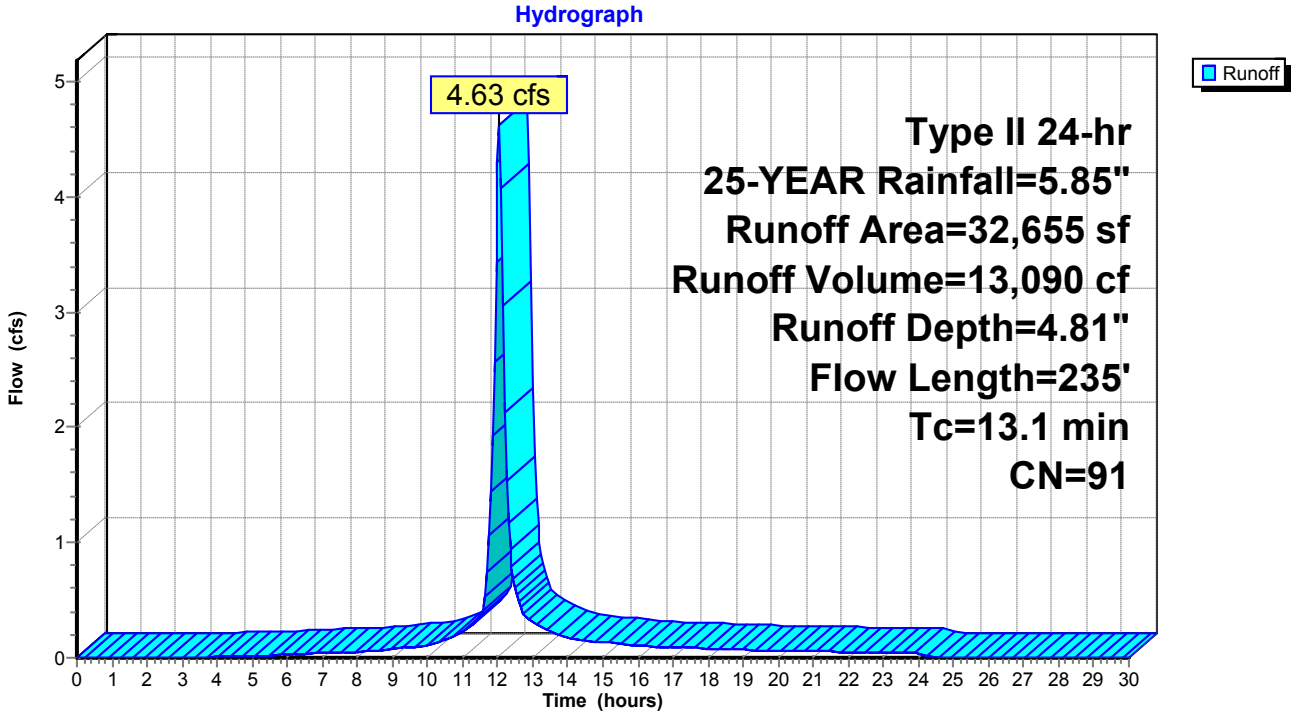
Runoff = 4.63 cfs @ 12.04 hrs, Volume= 13,090 cf, Depth= 4.81"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 25-YEAR Rainfall=5.85"

Area (sf)	CN	Description
12,737	80	>75% Grass cover, Good, HSG D
19,918	98	Paved parking, HSG D
32,655	91	Weighted Average
12,737		39.00% Pervious Area
19,918		61.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
11.1	100	0.0150	0.15		**Sheet Flow, A-B** Grass: Short n= 0.150 P2= 3.16"
1.7	81	0.0130	0.80		**Shallow Concentrated Flow, B-C** Short Grass Pasture Kv= 7.0 fps
0.3	54	0.0250	3.21		**Shallow Concentrated Flow, C-D** Paved Kv= 20.3 fps
13.1	235	Total			

Subcatchment DA-5: DRAINAGE AREA 5



Summary for Subcatchment DA-6: DA-6

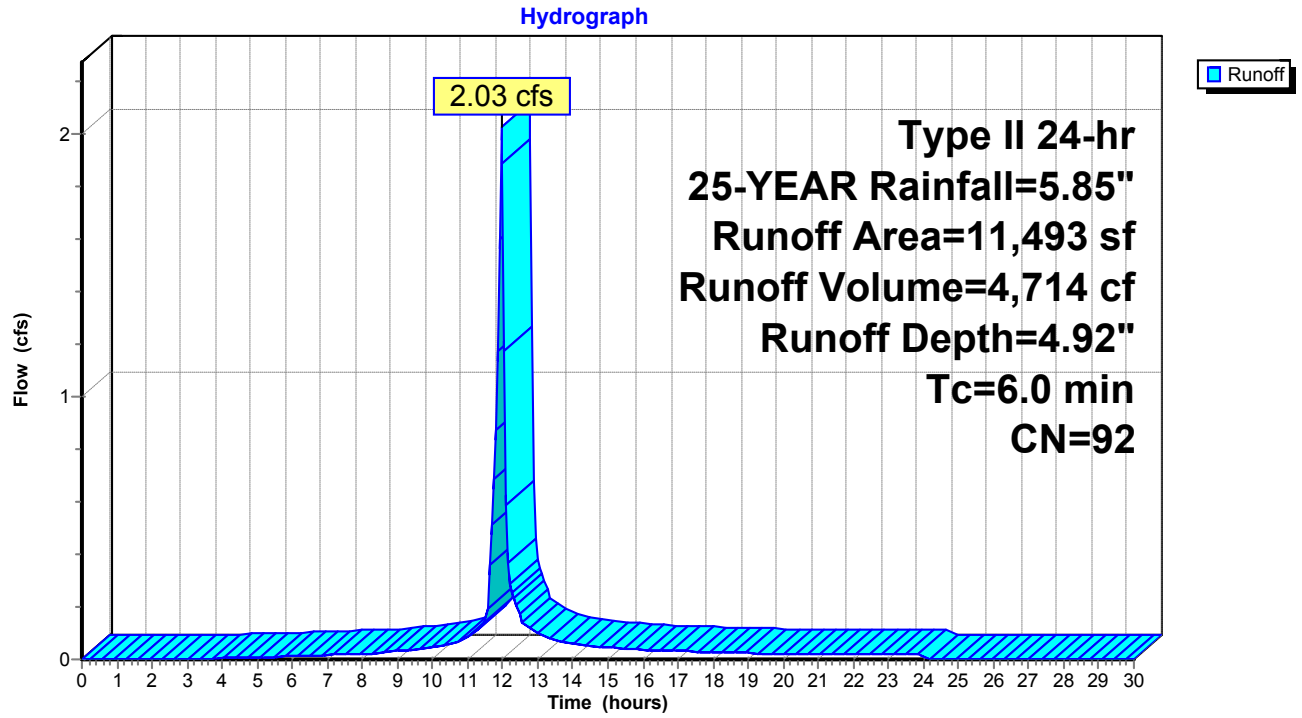
Runoff = 2.03 cfs @ 11.96 hrs, Volume= 4,714 cf, Depth= 4.92"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 25-YEAR Rainfall=5.85"

Area (sf)	CN	Description
3,947	80	>75% Grass cover, Good, HSG D
7,546	98	Paved parking, HSG D
11,493	92	Weighted Average
3,947		34.34% Pervious Area
7,546		65.66% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-6: DA-6



Summary for Subcatchment DA-7: DA-7

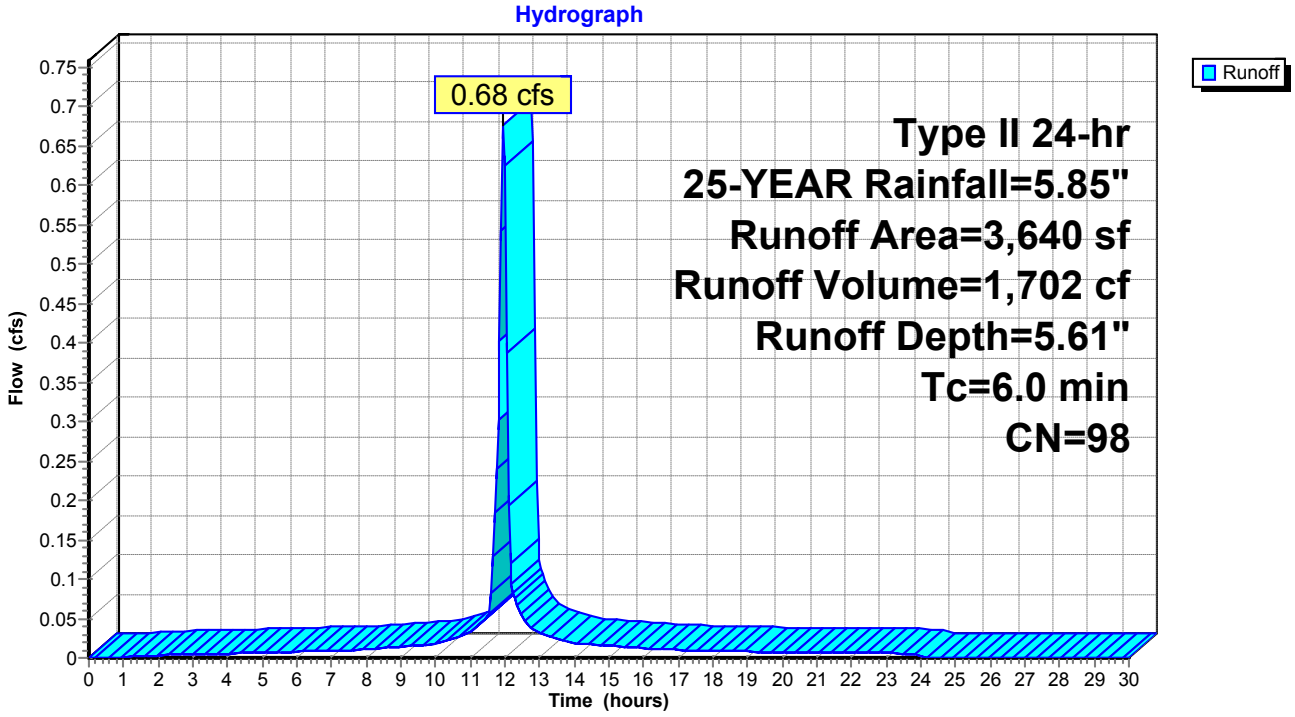
Runoff = 0.68 cfs @ 11.96 hrs, Volume= 1,702 cf, Depth= 5.61"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 25-YEAR Rainfall=5.85"

Area (sf)	CN	Description
1,587	98	Roofs, HSG D
2,053	98	Paved parking, HSG D
3,640	98	Weighted Average
3,640		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-7: DA-7



Summary for Subcatchment DA-8: DA-8

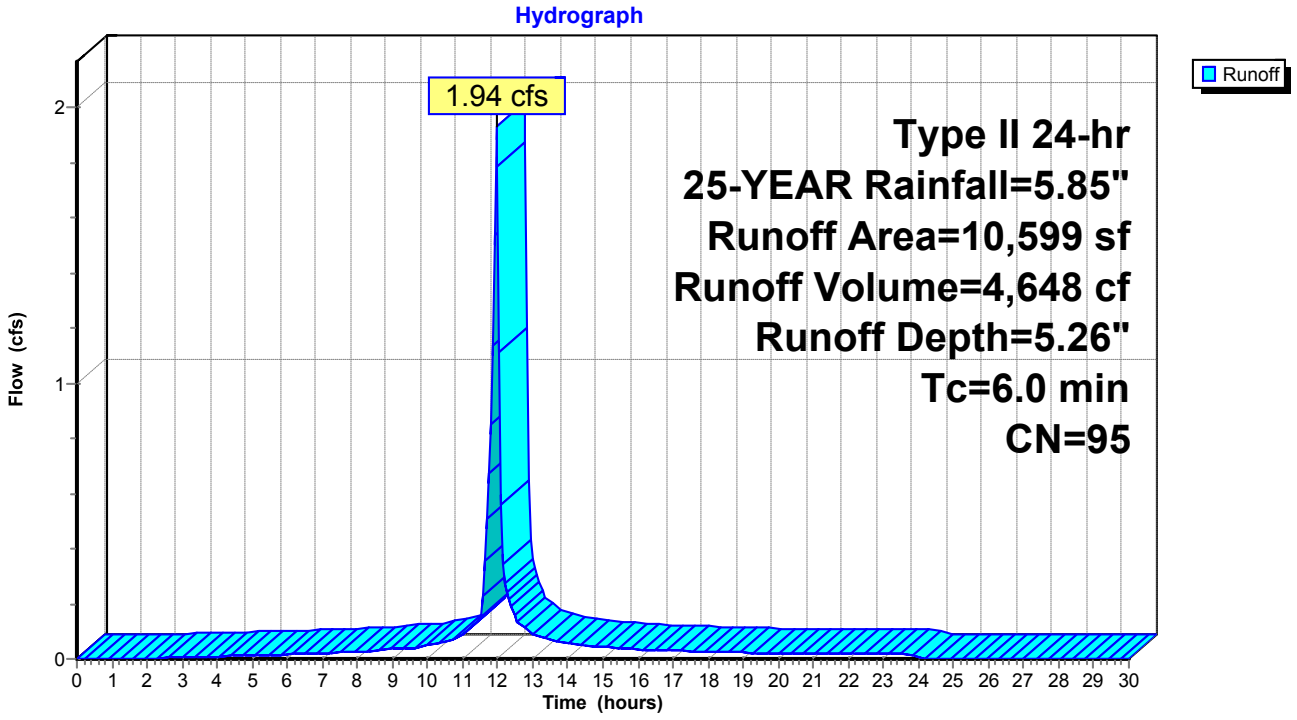
Runoff = 1.94 cfs @ 11.96 hrs, Volume= 4,648 cf, Depth= 5.26"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 25-YEAR Rainfall=5.85"

Area (sf)	CN	Description
1,986	80	>75% Grass cover, Good, HSG D
6,900	98	Roofs, HSG D
1,713	98	Paved parking, HSG D
10,599	95	Weighted Average
1,986		18.74% Pervious Area
8,613		81.26% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-8: DA-8



Summary for Subcatchment DA-9: DRAINAGE AREA 9

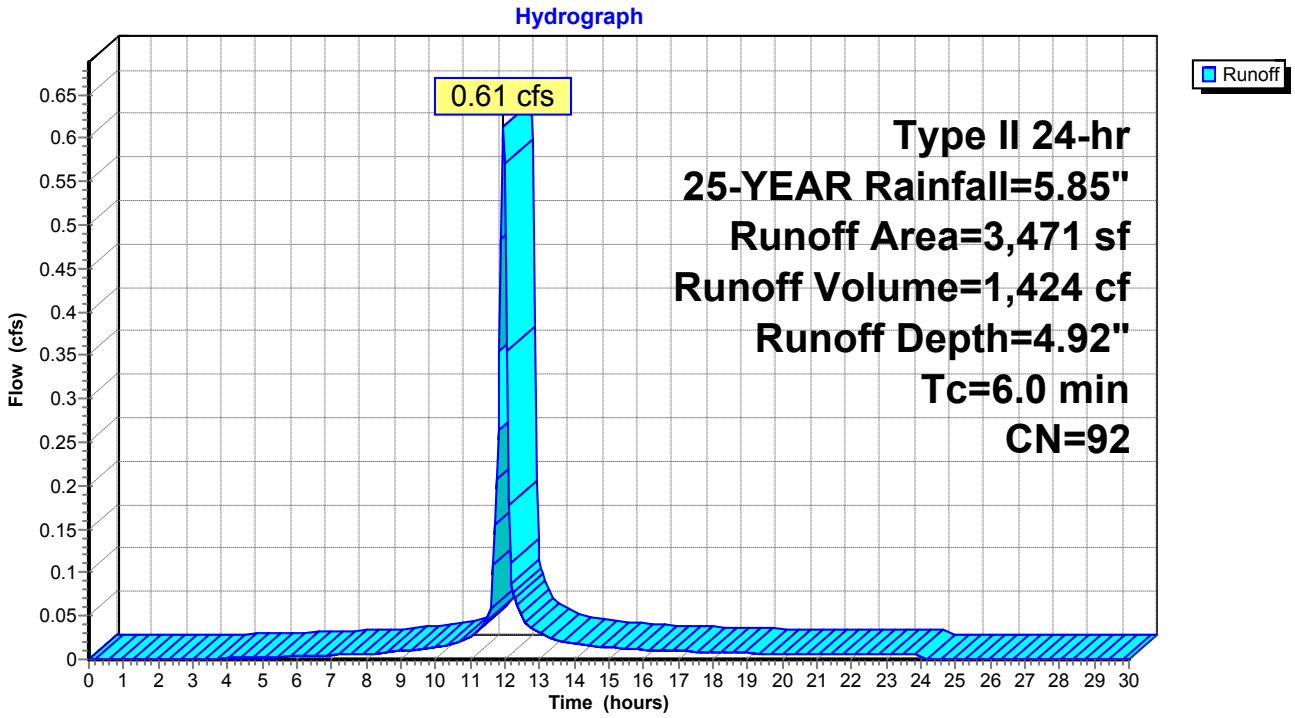
Runoff = 0.61 cfs @ 11.96 hrs, Volume= 1,424 cf, Depth= 4.92"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 25-YEAR Rainfall=5.85"

Area (sf)	CN	Description
1,195	80	>75% Grass cover, Good, HSG D
2,276	98	Paved parking, HSG D
3,471	92	Weighted Average
1,195		34.43% Pervious Area
2,276		65.57% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-9: DRAINAGE AREA 9



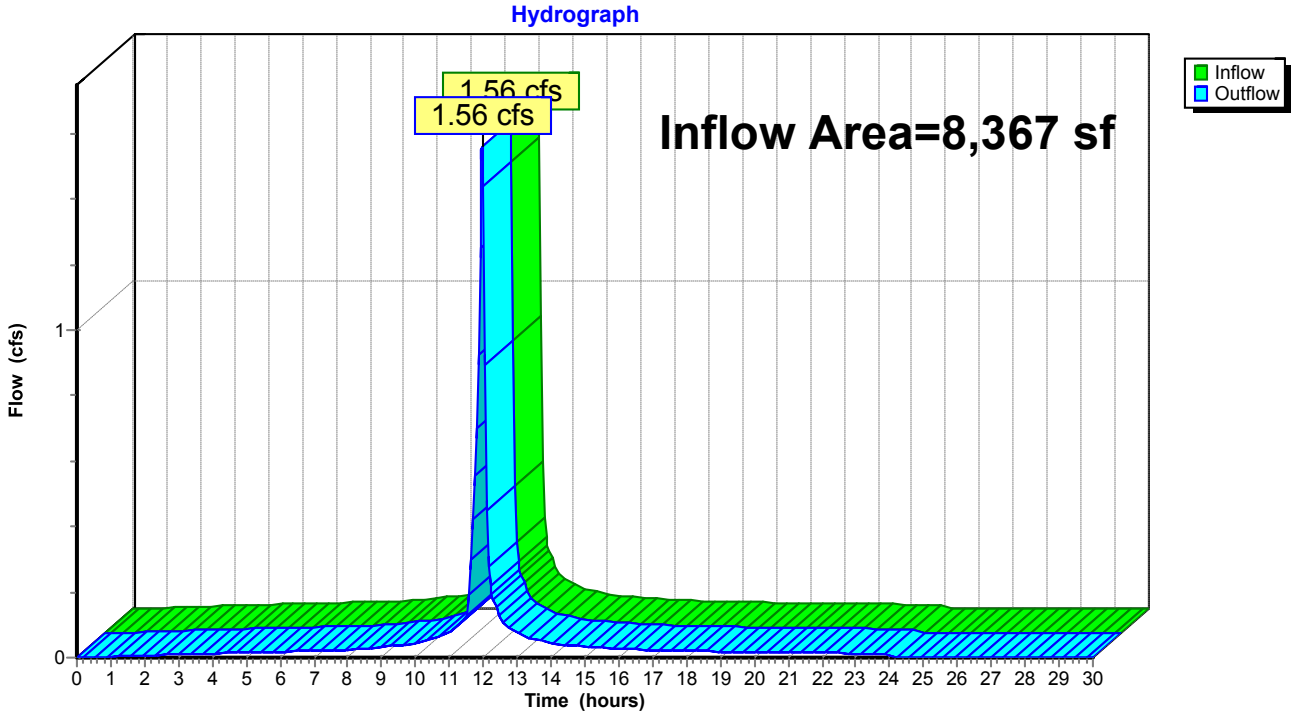
Summary for Reach DP-2: STREET

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 8,367 sf,100.00% Impervious, Inflow Depth = 5.61" for 25-YEAR event
Inflow = 1.56 cfs @ 11.96 hrs, Volume= 3,913 cf
Outflow = 1.56 cfs @ 11.96 hrs, Volume= 3,913 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs

Reach DP-2: STREET



Summary for Pond 2P: EXISTING DRYWELL

[81] Warning: Exceeded Pond DW-4 by 0.49' @ 18.55 hrs

Inflow Area = 5,334 sf, 65.88% Impervious, Inflow Depth = 14.73" for 25-YEAR event
Inflow = 2.67 cfs @ 11.98 hrs, Volume= 6,546 cf
Outflow = 2.64 cfs @ 12.00 hrs, Volume= 6,546 cf, Atten= 1%, Lag= 1.1 min
Discarded = 0.67 cfs @ 12.00 hrs, Volume= 3,873 cf
Primary = 1.97 cfs @ 12.00 hrs, Volume= 2,673 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 172.83' @ 12.00 hrs Surf.Area= 1,319 sf Storage= 431 cf

Plug-Flow detention time= 21.9 min calculated for 6,535 cf (100% of inflow)
Center-of-Mass det. time= 21.8 min (773.8 - 751.9)

Volume	Invert	Avail.Storage	Storage Description
#1	167.50'	1,717 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

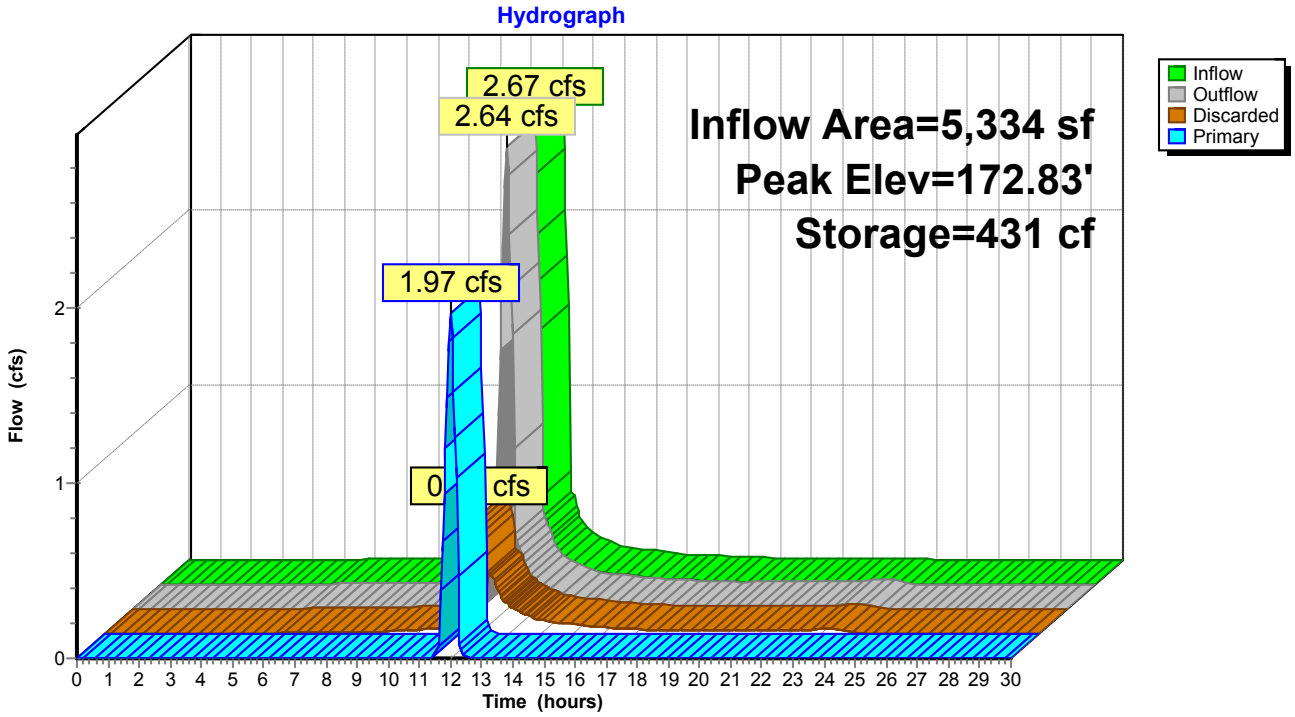
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
167.50	55	0	0
172.50	29	210	210
173.00	2,000	507	717
173.50	2,000	1,000	1,717

Device	Routing	Invert	Outlet Devices
#1	Discarded	167.50'	**22.000 in/hr Exfiltration over Surface area**
#2	Primary	172.65'	**24.0" x 24.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Discarded OutFlow Max=0.67 cfs @ 12.00 hrs HW=172.83' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.67 cfs)

Primary OutFlow Max=1.95 cfs @ 12.00 hrs HW=172.83' (Free Discharge)
↑—**2=Orifice/Grate** (Weir Controls 1.95 cfs @ 1.38 fps)

Pond 2P: EXISTING DRYWELL



Summary for Pond 3P: PROPOSED CB #3

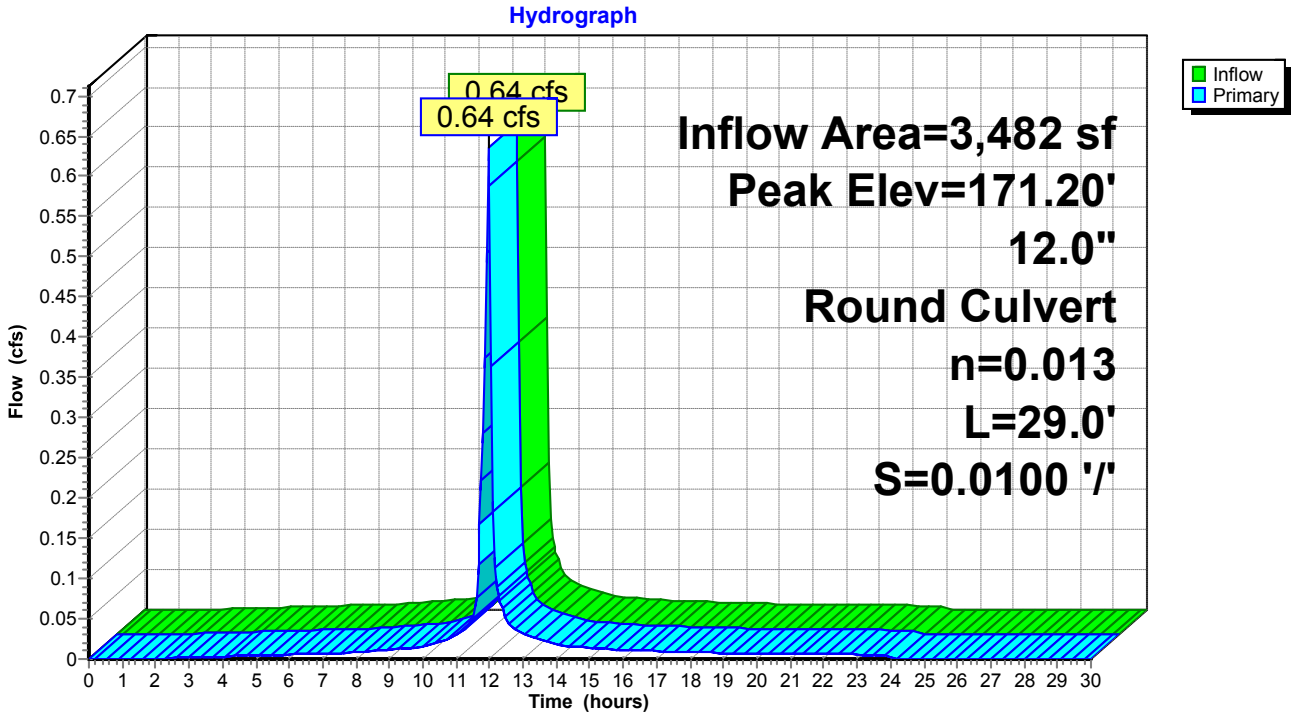
Inflow Area = 3,482 sf, 85.96% Impervious, Inflow Depth = 5.26" for 25-YEAR event
Inflow = 0.64 cfs @ 11.96 hrs, Volume= 1,527 cf
Outflow = 0.64 cfs @ 11.96 hrs, Volume= 1,527 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.64 cfs @ 11.96 hrs, Volume= 1,527 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 171.20' @ 11.96 hrs
Flood Elev= 172.74'

Device	Routing	Invert	Outlet Devices
#1	Primary	170.74'	**12.0" Round Culvert** L= 29.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 170.74' / 170.45' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf

Primary OutFlow Max=0.62 cfs @ 11.96 hrs HW=171.19' (Free Discharge)
1=Culvert (Inlet Controls 0.62 cfs @ 1.80 fps)

Pond 3P: PROPOSED CB #3



Summary for Pond 5P: EXISTING DRYWELL

[81] Warning: Exceeded Pond CB-2 by 2.79' @ 12.15 hrs

Inflow	=	1.67 cfs @	11.96 hrs,	Volume=	5,126 cf
Outflow	=	1.08 cfs @	12.05 hrs,	Volume=	5,126 cf, Atten= 35%, Lag= 5.3 min
Discarded	=	1.08 cfs @	12.05 hrs,	Volume=	5,126 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 173.52' @ 12.05 hrs Surf.Area= 2,121 sf Storage= 790 cf

Plug-Flow detention time= 42.2 min calculated for 5,126 cf (100% of inflow)
Center-of-Mass det. time= 42.2 min (802.5 - 760.3)

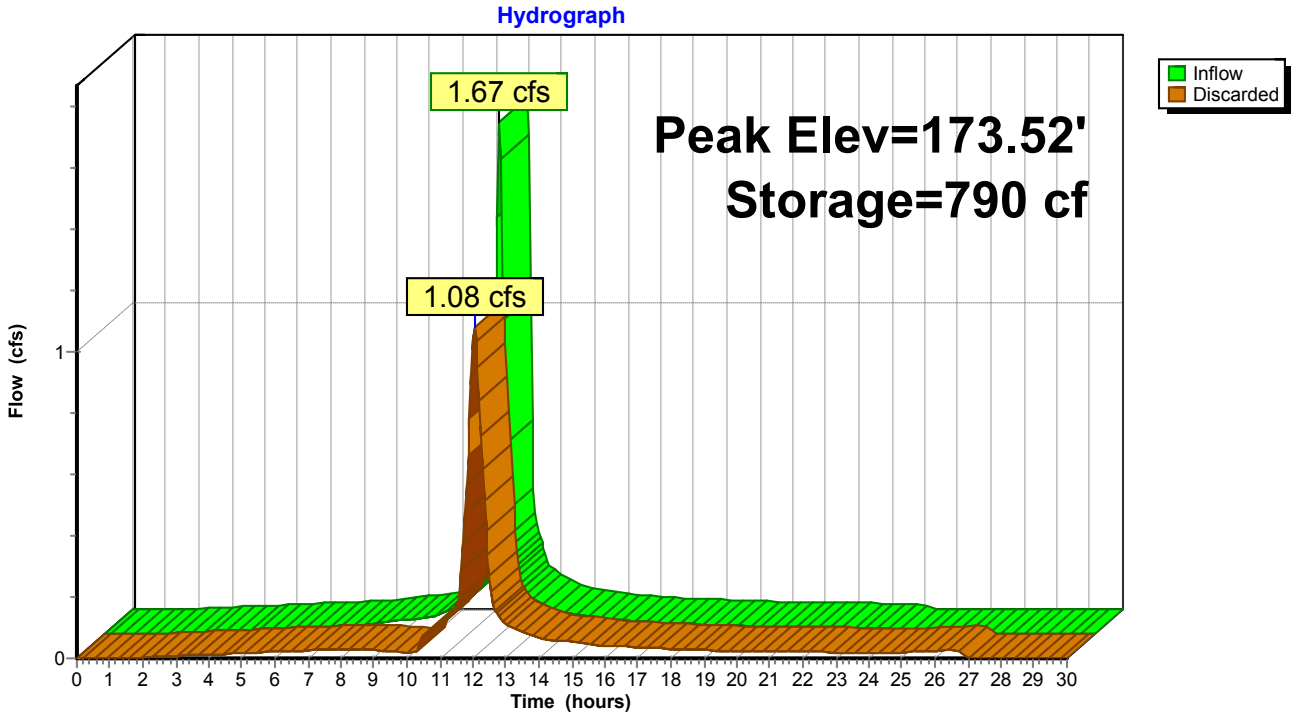
Volume	Invert	Avail.Storage	Storage Description
#1	168.00'	2,269 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
168.00	55	0	0
172.90	29	206	206
173.00	112	7	213
174.00	4,000	2,056	2,269

Device	Routing	Invert	Outlet Devices
#1	Discarded	168.00'	**22.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=1.08 cfs @ 12.05 hrs HW=173.52' (Free Discharge)
1=Exfiltration (Exfiltration Controls 1.08 cfs)

Pond 5P: EXISTING DRYWELL



Summary for Pond 8P: EXISTING YARD DRAIN

[58] Hint: Peaked 69.02' above defined flood level

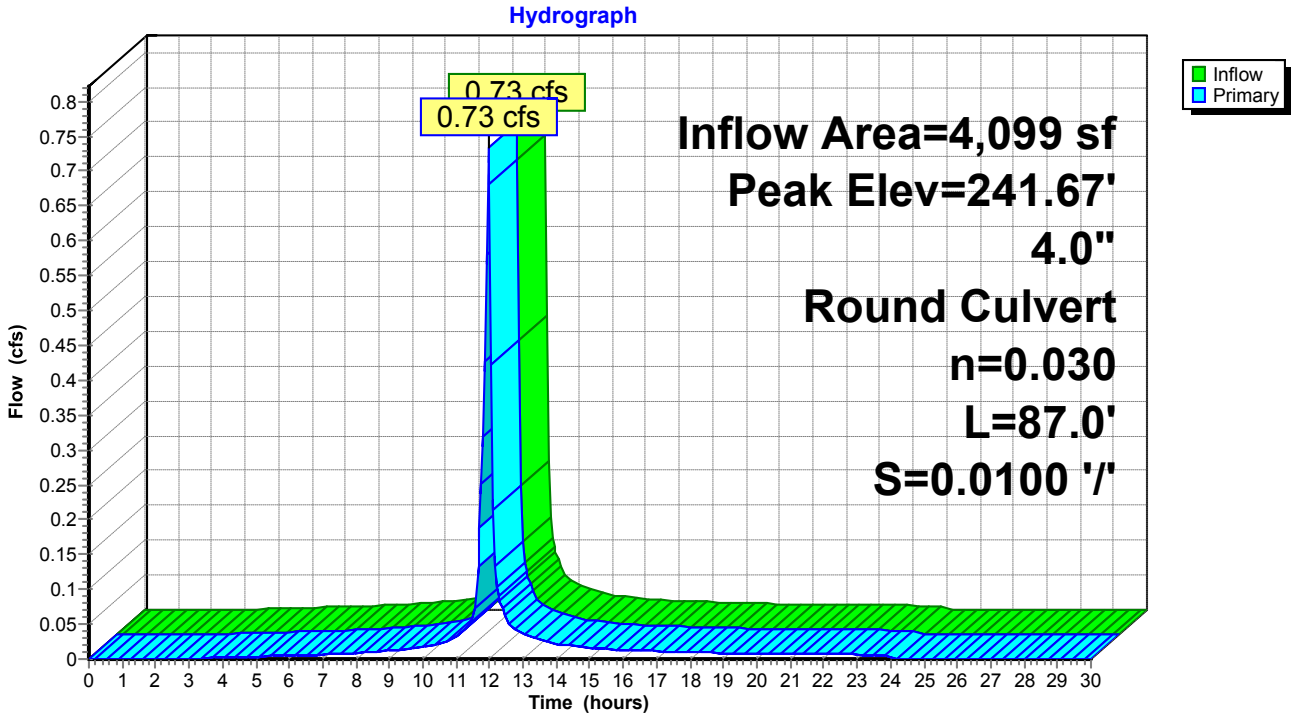
Inflow Area = 4,099 sf, 74.82% Impervious, Inflow Depth = 5.03" for 25-YEAR event
Inflow = 0.73 cfs @ 11.96 hrs, Volume= 1,720 cf
Outflow = 0.73 cfs @ 11.96 hrs, Volume= 1,720 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.73 cfs @ 11.96 hrs, Volume= 1,720 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 241.67' @ 11.96 hrs
Flood Elev= 172.65'

Device	Routing	Invert	Outlet Devices
#1	Primary	171.30'	**4.0" Round Culvert** L= 87.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 171.30' / 170.43' S= 0.0100 '/' Cc= 0.900 n= 0.030, Flow Area= 0.09 sf

Primary OutFlow Max=0.72 cfs @ 11.96 hrs HW=238.43' (Free Discharge)
└**1=Culvert** (Barrel Controls 0.72 cfs @ 8.20 fps)

Pond 8P: EXISTING YARD DRAIN



Summary for Pond 12P: EXISTING CB

[81] Warning: Exceeded Pond 3P by 0.91' @ 12.05 hrs

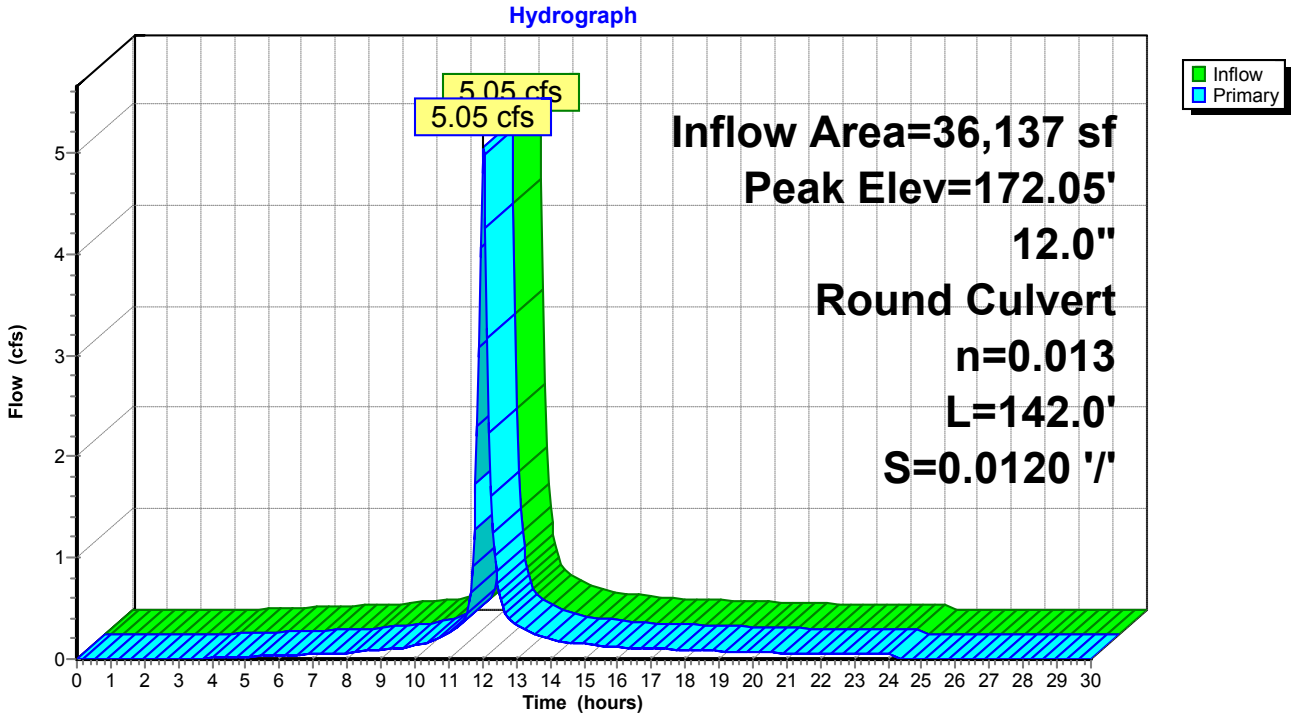
Inflow Area = 36,137 sf, 63.40% Impervious, Inflow Depth = 4.85" for 25-YEAR event
Inflow = 5.05 cfs @ 12.03 hrs, Volume= 14,618 cf
Outflow = 5.05 cfs @ 12.03 hrs, Volume= 14,618 cf, Atten= 0%, Lag= 0.0 min
Primary = 5.05 cfs @ 12.03 hrs, Volume= 14,618 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 172.05' @ 12.03 hrs
Flood Elev= 172.16'

Device	Routing	Invert	Outlet Devices
#1	Primary	168.70'	**12.0" Round Culvert** L= 142.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 168.70' / 167.00' S= 0.0120 '/' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf

Primary OutFlow Max=4.95 cfs @ 12.03 hrs HW=171.95' (Free Discharge)
└**1=Culvert** (Inlet Controls 4.95 cfs @ 6.31 fps)

Pond 12P: EXISTING CB



Summary for Pond 14P: EXISTING CB

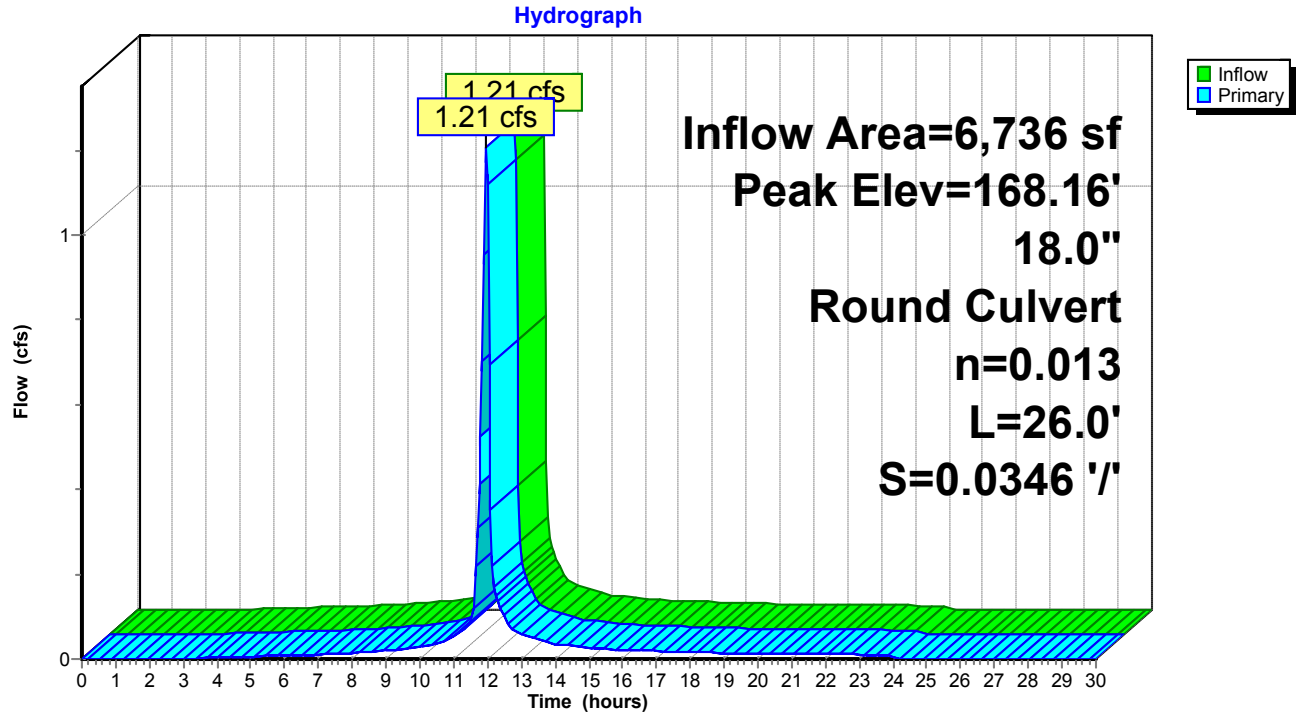
Inflow Area = 6,736 sf, 69.73% Impervious, Inflow Depth = 5.03" for 25-YEAR event
Inflow = 1.21 cfs @ 11.96 hrs, Volume= 2,826 cf
Outflow = 1.21 cfs @ 11.96 hrs, Volume= 2,826 cf, Atten= 0%, Lag= 0.0 min
Primary = 1.21 cfs @ 11.96 hrs, Volume= 2,826 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 168.16' @ 11.96 hrs
Flood Elev= 172.33'

Device	Routing	Invert	Outlet Devices
#1	Primary	167.60'	**18.0" Round Culvert** L= 26.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 167.60' / 166.70' S= 0.0346 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf

Primary OutFlow Max=1.17 cfs @ 11.96 hrs HW=168.15' (Free Discharge)
1=Culvert (Inlet Controls 1.17 cfs @ 2.00 fps)

Pond 14P: EXISTING CB



Summary for Pond CB-1: PROPOSED CATCH BASIN #1

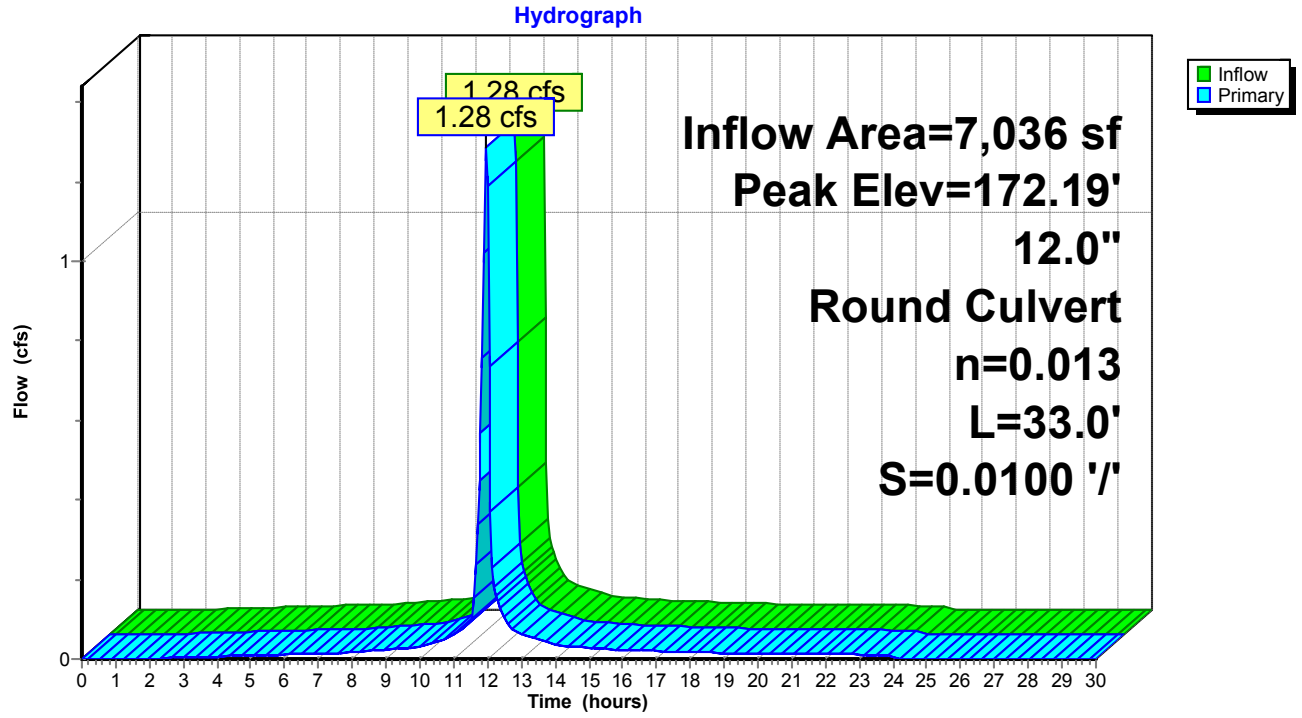
Inflow Area = 7,036 sf, 83.26% Impervious, Inflow Depth = 5.26" for 25-YEAR event
Inflow = 1.28 cfs @ 11.96 hrs, Volume= 3,086 cf
Outflow = 1.28 cfs @ 11.96 hrs, Volume= 3,086 cf, Atten= 0%, Lag= 0.0 min
Primary = 1.28 cfs @ 11.96 hrs, Volume= 3,086 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 172.19' @ 11.96 hrs
Flood Elev= 172.70'

Device	Routing	Invert	Outlet Devices
#1	Primary	171.50'	**12.0" Round Culvert** L= 33.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 171.50' / 171.17' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf

Primary OutFlow Max=1.25 cfs @ 11.96 hrs HW=172.18' (Free Discharge)
1=Culvert (Inlet Controls 1.25 cfs @ 2.21 fps)

Pond CB-1: PROPOSED CATCH BASIN #1



Summary for Pond CB-2: PR CB #2

[57] Hint: Peaked at 172.16' (Flood elevation advised)
[79] Warning: Submerged Pond CB-1 Primary device # 1 INLET by 0.65'

Inflow Area =	28,448 sf,	85.49% Impervious,	Inflow Depth =	5.35"	for 25-YEAR event
Inflow =	5.23 cfs @	11.96 hrs,	Volume=	12,682 cf	
Outflow =	5.23 cfs @	11.96 hrs,	Volume=	12,682 cf,	Atten= 0%, Lag= 0.0 min
Primary =	3.56 cfs @	11.96 hrs,	Volume=	7,556 cf	
Secondary =	1.67 cfs @	11.96 hrs,	Volume=	5,126 cf	

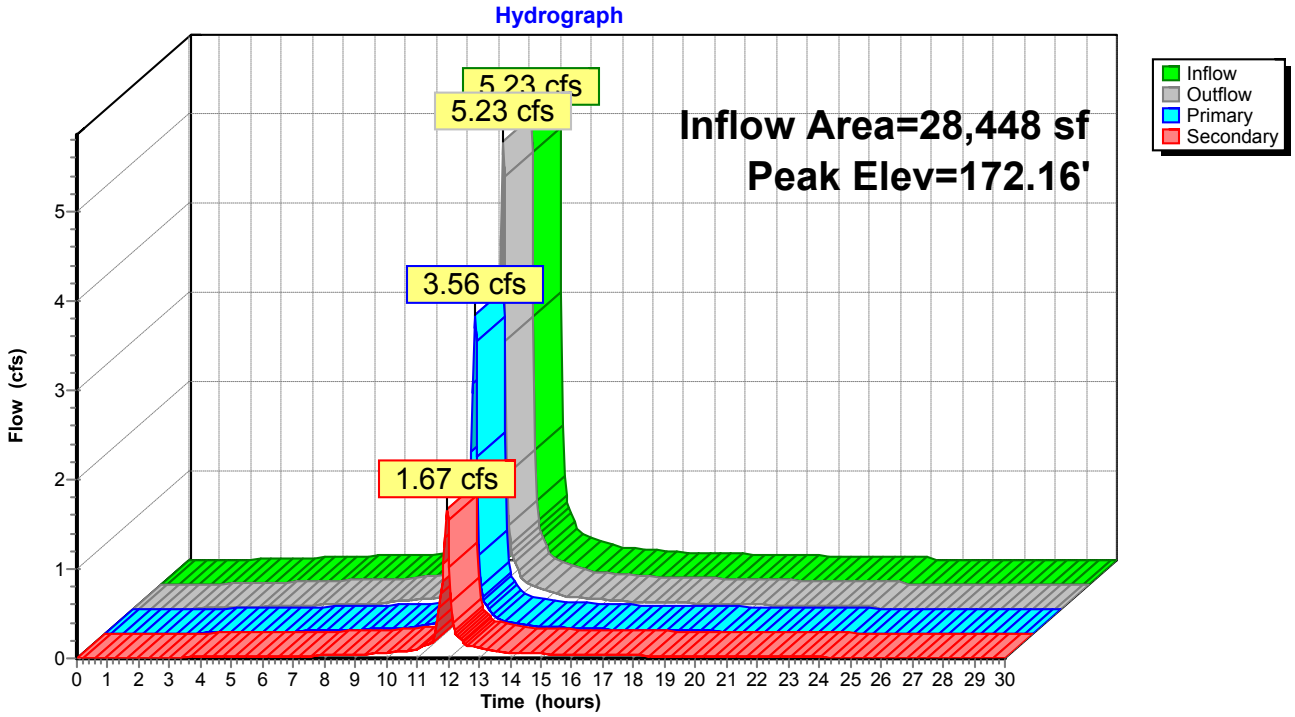
Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 172.16' @ 11.96 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	170.25'	**12.0" Round Culvert** L= 20.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 170.25' / 170.05' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf
#2	Secondary	170.25'	**8.0" Round Culvert** L= 12.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 170.25' / 170.05' S= 0.0167 '/' Cc= 0.900 n= 0.013, Flow Area= 0.35 sf

Primary OutFlow Max=3.47 cfs @ 11.96 hrs HW=172.10' (Free Discharge)
↑—**1=Culvert** (Inlet Controls 3.47 cfs @ 4.42 fps)

Secondary OutFlow Max=1.63 cfs @ 11.96 hrs HW=172.10' (Free Discharge)
↑—**2=Culvert** (Inlet Controls 1.63 cfs @ 4.68 fps)

Pond CB-2: PR CB #2



Summary for Pond DP-1: Existing Catch Basin

[79] Warning: Submerged Pond 12P Primary device # 1 INLET by 0.58'
[81] Warning: Exceeded Pond 14P by 1.15' @ 12.00 hrs

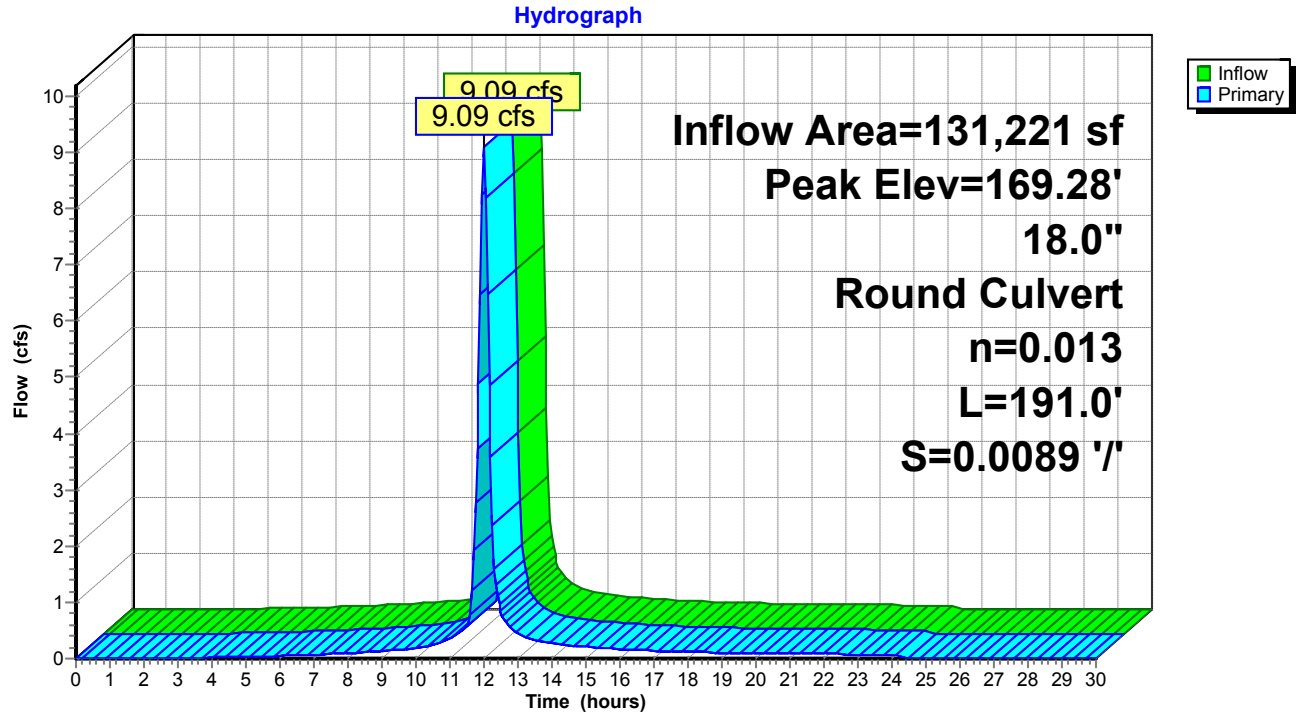
Inflow Area = 131,221 sf, 73.88% Impervious, Inflow Depth = 2.10" for 25-YEAR event
Inflow = 9.09 cfs @ 12.00 hrs, Volume= 22,940 cf
Outflow = 9.09 cfs @ 12.00 hrs, Volume= 22,940 cf, Atten= 0%, Lag= 0.0 min
Primary = 9.09 cfs @ 12.00 hrs, Volume= 22,940 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 169.28' @ 12.00 hrs
Flood Elev= 171.87'

Device	Routing	Invert	Outlet Devices
#1	Primary	166.70'	**18.0" Round Culvert** L= 191.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 166.70' / 165.00' S= 0.0089 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf

Primary OutFlow Max=9.08 cfs @ 12.00 hrs HW=169.28' (Free Discharge)
↑—**1=Culvert** (Inlet Controls 9.08 cfs @ 5.14 fps)

Pond DP-1: Existing Catch Basin



Summary for Pond DW-1: PROPOSED DRYWELL #1

Inflow Area = 3,471 sf, 65.57% Impervious, Inflow Depth = 4.92" for 25-YEAR event
Inflow = 0.61 cfs @ 11.96 hrs, Volume= 1,424 cf
Outflow = 0.23 cfs @ 12.00 hrs, Volume= 1,424 cf, Atten= 63%, Lag= 2.2 min
Discarded = 0.23 cfs @ 12.00 hrs, Volume= 1,424 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 169.37' @ 12.09 hrs Surf.Area= 310 sf Storage= 411 cf

Plug-Flow detention time= 32.7 min calculated for 1,421 cf (100% of inflow)
Center-of-Mass det. time= 32.6 min (807.1 - 774.5)

Volume	Invert	Avail.Storage	Storage Description
#1	164.00'	712 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)
#2	163.00'	38 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 94 cf Overall x 40.0% Voids
		750 cf	Total Available Storage

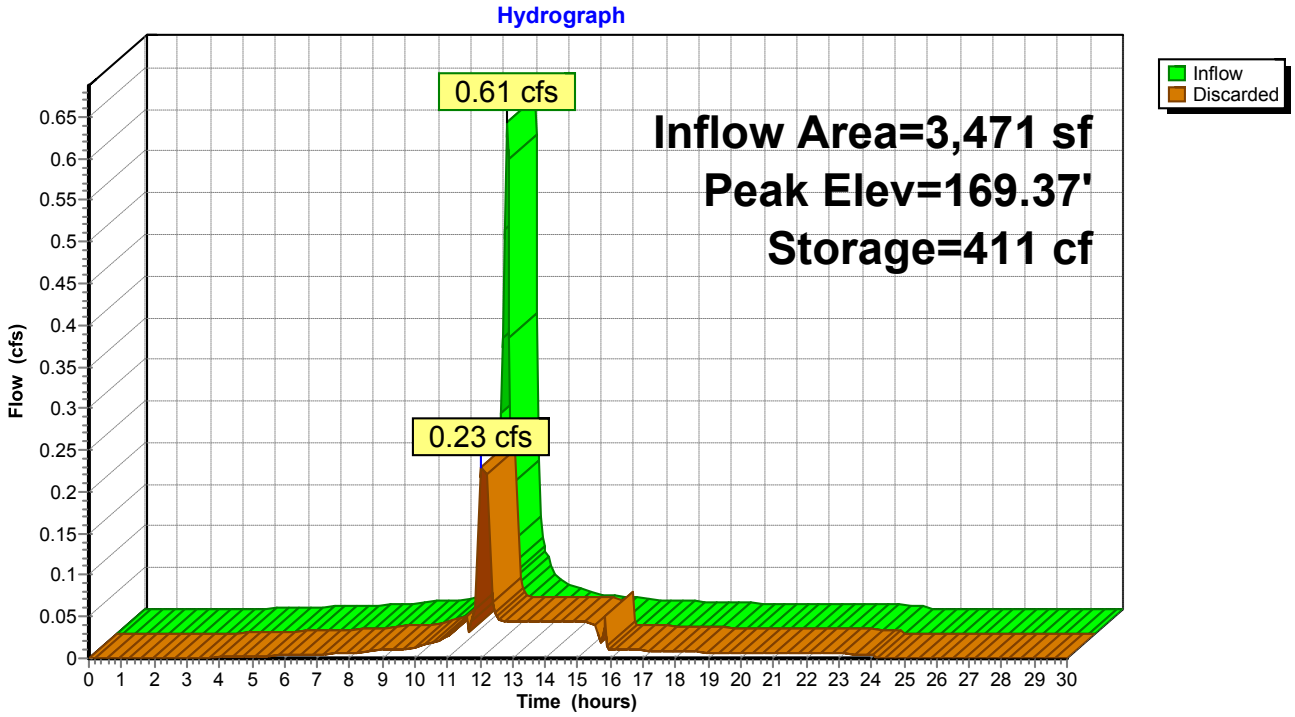
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
164.00	50	0	0
168.90	50	245	245
169.00	300	17	262
170.50	300	450	712

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
163.00	78	0	0
164.00	10	44	44
169.00	10	50	94

Device	Routing	Invert	Outlet Devices
#1	Discarded	163.00'	**32.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.23 cfs @ 12.00 hrs HW=169.21' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.23 cfs)

Pond DW-1: PROPOSED DRYWELL #1



Summary for Pond DW-2: PROPOSED DRYWELL #2

[81] Warning: Exceeded Pond YD-2 by 2.78' @ 15.80 hrs

Inflow Area = 13,357 sf, 67.23% Impervious, Inflow Depth = 4.92" for 25-YEAR event
Inflow = 2.34 cfs @ 11.96 hrs, Volume= 5,471 cf
Outflow = 1.91 cfs @ 12.02 hrs, Volume= 5,472 cf, Atten= 18%, Lag= 3.1 min
Discarded = 1.91 cfs @ 12.02 hrs, Volume= 5,472 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 175.79' @ 12.02 hrs Surf.Area= 2,577 sf Storage= 818 cf

Plug-Flow detention time= 45.1 min calculated for 5,463 cf (100% of inflow)
Center-of-Mass det. time= 45.2 min (816.1 - 770.9)

Volume	Invert	Avail.Storage	Storage Description
#1	167.78'	1,499 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)
#2	166.50'	53 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 134 cf Overall x 40.0% Voids
		1,552 cf	Total Available Storage

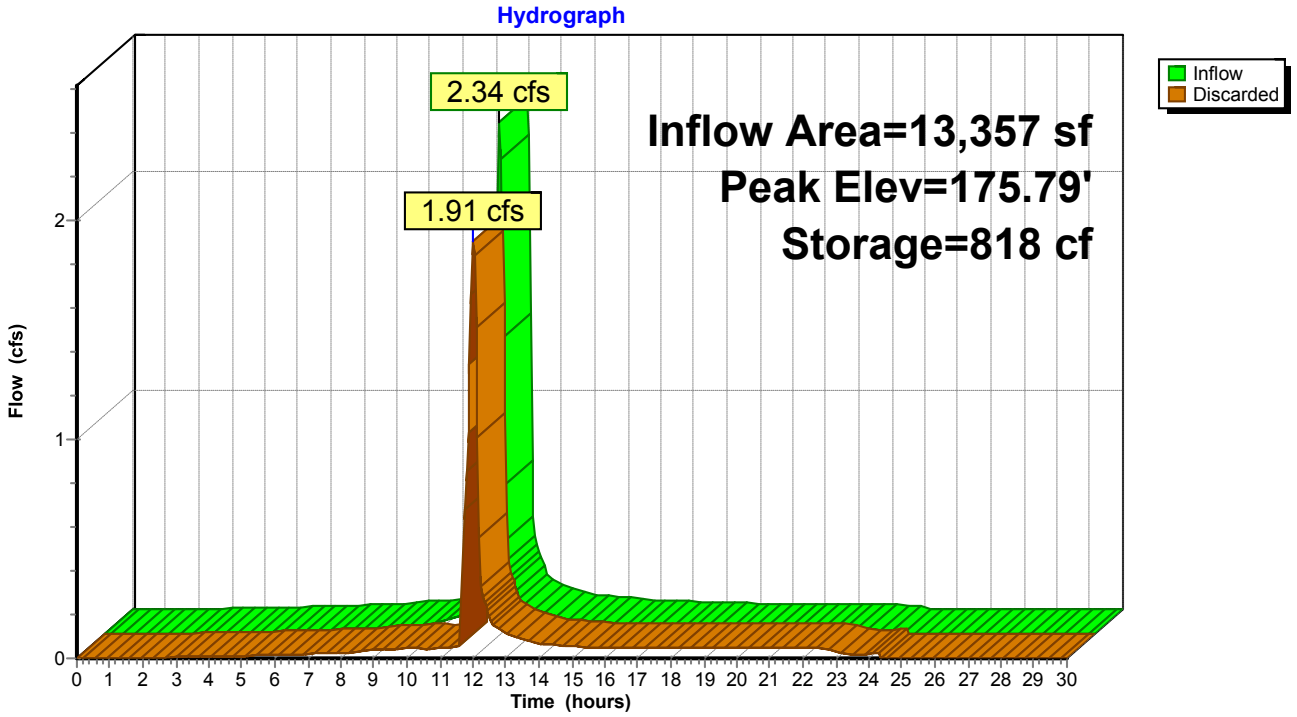
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
167.78	50	0	0
175.50	50	386	386
176.00	4,400	1,113	1,499

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
166.50	78	0	0
167.78	10	56	56
175.50	10	77	134

Device	Routing	Invert	Outlet Devices
#1	Discarded	166.50'	**32.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=1.88 cfs @ 12.02 hrs HW=175.78' (Free Discharge)
1=Exfiltration (Exfiltration Controls 1.88 cfs)

Pond DW-2: PROPOSED DRYWELL #2



Summary for Pond DW-3: PROPOSED DRYWELL #3

[81] Warning: Exceeded Pond YD-4 by 2.08' @ 16.10 hrs

Inflow Area = 14,239 sf, 86.05% Impervious, Inflow Depth = 5.35" for 25-YEAR event
Inflow = 2.61 cfs @ 11.96 hrs, Volume= 6,351 cf
Outflow = 2.06 cfs @ 12.02 hrs, Volume= 6,352 cf, Atten= 21%, Lag= 3.5 min
Discarded = 2.06 cfs @ 12.02 hrs, Volume= 6,352 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 174.84' @ 12.02 hrs Surf.Area= 2,774 sf Storage= 929 cf

Plug-Flow detention time= 43.5 min calculated for 6,341 cf (100% of inflow)
Center-of-Mass det. time= 43.6 min (799.0 - 755.4)

Volume	Invert	Avail.Storage	Storage Description
#1	166.69'	1,403 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)
#2	165.50'	55 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 138 cf Overall x 40.0% Voids
		1,458 cf	Total Available Storage

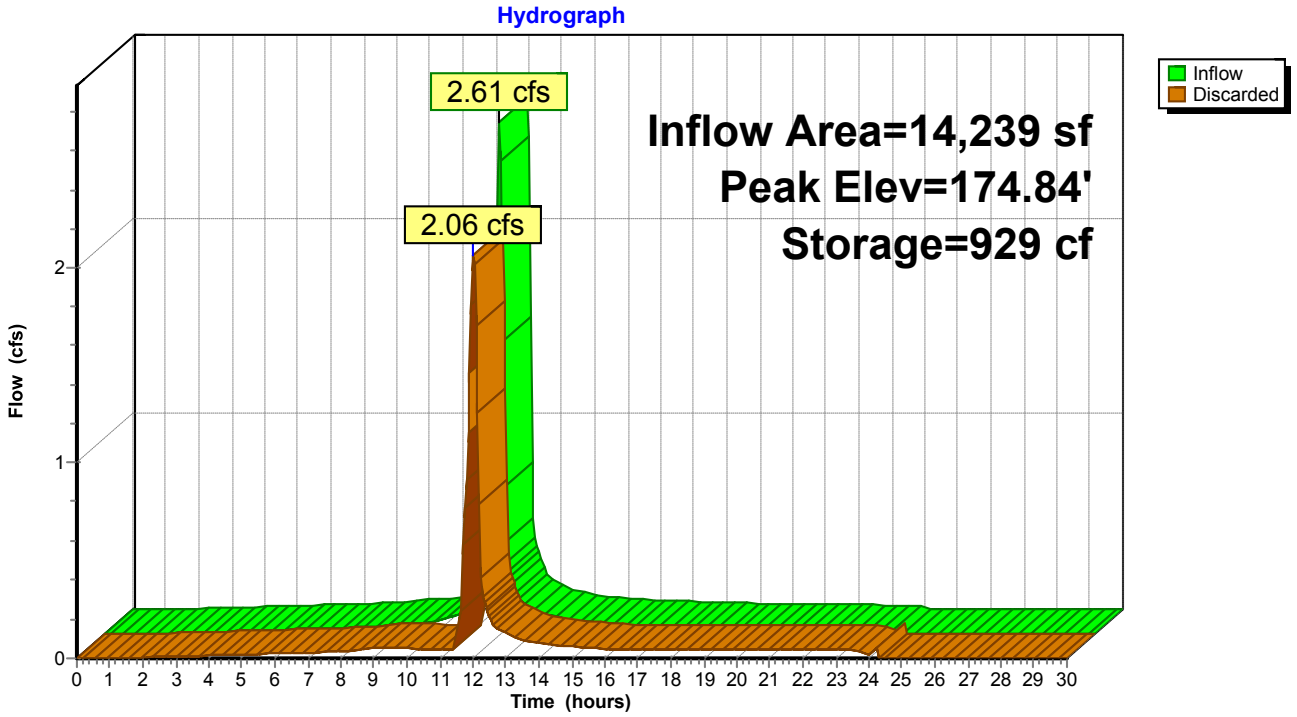
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
166.69	50	0	0
174.50	50	391	391
175.00	4,000	1,013	1,403

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
165.50	79	0	0
165.69	79	15	15
166.69	10	45	60
174.50	10	78	138

Device	Routing	Invert	Outlet Devices
#1	Discarded	165.50'	**32.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=2.02 cfs @ 12.02 hrs HW=174.84' (Free Discharge)
↑**1=Exfiltration** (Exfiltration Controls 2.02 cfs)

Pond DW-3: PROPOSED DRYWELL #3



Summary for Pond DW-4: PROPOSED DRYWELL #4

[81] Warning: Exceeded Pond CB-2 by 3.22' @ 12.10 hrs

Inflow Area = 28,448 sf, 85.49% Impervious, Inflow Depth = 3.19" for 25-YEAR event
Inflow = 3.56 cfs @ 11.96 hrs, Volume= 7,556 cf
Outflow = 2.32 cfs @ 12.04 hrs, Volume= 7,556 cf, Atten= 35%, Lag= 4.6 min
Discarded = 0.51 cfs @ 12.00 hrs, Volume= 3,198 cf
Secondary = 1.80 cfs @ 12.04 hrs, Volume= 4,358 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 174.18' @ 12.04 hrs Surf.Area= 1,010 sf Storage= 1,194 cf

Plug-Flow detention time= 51.1 min calculated for 7,543 cf (100% of inflow)
Center-of-Mass det. time= 51.3 min (804.9 - 753.6)

Volume	Invert	Avail.Storage	Storage Description
#1	165.00'	1,468 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)
#2	164.00'	50 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 124 cf Overall x 40.0% Voids
		1,517 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
165.00	55	0	0
173.00	55	440	440
174.00	1,000	528	968
174.50	1,000	500	1,468

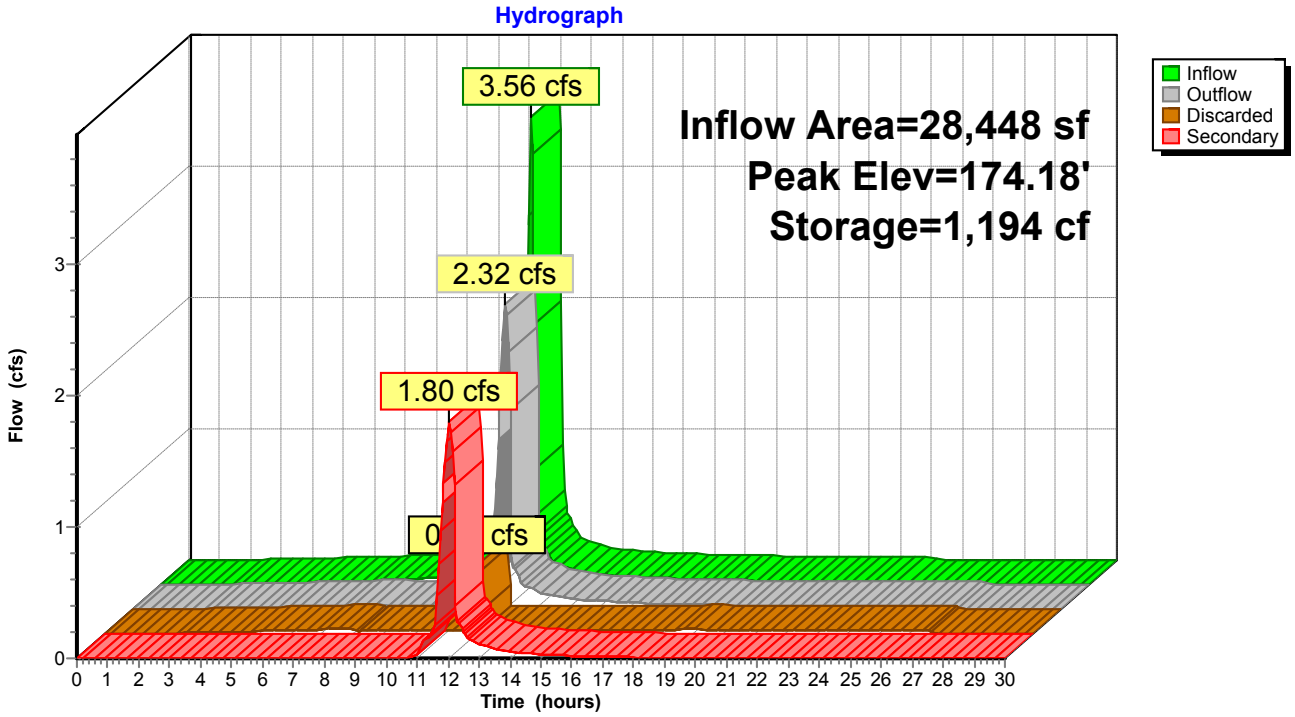
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
164.00	78	0	0
165.00	10	44	44
173.00	10	80	124

Device	Routing	Invert	Outlet Devices
#1	Discarded	164.00'	**22.000 in/hr Exfiltration over Surface area**
#2	Secondary	172.00'	**8.0" Round Culvert** L= 30.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 172.00' / 171.70' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 0.35 sf

Discarded OutFlow Max=0.51 cfs @ 12.00 hrs HW=174.11' (Free Discharge)
└**1=Exfiltration** (Exfiltration Controls 0.51 cfs)

Secondary OutFlow Max=1.79 cfs @ 12.04 hrs HW=174.16' (Free Discharge)
└**2=Culvert** (Inlet Controls 1.79 cfs @ 5.14 fps)

Pond DW-4: PROPOSED DRYWELL #4



Summary for Pond DW-5: PROPOSED DRYWELL #5

[85] Warning: Oscillations may require smaller dt or Finer Routing (severity=5)

Inflow Area = 11,493 sf, 65.66% Impervious, Inflow Depth = 4.92" for 25-YEAR event
Inflow = 2.03 cfs @ 11.96 hrs, Volume= 4,714 cf
Outflow = 1.11 cfs @ 12.06 hrs, Volume= 4,714 cf, Atten= 45%, Lag= 5.8 min
Discarded = 1.11 cfs @ 12.06 hrs, Volume= 4,714 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 172.72' @ 12.06 hrs Surf.Area= 2,186 sf Storage= 1,057 cf

Plug-Flow detention time= 36.7 min calculated for 4,707 cf (100% of inflow)
Center-of-Mass det. time= 36.7 min (811.2 - 774.5)

Volume	Invert	Avail.Storage	Storage Description
#1	168.00'	1,748 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)
#2	167.00'	34 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 84 cf Overall x 40.0% Voids
		1,781 cf	Total Available Storage

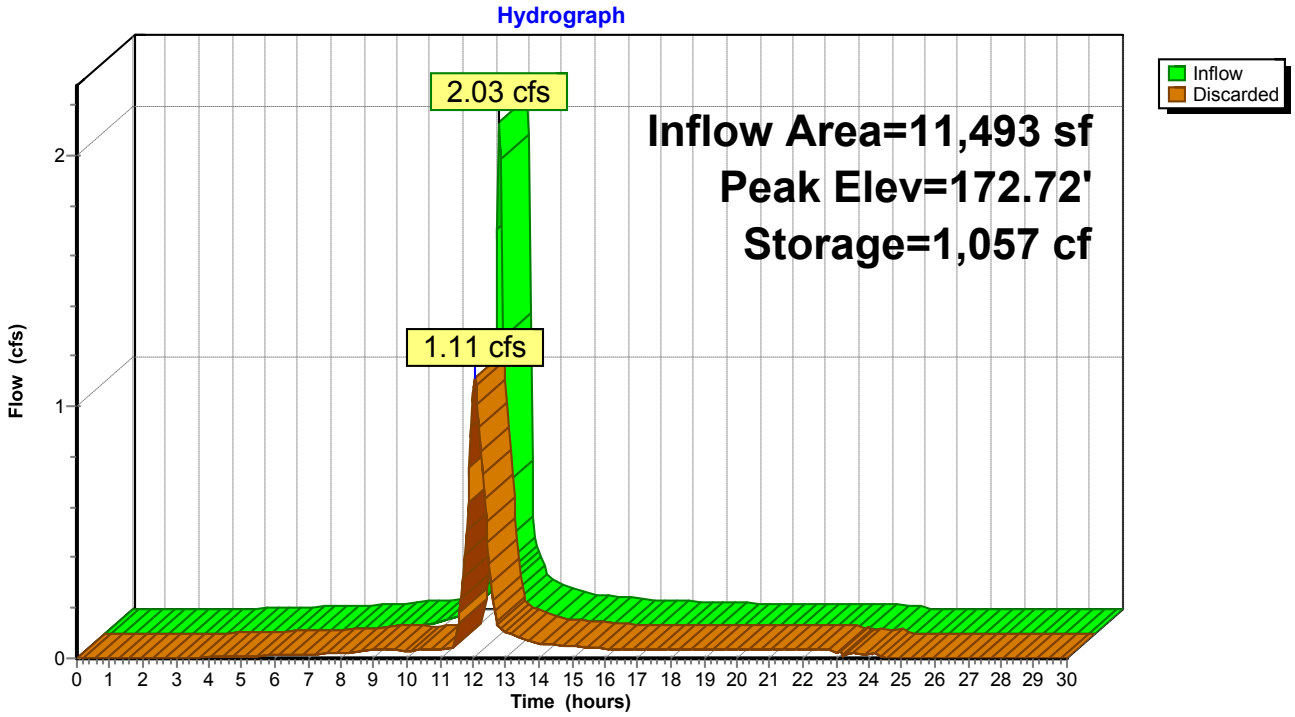
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
168.00	55	0	0
172.00	55	220	220
173.00	3,000	1,528	1,748

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
167.00	78	0	0
168.00	10	44	44
172.00	10	40	84

Device	Routing	Invert	Outlet Devices
#1	Discarded	167.00'	**22.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=1.11 cfs @ 12.06 hrs HW=172.72' (Free Discharge)
1=Exfiltration (Exfiltration Controls 1.11 cfs)

Pond DW-5: PROPOSED DRYWELL #5



Summary for Pond DW-6: PROPOSED DRYWELL #6

[85] Warning: Oscillations may require smaller dt or Finer Routing (severity=4)

Inflow Area = 1,844 sf,100.00% Impervious, Inflow Depth = 5.61" for 25-YEAR event
Inflow = 0.34 cfs @ 11.96 hrs, Volume= 862 cf
Outflow = 0.12 cfs @ 12.11 hrs, Volume= 862 cf, Atten= 65%, Lag= 9.2 min
Discarded = 0.12 cfs @ 12.11 hrs, Volume= 862 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 174.09' @ 12.11 hrs Surf.Area= 239 sf Storage= 267 cf

Plug-Flow detention time= 43.9 min calculated for 861 cf (100% of inflow)
Center-of-Mass det. time= 43.8 min (785.2 - 741.4)

Volume	Invert	Avail.Storage	Storage Description
#1	170.00'	484 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)
#2	169.00'	34 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 84 cf Overall x 40.0% Voids
		517 cf	Total Available Storage

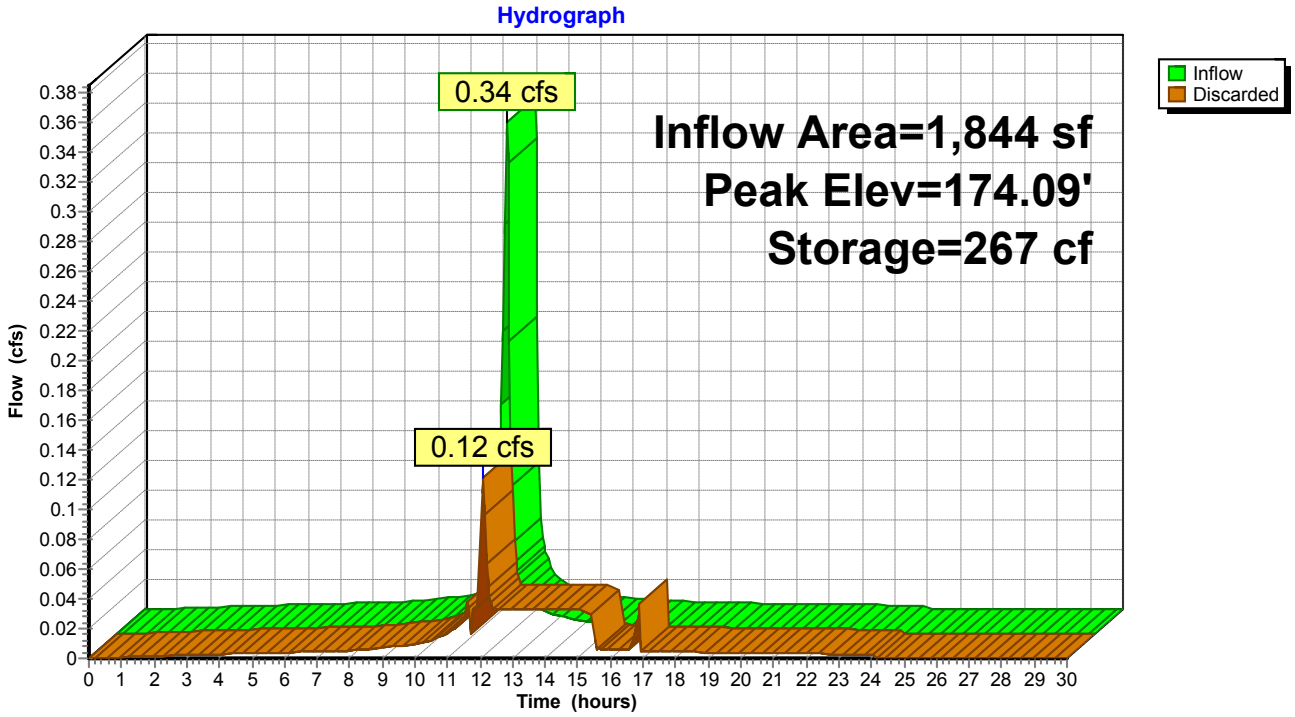
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
170.00	55	0	0
174.00	55	220	220
174.50	1,000	264	484

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
169.00	78	0	0
170.00	10	44	44
174.00	10	40	84

Device	Routing	Invert	Outlet Devices
#1	Discarded	169.00'	**22.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.11 cfs @ 12.11 hrs HW=174.08' (Free Discharge)
1=Exfiltration (Exfiltration Controls 0.11 cfs)

Pond DW-6: PROPOSED DRYWELL #6



Summary for Pond DW-7: PROPOSED DRYWELL #7

[85] Warning: Oscillations may require smaller dt or Finer Routing (severity=2)

Inflow Area = 1,755 sf,100.00% Impervious, Inflow Depth = 5.61" for 25-YEAR event
Inflow = 0.33 cfs @ 11.96 hrs, Volume= 821 cf
Outflow = 0.07 cfs @ 12.16 hrs, Volume= 821 cf, Atten= 79%, Lag= 11.6 min
Discarded = 0.07 cfs @ 12.16 hrs, Volume= 821 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 175.52' @ 12.15 hrs Surf.Area= 137 sf Storage= 264 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 45.7 min (787.1 - 741.4)

Volume	Invert	Avail.Storage	Storage Description
#1	171.50'	352 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)
#2	170.00'	42 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 106 cf Overall x 40.0% Voids
		394 cf	Total Available Storage

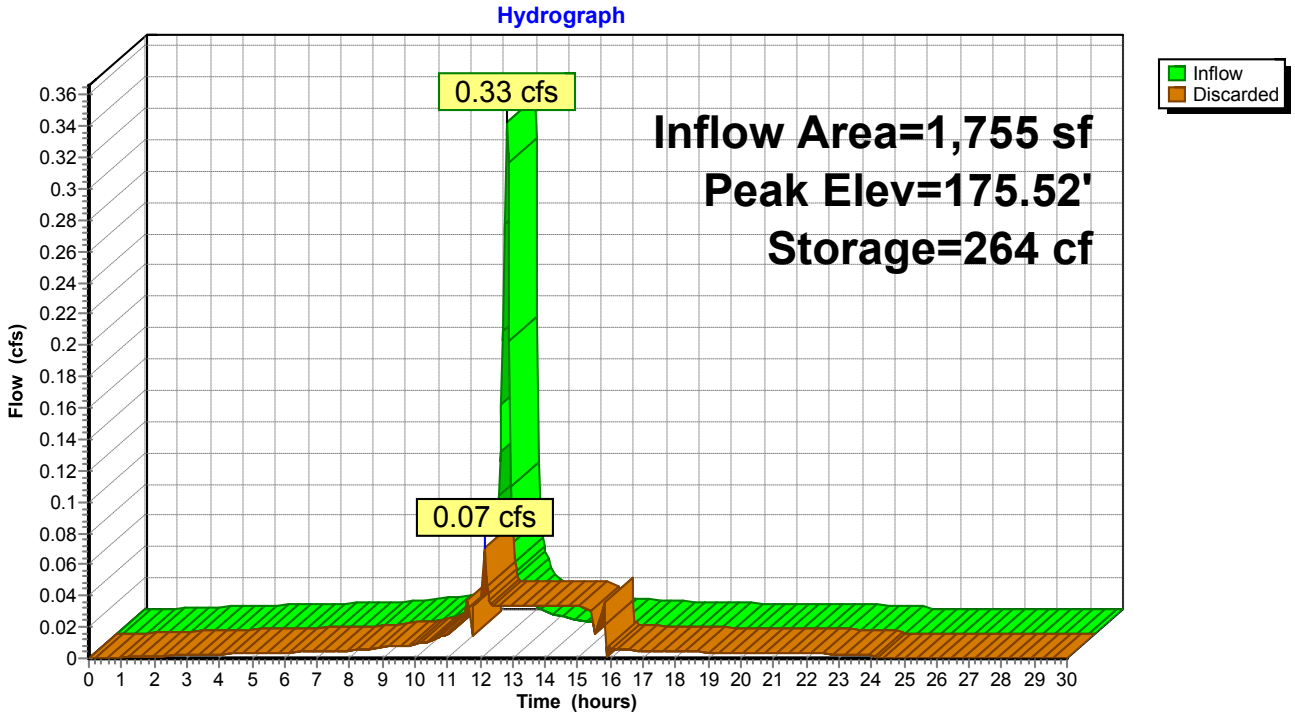
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
171.50	55	0	0
175.50	55	220	220
175.75	1,000	132	352

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
170.00	78	0	0
171.50	10	66	66
175.50	10	40	106

Device	Routing	Invert	Outlet Devices
#1	Discarded	170.00'	**22.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.07 cfs @ 12.16 hrs HW=175.52' (Free Discharge)
1=Exfiltration (Exfiltration Controls 0.07 cfs)

Pond DW-7: PROPOSED DRYWELL #7



Summary for Pond DW-8: PROPOSED DRYWELL #8

[85] Warning: Oscillations may require smaller dt or Finer Routing (severity=2)

Inflow Area = 1,734 sf,100.00% Impervious, Inflow Depth = 5.61" for 25-YEAR event
Inflow = 0.32 cfs @ 11.96 hrs, Volume= 811 cf
Outflow = 0.07 cfs @ 12.16 hrs, Volume= 812 cf, Atten= 78%, Lag= 11.8 min
Discarded = 0.07 cfs @ 12.16 hrs, Volume= 812 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 173.04' @ 12.16 hrs Surf.Area= 138 sf Storage= 257 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 43.6 min (785.0 - 741.4)

Volume	Invert	Avail.Storage	Storage Description
#1	169.00'	484 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)
#2	168.00'	34 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 84 cf Overall x 40.0% Voids
		517 cf	Total Available Storage

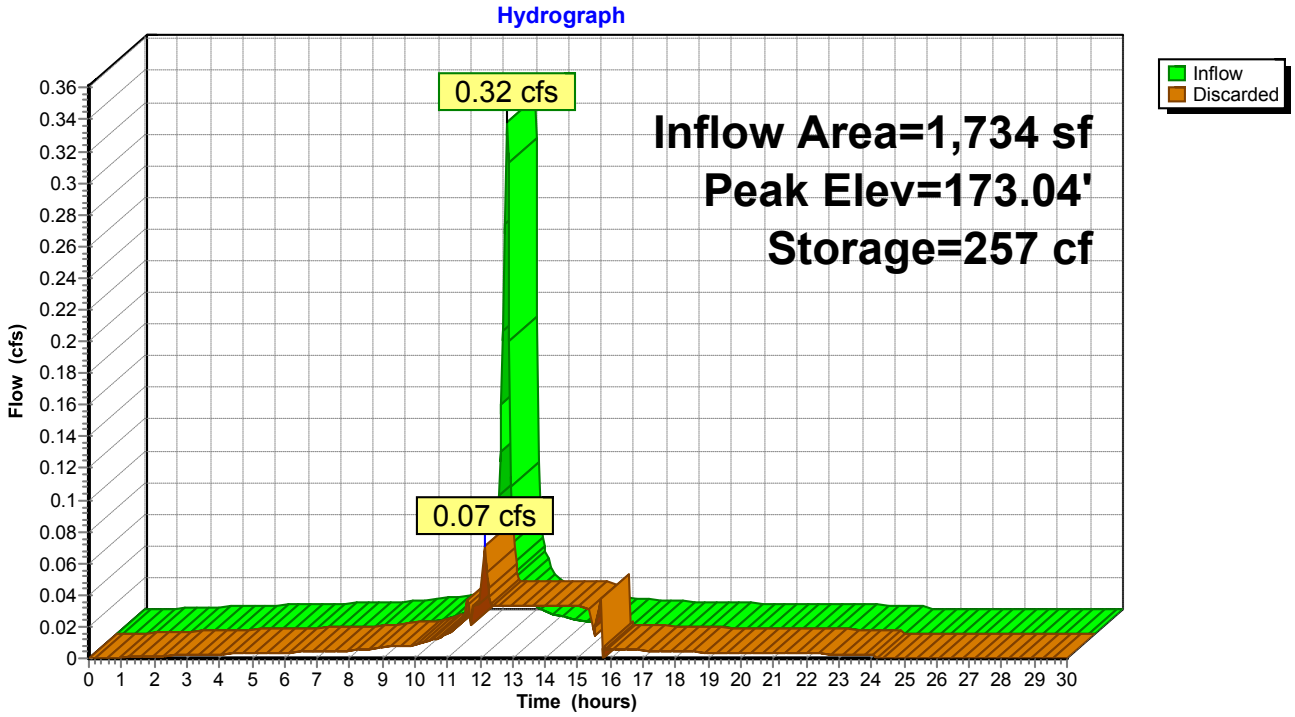
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
169.00	55	0	0
173.00	55	220	220
173.50	1,000	264	484

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
168.00	78	0	0
169.00	10	44	44
173.00	10	40	84

Device	Routing	Invert	Outlet Devices
#1	Discarded	168.00'	**22.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.07 cfs @ 12.16 hrs HW=173.04' (Free Discharge)
1=Exfiltration (Exfiltration Controls 0.07 cfs)

Pond DW-8: PROPOSED DRYWELL #8



Summary for Pond YD-1: PROPOSED DRAIN #1

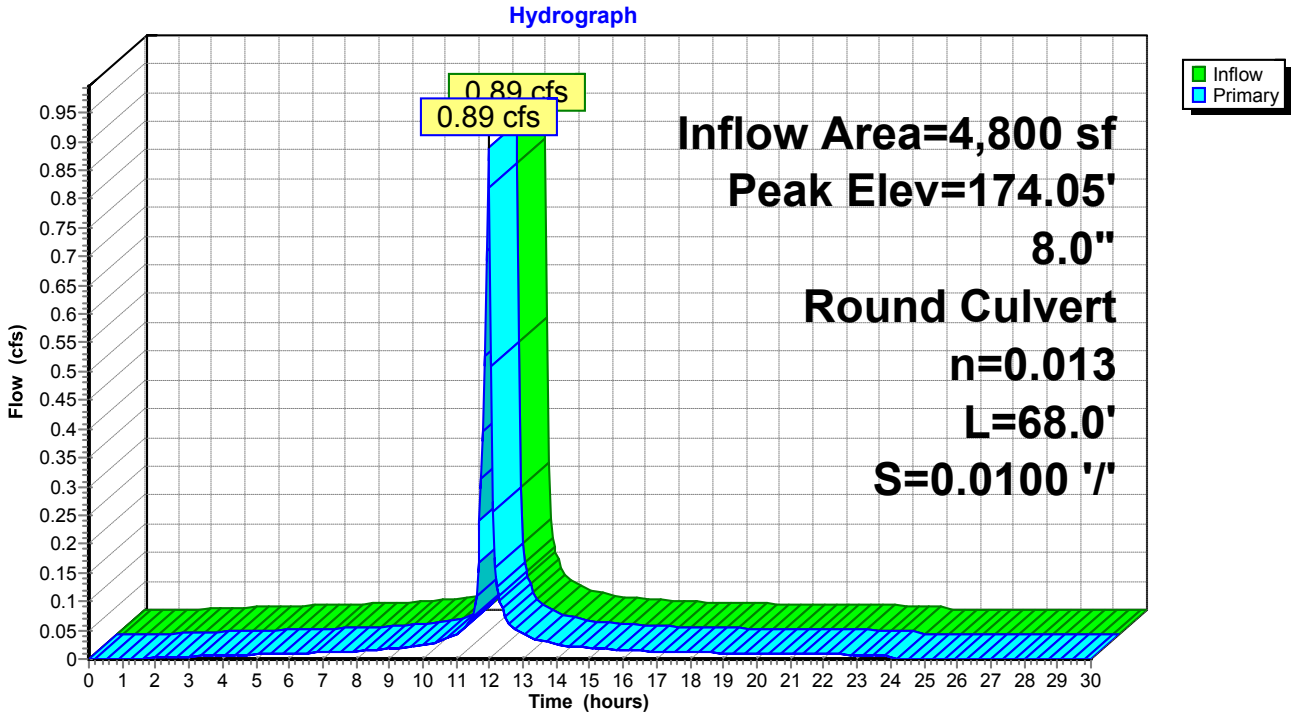
Inflow Area = 4,800 sf, 94.90% Impervious, Inflow Depth = 5.49" for 25-YEAR event
Inflow = 0.89 cfs @ 11.96 hrs, Volume= 2,198 cf
Outflow = 0.89 cfs @ 11.96 hrs, Volume= 2,198 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.89 cfs @ 11.96 hrs, Volume= 2,198 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 174.05' @ 11.96 hrs
Flood Elev= 175.44'

Device	Routing	Invert	Outlet Devices
#1	Primary	173.27'	**8.0" Round Culvert** L= 68.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 173.27' / 172.59' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 0.35 sf

Primary OutFlow Max=0.87 cfs @ 11.96 hrs HW=174.03' (Free Discharge)
1=Culvert (Inlet Controls 0.87 cfs @ 2.49 fps)

Pond YD-1: PROPOSED DRAIN #1



Summary for Pond YD-2: PROPOSED DRAIN #2

[58] Hint: Peaked 2.24' above defined flood level
[81] Warning: Exceeded Pond YD-1 by 1.93' @ 11.95 hrs

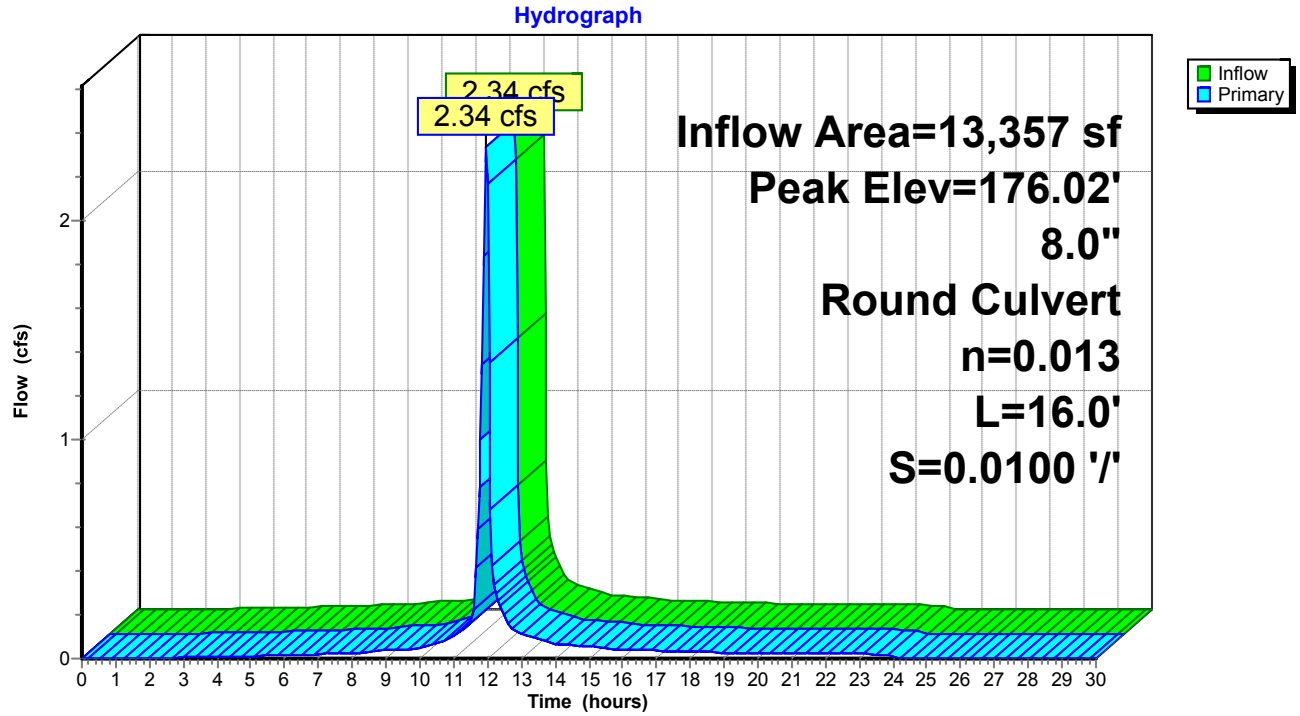
Inflow Area = 13,357 sf, 67.23% Impervious, Inflow Depth = 4.92" for 25-YEAR event
Inflow = 2.34 cfs @ 11.96 hrs, Volume= 5,471 cf
Outflow = 2.34 cfs @ 11.96 hrs, Volume= 5,471 cf, Atten= 0%, Lag= 0.0 min
Primary = 2.34 cfs @ 11.96 hrs, Volume= 5,471 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 176.02' @ 11.96 hrs
Flood Elev= 173.78'

Device	Routing	Invert	Outlet Devices
#1	Primary	172.59'	**8.0" Round Culvert** L= 16.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 172.59' / 172.43' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 0.35 sf

Primary OutFlow Max=2.28 cfs @ 11.96 hrs HW=175.88' (Free Discharge)
↑**1=Culvert** (Inlet Controls 2.28 cfs @ 6.53 fps)

Pond YD-2: PROPOSED DRAIN #2



Summary for Pond YD-3: PROPOSED DRAIN #3

[58] Hint: Peaked 0.47' above defined flood level

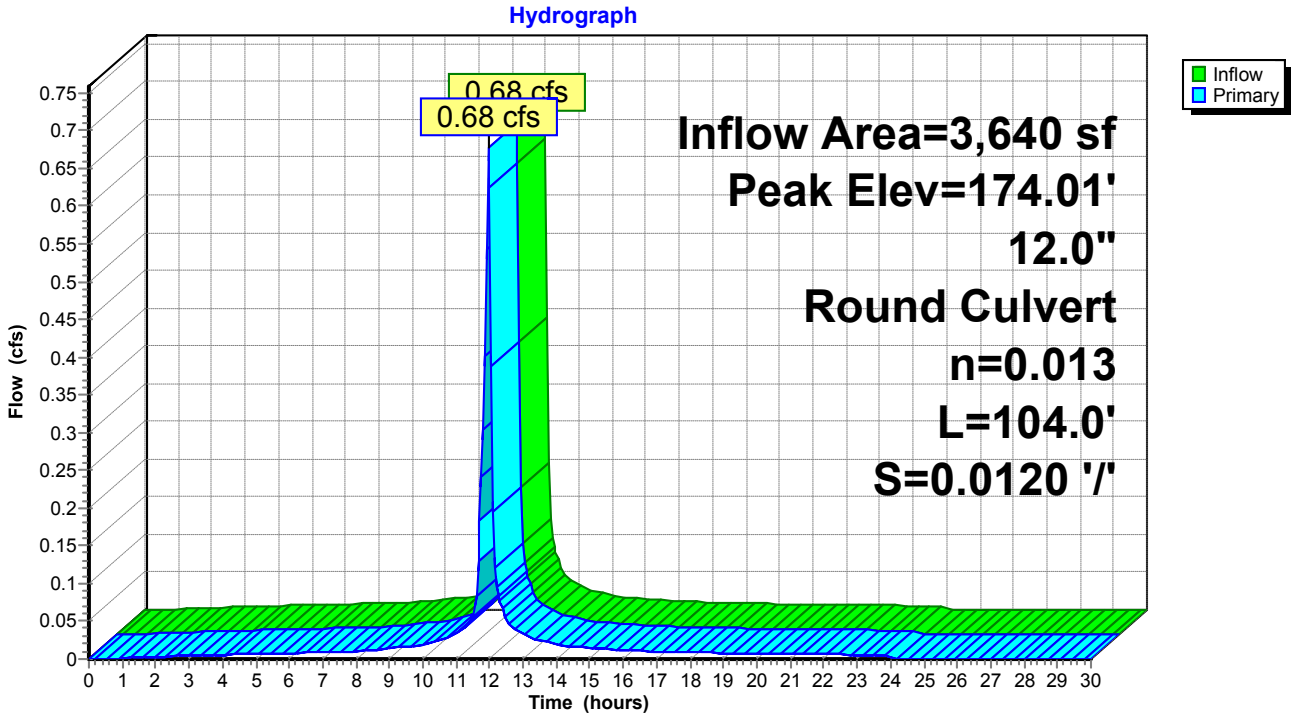
Inflow Area = 3,640 sf,100.00% Impervious, Inflow Depth = 5.61" for 25-YEAR event
Inflow = 0.68 cfs @ 11.96 hrs, Volume= 1,702 cf
Outflow = 0.68 cfs @ 11.96 hrs, Volume= 1,702 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.68 cfs @ 11.96 hrs, Volume= 1,702 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 174.01' @ 11.96 hrs
Flood Elev= 173.54'

Device	Routing	Invert	Outlet Devices
#1	Primary	173.54'	**12.0" Round Culvert** L= 104.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 173.54' / 172.29' S= 0.0120 '/' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf

Primary OutFlow Max=0.66 cfs @ 11.96 hrs HW=174.01' (Free Discharge)
1=Culvert (Inlet Controls 0.66 cfs @ 1.84 fps)

Pond YD-3: PROPOSED DRAIN #3



Summary for Pond YD-4: PROPOSED DRAIN #4

[58] Hint: Peaked 3.23' above defined flood level
[81] Warning: Exceeded Pond YD-3 by 3.61' @ 11.95 hrs

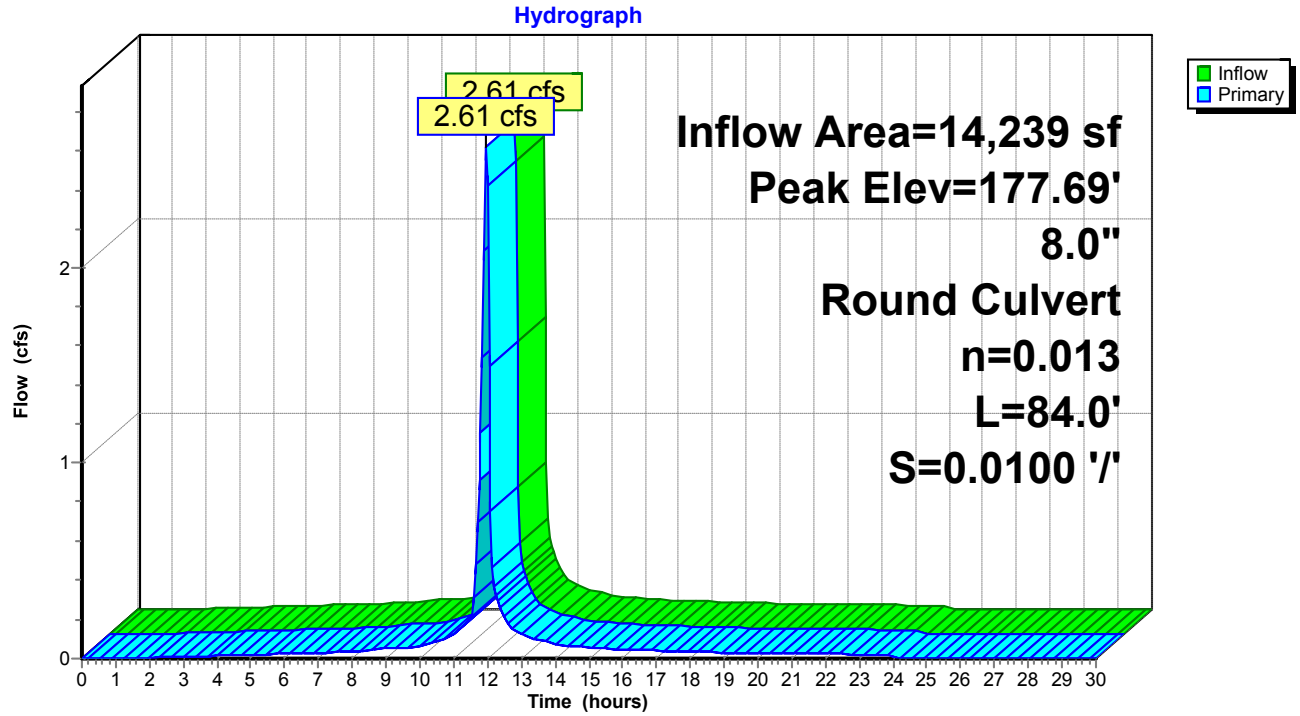
Inflow Area = 14,239 sf, 86.05% Impervious, Inflow Depth = 5.35" for 25-YEAR event
Inflow = 2.61 cfs @ 11.96 hrs, Volume= 6,351 cf
Outflow = 2.61 cfs @ 11.96 hrs, Volume= 6,351 cf, Atten= 0%, Lag= 0.0 min
Primary = 2.61 cfs @ 11.96 hrs, Volume= 6,351 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 177.69' @ 11.96 hrs
Flood Elev= 174.46'

Device	Routing	Invert	Outlet Devices
#1	Primary	172.29'	**8.0" Round Culvert** L= 84.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 172.29' / 171.45' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 0.35 sf

Primary OutFlow Max=2.55 cfs @ 11.96 hrs HW=177.45' (Free Discharge)
↑—**1=Culvert** (Barrel Controls 2.55 cfs @ 7.31 fps)

Pond YD-4: PROPOSED DRAIN #4



ATTACHMENT H

Parking and Traffic Analysis

400 Columbus Avenue
Suite 180E
Valhalla New York 10595
Main: 877 627 3772
colliersengineering.com

Colliers
Engineering
& Design

September 28, 2021
Revised December 7, 2021

Natalie Quinn, Planning Director
City of Poughkeepsie
62 Civic Center Plaza, 2nd Floor
Poughkeepsie, NY 12601

Wallace Campus Development City of Poughkeepsie, Dutchess County, New York
Colliers Engineering & Design Project No. 20003474A

Dear Natalie,

Colliers Engineer & Design (formerly Maser Consulting) has conducted a review of the reduced size proposed development plan for the Wallace Campus Development ("the Reduced Size Project") as it relates to the potential traffic and parking impacts of the Project. The prior development plan ("7-Story/Daycare Project"), which was previously analyzed in our February 27, 2021 letter report, was formerly proposed to consist of 214 mixed income affordable housing units, a 10,197 sq. ft. daycare facility, an approximately 29,000 sq. ft. community fitness center/climbing gym, 6,416 sq. ft of retail/commercial space and an approximately 1-acre privately owned, but publicly accessible green space ("Wallace Green").

The Reduced Size Project is now proposed to consist of 187 mixed income affordable housing units, 14,213 sq. ft. of retail/commercial space along with the Wallace Green. The fitness center/climbing gym and daycare facility are no longer part of the development.

The Reduced Size Project also includes changes to the onsite parking and circulation patterns resulting from the elimination of the previously proposed daycare facility and the associated drop-off/pick-up areas. A total of 60 parking spaces are proposed under this modified development plan as compared to the 62 parking spaces under the previously proposed plan.

The following provides a detailed discussion of the potential traffic and parking impacts of the Project based on this modified development plan as well as a comparison to the previously proposed development plan where appropriate.

Colliers Engineering & Design

Reduced Size Project Parking Demand

As previously identified in our February 27, 2021 letter report, the Project falls within the Poughkeepsie Innovation District Historic Core (PID-HC) and Urban Village (PID-UV) zones. The City of Poughkeepsie Zoning Code (Section 19-3.37.(13)) identifies the minimum parking requirements for the proposed uses within the development. These parking requirements and the total number of required parking spaces for the Reduced Size Project are identified in the Table No. 1 below.

Table No. 1 – Code Required Parking Summary – Reduced Size Project

Building	Proposed Use	Size	Zone	Code Required Parking Ratio	Required Spaces
Main Street Building	Residential (69 Units Total)	17 Units	PID-HC	0 Spaces/Unit	0
		52 Units	PID-UV	0.5 Spaces/Unit	26
				1 Visitor Space/10 Units	6
	Retail	3,309 Sq. Ft.	PID-UV	0 Spaces/ Sq. Ft.	0
Catharine Street Building	Residential	49 Units	PID-HC	0 Spaces/Unit	0
	Retail	3,255 Sq. Ft.		0 Spaces/ Sq. Ft.	0
Wallace Building	Residential	69 Units	PID-HC	0 Spaces/Unit	0
	Retail	7,649 Sq. Ft.		0 Spaces/ Sq. Ft.	0
				Total	32

As indicated in the table above, per the City Code parking requirements, the Reduced Size Project is required to provide a total of 32 off-street parking spaces. The total of 32 required parking spaces is less than half of the required number of parking spaces under the 7-Story/Daycare Project, which was required to provide approximately 90 total parking spaces prior to accounting for shared parking amongst the uses.

The shared parking accommodations for the 302, 304 & 306 Mill Street parcels, which will be provided 12 dedicated parking spaces, will still remain within the overall Wallace Campus parking lot. Similarly, The Wallace consolidated lot will continue to provide the adjacent Hudson River Housing (HRH) with six (6) reserved parking spaces on the Wallace Property during weekday office hours only (8 AM to 6 PM) for employee and client parking. These spaces would be available to Wallace Campus residents and visitors for parking outside these hours. Together with the 32 spaces required for the Reduced Size Project, the total required parking spaces is 50 spaces during HRH office hours and 44 spaces all other times on Weekdays and all day on Weekends.

Colliers Engineering & Design

As previously indicated, the Site Plan for the Reduced Size Project will provide 60 off-street parking spaces, which will accommodate the total parking requirements of the Wallace Campus, 302, 304 & 306 Mill Street Parcels and the HRH facility. Furthermore, as identified in our February 27, 2021 study, there is also sufficient available on-street parking in the vicinity of the Site to accommodate any potential excess parking demand that may be generated by the Project. It is the intent of the PID zone to leverage this availability of underutilized surplus parking in the PID downtown area for future development.

It should also be noted that the typical use of the Wallace Green is proposed to remain as a passive green space for both residents and visitors. As indicated in our prior study, it is the opinion of Colliers Engineer and Design that this space will not generate any additional parking demand, but rather will draw patrons who are already within the proposed development and immediate surrounding neighborhood to utilize the space.

The Reduced Size Project will also hold occasional Public Performances/Community Gatherings within the Wallace Green & Tiered Seating area. The parking accommodations for these performances/gatherings can be accommodated by available on-street parking in the area of the Site as previously identified in our February 27, 2021 study.

Reduced Size Project Traffic Generation & Traffic Related Impacts

In order to assess the potential traffic related impacts of the Project, estimates of the amount of traffic to be generated by the modified Wallace Campus development during each of the peak hours (Weekday AM, Weekday PM and Saturday) were developed based on information published by the Institute of Transportation Engineers (ITE) as contained in the report entitled ***Trip Generation***, 10th Edition, 2017, based on Land Use Categories; 223 - Affordable Housing; 411 - Public Park and; 820 - Retail. It should be noted that where applicable ITE data For Dense Multi-Use Urban Locations was referenced to reflect traffic generation rates commensurate with the downtown location of the proposed development.

Table No. 2, below, provides a summary of the traffic generation estimates for the Reduced Size Proejct based on the ITE data. This table also takes similar internal and multi-modal credits as identified in our February 27, 2021 report, which are based on the credits identified in the ***Poughkeepsie Downtown Parking Improvement Plan – Analysis of Further Parking Demand*** prepared by Nelson Nygaard dated April 2018.

Colliers Engineering & Design

Table No. 2 – Anticipated Site Generated Traffic Volumes for Reduced Size Project

Time Period	Entry			Exit		
	HTGR[1]	Volume	External Vehicle Trips[2]	HTGR[1]	Volume	External Vehicle Trips[2]
Residential – Affordable Housing (187 Units)						
Peak AM Hour	0.34	63	29	0.14	27	13
Peak PM Hour	0.24	44	21	0.14	26	12
Saturday Peak Hour	0.24	45	21	.24	45	21
Commercial Space (14,213 Sq. Ft.)						
Peak AM Hour	1.26	18	9	1.12	16	8
Peak PM Hour	2.39	34	16	2.53	36	17
Saturday Peak Hour	3.16	45	21	3.16	45	21
Public Park (1 Acre)						
Peak AM Hour	1.00	1	1	1.00	1	1
Peak PM Hour	6.00	6	3	5.00	5	3
Saturday Peak Hour	8.00	8	4	6.00	6	3
Total						
Peak AM Hour	---	---	**39**	---	---	**22**
Peak PM Hour	---	---	**40**	---	---	**32**
Saturday Peak Hour	---	---	**46**	---	---	**45**

Notes:

1. The Hourly Trip Generation Rates (HTGR) are based on data published by the Institute of Transportation Engineers (ITE) as contained in the Trip Generation Handbook, 10th Edition, 2017. ITE Land Use Code - 223 - Affordable Housing, ITE Land Use Code - 411 - Public Park and ITE Land Use Code - 820 - Retail. Note where applicable ITE data for dense multi-use urban locations was referenced.
2. "External Vehicle Trips" include a 30% internal capture trip credit for all land uses as well as a 35% multi-modal trip credit to account for internal trips within the development and between the development and other nearby uses as well as non-personal vehicle trips to the Site. These credits are based on data provided in the Poughkeepsie Downtown Parking Improvement Plan - Analysis of Future Parking Demand prepared by Nelson Nygaard dated April 2018.

Table No. 3 below provides a comparison of the above traffic generation estimates for the Reduced Size Project to the previously proposed 7-Story/Daycare Project. The trip generation estimates for the 7-Story/Daycare Project were identified in Table No. 7 of our February 27, 2021 report.

Colliers Engineering & Design

Table No. 3 – Traffic Generation Comparison – 7-Story/Daycare Project vs. Reduced Size Project

Time Period	7-Story/Daycare Project			Reduced Size Project		
	Entry Volume	Exit Volume	Total Volume	Entry Volume	Exit Volume	Total Volume
Peak AM Hour	72	58	130	39	22	61
Peak PM Hour	71	63	134	40	32	72
Saturday Peak Hour	54	56	110	46	45	91

As indicated in the above table, the Reduced Size Project is generally anticipated to generate less traffic than the previously proposed 7-Story/Daycare Project. This is attributable to the reduction in the number of residential units as well as the elimination of the daycare and fitness center/climbing gym uses.

Based on the above traffic generation estimates, the Reduced Size Project is expected to generate less than 100 entering vehicle trips during each of the peak hours analyzed and a portion of these trips are anticipated to be attracted from the existing traffic stream along Mill Street as pass-by and/or diverted link trips. As indicated in our February 27, 2021 report, ITE and NYSDOT guidelines indicate that developments generating less than 100 entering vehicle trips will not result in a significant impact to the surrounding area traffic operations. It should also be noted that no credit has been taken for the existing traffic generation of the existing buildings and/or possible re-occupancies of these spaces.

Reduced Size Project Site Access and Internal Circulation

The elimination of the proposed Daycare facility from the development plan has allowed for the elimination of the previously proposed drop-off area on the eastern one-way entry driveway. This has also allowed for a reconfiguration of the on-site parking areas to maximize the number of parking spaces provided. As a result of these changes, the driveways have been modified to be a one-way pair, with the western driveway to be one-way entering and the eastern driveway to be one-way exiting. This configuration provides the greatest Site distance for exiting vehicles onto Mill Street. Appropriate “One-Way” and “Do Not Enter” signage should be provided at each of the driveway locations as well as internally at the driveway connections to the internal east-west parking aisle.

Conclusions

Based on the data discussed herein, it is the opinion of Colliers Engineering & Design that the Reduced Size Project will not have a significant impact on traffic and parking conditions in the vicinity of the Site. It should also be noted that based on the parking calculations identified above the previous request for a waiver to be granted by the Planning Board for excess parking spaces under the waiver with fee-in-lieu provision of the PID Zoning District, section 19-3.37 (13) (e) is no longer required.

It is also noted, as indicated in our February 27, 2021 report, the proposed modifications to the two (2) Site access driveway connections to Mill Street, as well as the closure of the existing driveways to 302, 304 and 306 Mill Street, will require a NYSDOT Highway Work Permit to be obtained prior to implementation of these modifications.

Sincerely,

Colliers Engineering & Design CT, P.C.
(DBA Maser Consulting Engineering & Land Surveying)

Richard D'Andrea, P.E., PTOE
Assistant Department Manager

R:\Projects\2020\20003474A\Correspondence\OUT\211207RGD_Modified Development Plan Traffic & Parking Review_Revised.docx

ATTACHMENT I

Commercial Rehabilitation Tax Credit Part 1 Approval

NPS Form 10-168 (Rev. 2019)
National Park Service
OMB Control No. 1024-0009

RECEIVED
APR 13 2021
NATIONAL PARK SERVICE
TAX INCENTIVES PROGRAM

RECEIVED
MAR 24 2021
DIVISION FOR
HISTORIC PRESERVATION

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1 – EVALUATION OF SIGNIFICANCE

Instructions: This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.

NPS Project Number 43278

1. Historic Property Name Wallace Department Store Building

Street 331 Main Street / 14-20 Catharine Street

City Poughkeepsie County Dutchess State NY Zip 12601

Name of Historic District or National Register property

☐ National Register district ☐ certified state or local district ☐ potential district ☐ National Register property

2. Nature of Request (check only one box)

☐ certification that the building contributes to the significance of the above-named historic district or National Register property for rehabilitation purposes.
☐ certification that the building contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes.
☐ certification that the building does not contribute to the significance of the above-named district or National Register property.
☒ preliminary determination for individual listing in the National Register.
☐ preliminary determination that a building located within a potential historic district contributes to the significance of the district.
☐ preliminary determination that a building outside the period or area of significance contributes to the significance of the district.

3. Project Contact (if different from applicant)

Name Kimberly Konrad Alvarez Company Landmark Consulting LLC

Street 83 Grove Avenue City Albany State NY

Zip 12208 Telephone (518) 458-8942 Email Address kkalvarez@landmarkconsulting.net

4. Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable]:

☐ I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or
☒ if I am not the fee simple owner of the above described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011).

For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.

Name Hercules Argyriou Signature (Sign in ink) Date 3/19/2021

Applicant Entity Wallace Campus Manager LLC SSN or TIN 85-3430172

Street 48-02 25th Avenue, Suite 400 City Astoria State NY

Zip 11103 Telephone (718) 932-6342 Email Address hargyriou@megagroup.nyc

NPS Official Use Only

The National Park Service has reviewed the Historic Preservation Certification Application – Part 1 for the above-named property and has determined that the property:

☐ contributes to the significance of the above-named district or National Register property and is a "certified historic structure" for rehabilitation purposes.
☐ contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes.
☐ does not contribute to the significance of the above-named district or National Register property.

Preliminary Determinations:

☑ appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.
☐ does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.
☐ appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.
☐ appears to contribute to the significance of a registered historic district if the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS is expanded by the State Historic Preservation Officer.
☐ does not appear to qualify as a certified historic structure.

5/7/21

Date National Park Service Authorized Signature (Sign in ink)

☐ NPS Comments Attached

ATTACHMENT J

SHPO Decision of No Adverse Impact

NEW YORK STATE OF OPPORTUNITY. Parks, Recreation, and Historic Preservation

ANDREW M. CUOMO
Governor

ERIK KULLESEID
Commissioner

May 18, 2021

Mr. Charles Vandrei
Agency Historic Preservation Officer
NYS Environmental Conservation - Division of Lands and Forests
625 Broadway
Albany, NY 12233-4255

Re: DEC
Wallace Campus
City of Poughkeepsie, Dutchess County, NY
20PR06244

Dear Mr. Vandrei:

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 submitted materials 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.

Our office has reviewed the revisions made to the updated scope of work. We understand that none of the proposed new construction will have an interior connection to the Wallace Department Store building. Based upon our review, it is the OPRHP's opinion that the project will have No Adverse Effect on historic resources provided the following conditions are met:

1. The Part-2 Federal Commercial Tax Credit application for the Wallace Department Store at 331 Main Street must be reviewed and approved by the National Parks Service.
2. A demolition and construction protection plan for the neighboring historic buildings must be developed and implemented. This plan should include physical protection options - if necessary, as well as include monitoring of the historic resources during the proposed work.
3. If these conditions cannot be met, or if there are substantive changes to the project, consultation with our office will resume.

Our office reminds you that the Federal Tax Credit program is administered by the National Park Service (NPS) in coordination with our office. While our office makes recommendations for the program, it is only the NPS that can approve the Tax Credit application. The opinions expressed in this letter are with regards to the Section 14.09 review in place for this project and do not guarantee approval by the NPS for the Tax Credit program. If you have any questions, I am best reached by email.

Sincerely,

Derek Rohde
Historic Site Restoration Coordinator
e-mail: derek.rohde@parks.ny.gov

via e-mail only

ATTACHMENT K

Historic Information Memo

December 7, 2021

To: Robert Levine, Chair - City of Poughkeepsie Planning Board
Natalie Quinn, Senior Planner - City of Poughkeepsie

From: Wallace Campus Partners

Re: Public & Planning Board Comments Regarding Historic Importance of:
319 Main Street
325 Main Street
327-329 Main Street

The Planning Board has inquired about the historic status of 319, 325, and 327-329 Main Street which will be demolished to make way for a new 5-story building at Wallace Campus.

Age and alterations of the buildings:
The three buildings in question, listed above, comprise approximately 111 linear feet of Main Street, on the North side of the street, facing south. Approximately ten feet of this existing façade is an existing alleyway so the building frontage facing onto Main St is about 100 linear feet. Of the three buildings in question 319 Main Street makes up more than 50% of the frontage.

Finally, both 325 Main Street and 327-329 Main Street have each had their Main Street facades substantially altered – 325 in the past 15 years – where the historic integrity of the two buildings has been irrevocably harmed. While the two buildings are akin to the historic Main Mall Row in scale at four stories, the buildings are otherwise entirely unlike anything currently deemed historic on Main Street. The new construction building proposed to replace these three buildings is actually more aesthetically contextual to the existing historic character on Main Street.

SHPO has determined that the buildings are not eligible for listing:
New York State Historic Preservation Office (NYSHPO) has, through several avenues and over five decades, analyzed the three buildings and has <u>not</u> found them to hold any substantive historic value. On May 18th, 2021, the Division for Historic Preservation of the Office of Parks, Recreation and Historic Preservation (OPRHP) issued a "No Adverse Effect" letter, based on a review of the Wallace project in its entirety, inclusive of the planned demolition and replacement of the 319, 325 and 327-329 Main Street buildings. Separately, NYSHPO – maintains a catalogue of "Resource Evaluations" and, in each instance NYSHPO staff has declared that the buildings in question are "Not Eligible" for addition to the historic register. In their finding none of the four "Criteria for Inclusion in the National Register" have been met. The No Adverse Effect Letter and evidence of all three buildings' ineligibility are attached here. The criteria that have not been met include:

(A) Association with events that have made a significant contribution to the broad patterns in our history;

(B) Association with the lives of persons significant in our past;

(C) Embodies the distinctive characteristics of a type, period or method of construction; or represents the work of a master; or possesses high artistic values; or represents a significant and distinguishable entity whose components may lack individual distinction;

(D) Have yielded, or may be likely to yield information important in prehistory

This completely contrasts with the situation of 331 Main Street, the former Wallace Department store, SHPO with the full support of the Wallace Campus partnership, has recognized the building's historic significance through its addition to the National Registry, and developed an architectural plan to carefully restore the building and preserve its historic details.

The SHPO findings on the three buildings are consistent with the local historic preservation community's response to these buildings since they were first considered as potentially historic properties as part of the Poughkeepsie inventory of historic structures, which survey ran from October 1976 through December 1977. That survey identified 59 properties that should be nominated to the national register but did not include the three buildings in question. Poughkeepsie's own Historic District and Landmark's Preservation Commission (HDLPC) has its own historic register; none of the three buildings are on, or have been nominated for inclusion on, the HDLPC's list. **The City declined to list the buildings at 319, 325, and 327-329 Main Street locally when a comprehensive study of Main Street was done.**

In addition to lack of historical value, the 3 buildings cannot practically be rehabilitated for adaptive reuse:
The three buildings slated for demolition would be difficult to rehabilitate efficiently. Like the width of 325 Main – approximately 19' – renders that building and adjoining buildings not conducive to an economic adaptive re-use. Combining the existing three buildings into a single structure is further delimited by their poor condition, differing floor-to-floor heights, and differing floor count, i.e. two floors vs four floors.

The Applicants will explore all reasonable possibilities of salvaging any interior architectural elements within the buildings.
In addition, at the request of the planning board and community, the Wallace Campus partners have worked with architectural salvagers to repurpose interiors (existing plumbing and remaining furniture and fixtures) of 331 Main Street and 325 Main Street. The architectural salvage company, Zarborkski Emporium, has declined to utilize any items in 319 Main Street. 329 Main Street is fully occupied – once the site is vacant, we will work with interested parties, and allow access for potential architectural salvage before demolitions. We have also reached out to Historic Albany Foundation to see if any exteriors of 319, 325, and 329 Main Street can be preserved and donated. In addition, we have reached out to the Poughkeepsie's Historic District and Landmark Commission to photo document the buildings per their request.

NEW YORK STATE OF OPPORTUNITY. Parks, Recreation, and Historic Preservation

Resource Evaluation

Date: 01/06/2021

Staff: Chelsea Towers

USN Number: 02740.000991

Name: former restaurant and club

Location: 319 Main St, Poughkeepsie NY 12601

Resource Status:

1. **Determination:** Not Eligible
2. **Contributing:**

Criteria for Inclusion in the National Register:

A. ☐ Associated with events that have made a significant contribution to the broad patterns in our history.

B. ☐ Associated with the lives of persons significant in our past.

C. ☐ Embodies the distinctive characteristics of a type, period or method of construction; or represents the work of a master; or possesses high artistic values; or represents a significant and distinguishable entity whose components may lack individual distinction.

D. ☐ Have yielded, or may be likely to yield information important in prehistory or history.



Summary Statement:

NEW YORK STATE OF OPPORTUNITY. Parks, Recreation, and Historic Preservation

Resource Evaluation

Date: 01/06/2021

Staff: Chelsea Towers

USN Number: 02740.000998

Name:

Location: 325 Main Street, Poughkeepsie NY 12601

Resource Status:

1. **Determination:** Not Eligible
2. **Contributing:**

Criteria for Inclusion in the National Register:

A. ☐ Associated with events that have made a significant contribution to the broad patterns in our history.

B. ☐ Associated with the lives of persons significant in our past.

C. ☐ Embodies the distinctive characteristics of a type, period or method of construction; or represents the work of a master; or possesses high artistic values; or represents a significant and distinguishable entity whose components may lack individual distinction.

D. ☐ Have yielded, or may be likely to yield information important in prehistory or history.



Summary Statement:

NEW YORK STATE OF OPPORTUNITY. Parks, Recreation, and Historic Preservation

Resource Evaluation

Date: 01/06/2021

Staff: Chelsea Towers

USN Number: 02740.000999

Name:

Location: 327-329 Main Street, Poughkeepsie NY 12601

Resource Status:

1. **Determination:** Not Eligible
2. **Contributing:**

Criteria for Inclusion in the National Register:

A. ☐ Associated with events that have made a significant contribution to the broad patterns in our history.

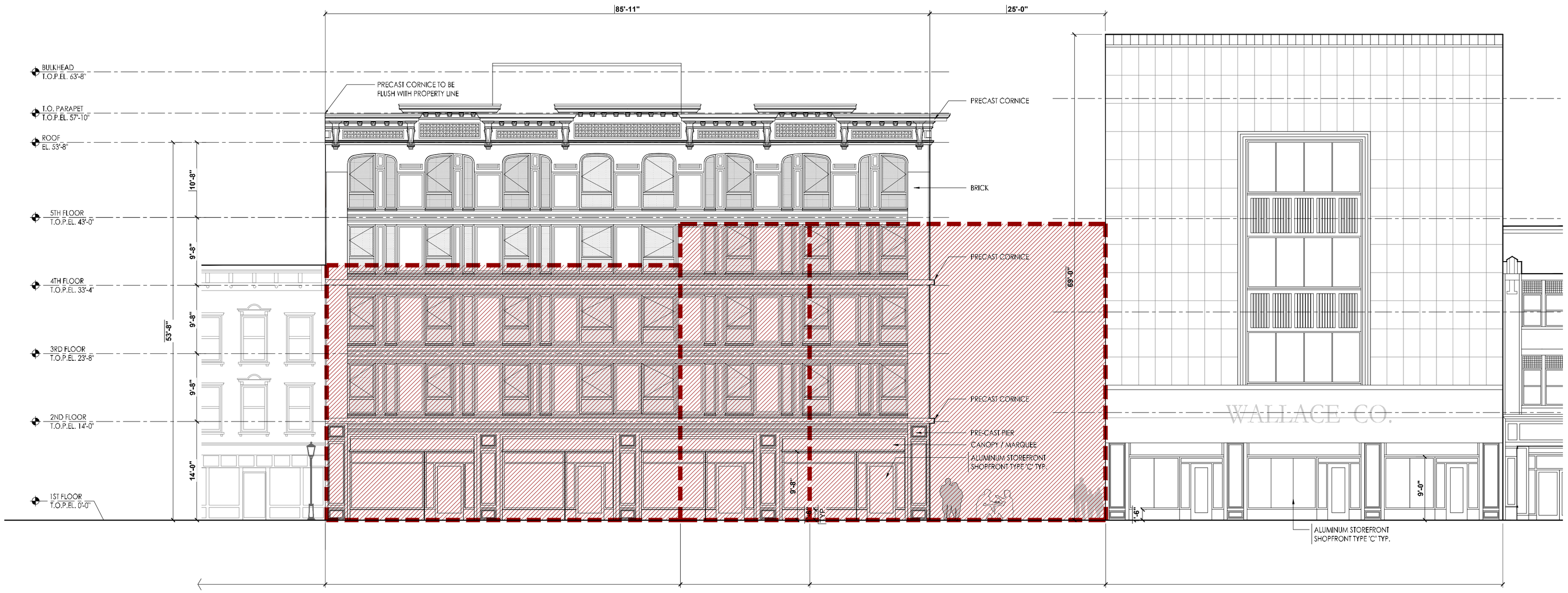
B. ☐ Associated with the lives of persons significant in our past.

C. ☐ Embodies the distinctive characteristics of a type, period or method of construction; or represents the work of a master; or possesses high artistic values; or represents a significant and distinguishable entity whose components may lack individual distinction.

D. ☐ Have yielded, or may be likely to yield information important in prehistory or history.



Summary Statement:



MAIN STREET ELEVATION
1/8"=1'-0"

PROJECT:

WALLACE CAMPUS

331 MAIN STREET
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

OWNER:
WALLACE CAMPUS MANAGER LLC
48-02 25TH AVENUE, SUITE 400
ASTORIA, NY 11103

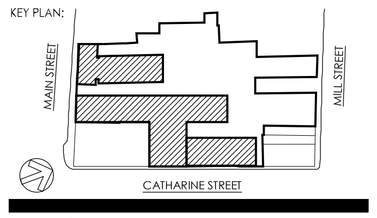
ARCHITECT:
SLCE*Architects*
1359 BROADWAY
NEW YORK, NEW YORK 10018
TEL: (212) 979-8400
FAX: (212) 979-8387

LANDSCAPE / CIVIL
THE LRC GROUP
85 CIVIC CENTER PLAZA, SUITE 103
POUGHKEEPSIE, NY 12601
TEL: (845) 243-2880
FAX: (845) 265-8175

No:	Date:	Distribution:
1	6/5/2020	REVISED PER CITY COMMENTS
2	7/10/2020	PLANNING BOARD RE-SUBMISSION
3	10/30/2020	PLANNING BOARD RE-SUBMISSION
4	12/8/2020	PLANNING BOARD RE-SUBMISSION
5	3/5/2021	PLANNING BOARD RE-SUBMISSION
5	11/2/2021	PLANNING BOARD RE-SUBMISSION

DOB NUMBER:

KEY PLAN:



DRAWING TITLE:

EXISTING BUILDING DEMOLITION DIAGRAM

SEAL / SIGNATURE:

REGISTERED ARCHITECT
SAKY YAKAS
No. 018047
STATE OF NEW YORK

PROJECT No:	2020-30
DRAWN BY:	AA, LB
CHECKD BY:	SY
DWG. No:	-

Page 335 of 338

NEW YORK STATE OF OPPORTUNITY. Parks, Recreation, and Historic Preservation

ANDREW M. CUOMO
Governor

ERIK KULLESEID
Commissioner

May 18, 2021

Mr. Charles Vandrei
Agency Historic Preservation Officer
NYS Environmental Conservation - Division of Lands and Forests
625 Broadway
Albany, NY 12233-4255

Re: DEC
Wallace Campus
City of Poughkeepsie, Dutchess County, NY
20PR06244

Dear Mr. Vandrei:

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 submitted materials 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.

Our office has reviewed the revisions made to the updated scope of work. We understand that none of the proposed new construction will have an interior connection to the Wallace Department Store building. Based upon our review, it is the OPRHP's opinion that the project will have No Adverse Effect on historic resources provided the following conditions are met:

1. The Part-2 Federal Commercial Tax Credit application for the Wallace Department Store at 331 Main Street must be reviewed and approved by the National Parks Service.
2. A demolition and construction protection plan for the neighboring historic buildings must be developed and implemented. This plan should include physical protection options - if necessary, as well as include monitoring of the historic resources during the proposed work.
3. If these conditions cannot be met, or if there are substantive changes to the project, consultation with our office will resume.

Our office reminds you that the Federal Tax Credit program is administered by the National Park Service (NPS) in coordination with our office. While our office makes recommendations for the program, it is only the NPS that can approve the Tax Credit application. The opinions expressed in this letter are with regards to the Section 14.09 review in place for this project and do not guarantee approval by the NPS for the Tax Credit program. If you have any questions, I am best reached by email.

Sincerely,

Derek Rohde
Historic Site Restoration Coordinator
e-mail: derek.rohde@parks.ny.gov

via e-mail only

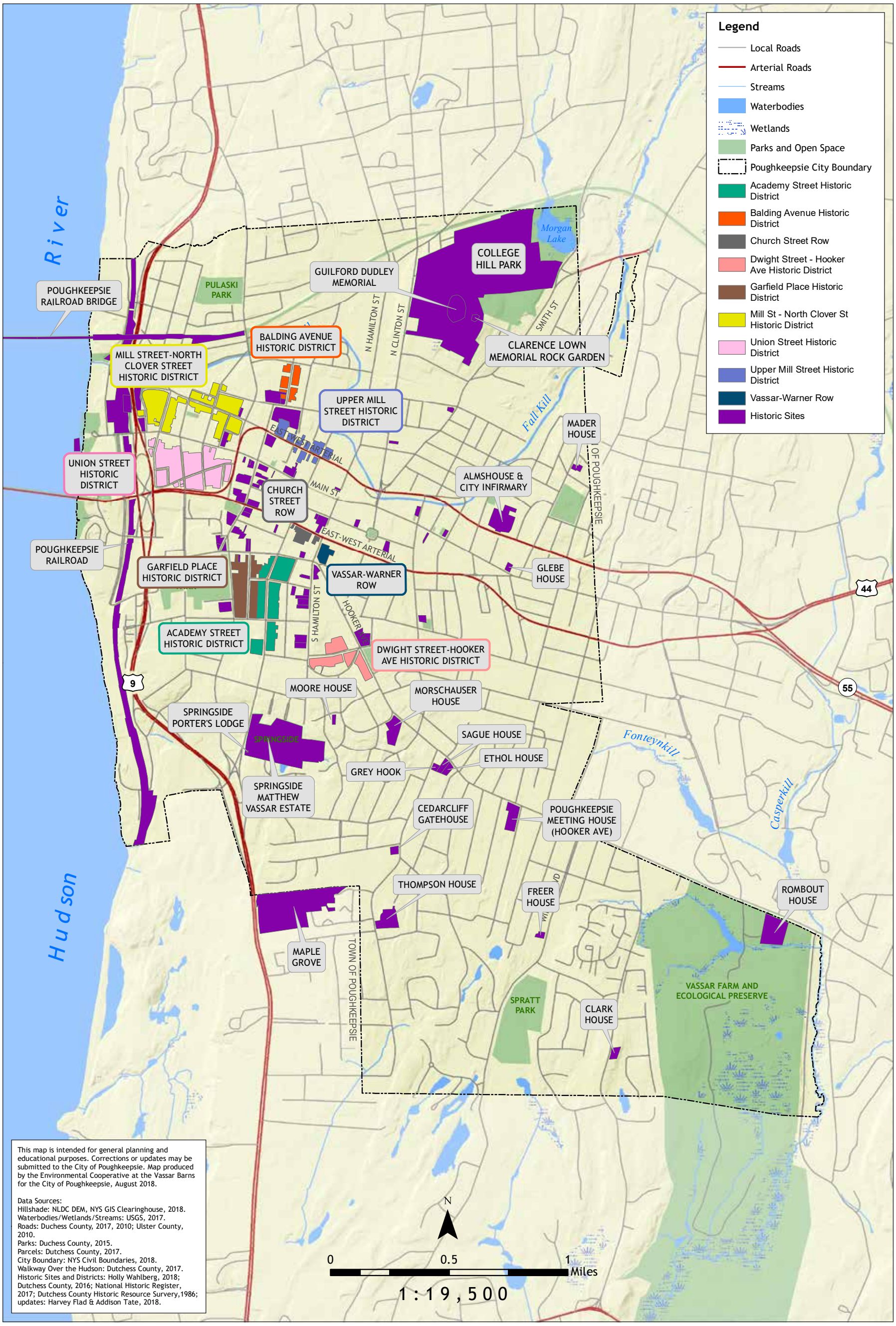
ATTACHMENT L

Map of Historic Districts

Map 7.2 Historic sites and districts throughout the entire City of Poughkeepsie

Historic Resources

City of Poughkeepsie, New York



This map is intended for general planning and educational purposes. Corrections or updates may be submitted to the City of Poughkeepsie. Map produced by the Environmental Cooperative at the Vassar Barns for the City of Poughkeepsie, August 2018.

Data Sources:
Hillshade: NLDC DEM, NYS GIS Clearinghouse, 2018.
Waterbodies/Wetlands/Streams: USGS, 2017.
Roads: Duchess County, 2017, 2010; Ulster County, 2010.
Parks: Duchess County, 2015.
Parcels: Dutchess County, 2017.
City Boundary: NYS Civil Boundaries, 2018.
Walkway Over the Hudson: Dutchess County, 2017.
Historic Sites and Districts: Holly Wahlberg, 2018; Dutchess County, 2016; National Historic Register, 2017; Dutchess County Historic Resource Survery,1986; updates: Harvey Flad & Addison Tate, 2018.

ATTACHMENT M

Historic Inventory by Street

	A	B	C	D	E	F	G
1	**Street**	**St. #**	**1977 photo**	**1977 Status**	**2019 photo**	**2019 Status**	**Ward**
898	Main	328-330					2
899	Main	331-335					1
900	Main	33-35					1
901	Main	337-339					1

Pink=Local Register
Lilac=Natl & State Register
Gold=State Register
Orange=Eligible

Black=Exceptional;Protect
Blue=Excellent;Protect
Green=Good; Monitor
Purple=Listed pre-1977
Dark Red=Demo during survey

Red=Demolished
Yellow=Altered

	A	B	C	D	E	F	G
1	**Street**	**St. #**	**1977 photo**	**1977 Status**	**2019 photo**	**2019 Status**	**Ward**
902	Main	341-345					1
903	Main	364-368					6
904	Main	375-377					6
905	Main	392-394					6

Pink=Local Register
Lilac=Natl & State Register
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Purple=Listed pre-1977
Dark Red=Demo during survey

Red=Demolished
Yellow=Altered

	A	B	C	D	E	F	G
1	**Street**	**St. #**	**1977 photo**	**1977 Status**	**2019 photo**	**2019 Status**	**Ward**
1066	Mill	289					3
1067	Mill	291					3
1068	Mill	297					3
1069	Mill	302					1

Pink=Local Register
Lilac=Natl & State Register
Gold=State Register
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Red=Demolished
Yellow=Altered

	A	B	C	D	E	F	G
1	**Street**	**St. #**	**1977 photo**	**1977 Status**	**2019 photo**	**2019 Status**	**Ward**
1070	Mill	304					1
1071	Mill	306					1
1072	Mill	310					1
1073	Mill	320					1

Pink=Local Register
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Gold=State Register
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Yellow=Altered

ATTACHMENT N

Site Plans

SITE PLAN SUBMISSION SET

FOR

WALLACE CAMPUS MANAGER, LLC

TAX MAP ID#'S

6162-77-114098, 6162-78-127091,
6162-77-109079 & 6162-77-109077

ADJOINING TAX MAP ID#'S

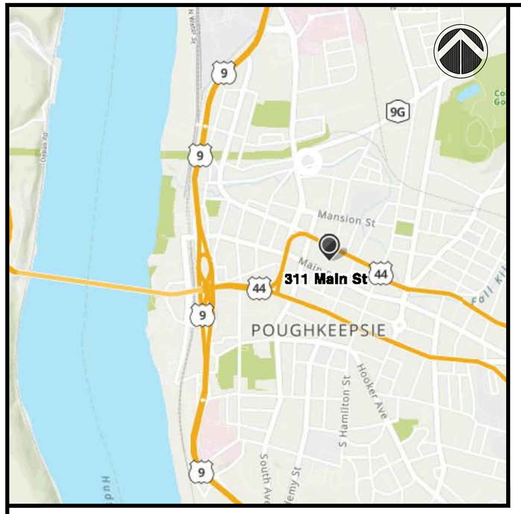
6162-77-112116, 6162-77-116114, 6162-77-121116, 6162-78-128113

WALLACE CAMPUS
CITY OF POUGHKEEPSIE,
DUTCHESS COUNTY, NEW YORK

ORIGINALLY SUBMITTED: APRIL 10, 2020

REVISED: JUNE 5, 2020
REVISED: JULY 10, 2020
REVISED: NOVEMBER 3, 2020
REVISED: MARCH 2, 2021
REVISED: MAY 7, 2021
REVISED: OCTOBER 25, 2021

REVISED: DECEMBER 7 2021



LOCATION MAP

SCALE: 1"=1,000'



VICINITY MAP

SCALE: 1"=400'

CITY PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK
SITE PLAN APPROVAL
FILE NO:
PROJECT NAME:
PROJECT LOCATION:
APPLICANT:
OFFICIALLY APPROVED AT THE PLANNING BOARD
MEETING HELD THE _____DAY OF_____2_____
PLANNING CHAIR:
DESIGNEE:
DATE SIGNED:
CONDITION(S)

FIRE CHIEF

POLICE CHIEF

BUILDING INSPECTOR

CITY ENGINEER

COMMISSIONER OF PUBLIC WORKS

OWNER / APPLICANT:

WALLACE CAMPUS MANAGER, LLC
48-02 25TH AVE
SUITE 400
ASTORIA NY, 11103

ARCHITECT:

SLCE ARCHITECTS, LLP
1359 BROADWAY, 14TH FLOOR
NEW YORK, NY 10018
TEL: 212-979-8400 OR 212-238-4458

SITE PLANNER / CIVIL ENGINEER:

LRC GROUP

160 West Street, Suite E
Cromwell, CT 06416
Tel: 860.635.2877

85 Civic Center Plaza, Suite 103
Poughkeepsie NY 12601
Tel: 845.243.2880

1 International Blvd, Suite 400
Mahwah, NJ 07495
Tel: 908.603.5730

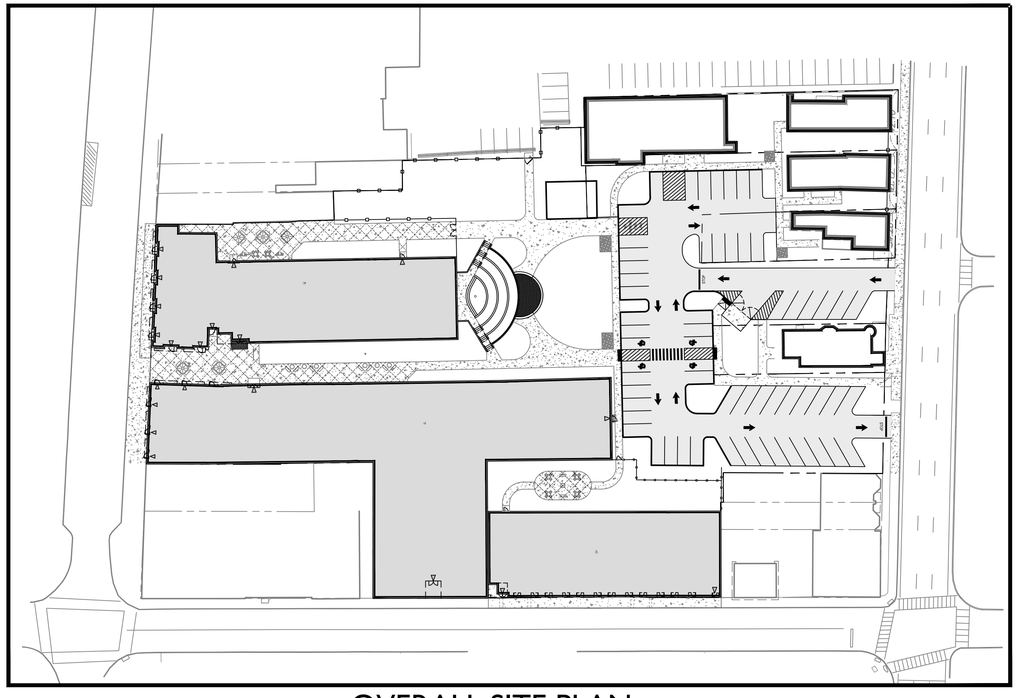
www.lrcconsult.com

- LAND PLANNING
- CIVIL ENGINEERING
- ENVIRONMENTAL SERVICES
- LAND SURVEYING
- LANDSCAPE ARCHITECTURE

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

STATE OF NEW YORK
RODNEY T. MORRISON
074194
LICENSED PROFESSIONAL ENGINEER

Rodney Morrison P.E. #074194



OVERALL SITE PLAN

SCALE: 1"=50'

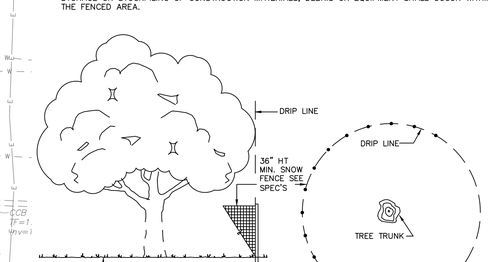
INDEX OF DRAWINGS

CV-1	COVER SHEET
EX-1	EXISTING CONDITIONS (UNDER SEPARATE COVER)
DM-1	DEMOLITION PLAN
LC-1	LOT LINE CONSOLIDATION PLAN
OP-1	OVERALL SITE PLAN
SP-1	SITE PLAN
SP-2	SITE PLAN (BULK REGULATIONS)
SG-1	SITE GRADING / DRAINAGE PLAN
UT-1	SITE UTILITIES
EC-1	EROSION AND SEDIMENTATION CONTROL PLAN
NS-1	NOTES SHEET
LL-1	LANDSCAPE PLAN
LL-2	LANDSCAPE PLAN
LP-1	LIGHTING PLAN
LP-2	LIGHTING CUT SHEETS AND LANDSCAPE DETAILS
DN-1	SITE DETAILS
DN-2	WATER / SANITARY DETAILS
DN-3	STORMWATER DETAILS
DN-4	EROSION CONTROL DETAILS
DN-5	AMENITIES DETAILS

X:\JOBS\Jobs 2020\20-2548-Urban Green-Wallace Campus-Poughkeepsie\DWG\CV20252480?.dwg 11/24/2021 1:20 PM SCurran

DEMOLITION NOTES:

1. CONTRACTOR SHALL NOTIFY "DIG SAFELY NEW YORK" AT 1-800-962-7692 AT LEAST TWO FULL WORKING DAYS PRIOR TO COMMENCEMENT OF ANY WORK IN ACCORDANCE WITH UFPO CODE RULE 53, 16 NYCRR PART 753.
2. ANY ITEM THAT MAY CONFLICT WITH SITE DEVELOPMENT AND IS NOT IDENTIFIED ON THIS PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND DESIGN ENGINEER AS SOON AS POSSIBLE.
3. ADDITIONAL UNDERGROUND FACILITIES MAY BE PRESENT WITHIN THE LIMITS OF THE PROPOSED WORK. THE CONTRACTOR SHALL CONTACT ANY AND ALL PERSONNEL RESPONSIBLE FOR DETERMINING THE LOCATIONS.
4. PRIOR TO DEMOLISHING ANY BUILDINGS/STRUCTURES, THE CONTRACTOR SHALL PERFORM A PRE-DEMOLITION SURVEY IN ACCORDANCE WITH STATE AND FEDERAL REGULATIONS. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS BY THE AUTHORITY HAVING JURISDICTION.
5. CONFORM TO APPLICABLE CODE FOR DEMOLITION OF STRUCTURES, SAFETY OF ADJACENT STRUCTURES, DUST CONTROL, RUNOFF CONTROL, AND HAULING, DISPOSAL AND STORAGE OF DEBRIS.
6. PROVIDE, ERECT, AND MAINTAIN TEMPORARY BARRIERS AND SECURITY DEVICES.
7. MAINTAIN EXISTING UTILITIES TO REMAIN IN SERVICE AND PROTECT THEM AGAINST DAMAGE DURING SELECTIVE DEMOLITION OPERATIONS. DO NOT INTERRUPT EXISTING UTILITIES SERVING OPERATING FACILITIES, EXCEPT WHEN AUTHORIZED IN WRITING BY OWNER AND AUTHORITIES HAVING JURISDICTION.
8. WHEN DISTURBED, EXISTING FACILITIES SHALL BE REPAIRED OR REPLACED IN KIND AND IN ACCORDANCE WITH THE REQUIREMENTS OR THE DIRECTION OF THE AUTHORITY HAVING JURISDICTION. ASSOCIATED COSTS SHALL BE BORNE BY THE CONTRACTOR.
9. NOTIFY ADJACENT OWNERS OF WORK THAT MAY AFFECT THEIR PROPERTY, POTENTIAL NOISE, UTILITY OUTAGE, OR DISRUPTION. COORDINATE WITH OWNER.
10. PREVENT MOVEMENT OR SETTLEMENT OF ADJACENT STRUCTURES. PROVIDE BRACING AND SHORING.
11. LOCATE AND IDENTIFY ALL EXISTING UTILITIES WITHIN THE CONSTRUCTION AREA. DISCONNECT AND SEAL OR CAP OFF UTILITY SERVICES THAT WILL BE AFFECTED BY THIS PROJECT. NOTIFY AFFECTED UTILITY COMPANIES BEFORE STARTING WORK AND COMPLY WITH THEIR REQUIREMENTS. VERIFY THAT UTILITIES HAVE BEEN DISCONNECTED AND CAPPED. ABANDONMENT AND DISCONNECTION OF THE EXISTING WATER LINE MUST BE COORDINATED WITH THE CITY OF POUGHKEEPSIE WATER DEPARTMENT. ABANDONMENT AND DISCONNECTION OF THE EXISTING SEWER LINE MUST BE COORDINATED WITH THE CITY OF POUGHKEEPSIE SEWER DEPARTMENT.
12. DEMOLISH AND REMOVE COMPONENTS IN AN ORDERLY AND CAREFUL MANNER.
13. PROTECT EXISTING FEATURES THAT ARE NOT TO BE DEMOLISHED.
14. CONDUCT OPERATIONS WITH MINIMUM INTERFERENCE TO PUBLIC OR PRIVATE ACCESS WAY.
15. MAINTAIN EGRESS AND ACCESS AT ALL TIMES. DO NOT CLOSE OR OBSTRUCT ROADWAYS, OR SIDEWALKS WITHOUT PERMITS.
16. CEASE OPERATIONS IMMEDIATELY IF ADJACENT STRUCTURES APPEAR TO BE IN DANGER. NOTIFY AUTHORITY HAVING JURISDICTION.
17. ROUGH GRADE AND COMPACT AREAS AFFECTED BY DEMOLITION TO MAINTAIN SITE GRADES AND CONTOURS.
18. FIELD VERIFY EXISTING CONDITIONS AND CORRELATE WITH REQUIREMENTS INDICATED ON DEMOLITION PLAN TO DETERMINE EXTENT OF SELECTIVE DEMOLITION REQUIRED.
19. MAINTAIN EXISTING UTILITIES TO REMAIN IN SERVICE AND PROTECT THEM AGAINST DAMAGE DURING SELECTIVE DEMOLITION OPERATION.
20. CONDUCT DEMOLITION OPERATIONS TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES TO REMAIN. ENSURE SAFE PASSAGE OF PEOPLE AROUND SELECTIVE DEMOLITION AREA.
21. USE WATER MIST, TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS TO LIMIT THE SPREAD OF DUST AND DIRT. COMPLY WITH GOVERNING ENVIRONMENTAL PROTECTION REGULATIONS. DO NOT USE WATER WHEN IT MAY DAMAGE EXISTING CONSTRUCTION, SUCH AS ICE, FLOODING, OR POLLUTION.
22. REMOVE, TRANSPORT AND REMOVE DEBRIS IN A MANNER THAT WILL PREVENT SPILLAGE ON ADJACENT SURFACES AND AREAS AND MEET ALL APPROPRIATE DISPOSAL AND TRUCKING LAWS.
23. CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF DUST, DIRT AND DEBRIS CAUSED BY SELECTIVE DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CONDITION EXISTING BEFORE START OF SELECTIVE DEMOLITION.
24. PROMPTLY DISPOSE OF DEMOLISHED MATERIALS. ALL DEBRIS RESULTING FROM DEMOLITION ACTIVITIES SHALL BE DISPOSED OF OFF-SITE AT A FACILITY APPROVED TO RECEIVE THE DEBRIS. DO NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE ON-SITE. DO NOT BURN DEMOLISHED MATERIALS ON-SITE.
25. NO BLASTING IS PROPOSED FOR THE PROJECT.
26. A MINIMUM OF TEN FEET OF EXISTING PIPE SHALL BE REMOVED AROUND ALL EXISTING MANHOLES, WHERE NEW PIPES ARE PROPOSED TO CONNECT.
27. IF ANY STORM DRYWELLS OR PREVIOUSLY UNIDENTIFIED UNDERGROUND STRUCTURES ARE IDENTIFIED AND EXHIBIT A SEWAGE/SEPTIC ODOR NOTIFY SITE ENGINEER AND TREAT AS SANITARY WASTE FOR DISPOSAL.
28. EXISTING SANITARY SEWER FOR SOUTH BUILDINGS TAKEN FROM HISTORICAL DATA.
29. THE CONTRACTOR SHALL COORDINATE WITH ARLINGTON FIRE DEPARTMENT FOR ACCESS LOCATIONS TO THE SITE DURING DEMOLITION / CONSTRUCTION.
30. THE ABANDONMENT, REMOVAL & DECOMMISSIONING OF ALL EXISTING SUBSURFACE DISPOSAL SYSTEMS AND SANITARY LINE COMPONENTS MAY BE CONSIDERED HAZARDOUS WASTE AND MUST BE REMOVED IN ACCORDANCE WITH THE PROCEDURES APPROVED BY THE DUTCHESS COUNTY DEPARTMENT OF HEALTH AND NYSDEC AND CERTIFIED BY A NYS PROFESSIONAL ENGINEER.
31. ALL EXISTING MONITORING WELLS ONSITE, ARE TO BE CUT AND CAPPED 4' BELOW GRADE AND FILLED WITH GROUT. WELLS ARE TO BE ABANDONED SHALL BE IN ACCORDANCE WITH DUTCHESS COUNTY DEPARTMENT OF HEALTH REGULATIONS.
32. KNOX BOX LOCKS ARE TO INSTALLED ON EACH OF THE EMERGENCY ACCESS POINTS OF THE TEMPORARY CHAIN LINK FENCE AND DAISY CHAINED TO THE CONTRACTORS PAD LOCK.
33. PRIOR TO THE START OF CONSTRUCTION OR EXCAVATION, TREE'S TO BE RETAINED SHALL BE PROTECTED BY SILT FENCE, SNOW FENCE, CONSTRUCTION FENCE, OR EQUAL, WHICH WILL BE PLACED AT THE DRIP LINE OR SEVERAL FEET BEYOND. HOWEVER, THE FENCING SHALL NOT CROSS PUBLIC SIDEWALKS. NO STORAGE OR STOCKPILING OF CONSTRUCTION MATERIALS, DEBRIS OR EQUIPMENT SHALL OCCUR WITHIN THE FENCED AREA.



SECTION

NOTE: FASTEN RAILS & BRACES TO POSTS WITH COMMON NAILS, 2 EACH END.

PLAN VIEW

TREE PROTECTION DETAIL
NOT TO SCALE

DEMOLITION LEGEND:

X X X X X X	ITEM(S) TO BE REMOVED
	BUILDING / STRUCTURE TO BE REMOVED
	PAVEMENT TO BE REMOVED
	WALK TO BE REMOVED
	STRUCTURE TO BE REMOVED
	TREE PROTECTION

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

#	Date	Description
4	01.05.21	RESPONSE TO CONSULTANT COMMENTS
5	03.02.21	RESPONSE TO CONSULTANT COMMENTS
6	05.07.21	RESPONSE TO CONSULTANT COMMENTS
7	10.25.21	RESPONSE TO CONSULTANT COMMENTS
8	12.7.21	REVISED PER CITY COMMENTS

Revisions

LRC GROUP
- Land Planning
- Civil Engineering
- Environmental Services
- Land Surveying
- Landscape Architecture

85 Civic Center Plaza, Suite 103
Poughkeepsie NY 12601
Tel: 845.243.2880

160 West Street, Suite E
Cromwell, CT 06416
Tel: 860.635.2877

1 International Blvd, Suite 400
Mahwah, NJ 07495
Tel: 908.693.5750

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

STATE OF NEW YORK · RODNEY E. MORRISON · 074167 · LICENSED PROFESSIONAL ENGINEER

DEMOLITION PLAN

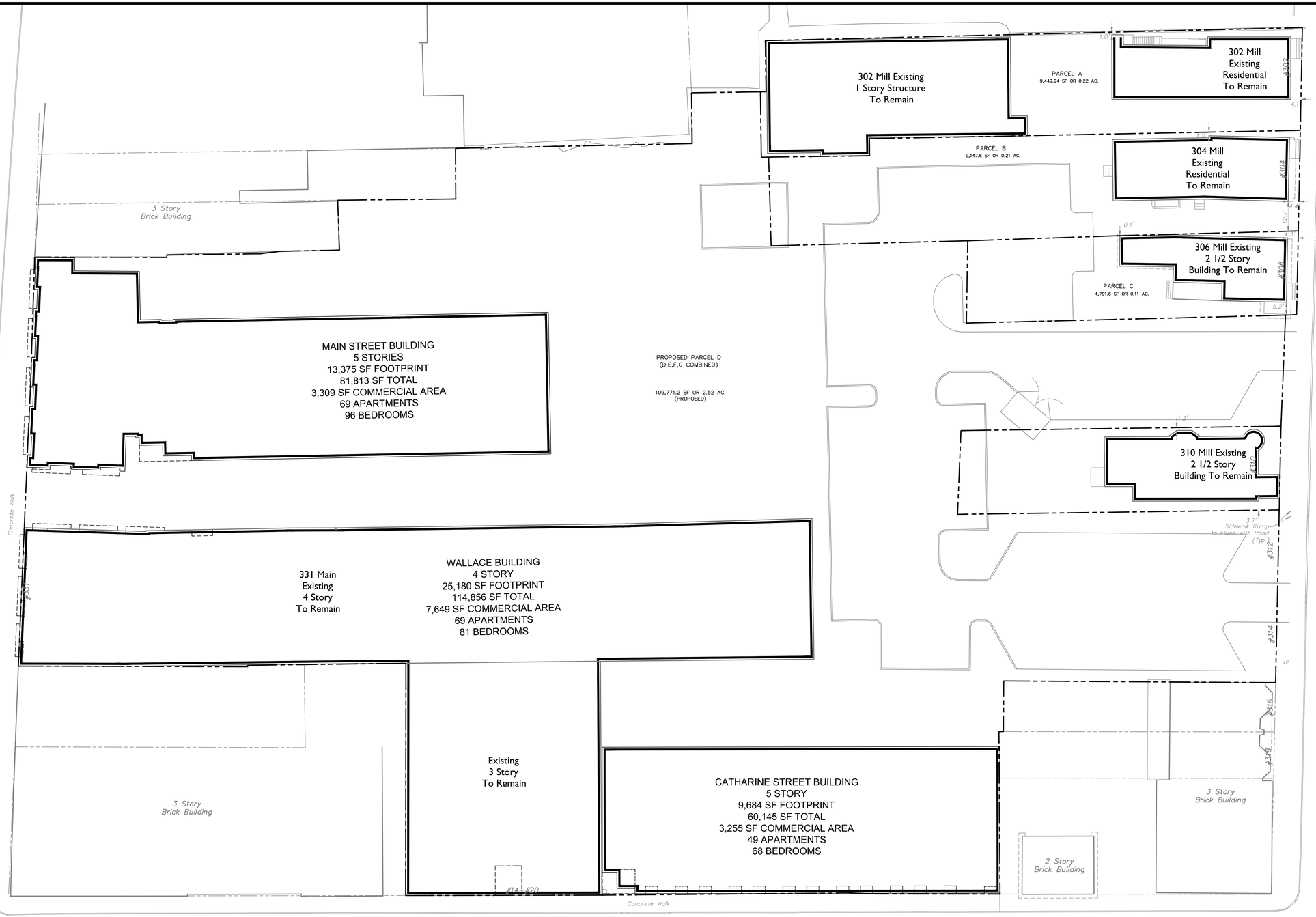
WALLACE CAMPUS MANAGER, LLC

WALLACE CAMPUS
CITY OF POUGHKEEPSIE,
DUTCHESS COUNTY, NEW YORK

Design/Calcs	LRC	CAD File	DM20254801.dwg
Drawn	SMC	Project No.	20-2548
Checked	KFC	Date	2020.04.10
Approved	REM	Scale	1"=20'

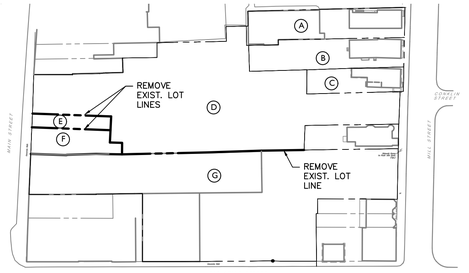
Sheet No. DM-1

X:\JOBS\Jobs 2020\20-2548-Urban Green-Wallace Campus-Poughkeepsie\DWG\DM20254801.dwg 11/24/2021 1:22 PM Scurran



DUTCHESS COUNTY NOTE

THIS LOT LINE REVISION SHALL TAKE EFFECT ONLY AFTER DEEDS PURSUANT TO TOWN CODE CHAPTER 135(D) AND (E) ARE PREPARED FOR AND APPROVED BY THE CITY. THIS PLAN IS PROPERLY APPROVED BY THE PLANNING BOARD AND SIGNED BY THE OWNERS AND THE PLANNING BOARD CHAIRMAN (OR DESIGNEE), AND UPON FILING SAID PLAN AND DEEDS WITH THE DUTCHESS COUNTY CLERK



EXISTING LOT CONFIGURATION

1"=100'

OWNER INFORMATION

PARCEL A
TAX MAP ID# 6162-77-112116
POK MILL, LLC
93 FOURTH AVE #1289
NEW YORK, NY 10276

PARCEL B
TAX MAP ID#6162-77-116114
POK MILL, LLC
93 FOURTH AVE #1289
NEW YORK, NY 10276

PARCEL C
TAX MAP ID# 6162-77-121116
POK MILL, LLC
93 FOURTH AVE #1289
NEW YORK, NY 10276

PARCEL D
TAX MAP ID# 6162-77-114098
IIC PROPERTIES INC.
331 MAIN STREET
POUGHKEEPSIE, NY 12601

PARCEL E
TAX MAP ID# 6162-78-127091
WALLACE CAMPUS MANAGERS
4802 25TH AVENUE
ASTORIA, NY 11103

PARCEL F
TAX MAP ID# 6162-77-109079
KEY MAIN, LLC
327-329 MAIN STREET
POUGHKEEPSIE, NY 12601

PARCEL G
TAX MAP ID# 6162-77-109077
IIC PROPERTIES INC.
331 MAIN STREET
POUGHKEEPSIE, NY 12601

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

ZONING HC-CORE HISTORIC AND UV URBAN VILLAGE

SEE SP-2 FOR ZONING INFORMATION

PROPOSED LOT CONFIGURATION

OWNER / APPLICANT CERTIFICATION

THE UNDERSIGNED, OWNER/APPLICANT OF THIS PROPERTY SHOWN HEREON, AND THE APPLICANT, HEREBY CERTIFY THAT WE ARE FAMILIAR WITH THIS MAP, ITS CONTENTS AND DETAILS, AND HEREBY AGREE TO THE TERMS AND CONDITIONS EXPRESSED HEREON, AND TO FILING OF THIS MAP IN THE OFFICE OF THE DUTCHESS COUNTY CLERK.

OWNER/APPLICANT _____ DATE _____

LOT AREA CHART-EXIST.

EXISTING PARCEL #	AREA
PARCEL A	9,449.94 SF OR 0.22 AC.
PARCEL B	9,147.6 SF OR 0.21 AC.
PARCEL C	4,791.6 SF OR 0.11 AC.
PARCEL D	49,421.12 SF OR 1.13 AC.
PARCEL E	53,952.86 SF OR 1.24 AC.
PARCEL F	2,114.87 SF OR 0.05 AC.
PARCEL G	4,232.25 SF OR 0.10 AC.
TOTAL	133,293.6 SF OR 3.06 AC.

LOT AREA CHART-PROPOSED

PROPOSED PARCEL #	AREA
PARCEL A	9,449.94 SF OR 0.22 AC. (EXIST UNCHANGED)
PARCEL B	9,147.6 SF OR 0.21 AC. (EXIST. UNCHANGED)
PARCEL C	4,791.6 SF OR 0.11 AC. (EXIST. UNCHANGED)
PARCEL D (D,E,F,G COMBINED)	109,771.2 SF OR 2.52 AC. (PROPOSED)
TOTAL	133,293.6 SF OR 3.06 AC.

#	Date	Description
4	01.05.21	RESPONSE TO CONSULTANT COMMENTS
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Mahwah, NJ 07495
Tel: 908.603.5730
www.lrcconsult.com
LRC Engineering & Surveying, DPC
LRC Engineering & Surveying, LLC
LRC Environmental Services, Inc.

LOT LINE CONSOLIDATION PLAN

WALLACE CAMPUS MANAGER, LLC

WALLACE CAMPUS
CITY OF POUGHKEEPSIE,
DUTCHESS COUNTY, NEW YORK

Design/Calcs	LRC	CAD File	LC20254801.dwg
Drawn	SMC	Project No.	20-2548
Checked	KFC	Date	2020.04.10
Approved	REM	Scale	1"=20'

Sheet No. LC-1

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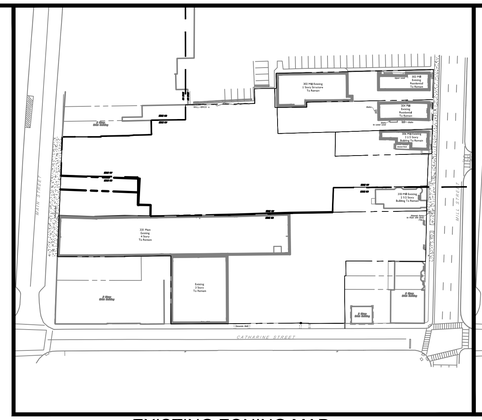
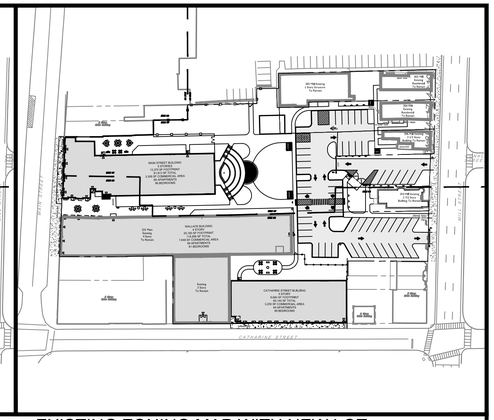


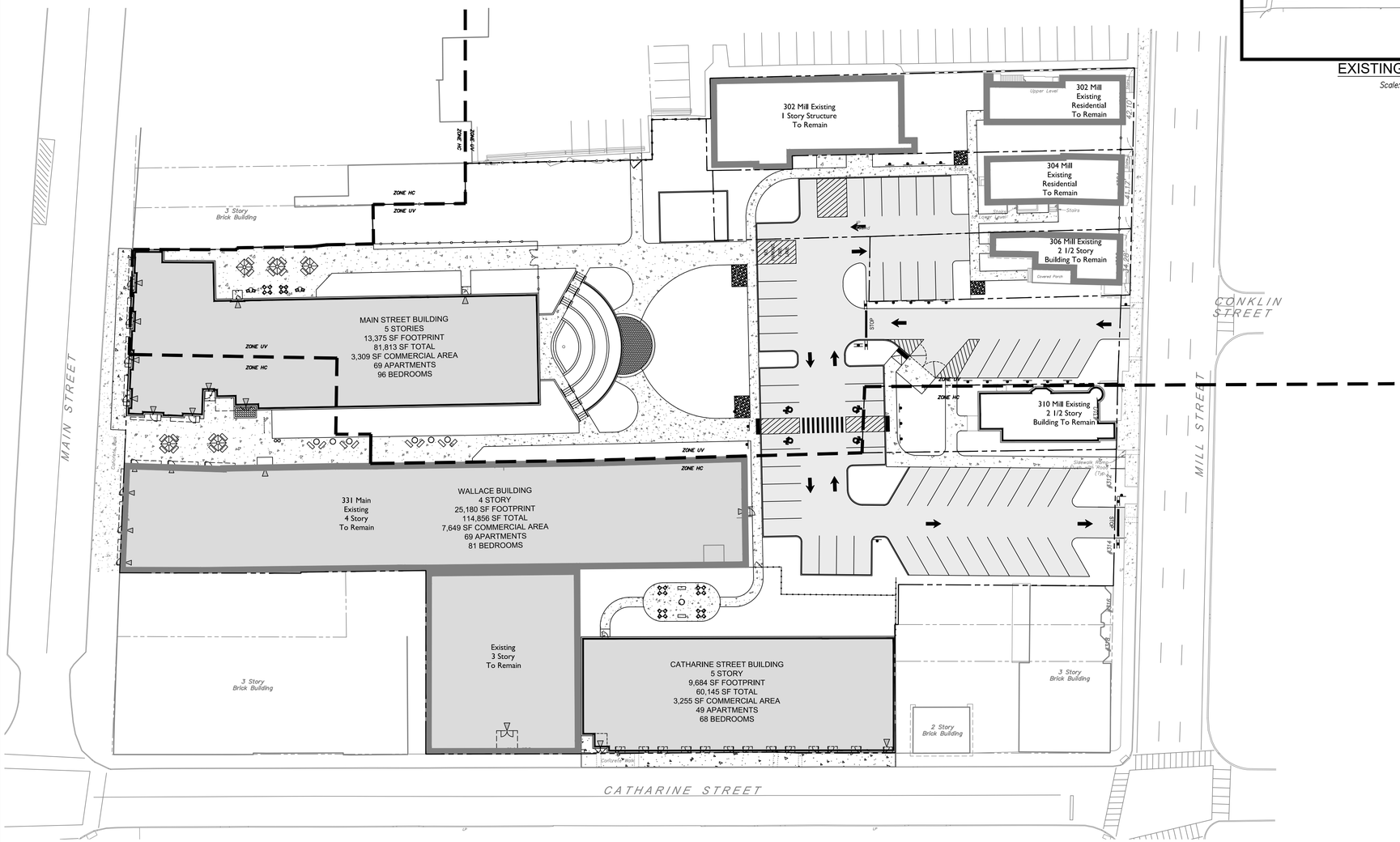
EXISTING ZONING MAP

Scale: 1"=100'



EXISTING ZONING MAP WITH NEW LOT

Scale: 1"=100'



OVERALL SITE PLAN

Scale: 1"=30'

SEE DN-4 FOR TRUCK TURNING MOVEMENTS

GRAPHIC SCALE

30 15 0 30

SCALE IN FEET

STATE OF NEW YORK
RODNEY E. MORRISON
074164
LICENSED PROFESSIONAL ENGINEER

#	Date	Description
4	01.05.21	RESPONSE TO CONSULTANT COMMENTS
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8	12.7.21	REVISED PER CITY COMMENTS

Revisions

LRC GROUP

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- Civil Engineering
- Environmental Services
- Land Surveying
- Landscape Architecture

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OVERALL SITE PLAN

WALLACE CAMPUS MANAGER, LLC

WALLACE CAMPUS
CITY OF POUGHKEEPSIE,
DUTCHESS COUNTY, NEW YORK

Design/Calcs	LRC	CAD File	OP20254801.dwg
Drawn	SMC	Project No.	20-2548
Checked	KFC	Date	2020.04.10
Approved	REM	Scale	NOTED

Sheet No. OP-1

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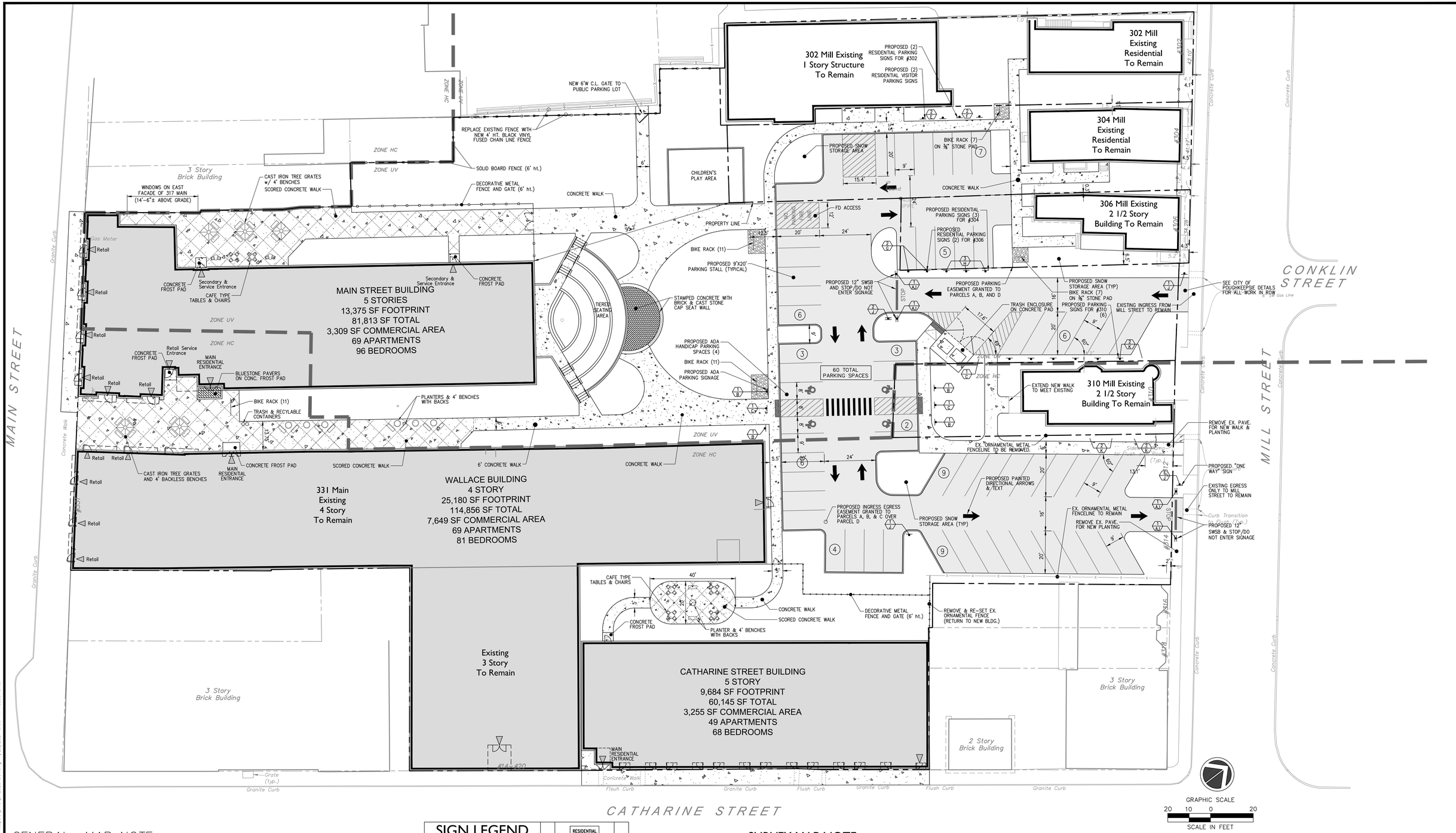

GENERAL MAP NOTE:

ACCESS, SHARED PARKING, AND LANDSCAPING IMPROVEMENTS WITH ADJOINING PARCELS:

THE WALLACE CAMPUS DRAWING SETS FORTH THE BOUNDARIES OF THE WALLACE CAMPUS CONSOLIDATED LOT AND SHOWS THE SITE PLAN FOR THAT LOT. FOUR ADJOINING PARCELS OUTSIDE THE WALLACE CAMPUS ARE ALSO SHOWN ON THE DRAWING SET, FOR THE LIMITED PURPOSE OF DEPICTING THE OFF-SITE IMPROVEMENTS TO BE MADE ON THOSE PROPERTIES PURSUANT TO SHARED PARKING AND EASEMENT AGREEMENTS, AND TO SHOW THE MANNER IN WHICH THOSE PHYSICAL IMPROVEMENTS AND ACCESS PROVISIONS WILL IMPROVE PEDESTRIAN AND VEHICULAR CIRCULATION IN THE NEIGHBORHOOD, AS WELL AS LANDSCAPING, LIGHTING, AND COMMUNITY CHARACTER. THE PROJECT SPONSOR WILL ENTER INTO SHARED PARKING AND PERMANENT ACCESS EASEMENT AGREEMENTS WITH THE OWNERS OF THESE ADJOINING PARCELS, WHICH WILL BE APPROVED BY THE PLANNING BOARD AS PART OF THE PROJECT APPROVALS. THE DRAWING SET DEPICTS THE OFF-SITE WORK TO BE PERFORMED BY THE PROJECT SPONSOR ON THESE PARCELS TO IMPLEMENT THE SHARED PARKING AND ACCESS AGREEMENTS. THE WORK ON 302, 304 AND 306 MILL STREET ("THE 3 MILL STREET LOTS") WOULD ELIMINATE TWO EXISTING CURB CUTS ON MILL STREET (BETWEEN 302 AND 304 MILL AND BETWEEN 304 AND 306 MILL), AND PROVIDE ADDITIONAL GREEN SPACE ON THOSE LOTS, INCLUDING ALONG THE MILL STREET FRONTAGE TO REPLACE THOSE DRIVEWAYS. THE WALLACE CAMPUS OWNER WILL PROVIDE A PERMANENT ACCESS EASEMENT TO THE OWNER OF THE 3 MILL STREET LOTS FOR THE BENEFIT OF OWNERS AND TENANTS, TO ACCESS THE PARKING AREAS LOCATED ON THESE LOTS VIA THE WALLACE CAMPUS ACCESS DRIVES. THE SHARED PARKING AGREEMENT WOULD MAINTAIN THE ALLOCATION OF DEDICATED PARKING (9 SPACES) TO THE 3 MILL STREET LOTS IN COMPLIANCE WITH THE PID ZONING. LIGHTING IMPROVEMENTS, PEDESTRIAN WALKWAYS, AND STORMWATER IMPROVEMENTS WILL BE PROVIDED TO SERVE THE OFFSITE SHARED PARKING AREAS IN THE SAME MANNER AS THE PARKING AREAS ON THE WALLACE CAMPUS PARCEL. PURSUANT TO A SEPARATE SHARED PARKING AGREEMENT WITH THE HUDSON RIVER HOUSING ("HRH") PROPERTY, THE PROJECT SPONSOR WILL BE GRANTED A PERMANENT EASEMENT TO CONSTRUCT PEDESTRIAN SIDEWALK PATHS WITHIN THE HUDSON RIVER HOUSING PROPERTY CONNECTING TO MILL STREET AND PROVIDING ACCESS FROM THAT PARKING AREA TO THE REAR ENTRANCE TO THE HRH OFFICE BUILDING, AND PARKING IMPROVEMENTS ALONG THE HRH LOT SOUTHERLY BOUNDARY THAT INTEGRATE WITH THE WALLACE CAMPUS PARKING AREA, AND TO PLACE A PORTION OF THE PROJECT DUMPSTER. LIGHTING IMPROVEMENTS AND LANDSCAPING WILL BE INSTALLED AS SHOWN ON THE DRAWING SET. THE PROJECT SPONSOR WILL PROVIDE HRH WITH A PERMANENT ACCESS EASEMENT TO USE THE TWO WALLACE CAMPUS MILL STREET ENTRANCES AND EXITS FOR ACCESS TO, AND USE OF, 6 PARKING SPACES WHICH ARE LOCATED ON WALLACE CAMPUS PROPERTY DIRECTLY ABUTTING THE WESTERLY BOUNDARY OF HRH'S PROPERTY (AS SHOWN ON THE DRAWING SET), WHICH SPACES WILL BE RESERVED FOR USE BY HRH EMPLOYEES DURING WORKING HOURS 8 AM TO 6 PM MONDAY TO FRIDAY. THE 6 SPACES TO BE AVAILABLE FOR WALLACE CAMPUS PARKING OUTSIDE OF THOSE HOURS.

SIGN LEGEND

NO.	LEGEND	QTY.
A	STOP	4
B	RESERVED PARKING SIGN	4
C	NO PARKING ANYTIME	3
D	15 MIN DROP OFF	0
E	RESIDENTIAL VISITOR PARKING	2
F	RESIDENTIAL PARKING FOR #302 ONLY	2
G	RESIDENTIAL PARKING FOR #306 ONLY	2
H	RESIDENTIAL PARKING FOR #304 ONLY	3
I	DO NOT ENTER	4
J	ONE WAY	5
K	PARKING FOR #310 Weekdays 8am-6pm	6

LEGEND

- PROPOSED ASPHALT
- PROPOSED BLUESTONE WALK
- PROPOSED SNOW STORAGE AREA
- PROPOSED CONCRETE SIDEWALK
- PROPOSED SIGN
- ZONELINE

SURVEY MAP NOTE:

SURVEY BASED ON ENTITLED "MAP OF SURVEY PREPARED FOR URBAN GREEN EQUITIES LLC" PREPARED BY J. WILLIAM KOMISAR, LLS DATED FEBRUARY 7, 2020.

NOTES:
1. THERE ARE NO EXISTING EASEMENTS OF RECORD.
2. PROPERTY IS NOT LOCATED WITHIN THE FALLKILL CREEK WATERSHED.
3. NO WATERCOURSE, MARSHES, WOODED AREA, ROCK OUTCROPS, ISOLATED TREES PRESENT.
4. NO AREAS SUBJECT TO STORM OVERFLOWS. (NOT IN FEMA 100 YEAR FLOOD PLANE)

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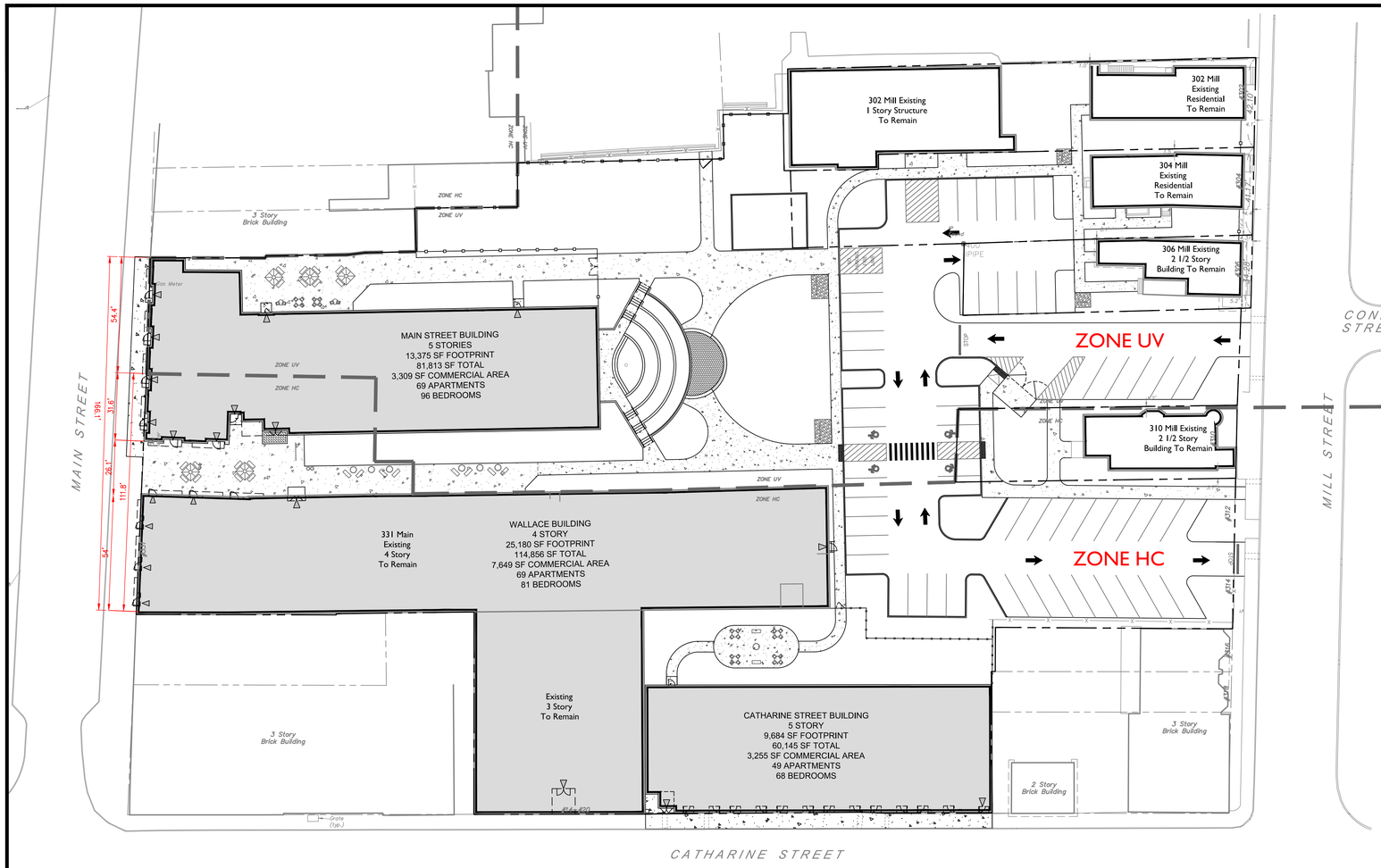


BULK TABLES

PROPOSED CONSOLIDATED LOT D:
COMBINATION OF EXISTING LOTS D, E, F, AND G PARTIALLY LOCATED IN UV AND PARTIALLY LOCATED IN HC (HISTORIC CORE) ZONES

ITEM	REQUIRED	EXISTING	PROVIDED	SEE PLAN
LOT AREA HC	N/A	60,268.7 SQ FT	60,268.7 SQ FT	SP-1
LOT AREA UV	N/A	49,433.6 SQ FT	49,433.6 SQ FT	SP-1
LOT AREA – TOTAL	N/A	109,712.2 SQ FT	109,712.2 SQ FT	SP-1
MAIN STREET BUILDING HEIGHT MINIMUM HEIGHT HC MINIMUM HEIGHT UV MAXIMUM HEIGHT HC MAXIMUM HEIGHT UV	2 STORIES 3 STORIES 5 STORIES 6 STORIES		5 STORIES	A200–A204
EXISTING WALLACE BUILDING HEIGHT MINIMUM HEIGHT HC MAXIMUM HEIGHT HC(5,7)	2 STORIES 5 STORIES	4 STORIES	4 STORIES	A200–A204
CATHARINE STREET BUILDING HEIGHT MINIMUM HEIGHT HC MAXIMUM HEIGHT HC(5,7)	2 STORIES 5 STORIES		5 STORIES	A200–A204
MAXIMUM ACCESSORY BUILDING HEIGHT HOUSING HC HOUSING UV OTHER HC OTHER UV	2 STORIES 2 STORIES 1 STORY 1 STORY		N/A	A200–A204
MINIMUM LOT COVERAGE HC	75% REQ.	54.98% (*1)	86.54% (*4)	SP-1
MINIMUM LOT COVERAGE UV	50% REQ.	11.24% (*1)	60.58% (*4)	SP-1
MINIMUM LOT COVERAGE – TOTAL	--	35.27%	74.83%	SP-1
MINIMUM COMMON/OPEN SPACE HC	0%	0%	20.58%	SP-1
MINIMUM COMMON/OPEN SPACE UV	15%	4.68% (*1)	58.67%	SP-1
MINIMUM COMMON/OPEN SPACE – TOTAL	15%	2.11% (*1)	37.74%	SP-1
SIDE YARD PER SIDE (MIN/MAX) HC– CATHARINE STREET	0 FT	N/A	0FT	SP-1
SIDE YARD PER SIDE (MIN/MAX) UV – MAIN STREET	0 FT / 10 FT	N/A	0FT/25.8 (*2)	SP-1
REAR YARD (MIN) HC	0 FT	N/A	N/A	SP-1
REAR YARD (MIN) UV	8 FT	N/A	N/A	SP-1
MAIN STREET FRONT YARD (MIN/MAX) HC	0 FT	0 FT	0 FT	SP-1
MAIN STREET FRONT YARD (MIN/MAX) UV	0 FT / 6 FT	0 FT	0 FT	SP-1
MAIN STREET FRONTAGE OCCUPANCY (MIN/MAX) HC (*3)	100%	N/A	75.56% (*2)	SP-1
MAIN STREET FRONTAGE OCCUPANCY (MIN/MAX) UV	80%–100%	N/A	100%	SP-1
MAIN STREET FRONT YARD PARKING SETBACKS (MIN) HC/UV	40 FT	213.5FT	>40 FT	SP-1
MAIN STREET PARKING FORWARD OF BUILDING LINE (HC/UV)	NONE	NONE	NONE	SP-1
MAIN STREET REQUIRED BUILDING STEPBACK	OVER 114 FT (TWICE ROW WIDTH)	N/A	N/A	SP-1
WALLACE BUILDING FRONT YARD (MIN/MAX) HC	0 FT	0 FT	0 FT	SP-1
WALLACE BUILDING FRONTAGE OCCUPANCY (MIN/MAX) HC (*3)	100%	N/A	75.56% (*2)	SP-1
WALLACE BUILDING FRONT YARD PARKING SETBACKS (MIN) HC	40 FT	N/A	>40 FT	SP-1
WALLACE BUILDING PARKING FORWARD OF BUILDING LINE HC	NONE	NONE	NONE	SP-1
CATHARINE STREET FRONT YARD (MIN/MAX) HC	0 FT	0 FT	0 FT	SP-1
CATHARINE STREET FRONTAGE OCCUPANCY (MIN/MAX) HC	100%	32.99% (*1)	100%	SP-1
CATHARINE STREET FRONT YARD PARKING SETBACKS (MIN) HC	40 FT	8.4 FT (*1)	>40 FT	SP-1
CATHARINE STREET PARKING FORWARD OF BUILDING LINE HC	NONE	NONE	NONE	SP-1
CATHARINE STREET REQUIRED BUILDING STEPBACK	OVER 88 FT (TWICE ROW WIDTH)	N/A	N/A	SP-1
MILL STREET (EAST) FRONT YARD (MIN/MAX) HC	0 FT	NO BUILDING/PARKING LOT ACCESS (*1)	NO BUILDING/ PARKING LOT ACCESS	SP-1
MILL STREET (EAST) FRONTAGE OCCUPANCY (MIN/MAX) HC	100%	0% PARKING LOT ACCESS (*1)	0% PARKING LOT ACCESS (*2)	SP-1
MILL STREET (EAST) FRONT YARD PARKING SETBACKS (MIN) HC	40 FT	0 FT (*1)	12 FT (*2)	SP-1
MILL STREET (EAST) PARKING FORWARD OF BUILDING LINE HC	NONE	YES (*1) (NO BUILDING)	YES–NO BUILDING	SP-1
MILL STREET (EAST) PARKING VISIBLE FROM THE STREET	NONE	YES PARKING LOT ACCESS (*1)	YES PARKING LOT ACCESS (*2)	
MILL STREET (WEST) FRONT YARD (MIN/MAX) UV	0 FT / 6 FT	NO BUILDING/PARKING LOT ACCESS (*1)	NO BUILDING/PARKING LOT ACCESS	SP-1
MILL STREET (WEST) FRONTAGE OCCUPANCY (MIN/MAX) UV	80%–100%	0% PARKING LOT ACCESS (*1)	0% PARKING LOT ACCESS (*2)	SP-1
MILL STREET (WEST) FRONT YARD PARKING SETBACKS (MIN) HC/UV	40 FT	0 FT (*1)	7.5 FT (*2)	SP-1
MILL STREET (WEST) PARKING FORWARD OF BUILDING LINE (HC/UV)	NONE	YES (*1) (NO BUILDING)	YES–NO BUILDING	SP-1
MILL STREET (WEST) PARKING VISIBLE FROM THE STREET	NONE	YES PARKING LOT ACCESS (*1)	YES–PARKING LOT ACCESS (*2)	SP-1

NOTES:
*1 –EXISTING NON–CONFORMING USE
*2 – AREA VARIANCE REQUIRED
*3 – TOTAL MAIN STREET FRONTAGE OCCUPANCY, PARTIALLY OCCUPIED BY EACH OF THE 2 BUILDINGS
*4 – ENTIRE FOOTPRINT OF MAIN STREET BUILDING INCLUDED IN CALCULATION, INCLUDING AREA COVERED WITH PERMEABLE GREEN ROOF

302 MILL STREET
EXISTING / ADJOINING LOT/SHARED PARKING LOT A:
LOCATED IN PID-UV (POUGHKEEPSIE INNOVATION-URBAN VILLAGE) ZONE

ITEM	REQ'D UV ZONE	PROVIDED UV ZONE	SEE PLAN
LOT AREA	N/A	9,499.9 SQ FT	SP-1
MAIN BUILDING HEIGHT MINIMUM HEIGHT MAXIMUM HEIGHT	3 STORIES 6 STORIES	2 1/2 STORIES (*1)	NA
MAXIMUM ACCESSORY BUILDING HEIGHT HOUSING OTHER	2 STORIES 1 STORY	N/A 1 STORY	NA
MINIMUM LOT COVERAGE	50% REQ.	65.38%	SP-1
MINIMUM OPEN SPACE	15% REQ.	34.62%	SP-1
FRONT YARD (MIN/MAX)	0 FT / 6 FT	4.1 FT	SP-1
SIDE YARD PER SIDE (MIN/MAX)	0 FT / 10 FT	0 FT	SP-1
REAR YARD (MIN)	8 FT	0.4 FT (*1)	SP-1
FRONTAGE OCCUPANCY (MIN/MAX)	80%–100%	60.6% (*1)	SP-1
FRONT YARD PARKING SETBACKS (MIN)	40 FT	NO PARKING ON LOT N/A	SP-1
PARKING FORWARD OF BUILDING LINE	NONE	NONE	SP-1

304 MILL STREET
EXISTING / ADJOINING LOT/SHARED PARKING LOT B:
LOCATED IN PID-UV (POUGHKEEPSIE INNOVATION-URBAN VILLAGE) ZONE

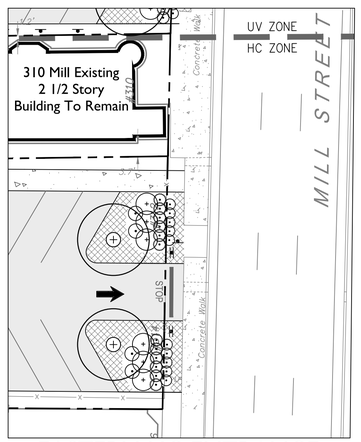
ITEM	REQ'D UV ZONE	PROVIDED UV ZONE	SEE PLAN
LOT AREA	N/A	8,851.8 SQ FT	SP-1
MAIN BUILDING HEIGHT MINIMUM HEIGHT MAXIMUM HEIGHT	3 STORIES 6 STORIES	3 STORIES	NA
MAXIMUM ACCESSORY BUILDING HEIGHT HOUSING OTHER	2 STORIES 1 STORY	N/A N/A	NA
MINIMUM LOT COVERAGE	50% REQ.	21.73% (*1)	SP-1
MINIMUM OPEN SPACE	15% REQ.	47.49%	SP-1
FRONT YARD (MIN/MAX)	0 FT / 6 FT	4.5 FT	SP-1
SIDE YARD PER SIDE (MIN/MAX)	0 FT / 10 FT	1.5 FT	SP-1
REAR YARD (MIN)	8 FT	99.4 FT	SP-1
FRONTAGE OCCUPANCY (MIN/MAX)	80%–100%	14.47% (*1)	SP-1
FRONT YARD PARKING SETBACKS (MIN)	40 FT	> 40FT	SP-1
PARKING FORWARD OF BUILDING LINE	NONE	NONE	SP-1

306 MILL STREET
EXISTING / ADJOINING LOT/SHARED PARKING LOT C:
LOCATED IN PID-UV (POUGHKEEPSIE INNOVATION-URBAN VILLAGE) ZONE

ITEM	REQ'D UV ZONE	PROVIDED UV ZONE	SEE PLAN
LOT AREA	N/A	4,616.4 SQ FT	SP-1
MAIN BUILDING HEIGHT MINIMUM HEIGHT MAXIMUM HEIGHT	3 STORIES 6 STORIES	2 1/2 STORIES (*1)	NA
MAXIMUM ACCESSORY BUILDING HEIGHT HOUSING OTHER	2 STORIES 1 STORY	N/A N/A	NA
MINIMUM LOT COVERAGE	50% REQ.	34.68% (*1)	SP-1
MINIMUM OPEN SPACE	15% REQ.	31.05%	SP-1
FRONT YARD (MIN/MAX)	0 FT / 6 FT	4.3 FT	SP-1
SIDE YARD PER SIDE (MIN/MAX)	0 FT / 10 FT	0.3 FT	SP-1
REAR YARD (MIN)	8 FT	60.2 FT	SP-1
FRONTAGE OCCUPANCY (MIN/MAX)	80%–100%	14.92% (*1)	SP-1
FRONT YARD PARKING SETBACKS (MIN)	40 FT	> 40FT	SP-1
PARKING FORWARD OF BUILDING LINE	NONE	NONE	SP-1

310 MILL STREET
EXISTING / ADJOINING LOT/SHARED PARKING LOCATED IN HC (HISTORIC CORE) ZONE

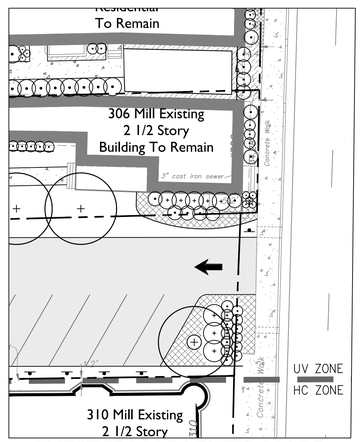
ITEM	REQUIRED	PROVIDED	SEE PLAN
LOT AREA	N/A	4,503.0 SQ FT	SP-1
MAIN BUILDING HEIGHT MINIMUM HEIGHT MAXIMUM HEIGHT	2 STORIES 7 STORIES	2 1/2 STORIES	NA
MAXIMUM ACCESSORY BUILDING HEIGHT HOUSING OTHER	2 STORIES 1 STORY	N/A	NA
MINIMUM LOT COVERAGE	75% REQ.	39.53% (*1)	SP-1
MINIMUM OPEN SPACE	0 REQUIRED	51.36%	SP-1
FRONT YARD (MIN/MAX)	0 FT	0 FT	SP-1
SIDE YARD PER SIDE (MIN/MAX)	0 FT	1.2 FT	SP-1
REAR YARD (MIN)	0 FT	58.6 FT	SP-1
FRONTAGE OCCUPANCY (MIN/MAX)	100%	85.37% (*1)	SP-1
FRONT YARD PARKING SETBACKS (MIN)	40 FT	> 40FT	SP-1
PARKING FORWARD OF BUILDING LINE	NONE	NONE	SP-1



EASTERN HC ENTRANCE
WITH LANDSCAPING

1"=20'

NOTE: SEE SHEET LL–1 FOR PLANTING KEYS AND SHEET AND LL–2 FOR PLANT LIST



WESTERN UV ENTRANCE
WITH LANDSCAPING

1"=20'

NOTE: SEE SHEET LL–1 FOR PLANTING KEYS AND SHEET AND LL–2 FOR PLANT LIST

PARKING REQUIREMENTS

BUILDING	PROPOSED USE	SIZE	ZONE	PARKING RATIO	REQUIRED SPACES	PROPOSED SPACES
MAIN STREET BUILDING	RESIDENTIAL (69 UNITS)	17 UNITS	PID–HC	0 SPACES/UNIT	0	
		52 UNITS	PID–UV	0.5 SPACES/UNIT	26	
			PID–UV	1 VISITOR SPACE/10 UNITS	6	
	RETAIL	3,309 SF	PID–UV/ PID–HC	0 SPACES/SF	0	
CATHARINE STREET BUILDING	RESIDENTIAL	49 UNITS	PID–HC	0 SPACES/UNIT	0	
	RETAIL	3,255 SF	PID–HC	0 SPACES/SF	0	
WALLACE BUILDING	RESIDENTIAL	69 UNITS	PID–HC	0 SPACES/UNIT	0	
	RETAIL	7,649 SF	PID–HC	0 SPACES/SF	0	
302/304 /306 MILL STREET BUILDINGS	RESIDENTIAL				12	
310 MILL	OFFICE				6	
				TOTAL	50	60

NOTES:
1. PARKING DEMANDS DEVELOPED BY THE MASER PARKING REQUIREMENT.

BICYCLE PARKING TABLE

BICYCLE PARKING REQUIREMENTS

RESIDENTIAL USES – MAIN STREET, WALLACE & CATHARINE STREET BUILDINGS (247 BEDROOMS PROPOSED)

TYPE	NUMBER BEDROOMS	REQUIRED/ PER BDRM	REQUIRED	PROVIDED	
LONG TERM	245 BR	0.5	123	123	CELLARS OF BUILDINGS
SHORT TERM	245 BR	0.05	13	13	ONSITE ON CAMPUS

RESIDENTIAL USES –302, 304,306 (19 BEDROOMS)

TYPE	NUMBER BEDROOMS	REQUIRED/ PER BDRM	REQUIRED	PROVIDED	
LONG TERM	19 BR	0.5	10	10	ONSITE ON CAMPUS
SHORT TERM	19 BR	0.05	2	2	ONSITE ON CAMPUS

OTHER USES – ON SITE BICYCLE PARKING: MAIN, CATHERINE AND WALLACE BUILDINGS

TYPE	TYPE	PROPOSED SF	REQUIRED/SF	REQUIRED	PROVIDED
LONG TERM	RETAIL	16,011	1 PER 12K SF	2 SPACES MIN	4 ON CAMPUS
SHORT TERM	RETAIL	16,011	1 PER 5K SF	2 SPACES MIN	4 ON CAMPUS

OTHER USES – ON SITE BICYCLE PARKING: OFFICE AND NON-RETAIL MAIN, CATHERINE AND WALLACE BUILDINGS

TYPE	TYPE	PROPOSED SF	REQUIRED/SF	REQUIRED	PROVIDED
LONG TERM	OFFICE/NON RETAIL	4,648	1 PER 10K SF	1 SPACES	1 ON CAMPUS
SHORT TERM	OFFICE/NON RETAIL	4,648	1 PER 20K SF	2 SPACES MIN	2 ON CAMPUS

OTHER USES – ON SITE BICYCLE PARKING: GREEN AREA

TYPE	TYPE	REQUIRED	PROVIDED
SHORT TERM	OUTDOOR GREEN	AS DETERMINED BY PLANNING BOARD	10 ON CAMPUS

TOTAL BICYCLE PARKING REQUIREMENTS FOR WALLACE CAMPUS

TYPE	REQUIRED	PROVIDED
LONG TERM	139.9 SPACES	123 Wallace 2nd & 3rd Fl 17 ON CAMPUS
SHORT TERM	29 SPACES	29 ON CAMPUS

GRAPHIC SCALE
30 15 0 30
SCALE IN FEET

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CITY OF POUGHKEEPSIE,
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Approved	REM	Scale	1"=30'		

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COMPACTION AND BACKFILL NOTES

UNLESS OTHERWISE SPECIFIED OR APPROVED BY THE SITE ENGINEER, ALL SITE SUBGRADE AND BACKFILL FOR ALL STRUCTURES INCLUDING, BUT NOT LIMITED TO, PARKING LOT SUBGRADE, ROAD SUBGRADE, CONCRETE PADS AND SIDEWALKS, WATER LINES AND STRUCTURES, SEWER LINES AND STRUCTURES, STORM LINES AND STRUCTURES, TRASH PADS/ENCLOSURES, AND SITE ELECTRICAL AND CONDUIT, SHALL BE COMPACTED IN ACCORDANCE WITH THE FOLLOWING STANDARD.

METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED MAY 1, 2008, AND ALL ADDENDA THERETO

GRADING AND DRAINAGE NOTES

1. ALL EXISTING STRUCTURES NOTED TO BE REMOVED, FENCING, TREES, ETC., WITHIN CONSTRUCTION AREA SHALL BE REMOVED & DISPOSED OF OFF SITE. ANY BURNING ON SITE SHALL BE SUBJECT TO LOCAL ORDINANCES.
2. CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES HAVING UNDERGROUND UTILITIES ON SITE OR IN RIGHT-OF-WAY PRIOR TO EXCAVATION. CONTRACTOR SHALL CONTACT UTILITY LOCATING COMPANY AND LOCATE ALL UTILITIES PRIOR TO GRADING START.
3. SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.

LEGEND

- PROPOSED ASPHALT
- X 162 — PROPOSED SPOT ELEVATION
- 162 — PROPOSED MINOR CONTOUR LINE
- 160 — PROPOSED MAJOR CONTOUR LINE
- PROPOSED STORM PIPE

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

#	Date	Description
4	01.05.21	RESPONSE TO CONSULTANT COMMENTS
5	03.02.21	RESPONSE TO CONSULTANT COMMENTS
6	05.07.21	RESPONSE TO CONSULTANT COMMENTS
7	10.25.21	RESPONSE TO CONSULTANT COMMENTS
8	12.7.21	REVISED PER CITY COMMENTS

Revisions

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

SITE GRADING / DRAINAGE PLAN

WALLACE CAMPUS MANAGER, LLC

WALLACE CAMPUS
CITY OF POUGHKEEPSIE,
DUTCHESS COUNTY, NEW YORK

Design/Calcs	LRC	CAD File	SG20254801.dwg	Sheet No.	SG-1
Drawn	SMC	Project No.	20-2548		
Checked	KFC	Date	2020.04.10		
Approved	REM	Scale	1"=20'		

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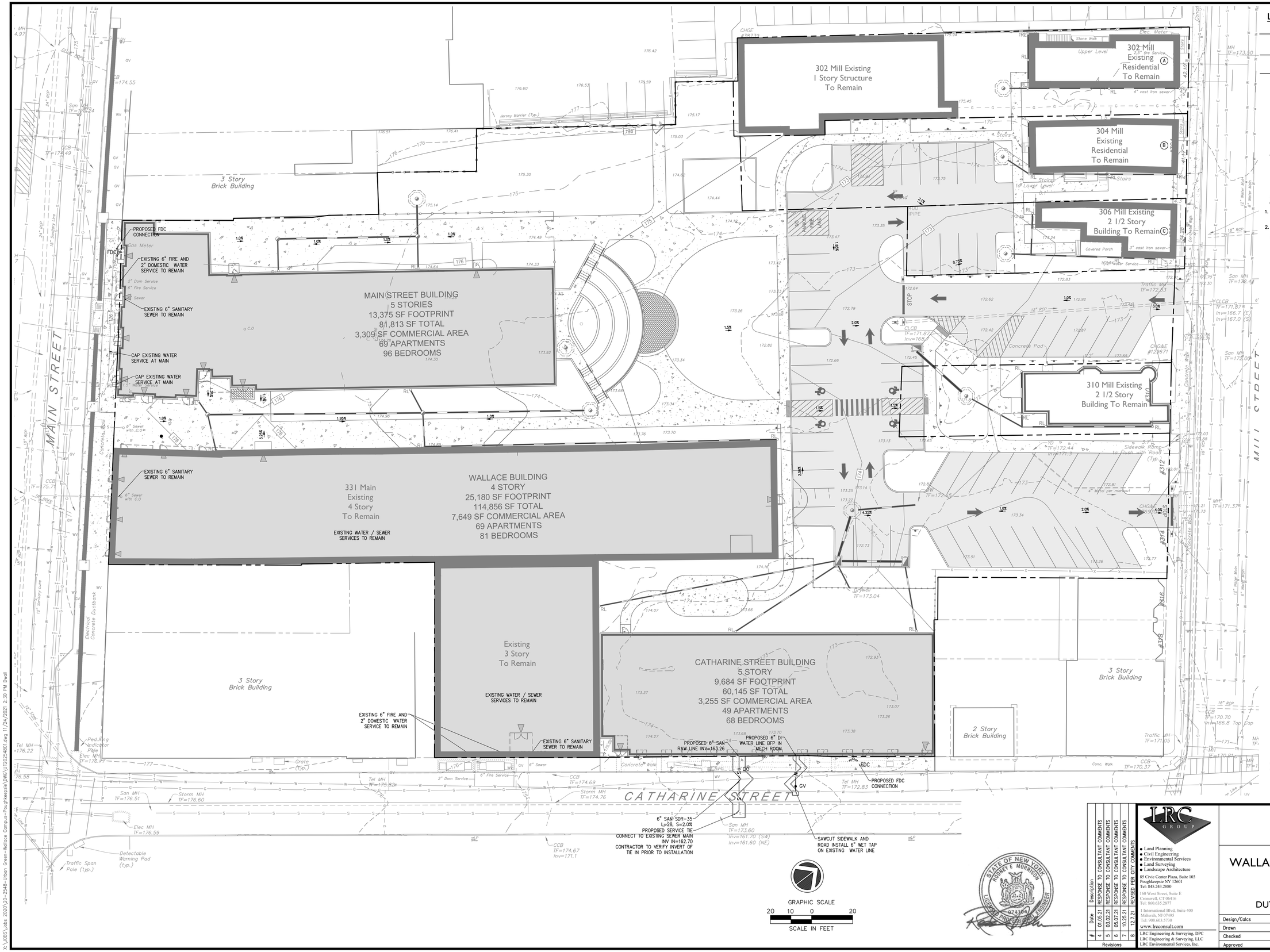
MAIN STREET
MILL STREET
CATHARINE STREET
302 Mill Existing
1 Story Structure
To Remain
302 Mill
Existing
Residential
To Remain
304 Mill
Existing
Residential
To Remain
306 Mill Existing
2 1/2 Story
Building To Remain
310 Mill Existing
2 1/2 Story
Building To Remain
3 Story
Brick Building
MAIN STREET BUILDING
5 STORIES
13,375 SF FOOTPRINT
81,813 SF TOTAL
3,309 SF COMMERCIAL AREA
69 APARTMENTS
96 BEDROOMS
331 Main
Existing
4 Story
To Remain
EXISTING WATER / SEWER
SERVICES TO REMAIN
WALLACE BUILDING
4 STORY
25,180 SF FOOTPRINT
114,856 SF TOTAL
7,649 SF COMMERCIAL AREA
69 APARTMENTS
81 BEDROOMS
Existing
3 Story
To Remain
CATHARINE STREET BUILDING
5 STORY
9,684 SF FOOTPRINT
60,145 SF TOTAL
3,255 SF COMMERCIAL AREA
49 APARTMENTS
68 BEDROOMS
2 Story
Brick Building
PROPOSED FDC CONNECTION
EXISTING 6" FIRE AND 2" DOMESTIC WATER SERVICE TO REMAIN
EXISTING 6" SANITARY SEWER TO REMAIN
CAP EXISTING WATER SERVICE AT MAIN
CAP EXISTING WATER SERVICE AT MAIN
EXISTING 6" SANITARY SEWER TO REMAIN
EXISTING 6" FIRE AND 2" DOMESTIC WATER SERVICE TO REMAIN
EXISTING 6" SANITARY SEWER TO REMAIN
PROPOSED 6" SAN R&W LINE INV=163.26
PROPOSED 6" DI WATER LINE BFP IN MECH ROOM
PROPOSED FDC CONNECTION
6" SAN SDR-35 L=28, S=2.0% PROPOSED SERVICE TIE CONNECT TO EXISTING SEWER MAIN INV IN=162.70 CONTRACTOR TO VERIFY INVERT OF TIE IN PRIOR TO INSTALLATION
SAWCUT SIDEWALK AND ROAD INSTALL 6" WET TAP ON EXISTING WATER LINE
Sidewalk Ramp to Flush with Road (Typ.)
Concrete Pad
Covered Porch
Stone Walk
Concrete Walk
Jersey Barrier (Typ.)
Electrical Concrete Ductbank
Detectable Warning Pad (typ.)
Traffic Span Pole (typ.)
Ped. King Indicator Pole
Grate (typ.)
Dry Well TF=173.04
Traffic MH TF=172.63
Traffic MH TF=171.05
Elec MH TF=176.59
Storm MH TF=176.60
Storm MH TF=174.76
San MH TF=173.60 Inv=161.70 (SW) Inv=161.60 (NE)
San MH TF=175.09
San MH TF=173.50
San MH TF=171.37
CB TF=174.55
CB TF=174.49
CB TF=175.71
CB TF=174.69
CB TF=174.67 Inv=171.1
CB TF=171.87 Inv=168
CB TF=170.70 Inv=166.8 Top Cap
CB TF=170.37
CICB TF=171.87 Inv=166.7 (E) Inv=167.0 (S)
TD TF=172.44 Inv=171.3
CHG&E #12671
CHG&E #12672
CHG&E #12673
CHG&E #12674
Elec. Meter
Gas Meter
Tel MH 176.22
Tel MH W=176.92
Tel MH TF=172.83
MH 4.97
MH TF=173.50
MH TF=171.37
MH TF=170.84
MH TF=1
#302
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#388

LEGEND

- PROPOSED SILT FENCE
- PROPOSED CONSTRUCTION ENTRANCE
- PROPOSED INLET PROTECTION (SILT SACKS)
- PROPOSED SOIL MATERIALS STOCKPILE AREA WITH SILT FENCE IN LANDSCAPED AREAS. STOCKPILE IN ASPHALT AREAS SHALL HAVE A TARP COVERING AND MUST BE ANCHORED PROPERLY TO NOT LET SEDIMENT ESCAPE.
- PROPOSED CONCRETE WASHOUT AREA

MAIN STREET

MAIN STREET BUILDING
5 STORIES
13,375 SF FOOTPRINT
81,813 SF TOTAL
3,309 SF COMMERCIAL AREA
69 APARTMENTS
96 BEDROOMS

WALLACE BUILDING
4 STORY
25,180 SF FOOTPRINT
114,856 SF TOTAL
7,649 SF COMMERCIAL AREA
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81 BEDROOMS

331 Main
Existing
4 Story
To Remain

Existing
3 Story
To Remain

CATHARINE STREET BUILDING
5 STORY
9,684 SF FOOTPRINT
60,145 SF TOTAL
3,255 SF COMMERCIAL AREA
49 APARTMENTS
68 BEDROOMS

302 Mill Existing
1 Story Structure
To Remain

302 Mill
Existing
Residential
To Remain

304 Mill
Existing
Residential
To Remain

306 Mill Existing
2 1/2 Story
Building To Remain

310 Mill Existing
2 1/2 Story
Building To Remain

MILL STREET

3 Story Brick Building

2 Story Brick Building

PROPOSED MATERIALS STOCKPILE AREA WITH SILT FENCE

PROPOSED CONCRETE WASHOUT AREA

PROPOSED INLET PROTECTION

PROPOSED SILT FENCE (TYP)

PROPOSED CONSTRUCTION ENTRANCE

LIMIT OF DISTURBANCE LINE= 3.13 ACRES

SEE NS-1 FOR EROSION CONTROL NOTES

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

STATE OF NEW YORK
RODNEY E. MORRISON
071809
LICENSED PROFESSIONAL ENGINEER

	Date	Description
4	01.05.21	RESPONSE TO CONSULTANT COMMENTS
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LRC Engineering & Surveying, DPC
LRC Engineering & Surveying, LLC
LRC Environmental Services, Inc.

EROSION AND SEDIMENTATION CONTROL PLAN

WALLACE CAMPUS MANAGER, LLC

WALLACE CAMPUS
CITY OF POUGHKEEPSIE,
DUTCHESS COUNTY, NEW YORK

Design/Calcs	LRC	CAD File	EC20254801.dwg
Drawn	SMC	Project No.	20-2548
Checked	KFC	Date	2020.04.10
Approved	REM	Scale	1"=20'

Sheet No. EC-1

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CITY OF POUGHKEEPSIE WATER NOTES

1. ALL WATER MAINS SHALL BE CEMENT LINED DUCTILE IRON PIPE, CLASS 52 PUSH-ON JOINT, UNLESS OTHERWISE SPECIFIED BY OR APPROVED BY THE CITY OF POUGHKEEPSIE WATER DEPARTMENT. JOINTING SHALL EMPLOY "MEGALUG" CONNECTIONS, FIELD LOCK GASKET, OR AS ALTERNATIVELY SPECIFIED BY THE CITY OF POUGHKEEPSIE WATER DEPARTMENT. ALL WATER PIPING CONSTRUCTION SHALL BE TO THE SPECIFICATIONS OF THE CITY OF POUGHKEEPSIE WATER DEPARTMENT. WET TAP OF PUBLIC WATER SYSTEM SHALL BE APPROVED AND SUPERVISED BY THE CITY OF POUGHKEEPSIE WATER DEPARTMENT. TAPPING SLEEVE SHALL BE STAINLESS STEEL OR APPROVED EQUAL. ALL MAINLINE VALVES SHALL BE RESILIENT WEDGE OR APPROVED EQUAL.

2. THE WATER LINE MAY BE FLEXED WITHIN PIPE SPECIFICATIONS OR LAID DEEPER IN AREAS WHERE A CROSSING WITH A SANITARY LINE OCCURS, TO ACHIEVE THE REQUIRED 1.5' VERTICAL SEPARATION DISTANCE. IF THIS DISTANCE CANNOT BE REASONABLY ACHIEVED, THE CONTRACTOR SHALL USE PRESSURE RATED SANITARY PIPE OF EQUAL OR GREATER RATING THAN THE PRESSURE CLASS FOR THE WATER LINE.

3. MINIMUM VERTICAL SEPARATION BETWEEN WATER MAINS AND SEWER PIPE SHALL BE 18 INCHES MEASURED FROM THE OUTSIDE OF THE PIPES AT THE POINT OF CROSSING. ONE FULL STANDARD LAYING LENGTH OF WATER MAIN SHALL BE CENTERED UNDER OR OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER LINE AS POSSIBLE. IN ADDITION, WHEN THE WATER MAIN PASSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT (COMPACTED SELECT FILL) SHALL BE PROVIDED FOR THE SEWER TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND SETTLING OF THE SEWER PIPE ON THE WATER MAIN. MINIMUM HORIZONTAL SEPARATION BETWEEN PARALLEL WATER MAINS AND SEWER PIPES (INCLUDING MANHOLES AND VAULTS) SHALL BE 10 FEET MEASURED FROM THE OUTSIDE OF THE PIPES, MANHOLES, OR VAULTS.

4. ALL WATER MAINS SHALL HAVE A MINIMUM OF (5) FIVE FEET OF COVER FROM THE TOP OF THE MAIN TO FINISHED GRADE. THE CONTRACTOR SHALL CHECK ALL FINISHED GRADE STAKES BEFORE TRENCHING TO ENSURE THAT ALL INSTALLED WATER MAINS WILL HAVE THE REQUIRED COVER.

5. THE SUPPLIER OF WATER MUST RECEIVE AT LEAST 48-HOUR ADVANCE NOTIFICATION REQUESTING SAMPLING SERVICES. SAMPLING WILL NOT BE PERFORMED PRIOR TO RECEIPT FROM A NEW YORK STATE LICENSED OR REGISTERED DESIGN PROFESSIONAL (ENGINEER, ARCHITECT, OR LAND SURVEYOR WITH A SPECIAL EXEMPTION UNDER SECTION 7208(N) OF THE EDUCATION LAW) CERTIFYING THAT THE WATER SUPPLY IMPROVEMENTS, TESTING AND DISINFECTION PROCEDURES WERE COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS, REPORTS, SPECIFICATIONS, AND ANY APPROVED AMENDMENTS. A NYSDOH CERTIFIED LABORATORY WILL COLLECT SAMPLES FOR FREE CHLORINE RESIDUAL, TOTAL, AND FECAL COLIFORM AND 24-HOUR BACTERIAL PLATE COUNT. THE CERTIFICATE OF COMPLIANCE, TESTING, AND SAMPLING RESULTS SHALL BE PROVIDED TO THE CITY WATER MAINTENANCE SUPERVISOR AND DUTCHESS COUNTY DEPARTMENT OF HEALTH AS A CONDITION OF APPROVAL FOR OPERATION.

6. THE CONTRACTOR SHALL COORDINATE THE TESTING WITH THE WATER DEPARTMENT SO AS TO MAINTAIN THE AMOUNT OF SERVICE INTERRUPTION TO EXISTING USERS TO THE LEAST EXTENT PRACTICABLE. WATER MAIN INSTALLATION AND TESTING SHALL BE PERFORMED UNDER THE SUPERVISION OF THE PROJECT ENGINEER OR HIS DESIGNEE AS NECESSARY TO MEET CONDITIONS IN NOTE 5 ABOVE.

7. THE WATER MAIN SHALL BE PRESSURE LEAKAGE TESTED IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF THE AWWA STANDARD C600 (LATEST REVISION) OR IN ACCORDANCE WITH MORE STRINGENT REQUIREMENTS IMPOSED BY THE SUPPLIER OF WATER. TEST TO FIRST VALVE WITHIN BUILDING.

8. THE WATER MAIN SHALL BE DISINFECTED EQUAL TO AWWA STANDARD FOR DISINFECTING WATER MAINS DESIGNATION C651 (LATEST REVISION). FOLLOWING DISINFECTION, THE WATER MAIN SHALL BE FLUSHED UNTIL THE CHLORINE CONCENTRATION IN THE WATER LEAVING THE MAIN IS NO HIGHER THAN THAT GENERALLY PREVAILING IN THE SYSTEM. THE PROJECT ENGINEER OR HIS DESIGNEE SHALL ALSO WITNESS DISINFECTION AND FLUSHING.

9. ALL WATER MAIN FITTINGS NOT RECEIVING 24-HOUR CHLORINE DISINFECTION CONTACT TIME MUST BE SWAB-DISINFECTED 30 MINUTES PRIOR TO INSTALLATION.

10. THE SAMPLING POINT(S) MUST BE DECONTAMINATED BY FLAMING.

11. FIRE HYDRANTS ARE NOT ACCEPTABLE SAMPLING POINTS, UNLESS OTHERWISE APPROVED BY SITE ENGINEER AND CITY OF POUGHKEEPSIE WATER DEPARTMENT.

12. FIRE HYDRANT WEEP HOLES (DRAINS) SHALL BE PLUGGED WHEN GROUND WATER IS ENCOUNTERED WITHIN SEVEN FEET OF THE FINISHED GRADE. WHEN DRAINS ARE PLUGGED, THE BARREL'S MUST BE PUMPED DRY AFTER USE DURING FREEZING WEATHER. SUCH HYDRANTS SHALL BE IDENTIFIED BY MARKINGS AS APPROVED BY THE CITY OF POUGHKEEPSIE.

13. PROPOSED WATER METERS LOCATED WITHIN THE METER PIT OR BUILDING SHALL BE A COMPATIBLE REMOTE STYLE TYPE (SENSUS), AND SHALL BE APPROVED BY THE CITY OF POUGHKEEPSIE WATER DEPARTMENT PRIOR TO INSTALLATION. WATER METER SHALL BE EQUIPPED WITH (RADIO TYPE REMOTE READER) TRANSCEIVER PROVIDED BY METER MANUFACTURER AND INSTALLED AND PROGRAMMED BY THE CITY OF POUGHKEEPSIE WATER DEPARTMENT.

14. THE WATER LINE SHALL BE INSTALLED AT A CONTINUOUS GRADE WITH NO ABRUPT HIGH POINTS OR LOW POINTS.

15. FINAL WATER DISTRIBUTION SYSTEM AND CERTIFICATION IS SUBJECT TO REVIEW, REVISION AND APPROVAL BY THE CITY OF POUGHKEEPSIE WATER DEPARTMENT AND THE DCDOH PRIOR TO APPROVAL TO OPERATE.

16. ALL WATER MAINS AND RELATED APPURTENANCES SHALL BE CONSTRUCTED TO THE LATEST STANDARDS AND SPECIFICATIONS OF THE CITY OF POUGHKEEPSIE.

17. THE WATER MAIN SHALL NOT BE PLACED INTO SERVICE UNTIL SO AUTHORIZED BY THE CITY OF POUGHKEEPSIE.

18. ALL WATER SERVICE CONSTRUCTION SHALL BE SUBJECT TO INSPECTION BY THE CITY WATER DEPARTMENT PRIOR TO BACKFILLING. BEDDING AND PIPE ZONE MATERIAL SHALL BE COMPOSED OF CRUSHED STONE OR LIGHT GRAVEL HAVING A GRADATION LIMIT OF 3/4" MINUS. AN ACCEPTABLE MATERIAL SHALL MEET THE FOLLOWING REQUIREMENT:

SIEVE DESIGNATION	% PASSING
3/4"	100
NO.40	0-70
NO. 200	0-10

19. TRENCH BACKFILL SHALL BE WELL-GRADED SOIL AND GRAVEL MATERIAL. ALL PARTICLES SHALL HAVE A GRADATION OF 2" OR LESS. AN ACCEPTABLE MATERIAL SHALL MEET THE FOLLOWING REQUIREMENT:

SIEVE DESIGNATION	% PASSING
2 INCH	100
1/4 INCH	30-65
NO. 40	5-40
NO. 200	0-15

20. BEDDING AND BACKFILL MATERIAL SHALL BE STOCKPILED IN AMOUNTS NECESSARY FOR REASONABLE BACKFILLING REQUIREMENTS. A SIEVE ANALYSIS OF BEDDING OR BACKFILL MAY BE REQUIRED AT THE REQUEST OF THE CITY OF POUGHKEEPSIE.

21. THE SITE UTILITY CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BURIED PIPING TO THE LOCATION OF THE PROPOSED BUILDING CONNECTION POINT (I.E. INSIDE THE BUILDING). THIS INCLUDES THE TESTING AND CERTIFICATION OF ALL WATER SERVICE WORK FROM THE CITY WATER CONNECTION POINT TO THE PROPOSED BUILDINGS INTERIOR CONNECTION POINT.

22. INDICATOR TAPE SHALL BE PLACED 12" BELOW FINISHED GRADE DIRECTLY ABOVE ALL WATERLINES.

23. ALL COPPER WATER SERVICE PIPING INSTALLATION, BACKFILL AND TESTING SHALL BE REVIEWED AND APPROVED BY THE CITY OF POUGHKEEPSIE WATER MAINTENANCE SUPERVISOR OR HIS DESIGNEE. BEDDING, PIPE ZONE, AND BACKFILL MATERIAL MUST BE SAND ONLY.

24. THE PIPE SUPPORTS FOR THE METER PIT SHALL BE MADE OF GALVANIZED STEEL AND SHALL BE ADJUSTABLE. THE SUPPORTS ARE TO BE PLACED ONLY BENEATH SPOOL PIECES AND NOT UNDER CRITICAL EQUIPMENT, METERS, ETC.

25. THREE AS-BUILT DRAWINGS WHICH INCLUDE VERIFICATION OF THE WATER INFRASTRUCTURE WILL BE PROVIDED TO THE PLANNING DEPARTMENT FOR DISSEMINATION TO THE ENGINEERING AND WATER DEPARTMENTS PRIOR TO ANY EASEMENT DEDICATION TO THE CITY.

CITY OF POUGHKEEPSIE SANITARY SEWER NOTES

1. FLOOR DRAINS, IF CONSTRUCTED, SHALL BE CONNECTED TO THE SANITARY SEWER. FLOOR DRAINS DO NOT INCLUDE FOUNDATION/FOOTER DRAIN: ALL DISCHARGES TO THE SANITARY SEWER SHALL COMPLY WITH THE EFFLUENT LIMITS OF THE LOCAL AND/OR DUTCHESS COUNTY SANITARY CODE.

2. DEFLECTION TESTS SHALL BE PERFORMED ON ALL FLEXIBLE PIPES. THE TESTS SHALL BE CONDUCTED AFTER FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 5 DAYS. NO PIPE SHALL EXCEED A DEFLECTION OF 5% IF THE DEFLECTION TEST IS TO BE RUN USING A RIGID BALL OR MANDREL, IT SHALL HAVE A DIAMETER EQUAL TO 95% OF THE INSIDE DIAMETER OF THE PIPE. THE TEST SHALL BE PERFORMED WITHOUT MECHANICAL PULLING DEVICES.

3. SANITARY SEWERS AND APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF THE CITY OF POUGHKEEPSIE. ALL SANITARY SEWER SYSTEM COMPONENTS SHALL BE INSTALLED BY OR UNDER THE SUPERVISION OF A CITY OF POUGHKEEPSIE LICENSED PLUMBER IN ACCORDANCE WITH THE CITY PLUMBING CODE.

4. MAJOR EARTHWORK SHALL BE COMPLETED PRIOR TO INSTALLATION OF ANY SANITARY SEWER MAINS AND APPURTENANCES. AIR CONNECTING SEWER LINES SHALL BE FLUSHED BEFORE TESTED.

5. MAXIMUM ALLOWABLE INFILTRATION OR EXFILTRATION SHALL NOT EXCEED 100 GALLONS PER INCH DIAMETER PER MILE OF PIPE PER DAY FOR THE SANITARY SEWER. IF AN AIR TEST IS USED, THE TEST, AS A MINIMUM, SHALL CONFORM TO THE PROCEDURE DESCRIBED IN THE ASTM -F-1417 (1992) ENTITLED "STANDARD PRACTICE FOR INSTALLATION ACCEPTANCE OF GRAVITY SEWER LINES USING LOW PRESSURE AIR" (RE-APPROVED 1998). SANITARY MANHOLES SHALL BE VISUALLY INSPECTED AND TESTED FOR LEAKAGE BY EXFILTRATION OR VACUUM. VACUUM TESTING OF MANHOLES SHALL COMPLY WITH THE METHOD OUTLINED IN THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION TECHNICAL INFORMATION PAMPHLET (TIP) NO.15 (REVISED).

6. SANITARY SEWER MAINS ARE TO BE POLYVINYL CHLORIDE (PVC) AND SANITARY LATERALS SHALL BE PVC, SDR-35, UNLESS OTHERWISE NOTED.

7. FINAL SEWER COLLECTION SYSTEM LAYOUT IS SUBJECT TO REVIEW, REVISION AND APPROVAL BY THE CITY OF POUGHKEEPSIE SEWER DEPARTMENT.

8. ALL SANITARY PIPE AND/OR MANHOLES SHALL BE A MINIMUM OF TEN (10) HORIZONTAL FEET FROM THE WATER MAIN. SANITARY PIPE SHALL HAVE A MINIMUM 18" SEPARATION FROM ANY WATER MAIN OR WATER SERVICE LINE. IF FOR SOME REASON THIS SEPARATION CANNOT BE ACHIEVED, SANITARY SEWER PIPE IN THE AREA SHALL BE SDR-26 PRESSURE RATED PIPE, (OR BE ENCASED PER THE DETAIL ON DN-3) AND ONE FULL LENGTH OF WATER MAIN SHALL BE CENTERED UNDER OR OVER THE SEWER. ALL SANITARY SEWER CONSTRUCTION SHALL BE TO SPECIFICATIONS OF THE CITY OF POUGHKEEPSIE SEWER DEPARTMENT.

9. ALL SANITARY TESTING SHALL BE PERFORMED UNDER THE SUPERVISION OF THE PROJECT ENGINEER, AND CERTIFICATES OF COMPLIANCE WITH THE INSTALLATION SPECIFICATIONS, TEST STANDARDS, APPROVED PLANS OR APPROVED AMENDMENTS SHALL BE PROVIDED TO THE APPROPRIATE SEWER AUTHORITY AND THE DCDOH AS A CONDITION OF APPROVAL FOR OPERATION.

10. ALL SANITARY SEWER CONSTRUCTION SHALL BE SUBJECT TO INSPECTION BY THE CITY SEWER SUPERINTENDENT PRIOR TO BACKFILLING. PIPE BEDDING AND PIPE ZONE MATERIAL SHALL BE COMPOSED OF CRUSHED STONE OR GRAVEL, FREE OF SOFT NONDURABLE PARTICLES WITH THE FOLLOWING GRADATION REQUIREMENTS:

SIEVE DESIGNATION	% PASSING
3/4"	100
NO.40	0-70
NO. 200	0-10

ALL TRENCH BACKFILL MATERIAL SHALL BE APPROVED BY THE SUPERINTENDENT OF SEWERS AND MUST MEET THE FOLLOWING GRADATION REQUIREMENT:

SIEVE DESIGNATION	% PASSING
2 INCH	100
1/4 INCH	30-65
NO.40	5-40
NO. 200	0-15

BEDDING AND BACKFILL MATERIAL SHALL BE STOCKPILED IN AMOUNTS NECESSARY FOR REASONABLE BACKFILLING REQUIREMENTS. A SIEVE ANALYSIS OF BEDDING OR BACKFILL MAY BE REQUIRED AT THE REQUEST OF THE CITY OF POUGHKEEPSIE.

11. ALL NEW SANITARY SEWER MANHOLE COVERS SHALL BE NOMINAL 26" DIAMETER CAST IRON AND SHALL READ "SANITARY SEWER". FRAMES SHALL BE 8" IN HEIGHT AND THE FRAME AND COVER SHALL BE SYRACUSE CASTINGS NO.1 009 OR AN APPROVED EQUAL.

12. INDICATOR TAPE SHALL BE PLACED 12" BELOW FINISHED GRADE DIRECTLY ABOVE ALL SANITARY LINES.

13. LOCATION OF SEWER LATERAL CLEAN OUTS ARE TO BE PLACED AS SHOWN ON THE APPROVED SITE PLAN AND NOT TO EXCEED EVERY 75' MEASURED FROM THE SEWER MAIN CONNECTION OR AS DETERMINED BY THE CITY OF POUGHKEEPSIE SUPERINTENDENT OF SEWERS WHERE LOCATIONS ARE NOT SPECIFICALLY SHOWN.

14. EXTERNAL DROP MANHOLES SHALL BE USED FOR SEWERS ENTERING AT AN ELEVATION OF 24 INCHES OR HIGHER AT THE INLET OF A SEWER MANHOLE.

15. THREE AS-BUILT DRAWINGS WHICH INCLUDE VERIFICATION OF THE SEWER INFRASTRUCTURE INCLUDING RIMS AND INVERTS WILL BE PROVIDED TO THE PLANNING DEPARTMENT FOR DISSEMINATION TO THE ENGINEERING AND SEWER DEPARTMENTS PRIOR TO ANY EASEMENT DEDICATION TO THE CITY.

COMPACTION AND BACKFILL NOTES

UNLESS OTHERWISE SPECIFIED OR APPROVED BY THE SITE ENGINEER, ALL SITE SUBGRADE AND BACKFILL FOR ALL STRUCTURES INCLUDING, BUT NOT LIMITED TO, PARKING LOT SUBGRADE, ROAD SUBGRADE, CONCRETE PADS AND SIDEWALKS, WATER LINES AND STRUCTURES, SEWER LINES AND STRUCTURES, STORM LINES AND STRUCTURES, TRASH PADS/ENCLOSURES, AND SITE ELECTRICAL AND CONDUIT, SHALL BE COMPACTED IN ACCORDANCE WITH THE FOLLOWING STANDARD.

METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED MAY 1, 2008, AND ALL ADDENDA THERETO

DECOMPACTION OF SOILS IN RECLAIMED AREAS:

THESE PROCEDURES SHALL BE FOLLOWED PRIOR TO INSTALLATION OF TOP SOIL OR INFILTRATION PRACTICES IN ANY AREA PREVIOUSLY IMPERVIOUS OR COMPACTED BY COSTRUCTION EQUIPMENT. FOR ALL AREAS TO BE RECLAIMED FOR STORMWATER INFILTRATION, THE AREA SHALL BE MARKED OFF WITH ORANGE SAFETY FENCE AFTER DEMOLITION AND PRIOR TO DECOMPACTION TO PREVENT FURTHER COMPACTION OF THE UNDERLYING SOILS.

AREAS RECLAIMED AS TOP SOIL:

A. APPLY 3" OF COMPOST OVER SUBSOIL AFTER SUBGRADE LEVELS HAVE BEEN REACHED AND IMMEDIATELY PRIOR TO PLACING PLANTING SOILS.

B. THE ENTIRE SUBGRADE AREA SHALL BE LOOSENED TO A MINIMUM DEPTH OF 12 INCHES UTILIZING THE BUCKET OF A BACK HOE, CAT MOUNTED RIPPER, TILLER, OR EQUIVALENT EQUIPMENT. ROCK PICK ONLY UNTIL UPLIFTED STONE/ROCK MATERIAL OF FOUR INCHES AND LARGER SIZE HAVE BEEN CLEARED FROM THE SITE.

C. ANY SUBGRADE AREAS WHICH HAVE BECOME HEAVILY COMPACTED (DEFINED AS EXCEEDING 86%-88% COMPACTION ASTM 698 STANDARD PROCTOR) INCLUDING, BUT NOT LIMITED TO, TEMPORARY PARKING AREAS, MATERIAL STOCKPILE AREAS, TEMPORARY ROADWAYS, CONSTRUCTION AREAS AND AREAS AROUND THE BUILDING, OTHER CONSTRUCTION AREAS, AREAS SHOWN ON THE PLANS, OR AREAS IDENTIFIED BY THE DESIGN PROFESSIONAL SHALL BE DEEP-SCARIFIED. IMMEDIATELY PRIOR TO PLACING SOILS, HEAVILY COMPACTED AREAS SHALL BE LOOSENED TO A MINIMUM DEPTH OF 18 INCHES USING THE TEETH OF A BACK HOE OR OTHER SUITABLE EQUIPMENT. FREQUENCY OF COMPACTION TESTS SHALL BE ONE PER 500 SQUARE FEET.

D. CONFIRM THAT THE SUBGRADE IS AT THE PROPER ELEVATION AND THAT NO FURTHER EARTHWORK IS REQUIRED TO BRING THE SUBGRADE TO PROPER ELEVATIONS. PROVIDE A REPORT TO THE DESIGN PROFESSIONAL THAT THE SUBGRADE HAS BEEN PLACED TO THE REQUIRED ELEVATIONS, HAS BEEN DECOMPACTED ACCORDING TO THE CONTRACT DOCUMENTS AND IS READY FOR INSPECTION AT LEAST 3 DAYS PRIOR TO PLACING INFILTRATION PRACTICES. PERFORM NO WORK UNTIL ELEVATIONS HAVE BEEN CONFIRMED AND THE AREA HAS BEEN ACCEPTED BY THE OWNER'S REPRESENTATIVE.

E. AFTER THE SOILS HAVE BEEN LOOSENED AND INSPECTED, TOPSOIL MAY BE SPREAD BY USING A WIDE-TRACK BULLDOZER SIZE D-5 OR SMALLER OR MAY BE DUMPED AND SPREAD WITH THE BUCKET OF A BACKHOE FROM THE EDGE OF THE LOOSENED AREA. NO RUBBER-TIRED EQUIPMENT OR HEAVY EQUIPMENT EXCEPT FOR A SMALL BULLDOZER SHALL PASS OVER THE SUBSOILS (SUBGRADE) AFTER THEY HAVE BEEN LOOSENED. IF THE CONTRACTOR PLANS TO UTILIZE SUCH AREAS FOR ANY USE OF HEAVY EQUIPMENT, THIS SHOULD BE CARRIED OUT PRIOR TO BEGINNING THE PROCESS OF LOOSENING SOILS OR FILLING IN THAT AREA, OR IT WILL HAVE TO BE RESCARIFIED AND MEET THIS SPECIFICATION REQUIREMENT.

AREAS RECLAIMED FOR STORMWATER INFILTRATION PRACTICES:

A. EXCAVATE AREA TO THE DEPTH OF THE PROPOSED BOTTOM OF THE INFILTRATION PRACTICE.

B. THE ENTIRE SUBGRADE AREA SHALL BE LOOSENED TO A MINIMUM DEPTH OF 12 INCHES BELOW PROPOSED SUBGRADE UTILIZING THE BUCKET OF A BACK HOE, CAT MOUNTED RIPPER, TILLER, OR EQUIVALENT EQUIPMENT. ROCK PICK UNTIL UPLIFTED STONE/ROCK MATERIAL OF FOUR INCHES AND LARGER SIZE HAVE BEEN CLEARED FROM THE SITE.

C. ANY SUBGRADE AREAS WHICH REMAIN HEAVILY COMPACTED (DEFINED AS EXCEEDING 86%-88% COMPACTION ASTM 698 STANDARD PROCTOR), AS SHOWN ON THE PLANS, OR AREAS IDENTIFIED BY THE DESIGN PROFESSIONAL SHALL BE DEEP-SCARIFIED. IMMEDIATELY PRIOR TO PLACING SOILS, HEAVILY COMPACTED AREAS SHALL BE LOOSENED TO A MINIMUM DEPTH OF 18 INCHES USING THE TEETH OF A BACK HOE OR OTHER SUITABLE EQUIPMENT. FREQUENCY OF COMPACTION TESTS SHALL BE ONE PER 500 SQUARE FEET.

D. CONFIRM THAT THE SUBGRADE IS AT THE PROPER ELEVATION AND THAT NO FURTHER EARTHWORK IS REQUIRED TO BRING THE SUBGRADE TO PROPER ELEVATIONS. PROVIDE A REPORT TO THE DESIGN PROFESSIONAL THAT THE SUBGRADE HAS BEEN PLACED TO THE REQUIRED ELEVATIONS, HAS BEEN DECOMPACTED ACCORDING TO THE CONTRACT DOCUMENTS AND IS READY FOR INSPECTION AT LEAST 3 DAYS PRIOR TO PLACING INFILTRATION PRACTICES. PERFORM NO WORK UNTIL ELEVATIONS HAVE BEEN CONFIRMED AND THE AREA HAS BEEN ACCEPTED BY THE OWNER'S REPRESENTATIVE.

E. AFTER THE SOILS HAVE BEEN LOOSENED AND INSPECTED, INFILTRATION PRACTICES MAY BE INSTALLED USING A WIDE-TRACK BULLDOZER SIZE D-5 OR SMALLER OR MAY BE PLACED, DUMPED, OR SPREAD WITH THE BUCKET OF A BACKHOE FROM THE EDGE OF THE LOOSENED AREA. NO RUBBER-TIRED EQUIPMENT OR HEAVY EQUIPMENT EXCEPT FOR A SMALL BULLDOZER SHALL PASS OVER THE SUBSOILS (SUBGRADE) AFTER THEY HAVE BEEN LOOSENED. IF THE CONTRACTOR PLANS TO UTILIZE SUCH AREAS FOR ANY USE OF HEAVY EQUIPMENT, THIS SHOULD BE CARRIED OUT PRIOR TO BEGINNING THE PROCESS OF LOOSENING SOILS OR FILLING IN THAT AREA, OR IT WILL HAVE TO BE RESCARIFIED AND MEET THIS SPECIFICATION REQUIREMENT.

F. WHEN INFILTRATION PRACTICES ARE LOCATED BELOW PAVEMENT THE AREA SHALL REMAIN FREE OF LARGE VEHICLES UNTIL THE PAVEMENT SUBBASE HAS BEEN INSTALLED.

G. FOR REFERENCE OF DECOMPACTION NOTES, SEE NYS DESIGN MANUAL SECTION 5.1.6 FOR DEEP RIPPING AND DECOMPACTION OF EXISTING AREAS THAT ARE PROPOSED FOR RESTORATION.

CITY OF POUGHKEEPSIE EROSION AND SILTATION CONTROL NOTES

1. All unvegetated areas in excess of 10%, per direction of the Engineer, shall have temporary seeding of fast germinating rye, 10 to 15 #'s per 1,000 sq. ft.
2. Graded areas - upper elevations: Provide temporary drainage swales, 1% grade min., to direct runoff away from construction sites. Discharge areas to be acceptable to the Engineer.
3. Graded areas - lower elevations: Provide drainage swales, 1% min. grades, with staked and secured hay bale siltation. Location of hay bales and discharge areas per approval of Engineer.
4. Permanent seeded areas for erosion control: Mixture of perennial rye and blue and red fescue grasses (50/50), 15 to 25 #'s per 1,000 sq. ft., mulching at 5#'s per 1,000 sq. ft., fertilizer - 5.10.5 at 5#'s per 1,000 sq. ft. (if determined necessary by Engineer), with pegging and netting for grades in excess of 15%.
5. All permanent drainage interceptor swales to be seeded per Item 4 also.
6. All erosion control shall be in accordance with the latest "Urban Erosion and Sediment Control Guidebook" of the Dutchess County Soil and Water Conservation District.
7. All areas shall be seeded and mulched as soon as possible.
8. Grade as needed and feasible to permit the use of conventional equipment for seed bed preparation, seeding and mulch application.
9. Scarify all compacted soils prior to applying topsoil.
10. Apply topsoil per Standard #6 Table 6.1 of the Soil Erosion Control Guide Book.
11. Seed mix shall be as follows:
    Ky. Blue grass 20 lbs/ac.
    Creeping Red Fescue 40 lbs/ac.

GENERAL NOTES

1. ALL CONSTRUCTION SHALL COMPLY WITH CITY OF POUGHKEEPSIE REQUIREMENTS AND SPECIFICATIONS.
2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS REQUIRED BY GOVERNMENT AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK.
3. REFER TO OTHER PLANS AND DETAIL SHEETS FOR ADDITIONAL INFORMATION. THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS IN THE FIELD AND CONTACT THE SITE ENGINEER IF THERE ARE ANY QUESTIONS OR CONFLICTS REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS SO THAT APPROPRIATE REVISIONS CAN BE MADE PRIOR TO BIDDING. ANY CONFLICT BETWEEN DRAWINGS AND THE SPECIFICATIONS SHALL BE CONFIRMED WITH THE LOCAL CONSTRUCTION MANAGER PRIOR TO BIDDING.
4. REFER TO THE DETAIL SHEETS FOR PAVEMENT, CURBING, AND SIDEWALK INFORMATION.
5. ALTERNATIVE METHODS AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED IF REVIEWED AND APPROVED BY THE SITE ENGINEER, AND THE APPROPRIATE REGULATORY AGENCIES PRIOR TO INSTALLATION.
6. THE CONTRACTOR SHALL RESTORE ANY OF THE FOLLOWING IF THEY ARE NOTED TO REMAIN: UTILITY STRUCTURE, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, OR LANDSCAPED AREAS DISTURBED DURING CONSTRUCTION TO THEIR ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE CITY OF POUGHKEEPSIE.
7. TRAFFIC CONTROL MEASURES SHALL BE UTILIZED IN ACCORDANCE WITH CITY OF POUGHKEEPSIE AND NYSDOT.
8. PAVEMENT MARKINGS SHALL BE FAST DRYING TYPE IN ACCORDANCE WITH CITY OF POUGHKEEPSIE SPECIFICATIONS.
9. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL PRODUCTS, MATERIALS AND PLANT SPECIFICATIONS TO THE SITE ENGINEER AND OWNER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY TO THE SITE. ALLOW A MINIMUM OF 14 WORKING DAYS FOR REVIEW. APPROVED SHOP DRAWINGS WILL BE PROVIDED BY THE ENGINEER AND COPIED TO THE CITY OF POUGHKEEPSIE.
10. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC DEVICES FOR PROTECTION OF VEHICLES AND PEDESTRIANS CONSISTING OF DRUMS, BARRIERS, SIGNS, LIGHTS, FENCES AND UNIFORMED TRAFFIC MEN AS REQUIRED OR ORDERED BY THE ENGINEER OR REQUIRED BY THE LOCAL GOVERNING AUTHORITIES. CONTRACTOR SHALL MAINTAIN ALL TRAFFIC LANES AND PEDESTRIAN WALKWAYS AT ALL TIMES UNLESS WRITTEN APPROVAL FROM THE CITY AND GOVERNING AUTHORITIES IS GRANTED.
11. THE PROJECT DRAWINGS ARE GENERALLY DIAGRAMMATIC IN INDICATING THE PRESENCE OF EXISTING UNDERGROUND UTILITIES. INFORMATION ON EXISTING UTILITIES HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY COMPANY AND MUNICIPAL RECORD MAPS AND FIELD SURVEY AND IS NOT GUARANTEED TO BE CORRECT OR COMPLETE. UTILITIES ARE SHOWN TO ALERT THE CONTRACTOR OF THEIR PRESENCE AND THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES AND SERVICES. WHEN THE UTILITIES ARE TO BE LEFT IN PLACE, THE CONTRACTOR SHALL PROVIDE ADEQUATE MEANS OF SUPPORT AND PROTECTION DURING THE EXCAVATION AND BACKFILLING OPERATIONS.
12. PRIOR TO DEMOLITION OR CONSTRUCTION THE CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" AT 1-800-962-7962 AT LEAST 72 HOURS BEFORE COMMENCEMENT OF WORK TO VERIFY ALL UTILITY LOCATIONS. CONTRACTOR SHALL NOT INTERRUPT EXISTING UTILITIES SERVICING FACILITIES OCCUPIED AND USED BY THE OWNER OR OTHERS DURING OCCUPIED HOURS.
13. IF ANY UNCHARTED OR INCORRECTLY CHARTED EXISTING PIPING OR OTHER UTILITY IS UNCOVERED DURING EXCAVATION, THE CONTRACTOR SHALL CONSULT THE SITE ENGINEER IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH THE WORK.
14. STORAGE OF FLAMMABLE AND HAZARDOUS MATERIALS SHALL BE IN COMPLIANCE WITH THE NYS FIRE AND BUILDING CODE.
15. CONTRACTOR TO PROVIDE SITE ENGINEER WITH SUBMITTALS. ONCE APPROVED, COPIES WILL BE SUPPLIED TO CITY ENGINEER AND APPROPRIATE CITY DEPARTMENTS.
16. NO HERBICIDES OR PESTICIDES WILL BE USED DURING THE OPERATION OF THE SITE.

EROSION AND SEDIMENT CONTROL PLAN

1. LAND DISTURBANCE WILL BE KEPT TO A MINIMUM; RESTABILIZATION WILL BE SCHEDULED AS SOON AS PRACTICABLE.
2. SILTATION FENCE WILL BE INSTALLED AT ALL CULVERT OUTLETS AND ALONG THE TOE OF ALL CRITICAL CUT AND FILL SLOPES.
3. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE NEW YORK STATE EROSION & SEDIMENT CONTROL "BLUE BOOK" 2005.
4. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION WHENEVER POSSIBLE.
5. ALL CONTROL MEASURES SHALL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
6. ADDITIONAL CONTROL MEASURES SHALL BE INSTALLED DURING THE CONSTRUCTION PERIOD, IF NECESSARY OR REQUIRED.
7. SEDIMENT REMOVED FROM CONTROL STRUCTURES WILL BE DISPOSED OF IN A MANNER WHICH IS CONSISTENT WITH THE INTENT OF THE PLAN.
8. DUST CONTROL AND ANTI-TRACKING MAINTENANCE TO BE ADDRESSED AND RESOLVED ON A DAILY BASIS.

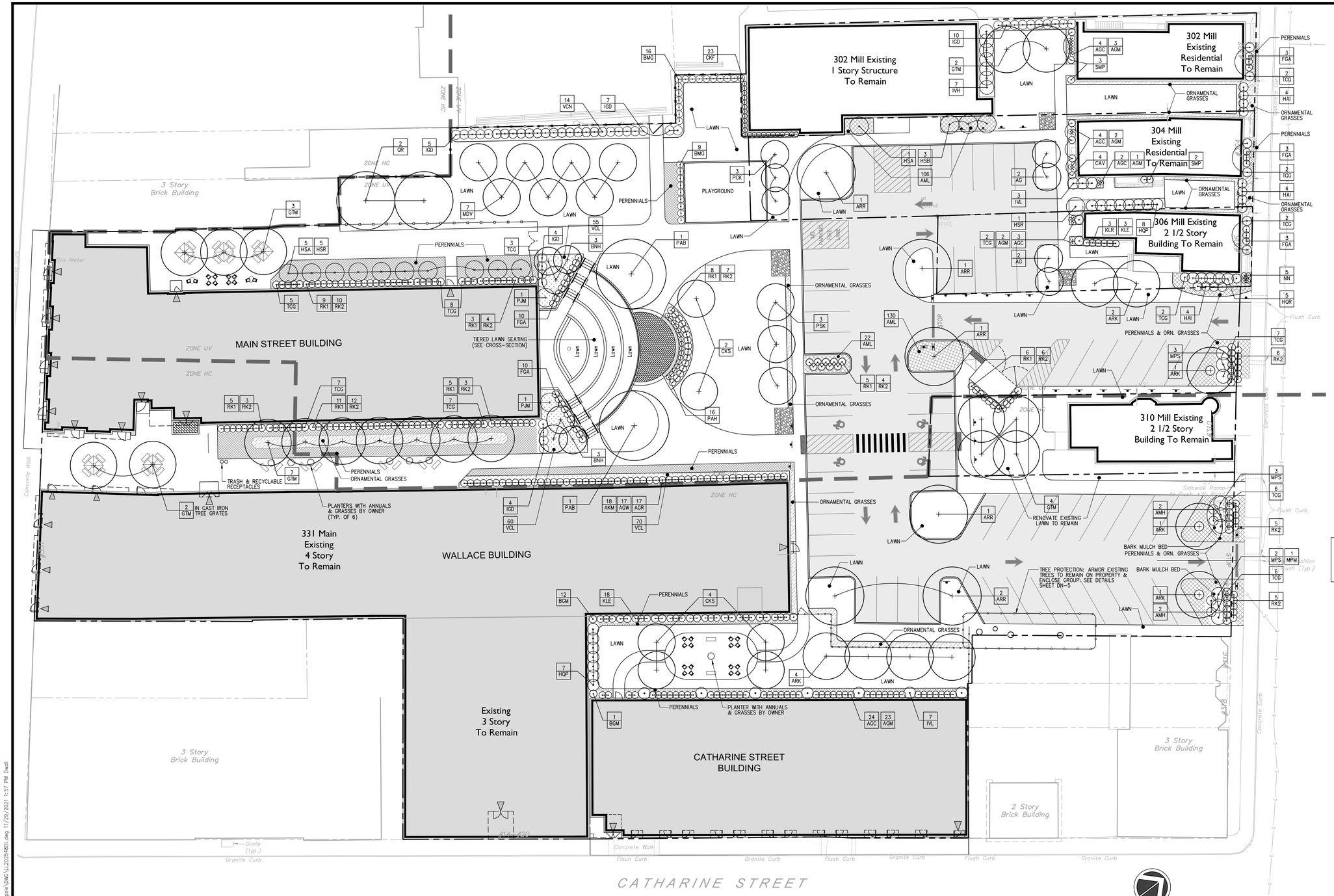
INSTALLATION OF SEDIMENTATION AND EROSION CONTROL MEASURES

I. SILTATION FENCE

A. DIG A SIX INCH TRENCH ON THE UPHILL SIDE OF THE DESIGNATED FENCE LINE LOCATION.

B. POSITION THE POST AT THE BACK OF THE TRENCH (DOWNHILL SIDE), AND HAMMER THE POST AT LEAST 2.0 FEET INTO THE GROUND.

C. LAY THE BOTTOM SIX INCHES OF THE FABRIC INTO THE TRENCH TO PREVENT UNDERMIN



PLANTING NOTES:

1. THE LANDSCAPE PLAN AND RELATED DETAILS ARE FOR LANDSCAPING INFORMATION ONLY. PLEASE REFER TO THE SITE, GRADING & EROSION CONTROL PLANS FOR ALL OTHER INFORMATION.
2. THE CONTRACTOR SHALL GUARANTEE THAT ALL PLANTS, TREES, AND SHRUBS SHALL BE HEALTHY AND FREE OF DISEASE FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION AND ACCEPTANCE BY OWNER OR LANDSCAPE ARCHITECT. CONTRACTOR SHALL REPLACE ANY DEAD OR UNHEALTHY PLANTS AT CONTRACTOR'S EXPENSE. PLANT MATERIAL REPLACEMENTS SHALL BE GUARANTEED FOR ONE FULL YEAR FROM DATE OF REPLACEMENT. FINAL ACCEPTANCE SHALL BE MADE IF ALL PLANTS MEET THE GUARANTEE REQUIREMENTS INCLUDING MAINTENANCE. MAINTENANCE RESPONSIBILITIES INCLUDE CULTIVATING, SPRAYING, WEEDING, WATERING, TIGHTENING GUYS, PRUNING, FERTILIZING, MULCHING, AND ANY OTHER OPERATIONS NECESSARY TO MAINTAIN PLANT VIABILITY. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER PLANTING AND CONTINUE UNTIL THE END OF THE ONE YEAR GUARANTEE PERIOD.
3. THE CONTRACTOR SHALL SUPPLY ALL LABOR, PLANTS, AND MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THE DRAWINGS AND LISTED IN THE PLANT SCHEDULE. IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITIES SHOWN IN THE PLANT SCHEDULE AND THOSE REQUIRED BY THE DRAWINGS, THE LARGER SHALL APPLY.
4. ALL SHRUB MASSINGS SHALL BE MULCHED TO A DEPTH OF 4" WITH SHREDDED HARDWOOD BARK MULCH.
5. NO PLANT SHALL BE PLACED IN THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED AND APPROVED BY ENGINEER. STAKING THE LOCATION OF ALL TREES AND SHRUBS SHALL BE COMPLETED PRIOR TO PLANTING FOR APPROVAL BY THE OWNER OR LANDSCAPE ARCHITECT. STAKING OF THE INSTALLED TREE MUST BE COMPLETED THE SAME DAY AS IT IS INSTALLED. ALL TREES SHALL BE STAKED OR GUYED PER DETAIL. SEE SHEET DN-1 FOR PLANTING DETAILS.
6. COORDINATE PLANT MATERIAL LOCATIONS WITH SITE UTILITIES. SEE SITE LAYOUT, GRADING AND UTILITY DRAWINGS FOR STORM, SANITARY AND WATER LINES. SEE LIGHTING PLAN FOR ELECTRICAL AND LIGHTING LAYOUT AND DETAILS. UTILITY LOCATIONS ARE APPROXIMATE. EXERCISE CARE WHEN DIGGING IN AREAS OF POTENTIAL CONFLICT WITH UNDERGROUND OR OVERHEAD UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DUE TO CONTRACTOR'S NEGLIGENCE AND SHALL REPLACE OR REPAIR ANY DAMAGE AT CONTRACTOR'S EXPENSE.
7. LANDSCAPE PLANTING PITS MUST BE FREE DRAINING. PAVEMENT, COMPACTED SUBGRADE, AND BLASTED ROCK SHALL BE REMOVED FROM WITHIN TRAFFIC ISLANDS TO BE LANDSCAPED TO A DEPTH OF 2' OR TO A GREATER DEPTH IF REQUIRED BY PLANTING DETAILS OR SPECIFICATIONS. REPLACE SOIL WITHIN ISLANDS WITH MODERATELY COMPACTED LOAM OR SANDY LOAM FREE FROM STONES AND RUBBISH 1" OR GREATER IN DIAMETER AND ANY OTHER MATERIAL HARMFUL TO PLANT GROWTH AND DEVELOPMENT. PLANTING INSTALLATION WITHIN ISLANDS SHALL BE AS DETAILED AND CONTAIN PLANTING MIX AS SPECIFIED.
8. TIME OF PLANTING: NEW PLANT MATERIALS SHALL BE INSTALLED BETWEEN APRIL 1 AND JUNE 1, OR AFTER SEPTEMBER 15TH AND NO LATER THAN OCTOBER 31ST.
9. PLANTING SOIL MIXTURE FOR TREES AND SHRUBS:
   - 1 PART PEAT MOSS
   - 3 PARTS TOPSOIL
   - FERTILIZER/LIME (APPLY AS RECOMMENDED BY SOIL ANALYSIS)
   - MYCORHIZA INOCULANT – "TRANSPLANT 1–STEP" AS MANUFACTURED BY ROOTS, INC. OR APPROVED EQUAL.
     USE PER MANUFACTURER'S RECOMMENDATIONS FOR TREES AND SHRUBS.
10. TOPSOIL SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6" IN LAWN AREAS. CONTRACTOR SHALL SUBMIT TOPSOIL TO A CERTIFIED TESTING LABORATORY TO DETERMINE pH, FERTILITY, ORGANIC CONTENT AND MECHANICAL COMPOSITION. THE CONTRACTOR SHALL SUBMIT THE TEST RESULTS FROM REGIONAL EXTENSION OFFICE OF USDA TO THE OWNER OR LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. CONTRACTOR SHALL INCORPORATE AMENDMENTS FOR GOOD PLANT GROWTH AND PROPER SOIL ACIDITY RECOMMENDED FROM THE TOPSOIL TEST.
11. LAWN SEEDING MIXTURE:

    15% KENTUCKY BLUEGRASS (POA PRATENSIS – SINGLE VARIETY)
    15% PERENNIAL RYEGRASS (LOLIUM PERENNE)
    30% CREEPING RED FESCUE (FESTUCA RUBRA)
    25% CHEWINGS FESCUE (FESCTUCA RUBRA "JAMESTOWN II")
    15% HARD FESCUE (FESTUCA OVINA "RELIANT II")

    SEEDING RATE: 4.5 LBS PER 1,000 S.F. (ADD 10% TO QUANTITY IF HYDROSEEDED).

    SEEDING DATES: AUGUST 15 – OCTOBER 1 AND APRIL 15 – JUNE 15 UNLESS OTHERWISE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT.
12. ALL SLOPES GREATER THAN 3:1 RECEIVING A GRASS SEEDING MIXTURE SHALL BE COVERED WITH AN EROSION CONTROL BLANKET.
13. ALL DISTURBED AREAS NOT OTHERWISE DEVELOPED SHALL BE SEEDED WITH THE LAWN SEEDING MIXTURE.
14. TREE PROTECTION: PRIOR TO THE START OF CONSTRUCTION OR EXCAVATION, TREES TO BE RETAINED SHALL BE PROTECTED BY SILT FENCE, SNOW FENCE, CONSTRUCTION FENCE, OR EQUAL, WHICH WILL BE PLACED AT THE DRIP LINE OR SEVERAL FEET BEYOND. HOWEVER, THE FENCING SHALL NOT CROSS PUBLIC SIDEWALKS. NO STORAGE OR STOCKPILING OF CONSTRUCTION MATERIALS, DEBRIS OR EQUIPMENT SHALL OCCUR WITHIN THE FENCED AREA."

PLANTING LIST AND DETAILS:
SEE SHEET LL-2

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

STATE OF NEW YORK
RODNEY E. MORRISON
LICENSED PROFESSIONAL ENGINEER
074184

	Date	Description
4	01.05.21	RESPONSE TO CONSULTANT COMMENTS
5	03.02.21	RESPONSE TO CONSULTANT COMMENTS
6	05.07.21	RESPONSE TO CONSULTANT COMMENTS
7	10.25.21	RESPONSE TO CONSULTANT COMMENTS
8	12.7.21	REVISED PER CITY COMMENTS

Revisions

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

LANDSCAPE PLAN

WALLACE CAMPUS MANAGER, LLC

WALLACE CAMPUS
CITY OF POUGHKEEPSIE,
DUTCHESS COUNTY, NEW YORK

Design/Calcs	LRC	CAD File	LL20254801.dwg
Drawn	SMC	Project No.	20-2548
Checked	KFC	Date	2020.04.10
Approved	REM	Scale	1"=20'

Sheet No. LL-1

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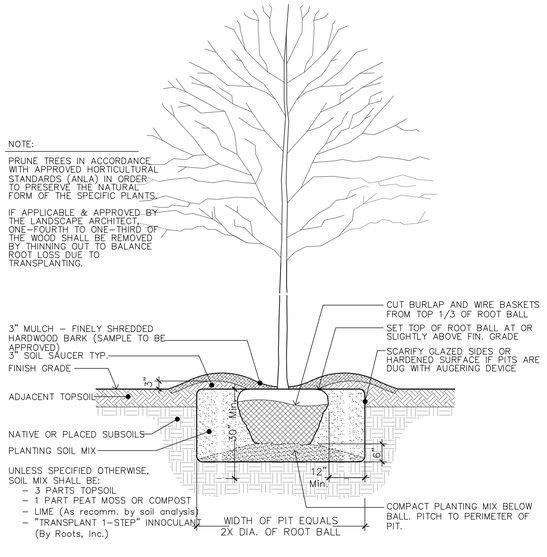
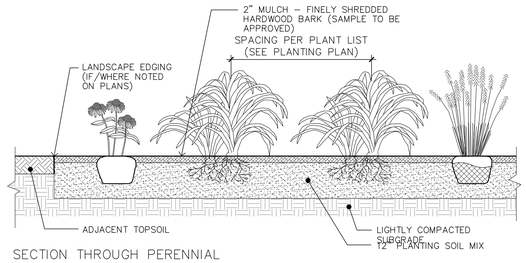
PLANT LIST:

	CODE	QTY.	BOTANICAL NAME	COMMON NAME	ROOT	SIZE INSTALLED	SIZE MATURE	COMMENTS
TREES:	ARK	9	ACER RUBRUM 'KARPICK'	KARPICK RED MAPLE	B&B	2.5–3" cal.	20x40' ht.	Narrow oval crown
	ARR	6	ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	B&B	2.5–3" cal.	40' ht.	Upright oval crown
	AG	4	AMEL. x GRANDIFLORA 'CUMULUS'	CUMULUS SERVICEBERRY	B&B	8–10' ht.	30' ht.	Clump Form (3 min.)
	BNH	6	BETULA NIGRA 'HERITAGE'	HERITAGE RIVER BIRCH	B&B	10–12' ht.	40' ht.	Multi–stem; Low Branched
	CKS	6	CORNUS KOUSA 'SATOMI'	SATOMI KOUSA DOGWOOD	B&B	2.5–3" cal.	25' ht.	Pink Bloom
	GTM	18	GLEDITSIA T. INERMIS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	B&B	3–3.5" cal.	60' ht.	HEAVY
	MDV	7	MALUS DOMESTICA VARIETIES	EATING APPLES – MIXED VARIETIES	B&B	1.5–2" cal.	20' ht.	Edible Fruit
	PAB	2	PLATANUS ACERIFOLIA 'BLOODGOOD'	LONDON PLANE TREE	B&B	3–3.5" cal.	50' ht.	Specimen Grade
	PCK	3	PRUNUS CERISIFERA 'KRAUTER VESUVIUS'	KRAUTER VESUVIUS PURPLE LEAF PLUM	B&B	2.5–3" cal.	15'x20' ht.	Pale Pink Bloom
	PSK	3	PRUNUS SERRULATA 'KWANZAN'	KWANZAN CHERRY	B&B	2.5–3" cal.	20x30' ht.	
	QR	2	QUERCUS RUBRA	NORTHERN RED OAK	B&B	3–3.5" cal.	75' ht.	
SHRUBS:	AMH	4	ARONIA MELANOCARPA 'UCONNAM166'	LOW SCAPE HEDGER CHOKEBERRY	CONT.	#5	3'hx3–5'w	Red–Or Fall
	AML	258	ARONIA MEL. LOW SCAPE MOUND	LOW SCAPE MOUND CHOKEBERRY	CONT.	#1	12–24" ht.	
	AGC	37	AZALEA 'GIRARD'S CRIMSON'	GIRARD'S CRIMSON AZALEA	CONT.	#3	3–4' ht.	Crimson Bloom
	AGM	31	AZALEA 'GIRARD'S RENEE MICHELLE'	GIRARD'S RENEE MICHELLE AZALEA	CONT.	#3	3–4' ht.	Deep Pink Bloom
	AGR	17	AZALEA 'GIRARD'S ROSE'	GIRARD'S ROSE AZALEA	CONT.	#3	2–3' ht.	
	AGW	17	AZALEA 'GIRARD'S PLEASANT WHITE'	GIRARD'S WHITE AZALEA	CONT.	#3	2–3' ht.	White
	AKM	18	AZALEA x 'MOTHER'S DAY'	MOTHER'S DAY (KUROME) AZALEA	CONT.	#3	2–3' ht.	Rose Red Bloom
	BGM	13	BUXUS MICROPHYLLA 'GREEN MOUNTAIN'	GREEN MOUNTAIN BOXWOOD	CONT.	24" min.ht.	3'Wx3'h	Soft Pyramidal; Do not shear
	BMG	25	BUXUS MICROPHYLLA 'GREEN VELVET'	GREEN VELVET BOXWOOD	CONT.	24" min.ht.	2–4' ht.	Do not shear neat.
	CAV	4	CLETHRA ALNIFOLIA 'VANILLA SPICE'	VANILLA SPICE SUMMERSWEET	CONT.	#5	3–4' ht.	
	FGA	29	FOTHERGILLA GARDENII 'APPALACHIA'	DWARF FOTHERGILLA	CONT.	#5	2–3' ht.	
	HAI	12	HYD. ARBORESCENS INVINCIBLE SPIRIT II	SMOOTH HYDRANGEA	CONT.	#5	3–4' ht.	Pink
	HSA	6	HIBISCUS SYRIACUS 'ARDENS'	ROSE OF SHARON	B&B	36–42" ht.	8–10' ht.	Double Rosy Purple
	HSB	3	HIBISCUS SYRIACUS 'BLUE SATIN'	ROSE OF SHARON	B&B	36–42" ht.	8–10' ht.	Single Royal Blue
	HSR	5	HIBISCUS SYRIACUS 'RED HEART'	ROSE OF SHARON	B&B	36–42" ht.	8–10' ht.	White w/ Scarlet Eye
	HQP	15	HYDRANGEA QUERCIFOLIA 'PEEWEE'	PEE WEE OAKLEAF HYDRANGEA	CONT.	#7	3–5' ht.	White; Burgundy fall
	HQR	5	HYDRANGEA QUERC. 'RUBY SLIPPERS'	RUBY SLIPPERS OAKLEAF HYDRANGEA	CONT.	#7	6–8' ht.	White to Pink
	IGD	30	ILEX GLABRA 'DENSA'	INKBERRY	CONT.	24" min.ht.	3–4' ht.	Compact
	IVH	7	ITEA VIRGINICA 'HENRY'S GARNET'	HENRY'S GARNET SWEETSPIRE	CONT.	#5	4–6' ht.	
	IVL	10	ITEA VIRGINICA 'LITTLE HENRY'	LITTLE HENRY SWEETSPIRE	CONT.	#3	3–6' ht.	
	KLE	21	KALMIA LATIFOLIA 'ELF'	ELF MIN. MOUNTAIN LAUREL	CONT.	#5.	3–4' ht.	White
	KLR	3	KALMIA LATIFOLIA 'RASPBERRY GLOW'	RASPBERRY GLOW MOUNTAIN LAUREL	CONT.	#5	6–8' ht.	Burgundy to Pink
	MPS	8	MORELLA PENSYLVANICA 'SILVER SPRITE'	SILVER SPRITE BAYBERRY	CONT.	36" min.ht.	3–5' ht.	
	MPM	1	MORELLA PENSYLVANICA 'MORTON MALE'	MALE SILVER SPRITE BAYBERRY	CONT.	36" min.ht.	3–5' ht.	
	PJM	2	RHODODENDRON 'PJM'	PJM RHODODENDRON	CONT.	36" min.ht.	8' ht.	
	RK1	47	ROSA 'RADCOR'	RAINBOW KNOCK OUT ROSE	CONT.	#5	3–4' ht.	30" o.c.; Pink
	RK2	58	ROSA 'RADSUNNY'	SUNNY KNOCK OUT ROSE	CONT.	#5	3–4' ht.	30" o.c.; Soft Yellow
	SMP	5	SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	CONT.	#7	4–5' ht.	
	TCG	55	TAXUS CUSPIDATA 'GREENWAVE'	GREENWAVE JAPANESE YEW	CONT.	24" min.ht.	3'x4'	DO NOT SHEAR AS HEDGE
	VCN	14	VACCINEUM CORYMBOSUM 'NORTHLAND'	NORTHLAND HIGHBUSH BLUEBERRY	CONT.	#7	3–4' ht.	
	VCL	185	VIBURNUM CASSINOIDES 'LIL DITTY'	LIL DITTY WITHEROD VIBURNUM	CONT.	#1	12–24" ht.	
PERENNIALS:	AAD		ACHILLEA MILL 'APRICOT DELIGHT'	APRICOT DELIGHT YARROW	CONT.	#SP4	13" ht.	15" o.c.; Mixed Pinks
	ANB		ASTER NOVAE–BELGII 'MARIE BALLARD'	MARIE BALLARD (NY) ASTER	POT	#SP5	30" ht.	18" o.c.; Vio–blue Late Sum.
	EPB		ECHINACAEA P. 'POW WOW WLD BERRY'	WLD BERRY CONEFLOWER	CONT.	#SP5	16–24" ht.	15" o.c.; Rose–Purple
	LMS		LEUCANTHEMUM SUP. 'BECKY'	SHASTA DAISY	CONT.	#SP4	30" ht.	White
	MBS		MONDARDA DIDYMA 'BLUE STOCKING'	BLUE STOCKING BEE BALM	CONT.	#SP4	4' ht.	Purple
	NN		NIPPONANTHEMUM NIPPONICUM	MONTAUK DAISY	CONT.	#2 (2 Gal.)	30–36" ht.	
	RFG		RUDBECKIA FUL. var. SULL. 'GOLDSTURM'	GOLDSTURM Black Eyed Susan	CONT.	#SP4	30–36" ht.	24" o.c.; Gold; June–Sept
	HHR		HEMEROCALLIS MIXED VARIETIES	DAYLILY	CONT.	#SP4	18" ht.	18" o.c.; YELLOW
ORNAMENTAL GRASSES:	CKF		CALAMAGROSTIS ACU. 'KARL FOERSTER'	FEATHER REED GRASS	CONT	#1	4–5' ht.	
	MCS		MOLINA CAER. 'STRAHLENQUELLE'	PURPLE MOOR GRASS	POT	#1	24" o.c.;	24" Blades, 2–4' Plumes
	PAH		PENNISETUM ALOPCUROIDES 'HAMELN'	HAMELN DWARF FOUNTAIN GRASS	CONT.	#2	24" ht.	18" o.c.; Copper tassels



TREE PLANTING

Scale 1/2" = 1'–0"



SECTION THROUGH PERENNIAL BED

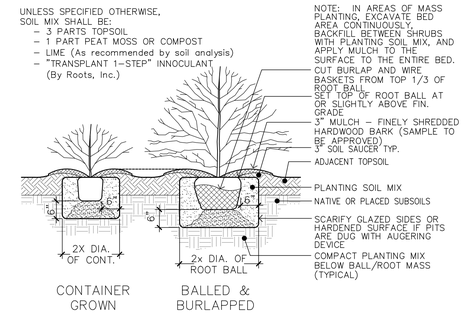
PERENNIAL NOTES:

1. BULB/CORM PERENNIALS TO BE PLANTED IN FALL. POTTED PERENNIALS MAY BE PLANTED APRIL 15 TO OCTOBER 1.
2. ROTOTILL FERTILIZER AND LIME INTO SOIL PRIOR TO PLANTING AND IN ACCORDANCE TO SOIL ANALYSIS RECOMMENDATIONS.
3. DO NOT OVER COMPACT PLANTING BED. WATER THOROUGHLY AFTER PLANTING BULBS.
4. ADJUST PLANTING DEPTH AS RECOMMENDED BY BULB SUPPLIER.
5. PROVIDE DRAINAGE AS REQUIRED (PERF PIPE 4" ADS) WHEN SUBGRADE IS CLASSIFIED AS A HEAVY SOIL OR EXCESSIVELY COMPACTED.

UNLESS SPECIFIED OTHERWISE, PERENNIAL BED SOIL MIX SHALL BE:
– 3 PARTS TOPSOIL
– 1 PART MANURE (WEED FREE)
– 1 PART PEAT MOSS OR COMPOST
– LIME (As recommended by soil analysis)
– "MILORGANITE" AT 5 LBS. PER 100 SF.

ANNUAL / PERENNIAL AND GROUND COVER BEDS

Scale 1/2" = 1'–0"



SHRUB PLANTING

Scale 1/2" = 1'–0"



#	Date	Description
4	01.05.21	RESPONSE TO CONSULTANT COMMENTS
5	03.02.21	RESPONSE TO CONSULTANT COMMENTS
6	05.07.21	RESPONSE TO CONSULTANT COMMENTS
7	10.25.21	RESPONSE TO CONSULTANT COMMENTS
8	12.7.21	REVISED PER CITY COMMENTS

Revisions

LRC GROUP
● Land Planning
● Civil Engineering
● Environmental Services
● Land Surveying
● Landscape Architecture
85 Civic Center Plaza, Suite 103
Poughkeepsie NY 12601
Tel: 845.243.2880
160 West Street, Suite E
Cromwell, CT 06416
Tel: 860.635.2877
1 International Blvd, Suite 400
Mahwah, NJ 07495
Tel: 908.603.5730
www.lrcconsult.com
LRC Engineering & Surveying, DPC
LRC Engineering & Surveying, LLC
LRC Environmental Services, Inc.

PLANT LIST AND PLANTING DETAILS

WALLACE CAMPUS MANAGER, LLC

WALLACE CAMPUS
CITY OF POUGHKEEPSIE,
DUTCHESS COUNTY, NEW YORK

Design/Calcs	LRC	CAD File	LL20254801.dwg
Drawn	SMC	Project No.	20–2548
Checked	KFC	Date	2020.04.10
Approved	REM	Scale	NTS

Sheet No. **LL-2**

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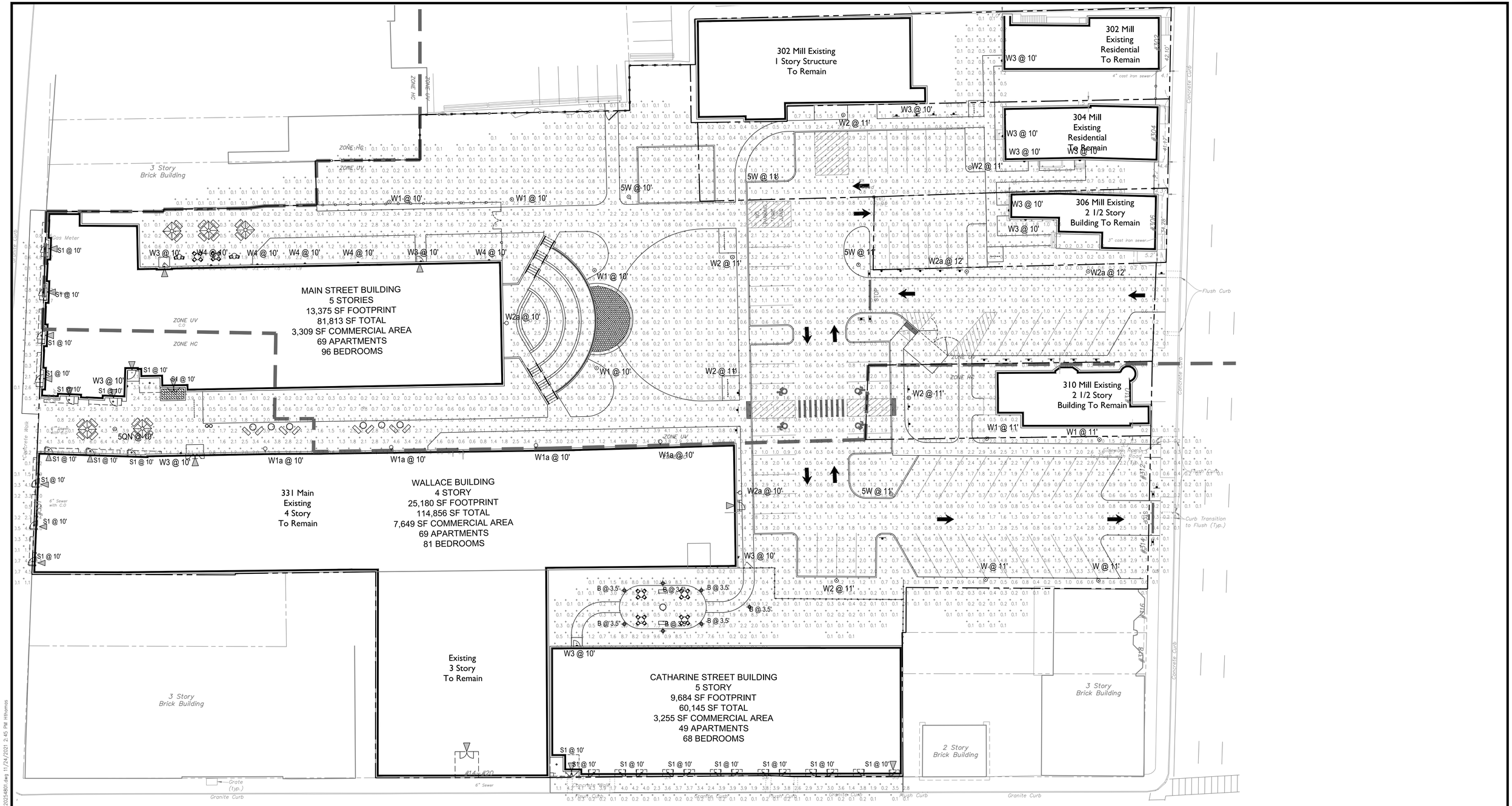

GRAPHIC SCALE

20 10 0 20

SCALE IN FEET

NOTE:
SEE LIGHTING SCHEDULE
& FIXTURE CUT SHEETS
ON SHEET LP-2.

STATE OF NEW YORK
ROMEYE MORRISON
074104
LICENSED PROFESSIONAL ENGINEER

#	Date	Description
4	01.05.21	RESPONSE TO CONSULTANT COMMENTS
5	03.02.21	RESPONSE TO CONSULTANT COMMENTS
6	05.07.21	RESPONSE TO CONSULTANT COMMENTS
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Revisions

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www.lrcconsult.com
LRC Engineering & Surveying, DPC
LRC Engineering & Surveying, LLC
LRC Environmental Services, Inc.

LIGHTING PLAN

WALLACE CAMPUS MANAGER, LLC

WALLACE CAMPUS
CITY OF POUGHKEEPSIE,
DUTCHESS COUNTY, NEW YORK

Design/Calcs	LRC	CAD File	LP20254801.dwg
Drawn	SMC	Project No.	20-2548
Checked	KFC	Date	2020.04.10
Approved	REM	Scale	1"=20'

Sheet No. LP-1

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S1 - Soffit Light



8" LED Downlight

LC8SL

1000/1400/1800 Lumens
120V/277V, 347V
0-10V Dimming

LC8SL-8LCSL-10L-30K-9-WH

DATE: 1-20-21 TYPE: S1

FIRM NAME: LRC GROUP

PROJECT: WALLACE POUGHKEEPSIE

LiteFrame

Ceiling Cutout 8 3/4"
Maximum Ceiling Thickness 1 3/4"
For conversion to millimeters, multiply inches by 25.4
Not to Scale

APPLICATIONS:
LiteFrame Commercial LC8SL is a 8" commercial grade LED downlight with available outputs between 1000-1800 lumens. This is suitable to replace most CFL downlighting applications, while realizing substantial energy and maintenance savings. Rated for a minimum of 50,000 hours life (70% lumen maintenance) with ambient plenum temperatures up to 35°C. Free Air Flow around the fixture is required for optimal life performance. This product is not recommended for use with 3rd party "FIREHAT" or insulation barriers.

HOUSING:
One-piece 22 gauge non-corrosive steel platform. Pre-wired J-box with snap-on cover for easy access. Snap-in connection from driver compartment allows easy installation of light engine/trim assembly and can be upgraded to accommodate technology improvements. Approved for 8 (4 in/4 out) No. 12 AWG conductor rated for 90°C through wiring.

REFLECTOR:
High purity aluminum, Alzak, iridescence suppressed, semi-diffuse reflector. Self-trim standard. Painted white self-trim (WT) available as option.

LED LIGHT ENGINE:
The LC8SL uses mid power Nichia LEDs, specifically mixed to provide a minimum of 80 CRI with 3 SDCM color consistency. The use of multiple mid power LEDs allows for optimal thermal management by effectively spreading the heat over a larger area and eliminating hot spots on the LEDs. A diffuse, yet highly transmissive lens obscures the view of the LEDs and creates a smooth, even look from below. The light engine is available in multiple Kelvin temperatures and the system is designed to provide optimal life and lumen maintenance (50,000 hours at 70% Lumen maintenance). The reflector/light engine assembly is mechanically retrained to the housing.

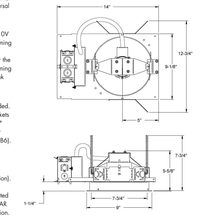
LED DRIVER:
The LC8SL utilizes a constant current LED driver. This same driver is capable of running all three different lumen outputs, resulting in a reduction of housing sku and simplified specification. The driver is UL8750, Class II compliant and universal 120V-277V.

DIMMING:
Comes standard with flicker-free 0-10V dimming to 10%. 0-10V to 1% dimming option is also available. See list of compatible dimmers on page 3. For the sizing of the control circuit, the dimming circuit may require up to 2mA of sink current.

INSTALLATION:
Light commercial bar hangers included. Universal adjustable mounting brackets also accept ½" EMT conduit or ½" or ¾" tubing channel (by others) or Prescolite 24" bar hangers (B24 or B6).

CERTIFICATIONS:
CSA certified to US and Canadian safety standards. Suitable for wet locations (SM and EMR damp location). ENERGY STAR Qualified.
This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction. Materials under Trade Agreements effective 6/10/2020. See Buy American Solutions.

WARRANTY:
5 year warranty. See www.prescolite.com for details.



LC8SL 10L & 14L
***See page 4 for LC8SL 18L line art**
***See page 4 for LC8SLEM line art**
***See page 4 for LC8SLCP line art**

Order housing, reflector, and accessories separately

CATALOG NUMBER: EXAMPLE: LC8SL-8LCSL14L30K9WT

HOUSING	DRIVER OPTIONS	VOLTAGE	HOUSING OPTIONS
❑ **LC8SL** Standard Lumen 0-10V Dimming to 10% 120V-277V	Standard 0-10V Dimming ❑ **DM1**[1] 0-10V 1% Dimming	Standard 120V-277V ❑ **347**[1,2] 347V	❑ **EM**[3,4] Integral Battery Pack ❑ **EMR**[4] Remote Battery Pack ❑ **CP**[5,6] Chicago Plenum

TRIM APERTURE	OUTPUT	KELVIN	CRI	REF. FINISH/ COLOR OPTION	REFLECTOR OPTIONS
❑ **8LCSL** Standard Lumen Clear Alzak	❑ **10L** 1000 Lumen ❑ **14L** 1400 Lumen ❑ **18L** 1800 Lumen	❑ **27K** 2700 Kelvin ❑ **30K** 3000 Kelvin ❑ **35K** 3500 Kelvin ❑ **40K** 4000 Kelvin ❑ **50K** 5000 Kelvin	❑ **8** 80+ ❑ **9** 90+ CRI	Standard Semi-Gloss Clear Alzak ❑ **WH** Painted Matte White and Flange	❑ **WT** Painted White Flange only ❑ **WF** Wide Flange ❑ **EM**[3,4] Integral Battery Pack ❑ **CP**[5,6] Chicago Plenum

ACCESSORIES
❑ **B24** Set of two(2) 24" bar hangers for Tiber ceilings
❑ **B6** Set of two (2) bar hangers for ceiling cost up to 24" centers
❑ **SCABD** Sloped ceiling adapter (see note on page 4)
❑ **LiteGuard** Inverter, single phase central lighting, 120VAC/120VA
❑ **LPS Series**[7] Lightwave micro-inverter, 20VA-55VA

[1] See Control Inverter compatibility note and web links on page 3.
[2] EM must be selected on both the housing and the trim.
[3] Not compatible with EM or EMR
[4] Damp location only
[5] Compatible with EMR only
[6] CP must be selected on both the housing and the trim
[7] Not compatible with CP

prescolite
A Division of Hubbell Lighting, Inc.

In a continuing effort to offer the best product possible we reserve the right to change, without notice, specifications or materials that in our opinion will not alter the function of the product.
Web: **www.prescolite.com** • Tech Support: **(888) 777-4832**

LFR-LED-042

1 CONC. LIGHT POLE BASE-ROUND
SCALE: 1/2" = 1'-0"

LIGHTING SCHEDULE:

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
⊙	5QN	1	Kim Lighting	UR20-24L-25-3K7-5QN-PT	UR20	LED 3000K	1	UR20-24L-25-3K7-5QN-PT.ies	2692	0.9	25
⊙	5W	4	Kim Lighting	UR20-24L-25-3K7-5W-PT	UR20	LED 3000K	1	UR20-24L-25-3K7-5W-PT.ies	3032	0.9	25
⊕	S1	29	PRESCOLITE	LC8SLPH-8LCSL10L30K8	8" LED Downlight PowerHUBB Enabled	LED 3000K	1	LC8SLPH-8LCSL10L30K8.ies	1071	0.9	14
⊙	W	2	Kim Lighting	UR20-24L-65-3K7-4-BC	UR20	LED 3000K	1	UR20-24L-65-3K7-4-BC.ies	4920	0.9	65
⊙	W1	6	Kim Lighting	UR20-24L-25-3K7-3-PT	UR20	LED 3000K	1	UR20-24L-25-3K7-3-PT.ies	2999	0.9	25
⚲	W1a	4	Kim Lighting	UR20-24L-25-3K7-3	UR20	LED 3000K	1	UR20-24L-25-3K7-3.ies	3122	0.9	25
⊙	W2	6	Kim Lighting	UR20-24L-25-3K7-4-PT	UR20	LED 3000K	1	UR20-24L-25-3K7-4-PT.ies	3051	0.9	25
⚲	W2a	4	Kim Lighting	UR20-24L-25-3K7-4	UR20	LED 3000K	1	UR20-24L-25-3K7-4.ies	3116	0.9	25
⬭	W3	13	Kim Lighting	WF21S-9L3K	WALL FORMS	LED 3000K	1	WF23-9L3K.ies	640	0.9	11.8
⬭	W4	5	Kim Lighting	WF21S-18L3K	WALL FORMS	LED 3000K	1	WF23-18L3K.ies	1100	0.9	20.2
⊕	B	7	KIM LIGHTING	PA7R-CH5-12L-020-3K7	PA7R	C-70-CRI DATA SHOWN IS ABSOLUTE.	1	PA7R-CH5-12L-020-3K7.ies	1840	0.9	21.73

KIM LIGHTING

PA7R
BOLLARD

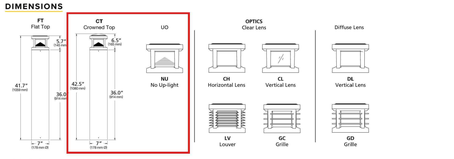
DATE: 5-28-21 LOCATION: 1234 Route 9G, Hyde Park, NY
TYPE: B PROJECT: Key Construction
CATALOG #: PA7R-CT-NU-3HS-12L-020-3K7-42A-DBS-x-UNV-x

FEATURES
- Traditional or Performance Optics
- Bluetooth® enabled RGBW accent
- Integral NEMA 3R Enclosure
- Dual receptacle power panel
- PA System capability
- IP65 optical system

Pavilion™



DIMENSIONS

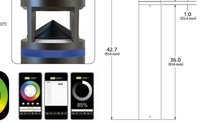


ADDITIONAL INFORMATION

LUMINOUS ACCENT:
- The Luminous Accent option adds an additional 1" / 25.4mm to the overall fixture height and may be controlled via wired DMX RDM or Bluetooth® wireless. The Luminous Accent shall be WDS.

HUBBELL LIGHTING RGBW REMOTE APP
- The Hubbell Lighting RGBW Remote application may be downloaded free of charge from the Apple App Store or Google Play.
- Color selection and adjustment.
- Camera function for color matching.
- Intensity slider for dimming/ramping up.
- Save and rename up to 10 presets.
- Group and rename fixtures.
- Fixture is password protected, refer to instructions to set unique password.

MOUNTING



App Store Google play

Page **1/22** Rev. **05/03/21**
ALT1

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701 Millennium Blvd • Greenville, SC 29607 / Tel 864.678.1000 / Website www.kimlighting.com

HUBBELL Lighting

KIM LIGHTING

PA7R
BOLLARD

DATE: 5-28-21 LOCATION: 1234 Route 9G, Hyde Park, NY
TYPE: B PROJECT: Key Construction
CATALOG #: PA7R-CT-NU-3HS-12L-020-3K7-42A-DBS-x-UNV-x

ORDERING GUIDE

CATALOG # PA7R-CT-NU-3HS-12L-020-3K7-42A-DBS-x-UNV-x **Example:** PA7R-FT-NU-1-12L-010-5K7-24A-BLS-SWP-UNV-EM

HOUSING

PA7R					
Model	**Top**	**Optics**		**Distribution**	**Light Engine**
PA7R Pavilion.7" Ø Round	**FT** Flat Top **CT** * Crowned Top	**NU** No Up-light **CH** Clear Horizontal Lens **CL** * Clear Vertical Lens **DL** * Diffuse Vertical Lens **LV** Louvers **GC** Grille with clear vertical lens **GD** * Grille with diffuse vertical lens		**1** Type I **2** Type II **3** Type III **3HS** Type III + House side shield **4** Type IV **5** Type V	**12L-010-5K7** 1AW /1000 nominal lm, 5000K, 70 CRI **12L-010-4K7** 1AW /1000 nominal lm, 4000K, 70 CRI **12L-010-3K7** 1AW /1000 nominal lm, 3000K, 70 CRI **12L-010-AMB** 1AW, Amber 595 nm Peak **12L-020-5K7** 22W /2000 nominal lm, 5000K, 70 CRI **12L-020-4K7** 22W /2000 nominal lm, 4000K, 70 CRI **12L-020-3K7** 22W /2000 nominal lm, 3000K, 70 CRI **12L-020-AMB** * 22W, 605nm 595 nm Peak

Body		Fixture Finish		Control Options		Voltage		Options	
24A	24" OAH, Aluminum	**BLS**	Black Gloss Smooth	**SWP** *	SiteSync pre-commission	**UNV**	120-277V	**EM** *	Battery Backup
42A	42" OAH, Aluminum	**BLT**	Black Matte Textured	**MW** *	Motion sensing (50% dim, 100% output upon detection)	**120** *	120V	**LP** *	Luminous Accent
42BB-C	42" OAH, Brown Concrete	**DBS**	Dark Bronze Gloss Smooth	**SiteSync Accessories***		**277** *	208-277V	**SF** **	Single Fuse
42CH-C	42" OAH, Charcoal Concrete	**DBT**	Dark Bronze Matte Textured	**SWUSB**	SiteSync Software on USB	**347** *	347V	**DF** **	Double Fuse
42NG-C	42" OAH, Natural Gray Concrete	**GTT**	Graphite Matte Textured	**SWTAB**	SiteSync Windows® Tablet	**480** *	480V		
42WH-C	42" OAH, White Concrete	**LGS**	Light Grey Gloss Smooth	**SWBRG**	SiteSync Wireless Bridge Node				
42A-RDP *	42" OAH, Aluminum + Dual Receptacle Outlet Panel and Cover	**LGT**	Light Grey Matte Textured						
42A-RDPL *	42" OAH, Aluminum + Dual Receptacle Outlet Panel and Locking Cover	**PSS**	Platinum Silver Gloss Smooth						
42A-2GEB	42" OAH, Aluminum + Integral Recessed 2 Gang Electrical Box	**VGT**	Verde Green Matte Textured						
42A-SG3	42" OAH, Aluminum * Speaker Grille Enclosure for 3" Ø speaker	**WHS**	White Gloss Smooth						
		WHT	White Matte Textured						

PRECOMMISSIONED SITESYNC ORDERING INFORMATION:
When ordering a fixture with the SiteSync lighting control option, additional information will be required to complete the Site Sync Pre-Commissioning Form or alternate schedule information must be completed. This form can be found on the Kim Lighting Controls page and Operating schedules. For more detailed information please visit www.hubbelllighting.com/products/sitesync or contact Hubbell Lighting tech support at (800) 345-4928.
Example:
PA7R-FT-NU-3-12L-020-3K7-42A-TT-SWP-UNV-LR

KIM LIGHTING

W3 and W4 Wall

LED Wall Forms® **WF23**
Shallow Cutoff Face Surface Mount, Round
revision 10/24/14 • kl_wf23led_spec.pdf

Type: Small Wall Lights W3 and W4 - mounted at 9 and 10' lens height
Job: Wallace Campus - Poughkeepsie
Catalog number: W3: WF23-9L3KUV-DB
W4: WF23-18L3KUV-DB

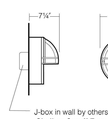
WF23 / / / /
Fixture | Electrical Module | Finish | Options

See page 2

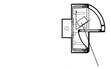
Approvals:

Date:
Page: 1 of 2

Specifications



J-box in wall by others
Shallow Cutoff Face Surface Mount



WF23 with LED



Light distribution
Shallow Cutoff Face

Surface Mount: Die-cast, low copper (<0.6% Cu) aluminum alloy with double side walls. Zinc plated steel mounting plate supplied for mounting to standard 3" or 4" junction box.

Face Plate: Die-cast, low copper (<0.6% Cu) aluminum alloy with vertical and horizontal double rifts covering the full hemisphere. Ribs are minimum ⅝" depth and ⅜" thickness. Secures to housing with four stainless steel captive socket head screws.
Shallow Cutoff Face: Solid upper half protruding 3¾" from housing and concave lower half.

Lens: Flat tempered glass, ⅜" minimum thickness with internal sandblast. Retained in face plate and sealed with a one-piece silicone gasket.

LED Optical System: A total of 9 LED emitters configured in a rectangular array comprised together as a module. One (1) module for 9 LED version and two (2) modules for 18 LED version. Available in 580nm, 3000K, 4200K and 5100K.

LED Driver: Rated for 9 or 18 LED, Universal voltage from 120 to 277V with a ±10% tolerance. -40°F starting temperature. All drivers are Underwriters Laboratories recognized.

Finish: Each luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) polyester powdercoat finish. Standard colors include (BL) Black, (DB) Dark Bronze, (WH) White, (PS) Platinum Silver, (SG) Stealth Gray, (LG) Light Gray, and (CC) Custom Color (Include RAL#.).

Finishing Items: Electrical modules and face plates. Each set of finishing items shall be in one container, clearly marked with the fixture catalog number.

CAUTION: Fixtures must be grounded in accordance with national, state, and/or local electrical codes. Failure to do so may result in serious personal injury.

Listings and Ratings

ETL* to UL Standard 8750	IP66 Rated	CE	25C° Ambient

*Suitable for wet locations
KIM LIGHTING RESERVES THE RIGHT TO CHANGE SPECIFICATIONS WITHOUT NOTICE.

HUBBELL Lighting

U.S. PATENTS: D383,054, D381,452, D378,621

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KIM LIGHTING

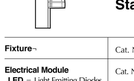
W3 and W4 Wall

LED Wall Forms® **WF23**
Shallow Cutoff Face Surface Mount, Round
revision 10/24/14 • kl_wf23led_spec.pdf

Type: Small Wall Lights W3 and W4 - mount at 9 and 10' lens heights
Job: Wallace Campus - Poughkeepsie

Page: 2 of 2

Standard Features



Fixture

Cat. No. **WF23** W3: WF23-9L3KUV-DB
W4: WF23-18L3KUV-DB

Electrical Module
LED = Light Emitting Diodes

Cat. Nos. for Electrical Modules available:

LED
- ☒ **9L2KUV**[1] ☐ **18L2KUV**[1]
- ☒ **9L3KUV**[1] **W3** ☒ **18L3KUV**[1] **W4**
- ☐ **9L4KUV**[1] ☐ **18L4KUV**[1]
- ☐ **9L5KUV**[1] ☐ **18L5KUV**[1]

[1]For LED, 9L = 9LED Emitters; 18L = 18 LED Emitters; 2K = 580nm color temperature; 3K = 3000K color temperature; 4K = 4200K color temperature; 5K = 5100K color temperature; UV = Universal Voltage from 120 to 277V with a ± 10% tolerance.

Finish
TGIC powdercoat

Color: Black Dark Bronze Light Gray Stealth Gray Platinum Silver White Custom Colors[2]
Cat. No.: ☐ **BL** ☐ **DB** ☐ **LG** ☐ **SG** ☐ **PS** ☐ **WH** ☐ **CC**

[2]Custom colors subject to additional charges, minimum quantities and extended lead times. Consult representative. Custom color description: _____

KIM LIGHTING

PA7R
BOLLARD

DATE: 5-28-21 LOCATION: 1234 Route 9G, Hyde Park, NY
TYPE: B PROJECT: Key Construction
CATALOG #: PA7R-CT-NU-3HS-12L-020-3K7-42A-DBS-x-UNV-x

ORDERING GUIDE

CATALOG # PA7R-CT-NU-3HS-12L-020-3K7-42A-DBS-x-UNV-x **Example:** PA7R-FT-NU-1-12L-010-5K7-24A-BLS-SWP-UNV-EM

HOUSING

PA7R					
Model	**Top**	**Optics**		**Distribution**	**Light Engine**
PA7R Pavilion.7" Ø Round	**FT** Flat Top **CT** * Crowned Top	**NU** No Up-light **CH** Clear Horizontal Lens **CL** * Clear Vertical Lens **DL** * Diffuse Vertical Lens **LV** Louvers **GC** Grille with clear vertical lens **GD** * Grille with diffuse vertical lens		**1** Type I **2** Type II **3** Type III **3HS** Type III + House side shield **4** Type IV **5** Type V	**12L-010-5K7** 1AW /1000 nominal lm, 5000K, 70 CRI **12L-010-4K7** 1AW /1000 nominal lm, 4000K, 70 CRI **12L-010-3K7** 1AW /1000 nominal lm, 3000K, 70 CRI **12L-010-AMB** * 1AW, Amber 595 nm Peak **12L-020-5K7** 22W /2000 nominal lm, 5000K, 70 CRI **12L-020-4K7** 22W /2000 nominal lm, 4000K, 70 CRI **12L-020-3K7** 22W /2000 nominal lm, 3000K, 70 CRI **12L-020-AMB** * 22W, 605nm 595 nm Peak

Body		Fixture Finish		Control Options		Voltage		Options	
24A	24" OAH, Aluminum	**BLS**	Black Gloss Smooth	**SWP** *	SiteSync pre-commission	**UNV**	120-277V	**EM** *	Battery Backup
42A	42" OAH, Aluminum	**BLT**	Black Matte Textured	**MW** *	Motion sensing (50% dim, 100% output upon detection)	**120** *	120V	**LP** *	Luminous Accent
42BB-C	42" OAH, Brown Concrete	**DBS**	Dark Bronze Gloss Smooth	**SiteSync Accessories***		**277** *	208-277V	**SF** **	Single Fuse
42CH-C	42" OAH, Charcoal Concrete	**DBT**	Dark Bronze Matte Textured	**SWUSB**	SiteSync Software on USB	**347** *	347V	**DF** **	Double Fuse
42NG-C	42" OAH, Natural Gray Concrete	**GTT**	Graphite Matte Textured	**SWTAB**	SiteSync Windows® Tablet	**480** *	480V		
42WH-C	42" OAH, White Concrete	**LGS**	Light Grey Gloss Smooth	**SWBRG**	SiteSync Wireless Bridge Node				
42A-RDP *	42" OAH, Aluminum + Dual Receptacle Outlet Panel and Cover	**LGT**	Light Grey Matte Textured						
42A-RDPL *	42" OAH, Aluminum + Dual Receptacle Outlet Panel and Locking Cover	**PSS**	Platinum Silver Gloss Smooth						
42A-2GEB	42" OAH, Aluminum + Integral Recessed 2 Gang Electrical Box	**VGT**	Verde Green Matte Textured						
42A-SG3	42" OAH, Aluminum * Speaker Grille Enclosure for 3" Ø speaker	**WHS**	White Gloss Smooth						
		WHT	White Matte Textured						

PRECOMMISSIONED SITESYNC ORDERING INFORMATION:
When ordering a fixture with the SiteSync lighting control option, additional information will be required to complete the Site Sync Pre-Commissioning Form or alternate schedule information must be completed. This form can be found on the Kim Lighting Controls page and Operating schedules. For more detailed information please visit www.hubbelllighting.com/products/sitesync or contact Hubbell Lighting tech support at (800) 345-4928.
Example:
PA7R-FT-NU-3-12L-020-3K7-42A-TT-SWP-UNV-LR

KIM LIGHTING

UR20
ARCHITECTURAL AREA/SITE

W1a and W2a Wall Mount

DATE: 02/19/21 LOCATION: Poughkeepsie, NY
TYPE: Wall PROJECT: WALLACE CAMPUS
CATALOG #: UR20 - 24L-25 - 3K8 - Type 3 or 4

FEATURES
- 20" size in post top, pole and wall mount
- High performance optics up to 17,000 delivered lumens
- Elegant form factor
- Diffusion lens option
- SiteSync™ wireless control options
- UL/cUL listed for wet locations, IP65 and 3G vibration rated



3000K and warmer CCTs only

CONTROL TECHNOLOGY

SiteSync NX DISTRIBUTED INTELLIGENCE

RELATED PRODUCTS

Ouro Small Post Top | Ouro Large Post Top | Ouro Large Arm Mount

SPECIFICATIONS

CONSTRUCTION
- Low copper aluminum alloy die-casting is designed as one-piece with internal cooling fins.
- Solid, cast aluminum wall creates a thermal barrier between the optical and electrical compartments.
- Molded silicone gasket throughout insures the sealing between the two compartments and provides ingress protection.
- Housing is designed with integral LED heat sink utilized for thermal transfer and for securing the location of each LED module.
- IK09 rated enclosure protects electrical equipment against external mechanical impacts.
- All external fasteners are stainless steel.
- One-piece low copper aluminum alloy die-cast lens frame is secured to housing with 6 screws.

OPTICS
- LEDs mount to a metal printed circuit board assembly (MCPCB).
- Optical lenses are clear injection molded PMMA acrylic.
- Optional Backlight Control on each LED module to completely control unwanted backlight.

INSTALLATION
- Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury.

ELECTRICAL
- Universal voltage, 120 through 277V with a ±10% tolerance. Driver is Underwriters Laboratories listed.
- High voltage configurations, 347/480. Driver has a 0-10V dimming interface for multi-level illumination options. Driver is Underwriters Laboratories listed.
- "Thermal Shield", secondary side, thermistor provides protection for the sustainable life of LED module and electronic components
- Drivers shall have greater than a 0.9 power factor, less than 20% harmonic distortion, and be suitable for operation in -40°C to 40°C ambient environments.
- Luminaire shall be capable of operating at 100% brightness in a 40°C environment. Both driver and optical array have integral thermal protection that will dim the luminaire upon detection of temperatures in excess of 85°C.
- Surge protection: 10,000k in parallel, 2,000k in series
- Wiring: No. 18AWM rated 105°C, wet rating.

CONTROLS
7PR
- Fully gasketed and wired 7-pin receptacle option. Easy access location above the electrical compartment. 7-pin construction allows for a user-defined interface and provides a controlled definition of operational performance. ANSI twist-lock control module by-others.

Standard customer operation modes:
- Traditional on/off photoelectric control.
- 5-pin wireless photoelectric control for added dimming feature.
- 7-pin wireless photoelectric control for for dimming and additional I/O connections for customer use.



7PR OPTION

(Specifications continued on page 3)

KEY DATA	
Lumen Range	2888 - 17080
Wattage Range	25 - 150
Efficacy Range (LPW)	100 -136
Reported Life (Hours)	L70>60,000
Weight	32 lbs - 14.5 Kg
EPA	0.372

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UR20 Arm Mounted

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HUBBELL Lighting

KIM LIGHTING

UR20
ARCHITECTURAL AREA/SITE

W, W1, W2, 5QN, and 5W Post Top Mount

DATE: 02/19/21 LOCATION: Poughkeepsie, NY
TYPE: Post Top PROJECT: WALLACE CAMPUS
CATALOG #: UR20 - 24L - 25 - 3K8

FEATURES
- 20" size in post top, pole and wall mount
- High performance optics up to 17,000 delivered lumens
- Elegant form factor
- Diffusion lens option
- SiteSync™ wireless control options
- UL/cUL listed for wet locations, IP66 and 4G/1.5G vibration rated



3000K and warmer CCTs only

CONTROL TECHNOLOGY

SiteSync NX DISTRIBUTED INTELLIGENCE

RELATED PRODUCTS

Ouro Small Arm Mount | Ouro Large Post Top | Ouro Large Arm Mount

SPECIFICATIONS

CONSTRUCTION
- Low copper aluminum alloy die-casting is designed as one-piece.
- Molded silicone gasket throughout insures the sealing between the two compartments and provides ingress protection.
- IK09 rated enclosure protects electrical equipment against external mechanical impacts.
- All external fasteners are stainless steel.
- Cover is secured to Lens frame by the latch and hinge.

OPTICS
- LEDs mount to a metal printed circuit board assembly (MCPCB).
- Optical lenses are clear injection molded PMMA acrylic.
- Optional Backlight Control on each LED module to completely control unwanted backlight.
- Optional fixture finish optical surfaces will not exceed BUG ratings of the standard white finish.

INSTALLATION
- Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury.

ELECTRICAL
- Universal voltage, 120 through 277V with a ±10% tolerance. Driver is Underwriters Laboratories listed.
- High voltage configurations, 347/480. Driver has a 0-10V dimming interface for multi-level illumination options. Driver is Underwriters Laboratories listed.
- "Thermal Shield", secondary side, thermistor provides protection for the sustainable life of LED module and electronic components
- Drivers shall have greater than a 0.9 power factor, less than 20% harmonic distortion, and be suitable for operation in -40°C to 40°C ambient environments.
- Luminaire shall be capable of operating at 100% brightness in a 40°C environment. Both driver and optical array have integral thermal protection that will dim the luminaire upon detection of temperatures in excess of 85°C.
- Surge protection: 10,000k in parallel, 2,000k in series
- Wiring: No. 18AWM rated 105°C, wet rating.

CONTROLS
7PR
- Fully gasketed and wired 7-pin receptacle option. Easy access location above the electrical compartment. 7-pin construction allows for a user-defined interface and provides a controlled definition of operational performance. ANSI twist-lock control module by-others.

Standard customer operation modes:
- Traditional on/off photoelectric control.
- 5-pin wireless photoelectric control for added dimming feature.
- 7-pin wireless photoelectric control for for dimming and additional I/O connections for customer use.



7-Pin receptacle placement

(Specifications continued on page 3)

KEY DATA	
Lumen Range	2694 - 16874
Wattage Range	25 - 150
Efficacy Range (LPW)	95 -133
Reported Life (Hours)	L70>60,000
Weight	35 lbs - 15.8 Kg
EPA	0.608

Photocell receptacle wiring diagram



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UR20 Post Top

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KIM LIGHTING

UR20
ARCHITECTURAL AREA/SITE

W1a and W2a Wall Mount

DATE: 02/19/21 LOCATION: Poughkeepsie, NY
TYPE: Wall PROJECT: WALLACE CAMPUS
CATALOG #: UR20 - 24L-25 - 3K8 - Type 3 or 4

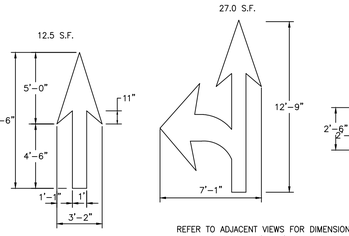
ORDERING GUIDE

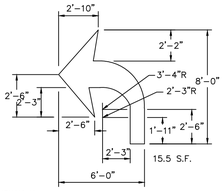
CATALOG # UR20 - 24L-25 - 3K7 - Type 3 or 4 Optic as noted on schedule - / - / WB Wall Bracket **Example:** UR20-24L-25-3K8-3-L-UNV-ASQ-BLT-7PR-BC-SWTAB

HOUSING

UR20							
Model	**LED Engine**	**CCT**		**Distribution**	**Rotation**	**Voltage**	
UR20 Ouro	**No Lens or Clear Lens** **24L-25** 3,000 lm **24L-65** 7,000 lm **56L-75** 10,000 lm **56L-115** 15,000 lm **56L-140** 17,000 lm **HDL - High Diffusion Lens** **28L-30** 3,000 lm **28L-70** 7,000 lm **68L-80** 9,000 lm **68L-115** 13,000 lm **68L-150** 15,000 lm	**AM** Amber, 590nm peak * **3K7** 3000K, 70 CRI **3K8** 3000K, 80 CRI **3K9** 3000K, 90 CRI **4K7** 4000K, 70 CRI **4K8** 4000K, 80 CRI **5K7** 5000K, 70 CRI		**No Lens or Clear Lens** **FR** Type 1 Front Row **1** Type I **2** Type II **3** Type III **4W** Type IV Wide **5QM** Type V Square Medium **5QN** Type V Square Narrow **5R** Type V Rectangular **5W** Type V Wide (Round) **HDL - High Diffusion Lens** **3** Type III Asymmetric **5W** Type V Symmetric	Blank for no rotation **L** * Optic rotation left **R** * Optic rotation right	**UNV** 120-277V **347** 347V **480** 480V **DALI** 120-277V *Consult factory	

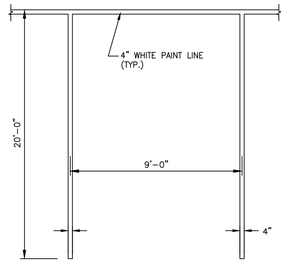
Mounting		Fixture Finish		Control Options		Options		Control Accessories	
ASQ	Arm Square pole	**BL**	Black	**7PR-TL**	7 pin PCR with twist lock photocontrol	**BC** *	Back light Control	**SW7





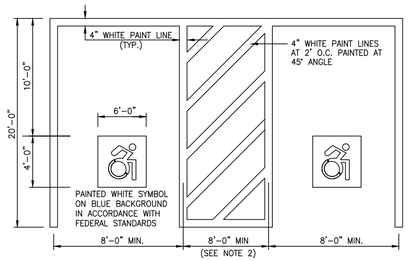
REFER TO ADJACENT VIEWS FOR DIMENSIONS (WHITE)
(ARROWS TO BE CENTERED IN TRAVEL LANE)

PAVEMENT ARROW DETAILS
NOT TO SCALE



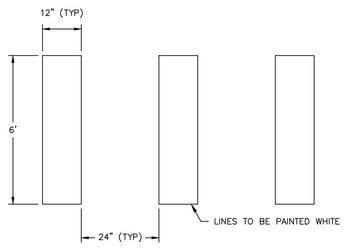
NOTE:
1. PROVIDE 2 COATS OF PAINT ON ALL SURFACES.
2. SEE PLAN FOR ACTUAL SPACE LOCATION AND DIMENSIONS.

TYPICAL PARKING SPACE DETAIL
NOT TO SCALE



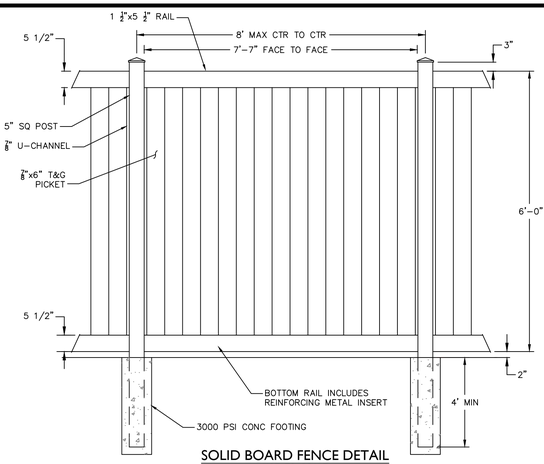
NOTES:
1. SEE SITE PLAN FOR ACCESSIBLE SPACE LOCATION AND DIMENSIONS.
2. PROVIDE 2 COATS OF PAINT ON ALL SURFACES.

TYPICAL ACCESSIBLE PARKING SPACE DETAIL
NOT TO SCALE



1. PROVIDE TWO COATS OF PAINT ON ALL SURFACES.
2. SEE PLANS FOR LOCATION OF CROSSWALKS.
3. LADDER CROSSWALK (NYSDOT TYPE L).

PAINTED CROSSWALK STRIPING
NOT TO SCALE



SOLID BOARD FENCE DETAIL
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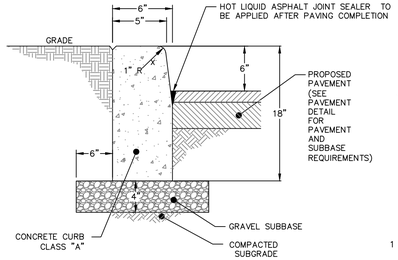
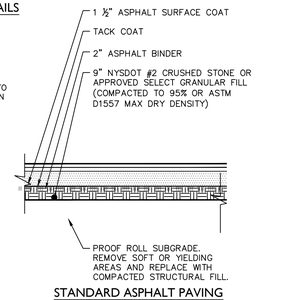
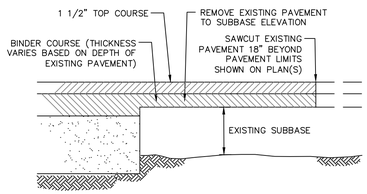


NOTES:
1. COMPACT NATIVE MATERIAL PRIOR TO INSTALLATION OF STONE SUBBASE. SEE NOTE SHEET NS-1 FOR COMPACTION REQUIREMENTS.

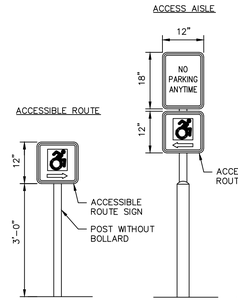
ON-SITE CONC. CURB
NOT TO SCALE



STANDARD ASPHALT PAVING
NOT TO SCALE

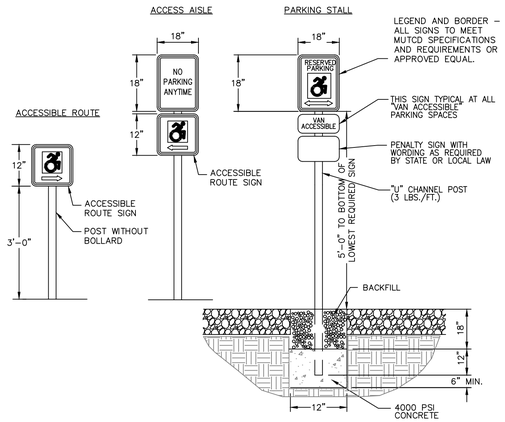


PAVEMENT TRANSITION DETAIL
NOT TO SCALE



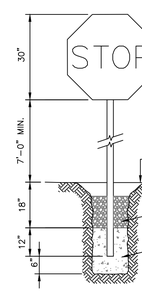
ACCESSIBLE PARKING & ACCESS SIGNS
NOT TO SCALE

FOR USE IN PAVED AREAS



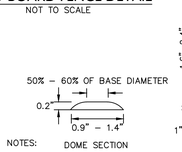
ACCESSIBLE PARKING & ACCESS SIGNS
NOT TO SCALE

FOR USE IN NON PAVED AREAS



NOTE:
1. CONSTRUCT SIGN IN ACCORDANCE WITH CURRENT NYSDOT AND MUTCD STANDARDS.

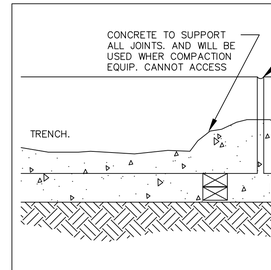
SIGN DETAIL
NOT TO SCALE



DOME SECTION

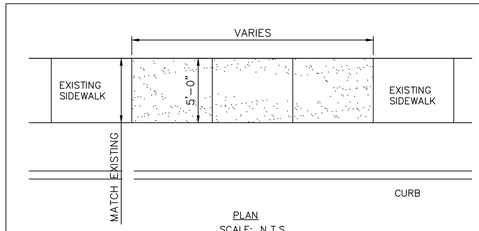
NOTES:
1. THE DETAILS PROVIDED ARE NOT DRAWN TO SCALE, THE QUANTITY OF DOMES DEPICTED ON THE DETECTABLE WARNING UNIT (THE DOMES AND THE ENTIRE 24" LEVEL SURFACE) IS FOR ILLUSTRATION ONLY.
2. THE SIZE OF THE DETECTABLE WARNING FIELD SHALL BE 24" IN THE DIRECTION OF TRAVEL AND SHALL EXTEND THE FULL WIDTH OF THE CURB RAMP OR FLUSH SURFACE.
3. THE ROWS OF DOMES SHALL BE ALIGNED TO BE PERPENDICULAR OR RADIAL TO THE GRADE BREAK BETWEEN THE RAMP LANDING OR CURB RAMP AND THE STREET.
4. WHERE DOMES ARE ARRAYED RADIALLY THEY MAY DIFFER IN DOME DIAMETER AND CENTER-TO- CENTER SPACING WITHIN THE RANGES SPECIFIED ON THIS SHEET.
5. THE DETECTABLE WARNING FIELD SHALL BE THE COLOR SPECIFIED IN THE CONTRACT DOCUMENTS OR MEET THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS.
6. DETECTABLE WARNING SHALL BE LOCATED SO THAT THE EDGE OR CORNER OF THE WARNING FIELD NEAREST TO THE ROADWAY IS 5" TO 9" FROM THE FRONT OF THE CURB OR THE ROADWAY EDGE (12" WHERE TRAVERSABLE CURB IS USED). INSTALL THE DETECTABLE WARNING FIELD BEHIND THE FLUSH CURB.
7. THE EDGE OF THE DETECTABLE WARNING FIELD NEAREST TO A RAILROAD CROSSING SHALL BE 6'-0" MINIMUM AND 15'-0" MAXIMUM FROM THE CENTERLINE OF THE NEAREST RAIL.

DETECTABLE WARNING STRIP
NOT TO SCALE

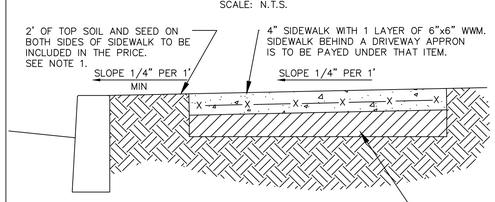


GRANITE OR BLUESTONE CURB DETAIL

CITY OF POUGHKEEPSIE ENGINEERING DEPARTMENT 62 CIVIC CENTER PLAZA POUGHKEEPSIE, NY 12602	FILE NO.: 001-DET DATE: 3-6-00 SCALE: AS NOTED DRAWN BY: JP	GRANITE BLUE STONE DETIALS	6 6A, 6B PAGE NO.



PLAN
SCALE: N.T.S.

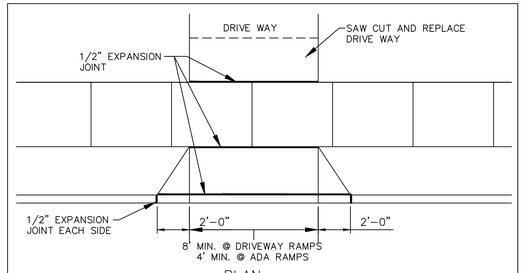


NOTES:
1. WHERE MATERIAL IS NOT USED THE CITY OF POUGHDEEPSIE WILL BE CREDITED IN AREAS WHERE MORE THAN THE SPECIFIED AMOUNT OF MATERIAL IS USED. MAJOR GRADE CHANGES WILL BE APROVED BY THE CITY ENGINEERING DEPT. AND WILL BE PAYED UNDER APROPRIATE ITEMS.

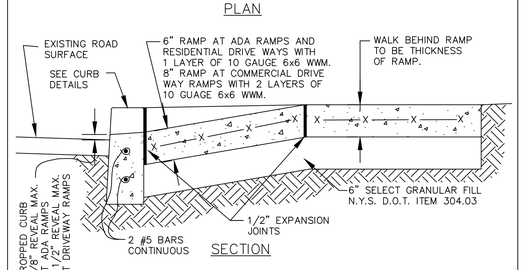
SECTION

SIDEWALK DETAIL REPLACE & NEW

CITY OF POUGHKEEPSIE ENGINEERING DEPARTMENT 62 CIVIC CENTER PLAZA POUGHKEEPSIE, NY 12602	PROJECT: 001-DET DATE: 5-16-00 SCALE: AS NOTED DRAWN BY: JP	SIDEWALK DETAIL	



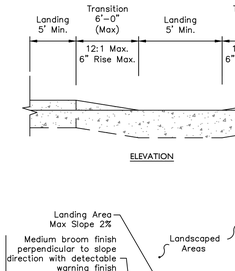
PLAN



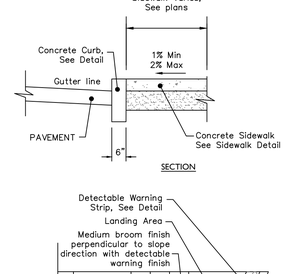
SECTION

DRIVEWAY RAMPS & ADA RAMP
SCALE: 1"=1'-0"

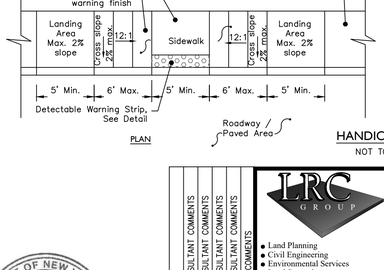
CITY OF POUGHKEEPSIE ENGINEERING DEPARTMENT 62 CIVIC CENTER PLAZA POUGHKEEPSIE, NY 12602	FILE NO.: 001-DET DATE: 3-6-00 SCALE: AS NOTED DRAWN BY: JP	DRIVEWAY & ADA RAMP DETIAL	1 PAGE NO.



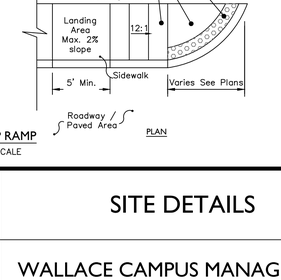
ELEVATION



SECTION



PLAN



PLAN

HANDICAP RAMP
NOT TO SCALE

#	Date	Revisions
4	01.05.21	RESPONSE TO CONSULTANT COMMENTS
5	03.02.21	RESPONSE TO CONSULTANT COMMENTS
6	05.07.21	RESPONSE TO CONSULTANT COMMENTS
7	10.25.21	RESPONSE TO CONSULTANT COMMENTS
8	12.7.21	REVISED PER CITY COMMENTS

LRC GROUP
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• Civil Engineering
• Environmental Services
• Land Surveying
• Landscape Architecture
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Tel: 845.243.2880
160 West Street, Suite E
Cromwell, CT 06416
Tel: 860.635.2877
1 International Blvd, Suite 400
Mahwah, NJ 07495
Tel: 908.603.5730
www.lrcconsult.com
LRC Engineering & Surveying, DPC
LRC Engineering & Surveying, LLC
LRC Environmental Services, Inc.

SITE DETAILS

WALLACE CAMPUS MANAGER, LLC

WALLACE CAMPUS
CITY OF POUGHKEEPSIE,
DUTCHESS COUNTY, NEW YORK

Design/Calcs	LRC	CAD File	DN20254801.dwg	Sheet No.	
Drawn	SMC	Project No.	20-2548		DN-1
Checked	KFC	Date	2020.04.10		
Approved	REM	Scale	NOTED		

DETAILS PROVIDED BY THE CITY OF POUGHKEEPSIE. FOR ALL WORK TO BE PERFORMED IN THE CITY ROW.

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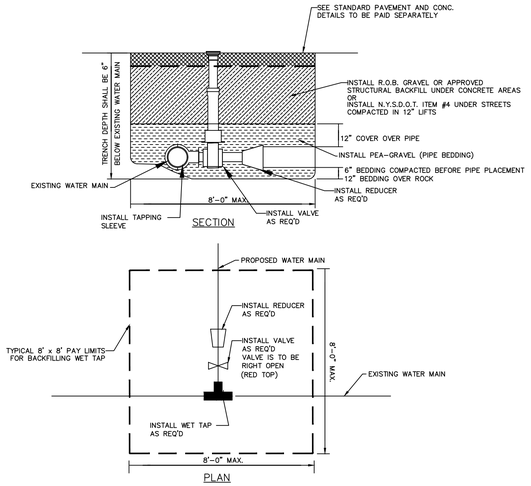
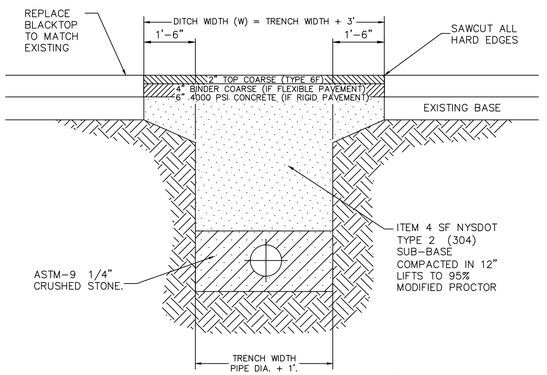


NOTE: ALL BACKFILL TO BE PLACED IN 1' LIFTS AND COMPACTED TO 95% OF MODIFIED PROCTOR (ASTM 1557)

TAPPING SLEEVE & VALVE

SCALE: N.T.S.

CITY OF POUGHKEEPSIE ENGINEERING DEPARTMENT 80 WASHINGTON STREET POUGHKEEPSIE, NY 12602	FILE NO.: DATE: 3-6-00 SCALE: AS NOTED DRAWN BY: JP	TAPPING SLEEVE & VALVE	1 PAGE NO.

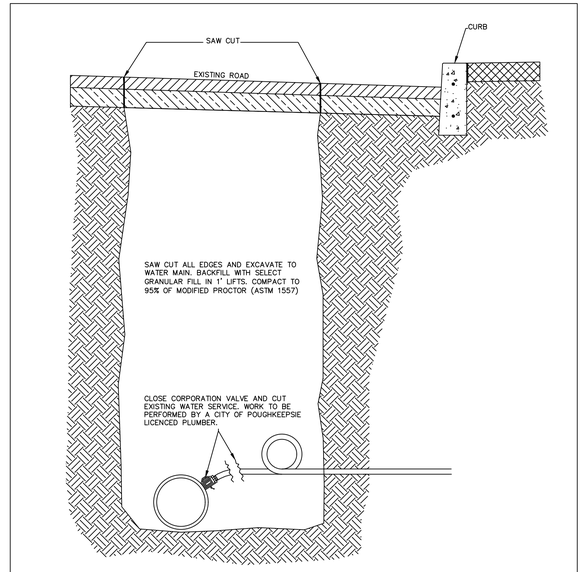


UTILITY TRENCH DETAIL IN PUBLIC R.O.W.

NOTES:

1. DITCH WIDTH SHALL EXTEND A MINIMUM OF ONE AND ONE-HALF FT. FROM THE EDGES OF THE TRENCH.
2. REPLACED BASE MATERIAL OVER TRENCH SHALL BE ITEM 4 COMPACTED IN 12" LIFTS.
3. PIPE BEDDING SHALL BE A MINIMUM OF 6" ABOVE AND BELOW PIPE
4. ALL JOINTS SHALL BE MECHANICALLY SAWED.
5. ALL JOINTS SHALL BE SQUARED TO THE EXISTING EDGE OF CURB AND/OR PAVEMENT, AND TACK COATED PER DETAIL.
6. ROAD SURFACE REPLACEMENT SHALL BE MINIMUM OF SIX INCHES OF ASPHALIC CONCRETE.
7. ASPHALT PAVEMENT TO BE PLACED IN TWO LIFTS AS SHOWN.

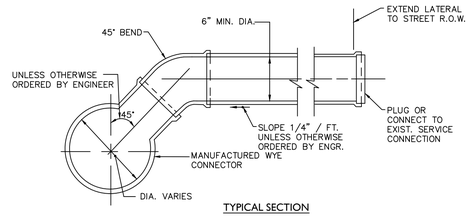
CITY OF POUGHKEEPSIE ENGINEERING DEPARTMENT 62 CIVIC CENTER PLAZA POUGHKEEPSIE, NY 12602	FILE NO.: FLEXPAVE.DWG DATE: 9-9-04 SCALE: AS NOTED DRAWN BY: ENGINEERING	TRENCH AND PAVEMENT DETAIL	



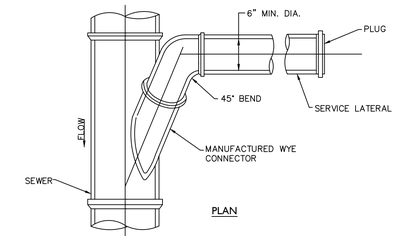
WATER SERVICE DISCONNECT AT MAIN

SCALE: N.T.S.

CITY OF POUGHKEEPSIE ENGINEERING DEPARTMENT 80 WASHINGTON STREET POUGHKEEPSIE, NY 12602	FILE NO.: DATE: 08-21-08 SCALE: AS NOTED DRAWN BY: JTK	WATER DISCONNECT @ MAIN	1 PAGE NO.



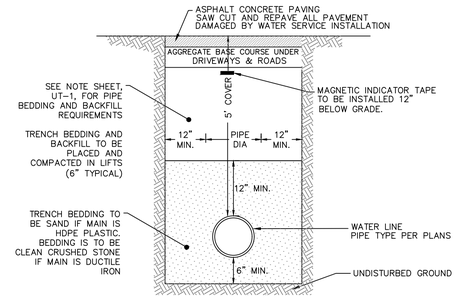
TYPICAL SECTION



PLAN

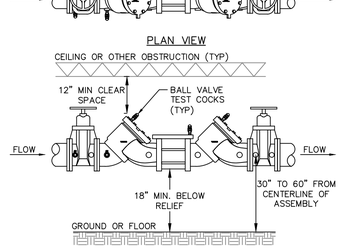
STANDARD SERVICE LATERAL CONNECTION

NOT TO SCALE



WATER MAIN TRENCH

NOT TO SCALE



PLAN VIEW

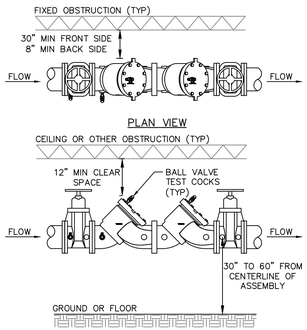
SECTION

NOTES:

1. ASSEMBLY TO BE INSTALLED HORIZONTALLY.
2. WATTS SERIES LF007 2" REDUCED PRESSURE ZONE OR APPROVED EQUAL.
3. RPZ TO BE INSTALLED IN MECHANICAL SPACE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS AND MUST MEET ALL CLEARANCES AS OUTLINED ABOVE. SEE PLUMBING PLANS FOR FURTHER DETAILS.
4. ASSEMBLY TO BE TESTED BY A LICENSED BACKFLOW PREVENTION DEVICE TESTER AFTER INSTALLATION AND PRIOR TO ACTIVATION OF NEW WATER SUPPLY. THE RESULTS MUST BE SUBMITTED TO THE DCDOH AND CITY OF POUGHKEEPSIE AS PART OF THE ENGINEER'S CERTIFICATION.
5. ASSEMBLY MUST BE TESTED ANNUALLY BY A LICENSED BACKFLOW PREVENTION TESTER. COPIES OF THE TEST RESULTS MUST BE SUBMITTED TO THE OWNER, CITY OF POUGHKEEPSIE WATER DEPARTMENT, AND THE DUTCHESS COUNTY DEPARTMENT OF HEALTH.
6. RPZ TO DRAIN OUT EXTERIOR OF BUILDING WITH REQUIRED AIR GAP.

DOMESTIC SUPPLY – REDUCED PRESSURE ZONE DETAIL

NOT TO SCALE



PLAN VIEW

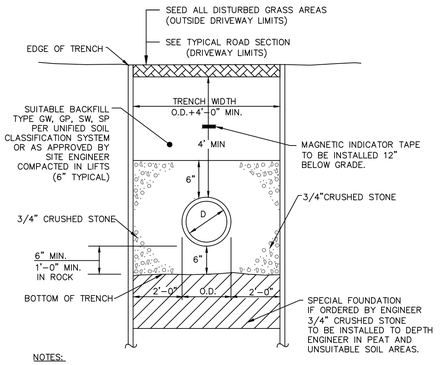
SECTION

NOTES:

1. ASSEMBLY TO BE INSTALLED HORIZONTALLY OR VERTICAL UP.
2. WATTS SERIES LF709 6" DOUBLE CHECK VALVE OR APPROVED EQUAL.
3. DCV TO BE INSTALLED IN MECHANICAL SPACE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS AND MUST MEET ALL CLEARANCES AS OUTLINED ABOVE.SEE PLUMBING PLANS FOR FURTHER DETAILS.
4. ASSEMBLY TO BE TESTED BY A LICENSED BACKFLOW PREVENTION DEVICE TESTER AFTER INSTALLATION AND PRIOR TO ACTIVATION OF NEW WATER SUPPLY. THE RESULTS MUST BE SUBMITTED TO THE DCDOH AND TO CITY OF POUGHKEEPSIE AS PART OF THE ENGINEER'S CERTIFICATION.
5. ASSEMBLY MUST BE TESTED ANNUALLY BY A LICENSED BACKFLOW PREVENTION TESTER. COPIES OF THE TEST RESULTS MUST BE SUBMITTED TO THE OWNER, CITY OF POUGHKEEPSIE WATER DEPARTMENT, AND THE DUTCHESS COUNTY DEPARTMENT OF HEALTH.

FIRE SUPPLY – DOUBLE DETECTION CHECK VALVE DETAIL

NOT TO SCALE



NOTES:

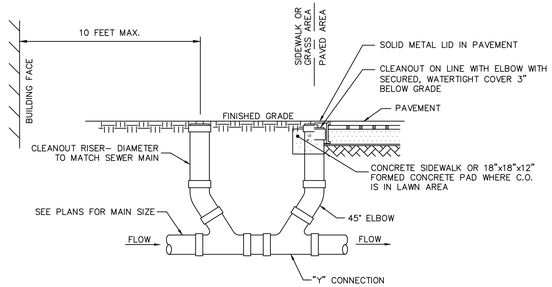
1. IF COVER IS LESS THAN 4 FEET INSULATION IS REQUIRED.
2. SEE NOTES SHEET UT-1 FOR SUBGRADE AND BACKFILL COMPACTION REQUIREMENTS

SANITARY SEWER TRENCH SECTION

NOT TO SCALE

NOTES:

1. DOUBLE CLEANOUT TO BE INSTALLED ON ALL SEWER LATERALS WITHIN 10 FEET OF BUILDING FACE.
2. ANY LOCATIONS WITHIN PAVED AREAS SHALL HAVE COVERS THAT ARE H-20 LOAD RATED. ALL COVERS WHETHER IN PAVEMENT OR GRASS SHALL BE LABELED "SEWER".
3. ALL RISERS ARE TO MATCH THE SIZE OF THE SANITARY LINE.
4. IN LAWN AREAS INSTALL CONCRETE COLLAR 3 INCHES BELOW GRADE. COVER WITH TOP SOIL OR OTHER SURFACE TREATMENT AS DESIGNATED ON LANDSCAPE PLANS.



DOUBLE SEWER CLEANOUT DETAIL

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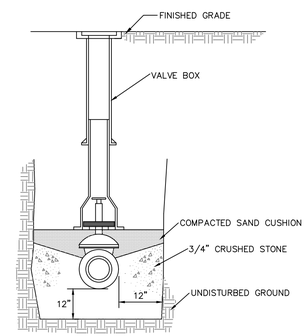

VALVE AND VALVE BOX DETAIL

NOT TO SCALE

NOTE: SEE CITY OF POUGHKEEPSIE WATER NOTES FOR ADDITIONAL DETAILS.

STATE OF NEW YORK
ROMEYE MORRISON
074104
LICENSED PROFESSIONAL ENGINEER

#	Date	Description
4	01.05.21	RESPONSE TO CONSULTANT COMMENTS
5	03.02.21	RESPONSE TO CONSULTANT COMMENTS
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Revisions

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Tel: 908.603.5730
www.lrcconsult.com
LRC Engineering & Surveying, DPC
LRC Engineering & Surveying, LLC
LRC Environmental Services, Inc.

WATER / SEWER DETAILS

WALLACE CAMPUS MANAGER, LLC

WALLACE CAMPUS
CITY OF POUGHKEEPSIE,
DUTCHESS COUNTY, NEW YORK

Design/Calcs	LRC	CAD File	DN20254802.dwg	Sheet No.
Drawn	SMC	Project No.	20-2548	DN-2
Checked	KFC	Date	2020.04.10	
Approved	REM	Scale	NOTED	

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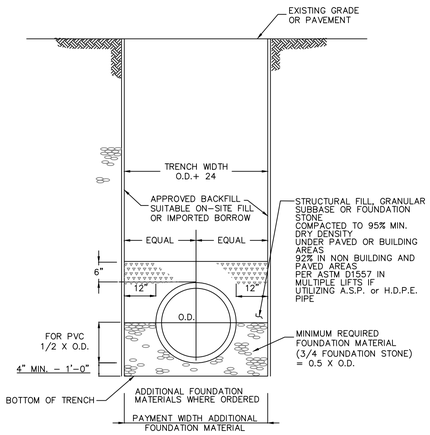
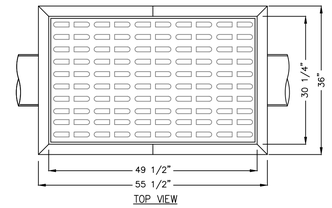
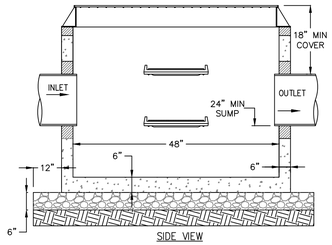


TYPICAL STORM SEWER TRENCH SECTION

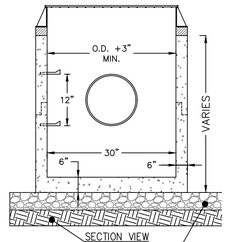
NOT TO SCALE



TOP VIEW



SIDE VIEW



SECTION VIEW

COMPACTED 3/4" CRUSHED STONE PLACED ON COMPACTED STABLE SUBGRADE APPROVED BY THE CERTIFYING ENGINEER)

CURB LESS TYPE CATCH BASIN

NOT TO SCALE

NOTES:

1. PRECAST CONCRETE CATCH BASIN SECTIONS AS MANUFACTURED BY FORT MILLER OR APPROVED EQUAL.

2.CATCH BASIN SHALL BE PRECAST CONCRETE. DESIGNED FOR H20 VEHICULAR LOADING AND 25% IMPACT.

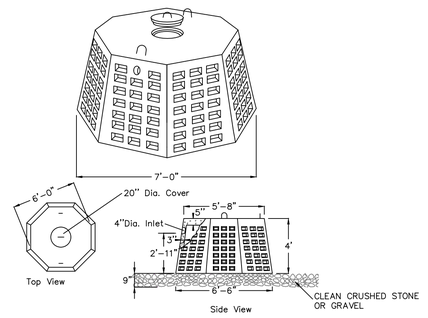
3.FRAME AND COVER SHALL BE DESIGNED FOR H20 VEHICULAR LOADING AND 25% IMPACT. FRAME TO BE GENERAL FOUNDRIES, INC. MODEL #23408 OR APPROVED EQUAL

4.CONCRETE CATCH BASIN CASTING CLEAR OPENING DIMENSION MUST MATCH FRAME AND GRATE CLEAR OPENING DIMENSION.

5.CATCH BASINS HAVING A DEPTH GREATER THAN 48" FROM FINISHED SURFACE TO THE TOP OF THE CONCRETE BASE SHALL BE PROVIDED WITH STEPS.

6.BACKFILL USING TRENCH BACKFILL, COMPACTED IN 6" LIFTS.

7.SUMPS FOR CATCH BASINS SHALL BE 24".

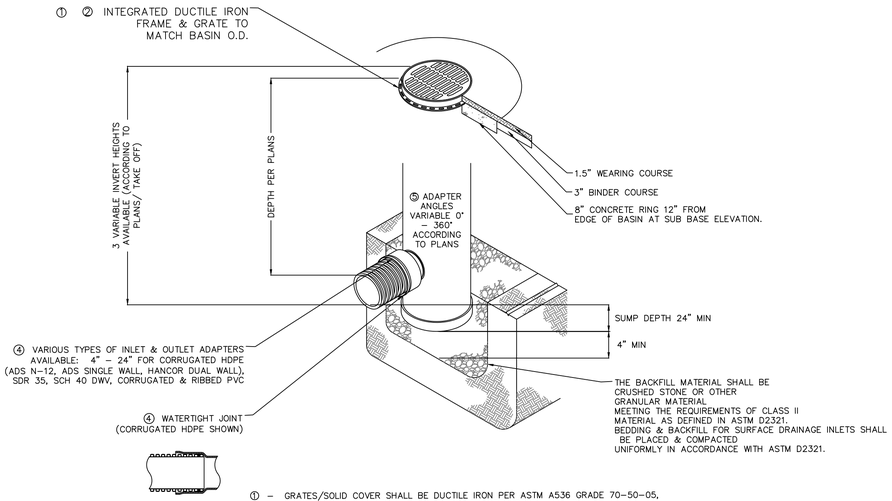


SPECIFICATIONS	PRECAST DRY WELLS MODEL DW-4 (B) 630 GALLONS
Concrete Minimum Strength: 4,000 psi at 28 days Reinforcement: #3 Rebar Air Entrainment: 5% Capacity: 630 gallons Weight = 3600 lbs Sidewall Area: 60 square feet Load Rating: 300 psf (H20 loading on request)	Woodard's Concrete Products, Inc. 629 Isbell Road, Bulrville, KY 10915 (845) 361-3471 / Fax 361-1050

PRECAST DRYWELL DETAIL

NOT TO SCALE

(DETAIL PROVIDED BY WOODARDS)



① – GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05,
② – FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
③ – DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065
④ – DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS & HANCOR DUAL WALL) & SDR 35 PVC
⑤ – ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-013.

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DRAWN BY EBC DATE 4-3-06	MATERIAL	Nyloplast	3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2490 www.nyloplast-us.com
APPD BY CJA DATE 4-3-06	PROJECT NO./NAME SHEET 1 OF 1	TITLE 24 IN DRAIN BASIN QUICK SPEC INSTALLATION DETAIL	
DWG SIZE A		DWG NO. 7001-110-192	REV B

NYLOPLAST 24" DRAIN BASIN:

NOT TO SCALE



#	Date	Description
4	01.05.21	RESPONSE TO CONSULTANT COMMENTS
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Mahwah, NJ 07495
Tel: 908.603.5730
www.lrcconsult.com
LRC Engineering & Surveying, DPC
LRC Engineering & Surveying, LLC
LRC Environmental Services, Inc.

STORMWATER DETAILS

WALLACE CAMPUS MANAGER, LLC

WALLACE CAMPUS
CITY OF POUGHKEEPSIE,
DUTCHESS COUNTY, NEW YORK

Design/Calcs	LRC	CAD File	DN20254803.dwg	Sheet No.
Drawn	SMC	Project No.	20-2548	DN-3
Checked	KFC	Date	2020.04.10	
Approved	REM	Scale	NOTED	

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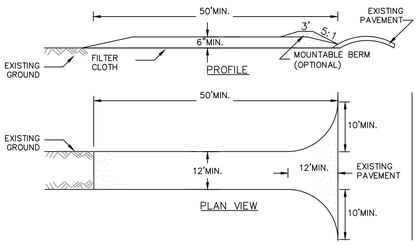
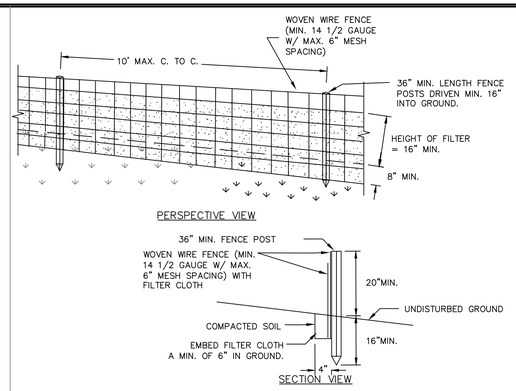


CONSTRUCTION SPECIFICATIONS

1. STONE SIZE – USE 3"–4" ANGULAR STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH – NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS – NOT LESS THAN SIX (6) INCHES.
4. WIDTH – TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY–FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
5. FILTER CLOTH – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CON–STRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS–OF–WAY, ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACTED ONTO PUBLIC RIGHTS–OF–WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

U.S. DEPARTMENT OF AGRICULTURE
NATURAL RESOURCES CONSERVATION SERVICE
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

STABILIZED CONSTRUCTION ENTRANCE

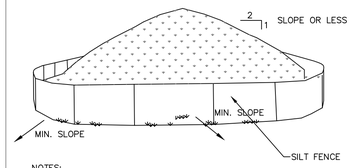


CONSTRUCTION SPECIFICATIONS

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, 12 1/2 GAUGE, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER–LAPPED 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.

U.S. DEPARTMENT OF AGRICULTURE
NATURAL RESOURCES CONSERVATION SERVICE
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

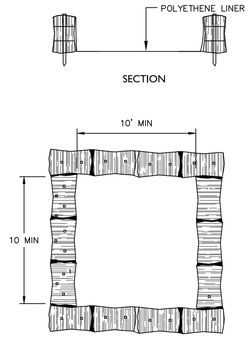
SILT FENCE



NOTES:

1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1V:2H.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.
4. SEE SPECIFICATIONS FOR INSTALLATION OF SILT FENCE.
5. HAYBALES OR SILT SOCKS TO BE USED WHERE STOCKPILES ARE LOCATED ON PAVED AREAS.

MATERIALS STOCKPILE
NOT TO SCALE

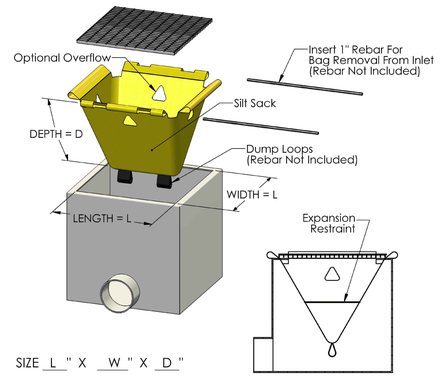


NOTES:

1. CONCRETE WASHOUT SIGN TO BE INSTALLED WITHIN 30 FEET OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
2. REMOVE HARDENED CONCRETE WHEN WITHIN 4" FROM TOP OF STRUCTURE.
3. CONSTRUCT NEW FACILITIES ONCE CURRENT FACILITIES ARE TWO–THIRDS FULL. IF CONCRETE HAS NOT HARDENED CONSTRUCT NEW FACILITIES ONCE CURRENT FACILITY IS TWO–THIRDS FULL.
4. LINERS, HAYBALES, ET.C SHALL BE INSPECTED FOR DAMAGE. ANY DAMAGE SHALL BE REPAIRED PROMPTLY.
5. SEPARATE FACILITIES TO BE USED FOR VEHICLE WASHING IF NEEDED.
6. NO CONCRETE IS TO BE WASHOUT OUT ON THE GROUND IN ANY LOCATION.

ABOVE GROUND TEMPORARY
CONCRETE/VEHICLE WASHOUT FACILITY
NOT TO SCALE

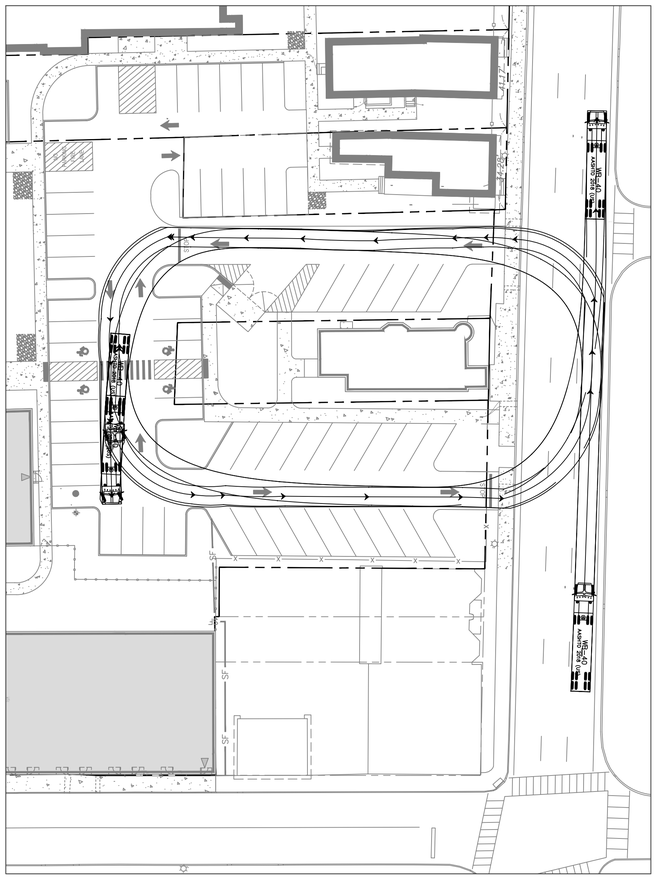
Silt Sack - Type A



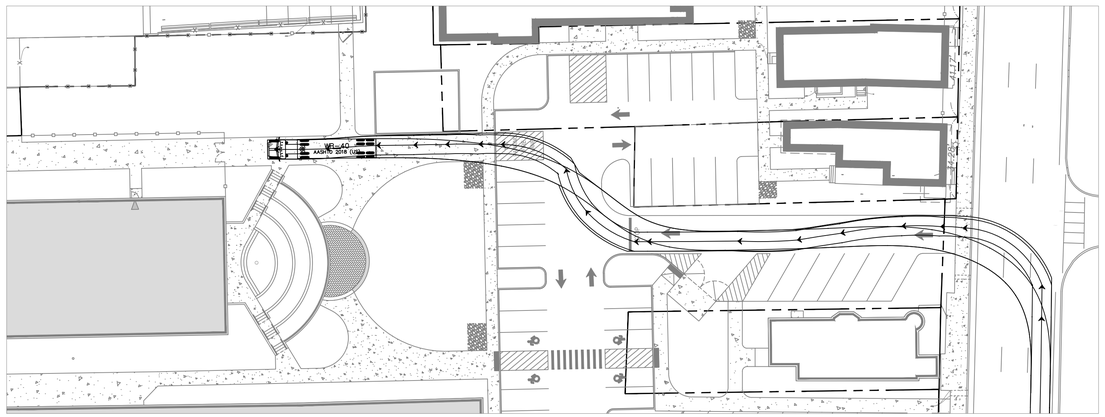
SIZE L " X W " X D "

ACF ENVIRONMENTAL
2831 Cardwell Road
Richmond, VA 23234
WWW.ACFENVIRONMENTAL.COM

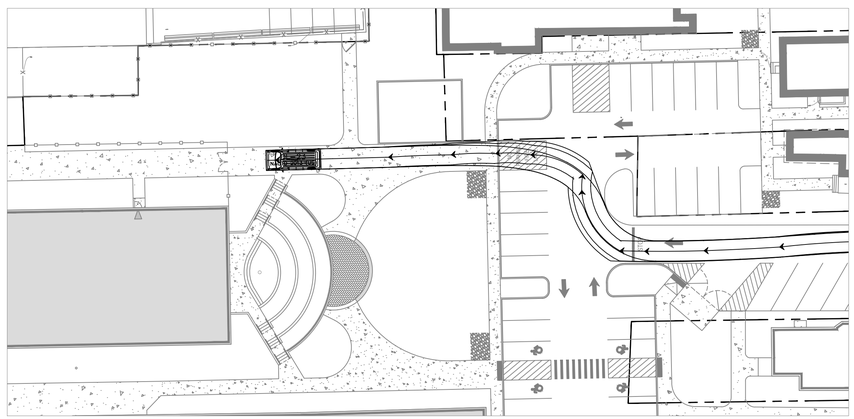
SILT SACK DETAIL (CURBLESS CB)
NOT TO SCALE



TRUCK TURNING PLAN (IN/OUT)
Scale: 1"=30'



TRUCK TURNING PLAN
Scale: 1"=30'



EMS VEHICLE ENTERING
Scale: 1"=30'

STATE OF NEW YORK
ROMNEY E. MORRISON
074164
LICENSED PROFESSIONAL ENGINEER

#	Date	Description
4	01.05.21	RESPONSE TO CONSULTANT COMMENTS
5	03.02.21	RESPONSE TO CONSULTANT COMMENTS
6	05.07.21	RESPONSE TO CONSULTANT COMMENTS
7	10.25.21	RESPONSE TO CONSULTANT COMMENTS
8	12.7.21	REVISED PER CITY COMMENTS

Revisions

LRC GROUP
- Land Planning
- Civil Engineering
- Environmental Services
- Land Surveying
- Landscape Architecture

85 Civic Center Plaza, Suite 103
Poughkeepsie NY 12601
Tel: 845.243.2880

160 West Street, Suite E
Cromwell, CT 06416
Tel: 860.635.2877

1 International Blvd, Suite 400
Mahwah, NJ 07495
Tel: 908.603.5730

www.lrcconsult.com

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

EROSION CONTROL DETAILS

WALLACE CAMPUS MANAGER, LLC

WALLACE CAMPUS
CITY OF POUGHKEEPSIE,
DUTCHESS COUNTY, NEW YORK

Design/Calcs	LRC	CAD File	DN20254804.dwg
Drawn	SMC	Project No.	20–2548
Checked	KFC	Date	2020.04.10
Approved	REM	Scale	NOTED

Sheet No.
DN-4

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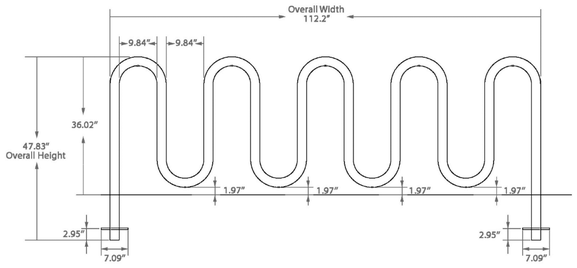
Park-It 11 Bike Rack, Inground



Front View



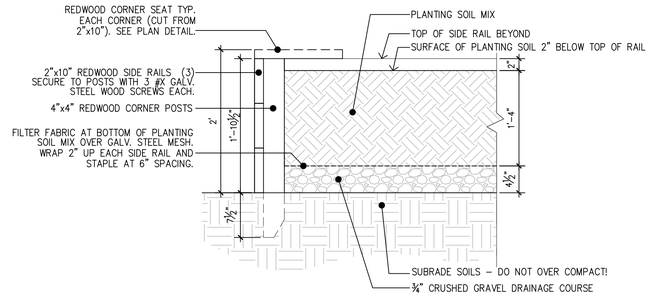
Side View

Material	Finish	Dimensions	Weight
Steel tubing	Powder coated black	112.2" w x 47.83" h Above ground: 112.2" w x 36.02" h	79 lbs.

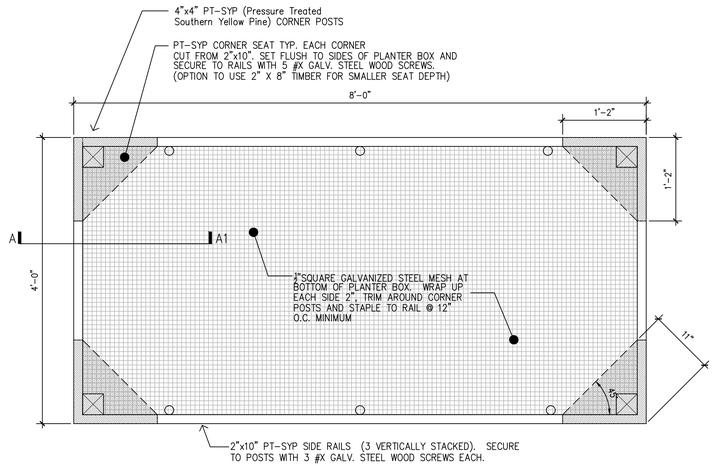
Type of Mount: Inground mount

Size of Tubing: 1-7/8" O.D. x 11-gauge

TYPICAL BICYCLE RACK
(5 & 9 Capacity Racks Similar)

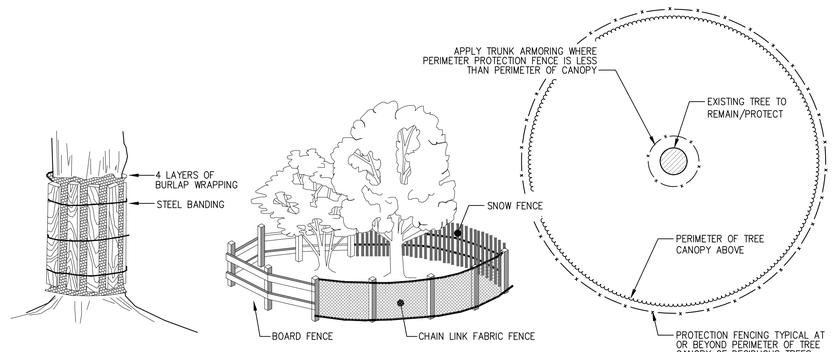


SECTION A–A1



PLAN VIEW

RAISED WOOD PLANTER
Scale: 1" = 1'-0"



TREE ARMORING

CONSTRUCTION AREA WHERE PAVED SURFACES MAKE IT IMPRACTICAL TO ESTABLISH TREE PROTECTION ZONE.

FENCING AT TREE PROTECTION ZONES

INSTALL ONE OF THE FENCE TYPES (MIN. FENCE HT. 42") NOTED ABOVE UNLESS SPECIFICALLY INDICATED ON PLANS. MAY BE INSTALLED CONTINOUSLY AROUND GROUPS OF TREES TO REMAIN.

TREE PROTECTION
NOT TO SCALE

STATE OF NEW YORK
RODNEY E. MORRISON
LICENSED PROFESSIONAL ENGINEER
071894

#	Date	Description
4	01.05.21	RESPONSE TO CONSULTANT COMMENTS
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AMENITIES DETAILS

WALLACE CAMPUS MANAGER, LLC

WALLACE CAMPUS
CITY OF POUGHKEEPSIE,
DUTCHESS COUNTY, NEW YORK

Design/Calcs	LRC	CAD File	DN20254805.dwg
Drawn	SMC	Project No.	20–2548
Checked	KFC	Date	2020.04.10
Approved	REM	Scale	NOTED

Sheet No. **DN-5**

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Full Environmental Assessment Form
Part 2 - Identification of Potential Project Impacts

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency **and** the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

Tips for completing Part 2:

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer "**Yes"** to a numbered question, please complete all the questions that follow in that section.
- If you answer "**No"** to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box "Moderate to large impact may occur."
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the "whole action".
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

1. Impact on Land
Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1)
If "Yes", answer questions a - j. If "No", move on to Section 2.

☐ NO ☑ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	NO ☑	☐
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	NO ☑	☐
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	NO ☑	☐
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	☑ SMALL	☐
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	☑ SMALL	☐
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	☑ NO	☐
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	NO ☑	☐
h. Other impacts: _____ _____		☑ NO	☐

2. Impact on Geological Features

The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g) ☑ NO ☐ YES

If "Yes", answer questions a - c. If "No", move on to Section 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____ _____	E2g	☐	☐
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	☐	☐
c. Other impacts: _____ _____		☐	☐

3. Impacts on Surface Water

The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h) ☑ NO ☐ YES

If "Yes", answer questions a - l. If "No", move on to Section 4.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	☐	☐
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	☐	☐
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	☐	☐
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	☐	☐
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	☐	☐
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	☐	☐
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	☐	☐
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	☐	☐
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	☐	☐
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	☐	☐
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	☐	☐

l. Other impacts: _____ _____		☐	☐

4. Impact on groundwater

The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t)

☑ NO ☐ YES

If "Yes", answer questions a - h. If "No", move on to Section 5.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	☐	☐
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	☐	☐
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	☐	☐
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	☐	☐
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	☐	☐
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	☐	☐
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	☐	☐
h. Other impacts: _____ _____		☐	☐

5. Impact on Flooding

The proposed action may result in development on lands subject to flooding. (See Part 1. E.2)

☑ NO ☐ YES

If "Yes", answer questions a - g. If "No", move on to Section 6.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	☐	☐
b. The proposed action may result in development within a 100 year floodplain.	E2j	☐	☐
c. The proposed action may result in development within a 500 year floodplain.	E2k	☐	☐
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	☐	☐
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	☐	☐
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	☐	☐

g. Other impacts: _____ _____		☐	☐

6. Impacts on Air

The proposed action may include a state regulated air emission source. (See Part 1. D.2.f., D.2.h, D.2.g) ☑ NO ☐ YES

If "Yes", answer questions a - f. If "No", move on to Section 7.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels:			
i. More than 1000 tons/year of carbon dioxide (CO_2)	D2g	☐	☐
ii. More than 3.5 tons/year of nitrous oxide (N_2O)	D2g	☐	☐
iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs)	D2g	☐	☐
iv. More than .045 tons/year of sulfur hexafluoride (SF_6)	D2g	☐	☐
v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions	D2g	☐	☐
vi. 43 tons/year or more of methane	D2h	☐	☐
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	☐	☐
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	☐	☐
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	☐	☐
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	☐	☐
f. Other impacts: _____ _____		☐	☐

7. Impact on Plants and Animals

The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) ☑ NO ☐ YES

If "Yes", answer questions a - j. If "No", move on to Section 8.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	☐	☐
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	☐	☐
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	☐	☐
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	☐	☐

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	□	□
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	□	□
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	□	□
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____ _____	E1b	□	□
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	□	□
j. Other impacts: _____ _____		□	□

8. Impact on Agricultural Resources

The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) ☑ NO ☐ YES

If "Yes", answer questions a - h. If "No", move on to Section 9.

	Relevant Part I Question(s)	**No, or small impact may occur**	**Moderate to large impact may occur**
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	□	□
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, Elb	□	□
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	□	□
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	□	□
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	El a, E1b	□	□
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	□	□
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	□	□
h. Other impacts: _____		□	□

9. Impact on Aesthetic Resources

The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.)

☑ NO ☐ YES

If "Yes", answer questions a - g. If "No", go to Section 10.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	☐	☐
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	☐	☐
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	 ☐ ☐	 ☐ ☐
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	 ☐ ☐	 ☐ ☐
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	☐	☐
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile ½ -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	☐	☐
g. Other impacts: _____ _____		☐	☐

10. Impact on Historic and Archeological Resources

The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.)

☐ NO ☑ YES

If "Yes", answer questions a - e. If "No", go to Section 11.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places.	E3e	☑ SMALL	☐
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	☑ SMALL	☐
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	☑ NO	☐

d. Other impacts: _____ _____		☐	☐
e. If any of the above (a-d) are answered "Moderate to large impact may occur", continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	☐	☐
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	☐	☐
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	☐	☐

11. Impact on Open Space and Recreation

The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan.
(See Part 1. C.2.c, E.1.c., E.2.q.)
If "Yes", answer questions a - e. If "No", go to Section 12.

☑ NO ☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	☐	☐
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	☐	☐
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	☐	☐
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	☐	☐
e. Other impacts: _____ _____		☐	☐

12. Impact on Critical Environmental Areas

The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d)
If "Yes", answer questions a - c. If "No", go to Section 13.

☑ NO ☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	☐	☐
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	☐	☐
c. Other impacts: _____ _____		☐	☐

13. Impact on Transportation
The proposed action may result in a change to existing transportation systems. ☐ NO ☑ YES
(See Part 1. D.2.j)
If "Yes", answer questions a - f. If "No", go to Section 14.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	NO ☑	☐
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	NO ☑	☐
c. The proposed action will degrade existing transit access.	D2j	NO ☑	☐
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	NO ☑	☐
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	NO ☑	☐
f. Other impacts: The project will result in increased demand for off-street parking. The project will result in the need for signal timing improvements.		☑ SMALL	☐

14. Impact on Energy
The proposed action may cause an increase in the use of any form of energy. ☐ NO ☑ YES
(See Part 1. D.2.k)
If "Yes", answer questions a - e. If "No", go to Section 15.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	NO ☑	☐
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	☑ NO	☐
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	NO ☑	☐
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	☑ NO	☐
e. Other Impacts: The project will result in increased energy use below the above thresholds.		☑ SMALL	☐

15. Impact on Noise, Odor, and Light
The proposed action may result in an increase in noise, odors, or outdoor lighting. ☑ NO ☐ YES
(See Part 1. D.2.m., n., and o.)
If "Yes", answer questions a - f. If "No", go to Section 16.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	□	□
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	□	□
c. The proposed action may result in routine odors for more than one hour per day.	D2o	□	□

d. The proposed action may result in light shining onto adjoining properties.	D2n	☐	☐
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	☐	☐
f. Other impacts: _____ _____		☐	☐

16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.) ☐ NO ☑ YES

If "Yes", answer questions a - m. If "No", go to Section 17.

	Relevant Part I Question(s)	No,or small impact may cccur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	☑ SMALL	☐
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	☑ SMALL	☐
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	☑ SMALL	☐
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	☑ SMALL	☐
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	☑ NO	☐
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	☑ NO	☐
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	☑ NO	☐
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	☑ SMALL	☐
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	☑ SMALL	☐
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	☑ NO	☐
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	☑ NO	☐
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	☑ NO	☐
m. Other impacts: See below. _____ _____		☑ SMALL	☐

The site currently contaminated from past use. A Brownfield's Cleanup agreement has been entered into with the NYSDEC. The anticipated cleanup involves removal of existing contaminated soils under the supervision of NYSDEC pursuant to investigative and remedial work plans under NYSDEC's instructions.

17. Consistency with Community Plans

The proposed action is not consistent with adopted land use plans. ☑ NO ☐ YES

(See Part 1. C.1, C.2. and C.3.)

If "Yes", answer questions a - h. If "No", go to Section 18.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	☐	☐
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	☐	☐
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	☐	☐
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	☐	☐
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, Elb	☐	☐
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	☐	☐
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	☐	☐
h. Other: _____ _____		☐	☐

18. Consistency with Community Character

The proposed project is inconsistent with the existing community character. ☐ NO ☑ YES

(See Part 1. C.2, C.3, D.2, E.3)

If "Yes", answer questions a - g. If "No", proceed to Part 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	☑ SMALL	☐
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	☑ SMALL	☐
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	☑ NO	☐
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	☑ NO	☐
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	☑ NO	☐
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	☑	☐
g. Other impacts: The project will promote environmental justice. _____		☑ SMALL	☐

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Wallace Campus Project
EAF Part 3
Identification and Evaluation of Potential Project Impacts
Draft 12/14/21

1. ***Impact on Land***
Proposed action may involve construction on, or physical alteration of the land surface of the proposed site.

Part 2 FEAF 1.d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.

The project is likely to result in the excavation of more than 1,000 tons of soil because of the need to remove potentially contaminated soil. This will result in an improvement to the quality of the environment. See 16, Impact on Human Health, below, for discussion of this impact. See 1.e below for a discussion of truck traffic.

Part 2 FEAF 1.e. The proposed action may involve construction that continues for more than one year or in multiple phases.

Construction is expected to last 24 months. This will result in ongoing construction related impacts and disturbance to the neighborhood. Such impacts are likely to include increased traffic due to construction and construction related noise, dust and odor impacts. Depth to bedrock is in excess of 40 feet and therefore blasting is unlikely to be required.

The Project Sponsor will be required to employ Best Practices to limit construction impacts. Such practices shall include:

1) Designation of routes for construction trucks to access and stage at the site. This includes trucks removing contaminated soil (see 16, Impact on Human Health, below).

2) Preparation of a dust suppression plan to be implemented during dry periods or other times when blowing dust occurs.

3) Implementation of the March 2, 2021, revised December 7, 2021, and as subsequently amended, Stormwater Pollution and Prevention Plan's (SWPPP's) erosion and sediment control measures including temporary seeding, sediment traps, silt fences, stabilized construction entrances, silt sacks, and other methods described in the NYSDEC Standards and Specifications for Erosion and Sediment Control.

4) All construction vehicles and equipment will be well maintained and operated in an efficient manner. Construction equipment will be required to be equipped with noise attenuation devices and mufflers. In particular, the mufflers on all construction equipment will be fully functional and well maintained by the construction contractor.

5) Construction will be limited to the hours of 6:30 am to 9:00 pm, Monday through Friday, per City Code.

10. ***Impact on Historic and Archeological Resources***
The proposed action may occur in or adjacent to a historic or archaeological resource.

Part 2 FEAF 10.a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archeological site or district which is listed on the National or State Register of Historical Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation (OPRHP) to be eligible for listing on the State Register of Historic Places.

Portions of the Project Site are located in the City's Mill Street Historic District and adjoining properties are State/National Historic Register listed.

On May 7, 2021 the National Park Service determined that the Wallace Building appeared to meet the criteria for listing on the National Register. The Applicant applied to OPRHP for National Register Nomination for the Wallace Building (331 Main and 14-20 Catharine). This application received preliminary approval on May 7, 2021 indicating that the building will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Office pursuant to the procedures set forth in 36 CFR Part 60. Designation to the State and National Registers is likely to happen in 2022. The Applicant has also applied to the National Park Service for Commercial Rehabilitation Tax Credits, which application is also under review.

The Project was submitted to OPRHP for Consistency Review. By letter dated May 18, 2021, the OPRHP determined that the buildings at 319, 325 and 327-329 Main Street were not eligible for the Historic Register. OPRHP further found that with the understanding that none of the new construction will have an interior connection to the Wallace Department Store Building, it is the OPRHP's opinion that the demolition and replacement of the buildings at 319, 325 and 327-329 Main Street will have No Adverse Effect on historic resources provided that the following conditions are met:

1. The Part-2 Federal Commercial Tax Credit application for the Wallace Department Store at 331 Main Street must be reviewed and approved by the National Parks Service.

2. A demolition and construction protection plan for the neighboring historic buildings must be developed and implemented.

The City of Poughkeepsie conducted a survey of potentially historic buildings in 1976-77. That survey identified 59 properties that should be nominated to the National Register but did not include the buildings at 319, 325 and 327-329 Main Street. Poughkeepsie's Historic District and Landmark's Preservation Commission (HDLPC) has its own historic register; none of these buildings are on the register. The City also declined to list these buildings when a comprehensive study of Main Street was done.

The Planning Board engaged an architect, Mass Design Group, to assist in reviewing the architecture of the project. The purpose of this review is to ensure that building architecture is compatible with the historic character of project site buildings as well as the Mill Street Historic District.

The Planning Board and its consultant engaged in extensive dialogue with the Applicant concerning the building architecture. This dialogue resulted in the downsizing of the proposed buildings and the elimination of the need for height variances.

The proposed renovation scope for the Wallace building includes preservation of the Art Deco Main Street exterior, and a limestone façade that will remain unchanged from the second floor to the roof. Transparency will be added to the first floor (per historic images). The east and west facades will have new window penetrations, reworking existing, non-historic penetrations. Internal elements to be retained include utilizing the existing stairways and maintaining the historically significant painted dome at the fourth-floor ceiling. The Applicant has also agreed to retain the former Wallace Department Store sign.

The Wallace project improves and is compatible with the streetscape along Mill Street, enhances landscaping at the driveway entrances, and presents fully finished rear (north) elevations of the buildings to enhance pedestrian and driver views along the Mill Street corridor and into the site. Views into the site from the north will include views of Wallace Green and enhanced plantings within and around parking areas.

The Applicant has also worked with an architectural salvage company (Zarborski Emporium) to repurpose the interiors of 325 and 331 Main Street. The company has declined to utilize any items at 319 Main Street. 325 Main Street is fully occupied. The Applicant has agreed to allow access for potential architectural salvage once it is vacated. The Applicant has reached out to the Historic Albany Foundation to see if any exterior features of 319, 325 and 329 Main Street can be preserved and donated. The Applicant has also reached out to the HDLPC to photo document the buildings as the Commission requested.

Part 2 FEAF 10.b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archeological sites on the NY State Historic Preservation Office (SHPO) archeological site inventory.

The Project was submitted to OPRHP for Consistency Review. A Consistency Determination was issued on May 18, 2021. See 10.a above.

13. Impact on Transportation
The proposed action may result in a change to existing transportation systems.

Part 2 FEAF 13.f. Other Impacts. The Project will result in an increased demand for off-street parking.

The Applicant submitted a parking analysis dated September 28, 2021 and revised December 7, 2021. The analysis reflected modifications to the project as a result of the site plan review process, which included a reduction in units, elimination of the day care facility and fitness center/climbing gym and an increase in retail/commercial space.

The revised plan results in simplification of the parking and circulation patterns because of the elimination of the daycare facility and associated drop-off/pick-up areas.

The Applicant will provide a permanent access easement to the owner of the three Mill Street lots for the benefit of owners and tenants, to access the parking areas located on these lots via the Wallace Campus access drives. The Shared Parking Agreement would maintain the allocation of dedicated parking (12 spaces) to the three Mill Street lots in compliance with the PID zoning. Pursuant to a separate Shared Parking Agreement with the Hudson River Housing ("HRH") property at 310 Mill Street, the Applicant would be granted a permanent easement for improvements within the HRH property in exchange for HRH employees use of six Wallace parking spaces during working hours 8 am to 6 pm Monday to Friday. The six spaces would be available for Wallace Campus parking outside of those hours.

Overall, the project incorporates 60 parking spaces, while 32 spaces are required by zoning. Together with the 32 spaces required for the project, the total required spaces is 50 spaces during HRH office hours and 44 spaces all other times on Weekdays and all day on weekends.
Part 2 FEAF 13.f. Other Impacts. The Project will result in increased demand for off-street parking and will result in the need for signal timing improvements.

The project will hold occasional public performances/community gatherings within the Wallace Green and tiered seating area. The parking accommodations for these performances/gatherings can be accommodated by available on-street parking in the area of the site as was identified in the February 27 parking study. The Applicant has obtained letters expressing interest from several local organizations.

By e-mail dated May 13, 2021 The New York State DOT advised that the Applicant will be responsible for signal timing improvements and an upgrade to a traffic controller. These are improvements that are routinely made when traffic patterns change and would not have any significant adverse impact on traffic patterns.

14. Impact on Energy
The proposed action may cause an increase in the use of any form of energy.

Part 2 FEAF 14.e. Other Impacts: The Project will result in an increase in energy use.

The Project will result in an increased demand for energy in the form of electricity. The increase is less than the thresholds in this Part 2 screening question.

Additionally, the Applicant is proposing to employ Green Building Practices under the Enterprise Green Community program. The Planning Board's engineer, the Chazen Companies, performed an analysis of the Enterprise Green Community Program and found in a report issued March 30, 2021 that it is of similar or greater value in terms of water use, energy efficiency, stormwater management and carbon emissions when compared with the LEED Gold Certification Program.

No significant adverse energy impacts are therefore anticipated.

16. Impact on Human Health
The proposed action may have an impact on human health from exposure to new or existing sources of contaminants.

Part 2 FEAF 16.a. The proposed action is located within 1,500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.

The Project is located within 1,500 feet of the More Young Children Magnet Elementary School, Clinton Elementary School, Hudson River Healthcare, Inc., Community Family Development, and Humble Life Family Daycare. However, the project will not generate noise or other forms of pollution and therefore is not anticipated to impact such facilities.

Part 2 FEAF 16.b. The site of the proposed action is currently undergoing remediation.

The subject property has historically been used for commercial uses, including automotive repair, machining operations, furniture finishing, laundry activities, and gasoline underground storage tanks. As a result, the site has been subject to multiple environmental investigations.

Soils at multiple locations throughout the site, ranging in depth from one to seven feet below the parking lot surface, are impacted by Polycyclic Aromatic Hydrocarbons (PAH) and metals (mercury and lead) above Residential Use Soil Clean-up Objectives (i.e. the level of clean soil that must be achieved to allow construction of a residential use). No significant levels of Volatile Organic Carbons pesticides or PCBs have been found in the soils. Additional vapor investigation is warranted to determine whether soil vapor intrusion poses a risk to future building occupants.

The Applicant submitted a Brownfield Cleanup Program (BCP) Application and Remedial Investigation Work Plan (RIWP) to the NYSDEC on January 28, 2021 and a Letter of Completeness was issued on February 16, 2021. A public comment period concluded on March 26, 2021. The Applicant and DEC executed the RIWP on April 16, 2021. The site will therefore be remediated to BCP standards. It is anticipated that the site will be cleaned up to Track 1 standards. Track 1 is the highest standard and results in no restrictions to site use.

Based on the foregoing, no significant impacts to human health are anticipated.

Part 2 FEAF 16.c. There is a completed emergency spill remediation or a completed environmental site remediation on, or adjacent to, the site of the proposed action.

See 16.b above. Environmental remediation is ongoing and will soon be completed.

Part 2 FEAF 16.e The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.

While there are no institutional controls currently in place, the Brownfield Site Clean-up Agreement executed with the DEC on April 19, 2021 provides for the possibility of future institutional controls. Such controls, if enacted, would be intended to be protective of the environment and human health.

Part 2 FEAF 16.h. The proposed action may result in the unearthing of solid or hazardous waste.

See b. above for a discussion of this issue.

Part 2 FEAF 16.i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.

Project residents will generate solid waste, just as they do in their existing living situations. The project will be equipped with recycling collection facilities. No significant adverse impacts related to solid waste are anticipated.

18. Consistency with Community Character
The proposed project is inconsistent with the existing community character.

Part 2 FEAF 18.a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.

See 10.a above for a discussion of this impact.

Part 2 FEAF 18.b. The proposed action may create a demand for additional community services (e.g. schools, police and fire).

The Project will make demands on community resources similar to any residential project. To the extent that residents relocate from elsewhere in the City to this new affordable housing development, such demands will be relocated, but not changed. The City Police and Fire Departments have indicated their ability to provide services to the project without adverse impacts by letters dated December 14, 2021.

The Project's demands on community resources are therefore not anticipated to be significant.

Part 2 FEAF 18.g. Other. The proposed action will promote environmental justice.

The Project promotes environmental justice because it provides an opportunity for people to leave substandard housing. By providing new workforce housing in the City low wage earners are afforded the opportunity to live in a new building, with attractive amenities, on existing bus lines, and near to educational and work options. The workforce housing will be open to anyone who qualifies and there will be no discrimination on the basis of gender, race or other characteristics. The housing will be subject to all FHA and state funding requirements. The apartments will also provide thirty units of supportive housing and the Applicant has provided information to the City Planning Board on the management of the housing and the apartments overall which includes staffing and security measures to help ensure the success of the supportive and workforce housing.

Wallace Campus – Public Comment Responses from December 21, 2021

The Development Team has listened to the concerns voiced at the planning board meetings and public hearings. All the concerns voiced from the December 21, 2021 and subsequently submitted comments addressed to the Planning Board are addressed below.

Public Comment	Response
Date: December 21, 2021 *Name: Carmela Schwab* *Form: Verbal Comment* *So Carmela Schwab, I live near the Post Office in Poughkeepsie at the Community Outreach Event for Wireless Campus last week.* *The presentation included designing a green space for the public to be able to utilize and enjoy.* *And I had asked the team if they would consider utilizing local nurseries that supply New York native plants, which promote sustainability and beneficial pollinators to be coming into a more urban area where there's typically not space for this.* *When my two suggestions were the Catskill Native Nursery in Croxton and Rosedale Nursery in Hawthorne, New York, both supply Northeast native plants, and both are able to advise them like optimal plant combinations for this, like for the space and conditions available.* *And once rid of native plants are really hardy and fairly low maintenance, they can support pollinators like monarchs and because monarchs are migrating through the Hudson Valley.* *Potentially, this could be like a certified monarch waystation, which is also providing beautiful flowers and blooms.* *It could be educational for the public about plants sustaining butterflies and pollinators, or additionally have space for a raised garden beds with volunteer gardeners or different programs that could provide vegetables and fun activities during the summer where there was space for programs as well.*	The plant list on sheet LL-2 has been revised to included additional shrub, perennial and wildflower species including milkweed with an objective of increasing the habitat and nectar provisions for all pollinators, including the monarch butterfly. Per our submitted plan sheet LL-1 has been modified to show revisions to plant designations where new shrub species are being substituted for plants previously shown on the plan. Wildflower plugs (such as milkweed species) shall be from seed stock gathered in the wild within New York state (preferred), Connecticut, Massachusetts or New Jersey. Additional perennial flower species have been added to the list including three types of milkweeds in order to increase the diversity and quantity of nectar plants for pollinators.

So I just wanted to say I'm really excited for their space and this is possible to consider. *I think that'd be a great addition.* *Thank you, thank you.*	
Date: December 21, 2021 *Name: Michael deCordova* *Form: Verbal Comment* *I had other comments, but I wanted to address Mr. O'Grady because statistics are just statistics and the statistic that I gathered concern for kill comments of support of low income housing project, the underwear factory that didn't have any supportive housing, and most recently, the Poughkeepsie Commons.* *The EMT, fire and police calls are about 100 times in normal housing project at those facilities.* *One hundred times that the police department says they can handle the increased burden.* *Why would that be necessary when it's obvious to every city resident that the police department in our community is severely, severely overburdened? So people have told me not to tell my truth about the community, its needs, its burdens.* *We are above average poor community, something double the rest of Dutchess County, and this will be the largest and the lowest income housing project that we have seen forever.* *So we are adding more low income to our community when our community is struggling.* *They're struggling with tax revenue.* *They're terribly struggling with schools.* *And there's no equal amount of money that the government is giving this project, which is not your purview.*	The Poughkeepsie Fire Department and Police Department have reviewed the project and determined that they have the capacity to serve the project. In addition, the Police Department stated "At this time, nighttime gates would not appear to be necessary given the proposed provision of security cameras, sufficient lighting, and increased activity in the area as a results of the elimination of vacant buildings and proposed multi-family housing." The project's AMI currently averages to 57% AMI, and serves a diverse range of incomes from 30% AMI up to 80% AMI. The Development Team has hosted three public informational sessions (the first in-person on November 11, 2021, the second on December 13, 2021, and the third virtual session on January 6, 2022) to answer questions regarding the project. All materials regarding income mix and summaries of the project are publicly shared to avoid confusion or misinformation about the project. Maser Consulting has conducted a robust traffic study and submitted a report to the City's Planning Board. The report concludes "Furthermore, the proposed development is not anticipated to have any significant traffic related impacts on the surrounding area intersections and with the recommended modifications to facilitate internal circulation and the Daycare drop-off/pick-up, there will not be any traffic related impacts associated with the proposed development." Since the study, the Development Team has reduced the density of the project and removed the day-care program. The reduction of the project supports Maser's conclusion that the project will not have a traffic impact.

It's just very sad that there's no equal amount of resource to fix up neighborhoods, communities, house by house and and the negative beneficiaries of this, if you will. I'm not sure the right word are our children. *And I'm very, very sad for that.* *I don't know how much time I have left.* *Many people have spoken over the months prominent lawyers, people from family services who would prefer that this project be elsewhere or not be of as low income as it is if there ever was a project that required an environmental impact statement.* *This one warrants it for traffic, for economics.* *Look at Moody's ratings of our city, for the character of the community, the impact on the long term growth of our community and the vitality of Main Street.* *The impact on existing businesses and the public controversy.* *This cries for an environmental impact statement.* *There's a lot other things that I would like to say and.* *Mr O'Grady at our meeting last week said, and I quote our system.* *Our system kind of requires us sometimes the House people who aren't quite ready.* *And Mr.* *Last comments, please.* *The CEO of Mega thought that the project across the street that Ken Carney is building was market rate and that that and lucky plot would help to offset his.*	Per the Development Team's response in November, the Development Team has conducted site visits with prospective retail tenants, and all the tenants have expressed support for the residential programming of the project. The Development Team seeks to activate Main Street and help grow the number of small businesses in Poughkeepsie.

He's woefully undereducated about our community because the project across the street is here to hurt you before this project. *One of the lowest income housing projects that we've had in our community.* *So there's a lot of misinformation here and we need to ferret it out properly.* *Appreciate the extra time.*	
Date: December 21, 2021 *Name: Craig Brenly* *Form: Verbal Comment* *Hi, Craig Brenly, county legislator, city and town of Kempsey.* *I just wanted to thank you for taking our comments as a county legislator, I continue to hear concerns about this development at the heart of our business district, and I ask that the committee continue to listen to the residents and the business owners concerns.* *I understand the various concerns have been assessed tonight and as well as discuss tonight.* *One thing that has been clear from all of these meetings is that the residents and business owners here still are calling and expressing their concerns.* *I remind you that as residents, we need to work to get the best decisions for our community.* *There are strong models of how to implement it for affordable housing across this country.* *And this isn't it 100 percent models is not the wave of the future.* *We need to be looking at mixed income that includes market rate components.* *This will truly address stigma.*	Per our response in November 2021, Market rate is not contemplated because the City of Poughkeepsie also has a demonstrated need for more affordable housing – over half of the renters in Poughkeepsie are rent burdened, and pay more than 30% of their income on rent. By capping a resident's rent at 30% of their income, the project will help keep Poughkeepsie affordable to over 300 people who can reside at Wallace Campus. Additionally, most of the City of Poughkeepsie's new developments are market rate housing. Per data from the Department of Planning, approximately two thirds of the housing projects that have been presented at the Planning Board for review have been market rate housing. The Development Team believes that the best way to address stigma is to create an architecturally pleasing, high-quality housing in Downtown Poughkeepsie that serves people in need of quality housing.

We do not want buildings to be stigmatized, and having a market rate component would help with that. *This is a very large project, and it is important that we we look towards getting the strongest development for our residents.* *The best decisions that people make are not in haste.* *Any projects in our Middle Mean Business District need to be well thought out for the benefit of all those living and working here.* *Thank you so much for your time.*	
Date: December 21, 2021 *Name: Doug Nobeletti* *Form: Verbal Comment* *Thank you. I thank the board for taking time to allow us all to feedback on this project once again.* *And yes, as per Cheryl Levine, I will discuss something other than what I've previously discussed.* *I want to address the loss of businesses. We've most notably lost one that has been here for over seven years on Liberty Street and has tried to contribute to a positive reputation about our Main Street corridor.* *Unfortunately, this business owner has been besieged and inundated with folks who are of the demographic we're concerned will be the problem for the core business district.* *Let's just say these are folks that have issues, and I will send you photographs of doorway destinations.* *Three weeks ago by a person that already gets MHRA support and has a home unit in their home unit, but a supportive unit, and it's just encouragingly incapable of functioning outside of being around the liquor store.*	Per Andrew O'Grady's presentation at the planning board, the supportive population at the project are clients of MHA Dutchess who have "demonstrated a level of independence and success and living in their own apartment". The project will have on-site case managers but is not a treatment center. The on-site case managers will provide the 30 supportive housing tenants with mental health services as well as referrals and connections for off-site services including financial and physical health services. Per the EAS Negative Declaration, the project is not expected to have a negative environmental impact. Per Anne Saylor's input at the Planning Board meeting as well as the City's guidelines, a conflict of interest is defined as a financial conflict of interest. Anne Saylor is not at all involved in the Wallace Campus project outside of her role in the Poughkeepsie Planning Board.

We've had a high flux lately of out of towners challenged persons these folks have chosen to spend their time on the sidewalk in doorways, lounging, drinking, loudly, cursing and basically just making Main Street look unappealing to residents and visitors. *I hear this all the time.* *I live in one of my buildings on Main Street. I am not fabricating this out of a dislike.* *I believe in helping people.* *I just don't think that this is a common sense location for a project that wants this potential.* *Sorry, Mr. O'Grady, because we have called your folks to come and help and we're told, well, we can't do it unless the police join us. There's a woman passed out drunk on the floor and the police department doesn't want to come, and he only wants to come 9:00 to 5:00.* *So that hasn't worked out.* *I've recently been informed that Rocco Ulster County's equivalent, the Hudson River Housing, has purchased all the part of the Fairview Industrial Park to build there. It's so, so convenient seeing how near the hospital they are since Kingston is closed their mental health facilities and started sending all of their cases to Mid-Hudson Region.* *So you know what is going on is there. Is there some devious little plan that the county is engaging in to profiteer off of all this? I know people need help, but why are we suddenly taking in Ulster County's problems? Let them deal with their Hudson River housing hasn't built anything in Ulster, to my knowledge.* *But there are many property owners that are afraid to raise their voices. But I'm doing so.* *I have no projects in the pipeline.*	

I have nothing to gain, but everything to lose before granting approval. *I believe a full environmental impact study is a must.* *It is wholly unfair to operate on the faith that this project is of benefit when the processes that are designed to ensure the outcome has no negative impacts on the community and does not disadvantage those already in the community.* *Those who have invested in buildings and property and renovation, we were the impetus for downtown revitalization and then I have one more paragraph.* *If I may levy, I'll give you another 30 seconds.* *Thank you.* *They're on the board. So it's a county employee, the county housing coordinator, miss and Saylor, and is a kind, caring person who I've met with socially and harbored no bad feelings.* *Our job is assisting the placement of those disadvantaged in need of housing. Very noble devotion.* *However, it cannot be overlooked that her placement and subsequent vote on this project can pose a conflict of interest and in the interests of all, should recuse herself from voting on this project.* *I will submit the balance of my comments in writing, and I thank you for your time.*	

Date: December 21, 2021 *Name: Laurie Sandow* *Form: Verbal Comment* *On February 11, 2019, I spoke at a Special Innovation District meeting, but before I read my comments from that date, I'd like to recite something both a little more vintage yet absolutely contemporary.* *The vintage short quote is from the movie It's A Wonderful Life, where George Bailey says, Just remember this, Mr. Potter, that this rabble you're talking about, they do most of the working and living and dying in this community.* *Well, is it too much to have them work and pay and live and die in a couple of decent rooms and a bath anyway? My father didn't think so.* *People were human beings to him, but to you, a warped, frustrated old man, their cattle.* *Well, in my book, my father died a much richer man than you'll ever be.* *And that brings me back to my comments of February 2019, when the Common Council held a special innovation district meeting where I said in part, I'm here today as I met most of the city's public comment periods, and I'm wondering why I'm here.* *Since it's become increasingly clear that public hearings and public comments in the city are staged for a little purpose other than window dressing.* *And also that we have a situation leading up to tonight's meeting where council members claimed to have consulted one person or or one committee or another behind closed doors, but have never asked their questions or had them answered out in public, enlightening the public and creating a permanent public record regarding tonight's vote on the innovation district. I'm unalterably opposed to the ordinance as written.*	The Development Team has provided presentations to a variety of organizations that serve people of color in Poughkeepsie and will continue to do so. Currently, the Development Team has discussed the project with approximately 30 organizations that serve Poughkeepsie. While this is not a requirement of the review process, the Development Team has integrated community outreach as a critical part of the project. Per the previous presentations, the project's breakdown are: • 30-units of supportive housing • 156 units serving households earning between 30%-80% AMI • One superintendent unit The project seeks to provide affordable commercial spaces. Per conversations with prospective tenants, the Development Team has received feedback that the commercial rents are fair and below existing commercial rents in the area.

That is, if I actually knew what was written because the final language of the ordinance was not posted to the city's website or to the special meeting notice. *Once again, it is the city's habit.* *The public is deprived of the opportunity to comment knowledgeably because necessary documents have been withheld from them.* *And while tonight's ordinance pretends to represent, quote unquote best practices, it creates a district that does not include any guarantees of affordable commercial space.* *Of affordable housing.* *Of continuing open space of community space or parkland.* *In fact, it codifies the exact opposite.* *Now, I don't have time to keep reading from my 2019 comments, nor to speak extemporaneously to Mr. O'Grady's comments tonight.* *I can tell you that Amaechi was excoriated in Barrington Atkin's recent shut up and Listen community meeting, which no one on camera tonight attended and which was an entirely different demographic than the majority white faces.* *I'm looking on camera tonight.* *And I'm going to only say that there are a million unanswered questions in this application concerning supportive housing versus affordable housing, which populations were actually occupied, the supportive housing units, how they'll be selected, who other than Amaechi, which has a track record of not showing itself to be a good or adequate provider, will provide supportive services, whether what size and how many other affordable units will comprise of 187 total.*	

How deep in the background Eric Anderson is still buried and involved in this development and so on. Developers in the city of Prove Themselves Amiable Dunce is an expert poker players when it comes to avoiding specifics and producing outcomes that do not match at all their original promises, but without absolute specifics prior to approval and enforceable clawbacks and penalties if any specific is not met or kept. *I cannot support this application.* *Thank you.*	
Date: December 21, 2021 *Name: Norm Steinberg* *Form: Verbal Comment* *Well, I've addressed the planning board. Thank you for inviting me again to speak.* *I don't want to rehash what I spoke to about you.* *But what I did want to say is I did attend the meeting about a week ago on the presentation of all of campus.* *And what I did notice was that in the site plan that talked about the wireless screen itself, I got into a long discussion about actually what was open to the public and what was not.* *So every time we see a site plan is presented to the public, we're not aware of actually what we can actually walk on.* *I found out that there is a very long corridor that is dedicated only to the housing complex and that there are small green spaces around that are dedicated to the public to the housing complex.* *I would first like to see a shaded areas of actually what the public can walk on in terms of the green.* *I'd also like to see what what parking spaces, if any, are available for the public to use if we are going to have events at the site.*	The Development Team submitted a diagram outlining the private outdoor spaces and public green space as part of the January 2022 Site Plan submission. A large majority of the outdoor space is public. There are two private outdoor areas adjacent to the buildings for the Wallace Campus tenants to utilize. Re: market-rate housing, please review our response to Craig Brenly's response.

I'd like to know whether we can park there or whether we have to find parking elsewhere. *So I'm just going to be very pointed this time and I reserve comments it probably in writing with regard to the other points, I also have not heard anybody address.* *I will ask this question again about Is there any thought about market rate housing at this complex? Thank you for the opportunity.*	
Date: December 27, 2021 *Name: Jeff Aman* *Form: Email* *Natalie, I had a chance to watch the Webcast of the 12/21/21 Planning Board meeting and public comments on the Wallace Project. I think it has come a long way forward since the initial submission, and I am now much less negative about the project than I was a few months ago. I remain a bit skeptical, based primarily on history. I like the changes that have evolved in the site plan. The building and property look much better than what was initially proposed, thanks to the work of the Planning Board reviews and the public comment. The explanation of how "supportive housing" will be implemented sounds good. Just please keep in mind the number of questions that were answered by MHA with "we don't believe" or "I don't believe", or "we believe". What was explained was positive and appropriate, but I remain skeptical to a degree, mainly because when this was initially discussed many months ago the developer described it as "some units reserved for individuals in need of services" and the developer did not appear to have any idea what that actually meant at that time. Given everything going on in Dutchess and Ulster Counties I remain fearful that the City of Poughkeepsie is growing as a dumping ground for individuals unwanted by other municipalities. My comments about urine and feces on Main Street were rapidly brushed off in the December 21 meeting, which I assume means that the speaker (from MHA) had his own special interests in mind or is unaware of current*	The development team is working with the appropriate State agency to secure a local resident preference for a portion of the apartments at Wallace Campus. New York State Homes and Community Renewal (NYS HCR) is reviewing the community's and development team's request further. All NYS HCR funded projects must follow a lottery system to best meet Fair Housing Laws. A lottery system was designed to ensure that no racial or other biases are contemplated during the lease up. The Development Team can only pick individuals for the apartments if they apply, and our outreach will rely on our Poughkeepsie partners. All 156 units would go through the lottery process. For the local preference, local residents would be prioritized and vetted first based on their lottery number until the number of local preference units is met, then the units revert back to the top of the lottery list. Given the Development Team's plans to engage with local groups and raise awareness of the lottery locally, it is very likely that more Poughkeepsie residents will be able to get units even after the local preference is met. The supportive units will also likely serve local residents since MHA Dutchess works with many local clients who are in need of quality housing in Poughkeepsie. The Development Team has provided property management plans. Typically, property

business conditions on Main Street. I hope the Planning Board keeps this in mind going forward, as we don't need more developments contributing to our current conditions. In the last few months we have seen closure of Zhane's Palette, the Great Studio, and the Queen City 15 gallery, with closure of the Barrett Art Center soon to follow, with none of these closures being driven by COVID. While I am a strong supporter of affordable housing and well-implemented supportive housing, I stand firm in my belief that we need a balanced housing strategy supporting both market rate and affordable housing, with new developments having a mixture of both - which the Wallace Project does not. If I recall correctly "The RIP" was very unbalanced from the beginning, market rate apartments could not be rented, and look at what it rapidly became. Recent trends of successful high density housing are greatly overweighted with market rate apartments, e.g. 50%+. While I am less negative about the project at this time I still have concerns: 1. A founding argument of the Wallace Campus project is that we as a City need affordable housing. Implicit in this statement is a claim that this project will make a difference for our City. Given this, the preferential selection of residents for affordable housing in the project should be absolute, limited to City of Poughkeepsie residents. If we have such a need, as claimed, an inability of the developer to fill the project with City of Poughkeepsie residents should be a burden carried by the developer, as a result of business decisions by the developer to build affordable housing using public funds. Housing needs by Rhinebeck, Red Hook, Kingston, and other municipalities should be satisfied within those municipalities, and we should not participate in forced displacement of people from their communities due to a lack of affordable housing in those municipalities. 2. The residency requirements should also applied to the supportive housing component of the project, with City of Poughkeepsie residency being an absolute requirement. MHA supports multiple counties in our region and should not be allowed to "refer" or "transfer" people from outside the City of Poughkeepsie to this development, claiming some type of "business need" later, akin to what	management contracts are executed closer to the completion of the entire project, and ergo cannot be provided at this stage of the project. As such, property management agreements are not subject to planning board review.

Kingston Health Alliance is currently doing. If they can't meet the numbers, then there isn't a need, and it should be the developers problem. 3. Numerous agreements and understandings have been discussed in the Planning Board meetings, some of which are described in the project documents while some are merely recorded in the meeting minutes and public comment responses. I think it is important that we all understand how long term oversight of these agreements will be monitored going forward, that the agreements are in writing, that the City of Poughkeepsie and the funding agencies are aware of them, and that proper oversight takes place. As what lawyers will always tell you, if it isn't in the contract you can't cry foul later. This project has the potential of good benefit to our City, with equal potential for long term economic damage. I found the discussion about the Innovation District and role of the creative community in our future to be quite informative. The notion of not having a "north star" in the meeting webcast about 1:28 in, is precisely the problem I believe we have, and the lack of any type of vision of what our City should become in the future has far-reaching implications.	
Name: Laurie Sandow *Date: January 7, 2022* *Form: Email* *Page 1 of 8—Laurie Sandow comments to City of Poughkeepsie Planning Board* *re: Wallace Campus* *I will preface my comments by saying that nobody but nobody, whether rich or poor,* *seeks to find themselves in housing that is not affordable. By federal standards, that means a household paying no more than 30% (or in some documents, 35%) of gross income on housing costs, including rent/mortgage payment, insurance, utilities, taxes,* *and maintenance. Despite this, when the general public hears "affordable", they are more than*	The NYS ESSHI contract will provide rental subsidies for the supportive units. MHA Dutchess has been awarded ESSHI funding to do so and will follow New York State's program guidelines which outline individuals who qualify for rental subsidies. The Development Team has outlined the funding sources in previous meetings and planning board presentations. Funding sources for Wallace Campus are similar to the sources used for all affordable housing developments throughout New York State. The public funding sources were also further reviewed through the Environmental Assessment Form. • NYS HCR funding • State Historic Tax Credits • Brownfield Tax Credits

likely to react with thought along the lines of, "Oh, affordable housing? That's housing for the unwashed masses." *Affordable housing was of so little importance or consequence to City Planner Natalie Quinn that when she wrote the code for the "Innovation District", affordable housing was only included as an incentive, and not as an obligation. The comments and objections* *I voiced to that Innovation District proposal at the time of its public hearing are included further below in this letter, beginning on page 5.* *And so we find ourselves today with an ever-growing number of "market rate"—i.e. projects affordable to only a select population—being approved by the City of Poughkeepsie Planning Board throughout the Innovation District, coupled with the simultaneous destruction of existing affordable housing in the very same District. As an example, I give you Baxter's purchase and conversion of Luckey Platt, where affordable housing was destroyed, and existing tenants who had been living in affordable apartments were driven out through construction that violated their warranty of habitability, and through new leases at rates that equaled only UN-affordable housing.* *I have asked, more than once, that City Administrator Marc Nelson introduce property registration, so that first responders and others will have correct addresses and contact information if/when the need arises. Such registration would also document the number of single-, two-family, and multi-family of properties; the number of properties that are not locally owned, not owner-occupied, and/or fraudulently claimed to be owner-occupied. I've also requested annual Rental Property Income and Expense (RPIE) reporting, such as exists, for example, in New York City, so that this documented information can act as reference, and its data can be applied in various departments.* *Similarly, I have asked, more than once, that Ms. Quinn produce a "heat map" of City of Poughkeepsie purchases, conversions, and parties behind the various LLCs purchasing and registering these parcels. Such an analysis, study and/or map has certainly never been released to the public. It*	• Low Income Housing Tax Credits

is not known whether it has ever been produced behind closed doors. The refusal to do so has always been explained away as "one cannot control the free market", as if data collection would control the market. But as a consequence, applications are ushered through the Planning Board and other City agencies—the Common Council included—with each agency effectively wearing blinders. Projects seek approval, and even rezoning, and are considered as if each application exists in a vacuum and silo, entirely unrelated to a project and/or application that might be just a minute's walk away; entirely unrelated to the net effect of multiple project approvals; or even the projects and populations on just the other side of a certain zoning or district boundary. *And, in stark contrast to all the current approvals for market rate developments, and because of the incentive-only, and still-absent obligation in Innovation District zoning for affordable housing, we have the Wallace Campus proposal for one large, clustered, segregated "affordable" development, that would reserve slightly more than one-sixth of its units for supportive housing.* *I believe the current developers are absolutely sincere in their commitment and desire to provide affordable housing. It's unlikely, of course, that intention was shared by Eric Anderson when he began accumulating all these parcels. Anderson continues to lurk in the background of the Wallace Campus development, in ways that are entirely unknown and opaque to the general public.* *At the December 21, 2021, Planning Board meeting, I read this short quote from the movie "It's a Wonderful Life", where George Bailey said: "Just remember this, Mr. Potter, that this rabble you're talking about…they do most of the working and living and dying in this community. Well, is it too much to have them work and pay and live and die in a couple of decent rooms and a bath? Anyway, my father didn't think so. People were human beings to him, but to you, a warped, frustrated old man, they're cattle. Well in my book, my father died a much richer man than you'll ever be!"* *That quote has deep meaning to me. I absolutely believe in the necessity of providing, creating and/or preserving affordable housing. I believe*	

that working people at all financial rungs; that people who've worked their whole lives and who now live on fixed incomes; and that people who've experienced illnesses, hard times and tragedies that have set them back on their heels, all these people and more deserve quality, affordable housing. So it pains me to object to this development as currently proposed because there are so many unanswered questions, and/or consequences that can be seen, known and already manifested today on Main Street, and at locations and developments, like the MHA/HRH/Dutchess County homeless pods, and the HRH Fallkill Commons. *Regarding Wallace Campus unanswered questions—for example, there are 30 studio units set aside as supportive housing which, by law, can be occupied by just one person. The income range to qualify for those units? Up to $35,850/yr. The subsidy, grants and/or other funding streams going to the developer and/or MHA for those units?—unknown. The criteria for selection in those units?—unknown. The number of veterans repeatedly featured on developer slides that will be selected for these supportive housing units?—unknown. The community opinion of the quality of MHA services?—widely differing opinions among different city ethnicities and demographics. Additionally, if occupants were not categorized as qualifying for supportive housing, the same income of* *$35,850/yr. would qualify them to apply for occupancy in 1- and even 2-bedroom units.* *The terms of the leases for any unit?—unknown. Adjustments to leases and rents if/when vacancies?—unknown. The Property Management company?—still unknown. The problems that Main St. business owners can document, and that they are already encountering on a daily basis?—dismissed by MHA. The claims that this development will bring customers to these Main Street businesses?—unsubstantiated, and not supported through any increase in customer base currently being brought to these businesses by tenants in such developments as the revised Luckey Platt. On the contrary, should someone undertake a study, it is far more likely that City of*	

Poughkeepsie residents will be reflected in the increase of business traffic, not at City locations, but at such Town of Poughkeepsie locations as Hudson Heritage and Eastdale. *The Planning Board's attention to any of these questions? Sadly, just as the Board has set its comment deadline prior to public's opportunity to hear and consider the variances that Wallace Campus developers will be bringing to the Tuesday, January 12, 2022, meeting of the Zoning Board of Appeals, this Board is almost certain to be instructed by Senior Planner and Acting Development Director Natalie Quinn that the public's questions, answers, and concerns are not relevant to the Planning Board's decision-making regarding the Wallace Campus.* *I close by including the comments I first made at the Innovation District special meeting of February 11, 2019:* *I am here today, as I am at most of the City's public comment periods. And I am wondering why I'm here, since it has become increasingly clear that public hearings and public comments in this City are staged for little purpose other than window dressing, And, also, that we have a situation leading up to tonight's meeting where councilmembers claim to have consulted one person, or one committee or another, behind closed doors, but have never asked their questions or had them answered out in public, enlightening the public, and creating a permanent public record.* *Regarding tonight's vote on the Innovation District, I am unalterably opposed to the Ordinance as written—that is, if I actually knew what was written, because the final language of the Ordinance was not posted to the City's website or the Special Meeting notice. Once again, as is the City's habit, the public is deprived of the opportunity to comment knowledgeably because necessary documents have been withheld from them. So I will rely on an earlier draft, that I had to hunt for, and which was filled with typographical errors and incorrect section references, but which otherwise is unlikely to have been changed.* *While tonight's Ordinance pretends to represent "best practices," and unlike the*	

2017-2018 Pace Land Use draft framework, it creates a District that does not include any guarantees of affordable commercial space, of affordable housing, of continuing open space, community space, or parkland. In fact, it codifies the exact opposite. *So much for lip service. What affordable housing is actually being retained? Is there a person on this Council who can point out existing affordable housing anywhere on the Innovation District map?* *Making matters worse, the only other appearance of the word "affordable" anywhere else in the Ordinance is in a section offering Bonus Heights in only two of the four District subdivisions, for developments that include 10% or 20% or more of their total units as affordable housing, and where "affordable" is based on County AMI (Area Median Income) which is already two times City AMI. But that differential is actually irrelevant, because the gap between the amount a building is expected to produce from rents and the amount developers will need to pay lenders and investors is almost certain to* *mean that property owners will never take advantage of these bonus heights in exchange for affordable units. Tonight's Ordinance contains not one word of protection for a single one of this City's challenged populations—from service workers to seniors. I assure you, if affordable housing is not guaranteed in the Ordinance, it's not going to trickle down in the District.* *"(9) Special Dimensional Standards* *(a) Bonus Heights. In order to encourage better design, sustainable land use, and inclusive development, an incentive of additional stories as described below is offered to applicants of housing developments in PID-UV and PID-CC subdistricts if their buildings incorporate anyone of the following features. Maximum cumulative bonuses shall not exceed 3 stories.* *(b) 1. Affordable Housing.* *(c) i. Three (3) additional stories may be added to the maximum permitted building* *(d) height for developments that include 20% or more of the total units as affordable*	

housing. 50% of the affordable units shall be priced to be affordable at 60-80% of Dutchess County AMI and 50% of the affordable units shall be priced to be affordable at 80% - 100% of Dutchess County AMI. - 3 additional stories. *(e) ii. Two (2) additional stories may be added to the maximum permitted building height for developments that include more than 10% of units as affordable housing with 50% of the affordable units priced to be affordable at 60-80% of Dutchess County AMI and 50% of the affordable units priced to be affordable at 80% - 100% of Dutchess County AMI. - 2 additional stories."* *(f) Unlike the 2017-2018 Pace Land Use draft framework, nowhere in the Ordinance is there mention of an inclusionary housing mandate where new developments would include a certain percentage of on-site affordable units. Unlike the Pace Land Use draft framework, nowhere in the Ordinance is there a provision for enduring affordable commercial spaces that will support and retain locally owned businesses. And while the Ordinance also pays lip service to the creative economy, the District map already shows that economy pushed to the outskirts, in the subdistrict named the "Creative Edge".* *(g) According to the Ordinance, permanent parks and outdoor recreational spaces are specifically excluded from the Historic Core:* *(h) (7) Permitted Uses.* *(i) (d) Parks & Programming. Permanent parks and outdoor recreational spaces are permitted as-of-right in all subdistricts, subject to design standards outlined in §193.37(l2)(d), with the exception of the PID-HC Subdistrict. The exclusion of parkland from the Historic Core Subdistrict is intended to encourage a consistent street wall and maximize the efficiency of land use within the commercial corridor.* *How can Poughkeepsie City planners be so uninformed about the value of parks in the urban*	

landscape? Have they never been to places like New York City, where parks like Bryant Park, Union Square and Madison Square are in high demand, and generate tremendous revenue? *With this Ordinance, you can say goodbye to Mural Square, which the City named "square"—not "park"—long ago so that they wouldn't have to alienate it before selling it to a developer. Goodbye to Christmas Tree lighting, to public celebrations on Main Street, to the potential of pop-up restaurants, markets, and outdoor lunches. With this Ordinance, pedestrian plazas and parks will be permitted only in the subdistricts called the Urban Village, and the Civic Corridor.* *The property owners on Main Street, in this so-called Innovation District are largely absentee landlords. They are the very ones who've kept downtown blighted and their properties vacant for the past many years. A change in name won't change their stripes, nor will it cause them to straighten up and fly right. In fact, it will do the opposite, delivering benefits in exchange for the harm they've been doing. And the councilmembers who vote in favor of tonight's Ordinance will be willing partners in that.* *To add to the drama of backroom deals, it's pure comedy that last Monday—the same night the Exempts got their liquor license back—Councilmember Petsas walked into the Council meeting an hour late and three sheets to the wind, complaining about dictatorships and demanding that the Innovation District vote be added to the agenda. His own Council reign was a study in dictatorship and flipping the bird to the public. And need I point out that he and the other sponsors of tonight's Ordinance, are the very same Councilmembers who regularly block public access and comment on their social media accounts, practicing NOT democracy, but their own ongoing policies of censorship, propaganda and fake news.*	

Below is an updated response to a comment submitted on April 15, 2021. The response has been updated based on the modified design.

Date: April 15, 2021 *Name: Roy Budnik* *Form: Email* *Dear Planning Board Members,* *I have owned the 130-year old building at 317 Main Street since 1989. I'll let others address the appropriateness of the Wallace project; I'm more concerned as to how the new "Main Street" building will directly impact my building. For clarification oftl1is matter, please have the applicant address the following questions:* *1) How will the 317 Main Street building be protected during demolition of the Bull and Buddha building and construction of the new Main Street Building?* *2) The foundation of my building is laid-up field stone. How will the foundation be protected during excavation for the new building?* *3) The air intake and exhaust for my high efficiency boiler, the first floor bathroom vent, and the discharge from a roof drain are located about 8 feet above grade at various places along the alleyway wall of my building. How will these be affected by the new development?* *4) Apparently, they plan to block the 8 windows on the second and third floors of my Building, which were installed when the building was constructed in I 890. How will the windows be closed off?* *5) The second and third floors of my building overhang the common building line by about a foot. How will the new construction address this situation?* *6) Telephone and internet services for 317 Main and 315 Main come from cables via the Bull and Buddha building. How will these services be*	1) A fence will be installed around the 319 Main Street building during demolition and construction. Overhead protection will be provided on the sidewalk. Once the construction of the new Main Street building meets the height of 317 Main Street Building roof protection will be provided on 317 Main Street. The contractor, Mega Contracting, is extremely familiar with constructing in very dense urban areas and protecting neighboring buildings is a common practice on all their projects.Mega will also provide insurance certificates to neighboring property owners to cover them for any liability related to the demolition and construction of the new building. 2) The proposed foundation is designed to meet the depth of the 317 Main Street building foundation, therefore underpinning or protectionof foundation wall will not be required. There will be a seismic gap left in between the existing and new foundation wall. 3) Update: Please see response number 5. 4) Update: Please see the response below 5) Update: The building has been redesigned to have a minimum of 5’ clearance of the existing windows on 319 Main St. 6) We will coordinate with Service Providers to have cables relocated without extended loss of service 7) We will provide roof protection consisting of insulation, plywood and planks during construction 20’ from the new building

affected by the new development during and after construction? *7) How will my roof and related flashing on my building be protected?* *None of these matters appear to be discussed in the Wallace application materials. Other questions may come to mind in response to answers received to these questions. Please accept these written questions in lieu of oral comments during the public hearing. Thank you for your consideration.* *Sincerely,* *Roy T. Budnik for 317 Main Mall Corp.*	

Below are comments that did not have any questions for the Development Team.

Date: January 7, 2022
Name: Deirdra "Jen" Brown and John Watson
Form: Email

Dear Board Members:

My husband (John Watson) and I (Deirdra "Jen" Brown) write in support of the Wallace Campus ("WC") Development. John and I are property tax paying homeowners who live in downtown Poughkeepsie just blocks from the planned demolition and construction. I have been a resident of Poughkeepsie for twelve years, John has been here for more than forty-five years.

We have reviewed the WC planning board submissions, attended Planning Board and WC informational meetings and consulted with other members of the community regarding this project and ***we are of the firm belief that the benefits of the proposed development far outweigh the perceived costs.***

The project, in both the demolition and construction phases, will pull from the local workforce and use locally sourced building material, creating jobs and stimulating the economy. The proposed design is stunningly beautiful while simultaneously adhering to the context of the neighborhood's current architecture. The planned green space, market place and Promenade can only enhance our lovely city as it creates space for engagement with our neighbors and community building activities.

Finally, and most importantly, we endorse WC's commitment to provide deeply ***affordable and supported housing units.*** *This commitment is consistent with our Mayor's expressed commitment to "celebrate the beauty and richness of the diverse peoples of our great City," and to* ***"mindfully cultivate a communal spirit of amity toward one another across lines of race, ethnicity, and religion . . . every day."1*** *In the past, cities across the U.S. have used planning and zoning board decisions to separate the wealthy from the poor, the black from the white, the "us" from the "them," to the detriment of our entire community. The highspeed arterial separating North from South Poughkeepsie is a legacy of such*

policies that not only perpetuates residential segregation but impedes the growth of our entire city. Several commentators at your meetings used the term "Market Rate Units." This phrase is a dogwhistle for separation; for what could possibly motivate a desire to impose 'market rates' on a private development other than a desire to create a residential climate that will draw in the money moving north from New York City, and exclude from the Poughkeepsie Innovation Zone elements they wrongfully view as undesirable. Do not let those voices prevail. We have an opportunity to get this right. To build a community animated by our diversity and our unity. Such communities benefit everyone. With kind regards, we remain

Very truly yours,
John Watson and
Deirdra Jeneva Brown, Esq.

Date: January 7, 2022
Name: Diamond Mima
Form: Email

Good morning,
My name is Diamond Mima. I am a lifelong resident of the City of Poughkeepsie. I am also a mom of two daughters.
For the last 5 Years I have served my community as an activist, advocate an organizer for affordable, quality, permanent housing.
In my time of serving the community, I have come to know a great need for housing across all incomes, demographics and backgrounds of City of Poughkeepsie residents, including myself.
The city is indeed in a housing crisis. Currently less than 2.6% of unoccupied housing is available. There is also a backlog of eviction court dates not only for the City of Poughkeepsie but for the entire Dutchess County.
I believe our community will benefit greatly from the proposed Wallace campus project. As you know the project will provide 186 affordable housing units in over 14,000 square feet of commercial space, as well as half an acre of open Green Space.
For far too long, downtown Poughkeepsie has been underutilized, forgotten and passed by. A generation or so ago, downtown Poughkeepsie was the Regions, Center of economic and social activity. It is our duty to recreate a downtown that helps everyone in the city. We must invest in the people of the City of Poughkeepsie. I believe wholeheartedly that this project encompasses that.
The Wallace project will Revitalize the area with new commercial space and Green Space and is a major investment for the downtown area of Main Street.
As a City of Poughkeepsie resident and as your neighbor, I compel you to see not only the affordable housing it will bring but the hope that this development can bring to the entire city.
I fully support the new proposed development and ask that you, our planning board, approve this project.
Highest Regards,
Diamond Marie Mima

Date: January 7, 2022
Name: Isis Benitez
Form: Email

Good Morning,
My name is Isis Benitez and I am a current resident in the City of Poughkeepsie as well as working in the City of Poughkeepsie. Housing has always been an issue here in this City. I have grown up here and have seen so many people struggle to keep a roof over their heads let alone their families heads. I have seen people be evicted due to unforeseen circumstances. It has been both appalling and disheartening.
After hearing about the Wallace Campus building project, I assure you that this is much needed. I have never seen affordable housing in the City of Poughkeepsie and see this as a win. The City of Poughkeepsie holds the minority majority, black and brown people. People of color have always had a history of not being able to afford much compared to our white counterparts. To see that this City is now becoming gentrified and be dismayed by it is an understatement. There should be no reason as to why black and brown folks and folks of color in general are being pushed out of this city.
Affordable housing is long overdue. There was not much knowledge shared throughout the City of Poughkeepsie about the Wallace Campus Project, for reasons I cannot understand. This affordable housing project has to happen, it is needed, and the City needs to prioritize it being built. As someone who is up and coming and trying to find my own places to live, I cannot even think about trying to afford an apartment here. A lot of the people I grew up with and moved away cannot think about coming back to live here considering the high increase in rent.
Don't let the racist ties to the City of Poughkeepsie blind you from allowing this affordable housing project to be built. Vote in support and approval of the project, in support of this community!
In Community,
-Isis Benitez

Date: January 7, 2022
Name: Tamara Brown
Form: Email

Dear Natalie,
I'm a newly-returned Poughkeepsie Resident and I'm excited to see the new developments in City of Poughkeepsie. Particularly, I am very excited about the potential Wallace Campus restoration project. I want to express my support. I am happy to see quality affordable housing being built, especially since folks most in need of affordable housing are the folks who would benefit most from living in space where walking here and there is easy. This project is likely to become a generator of economic growth as it makes it easier for new residents to get to and from Main Street stores.
It is also exciting to see a public performance/community space being built on Main Street as this will create a broader sense of cohesive community.
The only aspect of the plan that I am disappointed (or confused?) about - is that there is a fence or barrier around the public space. I am not in favor of fencing in the community space - if it is community space it should be open. In inquiring of the developers, it seems this was done at the behest of the planning board. I hope the planning board reconsiders. As the developers noted, the Police Department does not anticipate trouble with the space if it is left open and accessible.
In every other way - I think this is a thoughtful project that will be great for City of Poughkeepsie. I urge the planning board to go forward with it!
Sincerely,
Tamara Bond-Williams
Poughkeepsie resident

Date: January 7, 2022
Name: Brian Robinson
Form: Email

To the City of Poughkeepsie Planning Board:

I write to you to implore your approval of the Wallace Campus site plan. It is apparent that the plan is beyond architecturally sound, and it additionally provides a needed and proper influx of affordable housing that exceeds habitability, a condition many of our residents are left without, through genuinely dignified standards of living.

I am grateful the planning board has made this a stringent process, demonstrating their commitment to this city and its residents. The developers' willingness to commit the time and financial resources toward compliance with the board's demands have led to a plan that not only meets zoning, building, and land use statute, but one that is successful in dialogue with the detail and massing of the project's neighbors. Both parties have executed their duties in these regards to the fullest.
As to the component of affordability, it is fortuitous that this vote occurs the day after Martin Luther King, Jr. Day. Affordable housing on this scale will leave a significant number of our community members with greater means that will serve to bolster their savings and disposable income; it moves beyond ending the indignity and humiliation of living in substandard conditions to the realm of ending poverty, which was a critical component to King's moral and political philosophy. In his book All Labor Has Dignity, King states that "northern ghettos are the prisons of forgotten men." It is our moral and civic duty to be cognizant of our neighbors who continue to live in such conditions and to act on this awareness by abolishing Poughkeepsie's ghettos. The Wallace Campus represents to many a necessary step in this abolition.

While there are innumerable reasons this site plan must be approved, having read and listened to comments and deliberations, it seems a moment needs to be taken to address the reasons a person appointed to represent this city cannot in good conscience vote against this site plan.

Among these reasons is that the crux of the debate has very clearly been about affordable and supportive housing and the people who occupy it, not just anecdotally, but from an evidentiary standpoint-the words and actions surrounding this debate are recorded. What's within a planning board's legal purview in NYS when reviewing site plans is to ensure compliance with zoning, building, and land use statute, all of which this site plan complies with. It is not within a planning board's legal purview to reject a site plan on the grounds of potential residents' income or disabilities, and if rejected the evidence in a resulting civil suit as having done such would be beyond preponderance. Voting against site plan approval would signal a public representative's willingness to deliberately step outside the bounds of law for private interests, the definition of corruption, and place the burden of the resulting civil action, which is inevitable given the developers' abundant financial resources, on the shoulders of the city's taxpayers.

Legal liability aside, government appointees have a moral responsibility to those they represent. Heeding comments of outspoken members of the public that express discriminatory views of those among us with low income and/or disabilities, often with racist undertones, would be unconsc10nable, as would yield to one's own personal biases and prejudices. That these factors are already represented in comments and deliberations assigns an element of immorality to this process that will be in and of itself difficult for this community to recover from.

The rationale to approve this site plan stacks immeasurably higher than any legitimate grounds for rejection, and as such I and many other residents fully expect all planning board members to attend this session and unanimously approve this site plan.

Sincerely,
Brian Robinson

Date: January 7, 2022
Name: Muriel Horowitz
Form: Email

As a person involved in many issues of equity in the City of Poughkeepsie and as mother of a son with a disability who currently lives in the city of Poughkeepsie, I wish to strongly advocate for the Wallace Campus project. The lack of affordable housing even as market priced rentals proliferate is a real threat to the people who currently call Poughkeepsie home as well as to those of middle and lower income who cannot afford to rent in the city.
My son who has Down Syndrome has been residing in his own apartment in the city of Poughkeepsie since 2000, However, as he gets older, his needs are growing. I speak for him and many more individuals with disabilities who would benefit greatly from support services as they strive to live independent and productive lives in the City of Poughkeepsie. As resources from other agencies become more and more stressed, an opportunity such as the Wallace Campus becomes all the more important. Please support this project and approve its continuation.
Muriel Horowitz

December 7, 2021

WALLACE CAMPUS: PROJECT NARRATIVE (REDUCED SIZE PROJECT)

OVERVIEW:

Wallace Campus is a mixed-use development in the eastern half of the city block surrounded by Main Street, Catharine Street, and Mill Street, within the heart of the Poughkeepsie Innovation District (PID) redevelopment area. The project will consolidate several existing underutilized lots to create a 2.52 acre through lot with frontages on Main Street, Catharine Street, and Mill Street. **The Project includes approximately 256,814 gross square feet *(reduced from 277,333 GSF)*** of building redevelopment and new construction, weaving together the restoration of the long dormant Wallace Department Store, including the construction of two new buildings with architectural style and massing which reflect existing context and urban form conducive to place-making. **The buildings will provide 14,213 sf of commercial space including 6,416 sf of new retail spaces along the Main Street pedestrian frontage, 5,797 GSF of commercial space along the Catharine Street frontage, and 2,000 GSF in cellar spaces. The remainder of the Project buildings will be devoted to providing 187 much-needed mixed-income housing rental units (including one super's unit), which will help restore and grow residential and pedestrian activity within the Poughkeepsie Innovation District.**

Wallace Campus also reclaims underutilized blacktop improving the permeability of the site and creating a significant public outdoor greenspace, called "Wallace Green," to benefit residents and the public. The promenade entry to the Green from Main Street creates a full mid-block pedestrian through-route to Mill Street. The Wallace Green Walkway integrates views and access to the Green itself, which provides landscaping, play areas, a tiered seating gathering area, and internal pedestrian access between the new buildings and the landscaped internal parking area.

Vehicular access to the site is provided through consolidation of existing entrances from Mill Street, eliminating two dangerous blind driveways. Through agreements with adjoining lots fronting on Mill Street (302, 304, 306 Mill Street and the Hudson River Housing property at 310 Mill Street), the Project will eliminate two existing curb cuts, and related blind driveways, on Mill Street, provide additional green space around and between existing buildings fronting on Mill Street, in addition to enhancing the pedestrian use of Mill Street via the new Wallace Green walkway between Main and Mill Streets.

DEVELOPMENT TEAM AND PROJECT VISION:

Wallace Campus Manager, LLC, and its development team has over 30 years of experience developing, fully renting-up, and successfully operating mixed-income housing and

mixed-use spaces similar to Wallace Campus. The Development Team has designed its Project to foster the growth of Poughkeepsie's Innovation District by adding much needed reasonably priced, quality-built, housing stock, commercial, and community green spaces to the City's Downtown. The Wallace Campus development model is focused on drawing current and future residents of the City of Poughkeepsie to live, work, and prosper in the City's Downtown. Central purposes of the PID zoning initiative include reclamation of underutilized sites, particularly those with large expanses of blacktop, recreation of street walls, respect for historic context, and creation of new urban spaces that inspire pedestrian activity. The Wallace Campus responds to all of these aims.

RESTORATION AND ADAPTIVE REUSE OF THE HISTORIC WALLACE DEPARTMENT STORE BUILDING:

The project will restore and adaptively reuse the former Wallace Department Store at 331 Main Street, an existing 4-story, 118,536 square foot structure with a tall parapet along Main Street that brings it to a height comparable to other 5-story buildings along Main Street. The Wallace building has been underutilized for many years.

The Project proposes to renovate the former Wallace Department Store building (c. 1880's) to its appearance as a signature building in Poughkeepsie's "period of significance" as a mercantile center in the Hudson Valley during the 19th and 20th Centuries. The Luckey Platt building across the street housed the Wallace Department Store's major competing department store during the 1800's and the Luckey Platt building is listed on the National Register. The proposed Wallace restoration was reviewed by the New York State Historic Preservation Office to be considered as a standalone historically significant building. Landmark Consulting LLC, the Wallace preservation consulting firm, authored the Commercial Rehabilitation Tax Credit Part 1 application for certification to pursue the rehab incentive program for the Wallace Building. The Part 1 application and draft National Register Nomination for the Wallace Building (331 Main and 14-20 Catharine) was reviewed and approved by New York State Historic Preservation Office (SHPO) and the National Park Service (NPS).

The proposed adaptive reuse of the building will create 3,085 SF of commercial retail space with multiple storefronts on the ground floor along the Main Street frontage and 2,564 SF of commercial retail space on the ground floor of the Wallace Extension building along Catharine Street, with an additional 2,000 SF of commercial space in the cellar.

The 3,085 SF of commercial retail space on the ground floor of Main Street in the historic building will have transparency wrapping around the westerly edge of the building at the entrance to a public promenade and the Wallace Green walkway. The remainder of the main Wallace Building will be adaptively reused for rental apartment units, all accessed by an

entrance along the western side of the building, just behind the commercial tenancies and facing the new Wallace Promenade.

Wallace Building rehabilitation:

The proposed renovation scope for the Wallace building includes preservation of the Art Deco Main Street exterior, a limestone façade, that will remain unchanged from the second floor to the roof. Transparency will be added to the first-floor façade (per historic images) opening the ground floor space in a welcoming manner to improve the commercial viability of the space and the pedestrian experience on Main Street, consistent with the PID's zoning requirements. The east and west facades will have new window penetrations, reworking existing, non-historic penetrations.

While the interior of the building will be modified to accommodate new residential and commercial uses, important internal elements will be retained, including circulation within the building, which utilizes beautiful existing stairways and a historically significant painted dome at the fourth-floor ceiling. The Project Sponsor is also exploring the possibility of incorporating the historic Wallace Logo sign in the restoration of the exterior of the building.

The Wallace existing extension is a 3-story annex to the main building, constructed in 1860 which is accessed both internally through the main Wallace building and from Catharine Street. The exterior of this annex is in good condition and will be rehabilitated to its existing aesthetic. The existing circulation structure within the Wallace building contributes to the building's active living design, promoting the use of stairs as a healthy alternative to constant elevator use. The unit distribution of the Wallace Building includes:

Wallace Rehab Building:

STUDIO	1 BR	2 BR	3 BR	**TOTAL**
20	37	12	0	**69**

CONSTRUCTION OF A NEW MAIN STREET BUILDING:

West of the Wallace Department store, a new 81,813 SF building will be constructed ("the Main Street Building"). The Main Street Building will involve the demolition of 319 and 325 Main Street. The buildings have been visually inspected and have been determined that they are in sub-par condition and have been vacant for several years. The Main Street building is 5 stories tall which is the permitted height for the designated zoning and was reduced from 7 stories previously proposed. Both proposed new buildings on the site are being designed to meet Enterprise Green Communities Program certification standards which ensures the buildings will be energy efficient and sustainable.

The Main Street building frontage has been designed with multiple storefronts directly facing Main Street with 3,309 of retail space. The transparency extends around the corner of the building into the promenade, where it will reflect similar transparency in the Wallace Building to the east.

The remainder of the Main Street Building will house new rental apartment units, all accessed by an entrance along the eastern side of the building, just behind the commercial tenancies and facing the new Wallace Promenade. The unit distribution of the Main Street Building includes:

Main Street New Construction Building:

STUDIO	1 BR	2 BR	3 BR	**TOTAL**
12	34	19	4	**69**

The architecture of the Main Street Building, and its scale and massing, have been designed to blend with the historic context of Main Street, as described by SLCE Architects at Planning Board presentations, and represented on the architectural plans and conceptual renderings. See discussion in the following section on PID Standards. The clock that faces the Main Street in the current building will be removed and utilized in the Wallace Building. Initial plans are to either incorporate the clock in the main lobby or utilize it at Wallace Green.

CONSTRUCTION OF NEW BUILDING ON CATHARINE STREET:

The second proposed new building in the project is a 60,145 square foot building fronting onto Catharine Street ("the Catharine Street Building"). The Catharine Street building is five stories tall (reduced from six stories previously proposed). This building replaces an underutilized parking lot, to create a street wall along Catharine Street that is reflective of the historic buildings in the neighborhood. The architectural design features elements and colors that complement the existing building to its south, as well as the surrounding neighborhood. Both new project buildings are being designed to meet Enterprise Green Communities Program certification standards.

The ground floor of the Catharine Street Building will contain approximately 3,255 square feet of commercial space. The architectural design of the ground floor space features a number of doors facing Catharine Street, making this ground floor space easily adaptable to retail use in the future. The design for this building features 100% frontage occupancy along Catharine Street. Residential uses occupy the upper 4 floors of the building as well as the rear of the ground floor. The unit distribution of the Catharine Street building includes:

Catharine Street Building:

STUDIO	1 BR	2 BR	3 BR	**TOTAL**
14	21	9	5	**49**

WALLACE GREEN:

A central feature of the Wallace Campus is the Wallace Green, which contains a public landscaped green space in a park-like setting. This will be one of the only greenspaces in the downtown/PID area, and will therefore create a unique and important feature in the broader and evolving context of the City's redevelopment. The Green will be maintained by the private owner of Wallace Campus, including litter control, landscaping, and general property maintenance and security. The Green is readily accessible to residents of the Wallace Campus as the residential buildings include lobbies with doorways entering onto the pedestrian promenade that passes along the Green. The Green will be open for public access via Main Street and Mill Street. The Green features numerous seating options, in addition to the landscaped lawns and planted areas. The walking paths through the space provide direct access by tenants from the parking area. They also encourage pedestrian movement through the site, and provide access to short term public bicycle parking. 24/7 security monitoring via an integrated camera system and ample lighting will ensure the green space remains a safe and welcoming space at all hours.

A unique feature on the southern portion of the Green is a multi-tiered seating area. The semi-circular shape tiered seating encourages spontaneous small group gatherings of local residents and visitors for conversation, an outdoor meal, a game of chess, meditation, reading, etc. The tiered seating allows for a small performance area, which offers opportunities for artist readings or small performances, focusing on acoustic uses. The use for events is a secondary use, it's function as a flexible and informal gathering space for residents and green space visitors remains the primary use of the space.

The development team plans to actively program the space. Based on initial outreach, a several local organizations and businesses have expressed interest in utilizing the Wallace Green. Uses include but are not limited to children yoga, exercise classes, film screenings, and live comedy shows. Attached are letters of interests to conduct programming at Wallace Green.

WALLACE GREEN WALKWAY: CREATION OF A NEW PROMENADE AND PEDESTRIAN CONNECTIVITY BETWEEN MAIN STREET AND MILL STREET:

The PID Zoning encourages the creation of new pedestrian throughways on large parcels to break up large parcels (19-3.37(12) (c)(1)(ii)). In response to comments requesting exploration of a more direct and seamless pedestrian connection through the project to

create a mid-block pedestrian connection between Main Street and Mill Street, the Applicant has created a direct pedestrian walkway path from Main Street to Mill Street, close to its intersection with Conklin Street. The portion of the walkway nearest Main Street forms the Wallace Campus Promenade, which begins with a wide and inviting pedestrian gathering place where the commercial transparencies of the Main Street Building and Wallace Building wrap around the corners of the respective buildings. This area also leads to the primary entrances to the residential portions of both buildings, just behind the commercial tenancies. The Promenade then continues northward, drawing pedestrians by the inviting views into the Wallace Green just ahead. The Promenade then turns into an open walkway following along the easterly side of the Green and along the westerly side of the Wallace building. The walkway then proceeds through the Wallace Campus internal parking area, passing a connecting sidewalk which proceeds east to connect to the Catharine Street building. After crossing the landscaped parking area, the Walkway then proceeds along the western side of the Hudson River Housing building to reach Mill Street, near its intersection with Conklin Street. In addition to improving pedestrian circulation, this Walkway also provides an opportunity for additional landscaping around the Hudson River Housing building and allows the rear of the Hudson River Housing parcel to provide additional green space within the overall setting.

VEHICULAR ACCESS FROM MILL STREET, CIRCULATION, PARKING, LANDSCAPING: A central accomplishment of the Wallace Campus Project is the replacement of an area of impervious land, a former underutilized parking lot, with green space and public access. To connect these improvements to Mill Street as well as Main Street, substantial consideration has been given to improving access to the property from Mill Street and improving the streetscape and visual character of the Mill Street frontage and views into the site. Mill Street has served as the only vehicular access to the site for many years. The Wallace Campus circulation and parking improvements plan includes upgrades to the existing two main entrances on Mill Street and the vehicular circulation plan for substantially safer and efficient access to and from the Wallace Campus. There is presently no landscaping at the Mill Street frontage of existing driveways. The current Wallace Campus Site Plan substantially increases the areas of landscape screening in the proposed entrance drives and pulls parking further into the site, away from Mill Street, greatly improving the appearance of the site from Mill Street.

The Wallace Campus drawings set forth the boundaries of the Wallace campus consolidated lot and shows the site plan for that lot. Four adjoining parcels outside the Wallace campus are also shown on the drawing set, for the limited purpose of depicting the off-site improvements to be made on those properties pursuant to shared parking and easement agreements, and to show the manner in which those physical improvements and access provisions will improve pedestrian and vehicular circulation in the neighborhood, as well as landscaping, lighting, and community character. The project sponsor will enter into shared parking and permanent access easement agreements with the owners of these adjoining

parcels, which will be approved by the planning board as part of the project approvals. The drawing set depicts the off-site work to be performed by the project sponsor on these parcels to implement the shared parking and access agreements. The work on 302, 304 and 306 mill street ("the 3 mill street lots") would eliminate two existing curb cuts on mill street (between 302 and 304 mill and between 304 and 306 mill), and provide additional green space on those lots, including along the mill street frontage to replace those driveways. The Wallace campus owner will provide a permanent access easement to the owner of the 3 Mill Street lots for the benefit of owners and tenants, to access the parking areas located on these lots via the Wallace campus access drives. The shared parking agreement would maintain the allocation of dedicated parking (12 spaces) to the 3 Mill Street lots in compliance with the PID zoning. Lighting improvements, pedestrian walkways, and stormwater improvements will be provided to serve the offsite shared parking areas in the same manner as the parking areas on the Wallace campus parcel. Pursuant to a separate shared parking agreement with the Hudson river housing (“HRH") property, the project sponsor will be granted a permanent easement to construct pedestrian sidewalk paths within the Hudson river housing property connecting to mill street and providing access from that parking area to the rear entrance to the HRH office building, and parking improvements along the HRH lot southerly boundary that integrate with the Wallace campus parking area, and to place the other improvements shown on the approved plans, including a portion of the project dumpster. Lighting improvements and landscaping will be installed as shown on the drawing set. The project sponsor will provide HRH with a permanent access easement to use the two Wallace campus mill street entrances and exits for access to, and use of, 6 parking spaces which are located on Wallace campus property directly abutting the westerly boundary of HRH's property (as shown on the drawing set), which spaces will be reserved for use by HRH employees during working hours 8am to 6pm Monday to Friday. The 6 spaces to be available for Wallace campus parking outside of those hours.

Lighting improvements and landscaping will be installed as shown on the Drawing Set. Overall, the proposed Wallace Campus development incorporates 60 parking spaces to serve the commercial and residential uses and public space. Please refer to the attached letter of Colliers Engineering and Design addressing parking calculations. **Overall, the Project provides 60 parking spaces while only a total of 32 spaces are required per zoning.** The development team is proposing to maintain these extra parking spaces in the development plan.

Natalie Quinn
Planning Director
City of Poughkeepsie
62 Civic Center Plaza, 2nd Floor
Poughkeepsie, NY 12601

December 7, 2021

Re: Wallace Campus Project Review
Chazen Project #82029

Dear Ms. Quinn:

Please accept this letter and accompanying copies of the plan set and documents as our resubmission for the above referenced project.

Please find below our summary of responses to the Comments received from The Chazen Companies in a letter dated November 15, 2021:

Environmental Assessment Form (EAF) Part 1

1. Revisions were made to the EAF to address our minor comments previously submitted (e.g. Coastal Zone status; nearby historic sites).

   Response: *confirmed*

2. Section B.c. identified the possible need for variances. The project was revised to eliminate the need for height variances. We did not find identification of the need for other variances. This section could be revised if no variances are sought.

   GBTS Response: *The height variances were the major variances and they have been eliminated. The remaining variances are area variances relating to increases in side building setbacks, decreases in frontage occupancy, and variances relating to the parking access drives on Mill Street, relating to frontage occupancy, landscape screening and placement of parking islands.*

3. The energy use on Section D.k.i. increased over that projected in the prior EAF. It is not clear why that should be the case since the revised project has been downsized and would presumably use less energy.

   GBTS Response: *This section has been edited to reflect the projected energy use for the entirety of the revised project.*

4. Section D.r. should identify construction and operations solid waste (i.e. non-hazardous waste) generation.

   GBTS Response: *This section has been revised to reflect the amount of construction and operations solid waste expected to be generated for the revised project.*

Parking and Circulation

1. Chazen concurs with the results of the sight distance evaluation for the site driveways. A one-way sign at the exit driveway should be shown on the site plans to prevent wrong way travel when turning onto Mill Street.

   Response: *updated*

Engineering

While revised plans were submitted, most of the engineering comments in our April 12, 2021 review letter have not been responded to. We also have several new comments in response to the latest submission. Note also we did not have time to conduct a detailed review of pipe sizing calculations. We will do so when the next submission addressing our comments is made.

Our consolidated comments are as follows.

Water

1. Engineering Report, Section 1.0: Site improvements are shown to 310 Mill Street (Tax Parcel 6162-78- 128113) but it's not included in the project description. Clarify this parcel's involvement in the project.
   Comment not addressed. The description still doesn't accurately describe the Wallace Campus. The description states there are 5 tax parcels involved and provides 4 addresses & tax parcel identification numbers where 8 individual tax parcels are part of the project. Similarly, the revised Lot Line Consolidation Plan includes Lots A-G and 310 Mill Street still isn't included.
   The description still describes a proposed day care.

   LRC Response: *The description has been revised and follows the site plan note for the description of the project as well as the project narrative.*

   Cuddy Feder Response: *Beginning in the March 2021 submission, all submissions on the project clearly distinguished between the Wallace Campus (Wallace consolidated lot) and the 4 adjoining parcels.) The Project Narrative submitted in March contained exactly the same language as the Note on SP-1 (attached). The Maser Traffic study date 2/27/21: page 8 of 21 describes shared parking with the "4 abutting lots" (making it clear that they are not part of the project. Maser's study also documents that 302, 304*

and 306 collectively require 12 spaces based on the June 2020 approvals. The GB EAF submitted in March includes Figures 1, 2, and 3 which map the "Site Location." The maps delineate the boundaries of 319, 325, 327-329, and 331 only.

2. Engineering Report, Section 2.2: References to "331 Catharine Street" were removed as requested. However, Section 2.2 includes a reference to "the Catharine Street building." As the project contains multiple buildings along Catharine Street, the building references should be checked to make sure they are clearly referencing a single building. The building references throughout the report should be reviewed for clarity and revised as needed.
   Comment not addressed. Response indicates that there is only one proposed building and that there are no revisions proposed to the existing services. This is a correct statement but doesn't address the comment.

LRC Response: *Reference to the Catherine Street building has been clarified to show which building is being proposed and which is staying. See Figure 1 in the engineer's report.*

3. Engineering Report, Section 2.2: provide correspondence from City Engineering that the existing water treatment facility and distribution mains located in the vicinity of the project site have sufficient capacity to supply the additional demand resulting from the proposed project. The engineer's response indicates the project results in a slight increase in water demand. However, this is not based on actual current demand/meter readings so it's not a reflection of the actual increase in demand over the current existing condition.
   Comment not addressed. No correspondence has been provided from City Engineering related to sufficient capacity.

   Response: No correspondence has been received from City Engineering related to sufficient capacity.

4. Engineering Report, Section 2.1: existing sewer generation: office use generation shall be based on number of employees, per Table B-3 "Typical per Unit Hydraulic Loading Rates" of the NYSDEC "Design Standards for Intermediate Sized Wastewater Treatment Systems", March 5, 2014. As previously requested, revise calculations or provide methodology for converting to square footage.
   Comment not addressed. The engineering report continues to reference the NYSDEC "Design Standards for Intermediate Sized Wastewater Treatment Systems" (2014) which is based on number of employees, not square footage. The response indicates the methodology relies on the previous NYSDEC design manual. Either clarify the engineering report methodology reference or provide a conversion for square footage to number of employees based on the previous NYSDEC design manual.

LRC Response: *Clarification has been added to the engineering report on how/why the number of employees was not used in the calculations.*

5. Engineering report, Section 2.1: Existing square footage for Parcel E was increased by approximately 45,000 square feet. Additional information regarding where the square footages, restaurant seats and number of club patrons shall be provided.
   Comment not addressed. The response indicates the information was obtained from "Dutchess County Parcel Access as well as the project Architect for total SF of the building. The number of seats and club patrons was provided by the project architect when reviewing historical documentation for the building." No such supporting documentation has been added to or provided in the engineering report to support the estimated existing flows (ie. the methodology utilized by the project architect). Additionally, references to the fitness center and daycare uses should be removed from Section 2.1.

   LRC Response: *The square footages of each of the buildings were revised to correctly depict what is existing. The reference to the fitness center and the daycare have also been removed.*

6. Engineering Report, Section 2.1: Provide methodology for determining number of employees for the retail spaces included in the Sanitary Sewer Flow / Water Consumption Projections.
   Comment not addressed. The response indicates the estimated flows were provided by the project Architect and previous experience but no such supporting information has been added to or provided in the engineering report to support the estimated flows (ie. the methodology utilized by the project architect).

   Response: *The chart in the Engineering Report was updated to reflect the current employee estimates for the commercial spaces. Wallace Campus partners estimate the number of employees below:*
   Main St building with 3,309 sf of retail - 6 employees
   Catharine Street building with 3,255 sf of retail - 5 employees
   Wallace building with 7,649 sf of retail - 13 employees

7. Engineering report, Section 2.1: A sentence that "sizing for the fitness and daycare are based on occupancy and parking calculations determine estimated number of patrons" has been added to the engineering report. Provide the correlation and calculations used to convert occupancy and parking calculations into number of patrons and number of people used for average daily sewage generation.
   Comment no longer applicable, as the fitness center and daycare are no longer proposed.

   LRC Response: *Comment noted.*

8. Engineering report, Section 2.4: Obtain hydrant flow testing data (if available) from the City Fire Department to verify what the available fire flows are in the vicinity of the project. Alternatively, perform hydrant testing in the vicinity of the project in coordination with the City Fire Department.
   Comment not addressed.

   LRC Response: *Comment noted.*

9. Engineering report, Section 2.4: Additional fire suppression methods may be required for the proposed buildings (standpipe, as an example). Revise fire suppression description accordingly.
   Comment not addressed.

   LRC Response: *If required the architect will provide the required design details during building permit design when it is appropriate to include this information, otherwise the project is required to meet fire code and will be designed accordingly.*

10. Engineering report, Section 4.0: Provide correspondence from Dutchess County Department of Behavioral and Community Health that their review and approval is not required for the proposed project and associated lot consolidation.
    Comment not addressed. No correspondence from DCDBCH has been provided.

    Response: **No correspondence from DCDBCH has been received.**

Sewer

1. Sheets EX-1 & UT-1: The size of the existing sewer main in Catharine Street is shown on plan EX-1. The inverts for one sewer manhole have been provided on UT-1. The invert at the manhole on the opposite side of the connection point shall be shown in order to determine the invert of the existing sewer at the location of the proposed service lateral connection.
   Comment not addressed. The applicant now proposed connecting the sewer lateral directly into the existing sanitary manhole within Catherine Street, which results in less than the minimum 10' horizontal separation to the water line to an existing hydrant. Indicate mitigation proposed at this location.

   LRC Response: *The plans have been revised to provide adequate separation between the water and the proposed sewer connection.*

2. Engineering Report, Section 3.2: verify with City Engineering that the existing wastewater plant and the collection lines in the vicinity of the project site have sufficient capacity to serve the additional wastewater generation resulting from the proposed project. The engineer's response indicates the project results in a slight increase in sewer generation. However, this is not based on actual current demand/meter readings

so it's not a reflection of the actual increase in demand over the current existing condition.
Comment not addressed. No correspondence from City Engineering has been provided.

Response: No correspondence from City Engineering has been received.

3. Engineering Report, Section 3.3: References to "331 Catharine Street" were removed as requested. However, Section 3.3 now references "the Catharine Street building." As the project contains multiple buildings along Catharine Street, the building references should be checked to make sure they are clearly referencing a single building. The building references throughout the report should be reviewed for clarity and revised as needed.
Comment not addressed. Response indicates that there is only one proposed building and that there are no revisions proposed to the existing services. This is a correct statement but doesn't address the comment.

LRC Response: *The proposed buildings have been clarified in the report.*

4. Provide correspondence from Dutchess County Department of Behavioral and Community Health that their review and approval is not required for the proposed project and associated lot consolidation.
Comment not addressed. No correspondence from DCDBCH has been provided.

Response: **No correspondence from DCDBCH has been received.**

Stormwater

1. SWPPP: it's noted that the current General Permit (GP-0-20-001) is provided in Appendix A. However, the narrative and table of contents include references to the previous general permit. Update all references to the current GP number.
Comment partially addressed. The Owner/Operator Certification Form provided in the SWPPP references GP-0-15-002 and should be replaced with the current version. The Appendix B divider page also contains a reference to GP-0-15-002.

LRC Response: *The SWPPP has been revised.*

2. SWPPP Narrative, page 8: describes one existing dry well to remain. Based on the Demolition Plan and HydroCAD modeling provided, it appears there may be 2 existing dry wells to remain. Clarify/revise as needed.
Comment addressed.

LRC Response: *Comment noted.*

3. SWPPP Narrative, page 8: states "all proposed piping is sized to accommodate peak flow from 25- year 24-hour storm, as prescribed by the local authority." Provide pipe sizing calculations for review.
   Pipe sizing calculations have been provided but have not yet been reviewed due to the delayed submission and resulting review timeframe. Related comment(s), if any, will be provided at a later date.

   LRC Response: *Comment noted.*

4. SWPPP Narrative, page 9: Section 5.2 states there are seven different design points. However, only two are shown on the pre-development and post-development watershed maps. Clarify/revise as needed.
   Comment not responded to. Response letter includes responses for stormwater comments 1-3 only. The Applicant shall provide a response for all previous comments.

   LRC Response: *The SWPPP has been revised.*

5. SWPPP Narrative, page 10: clarify what the "TOWN CB" peak flow discharge rate table refers to. **Comment not responded to. Response letter includes responses for stormwater comments 1-3 only. The Applicant shall provide a response for all previous comments.**

   LRC Response: *There is an existing catch basin located in Mill Street. This is what is considered the Town CB that is being analyzed to make sure that the storm events aren't exceeding the pre conditions.*

6. SWPPP: provide calculations for the provided WQv pretreatment.
   Comment not responded to. Response letter includes responses for stormwater comments 1-3 only. The Applicant shall provide a response for all previous comments.

   LRC Response: *WQv pretreatment calculations have been provided.*

7. SWPPP NOI: answer question 9
   Comment not responded to. Response letter includes responses for stormwater comments 1-3 only. The Applicant shall provide a response for all previous comments.

   LRC Response: *NOI question 9 has been answered.*

8. SWPPP NOI: answer question 10
   Comment not responded to. Response letter includes responses for stormwater comments 1-3 only. The Applicant shall provide a response for all previous comments.

LRC Response: *NOI question 10 has been answered.*

9. SWPPP NOI: in question 29, provide the green roof contributing impervious area.
   Comment not responded to. Response letter includes responses for stormwater comments 1-3 only. The Applicant shall provide a response for all previous comments.

   LRC Response: *The green roof area has been added.*

10. SWPPP NOI: answer question 42.
    Comment not responded to. Response letter includes responses for stormwater comments 1-3 only. The Applicant shall provide a response for all previous comments.

    LRC Response: *Question has been answered.*

11. SWPPP Test Pit Log: 2 test holes are provided in a test pit log, though it's not clear if they were performed at the project site. The log is for "Springside Neighborhood" and states that the location of the test pits are shown on DA-1. However, no test pits can be located on DA-1. **Comment not responded to. Response letter includes responses for stormwater comments 1-3 only. The Applicant shall provide a response for all previous comments.**

    LRC Response: *The title has been revised.*

12. SWPPP Infiltration Test Log: 2 infiltration test holes are provided in an infiltration test log, though it's not clear if they were performed at the project site. The log is for "Springside Neighborhood" and states that the location of the test pits are shown on DA-1. However, no test pits can be located on DA-1.
    Comment not responded to. Response letter includes responses for stormwater comments 1-3 only. The Applicant shall provide a response for all previous comments.

    LRC Response: *The title has been revised.*

13. SWPPP: provide preliminary infiltration testing for the proposed infiltration practices in accordance with Section 6.3.1 and Appendix D of the NYSDEC Stormwater Design Manual.

    Comment not responded to. Response letter includes responses for stormwater comments 1-3 only. The Applicant shall provide a response for all previous comments.

    LRC Response: *Infiltration testing has been provided.*

14. Dry wells should include rooftop runoff only per Section 6.3.1 of the Design Manual. Alternatively, question 23 in the NOI shall be answered "No" and the SWPPP will be submitted for 60-day review from NYSDEC.
Comment not responded to. Response letter includes responses for stormwater comments 1-3 only. The Applicant shall provide a response for all previous comments.

LRC Response: *Comment noted.*

15. SWPPP Narrative: Identify which existing and proposed buildings have cellars and provide a discussion of the proximity of proposed dry wells to those buildings.
Comment not responded to. Response letter includes responses for stormwater comments 1-3 only. The Applicant shall provide a response for all previous comments.

LRC Response: *The narrative has been revised.*

16. SWPPP Narrative: Provide the design calculations in Appendix D that are referenced in the narrative.
Comment not responded to. Response letter includes responses for stormwater comments 1-3 only. The Applicant shall provide a response for all previous comments.

LRC Response: *Calculations have been provided.*

17. SWPPP DA-2: show existing dry well(s) to remain.
Comment not responded to. Response letter includes responses for stormwater comments 1-3 only. The Applicant shall provide a response for all previous comments.

LRC Response: *The drywells are shown.*

Plans

1. OP-1: Existing Zoning Maps show the scale as 1"=1,000' where it appears the scale is 1"=100'
Comment not responded to. The Applicant shall provide a response for all previous comments.

LRC Response: *Comment has been revised.*

2. SP-1: Title block states scale is 1"=20', plan states scale as 1"=40' where it appears the scale is 1"=30'
Comment not responded to. The Applicant shall provide a response for all previous comments.

LRC Response: *Comment has been revised.*

3. SG-1: dimension the separation from the proposed dry wells to the existing and proposed structures to ensure at least 10 feet of separation.
   Comment not responded to. The Applicant shall provide a response for all previous comments.

   LRC Response: *The plans have been revised to ensure 10 feet of separation.*

4. SG-1: less than 6" of cover is provided at Catch Basin #1. Revise accordingly.
   Comment not responded to. The Applicant shall provide a response for all previous comments.

   LRC Response: *Plans have been revised.*

5. SG-1: Rim elevation of DW-4 doesn't match the proposed grading.
   Comment not responded to. The Applicant shall provide a response for all previous comments.

   LRC Response: *Plan has been revised.*

6. SG-1: show what appears to be an existing drywell to remain on the east side of the CB to be replaced with proposed catch basin with sump (vicinity of CB#1). Alternatively, if this existing dry well isn't proposed to remain, remove the proposed piping shown tributary to it.
   Comment not responded to. The Applicant shall provide a response for all previous comments.

   LRC Response: *Plan has been revised.*

7. A number of improvements are shown on the 310 Mill St parcel, but it has not otherwise been identified as a project parcel.
   Comment not responded to. The Applicant shall provide a response for all previous comments.

   LRC Response: *Comment has been revised.*

8. Additional technical review comments of the site plan set will be provided once the general engineering comments provided herein have been addressed.
   Comment not responded to. The Applicant shall provide a response for all previous comments.

   LRC Response: *Comment noted.*

VEHICULAR ACCESS FROM MILL STREET, CIRCULATION AND PARKING:

A central accomplishment of the Wallace Campus Project is the replacement of an area of impervious land, a former underutilized parking lot, with green space and public access. To connect these improvements to Mill Street as well as Main Street, substantial consideration has been given to improving access to the property from Mill Street and improving the streetscape and visual character of the Mill Street frontage and views into the site. Mill Street has served as the only vehicular access to the site for many years. The Wallace Campus circulation and parking improvements plan includes upgrades to the existing two main entrances on Mill Street and the vehicular circulation plan for substantially safer and efficient access to and from the Wallace Campus.

The Wallace Campus Drawing sets forth the boundaries of the Wallace Campus Consolidated Lot and shows the Site Plan for that Lot. Four adjoining parcels outside the Wallace Campus are also shown on the Drawing Set, for the limited purpose of depicting the off-site improvements to be made on those properties pursuant to Shared Parking and Easement Agreements, and to show the manner in which those physical improvements and access provisions will improve pedestrian and vehicular circulation in the neighborhood, as well as landscaping, lighting, and community character. The Project Sponsor will enter into Shared Parking and Permanent Access Easement Agreements with the owners of these adjoining parcels, which will be approved by the Planning Board as part of the Project approvals. The Drawing Set depicts the off-site work to be performed by the Project Sponsor on these parcels to implement the Shared Parking and Access Agreements. The work on 302, 304 and 306 Mill Street ("The 3 Mill Street Lots") would eliminate two existing curb cuts on Mill Street (between 302 and 304 Mill and between 304 and 306 Mill), and provide additional green space on those lots, including along the Mill Street frontage to replace those driveways. The Wallace Campus owner will provide a permanent access easement to the owner of the 3 Mill Street Lots for the benefit of owners and tenants, to access the parking areas located on these lots via the Wallace Campus access drives. The Shared Parking Agreement would maintain the allocation of dedicated parking (12 Spaces) to the 3 Mill Street lots in compliance with the PID zoning. Lighting improvements, pedestrian walkways, and storm water improvements will be provided to serve the offsite Shared Parking areas in the same manner as the parking areas on the Wallace Campus parcel, all as shown on the Proposed Site Plan drawings. Pursuant to a separate Shared Parking agreement with the Hudson River Housing ("HRH") property at 310 Mill Street, the Project Sponsor will be granted a permanent easement to construct pedestrian sidewalk paths within the Hudson River Housing property connecting to Mill Street and providing access from that parking area to the rear entrance to the HRH Office building, and parking improvements along the HRH lot southerly boundary that integrate with the Wallace Campus parking area. Lighting improvements and landscaping will be installed as shown on the Drawing Set. The Project Sponsor will provide HRH with a permanent access easement to use the two Wallace Campus Mill Street entrances and exits for access to, and use of, 6 parking spaces which are located on Wallace Campus property directly abutting the westerly boundary of HRH's property (as shown on the Drawing Set), which spaces will be reserved for use by HRH employees during working hours 8 am to 6 pm, Monday to Friday. The 6 spaces to be available for Wallace Campus parking outside of those hours. There will be dedicated space for a pick-up/drop-off for the Day Care Center.

Overall, the proposed Wallace Campus development incorporates 62 parking spaces to serve the commercial and residential uses and public space.

Please refer to the attached Report of Maser Consulting addressing Shared Parking, Waiver and fee-in-lieu parking, and Traffic and Circulation on the site. Overall, the Project provides 62 parking spaces and is requesting a Waiver and fee-in-lieu for 18 spaces.

THE Chazen COMPANIES
Civil Engineers
Land Surveyors
Planners
Environmental & Safety Professionals
Landscape Architects
Transportation Planners & Engineers
Proud to be Employee Owned

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November 15, 2021

Ms. Natalie Quinn
City Planner
City of Poughkeepsie
62 Civic Center Plaza
Poughkeepsie, New York 12601

Re: Wallace Campus Project Review
Chazen Project #82029

Dear Ms. Quinn:

The Chazen Companies has reviewed the Wallace Campus project materials submitted by ALC Planning and Development dated November 5, 2021. We have the following comments.

Environmental Assessment Form (EAF) Part 1

1. Revisions were made to the EAF to address our minor comments previously submitted (e.g. Coastal Zone status; nearby historic sites).
2. Section B.c. identifies the possible need for variances. The project was revised to eliminate the need for height variances. We did not find identification of the need for other variances. This section could be revised if no variances are sought.
3. The energy use on Section D.k.i. increased over that projected in the prior EAF. It is not clear why that should be the case since the revised project has been downsized and would presumably use less energy.
4. Section D.r. should identify construction and operations solid waste (i.e. non-hazardous waste) generation.

Parking and Circulation

1. Chazen concurs with the results of the sight distance evaluation for the site driveways. A one-way sign at the exit driveway should be shown on the site plans to prevent wrong way travel when turning onto Mill Street.

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While revised plans were submitted, most of the engineering comments in our April 12, 2021 review letter have not been responded to. We also have several new comments in response to the latest submission. Note also we did not have time to conduct a detailed review of pipe sizing calculations. We will do so when the next submission addressing our comments is made.

Our consolidated comments are as follows.

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   Comment not addressed. The description still doesn't accurately describe the Wallace Campus. The description states there are 5 tax parcels involved and provides 4 addresses & tax parcel identification numbers where 8 individual tax parcels are part of the project. Similarly, the revised Lot Line Consolidation Plan includes Lots A-G and 310 Mill Street still isn't included. The description still describes a proposed day care.

2. Engineering Report, Section 2.2: References to "331 Catharine Street" were removed as requested. However, Section 2.2 includes a reference to "the Catharine Street building." As the project contains multiple buildings along Catharine Street, the building references should be checked to make sure they are clearly referencing a single building. The building references throughout the report should be reviewed for clarity and revised as needed.
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   Comment not addressed. No correspondence has been provided from City Engineering related to sufficient capacity.

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   Comment not addressed. The engineering report continues to reference the NYSDEC "Design Standards for Intermediate Sized Wastewater Treatment Systems" (2014) which is based on number of employees, not square footage. The response indicates the methodology relies on the previous NYSDEC design manual. Either clarify the engineering report methodology reference or provide a conversion for square footage to number of employees based on the previous NYSDEC design manual.

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6. Engineering report, Section 2.1: Provide methodology for determining number of employees for the retail spaces included in the Sanitary Sewer Flow / Water Consumption Projections.
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   Comment not addressed.

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   Comment addressed.

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Sewer

1. Sheets EX-1 & UT-1: The size of the existing sewer main in Catharine Street is shown on plan EX-1. The inverts for one sewer manhole have been provided on UT-1. The invert at the manhole on the opposite side of the connection point shall be shown in order to determine the invert of the existing sewer at the location of the proposed service lateral connection.
   Comment not addressed. The applicant now proposed connecting the sewer lateral directly

into the existing sanitary manhole within Catherine Street, which results in less than the minimum 10' horizontal separation to the water line to an existing hydrant. Indicate mitigation proposed at this location.

2. Engineering Report, Section 3.2: verify with City Engineering that the existing wastewater plant and the collection lines in the vicinity of the project site have sufficient capacity to serve the additional wastewater generation resulting from the proposed project. The engineer's response indicates the project results in a slight increase in sewer generation. However, this is not based on actual current demand/meter readings so it's not a reflection of the actual increase in demand over the current existing condition.
   Comment not addressed. No correspondence from City Engineering has been provided.

3. Engineering Report, Section 3.3: References to "331 Catharine Street" were removed as requested. However, Section 3.3 now references "the Catharine Street building." As the project contains multiple buildings along Catharine Street, the building references should be checked to make sure they are clearly referencing a single building. The building references throughout the report should be reviewed for clarity and revised as needed.
   Comment not addressed. Response indicates that there is only one *proposed* building and that there are no revisions proposed to the existing services. This is a correct statement but doesn't address the comment.

4. Provide correspondence from Dutchess County Department of Behavioral and Community Health that their review and approval is not required for the proposed project and associated lot consolidation.
   Comment not addressed. No correspondence from DCDBCH has been provided.

<u>Stormwater</u>

1. SWPPP: it's noted that the current General Permit (GP-0-20-001) is provided in Appendix A. However, the narrative and table of contents include references to the previous general permit. Update all references to the current GP number.
   Comment partially addressed. The Owner/Operator Certification Form provided in the SWPPP references GP-0-15-002 and should be replaced with the current version. The Appendix B divider page also contains a reference to GP-0-15-002.

2. SWPPP Narrative, page 8: describes one existing dry well to remain. Based on the Demolition Plan and HydroCAD modeling provided, it appears there may be 2 existing dry wells to remain. Clarify/revise as needed.
   Comment addressed.

3. SWPPP Narrative, page 8: states "all proposed piping is sized to accommodate peak flow from 25-year 24-hour storm, as prescribed by the local authority." Provide pipe sizing calculations for review.
   Pipe sizing calculations have been provided but have not yet been reviewed due to the delayed submission and resulting review timeframe. Related comment(s), if any, will be provided at a

later date.

4. SWPPP Narrative, page 9: Section 5.2 states there are seven different design points. However, only two are shown on the pre-development and post-development watershed maps. Clarify/revise as needed.
   Comment not responded to. Response letter includes responses for stormwater comments 1-3 only. The Applicant shall provide a response for all previous comments.

5. SWPPP Narrative, page 10: clarify what the "TOWN CB" peak flow discharge rate table refers to.
   Comment not responded to. Response letter includes responses for stormwater comments 1-3 only. The Applicant shall provide a response for all previous comments.

6. SWPPP: provide calculations for the provided WQv pretreatment.
   Comment not responded to. Response letter includes responses for stormwater comments 1-3 only. The Applicant shall provide a response for all previous comments.

7. SWPPP NOI: answer question 9
   Comment not responded to. Response letter includes responses for stormwater comments 1-3 only. The Applicant shall provide a response for all previous comments.

8. SWPPP NOI: answer question 10
   Comment not responded to. Response letter includes responses for stormwater comments 1-3 only. The Applicant shall provide a response for all previous comments.

9. SWPPP NOI: in question 29, provide the green roof contributing impervious area.
   Comment not responded to. Response letter includes responses for stormwater comments 1-3 only. The Applicant shall provide a response for all previous comments.

10. SWPPP NOI: answer question 42.
    Comment not responded to. Response letter includes responses for stormwater comments 1-3 only. The Applicant shall provide a response for all previous comments.

11. SWPPP Test Pit Log: 2 test holes are provided in a test pit log, though it's not clear if they were performed at the project site. The log is for "Springside Neighborhood" and states that the location of the test pits are shown on DA-1. However, no test pits can be located on DA-1.
    Comment not responded to. Response letter includes responses for stormwater comments 1-3 only. The Applicant shall provide a response for all previous comments.

12. SWPPP Infiltration Test Log: 2 infiltration test holes are provided in an infiltration test log, though it's not clear if they were performed at the project site. The log is for "Springside Neighborhood" and states that the location of the test pits are shown on DA-1. However, no test pits can be located on DA-1.
    Comment not responded to. Response letter includes responses for stormwater comments 1-3 only. The Applicant shall provide a response for all previous comments.

13. SWPPP: provide preliminary infiltration testing for the proposed infiltration practices in accordance with Section 6.3.1 and Appendix D of the NYSDEC Stormwater Design Manual.

Comment not responded to. Response letter includes responses for stormwater comments 1-3 only. The Applicant shall provide a response for all previous comments.

14. Dry wells should include rooftop runoff only per Section 6.3.1 of the Design Manual. Alternatively, question 23 in the NOI shall be answered "No" and the SWPPP will be submitted for 60-day review from NYSDEC.
    Comment not responded to. Response letter includes responses for stormwater comments 1-3 only. The Applicant shall provide a response for all previous comments.

15. SWPPP Narrative: Identify which existing and proposed buildings have cellars and provide a discussion of the proximity of proposed dry wells to those buildings.
    Comment not responded to. Response letter includes responses for stormwater comments 1-3 only. The Applicant shall provide a response for all previous comments.

16. SWPPP Narrative: Provide the design calculations in Appendix D that are referenced in the narrative.
    Comment not responded to. Response letter includes responses for stormwater comments 1-3 only. The Applicant shall provide a response for all previous comments.

17. SWPPP DA-2: show existing dry well(s) to remain.
    Comment not responded to. Response letter includes responses for stormwater comments 1-3 only. The Applicant shall provide a response for all previous comments.

Plans

1. OP-1: Existing Zoning Maps show the scale as 1"=1,000' where it appears the scale is 1"=100'
   Comment not responded to. The Applicant shall provide a response for all previous comments.

2. SP-1: Title block states scale is 1"=20', plan states scale as 1"=40' where it appears the scale is 1"=30'
   Comment not responded to. The Applicant shall provide a response for all previous comments.

3. SG-1: dimension the separation from the proposed dry wells to the existing and proposed structures to ensure at least 10 feet of separation.
   Comment not responded to. The Applicant shall provide a response for all previous comments.

4. SG-1: less than 6" of cover is provided at Catch Basin #1. Revise accordingly.
   Comment not responded to. The Applicant shall provide a response for all previous comments.

5. SG-1: Rim elevation of DW-4 doesn't match the proposed grading.
   Comment not responded to. The Applicant shall provide a response for all previous comments.

6. SG-1: show what appears to be an existing drywell to remain on the east side of the CB to be replaced with proposed catch basin with sump (vicinity of CB#1). Alternatively, if this existing dry well isn't proposed to remain, remove the proposed piping shown tributary to it.
   Comment not responded to. The Applicant shall provide a response for all previous comments.

7. A number of improvements are shown on the 310 Mill St parcel, but it has not otherwise

been identified as a project parcel.
Comment not responded to. The Applicant shall provide a response for all previous comments.

8. Additional technical review comments of the site plan set will be provided once the general engineering comments provided herein have been addressed.
Comment not responded to. The Applicant shall provide a response for all previous comments.

Please do not hesitate to contact me with any comments or questions.

Sincerely,



Stuart F. Mesinger, AICP
Vice President, Land Development

cc: Kyle Ahearn, PE
Tom Johnson, PE
Teresa Bakner, Esq

Wallace Campus – Public Comment Responses from November 16, 2021

The Development Team has listened to the comments voiced at the planning board meetings and public hearings. All the concerns voiced from the November 16, 2021 Planning Board Meeting are addressed below.

Public Comment	Response
Date: November 16, 2021 *Name: Norman Steinberg* *Form: Public Comment* *Thank you, the board.* *I just have two simple comments waiting for answers.* *Based upon the information that was presented over the last couple of months, it appears to me that the overall income for this total project is based upon an affordable median income of approximately 78 percent.* *If you include the supportable housing, according to the documents that were submitted, the affordable median income in Poughkeepsie is approximately $50000.* *The income at this project will have an a weighted average of approximately $39000 across 189 units.* *I just would like to explain how you see that economic impact affecting and helping the downtown go through some level of revitalization, bringing in new stores and new restaurants and bars.* *And as to why nobody's still discussing market rate housing for this project.* *That's my first question.* *My second, and I just would like that answer to someone to address it during the public comment, Mr.* *Steinberg will have you give your full comments.* *And when the public hearing is closed, either the applicant or the board will be able to respond.*	The income levels must average out to 60% AMI (per Dutchess County AMI level) for the project to qualify for funding from the New York State's Home and Community Renewal agency. The Development Team has conducted site visits with several prospective retail tenants, and all the prospective tenants have expressed support for the residential programming and income levels of the project. The business typology were food businesses. The project will encourage commercial revitalization by targeting businesses that will activate Main Street and Catharine Street and offering competitive and below market rental rates to support new businesses. Market rate is not contemplated because The City of Poughkeepsie also has a demonstrated need for more affordable housing – over half of the renters in Poughkeepsie are rent burdened, and pay more than 30% of their income on rent. By capping a resident's rent at 30% of their income, the project will help keep Poughkeepsie affordable to over 300 people who can reside at Wallace Campus. Additionally, most of the City of Poughkeepsie's new developments are market rate housing. Per data from the Department of Planning, approximately two thirds of the housing projects that have been presented at the Planning Board for review have been market rate housing. Per zoning requirements, the project must retain commercial frontage adjacent to the sidewalk. Creating a courtyard with Main Street frontage is not allowed.

But your time is still running. *So I want you to finish your second comment, please.* *All right. So my second comment is based upon my experiences.* *I would love to see a design that would switch the footprints of the of the proposed new building with the wireless screen, put the wall screen facing Main Street given the depth of what is already being presented.* *It's not a what I would expect of a full green or a full campus for the quality of the city of Poughkeepsie, but putting it in front of the building would create a regal courtyard.* *You could easily create.* *You could use a great table's retail facing a courtyard on Main Street.* *Plus, the security that you do talk about in the front lobby could overlook the green and on Main Street.* *And that would lead to a certain revitalization.* *Right now, I don't see, I don't see really, especially based on income levels, what's going to stimulate retail and commercial on Main Street or on the side streets.* *But if we can create a public green in front of it where you can actually just have your outdoor, yes, I think look really valid.* *I'm done.*	
Date: November 16, 2021 *Name: Laurie Sandow* *Form: Public Comment* *Thank you, Lord Senator, and I'm forced to waste part of my three minutes to note my concern that*	The non-permeable areas will be the surface parking lots. The half-acre park will be permeable. The project will significantly increase the amount of permeable area as compared to the existing site conditions.

the public is limited to three minutes, as if substantial comment and impact can be made in that short period. *I look forward to the day when certain city staff and elected find themselves in the position of the public hobbled to three minutes and put thanks to the city website redesign.* *I had the wrong start time in my calendar and did not join last month's Planning Board meeting until after the Wallace campus public hearing had come and gone.* *Thanks also to that redesign, I doubt how many members of the public actually know about tonight's public hearing, but having listened to the wall as part of the last meeting, I'm going to offer some comments and response.* *There was mention at the last meeting that on October 18, the Wallace applicant met with the mayor, city administrator, unnamed members of the planning board, an unnamed members of the Common Council.* *Yet I have not seen a single post nor heard a single comment at a council meeting or elsewhere reporting on this meeting and what in particular people found illuminating about it.* *Nor are there public alerts when applicants make updates so that people might become aware and access this material prior to being surprised at a planning board meeting.* *Nor why the Wallace campus has not been the focus of a council agenda item in public hearing.* *If I heard correctly in response to one question, the applicant mentioned that a certain pay portion of their plan would not be permeable. Surface really got to love a developer who is determinedly not forward thinking when so many people in the city of Poughkeepsie have recently reported severe flooding of their property post either and post other recent heavy rains stated tonight.*	The Development Team does not seek to charge for use of the Wallace Green space unless additional services or work is needed to accommodate the programming partners. Regarding the development team's offer to donate the proceeds from architectural salvage items: Fall Kill Creative Works, an active non-profit, was originally incepted as the Mid-Hudson Heritage Center. The Development Team is open to other organizations. The building staffing plan is designed to ensure quality management and maintenance of the building for the long-term. The Development Team expects to hire approximately three building maintenance staff members, including an on-site superintendent and two porters. In addition, there will be front desk staff to ensure security of the building as well as on-site social service staff. There will be an on-site maintenance office, management office, and service staff offices. The project will be built in compliance with the City of Poughkeepsie's building codes for multi-family dwelling. Per the City's EAF review, the Development Team has provided a phasing schedule to mitigate the length of the project. The general contractor has successfully built ground-up projects in New York City in dense areas with minimal disturbance and neighbor impact.

Outdoor events on Walworth Green will have to might take place, and I want to know how much these these users will pay the development to use the green. *Also tonight there was mention of donations to the Mid-Hudson Heritage Center. How can that be when the Mid-Hudson Heritage Center no longer exists? The applicant, if I heard right, is planning one hundred eighty seven units with only one site site superintendent, unreal superintendent.* *And what size apartment with family or without family? One hundred sixty seven unit building with just a super no porter, no doorman, no handyman, resident manager of security staff or management office.* *I would offer you random samples of how this these numbers are handled and jobs are handled in a large multi-unit family multifamily apartment building in New York City. But I don't have time in three minutes when talking about the size of the building.* *I've heard absolutely no mention of compliance with multiple dwelling laws, something that other developers in the city of Poughkeepsie have evaded.* *Now, I've not heard any discussion of the disruption that construction will cause to neighboring businesses in terms of dust access, loss of revenue, etc..* *Additionally, for anyone who has attended Yvonne Flowers meetings, read the utter failures of Hudson River Housing and Mental Health America and the disruption the pods have caused to residents of North Hamilton.* *I'm not so sanguine about assurances that this development will not cause injury to surrounding residents and businesses.* *Finally, I note that the planning board appears to review each application as if it exists in the*	

vacuum of a perfect world silo, rather than in a city with many imperfect conditions and challenges. *Thank you.*	
Date: November 16, 2021 *Name: Michael DeCordova* *Form: Public Comment* *Three men used to park four cars on its own land.* *Have you provided them parking? If not, do you think that is a neighborly? How many equity holders of wireless currently reside as that term is legally defined within 15 minutes of the site? Previously, ninety five percent of Wallace's apartments were below the 60 percent county income level and seventy five percent below the 50 percent level.* *An earlier presentation used county income levels.* *The developer should present the county income levels so apples can be compared to apples to see how the levels have changed, as they stated last month.* *Another shop project fall comments said one point one police calls per apartment per year extrapolated to wireless. This equates to two hundred and five police visits per year. If your projection is lower than for kill two, what would you attribute that? Additionally, how many fire and EMT calls are anticipated per apartment per year of all federal, state and federal and state housing programs?* *Are there any that provide better financial incentives than the sharp, low income housing tax credit program that you are using? Are there any programs that allow less developer risk?* *What is your status of your application for a historic landmark status? What is the project's total cost estimate? The statutory amount of the developer fee, the projected market value upon completion, the projected positive cash flow*	Per a previous response to Michael DeCordova's April 20, 2021 Comment: > The plan will also not create a parking deficit. Currently, the proposed plan has 63 parking spaces. Per the City of Poughkeepsie's zoning, 32 is required. Colliers Engineering analyzed the parking needs based on the programming and residential density and concurred that the parking provided meets the needs of the project. Furthermore, the City's retained civil engineering consultant, Chazen Companies, reviewed the projected circulation and parking needs and approved the current parking plan. Additionally, there are several underutilized parking lots in the nearby vicinity if visitor to downtown Poughkeepsie need additional parking. For example, the City of Poughkeepsie conducted a parking study in 2017 and found that the current parking lots in the nearby area are underutilized. Currently, there are 980 total parking spots in the adjacent area. The 90-space public parking lot adjacent to the project site has an estimated utilization rate of less than 30% on weekends and less than 60% on weekdays. Attached to the response document is a chart with the City of Poughkeepsie's AMI and Dutchess County's AMI. However, income levels of the building are not considered part of the Planning Boards official review since it is not in the jurisdiction of the Planning Board to dictate rent levels of proposed residential buildings as part of the site plan review process.

on the fifth and tenth year? And how does that compare to a market rate project? What are the projected total annual taxes the project would provide our city without a pilot? What reductions in taxes do you seek and for how many years? What is the dollar value of the historic and brownfield tax credits on both federal and state levels? Are those available through a market rate project? Also, what is the dollar value of the low income housing tax credit? Are there any other tax credits being used like Opportunity Zone or 10 30 ones for a typical shop low income housing tax credit developments? What percent of developers equity will remain after permanent financing? Can a developer cash out upon completion? The New York State Shop program requires its clients to have disabling life challenges in the system, setting many different specialists in trauma, drug addiction and serious mental illness, residents leaving incarceration, et cetera. *Our master's or doctorate degrees in psychology or social work required.* *Is there a requirement that those clients who are prescribed medicine actually take it? How many caseworkers will be assigned to these clients? What are their hours and responsibilities? To whom do the caseworkers report? And are they required to live on site? If not, is there a radius restriction in the event of an after hours emergency? Caseworkers who pays them? Are they employees of Wallace or the state of New York? Can Wallace contract with an outside agency to provide them? Who is ultimately responsible for their work? The state of New York? Wallace for the outside employment agency.* *Is it contemplated that mental health America will be a tenant? If so, who will it serve? Thank you.*	The project will not create additional strain on the public services. The Development Team has provided the public requests for police services for a completed project in New York City with similar unit mix, including supportive housing, as an attachment to this document. To date, although the project has been fully occupied and operating for the past two-years, zero calls have been made to the New York City Police Department. The Development Team does not have access to EMS or other health related requests for service due to HIPPA privacy regulations. The Development Team does not have access to all the data for all projects financed with state and federal funding. However, the Development Team is working to review the project with the local fire department to formally assess the impact on emergency services. The Poughkeepsie fire department and police department have previously reviewed the project and have not indicated adverse impacts. The New York State Historic Preservation Office has reviewed all the sites and buildings related to the site. The Wallace Department store building on 331 Main Street has been determined to be eligible for listing on the National Registry. The project's total cost has been submitted to the planning board via the project information form and is publicly accessible. The project's financing, valuation and cash flow are not subject to public opinion or planning board review and thus the questions posed in the group above/below will not be answered. The development team can represent that it has the full means and capabilities of successfully financing and completing this project. Furthermore, the development will be providing significant personal and corporate guarantees during the construction period and extending beyond through the property operations for a minimum of fifteen years. For all questions related to the valuations and the cash projections of affordable housing projects, please feel free to

	utilize any of the affordable housing consultants, identified by Novgradac or any of the other myriad resources available on-line. MHA Dutchess will be the on-site service provider and will provide services to the supportive units at the project. MHA Dutchess has been awarded ESSHI funding to do so and will follow New York State's program guidelines. Funding is awarded by the New York State. MHA Dutchess will have dedicated on-site offices to serve the residents at Wallace Campus
Date: November 18, 2021 *Name: Michael DeCordova* *Form: Email to City of Poughkeepsie* *Natalie:* *Might you be able to send me, or direct me to a source which contains, the current AMI levels for the City of Poughkeepsie? Also, delineating if that is single households or families would be helpful. I'd like to compare the City AMI levels vs. the County AMI levels to extrapolate data for the Wallace project. I found it impossible to correlate their presentation to the county ami levels.* *It seems a logical PR campaign to present their rents relative to city ami (which is lower than the county's) but we know that is not how it is done for subsidies. As a consequence, I don't really nor can I easily compare it to other City affordable and SHOP projects without using the same data points.* *And, for those who contend that downtown needs a higher income demographic to improve our City, its tax base, its attractiveness and perhaps, most importantly, its school system, it doesn't matter which statistic is used. Unfortunately, the project doesn't approach what the Urban Land Institute said was its formula for developing successful Supportive Housing and below market housing projects.* *Please make my request a part of the record for Wallace, distribute to Planning Board members, and ask them to present their apartments as they had in the first presentation: total number of studios, ones, twos and now threes at which*	Since April 2021, the Development Team has increased the number of larger units (two-bedrooms and three-bedrooms) by 23 units while decreasing the overall number of units. In addition, the Development Team has increased the proportion of higher income tier units. Regarding the AMI levels, please see the above response to Michael DeCordova's November 16, 2021 comment.

county income levels (ie: 30% AMI: ___ studios; ____ones; ____ twos;____ threes; 40% AMI:___ studios; ____ones; ____ twos; ____threes; 50% AMI: ___ studios; ____ones; ____ twos; ____threes; 60% AMI ___ studios; ____ones;____ twos; ____ threes;80% AMI: ___ studios; ____ones; ____ twos; ____ threes; Market Rate: ___ studios; ____ones; ____ twos; ____ threes; etc.). *Thank you very much and I wish you well.* *Michael*	
Date: November 11, 2021 *Name: Doug Nobiletti* *Form: Email* *Planning Board members,* *I have attached a document which I hope will prompt some critical thinking over the proposed Wallace Campus Project.* *I'm certain you all, or most of you, feel a sense of accomplishment in having the developer scale back his numerous iterations of the proposed development.* *I just want you to understand that this project comes with much risk. I have been championing Main Street since 2001.* *I have watched the brass ring slip through our grasp over many projects which should have set a course to make this project never a consideration. Aside from my own redevelopment of 328-330 Main, I have worked with the former owners of Wallace to form the Downtown Poughkeepsie Partnership, which accomplished many positive changes for this critical block, the jewel in the crown or our city. We have led 3 properties to qualify for our local historic register, have accomplished a temporary park, Mural Square, we've run an Ambassadorship program, employing city youths to clean the corridor, something the city seems unable to maintain,*	On November 16, 2021, the Development Team introduced Mental Health America - Dutchess as the on-site, non-profit service provider. MHA Dutchess will provide case management and on-site assistance to the residents of the supportive units. MHA Dutchess serves a large number of Veterans -- due to a high number of Veterans in Dutchess County, the Wallace Campus's supportive units could serve the Veteran population of Poughkeepsie. The Development Team does not own neighboring commercial properties and does not have any influence over the retail tenancy. The Wallace green space will be actively and passively programmed to prevent unwanted activity within the green. We carefully planned a tailored security plan as well as active public programming. Per the November Site Plan submission, we have provided a lighting plan that will ensure that at nighttime, the space will be adequately lit. In addition, we will have 24/7 front desk security who can respond to any resident and community concern. Although the project is several years away from completion, we have started engaging programming partners who will utilize the green space to ensure it remains vibrant with positive community activity. LOIs and written interest have been provided by: • Bardavon 1869 Opera House • Poughkeepsie Jazz Project • Mindful Yoga with Liz

I helped refocus PACE University/Kevin Dwarka away from Hooker avenue to concentrate on our downtown as a more critical effort. *The decision you make Tuesday, November 16th will have permanent ramifications to the character of our city as a whole. Unfortunately, many of us see it as more problematic than as "problem solving".* *Please do read the attached PDF, and ask yourself would you live there?* *Thank you,* *Doug* *PDF:* *Re: Wallace Campus Public Hearing, October 19, 2021, relevant to the upcoming meeting November 16, 2021* *To: The City or Poughkeepsie Planning Board & Developers of the Wallace Campus Project* *While I appreciate your efforts at these public hearings to create the best project possible for the City, nevertheless this project in its current state has failed to adequately address the following key issues:* *Supportive Housing – Not appropriate for a downtown business district trying to rejuvenate* *While the developer appears to continually include supportive housing units, it rarely is, if ever mentioned in this development. Why is this t this the case? Why does it appear that any discussion of this issue is hidden or avoided?* *The logic of establishing a home base for people in need of mental health and treatment services right in the heart of our Downtown, our struggling Central Business District, does not make any sense when the City is attempting to attract new businesses, people who will spend money at retail establishments and wish to frequent fun and interesting restaurants and other business types.* *This is not a case of NIMBY, this is a case of common sense*	The Development Team has also responded to public comments regarding security at Wallace Campus. The response is copied below. On-site presence: The residential lobbies will have 24/7 front desk security. Appropriate lighting: The project will include appropriate levels of exterior lighting in both the front sides and rear of both the new building and existing Wallace department store as well as the Wallace Green space to illuminate presently dim portions of Main and Catherine Streets. The November 2021 submission outlines the lighting plan that reflects the illumination of the project site. Security systems: The developer will also incorporate into these areas a highly effective security system designed to assure tenant safety and quickly report safety issues to local authorities. Elements of the security system will include advanced software, motion activated cameras and speaker microphones. These systems can be backed up by remote monitoring, ensuring an alert can be transmitted 24/7. Mixed-use buildings create active presence 24/7: The mixed-use nature of the proposed development will also increase physical presence and deter safety issues. Currently this area on the site is covered with asphalt and several abandoned and under-utilized buildings in the heart of downtown Poughkeepsie, sparingly used and mostly desolate. The project will not create additional strain on the public services – please see the above response to Michael DeCordova's November 16, 2021 comment.

This project establishes a home base for a population that has a variety of issues including substance abuse who will be surrounded by attractive-nuisances catering to their urges. Right next door to Wallace is a bodega which specializes in cheap beer, tobacco and unhealthy foods, while 50 yards across the street is a liquor store, our number one attractive nuisance for reasons obvious to us property/business owners. Will we just see this existing problem expand further? *Wallace Green Concept – The Realities of Poughkeepsie – How will it be managed?* *Given the failure to police the other Downtown Poughkeepsie parks & recreational areas, it needs to be fully thought through and investigated how the Green is going to be utilized, managed, and maintained. What will prevent it from becoming another Poughkeepsie "Needle Park?" Without a carefully thought out plan, different from what has been tried before, it will be similar to all the other public spaces along the Main Street corridor. A review of the call records from the police, fire, and emergency medical services proves this out. One thing I did not see in the renderings were any trees to help create a welcoming natural streetscape & shade. Wallace is on the sunny side of the street where trees would thrive.* *For many years I worked with your 1st ward representative to have trees planted in order to help soften the landscape, as many businesses owners complained about the detrimental effect of strong sunlight reflecting off their windows. This effort never came to fruition, leaving businesses frustrated and disappointed that the north side of the street, which is in constant shade, happens to be fully tree lined, yet theirs remains barren. This is your opportunity to change that.* *Poughkeepsie A Failed History of Public Amenities -Murphy Park – Liberty Street Planter* *All our Main St. parks/accessible open spaces have been shuttered, or have had seating areas removed. The population of homeless, loiterers, and substance abusers which really needs tender loving care, need be administered to yet they should not receive assistance on the sidewalks of*	The Development Team seeks to minimize disturbance and work as expeditiously as possible to complete the project. The contractor is extremely familiar with constructing in very dense urban areas and will schedule the work to mitigate disturbances to the area's circulation and traffic. The Development Team fully recognizes the importance of preserving important components of history, especially in the built environment. Per the planning board's feedback, the Development Team is salvaging identified components of the buildings that will be demolished as a part of the project. Additional site visits with Poughkeepsie's Historic District and Landmarks Preservation Commissioner have been scheduled to document the current building's, and the Development Team has offered to share any photo documentation that within its possession. In addition, to ascertain the historic importance of all of the buildings in the Wallace Campus, the Development Team met with the New York's State Historic Preservation Office and reviewed all the buildings in the campus. Per SHPO and the Development Team's historic preservation consultants, the only building that was historically significant was the Wallace Department Store building (331 Main Street). The plans for Wallace Green have been carefully thought out. Wallace Green meets the standards of the PID zoning, including that it is visually and physically accessible, providing pedestrian access from a public sidewalk or a private walkway open to the public; that it is landscaped, and that it includes amenities, and that the owner has committed to maintaining the Green. The submitted site plan drawings show a complete landscaping plan for the Wallace Green. The landscape plan (See sheets LL-1 and LL-2) show trees within Wallace Green including 2 London Plane trees, 3 Kwanzan Cherry Trees and 2 Kousa Dogwood Trees, as well as numerous ornamental shrubs and decorative perennials. The Wallace site plan overall shows 66 new trees being planted

our city, in the heart of our business district. Take a look at Murphy Park, right in front of the Poughkeepsie underwear factory. This once promising park has now been fully enclosed by chain-link fence to prevent access by anyone. Many businesses once located in PUF have left for greener pastures. *The city used to have a beautiful mature tree and raised-bed planter at Liberty* *Street, which the administration saw fit to remove -not because of the plan to remake the parking area: it was determined to be the best solution for dealing with substance-abusing drug addled loitering population who insist on soothing themselves with a variety of substances. Numerous calls to Police have resulted in Narcan being administered, while the majority drunkenly act-out, leaving copious amounts of empty liquor bottles throughout the corridor and on every inch of Main Street. Did I fail to mention public defecation, urination, & illicit sexual activities?* *Prolonged Demolition and Construction Process* *The prolonged demolition and construction process is going to have a damaging effect on the existing businesses, many which are already struggling to survive. It will also severely exacerbate the already difficult traffic/parking/loading situation.* *Failure to embrace Historic Preservation* *I find it very disappointing that you still choose to tear down three perfectly functional buildings which, though modified and refaced, are now part of the historic fabric of our existing streetscape. They are our familiar streetscape and have been for some time.* *If you look at cities such as Boston Savannah GA,and Dublin Ireland, you're not allowed to just destroy a building's facade, you must preserve it. They support preserving historic facades while constructing modern buildings behind them. Feel free to consult with your colleagues at the Boston Planning & Development Agency, formerly known as the http://www.bostonplans.org/ Boston Redevelopment Authority. Yes, the facades at 319-325-329 have been muddled, but there is*	within the site, 945 shrubs, and extensive perennials and decorative grasses. Plantings within the Main Street right-of-way are within the jurisdiction of the City, as the commenter notes. In addition, SHPO 319 Main Street, 325 Main Street, and 327-329 Main Street disqualified the three buildings slated for demolition as contenders for landmark status. A memo regarding the historic components of the project was submitted to the planning board for review and is publicly accessible.

photographic evidence of what used to exist and can be remade. *There are plenty of examples of Main Street buildings which have been restored to present their facades and storefronts with relative historical accuracy, along with building envelopes rehabbed and brought up to current standards of energy efficiency and safety. Look no further than the two properties you face: 328 and 330 Main Street. They've been restored as such and hold a place on the local historic register, also making a rather prominent appearance in one of your streetscape renderings.* *Thank you,* *Doug Nobiletti* *Managing Partner*	
Date: November 15, 2021 *Name: Kari Rieser* *Form: Email* *Owning a shop on Main Street has given me a particular vantage point for the wallace campus that I don't think many people have. If we are going to use our "innovation business district" as a place where we are now housing hundreds and hundreds of people, some whom have serious mental health issues, then I think we need to come to terms with the fact that having a downtown business district with a thriving downtown I not in the cards. I am all for supportive housing but in the only one or two intact blocks that we have left of our Main Street?, I can't believe this is the only place that this could happen. And if that is the case I think we should all be OK with businesses leaving this district and going someplace else and just write off our business district for the decades to come. The only businesses that will be able to thrive will be beauty supply, smoke shops and convenient stores. And all of that is fine as long as everyone understands that that is the choice that is being made. I believe in Poughkeepsie! I believe that housing is a human right, but I don't believe putting people most at risk for drug and alcohol addiction in the very place that it is most easily found is a good choice.* *Thank you very much for all you do.* *Sincerely, Kari Rieser*	Please see the above response to Norman Steinberg's November 16, 2021 comment.

Date: November 11, 2021 *Name: Tina Staniscia* *Dear Natalie,* *After our conversations and interviews, I'm well aware how supportive you are of the Wallace Campus Project. I am conflicted about the scope of the work the long-term upheaval of the blocks and surrounding areas. I am skeptical about the project actually being completed at all, although certain it will commence, no matter the cost.* *What perplexes me is how one justifies our initial conversations regarding the Poughkeepsie Innovation District. I thought it was important to you, Mayor Rolison and the city to improve the Main Street Business Corridor for actual businesses. The Wallace Campus Project leans heavily on a high percentage of subsidized units in order to secure the highest financial incentives for the developer. Folks of all levels of financial means deserve to have access to affordable housing, but why does it have to be in this stretch of Main Street? How will this possibly attract new businesses that aren't barber shops, hair and nail salons, cell phone stores, bodegas, or smoke shops?* *With a seemingly imminent approval for the WCP on the horizon, is there any example of another downtown business that has managed to grow and thrive while creating more subsidized and supportive housing? Will anything improve? When will the ongoing problems that happen daily be addressed? Drunks, addicts, sex workers and dealers work out in the open. Parking is a disaster, street sanitation is non-existent, and a lack of police presence keep people away. As much as I adore my new business and the customers who have been so supportive, I hesitate to make any long-term commitment to staying at its current location.* *I used to feel the City of Poughkeepsie had potential. I have to say I am not feeling at all optimistic. I have lived here for over four decades. At the time, the Main Mall was a wonderful place. It was vibrant and bustling with activity, not an empty storefront in sight. Nothing would bring me more joy than being proven wrong. I just don't see it happening.*	Please see above – the Development Team has had food focused retail tenants express interest in occupying Wallace Campus. Adaptive reuse and affordable housing have been effective at revitalization of downtown areas. New York State government manages the Downtown Revitalization Initiative in conjunction with the Empire State Development Corporation and the New York State Homes and Community Renewal department. Several Downtown Revitalization funding awards (Tannersvillev, City of Batavia, etc.) have affordable housing components.

Wallace - Income and Rent Overview							
	POK AMI	**Dutchess County AMI**	**Annual Income Range**	**Monthly Rent**	**# of Units (As of November 2021)**	**# of Units (As of April 2021)**	**Delta**
Studio	Supportive	Supportive	Up to $35,850	30% of Income	30	34	-4
	50%	30%	$18,411-$21,510	$537	1	10	-9
	66%	40%	$21,051-$28,680	$614	5	25	-20
	83%	50%	$26,297- $35,850	$767	2	10	-8
	99%	60%	$31,577- $43,020	$921	7	0	+7
	132%	80%	$49,166 - $57,360	$1,434	1	0	+1
One BR	50%	30%	$19,749-$24,570	$576	2	11	-9
	66%	40%	$26,332-$32,760	$768	5	12	-7
	83%	50%	$32,914-$40,950	$960	45	50	-5
	99%	60%	$39,498- $49,140	$1,152	30	36	-6
	116%	70%	$46,080 - $57,330	$1,344	7	0	+7
	132%	80%	$52,663 - $65,520	$1,536	3	0	+3
Two BR	66%	40%	$31,578 - $36,840	$921	6	4	+2
	83%	50%	$39,463 - $46,050	$1,151	6	5	+1
	99%	60%	$47,349 - $55,260	$1,381	17	7	+10
	116%	70%	$55,235- $64,470	$1,611	6	5	+1
	132%	80%	$63,155 - $73,680	$1,842	4	4	-
Three BR	83%	50%	$45,600 - $55,250	$1,330	2	0	+2
	99%	60%	$54,720 - $66,300	$1,596	4	0	+4
	116%	70%	$63,840-$77,350	$1,862	1	0	+1
	132%	80%	$72,960- $88,400	$2,128	**2**	0	+2

**Subject to HFA approval*

*** Supportive units will only pay 30% of actual income*

**** Income range is based on the number of individuals in the household*

Affordable Housing and Supportive Development - 2020 NYPD Calls

Data Source: NYPD Calls for Service (Year to Date, last updated October 20, 2021)

https://data.cityofnewyork.us/Public-Safety/NYPD-Calls-for-Service-Year-to-Date-/n2zq-pubd

Project Info: Fully occupied for 24-months, similar in size/income mix to Wallace

Project	Mega's Role	TCO Date	# of Units	Address	Latitudes	Longitudes	# of NYPD Calls in 2020
Wilfrid	Co-Developer	2019	190	1880 Bathgate	40.84623	-73.89712	0
					40.8462	-73.8971	0
					40.8463	-73.8971	0
					40.8462	-73.8972	0
					40.8463	-73.8972	0
					Total		**0**

STORMWATER POLLUTION PREVENTION PLAN

Prepared for

WALLACE CAMPUS

Located at

319, 325, 327-329, 331 Main Street,
City of Poughkeepsie, Dutchess County, NY
Tax ID 6162-77-114098, 109079, 109077
& 6162-78-127091

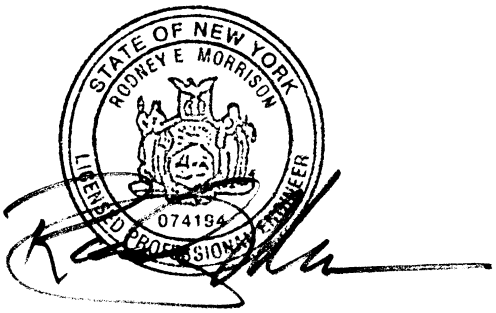
Submitted

March 2, 2021
Revised: December 7, 2021

Prepared for

Wallace Campus Manager, LLC

48-02 25th Avenue
Astoria, NY 11103



Prepared by

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

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APPENDICES

Appendix A: Construction Site Log Book
Owner/Developer and Contractor Certification Forms
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1.0 INTRODUCTION

This Water Quality and Quantity Plan and Stormwater Pollution Prevention Plan (SWPPP) have been prepared pursuant to the Environmental Protection Agencies' (EPA) and the New York State Department of Environmental Conservations (NYSDEC) Phase II Storm Water Regulations. All parties, as defined below, are responsible for executing the SWPPP and for complying with the requirements set forth in the EPA's National Pollution Discharge Elimination System (NPDES) General Permit, the NYSDEC's State Pollution Discharge Elimination System (SPDES) General Permit GP-0-20-001, and any local governing agencies having jurisdiction with regard to erosion and sediment control.

The purpose of the SWPPP, described herein, is to provide for the proper control and treatment of water quality and quantity impacts due to the proposed project. These controls and treatments will be achieved through the use of appropriate features such as conveyance piping and underground drywells. The goal is to manage the post-development storm water discharge to match or improve on the pre-development conditions, provide necessary water quality treatment and quality control for the new development and prevent discharge of pollutants into receiving waters, in keeping with the afore-noted regulations and best management practices as described within the New York State Erosion and Sediment Control Manual and the New York State Stormwater Design Manual.

This SWPPP outlines methods that Owner/Developers and Contractors can use to adjust construction practices in a way that will retain surface water quality and prevent sediment laden runoff from entering rivers, streams, estuaries, wetlands and other sensitive environments. This SWPPP describes methods for permanent stormwater management features in the design and runoff management during the construction phase.

1.1 Responsibilities of the Participants

It is the responsibility of the Owner/Developer, General Contractor and subcontractors to comply with the measures set forth in this SWPPP and implement pollutant control measures which retain surface water quality and prevent sediment laden runoff from entering rivers, streams, estuaries, wetlands and other sensitive environments. The following outlines the responsibilities of all participants.

Owner/Developer's Qualified Representative

1. Prepare this Water Quality and Water Quantity Report and SWPPP using good Engineering practices, best management practices and in compliance with NYSDEC Phase II Storm Water Regulations. The Owner/Developer, General Contractor and all Sub Contractors involved in earth disturbance during construction must certify this Plan by signing the certifying statement contained in **Appendix A**.
2. Prepare the Notice of Intent (NOI) for the Owner/Developer for submission to the NYSDEC at least 5 days prior to commencement of construction.
3. The SWPPP that has been prepared for the job site shall include certification forms and a completed and signed NOI.
4. Provide copies of the SWPPP and the "Acknowledgement of Notice of Intent" to the local government agencies having jurisdiction or regulatory control over the project.
5. Review the site prior to the beginning of construction and certify in an inspection report that the appropriate pre-construction erosion and sediment control measures outlined herein, and

that are required by the NYSDEC SPDES General Permit, have been installed and will operate as designed.

6. Conduct on-site inspections every 7 days for general compliance with the SWPPP and the NYSDEC SPDES General Permit. Inspection reports will be provided to the Owner/Developer within 24-hours of the field inspection. Any problem areas or areas in need of additional stabilization shall be made clear to the Owner/Developer. The Owner/Developer and the authorized person who is responsible for the overall operation of the site, such as a project manager or site superintendent, must certify these reports by signing the certifying statements contained at the end of the reports and must be maintained in the on-site log book as described below.
7. Review onsite Contractors SWPPP records to ensure compliance and update them as required or necessary.
8. Update the SWPPP each time there is a significant modification to the design or construction which may have a significant effect on the potential for discharge of pollutants into receiving waters.
9. When construction is complete, provide the Owner/Developer with certification that an inspection has been completed verifying that the site has undergone final stabilization.
10. When the site has undergone final stabilization, prepare the Notice of Termination (NOT) for the Owner/Developer for submission to the NYSDEC.

Owner/Developer/Operator/Permittee

The following is a summary of the Owner/Developer's responsibilities:

1. Sign the NOI contained in **Appendix B** and certify the SWPPP by signing the Owner/Developer's Certification statement contained in **Appendix A** of this report. The NOI should be submitted to:

   NYSDEC "Notice of Intent"
   Bureau of Water Permits
   625 Broadway
   Albany, New York 12233-3505

2. When the Owner/Developer receives a letter of "Acknowledgement of Notice of Intent" from the NYSDEC, post a copy of this letter at the site for public viewing on a kiosk, in a construction field trailer, in model home, etc. A copy should also be forwarded to the Owner/Developer's Qualified Representative for the project file.
3. Post at the site with the "Acknowledgement of Notice of Intent" a SWPPP inspection activity log for public viewing on a monthly basis.
4. Ensure that a log book, containing all the required documentation, is kept on site and made available for inspection upon request. The book should contain an extra copy of the "Acknowledgement of Notice of Intent", a copy of this Water Quality and Water Quantity and SWPPP report, weekly SWPPP inspection reports, SWPPP inspection quarterly reports and a copy of the SPDES General Permit.
5. Ensure the SWPPP report, inspection reports and inspection quarterly summaries are certified by an authorized person who has responsibility for the overall operation of the site such as a project manager or site superintendent. Certification of these documents is executed by signing the certifying statements contained in **Appendix A** and at the end of the inspection reports.

6. Require the General Contractor and all Sub Contractors involved with construction activity that disturbs site soils, to fully implement the SWPPP and the requirements set forth in the SPDES General Permit. The SWPPP should be certified by the General Contractor and all Sub Contractors involved with earth disturbance during construction by signing the certifying statement in **Appendix A**.

7. Upon project completion and when the site has reached final stabilization, the Owner/Developer should sign the Notice of Termination (NOT) prepared by the Owner/Developer's Qualified Representative and submit to:

   NYSDEC "Notice of Termination"
   Bureau of Water Permits
   625 Broadway
   Albany, New York 12233-3505

8. Retain all site records and documentation including Engineering reports, SWPPP reports, SWPPP inspection reports and all records of data used to complete the NOI for a minimum of 3 years from the date the site reached final stabilization.

9. Provide an Operation & Maintenance (O&M) manual to the new Owner/Developer who is expected to conduct the necessary O&M over the life of the structures as described in Section 10.0 of this report.

Contractors and Sub-Contractors

The following is a summary of the Contractor's responsibilities:

1.0 Implement fully the SWPPP while following the Phasing Plan and the requirements set forth in the SPDES General Permit. Certify the SWPPP by signing the Contractor's Certification statement contained in **Appendix A** of this report.

2.0 Provide the names and addresses of all subcontractors' involved in construction activities that disturb site soils for inclusion in the SWPPP.

3.0 Ensure all Sub Contractors involved in construction activities that disturb site soils implement fully the SWPPP and the requirements set forth in the SPDES General Permit. All Sub Contractors must certify the SWPPP by signing the Contractor's Certification statement contained in **Appendix A** of this report.

4.0 Conduct inspections on a regular basis of the erosion and sedimentation controls installed at the site. Maintain and repair as necessary all erosion and sedimentation controls.

1.2 Participant Contact Information

Owner/Developer/Operator	Owner/Developer's Qualified Representative	Contractor's & Sub- Contractors
Wallace Campus Manger, LLC 48-02 25th Avenue, Suite 400 Astoria, NY 11103	**LRC Engineering & Surveying, PC** 85 Civic Center Plaza, Suite 103 Poughkeepsie, NY 12601 (845) 243-2880	**TBD**

2.0 SITE DESCRIPTION

This section briefly describes existing and proposed hydrologic and hydraulic conditions at and around the project site as they relate to Surface Water Management planning considerations. Subsequent sections contain a description of the manner in which site runoff will be managed to minimize effects on areas adjacent to the site.

2.1 Location

The Wallace Campus is 2.52 acres consisting of 4 parcels located at 319, 325, 327-329, 331 Main Street, in the City of Poughkeepsie. The properties are identified as Tax ID#'s 6162-77-114098, 109079, 109077 and 6162-78-127091. Parcels 6162-77-121116, 116114, 116113 and 112116 are adjoining lots only part of site work for parking no utilities are proposed. The site is located on the north side of Main Street, the west side of Catharine Street, and the south side of Mill Street (Westbound Arterial). The project has UTM coordinates of 589367 Easting and 4617455 Northing.



Figure 1: Location Map

2.2 Topography

Elevations are mainly flat throughout the property. There is not much grade change from one side of the property to the other. The proposed buildings will be situated so that there is access to the buildings from all sides. The proposed site walks are all handicap accessible. The site is broken into many drainage areas. Some flow to an existing system located in Mill Street and others flow towards existing drywells located on site.

2.3 Land Cover and Site Development

The existing land cover consists of a combination of impervious building structures, asphalt pavement and grass area. Currently there are eleven existing buildings on the site. The buildings are surrounded by walkways, parking areas and grass areas. Four of the buildings will be removed and two buildings will be constructed in their place. The existing parking areas will be removed, and grassed areas will be constructed. Parking for the buildings will be available on site. The existing water shed has 2.91 acres of impervious surface. The proposed development will eliminate 0.42 acres of impervious area for a total of 2.49 acres of impervious surface.

2.4 Soils

Soils mantling the site have been classified by the United States Department of Agriculture (USDA) Soil Survey of Dutchess County, New York. The following soils groups are present, based on the afore-noted mapping:

1. Ur: Urban Land

According to NRCS soil hydraulic classifications Ur is a "Class D". The results of the onsite soil tests can be found in **Appendix D**.

2.5 Rainfall Data

Rainfall data utilized in the modeling and the analysis was obtained from NRCS & NRCC Extreme Precipitation in New York and New England, an interactive web tool for extreme precipitation analysis. The data used is specific to Poughkeepsie NY and various 24-hour storm events are presented below. A record of the extreme precipitation data is included in Appendix D.

Rainfall data utilized in the modeling and the analysis was obtained from Exhibit 10.1 in the New York State Department of Environmental Conservation publication entitled, "New York Guidelines for Urban Erosion and Sediment Control". The data used is specific to Dutchess County and various 24-hour storm events are presented below.

24-Hour Storm Event	24-hour rainfall
1 year	2.61
2 year	3.16
10 year	4.68
25 year	5.85
100 year	8.22

2.6 Streams and Water Bodies

There are no streams or water bodies located onsite.

2.7 Wetlands and Floodplains

There are no wetlands or floodplains located onsite.

2.8 Historical and Cultural Resources

The project area will be reviewed in accordance with Section 106 of the National Historic Preservation Act of 1966.

3.0 PROJECT DESCRIPTION

Tax Lots 6162-78-127091, 6162-77-114098, 109077, & 109079 will be combined into one tax parcel. The proposed project will demolish the existing buildings at 319, 325, and 327-329 main street and will replace them with a new building which will include retail and residential units. The existing building at #331 Main Street will be repurposed to include commercial area, fitness area, and residential area. The project will also include a new building to be located along Catharine Street and will have commercial daycare and residential area within it. The project will include modifications to the surrounding parking, sidewalk, and landscaping. The site will be graded to avoid any surface ponding and blend into the landscape. The project has been designed to incorporate proposed and existing drywells as stormwater treatment practices. Each of the drywells have at least 10 feet of separation distance to the proposed and existing buildings to ensure that no flooding within the building occurs.

4.0 METHODOLOGY

The stormwater design approach for this project will accommodate all NYS DEC requirements and will ensure that water quality and water quantity volumes are managed accordingly. The methodology for designing the stormwater management, as well as, the erosion and sediment control structures for this project are as follows:

1. Evaluate the hydrologic condition of the tributary area using the USDA-SCS Technical Release No. 20 (June 1986) Methods.
2. Determine peak flows from each watershed, for various storm events, using the Hydro CAD computer program.
3. Determine the water quality volume, runoff reduction volume, channel protection volume, overbank flood protection volume and extreme storm flood protection volume for each drainage area that requires mitigation. Design the mitigation program to the DEC water quality and quantity methodology for each affected area.
4. Perform hydrologic routings for the selected stormwater systems using the Hydro CAD computer program. Examine and compare the output for the DEC design criteria, and also for peak elevations and peak outflows for both pre and post-development conditions as may be prescribed by the local authority.
5. Design the erosion and sedimentation control structures, and prepare engineering calculations for the design of channels and conveyance piping in accordance with the "New York Standards and Specifications for Erosion and Sediment Control", July 2016, New York State Department of Environmental Conservation".

4.1 Green Infrastructure Planning Guidelines

The proposed project has been designed to implement as many green infrastructure planning guidelines as possible. All of the guidelines are not always applicable or cannot be achieved. The planning methods are discussed below.

Preservation of Undisturbed Areas

The proposed project is located in a portion of the site that has been disturbed in the past. There are no significant undisturbed areas to place into permanent conservation; however, the undisturbed slopes to the south of the project will remain.

Preservation of Buffers

There are no existing stream, river, or wetland vegetated buffers on the project site.

Reduction of Clearing and Grading

The proposed project is located in a previously disturbed area which has already been cleared in the past. This reduces the need for further clearing and grading on the property.

Locating Development in Less Sensitive Areas

As described above, the project is located in an area of the site that has been previously disturbed.

Open Space Design

The proposed development is designed so the buildings are grouped together.

Soil Restoration

Any soil disturbed during the course of construction will be restored in accordance with the NYSDEC Stormwater Design Manual, Section 5.1.6.

Roadway Reduction

There are no proposed roads in this project. The drive aisles are the minimum allowed by the City code.

Sidewalk Reduction

The sidewalks are the minimum width required to meet code and area only proposed where needed to provide safe and adequate pedestrian circulation.

Driveway Reduction

The drive aisles are the minimum required by code.

Cul-de-sac Reduction

There are no proposed cul-de-sacs or dead ends. The layout has a continuous drive aisle to achieve sufficient vehicle access while eliminating the need for large unnecessary dead ends.

Building Footprint Reduction

As a redevelopment project, several existing buildings on the site will be removed.

Parking Reduction

As a redevelopment project, the majority of the site is currently parking and will be partially eliminated to add green space and reduce parking to the minimum required.

5.0 HYDROLOGIC AND HYDRAULIC ANALYSIS

Stormwater Management Design has the purpose of improving the quality of surface water runoff from all impervious areas and providing retention for increased runoff quantities that may occur. For the proposed project, the appropriate methodology to manage stormwater is to capture and treat runoff for quality and quantity control for the site.

The hydrologic analysis was performed uses the Hydro CAD stormwater modeling software, and all data regarding areas has been calculated in AutoCAD. Soils information has been obtained through mapping per the NRCS Dutchess County Soils Survey, onsite deep tests and infiltration tests. The results of the Hydraulic Analysis can be found in **Appendix C**.

5.1 Proposed Runoff Treatment – Water Quality

By allowing stormwater runoff to infiltrate back into the ground we are able to minimize the impacts on the surround surface waters and treat the runoff through exfiltration into the sub surface soils. The evaluation of the site to determine the water quality volumetric requirements follow strictly the procedures presented in chapters 4 & 5 of the New York State Stormwater Design Manual, and is provided in full in **Appendix D**.

The table below summarizes the volumes required and provided for runoff reduction and water quality; Detailed calculations can be found in **Appendix D.**

WQv REQUIRED	
DA-1	1547.5
DA-2	492.1
DA-3	300.1
DA-4	259.5
DA-5	1711.4
DA-6	644.5
DA-7	302.6
DA-8	724.6
DA-9	194.4
DA-10	387.5
DA-11	385.9
DA-12	695.5
DA-13	172.5
DA-14	399.4
DA-15	144.1
DA-16	153.3
DA-17	145.9
DA-18	250.9
TOTAL (CU FT)	**8,912**
TOTAL (AC FT)	**0.20**
REDEVELOPMENT TOTAL (CU FT)	**2,228**
REDEVELOPMENT TOTAL (AC FT)	**0.05**

Overall there is a reduction of impervious in this area. The discharge rate is reduced and the reduction in impervious surface will reduce the potential for pollutants. Based on the size, location, and site features it is not the ideal location to treat runoff.

Water quality requirements for the proposed project will be achieved via a runoff reduction practice. Runoff reduction practices will satisfy the minimum required runoff reduction volume (RRv) by use of direct infiltration via drywells.

RRv REQUIRED	
DA-1	307
DA-2	97
DA-3	58
DA-4	51

DA-5	331
DA-6	125
DA-7	61
DA-8	143
DA-9	38
DA-10	77
DA-11	74
DA-12	139
DA-13	34
DA-14	78
DA-15	29
DA-16	31
DA-17	29
DA-18	50
TOTAL (CU FT)	**1,752**
TOTAL (AC FT)	**0.04**

Water quality is provided by the eight proposed and two existing drywells, surrounded by stone. The table below summarizes the volumes provided for runoff reduction and water quality. Detailed calculations for the overall WQv is provided in **Appendix D.**

WQv PROVIDED	
DW-1	255
DW-2	348
DW-3	348
DW-4 & EXISTING	510
DW-5	255
DW-6	255
DW-7	255
DW-8	255
EXISTING	348
TOTAL (CU FT)	**2,829**
TOTAL (AC FT)	**0.06**

WQv PROVIDED	
DW-1	194
DW-2	313
DW-3	313
DW-4 & EXISTING	459
DW-5	230
DW-6	153
DW-7	146
DW-8	144
EXISTING	300
TOTAL (CU FT)	**2,253**
TOTAL (AC FT)	**0.05**

Pretreatment

For the proposed drywells, pretreatment has been provided in sumps in the catch basins and yard drains prior to entering the drywells. The four yard drains provide 200 cf of pretreatment and the three catch basins provide 120 cf of pretreatment storage for a total of 320 cf of storage.

5.2 Proposed Stormwater Management – Water Quality

The design observation points have been modeled in Hydro CAD and represents the total flow leaving the project drainage areas. Two different drainage points have been evaluated based on the proposed site development. The drainage analysis points are shown on the pre and post drainage area maps in **Appendix E.** The table below displays the peak discharge rates for the design points and demonstrates that discharge rates for post construction are less than or equal to what is currently produced at the design points meeting the requirements of Overbank Flood Protection and Extreme Flood protection.

Channel Protection Volume is not required if the Runoff Reduction volume is reduced onsite through runoff reduction techniques or infiltration practices.

Peak Flow Discharge Rate DP-1			
Storm Event	**Pre (cfs)**	**Post (cfs)**	**Net Reduction (cfs)**
1	7.4	3.7	**-3.7**
2	9.1	4.7	**-4.4**
10	13.6	7.2	**-6.4**
25	17.2	9.1	**-8.1**
100	24.2	14.7	**-9.6**

Peak Flow Discharge Rate DP-2			
Storm Event	**Pre (cfs)**	**Post (cfs)**	**Net Reduction (cfs)**
1	1.1	0.7	**-0.4**
2	1.4	0.8	**-0.6**
10	2.0	1.2	**-0.8**
25	2.5	1.6	**-0.9**
100	3.6	2.2	**-1.4**

Peak Flow Discharge Rate OVERALL			
Storm Event	**Pre (cfs)**	**Post (cfs)**	**Net Reduction (cfs)**
1	8.5	4.4	**-4.1**
2	10.5	5.5	**-5.0**
10	15.6	8.5	**-7.2**
25	19.7	10.7	**-9.1**

100	27.8	16.8	**-11.0**

Peak Flow Discharge Rate TOWN CB			
Storm Event	**Pre (cfs)**	**Post (cfs)**	**Net Reduction (cfs)**
1	168.7	167.8	**-0.9**
2	169.3	167.9	**-1.4**
10	171.6	168.6	**-3.0**
25	174.4	169.3	**-5.1**
100	182.2	172.2	**-10.0**

6.0 PERMANENT STORMWATER MANAGEMENT FEATURES

6.1 Conveyance Piping

Storm runoff from developed areas will be conveyed to and through the stormwater system by a series of underground piping and surface flows. Due to relatively small watershed areas associated with each catch basin, the SCS Unit Hydrograph TR-55/TR-20 Method and inlet capacities for circular pipes were used for pipe sizing. In general, piping is designed such that:

- All proposed piping is sized to accommodate the peak flow from the 25-year 24-hour storm, as prescribed by the local authority.
- Flow capacity is sufficient to convey runoff to the receiving discharge points
- Strength is sufficient to withstand the soil cover and vehicle loads.
- In some instances the existing site drainage system is not capable of conveying all of the runoff contributing to the drainage structure. The model shows that the basins fill and sheet flow overland to the next available drainage structure in large storm events. In no cases does the "surcharging" exceed 6 inches. In these locations the post condition has been improved to convey the flow or reduce the "surcharging".

6.2 Drywells

Monthly Maintenance

- Check all inflow pipes and clear of any debris
- Check all outflow pipes and clear of any debris
- Check to ensure drywell is draining between storm cycles.

Annual Maintenance

- Check depth of drywell to ensure greater than 25% storage capacity remains.
- If less than 25% contract Vacuum truck services to clean debris from Drywell.
- If drywell is not draining between storms, contract vacuum truck to clean debris.

7.0 STORMWATER EROSION AND SEDIMENT CONTROLS

Several types of permanent and temporary storm water pollutant controls are required to be installed and implemented for pre-construction, during construction and post-construction as shown on the Construction Plans and per the NYSDEC SPDES General Permit. Guidelines and recommendations can be found in the "New York State Standards and Specifications for Erosion and Sediment Control."

The permanent storm water management system has been designed to accommodate peak storm flows utilizing catch basins, piping and grass swales.

Selection of temporary storm water controls will be on an "as needed basis" and will depend on the specific conditions of the site. Since site characteristics can change significantly during construction, it is important to monitor the site regularly to ensure the proper selection and implementation of the necessary controls. These controls include, but are not limited to, silt fence, drainage swales, check dams, hay bales, stone construction entrances, sediment traps and seeding and mulching.

7.1 Erosion and Sediment Controls

Temporary Stabilization

Silt fences, drainage swales, stabilized stone construction entrances, erosion control blankets, and seeding and mulching, as well as, other controls will be utilized as temporary surface water management features. See the Erosion and Sediment Control Plan(s) and details sheets for the location, size, quantity and details of the temporary stormwater management features as described below.

Silt Fence

Silt fence will be used as necessary to reduce the sediment load in the receiving drainage ditches and as a perimeter sediment control device. In addition, silt fencing will be placed on the downslope sides of all disturbed areas 5 ft. from the toe of the slope until more permanent drainage and erosion control structures are established. In cases with environmentally sensitive areas adjacent to the downslope sides of disturbed areas, silt fencing should be placed at the toe of the slope outside the sensitive area. All silt fence are to be 36" minimum length with built in woven wire mesh (min. 6X6 14 ½ gauge) unless otherwise specified on the construction details.

Inlet Protection

Storm drain inlet protection measures prevent soils, sediment, and debris from entering storm basins. In unpaved areas inlet protection shall consist of a row of silt fence completely encircling the drain inlet. In paved areas inlet protection can consist of stone and block, silt sox, or hanging filter traps as specified on the plans.

Stabilized Stone Construction Entrance

A construction entrance is used at all entrances and exists to construction activities. The stone construction entrance is stabilized to reduce tracking of mud and dirt onto surrounding roads and surfaces.

Seeding and Mulching

Seeding and mulching is one of the most important and underutilized erosion control practices. Exposed earths pose the greatest risks for erosion and sediment. In areas where soil disturbance activity has temporarily or permanently ceased, the application of soil stabilization measures must be initiated by the end of the next business day and completed within fourteen (14) days from the date the current soil

disturbance activity ceased. Temporarily Ceased means that an existing disturbed area will not be disturbed again within 14 calendar days of the previous soil disturbance.

Soil Stockpile

A soil stockpile is formed with soil excavated to provide proper building elevations. Stockpiled soil is later used to contour the surface to the desired grades, removed from the site, or the material is used for reclamation/restoration of the region following the removal of roads and facilities. All soils piled onsite must be completely enclosed by silt fence around the toe of the slope. The site fence should be installed a minimum of 2 feet from the toe of the slope. The soil pile should have a maximum side slope of 1V:2H. All soil piles must be stabilized with seed and mulch or covered with a plastic tarp if the soil will not be used within fourteen (14) days from the date the current soil pile was created.

Permanent Stabilization

Permanent stormwater stabilization measures include catch basins, piping and other stormwater structures as described in sections 5 and 6. In all instances, the structures associated with the stormwater management system have been sized to accommodate peak flows from the appropriate storm events as required by the governing municipality. All lawns, basins and swales will be permanently seeded and mulched and maintained as necessary to prevent over growth.

Concrete Washout Areas

Concrete washouts are used to contain concrete and liquids when the chutes of concrete mixers and hoppers are cleaned after a delivery. The washout facility consolidates the liquids and allows them to harden for easy disposal. This prevents contaminated liquids from flowing offsite or leaching into the groundwater aquifer.

7.2 Other Pollutant Controls

Paints and Solvents

During construction temporary structures such as construction trailers may be moved on site to store items such as paints, solvents and gasoline pertinent to the continuation of construction activities. The intention of these structures is to shelter potential contaminants from stormwater and reduce the potential of toxic chemicals from entering the stormwater runoff due to construction activities.

Solvents and detergents that will be used for regular cleaning and maintenance of construction vehicles or temporary structures may be stored on-site. Solvents shall be used in cleaning machinery pursuant to 6 NYCRR Part 750. After use, solvents shall be disposed of in approved containers and removed from site at scheduled intervals.

Fuels

Fuel for construction equipment shall either be obtained from a licensed distributor of petroleum products or from an approved above ground storage tank on site. A distributor may be contracted to arrive on site periodically and fill all equipment as necessary. All distributors of petroleum products must have adequate liability insurance to mitigate and clean up any spills that occur on site as well as obtain appropriate permits and licenses from the NYSDEC. All above ground storage tanks with a combined capacity of 1,100 gallons shall be registered with the NYSDEC pursuant to 6 NYCRR Part 614 Standards for New and Substantially Modified Petroleum Storage Facilities.

Fuel from construction vehicles may come into contact with stormwater when vehicles are stored outside. Good housekeeping and preventative maintenance procedures shall be implemented to ensure fuel spills and leaks are minimized during refueling and storage. Any small-scale fuel or oil spills must be

remedied immediately and contaminated soils shall be disposed of appropriately. A licensed spill prevention and response team shall handle large-scale gasoline spills.

Oil and other petroleum products may be stored on site, in limited quantities, to ensure the continued operation of construction equipment in the event a scheduled delivery is unavailable. Items shall be stored in their original containers within temporary structures and shall not be exposed to stormwater. Used oil and petroleum products shall be stored in approved containers until recycled or disposed of at an approved disposal facility.

Temporary Facilities

Temporary sanitary facilities may be located on site for construction workers. This facility shall be located in an accessible and visible location. Such a facility shall be leak and tip proof. A waste management company may be contracted to arrive on site and provide the routine pumping and sanitization of the facility. Such a company shall have adequate liability insurance to mitigate and clean up any spills that occur on site as well as appropriate permits and licenses from the NYSDEC.

Dust Control

Construction vehicles shall enter and exit the site at the stabilized construction entrance. The construction entrance will trap dust and mud that would otherwise be carried off-site by construction traffic. Water trucks will be used as needed during construction to reduce dust generated on the site. The general contractor will provide dust control in compliance with applicable local and state dust control regulations. The construction entrances will be maintained during the life of the construction and repaired, and/or cleaned, periodically to ensure proper function.

Dewatering

If dewatering is required the water must be free of silt and sediment prior to discharge offsite or to any existing water bodies. If sediment is present, methods of sediment removal may include, but are not limited to; silt bags, temporary sediment traps, temporary sediment basins, or sheet flow across stabilized vegetated surfaces. As the quantity and quality of water cannot accurately be determined prior to excavation dewatering practices must be determined during construction and should be approved by the site engineer prior to commencing any dewatering activities.

Solid Waste

No solid materials are allowed to be discharged from the site with stormwater. All solid waste shall be collected and placed in containers. The containers will be emptied periodically by a contract trash disposal service and hauled away from the site.

Thermal Pollution

Stormwater that comes in contact with roadways, driveways, parking lots or other impermeable surfaces may increase in temperature during warm weather. If stormwater is discharged into surface water bodies, the temperature of the water body may also increase, potentially threatening plant and animal species sensitive to temperature changes as well as providing an environment that may cause nuisance species to flourish.

After development is complete, impervious areas shall be graded to channel water to catch basins and culverts, which in turn convey stormwater to the stormwater management basin. All stormwater shall be stored and treated within the basins and shall be released over a 24 hour period, which shall minimize the potential for raising the temperature of any downstream water bodies.

7.3 Best Management Practices

Throughout construction, care shall be taken to ensure sediment does not enter surface water bodies and chemicals do not enter stormwater, potentially contaminating surface and groundwater supplies. The following Best Management Practices (BMP) shall be observed to maintain responsible environmental practices on the construction site.

Good Housekeeping

Good housekeeping is essential to reducing the risk of contaminating runoff waters during every stage of construction. The General Contractor shall ensure supervisors train each employee in good housekeeping practices as they pertain to the implementation of this SWPPP.

Immediately following mobilization, the General Contractor shall take an inventory of all equipment and containers containing hazardous or toxic materials and submit this inventory to the Owner/Developer to keep on-site with this Stormwater Pollution Prevention Plan. This inventory shall be updated regularly to reflect changes in the quantity or type of hazardous and toxic materials stored on site. In the event of a spill, the Spill Response Team can refer to the inventory if the contents of the spill are unknown.

All equipment shall be operational while it is stored on site. Inspections shall be conducted regularly to ensure all equipment is free of leaks and that oil and grease are not in contact with soils or stormwater. Portable equipment such as chain saws, drills, as well as hand tools, must be placed within a trailer or under cover at the end of each work day.

A storage area shall be designated on-site where all hazardous or toxic materials are stored. Each employee shall return the materials to the designated storage area following use. Chemicals including oil, grease, solvents and detergents shall be stored on-site in approved containers only. Used chemicals shall be disposed of in refuse containers and removed periodically. Containers shall be regularly inspected to ensure the integrity of the container and sealed to prevent leaks.

A scheduled clean-up shall occur at the end of each workweek. During this clean up, empty containers of solvents, oils, grease, paints and detergents shall be disposed of, containers of gasoline shall be placed in trailers where they are not in contact with stormwater and the inventory shall be updated. Empty containers shall not be permitted on the ground.

Preventative Maintenance

All on-site vehicles must be inspected regularly for oil and grease leaks. All leaks shall be repaired immediately upon obtaining the appropriate equipment. If the leak cannot be fixed immediately, it shall be temporarily mitigated to prevent the flow of contaminants onto the soil and potentially into the stormwater. If necessary, the reservoir will be drained to stop the flow of contaminants or the vehicle will be moved under cover. Drip pans shall be used when performing any maintenance or cleaning on construction vehicles.

Spill Prevention and Response

The safety of employees and neighbors shall be of utmost concern when hazardous or toxic chemicals are stored or utilized on-site. Safety Data Sheets (SDS) shall be obtained for all toxic or hazardous substances that are stored on-site to provide employees with a valuable database in assessing risk in the event of a spill.

Any above ground storage tanks on site shall be installed pursuant to 6 NYCRR Part 614. According to the New York State "Minimum Standards for New and Substantially Modified Above Ground Storage Facilities", all tanks installed must meet or exceed the design criteria in one or more of the following design or manufacturing standards: UL No. 142, UL No. 58, API Standard No. 650, API Standard No. 620, CAN4-S601-M84 or CAN4-S630-M84. Tanks constructed of wood, concrete, aluminum, fiberglass reinforced plastic as well as riveted or bolted steel tanks are not permitted. All tanks must have installed leak detection systems, secondary containment, corrosion protection, and undergo periodic monitoring pursuant to all Part 614 requirements.

Should a spill occur, a licensed spill contractor will be contacted to mitigate the potential negative effects of a spill. Additionally, the NYSDEC must be notified of a release of petroleum products. The General Contractor shall have trained employees knowledgeable in the location of sorbent, brooms, rags and mops in the event of a small-scale spill. An inventory of equipment and its location shall be posted in a visible location as well as kept in proximity to this Pollution Prevention Plan. If the General Contractor does not have Hazardous Materials trained employees on site, a firm that specializes in handling spills, soil and water contamination shall be called.

After a spill occurs, all personnel not trained in hazardous materials spill response shall be asked to evacuate the immediate area. The NYSDEC Spill Response Team shall be called to investigate the spill and determine if additional actions should be taken to ensure the safety of personnel and nearby residents. Should any employee have a suspected injury, a local emergency squad must be contacted immediately.

8.0 CONSTRUCTION SEQUENCE SCHEDULING

The scale of site construction does not necessitate that this project be a phased construction project; However, the construction will be sequenced to limit the exposed soils to reduce the amount of sediments in runoff water and ultimately preserve the quality of surface waters. The construction method selected is designed to combine development with responsible land management as well as protection of sensitive environments both within the proposed development and the surrounding area.

Temporary and permanent stabilization methods will be implemented before construction begins and will be continuously modified throughout the project to provide the best methods for stormwater management and pollution prevention. For more details pertaining to construction sequence, please refer to the "NYSDEC Instruction Manual for Stormwater Construction Permit" pages 23-26. A typical and sample ordering of site construction activities is as follows:

Pre-Construction Activities

- Identify all natural resources and mark and protect them as necessary i.e trees, vegetation, limits of disturbance.
- Identify on-site and downstream surface water bodies and install controls to protect them from sedimentation.
- Establish temporary stone construction entrance pads to capture mud and debris from the tires of construction vehicles.
- Install perimeter sediment controls such as silt fences, as shown on the project plans.
- Install temporary construction fencing as shown on the project plans or as directed by the site engineer.

- All earth disturbances during this phase should be limited to work necessary to install erosion and sedimentation controls.

During Construction Activities

- Complete building demolition in accordance with notes and procedures identified on the demolition plan.
- As site grading is completed install runoff and drainage controls as shown on the project plans and as necessary. These controls should reduce run-off flow rates and velocities, as well as, divert off site and clean run-off.
- Stabilize the conveyance system i.e. ditches, swales, berms etc. by seeding, mulching and installing rock check dams.
- Utilize practices to infiltrate stormwater runoff as much as possible when applicable.
- Stabilize all stormwater runoff outlets as shown on the project plans and as necessary.
- Limit soil disturbance to small areas and preserve as much of the existing vegetation as practical.
- Complete all underground utility improvements prior to installation of hard surface improvements.
- All topsoil stockpiles should be staged in an area away from surface waters and storm drains and should be protected and stabilized.
- Earth disturbance is not allowed in established buffers, within any regulated distance from wetlands, or within the high water line of a body of water affected by tidal action or other such protected zones.
- At any location where surface run-off from disturbed or graded areas may flow off-site, sedimentation control measures must be installed to prevent sedimentation from being transported.
- Regular inspections and maintenance should be performed as described in the following section.

Post-Construction Activities

- Identify the permanent structural or non-structural practices that will remain on the site.
- Provide an Operation & Maintenance (O&M) manual to the new Owner/Developer who is expected to conduct the necessary O&M over the life of the structures as described in Section 10.0 of this report.

9.0 IMPLEMENTING THE SWPP

9.1 Employee Training

All employees involved in site-development activities shall be aware of the stipulations outlined in this SWPPP as it pertains to their everyday activities. All such employees must be able to recognize potential problems and have the ability to provide either temporary or permanent stabilization measures, as appropriate, to mitigate stormwater runoff before problems occur. The NYSDEC periodically holds workshops on erosion and sediment control. It is recommended that the affected and responsible on-site personnel attend these workshops to ensure training is current and up to date. Contact the NYSDEC for more information.

9.2 Site Inspections

The Owner/Developer must have a qualified professional conduct an assessment of the site prior to the commencement of construction and certify in an inspection report that the appropriate erosion and sediment controls described in this SWPPP have been adequately installed or implemented to ensure overall preparedness of the site for the commencement of construction. A qualified professional is

defined as a Professional Engineer or Landscape Architect licensed to practice in New York State, or is a Certified Professional in Erosion and Sediment Control (CPESC). Once construction begins regular inspection of construction activities by the qualified professional are required at least once every 7 days to ensure deficiencies regarding erosion and sedimentation are reported and corrected. It is the responsibility of the Contractor to continuously monitor construction activities to ensure the measures outlined in this report are being implemented.

Areas which have not been fully stabilized, areas used for materials storage and all structural control measures must be inspected once every 7 calendar days to monitor erosion and assess the risk of sedimentation. For sites where soil disturbance activities are on-going and the owner operator has received authorization in accordance with Part II.C.3 to disturb greater than five (5) acres of soil at any one time, the qualified inspector shall conduct at least two (2) site inspections every seven (7) calendar days. The two (2) inspections shall be separated by a minimum of two (2) full calendar days. For areas construction sites where soil disturbance activities have been temporarily suspended (e.g. winter shutdown) and temporary stabilization measures have been applied to all disturbed areas, the qualified inspector shall conduct a site inspection at least once every (30) calendar days.

A thorough site evaluation shall be performed to determine the continued applicability of the permit, and assess the need to make any changes that have not already been reflected in this SWPPP. The SWPPP shall be reviewed to evaluate its overall effectiveness in preventing sediment laden stormwater runoff. Temporary and permanent stabilization methods shall be assessed and new methods shall be established, should any method be determined to be inadequate.

A copy of the SWPPP must be maintained on site at all times in the field log book. The Owner/Developer must maintain a record of all inspection reports with the on site SWPPP. The SWPPP and inspection reports must be maintained on site and be made available to the permitting authority upon request.

9.3 Maintenance

It shall be necessary to maintain all temporary controls installed as well as vegetative measures across the site. Maintenance shall also be necessary to ensure the permanent structural features, such as underground chambers, catch basins and conveyance piping remain optimally functional and continue to reduce the risk of sediment loading of surface water bodies. All controls shall be repaired or replaced as necessary and as noted on the inspection reports as prepared by the Owner/Developer's Qualified Representative.

During construction, maintenance of these stabilization measures shall be the responsibility of the General Contractor or appropriate Sub Contractors. Vegetative plantings must not be allowed to become overgrown. Vegetation shall be removed should it be ineffective and be replaced with a variety of grasses, trees and shrubs more suitable for preventing stormwater runoff. Silt fences must be inspected regularly to ensure that they are still effective and their capability to reduce stormwater runoff has not been reduced due to prolonged sun exposure.

Piping and catch basin sumps shall be cleaned out periodically to prevent the collection of sediment that will reduce the maximum flow. Sediment must be removed from sediment basins, infiltration basins or traps whenever their capacity has been reduced by 50 percent of their design capacity.

Guidelines and recommendations for installation and maintenance practices can be found in the "New York State Standards and Specifications for Erosion and Sediment Control"

9.4 Progress Reports and Summaries

Progress reports shall be completed by the General Contractor and all Sub Contractors weekly to document any conditions, which may affect adherence to the construction schedule and may ultimately result in changes to the stormwater pollution prevention plan.

Each progress report must contain the project, date, weather conditions and a brief description of progress made throughout the week, including the use of temporary and permanent stabilization measures on all exposed soils. The progress reports shall be filed with this SWPPP in the on-site log book.

Additionally, as described in Section 1.1 of this report, the Owner/Developer's Qualified Representative will prepare weekly inspection reports and quarterly summaries. These reports should be maintained in the on site log book as well.

9.5 Certification

Prior to starting construction, the Owner/Developer must certify that to the best of their knowledge this SWPPP was prepared in accordance with the requirements in the NYSDEC SPDES General Permit and that it meets all federal, state and local erosion and sediment control requirements. The certifying statement is presented in **Appendix A** of this report.

The General Contractor and all appropriate Sub Contractors are responsible for reading and understanding the SWPPP and are also required to certify the SWPPP by signing the certifying statement presented in **Appendix A** of this report.

All inspection reports and inspection quarterly summaries are to be certified by an authorized person who has responsibility for the overall operation of the site such as a project manager or site superintendent. Certification of these documents is executed by signing the certifying statements presented at the end of the inspection reports.

10.0 POST CONSTRUCTION INSPECTION & MAINTENANCE

Post-construction, regularly scheduled inspections and maintenance will be necessary to ensure the permanent structural features such as the stormwater management basins and the conveyance system components remain optimally functional and continue to reduce the risk of sediment loading of surface water bodies. Follow manufactures guidelines and the detailed construction installation and maintenance guidelines included in **Appendix A** for all stormwater management practices.

When construction is complete, the Contractor will remain responsible for the site until the entire site has reached final stabilization. The site is considered stabilized when all soil disturbing activities have been completed and a uniform, perennial vegetative cover, with a density of 80%, has been established or equivalent stabilization measures, such as the use of mulches or geotextiles, have been employed on all unpaved areas and areas not covered by permanent structures. Weekly inspections should continue until the site has reached this point.

At the time of final stabilization, the Owner/Developer's Qualified Representative shall perform a final inspection of the site and certify that the site has successfully undergone final stabilization using either vegetative or structural stabilization methods and that all temporary erosion and sediment controls such as silt fence, not needed for long term use, have been removed. All storm water practices must be clean and free of sediment and or debris or must be cleaned by the contractor prior to turning the maintenance

responsibilities over to the Owner/Developer. At this point, the Owner/Developer is responsible for the following:

1. Submit to the NYSDEC a NOT prepared by the Owner/Developer's Qualified Representative as described in Section 1.1 of this report.
2. Identify all the permanent stormwater management structures that have been constructed and provide the New Owner/Developer with an Operations and Maintenance (O&M) manual that will be necessary in order for the structures to function properly after the site has been stabilized. Section 10.0 of this report satisfies the O&M requirements
3. Transfer the Water Quality and Quantity Report and SWPPP to the New Owner/Developer.
4. Certify that the permanent structures have been constructed as described by this plan and the drawings.

The new Owner/Developer shall overtake responsibility of inspecting and maintaining drainage and erosion control features over the lifetime of the structures. Maintenance personnel, employed by the New Owner/Developer, must be aware of the SWPPP and should be trained to recognize signs that stabilization measures may not be performing optimally or are failing. The inspection of on-site stabilization measures will become part of routine preventative maintenance practiced by the New Owner/Developer and his employees.

10.1 Inspection

Overall Site Inspection

The overall site, embankments, vegetation and stormwater conveyance system components including catch basins, culverts, swales and outlets should be inspected regularly. The inspections should include but are not limited to:

1. Density and condition of vegetation and ground cover.
2. Erosion, differential settlement or cracking of embankment.
3. Bulging or sliding of toe of embankments.
4. Sedimentation of on-site or downstream water bodies.
5. Sedimentation of culverts or swales.
6. Sedimentation of lawn areas, paved areas, within the sand filter units or catch basin sumps.
7. Accumulation of pollutants, including oils or grease in catch basin sumps.
8. Damage or fatigue of storm sewer structures or associated components.

Water Quality Practice Inspection (if applicable)

All water quality practices and all associated features should be inspected regularly. The inspections should include but are not limited to:

1. Density and condition of vegetation and ground cover.
2. All features of the practice should be clear of brush and tree growth.
3. Erosion, differential settlement or cracking of basin embankments.
4. Bulging or sliding of toe of embankments.
5. Presence of animal burrows.
6. Evidence of clogging or sedimentation at inlets or outlets.
7. Erosion of the flow path through the detention basin.
8. Spillways should be inspected for structural integrity.
9. Spillways should be clear of obstructions.
10. Inlet/outlet riprap should be inspected for scour and dislodged stones and obstructions should be removed.
11. Accumulation of sediments at inlets, outlets and silt traps.

Detailed inspection checklists for each of the Stormwater Management Practices can be found in **Appendix A**.

10.2 Maintenance

Overall Site Maintenance

Maintaining vegetative and structural measures for soil protection is necessary to keep the storm water system functioning properly. Maintenance should occur on a regular basis and should include but is not limited to:

Seasonal Maintenance

1. Vegetated areas should be maintained to promote vigorous and dense growth. Lawn areas should be mowed at least three times a year but may require more frequent mowing's depending on the growth rate.
2. Trees and unwanted vegetation should be removed from inlet structures, outlet structures, banks, and berms to prevent clogging or weakening of the berms and structures.
3. Paved areas should be swept at least twice a year and in the early spring for removal of deicing materials.
4. Accumulation of litter and debris should be removed during each mowing or sweep operation.
5. Structural components of the storm sewer system such as culverts and catch basins which require repair or replacement should be addressed immediately following identification.
6. Cleanout of catch basin sumps should occur when accumulation of sediments and debris are within six inches of the catch basin outlet pipe.
7. Swale and drainage way maintenance will include periodic mowing, occasional spot reseeding and weed control. Weeds and woody plants should be eradicated or cut back since they reduce the efficiency of the drainage way.
8. Rip rap lined inlet and outlets that show signs of scour should be repaired. Weed and brush growth at the inlets and outlets should be controlled as needed.

Winter Maintenance

1. Remove snow and ice from inlet structures, basin inlet and outlet structures and away from culvert end sections.
2. Snow removed from paved areas should not be piled at inlets/outlets of the stormwater management basin.
3. Use of deicing materials should be limited to sand and environmentally friendly chemical products. Use of salt mixtures should be kept to a minimum.
4. Sand used for deicing should be clean, course material free of fines, silt, and clay.
5. Materials used for de-icing should be removed during the early spring by sweeping and/or vacuuming.

Underground Practices Maintenance

1. A consistent schedule of inspection shall be observed for all system components to insure continued effective operation.
2. Areas surrounding the surface access points shall be kept clear of overgrowth.
3. All inspections shall be logged. A specific schedule, on a quarterly basis, shall be maintained by the system owner/operator and a periodic replacement of the water quality practice media shall be schedule for minimally every two years.
4. Accumulation of litter and debris should be removed during each mowing or sweep operation.

5. Structural components of the system which require repair or replacement should be addressed immediately following identification.
6. Spillways should be cleared of obstructions.
7. Inlet/outlet riprap damage due to scour should be repaired.

For any proprietary practices refer to manufacturer specifications for additional maintenance requirements. Detailed maintenance checklists for each of the Stormwater Management Practices can be found in **Appendix A**.

11.0 CONCLUSION

The Engineer has designed a NYSDEC-compliant Stormwater Management Plan for the Wallace Campus project. Overall, the proposed stormwater management system reduces and/or eliminates the impacts of the proposed re-development by controlling and treating stormwater using catch basins, storm-sewer piping, and drywells. Offsite storm discharges and velocities for the proposed project are less than what currently exists. The stormwater management system will function adequately and will not adversely affect adjacent or downstream properties provided it is constructed and maintained as outlined in this plan and as shown on the site plans.

APPENDIX A

Construction Site Log Book
Owner/Developer and Contractor Certification Forms
Pre/Duration Construction Maintenance Inspection Checklists (NYSDEC Sample)
Post Construction Operation and Maintenance

STATE POLLUTANT DISCHARGE ELIMINATION SYSTEM
FOR CONSTRUCTION ACTIVITIES

CONSTRUCTION SITE LOG BOOK

Table of Contents

I. Pre-Construction Meeting Documents.

a. Preamble to Site Assessment and Inspections

b. Operator’s Certification

c. Qualified Professional's Credentials & Certification

d. Pre-Construction Site Assessment Checklist

a.

II. Construction Duration Inspections

a. Directions

b. Modification to the SWPPP

III. Monthly Summary Reports

IV. Monitoring, Reporting, and Three-Month Status Reports

a. Operator’s Compliance Response Form

a

Properly completing forms such as those contained in this document meet the inspection requirement of NYSDEC SPDES GP for Construction Activities. Completed forms shall be kept on site at all times and made available to authorities upon request.

I. PRE-CONSTRUCTION MEETING DOCUMENTS

Project Name _____

Permit No. _____**Date of Authorization**_____

Name of Operator _____

Prime Contractor _____

a. Preamble to Site Assessment and Inspections -The Following Information To Be Read By All Person's Involved in The Construction of Stormwater Related Activities:

The Operator agrees to have a qualified professional[1] conduct an assessment of the site prior to the commencement of construction[2] and certify in this inspection report that the appropriate erosion and sediment controls described in the SWPPP have been adequately installed or implemented to ensure overall preparedness of the site for the commencement of construction.

Prior to the commencement of construction, the Operator shall certify in this site logbook that the SWPPP has been prepared in accordance with the State's standards and meets all Federal, State and local erosion and sediment control requirements.

When construction starts, site inspections shall be conducted by the qualified professional at least every 7 calendar days and within 24 hours of the end of a storm event of 0.5 inches or greater (Construction Duration Inspections). The Operator shall maintain a record of all inspection reports in this site logbook. The site logbook shall be maintained on site and be made available to the permitting authorities upon request. The Operator shall post at the site, in a publicly accessible location, a summary of the site inspection activities on a monthly basis (Monthly Summary Report).

The operator shall also prepare a written summary of compliance with this general permit at a minimum frequency of every three months (Operator's Compliance Response Form), while coverage exists. The summary should address the status of achieving each component of the SWPPP.

Prior to filing the Notice of Termination or the end of permit term, the Operator shall have a qualified professional perform a final site inspection. The qualified professional shall certify that the site has undergone final stabilization[3] using either vegetative or structural stabilization methods and that all temporary erosion and sediment controls (such as silt fencing) not needed for long-term erosion control have been removed. In addition, the Operator must identify and certify that all permanent structures described in the SWPPP have been constructed and provide the owner(s) with an operation and maintenance plan that ensures the structure(s) continuously functions as designed.

1 "Qualified Professional means a person knowledgeable in the principles and practice of erosion and sediment controls, such as a Certified Professional in Erosion and Sediment Control (CPESC), soil scientist, licensed engineer or someone working under the direction and supervision of a licensed engineer (person must have experience in the principles and practices of erosion and sediment control).

2 "Commencement of construction" means the initial removal of vegetation and disturbance of soils associated with clearing, grading or excavating activities or other construction activities.

3 "Final stabilization" means that all soil-disturbing activities at the site have been completed and a uniform, perennial vegetative cover with a density of eighty (80) percent has been established or equivalent stabilization measures (such as the use of mulches or geotextiles) have been employed on all unpaved areas and areas not covered by permanent structures.

b. Operators Certification

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. Further, I hereby certify that the SWPPP meets all Federal, State, and local erosion and sediment control requirements. I am aware that false statements made herein are punishable as a class A misdemeanor pursuant to Section 210.45 of the Penal Law. "

Name (please print):_____

Title _____**Date:**_____

Address: _____

Phone: _____ **Email:**_____

Signature:_____

c. Qualified Professional's Credentials & Certification

" I hereby certify that I meet the criteria set forth in the General Permit to conduct site inspections for this project and that the appropriate erosion and sediment controls described in the SWPPP and as described in the following Pre-construction Site Assessment Checklist have been adequately installed or implemented, ensuring the overall preparedness of this site for the commencement of construction."

Name (please print):_____

Title _____**Date:**_____

Address: _____

Phone: _____ **Email:**_____

Signature:_____

d. Pre-construction Site Assessment Checklist (NOTE: Provide comments below as necessary)

1. Notice of Intent, SWPPP, and Contractors Certification:

Yes No NA

[ ] [ ] [ ] Has a Notice of Intent been filed with the NYS Department of Conservation?
[ ] [ ] [ ] Is the SWPPP on-site? Where?_____
[ ] [ ] [ ] Is the Plan current? What is the latest revision date?_____
[ ] [ ] [ ] Is a copy of the NOI (with brief description) onsite? Where?_____
[ ] [ ] [ ] Have all contractors involved with stormwater related activities signed a contractor's certification?

Pre-construction Site Assessment Checklist (continued)

2. Resource Protection

Yes No NA

[ ] [ ] [ ] Are construction limits clearly flagged or fenced?

[ ] [ ] [ ] Important trees and associated rooting zones, on-site septic system absorption fields, existing vegetated areas suitable for filter strips, especially in perimeter areas, have been flagged for protection.

[ ] [ ] [ ] Creek crossings installed prior to land-disturbing activity, including clearing and blasting.

3. Surface Water Protection

Yes No NA

[ ] [ ] [ ] Clean stormwater runoff has been diverted from areas to be disturbed.

[ ] [ ] [ ] Bodies of water located either on site or in the vicinity of the site have been identified and protected.

[ ] [ ] [ ] Appropriate practices to protect on-site or downstream surface water are installed.

[ ] [ ] [ ] Are clearing and grading operations divided into areas <5 acres?

4. Stabilized Construction Entrance

Yes No NA

[ ] [ ] [ ] A temporary construction entrance to capture mud and debris from construction vehicles before they enter the public highway has been installed.

[ ] [ ] [ ] Other access areas (entrances, construction routes, equipment parking areas) are stabilized immediately as work takes place with gravel or other cover.

[ ] [ ] [ ] Sediment tracked onto public streets is removed or cleaned on a regular basis.

5. Perimeter Sediment Controls

Yes No NA

[ ] [ ] [ ] Silt fence material and installation comply with the standard drawing and specifications.

[ ] [ ] [ ] Silt fences are installed at appropriate spacing intervals

[ ] [ ] [ ] Sediment/detention basin was installed as first land disturbing activity.

[ ] [ ] [ ] Sediment traps and barriers are installed.

6. Pollution Prevention for Waste and Hazardous Materials

Yes No NA

[ ] [ ] [ ] The Operator or designated representative has been assigned to implement the spill prevention avoidance and response plan.

[ ] [ ] [ ] The plan is contained in the SWPPP on page _____

[ ] [ ] [ ] Appropriate materials to control spills are onsite. Where? _____

II. CONSTRUCTION DURATION INSPECTIONS

a. Directions:
Inspection Forms will be filled out during the entire construction phase of the project.
Required Elements:

(1) On a site map, indicate the extent of all disturbed site areas and drainage pathways. Indicate site areas that are expected to undergo initial disturbance or significant site work within the next 14-day period;

(2) Indicate on a site map all areas of the site that have undergone temporary or permanent stabilization;

(3) Indicate all disturbed site areas that have not undergone active site work during the previous 14-day period;

Inspect all sediment control practices and record the approximate degree of sediment accumulation as a percentage of sediment storage volume (for example, 10 percent, 20 percent, 50 percent);

(5) Inspect all erosion and sediment control practices and record all maintenance requirements such as verifying the integrity of barrier or diversion systems (earthen berms or silt fencing) and containment systems (sediment basins and sediment traps). Identify any evidence of rill or gully erosion occurring on slopes and any loss of stabilizing vegetation or seeding/mulching. Document any excessive deposition of sediment or ponding water along barrier or diversion systems. Record the depth of sediment within containment structures, any erosion near outlet and overflow structures, and verify the ability of rock filters around perforated riser pipes to pass water; and

(6) Immediately report to the Operator any deficiencies that are identified with the implementation of the SWPPP.

SITE PLAN/SKETCH

Inspector (print name)	**Date of Inspection**
Qualified Professional (print name)	**Qualified Professional Signature**

The above signed acknowledges that, to the best of his/her knowledge, all information provided on the forms is accurate and complete.

Maintaining Water Quality

Yes No NA

[ ] [ ] [ ] Is there an increase in turbidity causing a substantial visible contrast to natural conditions?

[ ] [ ] [ ] Is there residue from oil and floating substances, visible oil film, or globules or grease?

[ ] [ ] [ ] All disturbance is within the limits of the approved plans.

[ ] [ ] [ ] Have receiving lake/bay, stream, and/or wetland been impacted by silt from project?

Housekeeping

1. General Site Conditions

Yes No NA

[ ] [ ] [ ] Is construction site litter and debris appropriately managed?

[ ] [ ] [ ] Are facilities and equipment necessary for implementation of erosion and sediment control in working order and/or properly maintained?

[ ] [ ] [ ] Is construction impacting the adjacent property?

[ ] [ ] [ ] Is dust adequately controlled?

2. Temporary Stream Crossing

Yes No NA

[ ] [ ] [ ] Maximum diameter pipes necessary to span creek without dredging are installed.

[ ] [ ] [ ] Installed non-woven geotextile fabric beneath approaches.

[ ] [ ] [ ] Is fill composed of aggregate (no earth or soil)?

[ ] [ ] [ ] Rock on approaches is clean enough to remove mud from vehicles & prevent sediment from entering stream during high flow.

Runoff Control Practices

1. Excavation Dewatering

Yes No NA

[ ] [ ] [ ] Upstream and downstream berms (sandbags, inflatable dams, etc.) are installed per plan.

[ ] [ ] [ ] Clean water from upstream pool is being pumped to the downstream pool.

[ ] [ ] [ ] Sediment laden water from work area is being discharged to a silt-trapping device.

[ ] [ ] [ ] Constructed upstream berm with one-foot minimum freeboard.

2. Level Spreader

Yes No NA

[ ] [ ] [ ] Installed per plan.

[ ] [ ] [ ] Constructed on undisturbed soil, not on fill, receiving only clear, non-sediment laden flow.

[ ] [ ] [ ] Flow sheets out of level spreader without erosion on downstream edge.

3. Interceptor Dikes and Swales

Yes No NA

[ ] [ ] [ ] Installed per plan with minimum side slopes 2H:1V or flatter.

[ ] [ ] [ ] Stabilized by geotextile fabric, seed, or mulch with no erosion occurring.

[ ] [ ] [ ] Sediment-laden runoff directed to sediment trapping structure

Runoff Control Practices (continued)

4. Stone Check Dam

Yes No NA

[ ] [ ] [ ] Is channel stable? (flow is not eroding soil underneath or around the structure).
[ ] [ ] [ ] Check is in good condition (rocks in place and no permanent pools behind the structure).
[ ] [ ] [ ] Has accumulated sediment been removed?.

5. Rock Outlet Protection

Yes No NA

[ ] [ ] [ ] Installed per plan.
[ ] [ ] [ ] Installed concurrently with pipe installation.

Soil Stabilization

1. Topsoil and Spoil Stockpiles

Yes No NA

[ ] [ ] [ ] Stockpiles are stabilized with vegetation and/or mulch.
[ ] [ ] [ ] Sediment control is installed at the toe of the slope.

2. Revegetation

Yes No NA

[ ] [ ] [ ] Temporary seedings and mulch have been applied to idle areas.
[ ] [ ] [ ] 4 inches minimum of topsoil has been applied under permanent seedings

Sediment Control

1. Stabilized Construction Entrance

Yes No NA

[ ] [ ] [ ] Stone is clean enough to effectively remove mud from vehicles.
[ ] [ ] [ ] Installed per standards and specifications?
[ ] [ ] [ ] Does all traffic use the stabilized entrance to enter and leave site?
[ ] [ ] [ ] Is adequate drainage provided to prevent ponding at entrance?

2. Silt Fence

Yes No NA

[ ] [ ] [ ] Installed on Contour, 10 feet from toe of slope (not across conveyance channels).
[ ] [ ] [ ] Joints constructed by wrapping the two ends together for continuous support.
[ ] [ ] [ ] Fabric buried 6 inches minimum.
[ ] [ ] [ ] Posts are stable, fabric is tight and without rips or frayed areas.

Sediment accumulation is ___% of design capacity.

Sediment Control (continued)

3. Storm Drain Inlet Protection (Use for Stone & Block; Filter Fabric; Curb; or, Excavated practices)

Yes No NA

[ ] [ ] [ ] Installed concrete blocks lengthwise so open ends face outward, not upward.
[ ] [ ] [ ] Placed wire screen between No. 3 crushed stone and concrete blocks.
[ ] [ ] [ ] Drainage area is 1acre or less.
[ ] [ ] [ ] Excavated area is 900 cubic feet.
[ ] [ ] [ ] Excavated side slopes should be 2:1.
[ ] [ ] [ ] 2" x 4" frame is constructed and structurally sound.
[ ] [ ] [ ] Posts 3-foot maximum spacing between posts.
[ ] [ ] [ ] Fabric is embedded 1 to 1.5 feet below ground and secured to frame/posts with staples at max 8-inch spacing.
[ ] [ ] [ ] Posts are stable, fabric is tight and without rips or frayed areas.

Sediment accumulation ___% of design capacity.

4. Temporary Sediment Trap

Yes No NA

[ ] [ ] [ ] Outlet structure is constructed per the approved plan or drawing.
[ ] [ ] [ ] Geotextile fabric has been placed beneath rock fill.

Sediment accumulation is ___% of design capacity.

5. Temporary Sediment Basin

Yes No NA

[ ] [ ] [ ] Basin and outlet structure constructed per the approved plan.
[ ] [ ] [ ] Basin side slopes are stabilized with seed/mulch.
[ ] [ ] [ ] Drainage structure flushed and basin surface restored upon removal of sediment basin facility.

Sediment accumulation is ___% of design capacity.

Note: Not all erosion and sediment control practices are included in this listing. Add additional pages to this list as required by site specific design.
Construction inspection checklists for post-development stormwater management practices can be found in Appendix F of the New York Stormwater Management Design Manual.

CONSTRUCTION DURATION INSPECTIONS
b. Modifications to the SWPPP (To be completed as described below)

The Operator shall amend the SWPPP whenever:
1. There is a significant change in design, construction, operation, or maintenance which may have a significant effect on the potential for the discharge of pollutants to the waters of the United States and which has not otherwise been addressed in the SWPPP; or
2. The SWPPP proves to be ineffective in:
a. Eliminating or significantly minimizing pollutants from sources identified in the SWPPP and as required by this permit; or
b. Achieving the general objectives of controlling pollutants in stormwater discharges from permitted construction activity; and
3. Additionally, the SWPPP shall be amended to identify any new contractor or subcontractor that will implement any measure of the SWPPP.

Modification & Reason:

III. Monthly Summary of Site Inspection Activities

Name of Permitted Facility:	Today's Date:	Reporting Month:
Location:	Permit Identification #:	
Name and Telephone Number of Site Inspector:		

Date of Inspection	Regular / Rainfall based Inspection	Name of Inspector	Items of Concern

Owner/Operator Certification:

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that false statements made herein are punishable as a class A misdemeanor pursuant to Section 210.45 of the Penal Law."

_____ _____

Signature of Permittee or Duly Authorized Representative Name of Permittee or Duly Authorized Representative date

Duly authorized representatives must have written authorization, submitted to DEC, to sign any permit documents.

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Owner/Operator Certification Form

SPDES General Permit For Stormwater Discharges From Construction Activity (GP-0-20-001)

Project/Site Name: Wallace Campus

eNOI Submission Number: _____

eNOI Submitted by: ☐ **Owner/Operator** ☐ **SWPPP Preparer** ☐ **Other**

Certification Statement - Owner/Operator

I have read or been advised of the permit conditions and believe that I understand them. I also understand that, under the terms of the permit, there may be reporting requirements. I hereby certify that this document and the corresponding documents were prepared under my direction or supervision. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations. I further understand that coverage under the general permit will be identified in the acknowledgment that I will receive as a result of submitting this NOI and can be as long as sixty (60) business days as provided for in the general permit. I also understand that, by submitting this NOI, I am acknowledging that the SWPPP has been developed and will be implemented as the first element of construction, and agreeing to comply with all the terms and conditions of the general permit for which this NOI is being submitted.

Owner/Operator First Name M.I. Last Name

_____

Signature

_____

Date

CONTRACTOR CERTIFICATION

I hereby certify under penalty of law that I understand and agree to comply with the terms and conditions of the SWPPP and agree to implement any corrective actions identified by the *qualified inspector* during a site inspection. I also understand that the *owner or operator* must comply with the terms and conditions of the most current version of the New York state Pollutant Discharge Elimination System ("SPDES") general permit for stormwater *discharges* from *construction activities* and that it is unlawful for any person to cause or contribute to a violation of *water quality standards.* Furthermore, I am aware that there are significant penalties for submitting false information, that I do not believe to be true, including the possibility of fine and imprisonment for knowing violations."

_____	_____	_____
Contractor Signature	Title	Date
_____	_____	_____
Contractor Signature	Title	Date
_____	_____	_____
Contractor Signature	Title	Date
_____	_____	_____
Contractor Signature	Title	Date

85 Civic Center Plaza, Suite 103
Poughkeepsie, NY 12601
Phone: (845) 243-2880
Fax: (845) 265-8175

Drywell Inspection Checklist

Location:	
Site Status:	
Date:	
Time:	
Inspector:	

1. MONTHLY MAINTENANCE

Maintenance Item	Satisfactory / Unsatisfactory	Comments
Inflow pipe clear of debris		
Outflow pipe clear of debris		
Contributory drainage area clear of debris		
No evidence of erosion within contributory drainage area		
Drywell drains between storms		

2. ANNUAL MAINTENANCE

Maintenance Item	Satisfactory / Unsatisfactory	Comments
Greater than 25% of storage volume remaining		
Sediment accumulation requires cleanout		
Drywell in good structural condition		

Comments:

Actions to be Taken:

APPENDIX B

Notice of Intent (NOI)
Notice of Termination (NOT)
NYSDEC SPDES General Permit GP-0-20-001
MS4 Acceptance Form

0644089821

NOTICE OF INTENT

New York State Department of Environmental Conservation
Division of Water
625 Broadway, 4th Floor
Albany, New York 12233-3505

NYR _____ (for DEC use only)

Stormwater Discharges Associated with Construction Activity Under State Pollutant Discharge Elimination System (SPDES) General Permit # GP-0-20-001

All sections must be completed unless otherwise noted. Failure to complete all items may result in this form being returned to you, thereby delaying your coverage under this General Permit. Applicants must read and understand the conditions of the permit and prepare a Stormwater Pollution Prevention Plan prior to submitting this NOI. Applicants are responsible for identifying and obtaining other DEC permits that may be required.

-IMPORTANT-

RETURN THIS FORM TO THE ADDRESS ABOVE

OWNER/OPERATOR MUST SIGN FORM

Owner/Operator Information

Owner/Operator (Company Name/Private Owner Name/Municipality Name)
WALLACE CAMPUS MANAGER, LLC

Owner/Operator Contact Person Last Name (NOT CONSULTANT)
LOGSDON

Owner/Operator Contact Person First Name
JOHN

Owner/Operator Mailing Address
48-02 25TH AVENUE, SUITE 400

City
ASTORIA

State
NY

Zip
11103-____

Phone (Owner/Operator)
917-232-1777

Fax (Owner/Operator)
___-___-____

Email (Owner/Operator)
JLOGSDON@URBANGREENBUILDERS.COM

FED TAX ID
__-_____ (not required for individuals)

Project Site Information

Project/Site Name
WALLACE CAMPUS

Street Address (NOT P.O. BOX)
331 MAIN STREET

Side of Street
● **North** ○ **South** ○ **East** ○ **West**

City/Town/Village (THAT ISSUES BUILDING PERMIT)
CITY OF POUGHKEEPSIE

State: NY
Zip: 12601-
County: DUTCHESS
DEC Region: 3

Name of Nearest Cross Street
CATHERINE STREET

Distance to Nearest Cross Street (Feet)
130

Project In Relation to Cross Street
○ **North** ○ **South** ○ **East** ● **West**

Tax Map Numbers
Section-Block-Parcel
6162-77-127091

Tax Map Numbers

1. Provide the Geographic Coordinates for the project site in NYTM Units. To do this you **must** go to the NYSDEC Stormwater Interactive Map on the DEC website at:

www.dec.ny.gov/imsmaps/stormwater/viewer.htm

Zoom into your Project Location such that you can accurately click on the centroid of your site. Once you have located your project site, go to the tool boxes on the top and choose "i"(identify). Then click on the center of your site and a new window containing the X, Y coordinates in UTM will pop up. Transcribe these coordinates into the boxes below. For problems with the interactive map use the help function.

X Coordinates (Easting): 589376

Y Coordinates (Northing): 4617452

2. What is the nature of this construction project?

○ **New Construction**

○ **Redevelopment with increase in impervious area**

● **Redevelopment with no increase in impervious area**

3. Select the predominant land use for both pre and post development conditions.
SELECT ONLY ONE CHOICE FOR EACH

Pre-Development Existing Land Use

- ○ FOREST
- ○ PASTURE/OPEN LAND
- ○ CULTIVATED LAND
- ○ SINGLE FAMILY HOME
- ○ SINGLE FAMILY SUBDIVISION
- ○ TOWN HOME RESIDENTIAL
- ○ MULTIFAMILY RESIDENTIAL
- ○ INSTITUTIONAL/SCHOOL
- ○ INDUSTRIAL
- ● COMMERCIAL
- ○ ROAD/HIGHWAY
- ○ RECREATIONAL/SPORTS FIELD
- ○ BIKE PATH/TRAIL
- ○ LINEAR UTILITY
- ○ PARKING LOT
- ○ OTHER

Post-Development Future Land Use

- ○ SINGLE FAMILY HOME — Number of Lots
- ○ SINGLE FAMILY SUBDIVISION
- ○ TOWN HOME RESIDENTIAL
- ○ MULTIFAMILY RESIDENTIAL
- ○ INSTITUTIONAL/SCHOOL
- ○ INDUSTRIAL
- ● COMMERCIAL
- ○ MUNICIPAL
- ○ ROAD/HIGHWAY
- ○ RECREATIONAL/SPORTS FIELD
- ○ BIKE PATH/TRAIL
- ○ LINEAR UTILITY (water, sewer, gas, etc.)
- ○ PARKING LOT
- ○ CLEARING/GRADING ONLY
- ○ DEMOLITION, NO REDEVELOPMENT
- ○ WELL DRILLING ACTIVITY *(Oil, Gas, etc.)
- ○ OTHER

***Note**: for gas well drilling, non-high volume hydraulic fractured wells only

4. In accordance with the larger common plan of development or sale, enter the total project site area; the total area to be disturbed; existing impervious area to be disturbed (for redevelopment activities); and the future impervious area constructed within the disturbed area. (Round to the nearest tenth of an acre.)

Total Site Area	Total Area To Be Disturbed	Existing Impervious Area To Be Disturbed	Future Impervious Area Within Disturbed Area
3.1	3.1	2.9	2.4

5. Do you plan to disturb more than 5 acres of soil at any one time? ○ **Yes** ● **No**

6. Indicate the percentage of each Hydrologic Soil Group(HSG) at the site.

A	B	C	D
%	%	%	100 %

7. Is this a phased project? ○ **Yes** ● **No**

8. Enter the planned start and end dates of the disturbance activities.

Start Date 04/01/2022 – **End Date** 04/01/2024

9. Identify the nearest surface waterbody(ies) to which construction site runoff will discharge.

Name

Fall Kill Creek

9a. Type of waterbody identified in Question 9?

- ○ Wetland / State Jurisdiction On Site (Answer 9b)
- ○ Wetland / State Jurisdiction Off Site
- ○ Wetland / Federal Jurisdiction On Site (Answer 9b)
- ○ Wetland / Federal Jurisdiction Off Site
- ○ Stream / Creek On Site
- ● Stream / Creek Off Site
- ○ River On Site
- ○ River Off Site
- ○ Lake On Site
- ○ Lake Off Site
- ○ Other Type On Site
- ○ Other Type Off Site

9b. How was the wetland identified?

- ○ Regulatory Map
- ○ Delineated by Consultant
- ○ Delineated by Army Corps of Engineers
- ○ Other (identify)

10. Has the surface waterbody(ies) in question 9 been identified as a 303(d) segment in Appendix E of GP-0-20-001? ○ **Yes** ● **No**

11. Is this project located in one of the Watersheds identified in Appendix C of GP-0-20-001? ○ **Yes** ● **No**

12. Is the project located in one of the watershed areas associated with AA and AA-S classified waters? ○ **Yes** ● **No**
If no, skip question 13.

13. Does this construction activity disturb land with no existing impervious cover and where the Soil Slope Phase is identified as an E or F on the USDA Soil Survey? ○ **Yes** ● **No**
If Yes, what is the acreage to be disturbed?

.

14. Will the project disturb soils within a State regulated wetland or the protected 100 foot adjacent area? ○ **Yes** ● **No**

15. Does the site runoff enter a separate storm sewer system (including roadside drains, swales, ditches, culverts, etc)? ● **Yes** ○ **No** ○ **Unknown**

16. What is the name of the municipality/entity that owns the separate storm sewer system?

CITY OF POUGHKEEPSIE

17. Does any runoff from the site enter a sewer classified as a Combined Sewer? ○ **Yes** ● **No** ○ **Unknown**

18. Will future use of this site be an agricultural property as defined by the NYS Agriculture and Markets Law? ○ **Yes** ● **No**

19. Is this property owned by a state authority, state agency, federal government or local government? ○ **Yes** ● **No**

20. Is this a remediation project being done under a Department approved work plan? (i.e. CERCLA, RCRA, Voluntary Cleanup Agreement, etc.) ○ **Yes** ● **No**

21. Has the required Erosion and Sediment Control component of the SWPPP been developed in conformance with the current NYS Standards and Specifications for Erosion and Sediment Control (aka Blue Book)? ● **Yes** ○ **No**

22. Does this construction activity require the development of a SWPPP that includes the post-construction stormwater management practice component (i.e. Runoff Reduction, Water Quality and Quantity Control practices/techniques)? ● **Yes** ○ **No**
If No, skip questions 23 and 27-39.

23. Has the post-construction stormwater management practice component of the SWPPP been developed in conformance with the current NYS Stormwater Management Design Manual? ○ **Yes** ● **No**

24. The Stormwater Pollution Prevention Plan (SWPPP) was prepared by:

- ● **Professional Engineer (P.E.)**
- ○ **Soil and Water Conservation District (SWCD)**
- ○ **Registered Landscape Architect (R.L.A)**
- ○ **Certified Professional in Erosion and Sediment Control (CPESC)**
- ○ **Owner/Operator**
- ○ **Other**

SWPPP Preparer
LRC ENGINEERING & SURVEYING, DPC

Contact Name (Last, Space, First)
MORRISON, RODNEY

Mailing Address
85 CIVIC CENTER PLAZA, SUITE 103

City
POUGHKEEPSIE

State NY Zip 12601-

Phone 845-243-2880 Fax --- - --- - ----

Email
RMORRISON@LRCCONSULT.COM

SWPPP Preparer Certification

I hereby certify that the Stormwater Pollution Prevention Plan (SWPPP) for this project has been prepared in accordance with the terms and conditions of the GP-0-20-001. Furthermore, I understand that certifying false, incorrect or inaccurate information is a violation of this permit and the laws of the State of New York and could subject me to criminal, civil and/or administrative proceedings.

First Name RODNEY **MI** E

Last Name MORRISON

Signature

Date 10/25/2021

25. Has a construction sequence schedule for the planned management practices been prepared? ○ Yes ○ No

26. Select **all** of the erosion and sediment control practices that will be employed on the project site:

Temporary Structural

- ○ Check Dams
- ○ Construction Road Stabilization
- ● Dust Control
- ○ Earth Dike
- ○ Level Spreader
- ○ Perimeter Dike/Swale
- ○ Pipe Slope Drain
- ○ Portable Sediment Tank
- ○ Rock Dam
- ○ Sediment Basin
- ○ Sediment Traps
- ● Silt Fence
- ● Stabilized Construction Entrance
- ● Storm Drain Inlet Protection
- ○ Straw/Hay Bale Dike
- ○ Temporary Access Waterway Crossing
- ○ Temporary Stormdrain Diversion
- ○ Temporary Swale
- ○ Turbidity Curtain
- ○ Water bars

Biotechnical

- ○ Brush Matting
- ○ Wattling

Vegetative Measures

- ○ Brush Matting
- ○ Dune Stabilization
- ○ Grassed Waterway
- ● Mulching
- ○ Protecting Vegetation
- ○ Recreation Area Improvement
- ● Seeding
- ○ Sodding
- ○ Straw/Hay Bale Dike
- ○ Streambank Protection
- ○ Temporary Swale
- ● Topsoiling
- ○ Vegetating Waterways

Permanent Structural

- ○ Debris Basin
- ○ Diversion
- ○ Grade Stabilization Structure
- ● Land Grading
- ○ Lined Waterway (Rock)
- ○ Paved Channel (Concrete)
- ○ Paved Flume
- ○ Retaining Wall
- ○ Riprap Slope Protection
- ○ Rock Outlet Protection
- ○ Streambank Protection

Other

Post-construction Stormwater Management Practice (SMP) Requirements

Important: Completion of Questions 27-39 is not required if response to Question 22 is No.

27. Identify all site planning practices that were used to prepare the final site plan/layout for the project.

- ● **Preservation of Undisturbed Areas**
- ● **Preservation of Buffers**
- ● **Reduction of Clearing and Grading**
- ● **Locating Development in Less Sensitive Areas**
- ● **Roadway Reduction**
- ● **Sidewalk Reduction**
- ● **Driveway Reduction**
- ○ **Cul-de-sac Reduction**
- ● **Building Footprint Reduction**
- ● **Parking Reduction**

27a. Indicate which of the following soil restoration criteria was used to address the requirements in Section 5.1.6("Soil Restoration") of the Design Manual (2010 version).

- ● All disturbed areas will be restored in accordance with the Soil Restoration requirements in Table 5.3 of the Design Manual (see page 5-22).
- ○ Compacted areas were considered as impervious cover when calculating the **WQv Required**, and the compacted areas were assigned a post-construction Hydrologic Soil Group (HSG) designation that is one level less permeable than existing conditions for the hydrology analysis.

28. Provide the total Water Quality Volume (WQv) required for this project (based on final site plan/layout).

Total WQv Required

0.05 **acre-feet**

29. Identify the RR techniques (Area Reduction), RR techniques(Volume Reduction) and Standard SMPs with RRv Capacity in Table 1 (See Page 9) that were used to reduce the Total WQv Required(#28).

Also, provide in Table 1 the total impervious area that contributes runoff to each technique/practice selected. For the Area Reduction Techniques, provide the total contributing area (includes pervious area) and, if applicable, the total impervious area that contributes runoff to the technique/practice.

Note: Redevelopment projects shall use Tables 1 and 2 to identify the SMPs used to treat and/or reduce the WQv required. If runoff reduction techniques will not be used to reduce the required WQv, skip to question 33a after identifying the SMPs.

Table 1 - Runoff Reduction (RR) Techniques and Standard Stormwater Management Practices (SMPs)

	Total Contributing Area (acres)		Total Contributing Impervious Area(acres)
RR Techniques (Area Reduction)			
○ Conservation of Natural Areas (RR-1)		and/or	
○ Sheetflow to Riparian Buffers/Filters Strips (RR-2)		and/or	
○ Tree Planting/Tree Pit (RR-3)		and/or	
○ Disconnection of Rooftop Runoff (RR-4)		and/or	
RR Techniques (Volume Reduction)			
○ Vegetated Swale (RR-5)			
○ Rain Garden (RR-6)			
○ Stormwater Planter (RR-7)			
○ Rain Barrel/Cistern (RR-8)			
○ Porous Pavement (RR-9)			
○ Green Roof (RR-10)			0.045
Standard SMPs with RRv Capacity			
○ Infiltration Trench (I-1)			
○ Infiltration Basin (I-2)			
○ Dry Well (I-3)			1.48
○ Underground Infiltration System (I-4)			
○ Bioretention (F-5)			
○ Dry Swale (O-1)			
Standard SMPs			
○ Micropool Extended Detention (P-1)			
○ Wet Pond (P-2)			
○ Wet Extended Detention (P-3)			
○ Multiple Pond System (P-4)			
○ Pocket Pond (P-5)			
○ Surface Sand Filter (F-1)			
○ Underground Sand Filter (F-2)			
○ Perimeter Sand Filter (F-3)			
○ Organic Filter (F-4)			
○ Shallow Wetland (W-1)			
○ Extended Detention Wetland (W-2)			
○ Pond/Wetland System (W-3)			
○ Pocket Wetland (W-4)			
○ Wet Swale (O-2)			

Table 2 - Alternative SMPs (DO NOT INCLUDE PRACTICES BEING USED FOR PRETREATMENT ONLY)

Alternative SMP	Total Contributing Impervious Area(acres)
○ **Hydrodynamic**	
○ **Wet Vault**	
○ **Media Filter**	
○ **Other**	

Provide the name and manufacturer of the Alternative SMPs (i.e. proprietary practice(s)) being used for WQv treatment.

Name

Manufacturer

Note: Redevelopment projects which do not use RR techniques, shall use questions 28, 29, 33 and 33a to provide SMPs used, total WQv required and total WQv provided for the project.

30. Indicate the Total RRv provided by the RR techniques (Area/Volume Reduction) and Standard SMPs with RRv capacity identified in question 29.

Total RRv provided

0.05 **acre-feet**

31. Is the Total RRv provided (#30) greater than or equal to the total WQv required (#28).

● **Yes** ○ **No**

If Yes, go to question 36.
If No, go to question 32.

32. Provide the Minimum RRv required based on HSG.
[Minimum RRv Required = (P)(0.95)(Ai)/12, Ai=(S)(Aic)]

Minimum RRv Required

. **acre-feet**

32a. Is the Total RRv provided (#30) greater than or equal to the Minimum RRv Required (#32)?

○ **Yes** ○ **No**

If Yes, go to question 33.
Note: Use the space provided in question #39 to summarize the specific site limitations and justification for not reducing 100% of WQv required (#28). A detailed evaluation of the specific site limitations and justification for not reducing 100% of the WQv required (#28) must also be included in the SWPPP.
If No, sizing criteria has not been met, so NOI can not be processed. SWPPP preparer must modify design to meet sizing criteria.

33. Identify the Standard SMPs in Table 1 and, if applicable, the Alternative SMPs in Table 2 that were used to treat the remaining total WQv(=Total WQv Required in 28 - Total RRv Provided in 30).

Also, provide in Table 1 and 2 the total impervious area that contributes runoff to each practice selected.

Note: Use Tables 1 and 2 to identify the SMPs used on Redevelopment projects.

33a. Indicate the Total WQv provided (i.e. WQv treated) by the SMPs identified in question #33 and Standard SMPs with RRv Capacity identified in question 29.

WQv Provided

[ ][ ][ ].[ ][ ][ ] **acre-feet**

Note: For the standard SMPs with RRv capacity, the WQv provided by each practice = the WQv calculated using the contributing drainage area to the practice - RRv provided by the practice. (See Table 3.5 in Design Manual)

34. Provide the sum of the Total RRv provided (#30) and the WQv provided (#33a). [ ][ ][ ].[ ][ ][ ]

35. Is the sum of the RRv provided (#30) and the WQv provided (#33a) greater than or equal to the total WQv required (#28)? ○ **Yes** ○ **No**

If Yes, go to question 36.
If No, sizing criteria has not been met, so NOI can not be processed. SWPPP preparer must modify design to meet sizing criteria.

36. Provide the total Channel Protection Storage Volume (CPv) required and provided or select waiver (36a), if applicable.

CPv Required

[ ][ ][ ].[ ][ ][ ] **acre-feet**

CPv Provided

[ ][ ][ ].[ ][ ][ ] **acre-feet**

36a. The need to provide channel protection has been waived because:

○ Site discharges directly to tidal waters or a fifth order or larger stream.

● Reduction of the total CPv is achieved on site through runoff reduction techniques or infiltration systems.

37. Provide the Overbank Flood (Qp) and Extreme Flood (Qf) control criteria or select waiver (37a), if applicable.

Total Overbank Flood Control Criteria (Qp)

Pre-Development

[ ]1[5].7[ ][ ] **CFS**

Post-development

[ ][ ]8.5[ ][ ] **CFS**

Total Extreme Flood Control Criteria (Qf)

Pre-Development

[ ]2[7].8[ ][ ] **CFS**

Post-development

[ ]1[6].8[ ][ ] **CFS**

37a. The need to meet the Qp and Qf criteria has been waived because:

- ○ Site discharges directly to tidal waters or a fifth order or larger stream.
- ● Downstream analysis reveals that the Qp and Qf controls are not required

38. Has a long term Operation and Maintenance Plan for the post-construction stormwater management practice(s) been developed? ● **Yes** ○ **No**

If Yes, Identify the entity responsible for the long term Operation and Maintenance

WALLACE CAMPUS MANAGER, LLC

39. Use this space to summarize the specific site limitations and justification for not reducing 100% of WQv required(#28). (See question 32a) This space can also be used for other pertinent project information.

40. Identify other DEC permits, existing and new, that are required for this project/facility.

- ○ Air Pollution Control
- ○ Coastal Erosion
- ○ Hazardous Waste
- ○ Long Island Wells
- ○ Mined Land Reclamation
- ○ Solid Waste
- ○ Navigable Waters Protection / Article 15
- ○ Water Quality Certificate
- ○ Dam Safety
- ○ Water Supply
- ○ Freshwater Wetlands/Article 24
- ○ Tidal Wetlands
- ○ Wild, Scenic and Recreational Rivers
- ○ Stream Bed or Bank Protection / Article 15
- ○ Endangered or Threatened Species(Incidental Take Permit)
- ○ Individual SPDES
- ○ SPDES Multi-Sector GP [N][Y][R][ ][ ][ ][ ][ ][ ]
- ○ Other [ ]
- ○ None

41. Does this project require a US Army Corps of Engineers Wetland Permit? ○ **Yes** ● **No**
If Yes, Indicate Size of Impact. [ ][ ][ ][ ][ ].[ ]

42. Is this project subject to the requirements of a regulated, traditional land use control MS4? ● **Yes** ○ **No**
(If No, skip question 43)

43. Has the "MS4 SWPPP Acceptance" form been signed by the principal executive officer or ranking elected official and submitted along with this NOI? ● **Yes** ○ **No**

44. If this NOI is being submitted for the purpose of continuing or transferring coverage under a general permit for stormwater runoff from construction activities, please indicate the former SPDES number assigned. [N][Y][R][ ][ ][ ][ ][ ][ ]

Owner/Operator Certification

I have read or been advised of the permit conditions and believe that I understand them. I also understand that, under the terms of the permit, there may be reporting requirements. I hereby certify that this document and the corresponding documents were prepared under my direction or supervision. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations. I further understand that coverage under the general permit will be identified in the acknowledgment that I will receive as a result of submitting this NOI and can be as long as sixty (60) business days as provided for in the general permit. I also understand that, by submitting this NOI, I am acknowledging that the SWPPP has been developed and will be implemented as the first element of construction, and agreeing to comply with all the terms and conditions of the general permit for which this NOI is being submitted.

Print First Name

J O H N

MI

Print Last Name

L O G S D O N

Owner/Operator Signature

Date

/ /

New York State Department of Environmental Conservation
Division of Water
625 Broadway, 4th Floor
Albany, New York 12233-3505
(NOTE: Submit completed form to address above)

NOTICE OF TERMINATION for Storm Water Discharges Authorized under the SPDES General Permit for Construction Activity

Please indicate your permit identification number: NYR ___ ___ ___ ___ ___ ___

I. Owner or Operator Information

1. Owner/Operator Name:

2. Street Address:

3. City/State/Zip:

4. Contact Person: | 4a.Telephone:

4b. Contact Person E-Mail:

II. Project Site Information

5. Project/Site Name:

6. Street Address:

7. City/Zip:

8. County:

III. Reason for Termination

9a. □ All disturbed areas have achieved final stabilization in accordance with the general permit and SWPPP. ***Date final stabilization completed** (month/year): _____

9b. □ Permit coverage has been transferred to new owner/operator. Indicate new owner/operator's permit identification number: NYR ___ ___ ___ ___ ___ ___
(Note: Permit coverage can not be terminated by owner identified in I.1. above until new owner/operator obtains coverage under the general permit)

9c. □ Other (Explain on Page 2)

IV. Final Site Information:

10a. Did this construction activity require the development of a SWPPP that includes post-construction stormwater management practices? □ yes □ no (If no, go to question 10f.)

10b. Have all post-construction stormwater management practices included in the final SWPPP been constructed? □ yes □ no (If no, explain on Page 2)

10c. Identify the entity responsible for long-term operation and maintenance of practice(s)?

_____

NOTICE OF TERMINATION for Storm Water Discharges Authorized under the SPDES General Permit for Construction Activity - continued

10d. Has the entity responsible for long-term operation and maintenance been given a copy of the operation and maintenance plan required by the general permit? □ yes □ no

10e. Indicate the method used to ensure long-term operation and maintenance of the post-construction stormwater management practice(s):

□ Post-construction stormwater management practice(s) and any right-of-way(s) needed to maintain practice(s) have been deeded to the municipality.

□ Executed maintenance agreement is in place with the municipality that will maintain the post-construction stormwater management practice(s).

□ For post-construction stormwater management practices that are privately owned, a mechanism is in place that requires operation and maintenance of the practice(s) in accordance with the operation and maintenance plan, such as a deed covenant in the owner or operator's deed of record.

□ For post-construction stormwater management practices that are owned by a public or private institution (e.g. school, university or hospital), government agency or authority, or public utility; policy and procedures are in place that ensures operation and maintenance of the practice(s) in accordance with the operation and maintenance plan.

10f. Provide the total area of impervious surface (i.e. roof, pavement, concrete, gravel, etc.) constructed within the disturbance area? _____ (acres)

11. Is this project subject to the requirements of a regulated, traditional land use control MS4? □ yes □ no

(If Yes, complete section VI - "MS4 Acceptance" statement

V. Additional Information/Explanation:

(Use this section to answer questions 9c. and 10b., if applicable)

VI. MS4 Acceptance - MS4 Official (principal executive officer or ranking elected official) or Duly Authorized Representative (Note: Not required when 9b. is checked -transfer of coverage)

I have determined that it is acceptable for the owner or operator of the construction project identified in question 5 to submit the Notice of Termination at this time.

Printed Name:

Title/Position:

Signature:	Date:

NOTICE OF TERMINATION for Storm Water Discharges Authorized under the SPDES General Permit for Construction Activity - continued

VII. Qualified Inspector Certification - Final Stabilization:

I hereby certify that all disturbed areas have achieved final stabilization as defined in the current version of the general permit, and that all temporary, structural erosion and sediment control measures have been removed. Furthermore, I understand that certifying false, incorrect or inaccurate information is a violation of the referenced permit and the laws of the State of New York and could subject me to criminal, civil and/or administrative proceedings.

Printed Name:	
Title/Position:	
Signature:	Date:

VIII. Qualified Inspector Certification - Post-construction Stormwater Management Practice(s):

I hereby certify that all post-construction stormwater management practices have been constructed in conformance with the SWPPP. Furthermore, I understand that certifying false, incorrect or inaccurate information is a violation of the referenced permit and the laws of the State of New York and could subject me to criminal, civil and/or administrative proceedings.

Printed Name:	
Title/Position:	
Signature:	Date:

IX. Owner or Operator Certification

I hereby certify that this document was prepared by me or under my direction or supervision. My determination, based upon my inquiry of the person(s) who managed the construction activity, or those persons directly responsible for gathering the information, is that the information provided in this document is true, accurate and complete. Furthermore, I understand that certifying false, incorrect or inaccurate information is a violation of the referenced permit and the laws of the State of New York and could subject me to criminal, civil and/or administrative proceedings.

Printed Name:	
Title/Position:	
Signature:	Date:

(NYS DEC Notice of Termination - January 2015)

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

NEW YORK STATE
DEPARTMENT OF ENVIRONMENTAL CONSERVATION

SPDES GENERAL PERMIT
FOR STORMWATER DISCHARGES

From

CONSTRUCTION ACTIVITY

Permit No. GP- 0-20-001

Issued Pursuant to Article 17, Titles 7, 8 and Article 70

of the Environmental Conservation Law

Effective Date: January 29, 2020 Expiration Date: January 28, 2025

John J. Ferguson

Chief Permit Administrator

1-23-20

Authorized Signature Date

Address: NYS DEC
Division of Environmental Permits
625 Broadway, 4th Floor
Albany, N.Y. 12233-1750

PREFACE

Pursuant to Section 402 of the Clean Water Act ("CWA"), stormwater *discharges* from certain *construction activities* are unlawful unless they are authorized by a *National Pollutant Discharge Elimination System ("NPDES")* permit or by a state permit program. New York administers the approved State Pollutant Discharge Elimination System (SPDES) program with permits issued in accordance with the New York State Environmental Conservation Law (ECL) Article 17, Titles 7, 8 and Article 70.

An *owner or operator* of a *construction activity* that is eligible for coverage under this permit must obtain coverage prior to the *commencement of construction activity*. Activities that fit the definition of "*construction activity*", as defined under 40 CFR 122.26(b)(14)(x), (15)(i), and (15)(ii), constitute construction of a *point source* and therefore, pursuant to ECL section 17-0505 and 17-0701, the *owner or operator* must have coverage under a SPDES permit prior to *commencing construction activity*. The *owner or operator* cannot wait until there is an actual *discharge* from the *construction site* to obtain permit coverage.

***Note: The italicized words/phrases within this permit are defined in Appendix A.**

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
SPDES GENERAL PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITIES

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Part 1. PERMIT COVERAGE AND LIMITATIONS

A. Permit Application

This permit authorizes stormwater *discharges* to *surface waters of the State* from the following *construction activities* identified within 40 CFR Parts 122.26(b)(14)(x), 122.26(b)(15)(i) and 122.26(b)(15)(ii), provided all of the eligibility provisions of this permit are met:

1. *Construction activities* involving soil disturbances of one (1) or more acres; including disturbances of less than one acre that are part of a *larger common plan of development or sale* that will ultimately disturb one or more acres of land; excluding *routine maintenance activity* that is performed to maintain the original line and grade, hydraulic capacity or original purpose of a facility;

2. *Construction activities* involving soil disturbances of less than one (1) acre where the Department has determined that a *SPDES* permit is required for stormwater *discharges* based on the potential for contribution to a violation of a *water quality standard* or for significant contribution of *pollutants* to *surface waters of the State.*

3. *Construction activities* located in the watershed(s) identified in Appendix D that involve soil disturbances between five thousand (5,000) square feet and one (1) acre of land.

B. Effluent Limitations Applicable to Discharges from Construction Activities

*Discharge*s authorized by this permit must achieve, at a minimum, the effluent limitations in Part I.B.1. (a) – (f) of this permit. These limitations represent the degree of effluent reduction attainable by the application of best practicable technology currently available.

1. Erosion and Sediment Control Requirements - The *owner or operator* must select, design, install, implement and maintain control measures to *minimize* the *discharge* of *pollutants* and prevent a violation of the *water quality standards*. The selection, design, installation, implementation, and maintenance of these control measures must meet the non-numeric effluent limitations in Part I.B.1.(a) – (f) of this permit and be in accordance with the New York State Standards and Specifications for Erosion and Sediment Control, dated November 2016, using sound engineering judgment. Where control measures are not designed in conformance with the design criteria included in the technical standard, the *owner or operator* must include in the *Stormwater Pollution Prevention Plan* (“SWPPP”) the reason(s) for the

deviation or alternative design and provide information which demonstrates that the deviation or alternative design is *equivalent* to the technical standard.

a. **Erosion and Sediment Controls.** Design, install and maintain effective erosion and sediment controls to *minimize* the *discharge* of *pollutants* and prevent a violation of the *water quality standards*. At a minimum, such controls must be designed, installed and maintained to:

   (i) *Minimize* soil erosion through application of runoff control and soil stabilization control measure to *minimize pollutant discharge*s;

   (ii) Control stormwater *discharge*s, including both peak flowrates and total stormwater volume, to *minimize* channel and *streambank* erosion and scour in the immediate vicinity of the *discharge* points;

   (iii) *Minimize* the amount of soil exposed during *construction activity*;

   (iv) *Minimize* the disturbance of *steep slopes*;

   (v) *Minimize* sediment *discharge*s from the site;

   (vi) Provide and maintain *natural buffer*s around surface waters, direct stormwater to vegetated areas and maximize stormwater infiltration to reduce *pollutant discharge*s, unless *infeasible*;

   (vii) *Minimize* soil compaction. Minimizing soil compaction is not required where the intended function of a specific area of the site dictates that it be compacted;

   (viii) Unless *infeasible*, preserve a sufficient amount of topsoil to complete soil restoration and establish a uniform, dense vegetative cover; and

   (ix) *Minimize* dust. On areas of exposed soil, *minimize* dust through the appropriate application of water or other dust suppression techniques to control the generation of pollutants that could be discharged from the site.

b. **Soil Stabilization**. In areas where soil disturbance activity has temporarily or permanently ceased, the application of soil stabilization measures must be initiated by the end of the next business day and completed within fourteen (14) days from the date the current soil disturbance activity ceased. For construction sites that *directly discharge* to one of the 303(d) segments

listed in Appendix E or is located in one of the watersheds listed in Appendix C, the application of soil stabilization measures must be initiated by the end of the next business day and completed within seven (7) days from the date the current soil disturbance activity ceased. See Appendix A for definition of *Temporarily Ceased*.

c. **Dewatering**. *Discharge*s from *dewatering* activities, including *discharge*s from *dewatering* of trenches and excavations, must be managed by appropriate control measures.

d. **Pollution Prevention Measures**. Design, install, implement, and maintain effective pollution prevention measures to *minimize* the *discharge* of *pollutants* and prevent a violation of the *water quality standards*. At a minimum, such measures must be designed, installed, implemented and maintained to:

(i) *Minimize* the *discharge* of *pollutants* from equipment and vehicle washing, wheel wash water, and other wash waters. This applies to washing operations that use clean water only. Soaps, detergents and solvents cannot be used;

(ii) *Minimize* the exposure of building materials, building products, construction wastes, trash, landscape materials, fertilizers, pesticides, herbicides, detergents, sanitary waste, hazardous and toxic waste, and other materials present on the site to precipitation and to stormwater. Minimization of exposure is not required in cases where the exposure to precipitation and to stormwater will not result in a *discharge* of *pollutants*, or where exposure of a specific material or product poses little risk of stormwater contamination (such as final products and materials intended for outdoor use) ; and

(iii) Prevent the *discharge* of *pollutants* from spills and leaks and implement chemical spill and leak prevention and response procedures.

e. **Prohibited *Discharges*.** The following *discharge*s are prohibited:

(i) Wastewater from washout of concrete;

(ii) Wastewater from washout and cleanout of stucco, paint, form release oils, curing compounds and other construction materials;

(iii) Fuels, oils, or other *pollutants* used in vehicle and equipment operation and maintenance;

(iv) Soaps or solvents used in vehicle and equipment washing; and

(v) Toxic or hazardous substances from a spill or other release.

f. Surface Outlets. When discharging from basins and impoundments, the outlets shall be designed, constructed and maintained in such a manner that sediment does not leave the basin or impoundment and that erosion at or below the outlet does not occur.

C. Post-construction Stormwater Management Practice Requirements

1. The *owner or operator* of a *construction activity* that requires post-construction stormwater management practices pursuant to Part III.C. of this permit must select, design, install, and maintain the practices to meet the *performance criteria* in the New York State Stormwater Management Design Manual ("Design Manual"), dated January 2015, using sound engineering judgment. Where post-construction stormwater management practices ("SMPs") are not designed in conformance with the *performance criteria* in the Design Manual, the *owner or operator* must include in the SWPPP the reason(s) for the deviation or alternative design and provide information which demonstrates that the deviation or alternative design is *equivalent* to the technical standard.

2. The *owner or operator* of a *construction activity* that requires post-construction stormwater management practices pursuant to Part III.C. of this permit must design the practices to meet the applicable *sizing criteria* in Part I.C.2.a., b., c. or d. of this permit.

a. Sizing Criteria for New Development

(i) Runoff Reduction Volume ("RRv"): Reduce the total Water Quality Volume ("WQv") by application of RR techniques and standard SMPs with RRv capacity. The total WQv shall be calculated in accordance with the criteria in Section 4.2 of the Design Manual.

(ii) Minimum RRv and Treatment of Remaining Total WQv: Construction activities that cannot meet the criteria in Part I.C.2.a.(i) of this permit due to site limitations shall direct runoff from all newly constructed impervious areas to a RR technique or standard SMP with RRv capacity unless infeasible. The specific site limitations that prevent the reduction of 100% of the WQv shall be documented in the SWPPP.

For each impervious area that is not directed to a RR technique or standard SMP with RRv capacity, the SWPPP must include documentation which demonstrates that all options were considered and for each option explains why it is considered infeasible.

In no case shall the runoff reduction achieved from the newly constructed impervious areas be less than the Minimum RRv as calculated using the criteria in Section 4.3 of the Design Manual. The remaining portion of the total WQv that cannot be reduced shall be treated by application of standard SMPs.

(iii) Channel Protection Volume ("Cpv"): Provide 24 hour extended detention of the post-developed 1-year, 24-hour storm event; remaining after runoff reduction. The Cpv requirement does not apply when:
(1) Reduction of the entire Cpv is achieved by application of runoff reduction techniques or infiltration systems, or
(2) The site discharges directly to tidal waters, or fifth order or larger streams.

(iv) *Overbank* Flood Control Criteria ("Qp"): Requires storage to attenuate the post-development 10-year, 24-hour peak discharge rate (Qp) to predevelopment rates. The Qp requirement does not apply when:
(1) the site discharges directly to tidal waters or fifth order or larger streams, or
(2) A downstream analysis reveals that *overbank* control is not required.

(v) Extreme Flood Control Criteria ("Qf"): Requires storage to attenuate the post-development 100-year, 24-hour peak discharge rate (Qf) to predevelopment rates. The Qf requirement does not apply when:
(1) the site discharges directly to tidal waters or fifth order or larger streams, or
(2) A downstream analysis reveals that *overbank* control is not required.

b. *Sizing Criteria* for *New Development* in Enhanced Phosphorus Removal Watershed

(i) Runoff Reduction Volume (RRv): Reduce the total Water Quality Volume (WQv) by application of RR techniques and standard SMPs with RRv capacity. The total WQv is the runoff volume from the 1-year, 24 hour design storm over the post-developed watershed and shall be

calculated in accordance with the criteria in Section 10.3 of the Design Manual.

(ii) Minimum RRv and Treatment of Remaining Total WQv: *Construction activities* that cannot meet the criteria in Part I.C.2.b.(i) of this permit due to *site limitations* shall direct runoff from all newly constructed *impervious areas* to a RR technique or standard SMP with RRv capacity unless *infeasible*. The specific *site limitations* that prevent the reduction of 100% of the WQv shall be documented in the SWPPP. For each *impervious area* that is not directed to a RR technique or standard SMP with RRv capacity, the SWPPP must include documentation which demonstrates that all options were considered and for each option explains why it is considered *infeasible.*

In no case shall the runoff reduction achieved from the newly constructed *impervious areas* be less than the Minimum RRv as calculated using the criteria in Section 10.3 of the Design Manual. The remaining portion of the total WQv that cannot be reduced shall be treated by application of standard SMPs.

(iii) Channel Protection Volume (Cpv): Provide 24 hour extended detention of the post-developed 1-year, 24-hour storm event; remaining after runoff reduction. The Cpv requirement does not apply when:
(1) Reduction of the entire Cpv is achieved by application of runoff reduction techniques or infiltration systems, or
(2) The site *discharge*s directly to tidal waters, or fifth order or larger streams.

(iv) *Overbank* Flood Control Criteria (Qp): Requires storage to attenuate the post-development 10-year, 24-hour peak *discharge* rate (Qp) to predevelopment rates. The Qp requirement does not apply when:
(1) the site *discharge*s directly to tidal waters or fifth order or larger streams, or
(2) A downstream analysis reveals that *overbank* control is not required.

(v) Extreme Flood Control Criteria (Qf): Requires storage to attenuate the post-development 100-year, 24-hour peak *discharge* rate (Qf) to predevelopment rates. The Qf requirement does not apply when:
(1) the site *discharge*s directly to tidal waters or fifth order or larger streams, or
(2) A downstream analysis reveals that *overbank* control is not required.

c. Sizing Criteria for Redevelopment Activity

(i) Water Quality Volume (WQv): The WQv treatment objective for *redevelopment activity* shall be addressed by one of the following options. *Redevelopment activities* located in an Enhanced Phosphorus Removal Watershed (see Part III.B.3. and Appendix C of this permit) shall calculate the WQv in accordance with Section 10.3 of the Design Manual. All other *redevelopment activities* shall calculate the WQv in accordance with Section 4.2 of the Design Manual.

(1) Reduce the existing *impervious cover* by a minimum of 25% of the total disturbed, *impervious area*. The Soil Restoration criteria in Section 5.1.6 of the Design Manual must be applied to all newly created pervious areas, or

(2) Capture and treat a minimum of 25% of the WQv from the disturbed, *impervious area* by the application of standard SMPs; or reduce 25% of the WQv from the disturbed, *impervious area* by the application of RR techniques or standard SMPs with RRv capacity., or

(3) Capture and treat a minimum of 75% of the WQv from the disturbed, *impervious area* as well as any additional runoff from tributary areas by application of the alternative practices discussed in Sections 9.3 and 9.4 of the Design Manual., or

(4) Application of a combination of 1, 2 and 3 above that provide a weighted average of at least two of the above methods. Application of this method shall be in accordance with the criteria in Section 9.2.1(B) (IV) of the Design Manual.

If there is an existing post-construction stormwater management practice located on the site that captures and treats runoff from the *impervious area* that is being disturbed, the WQv treatment option selected must, at a minimum, provide treatment equal to the treatment that was being provided by the existing practice(s) if that treatment is greater than the treatment required by options 1 – 4 above.

(ii) Channel Protection Volume (Cpv): Not required if there are no changes to hydrology that increase the *discharge* rate from the project site.

(iii) *Overbank* Flood Control Criteria (Qp): Not required if there are no changes to hydrology that increase the *discharge* rate from the project site.

(iv) Extreme Flood Control Criteria (Qf): Not required if there are no changes to hydrology that increase the *discharge* rate from the project site

d. Sizing Criteria for Combination of Redevelopment Activity and New Development

Construction projects that include both New Development and Redevelopment Activity shall provide post-construction stormwater management controls that meet the sizing criteria calculated as an aggregate of the Sizing Criteria in Part I.C.2.a. or b. of this permit for the New Development portion of the project and Part I.C.2.c of this permit for Redevelopment Activity portion of the project.

D. Maintaining Water Quality

The Department expects that compliance with the conditions of this permit will control *discharge*s necessary to meet applicable *water quality standards*. It shall be a violation of the *ECL* for any discharge to either cause or contribute to a violation of *water quality standards* as contained in Parts 700 through 705 of Title 6 of the Official Compilation of Codes, Rules and Regulations of the State of New York, such as:

1. There shall be no increase in turbidity that will cause a substantial visible contrast to natural conditions;

2. There shall be no increase in suspended, colloidal or settleable solids that will cause deposition or impair the waters for their best usages; and

3. There shall be no residue from oil and floating substances, nor visible oil film, nor globules of grease.

If there is evidence indicating that the stormwater *discharge*s authorized by this permit are causing, have the reasonable potential to cause, or are contributing to a violation of the *water quality standards*; the *owner or operator* must take appropriate corrective action in accordance with Part IV.C.5. of this general permit and document in accordance with Part IV.C.4. of this general permit. To address the *water quality standard* violation the *owner or operator* may need to provide additional information, include and implement appropriate controls in the SWPPP to correct the problem, or obtain an individual SPDES permit.

If there is evidence indicating that despite compliance with the terms and conditions of this general permit it is demonstrated that the stormwater *discharge*s authorized by this permit are causing or contributing to a violation of *water quality standards*, or if the Department determines that a modification of the permit is necessary to prevent a violation of *water quality standards*, the authorized *discharge*s will no longer be eligible for coverage under this permit. The Department may require the *owner or operator* to obtain an individual SPDES permit to continue discharging.

E. Eligibility Under This General Permit

1. This permit may authorize all *discharges* of stormwater from *construction activity* to *surface waters of the State* and *groundwaters* except for ineligible *discharges* identified under subparagraph F. of this Part.

2. Except for non-stormwater *discharges* explicitly listed in the next paragraph, this permit only authorizes stormwater *discharge*s; including stormwater runoff, snowmelt runoff, and surface runoff and drainage, from *construction activities*.

3. Notwithstanding paragraphs E.1 and E.2 above, the following non-stormwater discharges are authorized by this permit: those listed in 6 NYCRR 750-1.2(a)(29)(vi), with the following exception: "Discharges from firefighting activities are authorized only when the firefighting activities are emergencies/unplanned"; waters to which other components have not been added that are used to control dust in accordance with the SWPPP; and uncontaminated *discharge*s from *construction site* de-watering operations. All non-stormwater discharges must be identified in the SWPPP. Under all circumstances, the *owner or operator* must still comply with *water quality standards* in Part I.D of this permit.

4. The *owner or operator* must maintain permit eligibility to *discharge* under this permit. Any *discharges* that are not compliant with the eligibility conditions of this permit are not authorized by the permit and the *owner or operator* must either apply for a separate permit to cover those ineligible *discharges* or take steps necessary to make the *discharge* eligible for coverage.

F. Activities Which Are Ineligible for Coverage Under This General Permit

All of the following are **not** authorized by this permit:

1. *Discharge*s after *construction activities* have been completed and the site has undergone *final stabilization*;

2. *Discharge*s that are mixed with sources of non-stormwater other than those expressly authorized under subsection E.3. of this Part and identified in the SWPPP required by this permit;

3. *Discharges* that are required to obtain an individual SPDES permit or another SPDES general permit pursuant to Part VII.K. of this permit;

4. *Construction activities* or *discharges* from *construction activities* that may adversely affect an *endangered or threatened species* unless the *owner or*

operator has obtained a permit issued pursuant to 6 NYCRR Part 182 for the project or the Department has issued a letter of non-jurisdiction for the project. All documentation necessary to demonstrate eligibility shall be maintained on site in accordance with Part II.D.2 of this permit;

5. *Discharges* which either cause or contribute to a violation of *water quality standards* adopted pursuant to the *ECL* and its accompanying regulations;

6. *Construction activities* for residential, commercial and institutional projects:

   a. Where the *discharge*s from the *construction activities* are tributary to waters of the state classified as AA or AA-s; and

   b. Which are undertaken on land with no existing *impervious cover*; and

   c. Which disturb one (1) or more acres of land designated on the current United States Department of Agriculture ("USDA") Soil Survey as Soil Slope Phase "D", (provided the map unit name is inclusive of slopes greater than 25%), or Soil Slope Phase "E" or "F" (regardless of the map unit name), or a combination of the three designations.

7. *Construction activities* for linear transportation projects and linear utility projects:

   a. Where the *discharge*s from the *construction activities* are tributary to waters of the state classified as AA or AA-s; and

   b. Which are undertaken on land with no existing *impervious cover*; and

   c. Which disturb two (2) or more acres of land designated on the current USDA Soil Survey as Soil Slope Phase "D" (provided the map unit name is inclusive of slopes greater than 25%), or Soil Slope Phase "E" or "F" (regardless of the map unit name), or a combination of the three designations.

8. *Construction activities* that have the potential to affect an *historic property*, unless there is documentation that such impacts have been resolved. The following documentation necessary to demonstrate eligibility with this requirement shall be maintained on site in accordance with Part II.D.2 of this permit and made available to the Department in accordance with Part VII.F of this permit:

   a. Documentation that the *construction activity* is not within an archeologically sensitive area indicated on the sensitivity map, and that the *construction activity* is not located on or immediately adjacent to a property listed or determined to be eligible for listing on the National or State Registers of Historic Places, and that there is no new permanent building on the *construction site* within the following distances from a building, structure, or object that is more than 50 years old, or if there is such a new permanent building on the *construction site* within those parameters that NYS Office of Parks, Recreation and Historic Preservation (OPRHP), a Historic Preservation Commission of a Certified Local Government, or a qualified preservation professional has determined that the building, structure, or object more than 50 years old is not historically/archeologically significant.

      - 1-5 acres of disturbance - 20 feet
      - 5-20 acres of disturbance - 50 feet
      - 20+ acres of disturbance - 100 feet, or

   b. DEC consultation form sent to OPRHP, and copied to the NYS DEC Agency Historic Preservation Officer (APO), and
      (i) the State Environmental Quality Review (SEQR) Environmental Assessment Form (EAF) with a negative declaration or the Findings Statement, with documentation of OPRHP's agreement with the resolution; or
      (ii) documentation from OPRHP that the *construction activity* will result in No Impact; or
      (iii) documentation from OPRHP providing a determination of No Adverse Impact; or
      (iv) a Letter of Resolution signed by the owner/operator, OPRHP and the DEC APO which allows for this *construction activity* to be eligible for coverage under the general permit in terms of the State Historic Preservation Act (SHPA); or

   c. Documentation of satisfactory compliance with Section 106 of the National Historic Preservation Act for a coterminous project area:

(i) No Affect
(ii) No Adverse Affect
(iii) Executed Memorandum of Agreement, or

d. Documentation that:

(i) SHPA Section 14.09 has been completed by NYS DEC or another state agency.

9. *Discharge*s from *construction activities* that are subject to an existing SPDES individual or general permit where a SPDES permit for *construction activity* has been terminated or denied; or where the *owner or operator* has failed to renew an expired individual permit.

Part II. PERMIT COVERAGE

A. How to Obtain Coverage

1. An *owner or operator* of a *construction activity* that is not subject to the requirements of a regulated, traditional land use control MS4 must first prepare a SWPPP in accordance with all applicable requirements of this permit and then submit a completed Notice of Intent (NOI) to the Department to be authorized to discharge under this permit.

2. An *owner or operator* of a *construction activity* that is subject to the requirements of a *regulated, traditional land use control MS4* must first prepare a SWPPP in accordance with all applicable requirements of this permit and then have the SWPPP reviewed and accepted by the *regulated, traditional land use control MS4* prior to submitting the NOI to the Department. The *owner or operator* shall have the “MS4 SWPPP Acceptance” form signed in accordance with Part VII.H., and then submit that form along with a completed NOI to the Department.

3. The requirement for an *owner or operator* to have its SWPPP reviewed and accepted by the *regulated, traditional land use control MS4* prior to submitting the NOI to the Department does not apply to an *owner or operator* that is obtaining permit coverage in accordance with the requirements in Part II.F. (Change of *Owner or Operator*) or where the *owner or operator* of the *construction activity* is the *regulated, traditional land use control MS4* . This exemption does not apply to *construction activities* subject to the New York City Administrative Code.

B. Notice of Intent (NOI) Submittal

1. Prior to December 21, 2020, an owner or operator shall use either the electronic (eNOI) or paper version of the NOI that the Department prepared. Both versions of the NOI are located on the Department's website (http://www.dec.ny.gov/). The paper version of the NOI shall be signed in accordance with Part VII.H. of this permit and submitted to the following address:

   NOTICE OF INTENT
   NYS DEC, Bureau of Water Permits
   625 Broadway, 4th Floor
   Albany, New York 12233-3505

2. Beginning December 21, 2020 and in accordance with EPA's 2015 NPDES Electronic Reporting Rule (40 CFR Part 127), the *owner or operator* must submit the NOI electronically using the *Department's* online NOI.

3. The *owner or operator* shall have the SWPPP preparer sign the "SWPPP Preparer Certification" statement on the NOI prior to submitting the form to the Department.

4. As of the date the NOI is submitted to the Department, the *owner or operator* shall make the NOI and SWPPP available for review and copying in accordance with the requirements in Part VII.F. of this permit.

C. Permit Authorization

1. An *owner or operator* shall not *commence construction activity* until their authorization to *discharge* under this permit goes into effect.

2. Authorization to *discharge* under this permit will be effective when the *owner or operator* has satisfied all of the following criteria:

   a. project review pursuant to the State Environmental Quality Review Act ("SEQRA") have been satisfied, when SEQRA is applicable. See the Department's website (http://www.dec.ny.gov/) for more information,

   b. where required, all necessary Department permits subject to the *Uniform Procedures Act ("UPA")* (see 6 NYCRR Part 621), or the equivalent from another New York State agency, have been obtained, unless otherwise notified by the Department pursuant to 6 NYCRR 621.3(a)(4). *Owners or operators* of *construction activities* that are required to obtain *UPA* permits

must submit a preliminary SWPPP to the appropriate DEC Permit Administrator at the Regional Office listed in Appendix F at the time all other necessary *UPA* permit applications are submitted. The preliminary SWPPP must include sufficient information to demonstrate that the *construction activity* qualifies for authorization under this permit,

c. the final SWPPP has been prepared, and

d. a complete NOI has been submitted to the Department in accordance with the requirements of this permit.

3. An *owner or operator* that has satisfied the requirements of Part II.C.2 above will be authorized to *discharge* stormwater from their *construction activity* in accordance with the following schedule:

   a. For *construction activities* that are not subject to the requirements of a *regulated, traditional land use control MS4*:

      (i) Five (5) business days from the date the Department receives a complete electronic version of the NOI (eNOI) for *construction activities* with a SWPPP that has been prepared in conformance with the design criteria in the technical standard referenced in Part III.B.1 and the *performance criteria* in the technical standard referenced in Parts III.B., 2 or 3, for *construction activities* that require post-construction stormwater management practices pursuant to Part III.C.; or

      (ii) Sixty (60) business days from the date the Department receives a complete NOI (electronic or paper version) for *construction activities* with a SWPPP that has not been prepared in conformance with the design criteria in technical standard referenced in Part III.B.1. or, for *construction activities* that require post-construction stormwater management practices pursuant to Part III.C., the *performance criteria* in the technical standard referenced in Parts III.B., 2 or 3, or;

      (iii) Ten (10) business days from the date the Department receives a complete paper version of the NOI for *construction activities* with a SWPPP that has been prepared in conformance with the design criteria in the technical standard referenced in Part III.B.1 and the *performance criteria* in the technical standard referenced in Parts III.B., 2 or 3, for *construction activities* that require post-construction stormwater management practices pursuant to Part III.C.

b. For *construction activities* that are subject to the requirements of a *regulated, traditional land use control MS4*:

(i) Five (5) business days from the date the Department receives both a complete electronic version of the NOI (eNOI) and signed "*MS4* SWPPP Acceptance" form, or

(ii) Ten (10) business days from the date the Department receives both a complete paper version of the NOI and signed "MS4 SWPPP Acceptance" form.

4. Coverage under this permit authorizes stormwater *discharges* from only those areas of disturbance that are identified in the NOI. If an *owner or operator* wishes to have stormwater *discharges* from future or additional areas of disturbance authorized, they must submit a new NOI that addresses that phase of the development, unless otherwise notified by the Department. The *owner or operator* shall not *commence construction activity* on the future or additional areas until their authorization to *discharge* under this permit goes into effect in accordance with Part II.C. of this permit.

D. General Requirements For Owners or Operators With Permit Coverage

1. The *owner or operator* shall ensure that the provisions of the SWPPP are implemented from the *commencement of construction activity* until all areas of disturbance have achieved *final stabilization* and the Notice of Termination ("NOT") has been submitted to the Department in accordance with Part V. of this permit. This includes any changes made to the SWPPP pursuant to Part III.A.4. of this permit.

2. The *owner or operator* shall maintain a copy of the General Permit (GP-0-20-001), NOI, *NOI Acknowledgment Letter*, SWPPP, MS4 SWPPP Acceptance form, inspection reports, responsible contractor's or subcontractor's certification statement (see Part III.A.6.), and all documentation necessary to demonstrate eligibility with this permit at the *construction site* until all disturbed areas have achieved *final stabilization* and the NOT has been submitted to the Department. The documents must be maintained in a secure location, such as a job trailer, on-site construction office, or mailbox with lock. The secure location must be accessible during normal business hours to an individual performing a compliance inspection.

3. The *owner or operator* of a *construction activity* shall not disturb greater than five (5) acres of soil at any one time without prior written authorization from the Department or, in areas under the jurisdiction of a *regulated, traditional land*

use control MS4, the *regulated, traditional land use control MS4* (provided the *regulated, traditional land use control MS4* is not the *owner or operator* of the *construction activity*). At a minimum, the *owner or operator* must comply with the following requirements in order to be authorized to disturb greater than five (5) acres of soil at any one time:

a. The *owner or operator* shall have a *qualified inspector* conduct **at least** two (2) site inspections in accordance with Part IV.C. of this permit every seven (7) calendar days, for as long as greater than five (5) acres of soil remain disturbed. The two (2) inspections shall be separated by a minimum of two (2) full calendar days.

b. In areas where soil disturbance activity has temporarily or permanently ceased, the application of soil stabilization measures must be initiated by the end of the next business day and completed within seven (7) days from the date the current soil disturbance activity ceased. The soil stabilization measures selected shall be in conformance with the technical standard, New York State Standards and Specifications for Erosion and Sediment Control, dated November 2016.

c. The *owner or operator* shall prepare a phasing plan that defines maximum disturbed area per phase and shows required cuts and fills.

d. The *owner or operator* shall install any additional site-specific practices needed to protect water quality.

e. The *owner or operator* shall include the requirements above in their SWPPP.

4. In accordance with statute, regulations, and the terms and conditions of this permit, the Department may suspend or revoke an *owner's or operator's* coverage under this permit at any time if the Department determines that the SWPPP does not meet the permit requirements or consistent with Part VII.K..

5. Upon a finding of significant non-compliance with the practices described in the SWPPP or violation of this permit, the Department may order an immediate stop to all activity at the site until the non-compliance is remedied. The stop work order shall be in writing, describe the non-compliance in detail, and be sent to the *owner or operator*.

6. For *construction activities* that are subject to the requirements of a *regulated, traditional land use control MS4*, the *owner or operator* shall notify the

regulated, traditional land use control MS4 in writing of any planned amendments or modifications to the post-construction stormwater management practice component of the SWPPP required by Part III.A. 4. and 5. of this permit. Unless otherwise notified by the *regulated, traditional land use control MS4*, the *owner or operator* shall have the SWPPP amendments or modifications reviewed and accepted by the *regulated, traditional land use control MS4* prior to commencing construction of the post-construction stormwater management practice.

E. Permit Coverage for Discharges Authorized Under GP-0-15-002

1. Upon renewal of SPDES General Permit for Stormwater Discharges from *Construction Activity* (Permit No. GP-0-15-002), an *owner or operator* of *a construction activity* with coverage under GP-0-15-002, as of the effective date of GP- 0-20-001, shall be authorized to *discharge* in accordance with GP- 0-20-001, unless otherwise notified by the Department.

   An *owner or operator* may continue to implement the technical/design components of the post-construction stormwater management controls provided that such design was done in conformance with the technical standards in place at the time of initial project authorization. However, they must comply with the other, non-design provisions of GP-0-20-001.

F. Change of Owner or Operator

1. When property ownership changes or when there is a change in operational control over the construction plans and specifications, the original *owner or operator* must notify the new *owner or operator*, in writing, of the requirement to obtain permit coverage by submitting a NOI with the Department. For *construction activities* subject to the requirements of a *regulated, traditional land use control MS4,* the original *owner or operator* must also notify the MS4, in writing, of the change in ownership at least 30 calendar days prior to the change in ownership.

2. Once the new *owner or operator* obtains permit coverage, the original *owner or operator* shall then submit a completed NOT with the name and permit identification number of the new *owner or operator* to the Department at the address in Part II.B.1. of this permit. If the original *owner or operator* maintains ownership of a portion of the *construction activity* and will disturb soil, they must maintain their coverage under the permit.

3. Permit coverage for the new *owner or operator* will be effective as of the date the Department receives a complete NOI, provided the original *owner or*

operator was not subject to a sixty (60) business day authorization period that has not expired as of the date the Department receives the NOI from the new *owner or operator*.

Part III. STORMWATER POLLUTION PREVENTION PLAN (SWPPP)

A. General SWPPP Requirements

1. A SWPPP shall be prepared and implemented by the *owner or operator* of each *construction activity* covered by this permit. The SWPPP must document the selection, design, installation, implementation and maintenance of the control measures and practices that will be used to meet the effluent limitations in Part I.B. of this permit and where applicable, the post-construction stormwater management practice requirements in Part I.C. of this permit. The SWPPP shall be prepared prior to the submittal of the NOI. The NOI shall be submitted to the Department prior to the *commencement of construction activity*. A copy of the completed, final NOI shall be included in the SWPPP.

2. The SWPPP shall describe the erosion and sediment control practices and where required, post-construction stormwater management practices that will be used and/or constructed to reduce the *pollutants* in stormwater *discharges* and to assure compliance with the terms and conditions of this permit. In addition, the SWPPP shall identify potential sources of pollution which may reasonably be expected to affect the quality of stormwater *discharges*.

3. All SWPPPs that require the post-construction stormwater management practice component shall be prepared by a *qualified professional* that is knowledgeable in the principles and practices of stormwater management and treatment.

4. The *owner or operator* must keep the SWPPP current so that it at all times accurately documents the erosion and sediment controls practices that are being used or will be used during construction, and all post-construction stormwater management practices that will be constructed on the site. At a minimum, the *owner or operator* shall amend the SWPPP, including construction drawings:

    a. whenever the current provisions prove to be ineffective in minimizing *pollutants* in stormwater *discharges* from the site;

b. whenever there is a change in design, construction, or operation at the *construction site* that has or could have an effect on the *discharge* of *pollutants*;

c. to address issues or deficiencies identified during an inspection by the *qualified inspector,* the Department or other regulatory authority; and

d. to document the final construction conditions.

5. The Department may notify the *owner or operator* at any time that the SWPPP does not meet one or more of the minimum requirements of this permit. The notification shall be in writing and identify the provisions of the SWPPP that require modification. Within fourteen (14) calendar days of such notification, or as otherwise indicated by the Department, the *owner or operator* shall make the required changes to the SWPPP and submit written notification to the Department that the changes have been made. If the *owner or operator* does not respond to the Department's comments in the specified time frame, the Department may suspend the *owner's or operator's* coverage under this permit or require the *owner or operator* to obtain coverage under an individual SPDES permit in accordance with Part II.D.4. of this permit.

6. Prior to the *commencement of construction activity*, the *owner or operator* must identify the contractor(s) and subcontractor(s) that will be responsible for installing, constructing, repairing, replacing, inspecting and maintaining the erosion and sediment control practices included in the SWPPP; and the contractor(s) and subcontractor(s) that will be responsible for constructing the post-construction stormwater management practices included in the SWPPP. The *owner or operator* shall have each of the contractors and subcontractors identify at least one person from their company that will be responsible for implementation of the SWPPP. This person shall be known as the *trained contractor.* The *owner or operator* shall ensure that at least one *trained contractor* is on site on a daily basis when soil disturbance activities are being performed.

   The *owner or operator* shall have each of the contractors and subcontractors identified above sign a copy of the following certification statement below before they commence any *construction activity*:

   "I hereby certify under penalty of law that I understand and agree to comply with the terms and conditions of the SWPPP and agree to implement any corrective actions identified by the *qualified inspector* during a site inspection. I also understand that the *owner or operator* must comply with

the terms and conditions of the most current version of the New York State Pollutant Discharge Elimination System ("SPDES") general permit for stormwater *discharge*s from *construction activities* and that it is unlawful for any person to cause or contribute to a violation of *water quality standards*. Furthermore, I am aware that there are significant penalties for submitting false information, that I do not believe to be true, including the possibility of fine and imprisonment for knowing violations"

In addition to providing the certification statement above, the certification page must also identify the specific elements of the SWPPP that each contractor and subcontractor will be responsible for and include the name and title of the person providing the signature; the name and title of the *trained contractor* responsible for SWPPP implementation; the name, address and telephone number of the contracting firm; the address (or other identifying description) of the site; and the date the certification statement is signed. The *owner or operator* shall attach the certification statement(s) to the copy of the SWPPP that is maintained at the *construction site*. If new or additional contractors are hired to implement measures identified in the SWPPP after construction has commenced, they must also sign the certification statement and provide the information listed above.

7. For projects where the Department requests a copy of the SWPPP or inspection reports, the *owner or operator* shall submit the documents in both electronic (PDF only) and paper format within five (5) business days, unless otherwise notified by the Department.

B. Required SWPPP Contents

1. Erosion and sediment control component - All SWPPPs prepared pursuant to this permit shall include erosion and sediment control practices designed in conformance with the technical standard, New York State Standards and Specifications for Erosion and Sediment Control, dated November 2016. Where erosion and sediment control practices are not designed in conformance with the design criteria included in the technical standard, the *owner or operator* must demonstrate *equivalence* to the technical standard. At a minimum, the erosion and sediment control component of the SWPPP shall include the following:

    a. Background information about the scope of the project, including the location, type and size of project

b. A site map/construction drawing(s) for the project, including a general location map. At a minimum, the site map shall show the total site area; all improvements; areas of disturbance; areas that will not be disturbed; existing vegetation; on-site and adjacent off-site surface water(s); floodplain/floodway boundaries; wetlands and drainage patterns that could be affected by the *construction activity*; existing and final contours ; locations of different soil types with boundaries; material, waste, borrow or equipment storage areas located on adjacent properties; and location(s) of the stormwater *discharge*(s);

c. A description of the soil(s) present at the site, including an identification of the Hydrologic Soil Group (HSG);

d. A construction phasing plan and sequence of operations describing the intended order of *construction activities*, including clearing and grubbing, excavation and grading, utility and infrastructure installation and any other activity at the site that results in soil disturbance;

e. A description of the minimum erosion and sediment control practices to be installed or implemented for each *construction activity* that will result in soil disturbance. Include a schedule that identifies the timing of initial placement or implementation of each erosion and sediment control practice and the minimum time frames that each practice should remain in place or be implemented;

f. A temporary and permanent soil stabilization plan that meets the requirements of this general permit and the technical standard, New York State Standards and Specifications for Erosion and Sediment Control, dated November 2016, for each stage of the project, including initial land clearing and grubbing to project completion and achievement of *final stabilization*;

g. A site map/construction drawing(s) showing the specific location(s), size(s), and length(s) of each erosion and sediment control practice;

h. The dimensions, material specifications, installation details, and operation and maintenance requirements for all erosion and sediment control practices. Include the location and sizing of any temporary sediment basins and structural practices that will be used to divert flows from exposed soils;

i. A maintenance inspection schedule for the contractor(s) identified in Part III.A.6. of this permit, to ensure continuous and effective operation of the erosion and sediment control practices. The maintenance inspection

schedule shall be in accordance with the requirements in the technical standard, New York State Standards and Specifications for Erosion and Sediment Control, dated November 2016;

j. A description of the pollution prevention measures that will be used to control litter, construction chemicals and construction debris from becoming a *pollutant* source in the stormwater *discharges*;

k. A description and location of any stormwater *discharges* associated with industrial activity other than construction at the site, including, but not limited to, stormwater *discharges* from asphalt plants and concrete plants located on the *construction site*; and

l. Identification of any elements of the design that are not in conformance with the design criteria in the technical standard, New York State Standards and Specifications for Erosion and Sediment Control, dated November 2016. Include the reason for the deviation or alternative design and provide information which demonstrates that the deviation or alternative design is *equivalent* to the technical standard.

2. Post-construction stormwater management practice component – The *owner or operator* of any construction project identified in Table 2 of Appendix B as needing post-construction stormwater management practices shall prepare a SWPPP that includes practices designed in conformance with the applicable *sizing criteria* in Part I.C.2.a., c. or d. of this permit and the *performance criteria* in the technical standard, New York State Stormwater Management Design Manual dated January 2015

   Where post-construction stormwater management practices are not designed in conformance with the *performance criteria* in the technical standard, the *owner or operator* must include in the SWPPP the reason(s) for the deviation or alternative design and provide information which demonstrates that the deviation or alternative design is *equivalent* to the technical standard.

   The post-construction stormwater management practice component of the SWPPP shall include the following:

   a. Identification of all post-construction stormwater management practices to be constructed as part of the project. Include the dimensions, material specifications and installation details for each post-construction stormwater management practice;

b. A site map/construction drawing(s) showing the specific location and size of each post-construction stormwater management practice;

c. A Stormwater Modeling and Analysis Report that includes:
   (i) Map(s) showing pre-development conditions, including watershed/subcatchments boundaries, flow paths/routing, and design points;

   (ii) Map(s) showing post-development conditions, including watershed/subcatchments boundaries, flow paths/routing, design points and post-construction stormwater management practices;

   (iii) Results of stormwater modeling (i.e. hydrology and hydraulic analysis) for the required storm events. Include supporting calculations (model runs), methodology, and a summary table that compares pre and post-development runoff rates and volumes for the different storm events;

   (iv) Summary table, with supporting calculations, which demonstrates that each post-construction stormwater management practice has been designed in conformance with the *sizing criteria* included in the Design Manual;

   (v) Identification of any *sizing criteria* that is not required based on the requirements included in Part I.C. of this permit; and

   (vi) Identification of any elements of the design that are not in conformance with the *performance criteria* in the Design Manual. Include the reason(s) for the deviation or alternative design and provide information which demonstrates that the deviation or alternative design is *equivalent* to the Design Manual;

d. Soil testing results and locations (test pits, borings);

e. Infiltration test results, when required; and

f. An operations and maintenance plan that includes inspection and maintenance schedules and actions to ensure continuous and effective operation of each post-construction stormwater management practice. The plan shall identify the entity that will be responsible for the long term operation and maintenance of each practice.

3. Enhanced Phosphorus Removal Standards - All construction projects identified in Table 2 of Appendix B that are located in the watersheds identified in Appendix C shall prepare a SWPPP that includes post-construction stormwater management practices designed in conformance with the applicable *sizing criteria* in Part I.C.2. b., c. or d. of this permit and the *performance criteria,* Enhanced Phosphorus Removal Standards included in the Design Manual. At a minimum, the post-construction stormwater management practice component of the SWPPP shall include items 2.a - 2.f. above.

C. Required SWPPP Components by Project Type

Unless otherwise notified by the Department, *owners or operators* of *construction activities* identified in Table 1 of Appendix B are required to prepare a SWPPP that only includes erosion and sediment control practices designed in conformance with Part III.B.1 of this permit. *Owners or operators* of the *construction activities* identified in Table 2 of Appendix B shall prepare a SWPPP that also includes post-construction stormwater management practices designed in conformance with Part III.B.2 or 3 of this permit.

Part IV. INSPECTION AND MAINTENANCE REQUIREMENTS

A. General Construction Site Inspection and Maintenance Requirements

1. The *owner or operator* must ensure that all erosion and sediment control practices (including pollution prevention measures) and all post-construction stormwater management practices identified in the SWPPP are inspected and maintained in accordance with Part IV.B. and C. of this permit.

2. The terms of this permit shall not be construed to prohibit the State of New York from exercising any authority pursuant to the ECL, common law or federal law, or prohibit New York State from taking any measures, whether civil or criminal, to prevent violations of the laws of the State of New York or protect the public health and safety and/or the environment.

B. Contractor Maintenance Inspection Requirements

1. The *owner or operator* of each *construction activity* identified in Tables 1 and 2 of Appendix B shall have a *trained contractor* inspect the erosion and sediment control practices and pollution prevention measures being implemented within the active work area daily to ensure that they are being maintained in effective operating condition at all times. If deficiencies are identified, the contractor shall

begin implementing corrective actions within one business day and shall complete the corrective actions in a reasonable time frame.

2. For construction sites where soil disturbance activities have been temporarily suspended (e.g. winter shutdown) and *temporary stabilization* measures have been applied to all disturbed areas, the *trained contractor* can stop conducting the maintenance inspections. The *trained contractor* shall begin conducting the maintenance inspections in accordance with Part IV.B.1. of this permit as soon as soil disturbance activities resume.

3. For construction sites where soil disturbance activities have been shut down with partial project completion, the *trained contractor* can stop conducting the maintenance inspections if all areas disturbed as of the project shutdown date have achieved *final stabilization* and all post-construction stormwater management practices required for the completed portion of the project have been constructed in conformance with the SWPPP and are operational.

C. Qualified Inspector Inspection Requirements

The *owner or operator* shall have a *qualified inspector* conduct site inspections in conformance with the following requirements:

[Note: The *trained contractor* identified in Part III.A.6. and IV.B. of this permit **cannot** conduct the *qualified inspector* site inspections unless they meet the *qualified inspector* qualifications included in Appendix A. In order to perform these inspections, the *trained contractor* would have to be a:

- licensed Professional Engineer,
- Certified Professional in Erosion and Sediment Control (CPESC),
- New York State Erosion and Sediment Control Certificate Program holder
- Registered Landscape Architect, or
- someone working under the direct supervision of, and at the same company as, the licensed Professional Engineer or Registered Landscape Architect, provided they have received four (4) hours of Department endorsed training in proper erosion and sediment control principles from a Soil and Water Conservation District, or other Department endorsed entity].

1. A *qualified inspector* shall conduct site inspections for all *construction activities* identified in Tables 1 and 2 of Appendix B, with the exception of:

   a. the construction of a single family residential subdivision with 25% or less *impervious cover* at total site build-out that involves a soil disturbance of one (1) or more acres of land but less than five (5) acres and is not located

in one of the watersheds listed in Appendix C and not directly discharging to one of the 303(d) segments listed in Appendix E;

b. the construction of a single family home that involves a soil disturbance of one (1) or more acres of land but less than five (5) acres and is not located in one of the watersheds listed in Appendix C and not directly discharging to one of the 303(d) segments listed in Appendix E;

c. construction on agricultural property that involves a soil disturbance of one (1) or more acres of land but less than five (5) acres; and

d. *construction activities* located in the watersheds identified in Appendix D that involve soil disturbances between five thousand (5,000) square feet and one (1) acre of land.

2. Unless otherwise notified by the Department, the *qualified inspector* shall conduct site inspections in accordance with the following timetable:

a. For construction sites where soil disturbance activities are on-going, the *qualified inspector* shall conduct a site inspection at least once every seven (7) calendar days.

b. For construction sites where soil disturbance activities are on-going and the *owner or operator* has received authorization in accordance with Part II.D.3 to disturb greater than five (5) acres of soil at any one time, the *qualified inspector* shall conduct at least two (2) site inspections every seven (7) calendar days. The two (2) inspections shall be separated by a minimum of two (2) full calendar days.

c. For construction sites where soil disturbance activities have been temporarily suspended (e.g. winter shutdown) and *temporary stabilization* measures have been applied to all disturbed areas, the *qualified inspector* shall conduct a site inspection at least once every thirty (30) calendar days. The *owner or operator* shall notify the DOW Water (SPDES) Program contact at the Regional Office (see contact information in Appendix F) or, in areas under the jurisdiction of a *regulated, traditional land use control MS4,* the *regulated, traditional land use control MS4* (provided the *regulated, traditional land use control MS4* is not the *owner or operator* of the *construction activity*) in writing prior to reducing the frequency of inspections.

d. For construction sites where soil disturbance activities have been shut down with partial project completion, the *qualified inspector* can stop conducting inspections if all areas disturbed as of the project shutdown date have achieved *final stabilization* and all post-construction stormwater management practices required for the completed portion of the project have been constructed in conformance with the SWPPP and are operational. The *owner or operator* shall notify the DOW Water (SPDES) Program contact at the Regional Office (see contact information in Appendix F) or, in areas under the jurisdiction of a *regulated, traditional land use control MS4,* the *regulated, traditional land use control MS4* (provided the *regulated, traditional land use control MS4* is not the *owner or operator* of the *construction activity*) in writing prior to the shutdown. If soil disturbance activities are not resumed within 2 years from the date of shutdown, the *owner or operator* shall have the *qualified inspector* perform a final inspection and certify that all disturbed areas have achieved *final stabilization,* and all temporary, structural erosion and sediment control measures have been removed*;* and that all post-construction stormwater management practices have been constructed in conformance with the SWPPP by signing the "*Final Stabilization*" and "Post-Construction Stormwater Management Practice" certification statements on the NOT. The *owner or operator* shall then submit the completed NOT form to the address in Part II.B.1 of this permit.

e. For construction sites that directly *discharge* to one of the 303(d) segments listed in Appendix E or is located in one of the watersheds listed in Appendix C, the *qualified inspector* shall conduct at least two (2) site inspections every seven (7) calendar days. The two (2) inspections shall be separated by a minimum of two (2) full calendar days.

3. At a minimum, the *qualified inspector* shall inspect all erosion and sediment control practices and pollution prevention measures to ensure integrity and effectiveness, all post-construction stormwater management practices under construction to ensure that they are constructed in conformance with the SWPPP, all areas of disturbance that have not achieved *final stabilization,* all points of *discharge* to natural surface waterbodies located within, or immediately adjacent to, the property boundaries of the *construction site*, and all points of *discharge* from the *construction site*.

4. The *qualified inspector* shall prepare an inspection report subsequent to each and every inspection. At a minimum, the inspection report shall include and/or address the following:

a. Date and time of inspection;

b. Name and title of person(s) performing inspection;

c. A description of the weather and soil conditions (e.g. dry, wet, saturated) at the time of the inspection;

d. A description of the condition of the runoff at all points of *discharge* from the *construction site*. This shall include identification of any *discharges* of sediment from the *construction site*. Include *discharges* from conveyance systems (i.e. pipes, culverts, ditches, etc.) and overland flow;

e. A description of the condition of all natural surface waterbodies located within, or immediately adjacent to, the property boundaries of the *construction site* which receive runoff from disturbed areas. This shall include identification of any *discharges* of sediment to the surface waterbody;

f. Identification of all erosion and sediment control practices and pollution prevention measures that need repair or maintenance;

g. Identification of all erosion and sediment control practices and pollution prevention measures that were not installed properly or are not functioning as designed and need to be reinstalled or replaced;

h. Description and sketch of areas with active soil disturbance activity, areas that have been disturbed but are inactive at the time of the inspection, and areas that have been stabilized (temporary and/or final) since the last inspection;

i. Current phase of construction of all post-construction stormwater management practices and identification of all construction that is not in conformance with the SWPPP and technical standards;

j. Corrective action(s) that must be taken to install, repair, replace or maintain erosion and sediment control practices and pollution prevention measures; and to correct deficiencies identified with the construction of the post-construction stormwater management practice(s);

k. Identification and status of all corrective actions that were required by previous inspection; and

l. Digital photographs, with date stamp, that clearly show the condition of all practices that have been identified as needing corrective actions. The *qualified inspector* shall attach paper color copies of the digital photographs to the inspection report being maintained onsite within seven (7) calendar days of the date of the inspection. The *qualified inspector* shall also take digital photographs, with date stamp, that clearly show the condition of the practice(s) after the corrective action has been completed. The *qualified inspector* shall attach paper color copies of the digital photographs to the inspection report that documents the completion of the corrective action work within seven (7) calendar days of that inspection.

5. Within one business day of the completion of an inspection, the *qualified inspector* shall notify the *owner or operator* and appropriate contractor or subcontractor identified in Part III.A.6. of this permit of any corrective actions that need to be taken. The contractor or subcontractor shall begin implementing the corrective actions within one business day of this notification and shall complete the corrective actions in a reasonable time frame.

6. All inspection reports shall be signed by the *qualified inspector.* Pursuant to Part II.D.2. of this permit, the inspection reports shall be maintained on site with the SWPPP.

Part V. TERMINATION OF PERMIT COVERAGE

A. Termination of Permit Coverage

1. An *owner or operator* that is eligible to terminate coverage under this permit must submit a completed NOT form to the address in Part II.B.1 of this permit. The NOT form shall be one which is associated with this permit, signed in accordance with Part VII.H of this permit.

2. An *owner or operator* may terminate coverage when one or more the following conditions have been met:

   a. Total project completion - All *construction activity* identified in the SWPPP has been completed; and all areas of disturbance have achieved *final stabilization*; and all temporary, structural erosion and sediment control measures have been removed; and all post-construction stormwater management practices have been constructed in conformance with the SWPPP and are operational;

b. Planned shutdown with partial project completion - All soil disturbance activities have ceased; and all areas disturbed as of the project shutdown date have achieved *final stabilization*; and all temporary, structural erosion and sediment control measures have been removed; and all post-construction stormwater management practices required for the completed portion of the project have been constructed in conformance with the SWPPP and are operational;

c. A new *owner or operator* has obtained coverage under this permit in accordance with Part II.F. of this permit.

d. The *owner or operator* obtains coverage under an alternative SPDES general permit or an individual SPDES permit.

3. For *construction activities* meeting subdivision 2a. or 2b. of this Part, the *owner or operator* shall have the *qualified inspector* perform a final site inspection prior to submitting the NOT. The *qualified inspector* shall, by signing the "*Final Stabilization*" and "Post-Construction Stormwater Management Practice certification statements on the NOT, certify that all the requirements in Part V.A.2.a. or b. of this permit have been achieved.

4. For *construction activities* that are subject to the requirements of a *regulated, traditional land use control MS4* and meet subdivision 2a. or 2b. of this Part, the *owner or operator* shall have the *regulated, traditional land use control MS4* sign the "MS4 Acceptance" statement on the NOT in accordance with the requirements in Part VII.H. of this permit. The *regulated, traditional land use control MS4* official, by signing this statement, has determined that it is acceptable for the *owner or operator* to submit the NOT in accordance with the requirements of this Part. The *regulated, traditional land use control MS4* can make this determination by performing a final site inspection themselves or by accepting the *qualified inspector*'s final site inspection certification(s) required in Part V.A.3. of this permit.

5. For *construction activities* that require post-construction stormwater management practices and meet subdivision 2a. of this Part, the *owner or operator* must, prior to submitting the NOT, ensure one of the following:

a. the post-construction stormwater management practice(s) and any right-of-way(s) needed to maintain such practice(s) have been deeded to the municipality in which the practice(s) is located,

b. an executed maintenance agreement is in place with the municipality that will maintain the post-construction stormwater management practice(s),

c. for post-construction stormwater management practices that are privately owned, the *owner or operator* has a mechanism in place that requires operation and maintenance of the practice(s) in accordance with the operation and maintenance plan, such as a deed covenant in the *owner or operator's* deed of record,

d. for post-construction stormwater management practices that are owned by a public or private institution (e.g. school, university, hospital), government agency or authority, or public utility; the *owner or operator* has policy and procedures in place that ensures operation and maintenance of the practices in accordance with the operation and maintenance plan.

Part VI. REPORTING AND RETENTION RECORDS

A. Record Retention

The *owner or operator* shall retain a copy of the NOI, NOI Acknowledgment Letter, SWPPP, MS4 SWPPP Acceptance form and any inspection reports that were prepared in conjunction with this permit for a period of at least five (5) years from the date that the Department receives a complete NOT submitted in accordance with Part V. of this general permit.

B. Addresses

With the exception of the NOI, NOT, and MS4 SWPPP Acceptance form (which must be submitted to the address referenced in Part II.B.1 of this permit), all written correspondence requested by the Department, including individual permit applications, shall be sent to the address of the appropriate DOW Water (SPDES) Program contact at the Regional Office listed in Appendix F.

Part VII. STANDARD PERMIT CONDITIONS

A. Duty to Comply

The *owner or operator* must comply with all conditions of this permit. All contractors and subcontractors associated with the project must comply with the terms of the SWPPP. Any non-compliance with this permit constitutes a violation of the Clean Water

Act (CWA) and the ECL and is grounds for an enforcement action against the *owner or operator* and/or the contractor/subcontractor; permit revocation, suspension or modification; or denial of a permit renewal application. Upon a finding of significant non-compliance with this permit or the applicable SWPPP, the Department may order an immediate stop to all *construction activity* at the site until the non-compliance is remedied. The stop work order shall be in writing, shall describe the non-compliance in detail, and shall be sent to the *owner or operator*.

If any human remains or archaeological remains are encountered during excavation, the *owner or operator* must immediately cease, or cause to cease, all *construction activity* in the area of the remains and notify the appropriate Regional Water Engineer (RWE). *Construction activity* shall not resume until written permission to do so has been received from the RWE.

B. Continuation of the Expired General Permit

This permit expires five (5) years from the effective date. If a new general permit is not issued prior to the expiration of this general permit, an *owner or operator* with coverage under this permit may continue to operate and *discharge* in accordance with the terms and conditions of this general permit, if it is extended pursuant to the State Administrative Procedure Act and 6 NYCRR Part 621, until a new general permit is issued.

C. Enforcement

Failure of the *owner or operator,* its contractors, subcontractors, agents and/or assigns to strictly adhere to any of the permit requirements contained herein shall constitute a violation of this permit. There are substantial criminal, civil, and administrative penalties associated with violating the provisions of this permit. Fines of up to $37,500 per day for each violation and imprisonment for up to fifteen (15) years may be assessed depending upon the nature and degree of the offense.

D. Need to Halt or Reduce Activity Not a Defense

It shall not be a defense for an *owner or operator* in an enforcement action that it would have been necessary to halt or reduce the *construction activity* in order to maintain compliance with the conditions of this permit.

E. Duty to Mitigate

The *owner or operator* and its contractors and subcontractors shall take all reasonable steps to *minimize* or prevent any *discharge* in violation of this permit which has a reasonable likelihood of adversely affecting human health or the environment.

F. Duty to Provide Information

The *owner or operator* shall furnish to the Department, within a reasonable specified time period of a written request, all documentation necessary to demonstrate eligibility and any information to determine compliance with this permit or to determine whether cause exists for modifying or revoking this permit, or suspending or denying coverage under this permit, in accordance with the terms and conditions of this permit. The NOI, SWPPP and inspection reports required by this permit are public documents that the *owner or operator* must make available for review and copying by any person within five (5) business days of the *owner or operator* receiving a written request by any such person to review these documents. Copying of documents will be done at the requester's expense.

G. Other Information

When the *owner or operator* becomes aware that they failed to submit any relevant facts, or submitted incorrect information in the NOI or in any of the documents required by this permit , or have made substantive revisions to the SWPPP (e.g. the scope of the project changes significantly, the type of post-construction stormwater management practice(s) changes, there is a reduction in the sizing of the post-construction stormwater management practice, or there is an increase in the disturbance area or *impervious area*), which were not reflected in the original NOI submitted to the Department, they shall promptly submit such facts or information to the Department using the contact information in Part II.A. of this permit. Failure of the *owner or operator* to correct or supplement any relevant facts within five (5) business days of becoming aware of the deficiency shall constitute a violation of this permit.

H. Signatory Requirements

1. All NOIs and NOTs shall be signed as follows:

    a. For a corporation these forms shall be signed by a responsible corporate officer. For the purpose of this section, a responsible corporate officer means:

(i) a president, secretary, treasurer, or vice-president of the corporation in charge of a principal business function, or any other person who performs similar policy or decision-making functions for the corporation; or

(ii) the manager of one or more manufacturing, production or operating facilities, provided the manager is authorized to make management decisions which govern the operation of the regulated facility including having the explicit or implicit duty of making major capital investment recommendations, and initiating and directing other comprehensive measures to assure long term environmental compliance with environmental laws and regulations; the manager can ensure that the necessary systems are established or actions taken to gather complete and accurate information for permit application requirements; and where authority to sign documents has been assigned or delegated to the manager in accordance with corporate procedures;

b. For a partnership or sole proprietorship these forms shall be signed by a general partner or the proprietor, respectively; or

c. For a municipality, State, Federal, or other public agency these forms shall be signed by either a principal executive officer or ranking elected official. For purposes of this section, a principal executive officer of a Federal agency includes:

(i) the chief executive officer of the agency, or

(ii) a senior executive officer having responsibility for the overall operations of a principal geographic unit of the agency (e.g., Regional Administrators of EPA).

2. The SWPPP and other information requested by the Department shall be signed by a person described in Part VII.H.1. of this permit or by a duly authorized representative of that person. A person is a duly authorized representative only if:

a. The authorization is made in writing by a person described in Part VII.H.1. of this permit;

b. The authorization specifies either an individual or a position having responsibility for the overall operation of the regulated facility or activity, such as the position of plant manager, operator of a well or a well field,

superintendent, position of *equivalent* responsibility, or an individual or position having overall responsibility for environmental matters for the company. (A duly authorized representative may thus be either a named individual or any individual occupying a named position) and,

c. The written authorization shall include the name, title and signature of the authorized representative and be attached to the SWPPP.

3. All inspection reports shall be signed by the *qualified inspector* that performs the inspection.

4. The MS4 SWPPP Acceptance form shall be signed by the principal executive officer or ranking elected official from the *regulated, traditional land use control MS4,* or by a duly authorized representative of that person.

   It shall constitute a permit violation if an incorrect and/or improper signatory authorizes any required forms, SWPPP and/or inspection reports.

I. Property Rights

The issuance of this permit does not convey any property rights of any sort, nor any exclusive privileges, nor does it authorize any injury to private property nor any invasion of personal rights, nor any infringement of Federal, State or local laws or regulations. *Owners or operators* must obtain any applicable conveyances, easements, licenses and/or access to real property prior to *commencing construction activity*.

J. Severability

The provisions of this permit are severable, and if any provision of this permit, or the application of any provision of this permit to any circumstance, is held invalid, the application of such provision to other circumstances, and the remainder of this permit shall not be affected thereby.

K. Requirement to Obtain Coverage Under an Alternative Permit

1. The Department may require any owner or operator authorized by this permit to apply for and/or obtain either an individual SPDES permit or another SPDES general permit. When the Department requires any discharger authorized by a general permit to apply for an individual SPDES permit, it shall notify the discharger in writing that a permit application is required. This notice shall

include a brief statement of the reasons for this decision, an application form, a statement setting a time frame for the owner or operator to file the application for an individual SPDES permit, and a deadline, not sooner than 180 days from owner or operator receipt of the notification letter, whereby the authorization to discharge under this general permit shall be terminated. Applications must be submitted to the appropriate Permit Administrator at the Regional Office. The Department may grant additional time upon demonstration, to the satisfaction of the Department, that additional time to apply for an alternative authorization is necessary or where the Department has not provided a permit determination in accordance with Part 621 of this Title.

2. When an individual SPDES permit is issued to a discharger authorized to *discharge* under a general SPDES permit for the same *discharge*(s), the general permit authorization for outfalls authorized under the individual SPDES permit is automatically terminated on the effective date of the individual permit unless termination is earlier in accordance with 6 NYCRR Part 750.

L. Proper Operation and Maintenance

The *owner or operator* shall at all times properly operate and maintain all facilities and systems of treatment and control (and related appurtenances) which are installed or used by the *owner or operator* to achieve compliance with the conditions of this permit and with the requirements of the SWPPP.

M. Inspection and Entry

The *owner or operator* shall allow an authorized representative of the Department, EPA, applicable county health department, or, in the case of a *construction site* which *discharges* through an *MS4*, an authorized representative of the *MS4* receiving the discharge, upon the presentation of credentials and other documents as may be required by law, to:

1. Enter upon the owner’s or operator's premises where a regulated facility or activity is located or conducted or where records must be kept under the conditions of this permit;

2. Have access to and copy at reasonable times, any records that must be kept under the conditions of this permit; and

3. Inspect at reasonable times any facilities or equipment (including monitoring and control equipment), practices or operations regulated or required by this permit.

4. Sample or monitor at reasonable times, for purposes of assuring permit compliance or as otherwise authorized by the Act or ECL, any substances or parameters at any location.

N. Permit Actions

This permit may, at any time, be modified, suspended, revoked, or renewed by the Department in accordance with 6 NYCRR Part 621. The filing of a request by the *owner or operator* for a permit modification, revocation and reissuance, termination, a notification of planned changes or anticipated noncompliance does not limit, diminish and/or stay compliance with any terms of this permit.

O. Definitions

Definitions of key terms are included in Appendix A of this permit.

P. Re-Opener Clause

1. If there is evidence indicating potential or realized impacts on water quality due to any stormwater discharge associated with construction activity covered by this permit, the owner or operator of such discharge may be required to obtain an individual permit or alternative general permit in accordance with Part VII.K. of this permit or the permit may be modified to include different limitations and/or requirements.

2. Any Department initiated permit modification, suspension or revocation will be conducted in accordance with 6 NYCRR Part 621, 6 NYCRR 750-1.18, and 6 NYCRR 750-1.20.

Q. Penalties for Falsification of Forms and Reports

In accordance with 6NYCRR Part 750-2.4 and 750-2.5, any person who knowingly makes any false material statement, representation, or certification in any application, record, report or other document filed or required to be maintained under this permit, including reports of compliance or noncompliance shall, upon conviction, be punished in accordance with ECL §71-1933 and or Articles 175 and 210 of the New York State Penal Law.

R. Other Permits

Nothing in this permit relieves the *owner or operator* from a requirement to obtain any other permits required by law.

APPENDIX A – Acronyms and Definitions

Acronyms

APO – Agency Preservation Officer
BMP – Best Management Practice
CPESC – Certified Professional in Erosion and Sediment Control
Cpv – Channel Protection Volume
CWA – Clean Water Act (or the Federal Water Pollution Control Act, 33 U.S.C. §1251 et seq)
DOW – Division of Water
EAF – Environmental Assessment Form
ECL - Environmental Conservation Law
EPA – U. S. Environmental Protection Agency
HSG – Hydrologic Soil Group
MS4 – Municipal Separate Storm Sewer System
NOI – Notice of Intent
NOT – Notice of Termination
NPDES – National Pollutant Discharge Elimination System
OPRHP – Office of Parks, Recreation and Historic Places
Qf – Extreme Flood
Qp – Overbank Flood
RRv – Runoff Reduction Volume
RWE – Regional Water Engineer
SEQR – State Environmental Quality Review
SEQRA - State Environmental Quality Review Act
SHPA – State Historic Preservation Act
SPDES – State Pollutant Discharge Elimination System
SWPPP – Stormwater Pollution Prevention Plan
TMDL – Total Maximum Daily Load
UPA – Uniform Procedures Act
USDA – United States Department of Agriculture
WQv – Water Quality Volume

Definitions

All definitions in this section are solely for the purposes of this permit.

Agricultural Building – a structure designed and constructed to house farm implements, hay, grain, poultry, livestock or other horticultural products; excluding any structure designed, constructed or used, in whole or in part, for human habitation, as a place of employment where agricultural products are processed, treated or packaged, or as a place used by the public.

Agricultural Property –means the land for construction of a barn, *agricultural building*, silo, stockyard, pen or other structural practices identified in Table II in the "Agricultural Management Practices Catalog for Nonpoint Source Pollution in New York State" prepared by the Department in cooperation with agencies of New York Nonpoint Source Coordinating Committee (dated June 2007).

Alter Hydrology from Pre to Post-Development Conditions - means the post-development peak flow rate(s) has increased by more than 5% of the pre-developed condition for the design storm of interest (e.g. 10 yr and 100 yr).

Combined Sewer - means a sewer that is designed to collect and convey both "sewage" and "stormwater".

Commence (Commencement of) Construction Activities - means the initial disturbance of soils associated with clearing, grading or excavation activities; or other construction related activities that disturb or expose soils such as demolition, stockpiling of fill material, and the initial installation of erosion and sediment control practices required in the SWPPP. See definition for "*Construction Activity(ies)*" also.

Construction Activity(ies) - means any clearing, grading, excavation, filling, demolition or stockpiling activities that result in soil disturbance. Clearing activities can include, but are not limited to, logging equipment operation, the cutting and skidding of trees, stump removal and/or brush root removal. Construction activity does not include routine maintenance that is performed to maintain the original line and grade, hydraulic capacity, or original purpose of a facility.

Construction Site – means the land area where *construction activity(ies)* will occur. See definition for "*Commence (Commencement of) Construction Activities"* and "*Larger Common Plan of Development or Sale" also.*

Dewatering – means the act of draining rainwater and/or groundwater from building foundations, vaults or excavations/trenches.

Direct Discharge (to a specific surface waterbody) - means that runoff flows from a *construction site* by overland flow and the first point of discharge is the specific surface waterbody, or runoff flows from a *construction site* to a separate storm sewer system

and the first point of discharge from the separate storm sewer system is the specific surface waterbody.

Discharge(s) - means any addition of any pollutant to waters of the State through an outlet or *point source*.

Embankment –means an earthen or rock slope that supports a road/highway.

Endangered or Threatened Species – see 6 NYCRR Part 182 of the Department's rules and regulations for definition of terms and requirements.

Environmental Conservation Law (ECL) - means chapter 43-B of the Consolidated Laws of the State of New York, entitled the Environmental Conservation Law.

Equivalent (Equivalence) – means that the practice or measure meets all the performance, longevity, maintenance, and safety objectives of the technical standard and will provide an equal or greater degree of water quality protection.

Final Stabilization - means that all soil disturbance activities have ceased and a uniform, perennial vegetative cover with a density of eighty (80) percent over the entire pervious surface has been established; or other equivalent stabilization measures, such as permanent landscape mulches, rock rip-rap or washed/crushed stone have been applied on all disturbed areas that are not covered by permanent structures, concrete or pavement.

General SPDES permit - means a SPDES permit issued pursuant to 6 NYCRR Part 750-1.21 and Section 70-0117 of the ECL authorizing a category of discharges.

Groundwater(s) - means waters in the saturated zone. The saturated zone is a subsurface zone in which all the interstices are filled with water under pressure greater than that of the atmosphere. Although the zone may contain gas-filled interstices or interstices filled with fluids other than water, it is still considered saturated.

Historic Property – means any building, structure, site, object or district that is listed on the State or National Registers of Historic Places or is determined to be eligible for listing on the State or National Registers of Historic Places.

Impervious Area (Cover) - means all impermeable surfaces that cannot effectively infiltrate rainfall. This includes paved, concrete and gravel surfaces (i.e. parking lots, driveways, roads, runways and sidewalks); building rooftops and miscellaneous impermeable structures such as patios, pools, and sheds.

Infeasible – means not technologically possible, or not economically practicable and achievable in light of best industry practices.

Larger Common Plan of Development or Sale - means a contiguous area where multiple separate and distinct *construction activities* are occurring, or will occur, under one plan. The term “plan” in “larger common plan of development or sale” is broadly defined as any announcement or piece of documentation (including a sign, public notice or hearing, marketing plan, advertisement, drawing, permit application, State Environmental Quality Review Act (SEQRA) environmental assessment form or other documents, zoning request, computer design, etc.) or physical demarcation (including boundary signs, lot stakes, surveyor markings, etc.) indicating that *construction activities* may occur on a specific plot.

For discrete construction projects that are located within a larger common plan of development or sale that are at least 1/4 mile apart, each project can be treated as a separate plan of development or sale provided any interconnecting road, pipeline or utility project that is part of the same “common plan” is not concurrently being disturbed.

Minimize – means reduce and/or eliminate to the extent achievable using control measures (including best management practices) that are technologically available and economically practicable and achievable in light of best industry practices.

Municipal Separate Storm Sewer (MS4) - a conveyance or system of conveyances (including roads with drainage systems, municipal streets, catch basins, curbs, gutters, ditches, man-made channels, or storm drains):

(i) Owned or operated by a State, city, town, borough, county, parish, district, association, or other public body (created by or pursuant to State law) having jurisdiction over disposal of sewage, industrial wastes, stormwater, or other wastes, including special districts under State law such as a sewer district, flood control district or drainage district, or similar entity, or an Indian tribe or an authorized Indian tribal organization, or a designated and approved management agency under section 208 of the CWA that discharges to surface waters of the State*;*
(ii) Designed or used for collecting or conveying stormwater;
(iii) Which is not a *combined sewer*; and
(iv) Which is not part of a Publicly Owned Treatment Works (POTW) as defined at 40 CFR 122.2.

National Pollutant Discharge Elimination System (NPDES) - means the national system for the issuance of wastewater and stormwater permits under the Federal Water Pollution Control Act (Clean Water Act).

Natural Buffer –means an undisturbed area with natural cover running along a surface water (e.g. wetland, stream, river, lake, etc.).

New Development – means any land disturbance that does not meet the definition of Redevelopment Activity included in this appendix.

New York State Erosion and Sediment Control Certificate Program – a certificate program that establishes and maintains a process to identify and recognize individuals who are capable of developing, designing, inspecting and maintaining erosion and sediment control plans on projects that disturb soils in New York State. The certificate program is administered by the New York State Conservation District Employees Association.

NOI Acknowledgment Letter - means the letter that the Department sends to an owner or operator to acknowledge the Department's receipt and acceptance of a complete Notice of Intent. This letter documents the owner's or operator's authorization to discharge in accordance with the general permit for stormwater discharges from *construction activity*.

Nonpoint Source - means any source of water pollution or pollutants which is not a discrete conveyance or *point source* permitted pursuant to Title 7 or 8 of Article 17 of the Environmental Conservation Law (see ECL Section 17-1403).

Overbank –means flow events that exceed the capacity of the stream channel and spill out into the adjacent floodplain.

Owner or Operator - means the person, persons or legal entity which owns or leases the property on which the *construction activity* is occurring; an entity that has operational control over the construction plans and specifications, including the ability to make modifications to the plans and specifications; and/or an entity that has day-to-day operational control of those activities at a project that are necessary to ensure compliance with the permit conditions.

Performance Criteria – means the design criteria listed under the "Required Elements" sections in Chapters 5, 6 and 10 of the technical standard, New York State Stormwater Management Design Manual, dated January 2015. It does not include the Sizing Criteria (i.e. WQv, RRv, Cpv, Qp and Qf) in Part I.C.2. of the permit.

Point Source - means any discernible, confined and discrete conveyance, including but not limited to any pipe, ditch, channel, tunnel, conduit, well, discrete fissure, container, rolling stock, concentrated animal feeding operation, vessel or other floating craft, or landfill leachate collection system from which *pollutants* are or may be discharged.

Pollutant - means dredged spoil, filter backwash, solid waste, incinerator residue, sewage, garbage, sewage sludge, munitions, chemical wastes, biological materials, radioactive materials, heat, wrecked or discarded equipment, rock, sand and industrial, municipal, agricultural waste and ballast discharged into water; which may cause or might reasonably be expected to cause pollution of the waters of the state in contravention of the standards or guidance values adopted as provided in 6 NYCRR Parts 700 et seq .

Qualified Inspector - means a person that is knowledgeable in the principles and practices of erosion and sediment control, such as a licensed Professional Engineer, Certified Professional in Erosion and Sediment Control (CPESC), Registered Landscape Architect, New York State Erosion and Sediment Control Certificate Program holder or other Department endorsed individual(s).

It can also mean someone working under the direct supervision of, and at the same company as, the licensed Professional Engineer or Registered Landscape Architect, provided that person has training in the principles and practices of erosion and sediment control. Training in the principles and practices of erosion and sediment control means that the individual working under the direct supervision of the licensed Professional Engineer or Registered Landscape Architect has received four (4) hours of Department endorsed training in proper erosion and sediment control principles from a Soil and Water Conservation District, or other Department endorsed entity. After receiving the initial training, the individual working under the direct supervision of the licensed Professional Engineer or Registered Landscape Architect shall receive four (4) hours of training every three (3) years.

It can also mean a person that meets the *Qualified Professional* qualifications in addition to the *Qualified Inspector* qualifications.

Note: Inspections of any post-construction stormwater management practices that include structural components, such as a dam for an impoundment, shall be performed by a licensed Professional Engineer.

Qualified Professional - means a person that is knowledgeable in the principles and practices of stormwater management and treatment, such as a licensed Professional Engineer, Registered Landscape Architect or other Department endorsed individual(s). Individuals preparing SWPPPs that require the post-construction stormwater management practice component must have an understanding of the principles of hydrology, water quality management practice design, water quantity control design, and, in many cases, the principles of hydraulics. All components of the SWPPP that involve the practice of engineering, as defined by the NYS Education Law (see Article 145), shall be prepared by, or under the direct supervision of, a professional engineer licensed to practice in the State of New York.

Redevelopment Activity(ies) – means the disturbance and reconstruction of existing impervious area, including impervious areas that were removed from a project site within five (5) years of preliminary project plan submission to the local government (i.e. site plan, subdivision, etc.).

Regulated, Traditional Land Use Control MS4 - means a city, town or village with land use control authority that is authorized to discharge under New York State DEC's

SPDES General Permit For Stormwater Discharges from Municipal Separate Stormwater Sewer Systems (MS4s) or the City of New York's Individual SPDES Permit for their Municipal Separate Storm Sewer Systems (NY-0287890).

Routine Maintenance Activity - means *construction activity* that is performed to maintain the original line and grade, hydraulic capacity, or original purpose of a facility, including, but not limited to:

- Re-grading of gravel roads or parking lots,
- Cleaning and shaping of existing roadside ditches and culverts that maintains the approximate original line and grade, and hydraulic capacity of the ditch,
- Cleaning and shaping of existing roadside ditches that does not maintain the approximate original grade, hydraulic capacity and purpose of the ditch if the changes to the line and grade, hydraulic capacity or purpose of the ditch are installed to improve water quality and quantity controls (e.g. installing grass lined ditch),
- Placement of aggregate shoulder backing that stabilizes the transition between the road shoulder and the ditch or *embankment*,
- Full depth milling and filling of existing asphalt pavements, replacement of concrete pavement slabs, and similar work that does not expose soil or disturb the bottom six (6) inches of subbase material,
- Long-term use of equipment storage areas at or near highway maintenance facilities,
- Removal of sediment from the edge of the highway to restore a previously existing sheet-flow drainage connection from the highway surface to the highway ditch or *embankment*,
- Existing use of Canal Corp owned upland disposal sites for the canal, and
- Replacement of curbs, gutters, sidewalks and guide rail posts.

Site limitations – means site conditions that prevent the use of an infiltration technique and or infiltration of the total WQv. Typical site limitations include: seasonal high groundwater, shallow depth to bedrock, and soils with an infiltration rate less than 0.5 inches/hour. The existence of site limitations shall be confirmed and documented using actual field testing (i.e. test pits, soil borings, and infiltration test) or using information from the most current United States Department of Agriculture (USDA) Soil Survey for the County where the project is located.

Sizing Criteria – means the criteria included in Part I.C.2 of the permit that are used to size post-construction stormwater management control practices. The criteria include; Water Quality Volume (WQv), Runoff Reduction Volume (RRv), Channel Protection Volume (Cpv), *Overbank* Flood (Qp), and Extreme Flood (Qf).

State Pollutant Discharge Elimination System (SPDES) - means the system established pursuant to Article 17 of the ECL and 6 NYCRR Part 750 for issuance of permits authorizing discharges to the waters of the state.

Steep Slope – means land area designated on the current United States Department of Agriculture ("USDA") Soil Survey as Soil Slope Phase "D", (provided the map unit name is inclusive of slopes greater than 25%) , or Soil Slope Phase E or F, (regardless of the map unit name), or a combination of the three designations.

Streambank – as used in this permit, means the terrain alongside the bed of a creek or stream. The bank consists of the sides of the channel, between which the flow is confined.

Stormwater Pollution Prevention Plan (SWPPP) – means a project specific report, including construction drawings, that among other things: describes the construction activity(ies), identifies the potential sources of pollution at the *construction site*; describes and shows the stormwater controls that will be used to control the pollutants (i.e. erosion and sediment controls; for many projects, includes post-construction stormwater management controls); and identifies procedures the *owner or operator* will implement to comply with the terms and conditions of the permit. See Part III of the permit for a complete description of the information that must be included in the SWPPP.

Surface Waters of the State - shall be construed to include lakes, bays, sounds, ponds, impounding reservoirs, springs, rivers, streams, creeks, estuaries, marshes, inlets, canals, the Atlantic ocean within the territorial seas of the state of New York and all other bodies of surface water, natural or artificial, inland or coastal, fresh or salt, public or private (except those private waters that do not combine or effect a junction with natural surface waters), which are wholly or partially within or bordering the state or within its jurisdiction. Waters of the state are further defined in 6 NYCRR Parts 800 to 941.

Temporarily Ceased – means that an existing disturbed area will not be disturbed again within 14 calendar days of the previous soil disturbance.

Temporary Stabilization - means that exposed soil has been covered with material(s) as set forth in the technical standard, New York Standards and Specifications for Erosion and Sediment Control, to prevent the exposed soil from eroding. The materials can include, but are not limited to, mulch, seed and mulch, and erosion control mats (e.g. jute twisted yarn, excelsior wood fiber mats).

Total Maximum Daily Loads (TMDLs) - A TMDL is the sum of the allowable loads of a single pollutant from all contributing point and *nonpoint source*s. It is a calculation of the maximum amount of a pollutant that a waterbody can receive on a daily basis and still meet *water quality standards*, and an allocation of that amount to the pollutant's sources. A TMDL stipulates wasteload allocations (WLAs) for *point source* discharges, load allocations (LAs) for *nonpoint source*s, and a margin of safety (MOS).

Trained Contractor - means an employee from the contracting (construction) company, identified in Part III.A.6., that has received four (4) hours of Department endorsed

training in proper erosion and sediment control principles from a Soil and Water Conservation District, or other Department endorsed entity. After receiving the initial training, the *trained contractor* shall receive four (4) hours of training every three (3) years.

It can also mean an employee from the contracting (construction) company, identified in Part III.A.6., that meets the *qualified inspector* qualifications (e.g. licensed Professional Engineer, Certified Professional in Erosion and Sediment Control (CPESC), Registered Landscape Architect, New York State Erosion and Sediment Control Certificate Program holder, or someone working under the direct supervision of, and at the same company as, the licensed Professional Engineer or Registered Landscape Architect, provided they have received four (4) hours of Department endorsed training in proper erosion and sediment control principles from a Soil and Water Conservation District, or other Department endorsed entity).

The *trained contractor* is responsible for the day to day implementation of the SWPPP.

Uniform Procedures Act (UPA) Permit - means a permit required under 6 NYCRR Part 621 of the Environmental Conservation Law (ECL), Article 70.

Water Quality Standard - means such measures of purity or quality for any waters in relation to their reasonable and necessary use as promulgated in 6 NYCRR Part 700 et seq.

APPENDIX B – Required SWPPP Components by Project Type

Table 1
Construction Activities that Require the Preparation of a SWPPP That Only Includes Erosion and Sediment Controls

The following construction activities that involve soil disturbances of one (1) or more acres of land, but less than five (5) acres:

- Single family home not located in one of the watersheds listed in Appendix C or not *directly discharging* to one of the 303(d) segments listed in Appendix E
- Single family residential subdivisions with 25% or less impervious cover at total site build-out and not located in one of the watersheds listed in Appendix C and not directly discharging to one of the 303(d) segments listed in Appendix E
- Construction of a barn or other *agricultural building*, silo, stock yard or pen.

The following construction activities that involve soil disturbances between five thousand (5000) square feet and one (1) acre of land:

All construction activities located in the watersheds identified in Appendix D that involve soil disturbances between five thousand (5,000) square feet and one (1) acre of land.

The following construction activities that involve soil disturbances of one (1) or more acres of land:

- Installation of underground, linear utilities; such as gas lines, fiber-optic cable, cable TV, electric, telephone, sewer mains, and water mains
- Environmental enhancement projects, such as wetland mitigation projects, stormwater retrofits and stream restoration projects
- Pond construction
- Linear bike paths running through areas with vegetative cover, including bike paths surfaced with an impervious cover
- Cross-country ski trails and walking/hiking trails
- Sidewalk, bike path or walking path projects, surfaced with an impervious cover, that are not part of residential, commercial or institutional development;
- Sidewalk, bike path or walking path projects, surfaced with an impervious cover, that include incidental shoulder or curb work along an existing highway to support construction of the sidewalk, bike path or walking path.
- Slope stabilization projects
- Slope flattening that changes the grade of the site, but does not significantly change the runoff characteristics

Table 1 (Continued) CONSTRUCTION ACTIVITIES THAT REQUIRE THE PREPARATION OF A SWPPP THAT ONLY INCLUDES EROSION AND SEDIMENT CONTROLS

The following construction activities that involve soil disturbances of one (1) or more acres of land:

- Spoil areas that will be covered with vegetation
- Vegetated open space projects (i.e. recreational parks, lawns, meadows, fields, downhill ski trails) excluding projects that *alter hydrology from pre to post development* conditions,
- Athletic fields (natural grass) that do not include the construction or reconstruction of *impervious area* and do not *alter hydrology from pre to post development* conditions
- Demolition project where vegetation will be established, and no redevelopment is planned
- Overhead electric transmission line project that does not include the construction of permanent access roads or parking areas surfaced with *impervious cover*
- Structural practices as identified in Table II in the "Agricultural Management Practices Catalog for Nonpoint Source Pollution in New York State", excluding projects that involve soil disturbances of greater than five acres and construction activities that include the construction or reconstruction of impervious area
- Temporary access roads, median crossovers, detour roads, lanes, or other temporary impervious areas that will be restored to pre-construction conditions once the construction activity is complete

Table 2

CONSTRUCTION ACTIVITIES THAT REQUIRE THE PREPARATION OF A SWPPP THAT INCLUDES POST-CONSTRUCTION STORMWATER MANAGEMENT PRACTICES

The following construction activities that involve soil disturbances of one (1) or more acres of land:

- Single family home located in one of the watersheds listed in Appendix C or *directly discharging* to one of the 303(d) segments listed in Appendix E
- Single family home that disturbs five (5) or more acres of land
- Single family residential subdivisions located in one of the watersheds listed in Appendix C or *directly discharging* to one of the 303(d) segments listed in Appendix E
- Single family residential subdivisions that involve soil disturbances of between one (1) and five (5) acres of land with greater than 25% impervious cover at total site build-out
- Single family residential subdivisions that involve soil disturbances of five (5) or more acres of land, and single family residential subdivisions that involve soil disturbances of less than five (5) acres that are part of a larger common plan of development or sale that will ultimately disturb five or more acres of land
- Multi-family residential developments; includes duplexes, townhomes, condominiums, senior housing complexes, apartment complexes, and mobile home parks
- Airports
- Amusement parks
- Breweries, cideries, and wineries, including establishments constructed on agricultural land
- Campgrounds
- Cemeteries that include the construction or reconstruction of impervious area (>5% of disturbed area) or *alter the hydrology from pre to post development* conditions
- Commercial developments
- Churches and other places of worship
- Construction of a barn or other *agricultural building* (e.g. silo) and structural practices as identified in Table II in the "Agricultural Management Practices Catalog for Nonpoint Source Pollution in New York State" that include the construction or reconstruction of *impervious area*, excluding projects that involve soil disturbances of less than five acres.
- Golf courses
- Institutional development; includes hospitals, prisons, schools and colleges
- Industrial facilities; includes industrial parks
- Landfills
- Municipal facilities; includes highway garages, transfer stations, office buildings, POTW's, water treatment plants, and water storage tanks
- Office complexes
- Playgrounds that include the construction or reconstruction of impervious area
- Sports complexes
- Racetracks; includes racetracks with earthen (dirt) surface
- Road construction or reconstruction, including roads constructed as part of the construction activities listed in Table 1

Table 2 (Continued)

CONSTRUCTION ACTIVITIES THAT REQUIRE THE PREPARATION OF A SWPPP THAT INCLUDES POST-CONSTRUCTION STORMWATER MANAGEMENT PRACTICES

The following construction activities that involve soil disturbances of one (1) or more acres of land:

- Parking lot construction or reconstruction, including parking lots constructed as part of the construction activities listed in Table 1
- Athletic fields (natural grass) that include the construction or reconstruction of impervious area (>5% of disturbed area) or *alter the hydrology from pre to post development* conditions
- Athletic fields with artificial turf
- Permanent access roads, parking areas, substations, compressor stations and well drilling pads, surfaced with *impervious cover,* and constructed as part of an over-head electric transmission line project, wind-power project, cell tower project, oil or gas well drilling project, sewer or water main project or other linear utility project
- Sidewalk, bike path or walking path projects, surfaced with an impervious cover, that are part of a residential, commercial or institutional development
- Sidewalk, bike path or walking path projects, surfaced with an impervious cover, that are part of a highway construction or reconstruction project
- All other construction activities that include the construction or reconstruction of *impervious area* or *alter the hydrology from pre to post development* conditions, and are not listed in Table 1

APPENDIX C – Watersheds Requiring Enhanced Phosphorus Removal

Watersheds where *owners or operators* of construction activities identified in Table 2 of Appendix B must prepare a SWPPP that includes post-construction stormwater management practices designed in conformance with the Enhanced Phosphorus Removal Standards included in the technical standard, New York State Stormwater Management Design Manual ("Design Manual").

- Entire New York City Watershed located east of the Hudson River - Figure 1
- Onondaga Lake Watershed - Figure 2
- Greenwood Lake Watershed -Figure 3
- Oscawana Lake Watershed – Figure 4
- Kinderhook Lake Watershed – Figure 5

Figure 1 - New York City Watershed East of the Hudson

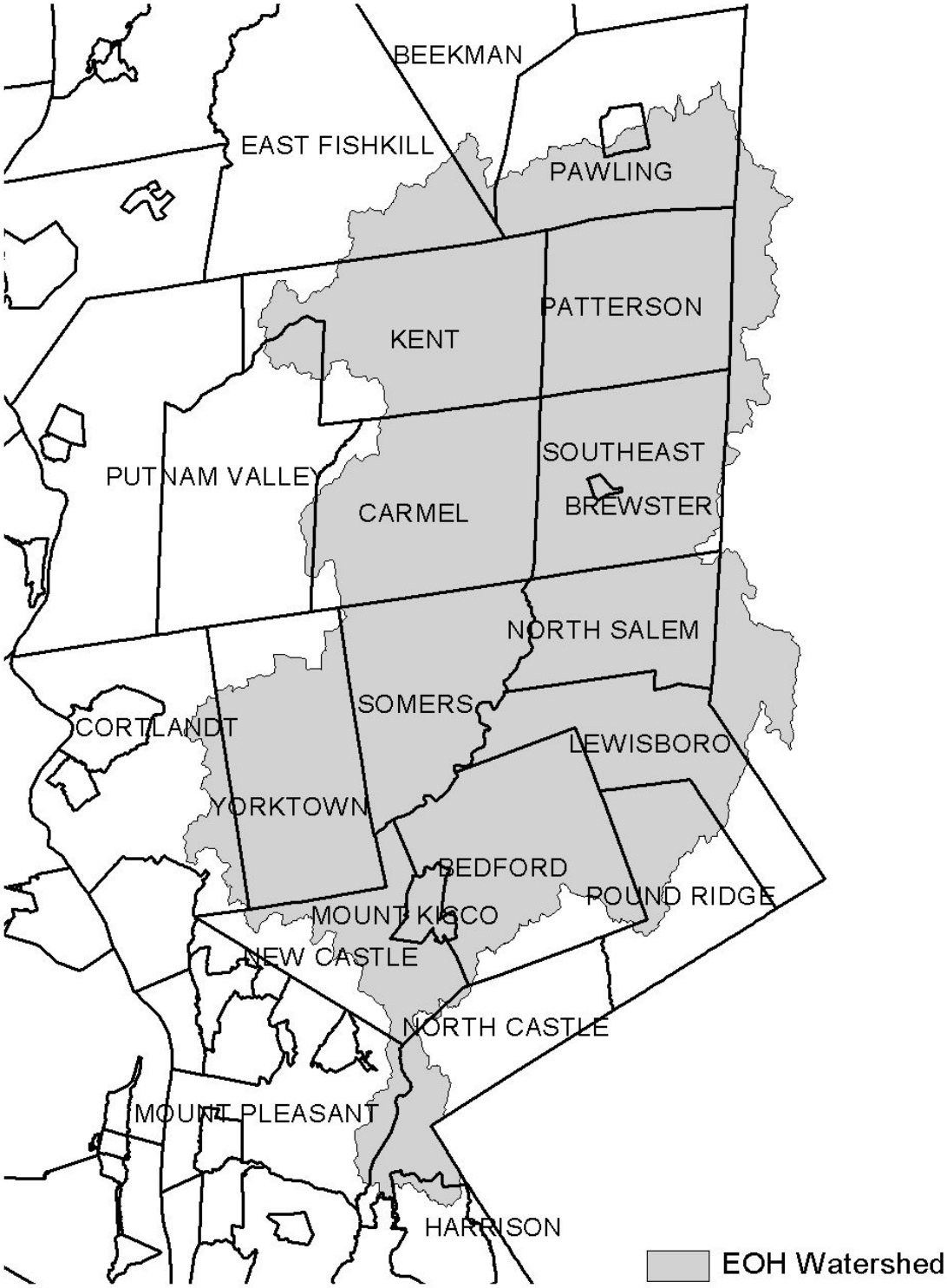


Figure 2 - Onondaga Lake Watershed



Figure 3 - Greenwood Lake Watershed

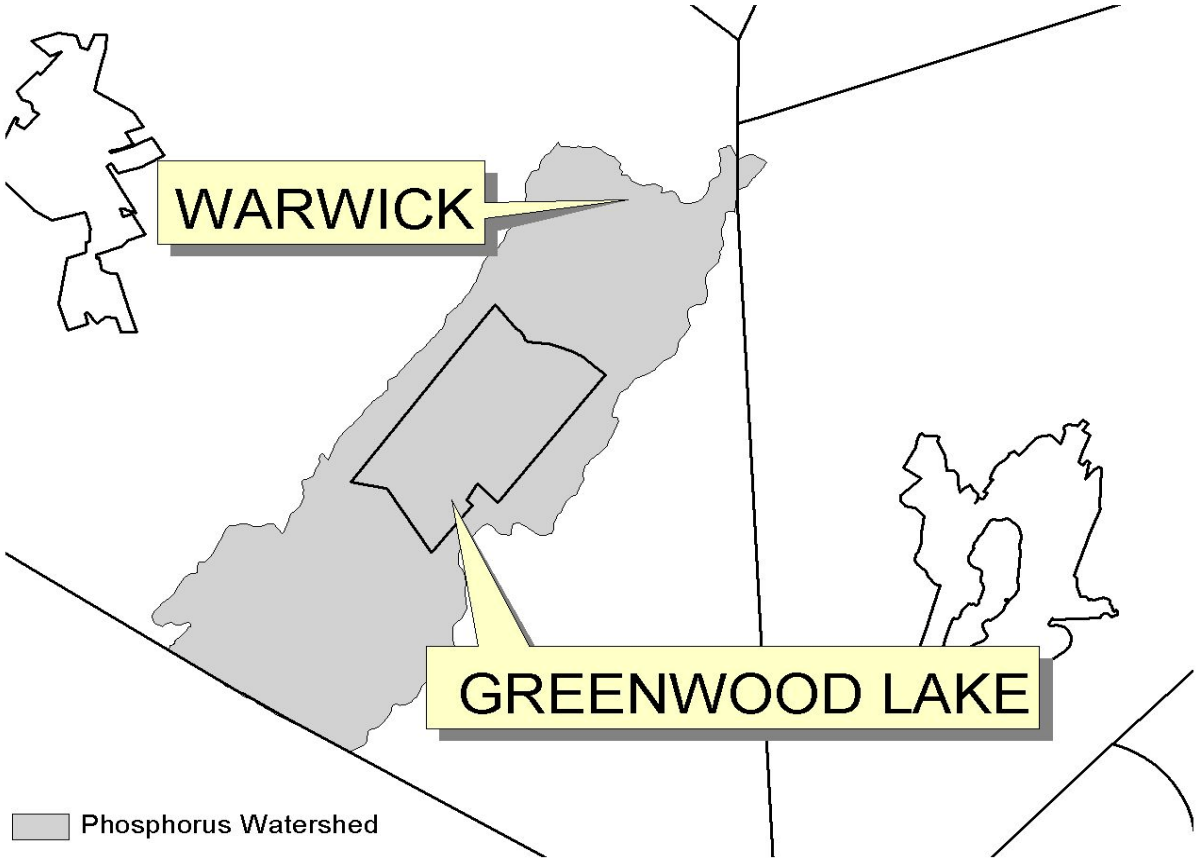


Figure 4 - Oscawana Lake Watershed

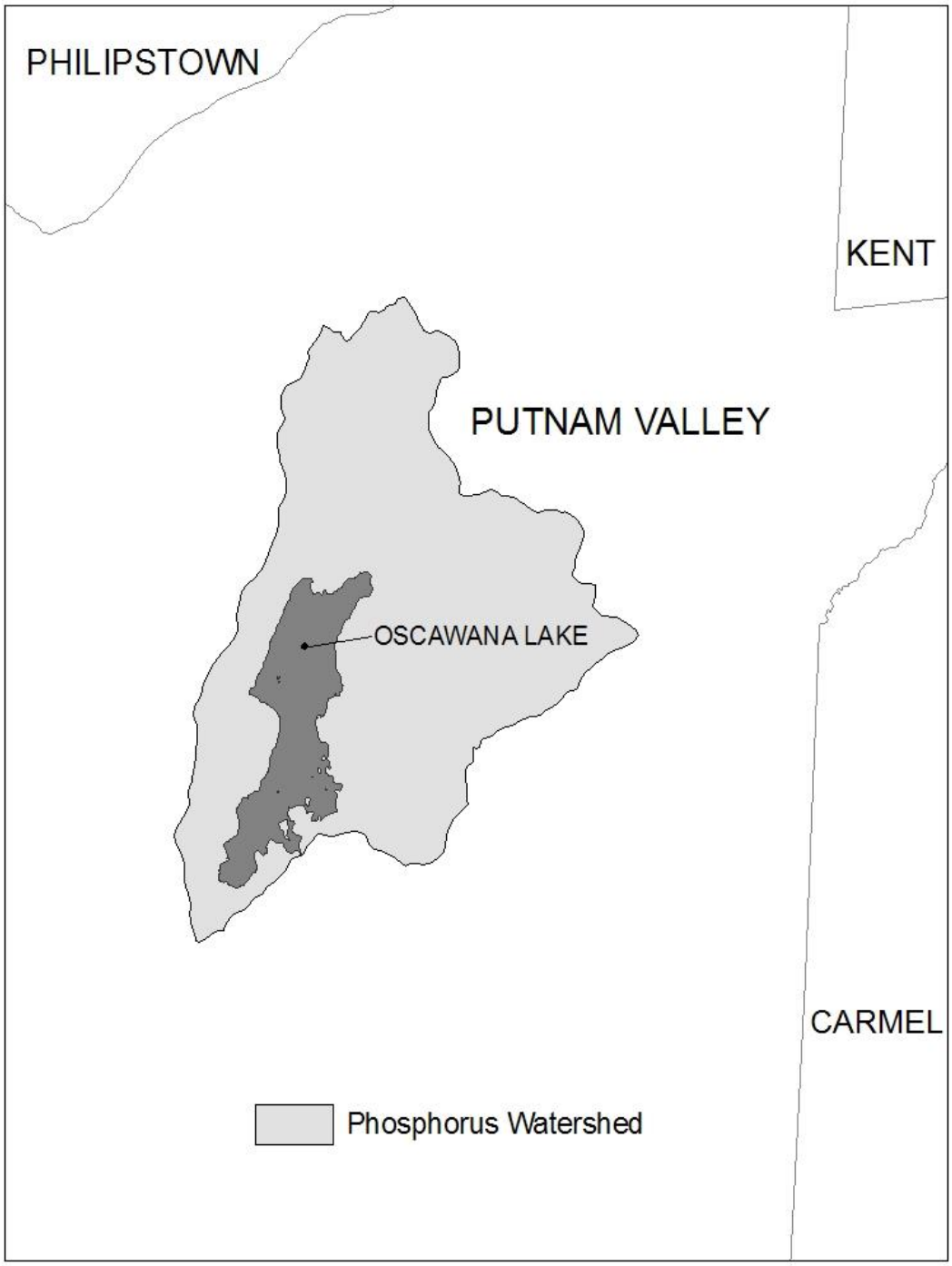
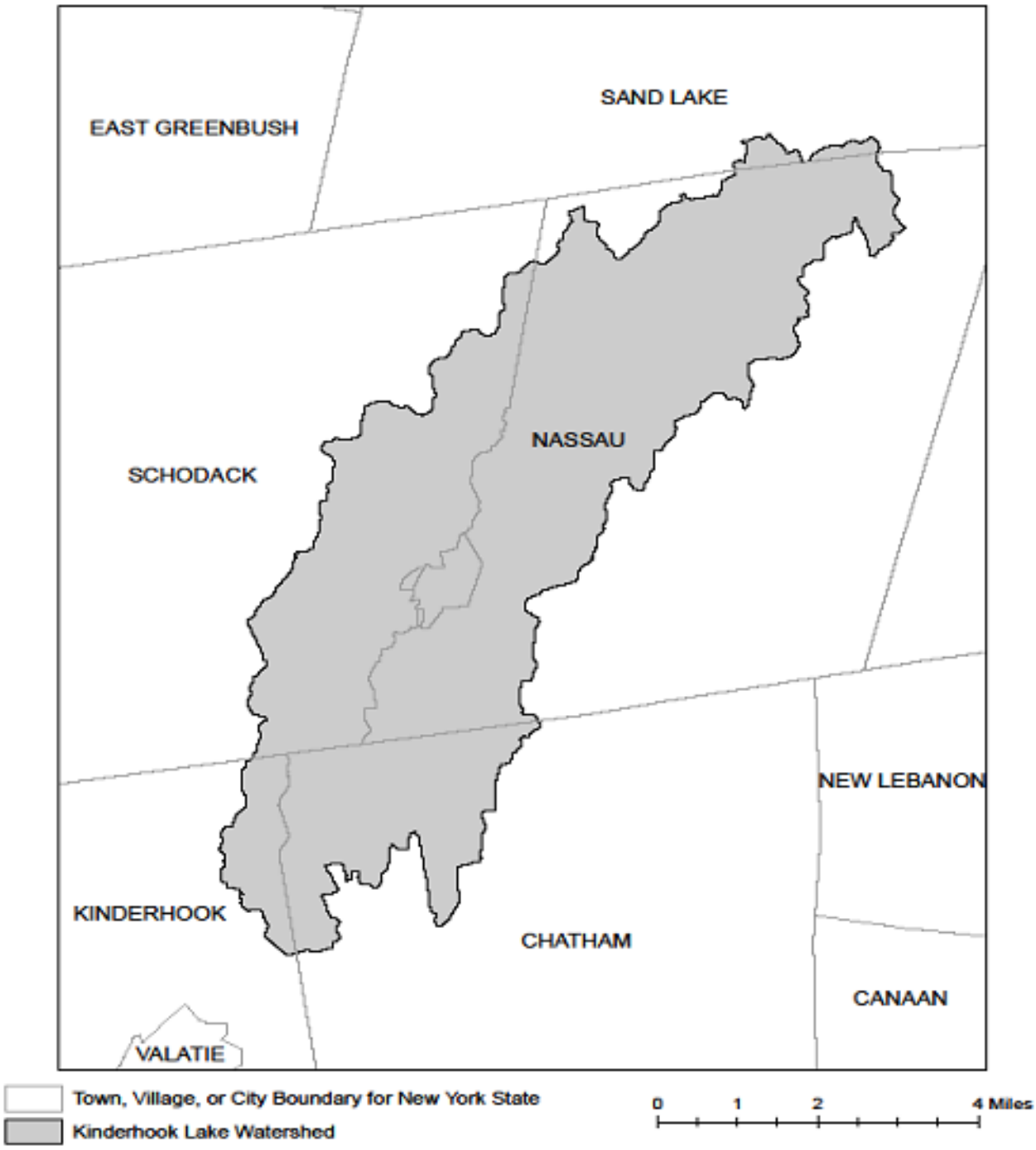


Figure 5 - Kinderhook Lake Watershed



APPENDIX D – Watersheds with Lower Disturbance Threshold

Watersheds where *owners or operators* of construction activities that involve soil disturbances between five thousand (5000) square feet and one (1) acre of land must obtain coverage under this permit.

Entire New York City Watershed that is located east of the Hudson River **-** See Figure 1 in Appendix C

APPENDIX E – 303(d) Segments Impaired by Construction Related Pollutant(s)

List of 303(d) segments impaired by pollutants related to *construction activity* (e.g. silt, sediment or nutrients). The list was developed using "The Final New York State 2016 Section 303(d) List of Impaired Waters Requiring a TMDL/Other Strategy" dated November 2016. *Owners or operators* of single family home and single family residential subdivisions with 25% or less total impervious cover at total site build-out that involve soil disturbances of one or more acres of land, but less than 5 acres, and *directly discharge* to one of the listed segments below shall prepare a SWPPP that includes post-construction stormwater management practices designed in conformance with the New York State Stormwater Management Design Manual ("Design Manual"), dated January 2015.

COUNTY	WATERBODY	POLLUTANT
Albany	Ann Lee (Shakers) Pond, Stump Pond	Nutrients
Albany	Basic Creek Reservoir	Nutrients
Allegany	Amity Lake, Saunders Pond	Nutrients
Bronx	Long Island Sound, Bronx	Nutrients
Bronx	Van Cortlandt Lake	Nutrients
Broome	Fly Pond, Deer Lake, Sky Lake	Nutrients
Broome	Minor Tribs to Lower Susquehanna (north)	Nutrients
Broome	Whitney Point Lake/Reservoir	Nutrients
Cattaraugus	Allegheny River/Reservoir	Nutrients
Cattaraugus	Beaver (Alma) Lake	Nutrients
Cattaraugus	Case Lake	Nutrients
Cattaraugus	Linlyco/Club Pond	Nutrients
Cayuga	Duck Lake	Nutrients
Cayuga	Little Sodus Bay	Nutrients
Chautauqua	Bear Lake	Nutrients
Chautauqua	Chadakoin River and tribs	Nutrients
Chautauqua	Chautauqua Lake, North	Nutrients
Chautauqua	Chautauqua Lake, South	Nutrients
Chautauqua	Findley Lake	Nutrients
Chautauqua	Hulburt/Clymer Pond	Nutrients
Clinton	Great Chazy River, Lower, Main Stem	Silt/Sediment
Clinton	Lake Champlain, Main Lake, Middle	Nutrients
Clinton	Lake Champlain, Main Lake, North	Nutrients
Columbia	Kinderhook Lake	Nutrients
Columbia	Robinson Pond	Nutrients
Cortland	Dean Pond	Nutrients

303(d) Segments Impaired by Construction Related Pollutant(s)

Dutchess	Fall Kill and tribs	Nutrients
Dutchess	Hillside Lake	Nutrients
Dutchess	Wappingers Lake	Nutrients
Dutchess	Wappingers Lake	Silt/Sediment
Erie	Beeman Creek and tribs	Nutrients
Erie	Ellicott Creek, Lower, and tribs	Silt/Sediment
Erie	Ellicott Creek, Lower, and tribs	Nutrients
Erie	Green Lake	Nutrients
Erie	Little Sister Creek, Lower, and tribs	Nutrients
Erie	Murder Creek, Lower, and tribs	Nutrients
Erie	Rush Creek and tribs	Nutrients
Erie	Scajaquada Creek, Lower, and tribs	Nutrients
Erie	Scajaquada Creek, Middle, and tribs	Nutrients
Erie	Scajaquada Creek, Upper, and tribs	Nutrients
Erie	South Branch Smoke Cr, Lower, and tribs	Silt/Sediment
Erie	South Branch Smoke Cr, Lower, and tribs	Nutrients
Essex	Lake Champlain, Main Lake, South	Nutrients
Essex	Lake Champlain, South Lake	Nutrients
Essex	Willsboro Bay	Nutrients
Genesee	Bigelow Creek and tribs	Nutrients
Genesee	Black Creek, Middle, and minor tribs	Nutrients
Genesee	Black Creek, Upper, and minor tribs	Nutrients
Genesee	Bowen Brook and tribs	Nutrients
Genesee	LeRoy Reservoir	Nutrients
Genesee	Oak Orchard Cr, Upper, and tribs	Nutrients
Genesee	Tonawanda Creek, Middle, Main Stem	Nutrients
Greene	Schoharie Reservoir	Silt/Sediment
Greene	Sleepy Hollow Lake	Silt/Sediment
Herkimer	Steele Creek tribs	Silt/Sediment
Herkimer	Steele Creek tribs	Nutrients
Jefferson	Moon Lake	Nutrients
Kings	Hendrix Creek	Nutrients
Kings	Prospect Park Lake	Nutrients
Lewis	Mill Creek/South Branch, and tribs	Nutrients
Livingston	Christie Creek and tribs	Nutrients
Livingston	Conesus Lake	Nutrients
Livingston	Mill Creek and minor tribs	Silt/Sediment
Monroe	Black Creek, Lower, and minor tribs	Nutrients
Monroe	Buck Pond	Nutrients
Monroe	Cranberry Pond	Nutrients

303(d) Segments Impaired by Construction Related Pollutant(s)

Monroe	Lake Ontario Shoreline, Western	Nutrients
Monroe	Long Pond	Nutrients
Monroe	Mill Creek and tribs	Nutrients
Monroe	Mill Creek/Blue Pond Outlet and tribs	Nutrients
Monroe	Minor Tribs to Irondequoit Bay	Nutrients
Monroe	Rochester Embayment - East	Nutrients
Monroe	Rochester Embayment - West	Nutrients
Monroe	Shipbuilders Creek and tribs	Nutrients
Monroe	Thomas Creek/White Brook and tribs	Nutrients
Nassau	Beaver Lake	Nutrients
Nassau	Camaans Pond	Nutrients
Nassau	East Meadow Brook, Upper, and tribs	Silt/Sediment
Nassau	East Rockaway Channel	Nutrients
Nassau	Grant Park Pond	Nutrients
Nassau	Hempstead Bay	Nutrients
Nassau	Hempstead Lake	Nutrients
Nassau	Hewlett Bay	Nutrients
Nassau	Hog Island Channel	Nutrients
Nassau	Long Island Sound, Nassau County Waters	Nutrients
Nassau	Massapequa Creek and tribs	Nutrients
Nassau	Milburn/Parsonage Creeks, Upp, and tribs	Nutrients
Nassau	Reynolds Channel, west	Nutrients
Nassau	Tidal Tribs to Hempstead Bay	Nutrients
Nassau	Tribs (fresh) to East Bay	Nutrients
Nassau	Tribs (fresh) to East Bay	Silt/Sediment
Nassau	Tribs to Smith/Halls Ponds	Nutrients
Nassau	Woodmere Channel	Nutrients
New York	Harlem Meer	Nutrients
New York	The Lake in Central Park	Nutrients
Niagara	Bergholtz Creek and tribs	Nutrients
Niagara	Hyde Park Lake	Nutrients
Niagara	Lake Ontario Shoreline, Western	Nutrients
Niagara	Lake Ontario Shoreline, Western	Nutrients
Oneida	Ballou, Nail Creeks and tribs	Nutrients
Onondaga	Harbor Brook, Lower, and tribs	Nutrients
Onondaga	Ley Creek and tribs	Nutrients
Onondaga	Minor Tribs to Onondaga Lake	Nutrients
Onondaga	Ninemile Creek, Lower, and tribs	Nutrients
Onondaga	Onondaga Creek, Lower, and tribs	Nutrients
Onondaga	Onondaga Creek, Middle, and tribs	Nutrients

303(d) Segments Impaired by Construction Related Pollutant(s)

Onondaga	Onondaga Lake, northern end	Nutrients
Onondaga	Onondaga Lake, southern end	Nutrients
Ontario	Great Brook and minor tribs	Silt/Sediment
Ontario	Great Brook and minor tribs	Nutrients
Ontario	Hemlock Lake Outlet and minor tribs	Nutrients
Ontario	Honeoye Lake	Nutrients
Orange	Greenwood Lake	Nutrients
Orange	Monhagen Brook and tribs	Nutrients
Orange	Orange Lake	Nutrients
Orleans	Lake Ontario Shoreline, Western	Nutrients
Orleans	Lake Ontario Shoreline, Western	Nutrients
Oswego	Lake Neatahwanta	Nutrients
Oswego	Pleasant Lake	Nutrients
Putnam	Bog Brook Reservoir	Nutrients
Putnam	Boyd Corners Reservoir	Nutrients
Putnam	Croton Falls Reservoir	Nutrients
Putnam	Diverting Reservoir	Nutrients
Putnam	East Branch Reservoir	Nutrients
Putnam	Lake Carmel	Nutrients
Putnam	Middle Branch Reservoir	Nutrients
Putnam	Oscawana Lake	Nutrients
Putnam	Palmer Lake	Nutrients
Putnam	West Branch Reservoir	Nutrients
Queens	Bergen Basin	Nutrients
Queens	Flushing Creek/Bay	Nutrients
Queens	Jamaica Bay, Eastern, and tribs (Queens)	Nutrients
Queens	Kissena Lake	Nutrients
Queens	Meadow Lake	Nutrients
Queens	Willow Lake	Nutrients
Rensselaer	Nassau Lake	Nutrients
Rensselaer	Snyders Lake	Nutrients
Richmond	Grasmere Lake/Bradys Pond	Nutrients
Rockland	Congers Lake, Swartout Lake	Nutrients
Rockland	Rockland Lake	Nutrients
Saratoga	Ballston Lake	Nutrients
Saratoga	Dwaas Kill and tribs	Silt/Sediment
Saratoga	Dwaas Kill and tribs	Nutrients
Saratoga	Lake Lonely	Nutrients
Saratoga	Round Lake	Nutrients
Saratoga	Tribs to Lake Lonely	Nutrients

303(d) Segments Impaired by Construction Related Pollutant(s)

Schenectady	Collins Lake	Nutrients
Schenectady	Duane Lake	Nutrients
Schenectady	Mariaville Lake	Nutrients
Schoharie	Engleville Pond	Nutrients
Schoharie	Summit Lake	Nutrients
Seneca	Reeder Creek and tribs	Nutrients
St.Lawrence	Black Lake Outlet/Black Lake	Nutrients
St.Lawrence	Fish Creek and minor tribs	Nutrients
Steuben	Smith Pond	Nutrients
Suffolk	Agawam Lake	Nutrients
Suffolk	Big/Little Fresh Ponds	Nutrients
Suffolk	Canaan Lake	Silt/Sediment
Suffolk	Canaan Lake	Nutrients
Suffolk	Flanders Bay, West/Lower Sawmill Creek	Nutrients
Suffolk	Fresh Pond	Nutrients
Suffolk	Great South Bay, East	Nutrients
Suffolk	Great South Bay, Middle	Nutrients
Suffolk	Great South Bay, West	Nutrients
Suffolk	Lake Ronkonkoma	Nutrients
Suffolk	Long Island Sound, Suffolk County, West	Nutrients
Suffolk	Mattituck (Marratooka) Pond	Nutrients
Suffolk	Meetinghouse/Terrys Creeks and tribs	Nutrients
Suffolk	Mill and Seven Ponds	Nutrients
Suffolk	Millers Pond	Nutrients
Suffolk	Moriches Bay, East	Nutrients
Suffolk	Moriches Bay, West	Nutrients
Suffolk	Peconic River, Lower, and tidal tribs	Nutrients
Suffolk	Quantuck Bay	Nutrients
Suffolk	Shinnecock Bay and Inlet	Nutrients
Suffolk	Tidal tribs to West Moriches Bay	Nutrients
Sullivan	Bodine, Montgomery Lakes	Nutrients
Sullivan	Davies Lake	Nutrients
Sullivan	Evens Lake	Nutrients
Sullivan	Pleasure Lake	Nutrients
Tompkins	Cayuga Lake, Southern End	Nutrients
Tompkins	Cayuga Lake, Southern End	Silt/Sediment
Tompkins	Owasco Inlet, Upper, and tribs	Nutrients
Ulster	Ashokan Reservoir	Silt/Sediment
Ulster	Esopus Creek, Upper, and minor tribs	Silt/Sediment
Warren	Hague Brook and tribs	Silt/Sediment

303(d) Segments Impaired by Construction Related Pollutant(s)

Warren	Huddle/Finkle Brooks and tribs	Silt/Sediment
Warren	Indian Brook and tribs	Silt/Sediment
Warren	Lake George	Silt/Sediment
Warren	Tribs to L.George, Village of L George	Silt/Sediment
Washington	Cossayuna Lake	Nutrients
Washington	Lake Champlain, South Bay	Nutrients
Washington	Tribs to L.George, East Shore	Silt/Sediment
Washington	Wood Cr/Champlain Canal and minor tribs	Nutrients
Wayne	Port Bay	Nutrients
Westchester	Amawalk Reservoir	Nutrients
Westchester	Blind Brook, Upper, and tribs	Silt/Sediment
Westchester	Cross River Reservoir	Nutrients
Westchester	Lake Katonah	Nutrients
Westchester	Lake Lincolndale	Nutrients
Westchester	Lake Meahagh	Nutrients
Westchester	Lake Mohegan	Nutrients
Westchester	Lake Shenorock	Nutrients
Westchester	Long Island Sound, Westchester (East)	Nutrients
Westchester	Mamaroneck River, Lower	Silt/Sediment
Westchester	Mamaroneck River, Upper, and minor tribs	Silt/Sediment
Westchester	Muscoot/Upper New Croton Reservoir	Nutrients
Westchester	New Croton Reservoir	Nutrients
Westchester	Peach Lake	Nutrients
Westchester	Reservoir No.1 (Lake Isle)	Nutrients
Westchester	Saw Mill River, Lower, and tribs	Nutrients
Westchester	Saw Mill River, Middle, and tribs	Nutrients
Westchester	Sheldrake River and tribs	Silt/Sediment
Westchester	Sheldrake River and tribs	Nutrients
Westchester	Silver Lake	Nutrients
Westchester	Teatown Lake	Nutrients
Westchester	Titicus Reservoir	Nutrients
Westchester	Truesdale Lake	Nutrients
Westchester	Wallace Pond	Nutrients
Wyoming	Java Lake	Nutrients
Wyoming	Silver Lake	Nutrients

APPENDIX F – List of NYS DEC Regional Offices

Region	Covering the following counties:	DIVISION OF ENVIRONMENTAL PERMITS (DEP) Permit Administrators	DIVISION OF WATER (DOW) Water (SPDES) Program
1	Nassau and Suffolk	50 Circle Road Stony Brook, NY 11790 Tel. (631) 444-0365	50 Circle Road Stony Brook, NY 11790-3409 Tel. (631) 444-0405
2	Bronx, Kings, New York, Queens and Richmond	1 Hunters Point Plaza, 47-40 21st St. Long Island City, NY 11101-5407 Tel. (718) 482-4997	1 Hunters Point Plaza, 47-40 21st St. Long Island City, NY 11101-5407 Tel. (718) 482-4933
3	Dutchess, Orange, Putnam, Rockland, Sullivan, Ulster and Westchester	21 South Putt Corners Road New Paltz, NY 12561-1696 Tel. (845) 256-3059	100 Hillside Avenue, Suite 1w White Plains, NY 10603 Tel. (914) 428 - 2505
4	Albany, Columbia, Delaware, Greene, Montgomery, Otsego, Rensselaer, Schenectady and Schoharie	1150 North Westcott Road Schenectady, NY 12306-2014 Tel. (518) 357-2069	1130 North Westcott Road Schenectady, NY 12306-2014 Tel. (518) 357-2045
5	Clinton, Essex, Franklin, Fulton, Hamilton, Saratoga, Warren and Washington	1115 State Route 86, Po Box 296 Ray Brook, NY 12977-0296 Tel. (518) 897-1234	232 Golf Course Road Warrensburg, NY 12885-1172 Tel. (518) 623-1200
6	HERKIMER, JEFFERSON, LEWIS, ONEIDA AND ST. LAWRENCE	STATE OFFICE BUILDING 317 WASHINGTON STREET WATERTOWN, NY 13601-3787 TEL. (315) 785-2245	STATE OFFICE BUILDING 207 GENESEE STREET UTICA, NY 13501-2885 TEL. (315) 793-2554
7	BROOME, CAYUGA, CHENANGO, CORTLAND, MADISON, ONONDAGA, OSWEGO, TIOGA AND TOMPKINS	615 ERIE BLVD. WEST SYRACUSE, NY 13204-2400 TEL. (315) 426-7438	615 ERIE BLVD. WEST SYRACUSE, NY 13204-2400 TEL. (315) 426-7500
8	CHEMUNG, GENESEE, LIVINGSTON, MONROE, ONTARIO, ORLEANS, SCHUYLER, SENECA, STEUBEN, WAYNE AND YATES	6274 EAST AVON-LIMA ROADAVON, NY 14414-9519 TEL. (585) 226-2466	6274 EAST AVON-LIMA RD. AVON, NY 14414-9519 TEL. (585) 226-2466
9	ALLEGANY, CATTARAUGUS, CHAUTAUQUA, ERIE, NIAGARA AND WYOMING	270 MICHIGAN AVENUE BUFFALO, NY 14203-2999 TEL. (716) 851-7165	270 MICHIGAN AVENUE BUFFALO, NY 14203-2999 TEL. (716) 851-7070

NYS Department of Environmental Conservation
Division of Water
625 Broadway, 4th Floor
Albany, New York 12233-3505

MS4 Stormwater Pollution Prevention Plan (SWPPP) Acceptance Form

for

Construction Activities Seeking Authorization Under SPDES General Permit

*(NOTE: Attach Completed Form to Notice Of Intent and Submit to Address Above)

I. Project Owner/Operator Information
1. Owner/Operator Name:
2. Contact Person:
3. Street Address:
4. City/State/Zip:
II. Project Site Information
5. Project/Site Name:
6. Street Address:
7. City/State/Zip:
III. Stormwater Pollution Prevention Plan (SWPPP) Review and Acceptance Information
8. SWPPP Reviewed by:
9. Title/Position:
10. Date Final SWPPP Reviewed and Accepted:
IV. Regulated MS4 Information
11. Name of MS4:
12. MS4 SPDES Permit Identification Number: NYR20A _____
13. Contact Person:
14. Street Address:
15. City/State/Zip:
16. Telephone Number:

MS4 SWPPP Acceptance Form - continued

V. Certification Statement - MS4 Official (principal executive officer or ranking elected official) or Duly Authorized Representative

I hereby certify that the final Stormwater Pollution Prevention Plan (SWPPP) for the construction project identified in question 5 has been reviewed and meets the substantive requirements in the SPDES General Permit For Stormwater Discharges from Municipal Separate Storm Sewer Systems (MS4s). Note: The MS4, through the acceptance of the SWPPP, assumes no responsibility for the accuracy and adequacy of the design included in the SWPPP. In addition, review and acceptance of the SWPPP by the MS4 does not relieve the owner/operator or their SWPPP preparer of responsibility or liability for errors or omissions in the plan.

Printed Name:

Title/Position:

Signature:

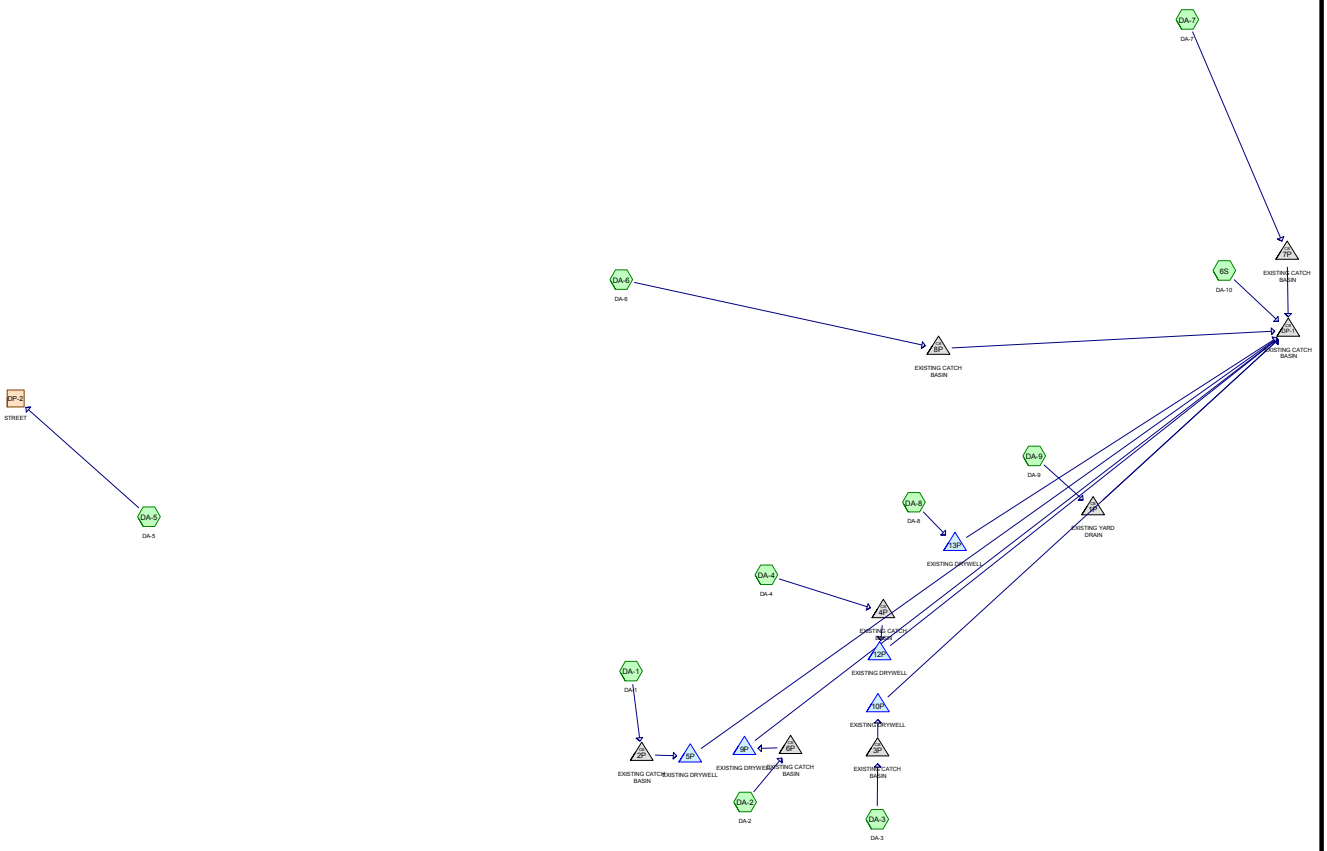
Date:

VI. Additional Information

(NYS DEC - MS4 SWPPP Acceptance Form - January 2015)

APPENDIX C

Pre-Development and Post-Development Run-off Calculations



Subcat Reach Pond Link

Routing Diagram for Wallace-PRE
Prepared by LRC Group, Printed 2/25/2021
HydroCAD® 10.00-19 s/n 02009 © 2016 HydroCAD Software Solutions LLC

Area Listing (all nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
12,123	84	50-75% Grass cover, Fair, HSG D (6S, DA-1, DA-2, DA-3, DA-4, DA-6, DA-8, DA-9)
126,844	98	Paved parking, HSG D (6S, DA-1, DA-2, DA-3, DA-4, DA-5, DA-6, DA-7, DA-8, DA-9)
138,967	**97**	**TOTAL AREA**

Soil Listing (all nodes)

Area (sq-ft)	Soil Group	Subcatchment Numbers
0	HSG A	
0	HSG B	
0	HSG C	
138,967	HSG D	6S, DA-1, DA-2, DA-3, DA-4, DA-5, DA-6, DA-7, DA-8, DA-9
0	Other	
138,967		**TOTAL AREA**

Ground Covers (all nodes)

HSG-A (sq-ft)	HSG-B (sq-ft)	HSG-C (sq-ft)	HSG-D (sq-ft)	Other (sq-ft)	Total (sq-ft)	Ground Cover	Sub Num
0	0	0	12,123	0	12,123	50-75% Grass cover, Fair	
0	0	0	126,844	0	126,844	Paved parking	
0	**0**	**0**	**138,967**	**0**	**138,967**	**TOTAL AREA**	

Pipe Listing (all nodes)

Line#	Node Number	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	n	Diam/Width (inches)	Height (inches)	Inside-Fill (inches)
1	1P	171.30	170.43	87.0	0.0100	0.013	4.0	0.0	0.0
2	2P	170.60	170.46	14.0	0.0100	0.013	12.0	0.0	0.0
3	3P	170.30	170.13	17.0	0.0100	0.013	12.0	0.0	0.0
4	4P	170.80	170.68	12.0	0.0100	0.013	12.0	0.0	0.0
5	6P	170.30	170.15	15.0	0.0100	0.013	12.0	0.0	0.0
6	7P	167.60	166.70	26.0	0.0346	0.013	18.0	0.0	0.0
7	8P	168.70	167.00	142.0	0.0120	0.013	12.0	0.0	0.0
8	DP-1	166.70	165.00	191.0	0.0089	0.013	18.0	0.0	0.0

Time span=0.00-30.00 hrs, dt=0.05 hrs, 601 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 6S: DA-10 Runoff Area=3,125 sf 87.10% Impervious Runoff Depth=2.17"
Flow Length=48' Slope=0.0235 '/' Tc=6.0 min CN=96 Runoff=0.24 cfs 565 cf

Subcatchment DA-1: DA-1 Runoff Area=15,019 sf 84.37% Impervious Runoff Depth=2.17"
Flow Length=59' Tc=6.0 min CN=96 Runoff=1.18 cfs 2,715 cf

Subcatchment DA-2: DA-2 Runoff Area=3,749 sf 79.83% Impervious Runoff Depth=2.07"
Flow Length=61' Tc=6.0 min CN=95 Runoff=0.29 cfs 647 cf

Subcatchment DA-3: DA-3 Runoff Area=4,132 sf 69.19% Impervious Runoff Depth=1.97"
Flow Length=43' Tc=6.0 min CN=94 Runoff=0.30 cfs 680 cf

Subcatchment DA-4: DA-4 Runoff Area=5,589 sf 86.58% Impervious Runoff Depth=2.17"
Flow Length=59' Tc=6.0 min CN=96 Runoff=0.44 cfs 1,010 cf

Subcatchment DA-5: DA-5 Runoff Area=13,552 sf 100.00% Impervious Runoff Depth=2.38"
Flow Length=60' Slope=0.0100 '/' Tc=6.0 min CN=98 Runoff=1.11 cfs 2,688 cf

Subcatchment DA-6: DA-6 Runoff Area=72,169 sf 95.78% Impervious Runoff Depth=2.27"
Flow Length=293' Tc=6.0 min CN=97 Runoff=5.80 cfs 13,666 cf

Subcatchment DA-7: DA-7 Runoff Area=8,324 sf 100.00% Impervious Runoff Depth=2.38"
Flow Length=183' Tc=6.0 min CN=98 Runoff=0.68 cfs 1,651 cf

Subcatchment DA-8: DA-8 Runoff Area=4,173 sf 81.26% Impervious Runoff Depth=2.07"
Flow Length=31' Tc=6.0 min CN=95 Runoff=0.32 cfs 720 cf

Subcatchment DA-9: DA-9 Runoff Area=9,135 sf 69.73% Impervious Runoff Depth=1.97"
Flow Length=82' Tc=6.0 min CN=94 Runoff=0.67 cfs 1,503 cf

Reach DP-2: STREET Inflow=1.11 cfs 2,688 cf
Outflow=1.11 cfs 2,688 cf

Pond 1P: EXISTING YARD DRAIN Peak Elev=183.40' Inflow=0.67 cfs 1,503 cf
4.0" Round Culvert n=0.013 L=87.0' S=0.0100 '/' Outflow=0.67 cfs 1,503 cf

Pond 2P: EXISTING CATCH BASIN Peak Elev=171.28' Inflow=1.18 cfs 2,715 cf
12.0" Round Culvert n=0.013 L=14.0' S=0.0100 '/' Outflow=1.18 cfs 2,715 cf

Pond 3P: EXISTING CATCH BASIN Peak Elev=170.61' Inflow=0.30 cfs 680 cf
12.0" Round Culvert n=0.013 L=17.0' S=0.0100 '/' Outflow=0.30 cfs 680 cf

Pond 4P: EXISTING CATCH BASIN Peak Elev=171.18' Inflow=0.44 cfs 1,010 cf
12.0" Round Culvert n=0.013 L=12.0' S=0.0100 '/' Outflow=0.44 cfs 1,010 cf

Pond 5P: EXISTING DRYWELL Peak Elev=173.40' Storage=538 cf Inflow=1.18 cfs 2,715 cf
Outflow=0.79 cfs 2,715 cf

Pond 6P: EXISTING CATCH BASIN Peak Elev=170.60' Inflow=0.29 cfs 647 cf
12.0" Round Culvert n=0.013 L=15.0' S=0.0100 '/' Outflow=0.29 cfs 647 cf

Pond 7P: EXISTING CATCH BASIN Peak Elev=168.01' Inflow=0.68 cfs 1,651 cf
18.0" Round Culvert n=0.013 L=26.0' S=0.0346 '/' Outflow=0.68 cfs 1,651 cf

Pond 8P: EXISTING CATCH BASIN Peak Elev=173.34' Inflow=5.80 cfs 13,666 cf
12.0" Round Culvert n=0.013 L=142.0' S=0.0120 '/' Outflow=5.80 cfs 13,666 cf

Pond 9P: EXISTING DRYWELL Peak Elev=173.39' Storage=646 cf Inflow=0.29 cfs 647 cf
Outflow=0.00 cfs 0 cf

Pond 10P: EXISTING DRYWELL Peak Elev=172.94' Storage=209 cf Inflow=0.30 cfs 680 cf
Outflow=0.18 cfs 680 cf

Pond 12P: EXISTING DRYWELL Peak Elev=173.02' Storage=251 cf Inflow=0.44 cfs 1,010 cf
Outflow=0.33 cfs 1,010 cf

Pond 13P: EXISTING DRYWELL Peak Elev=172.60' Storage=226 cf Inflow=0.32 cfs 720 cf
Outflow=0.16 cfs 720 cf

Pond DP-1: EXISTING CATCH BASIN Peak Elev=168.66' Inflow=7.40 cfs 17,385 cf
18.0" Round Culvert n=0.013 L=191.0' S=0.0089 '/' Outflow=7.40 cfs 17,385 cf

Total Runoff Area = 138,967 sf Runoff Volume = 25,844 cf Average Runoff Depth = 2.23"
8.72% Pervious = 12,123 sf 91.28% Impervious = 126,844 sf

Summary for Subcatchment 6S: DA-10

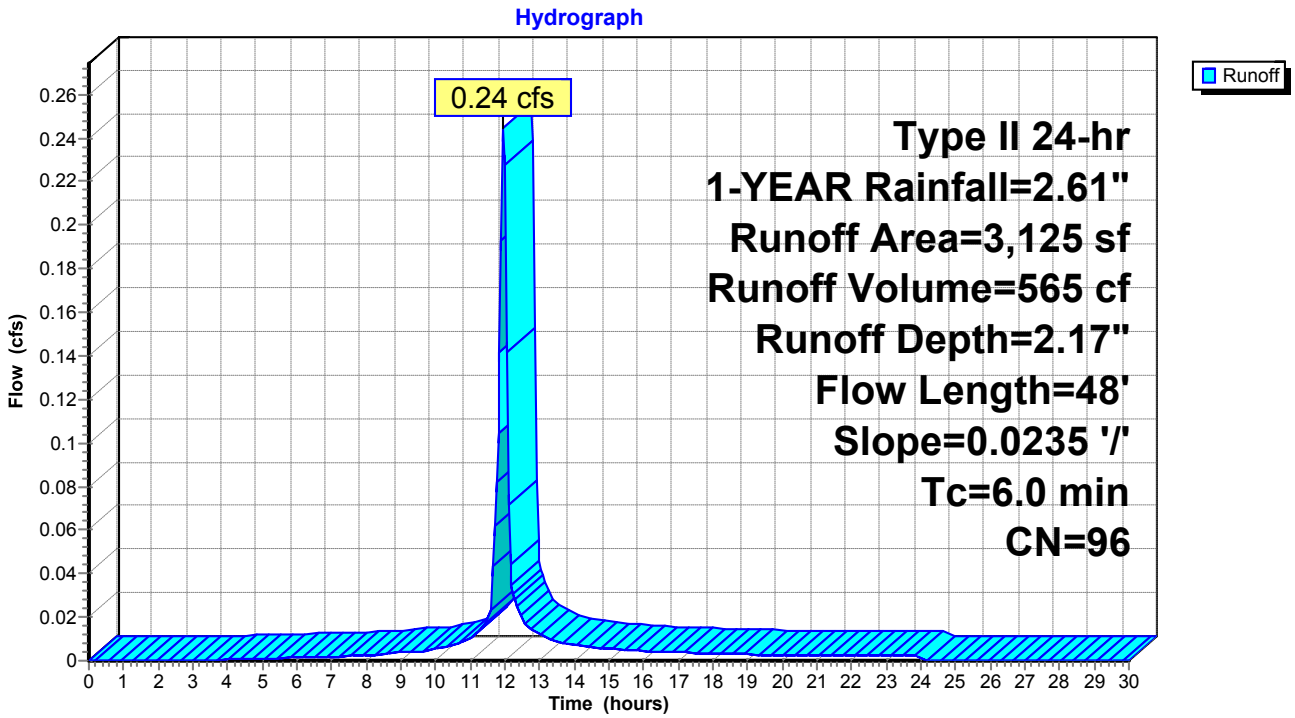
Runoff = 0.24 cfs @ 11.96 hrs, Volume= 565 cf, Depth= 2.17"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 1-YEAR Rainfall=2.61"

Area (sf)	CN	Description
403	84	50-75% Grass cover, Fair, HSG D
2,722	98	Paved parking, HSG D
3,125	96	Weighted Average
403		12.90% Pervious Area
2,722		87.10% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.6	48	0.0235	1.26		**Sheet Flow, A-B** Smooth surfaces n= 0.011 P2= 3.16"
0.6	48	Total, Increased to minimum Tc = 6.0 min			

Subcatchment 6S: DA-10



Summary for Subcatchment DA-1: DA-1

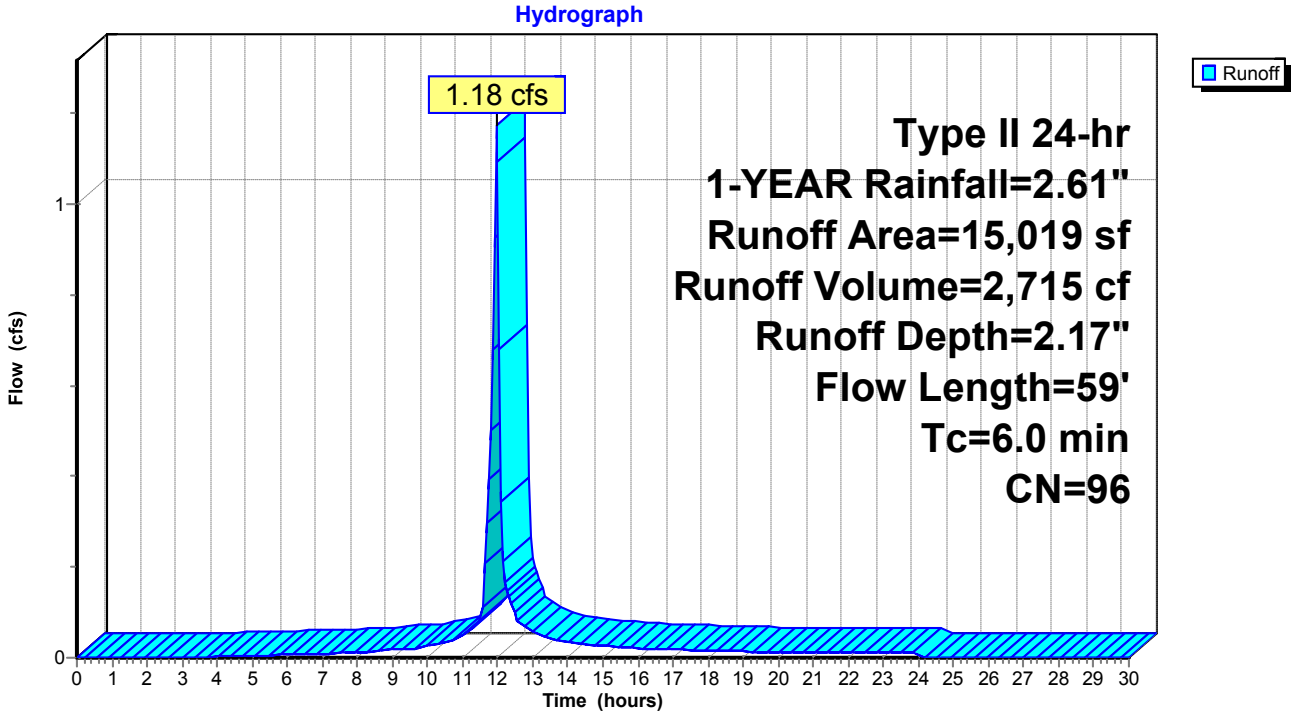
Runoff = 1.18 cfs @ 11.96 hrs, Volume= 2,715 cf, Depth= 2.17"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 1-YEAR Rainfall=2.61"

Area (sf)	CN	Description
2,348	84	50-75% Grass cover, Fair, HSG D
12,671	98	Paved parking, HSG D
15,019	96	Weighted Average
2,348		15.63% Pervious Area
12,671		84.37% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.8	29	0.0390	0.17		**Sheet Flow, A-B** Grass: Short n= 0.150 P2= 3.16"
0.1	30	0.0350	3.80		**Shallow Concentrated Flow, B-C** Paved Kv= 20.3 fps
2.9	59	Total, Increased to minimum Tc = 6.0 min			

Subcatchment DA-1: DA-1



Summary for Subcatchment DA-2: DA-2

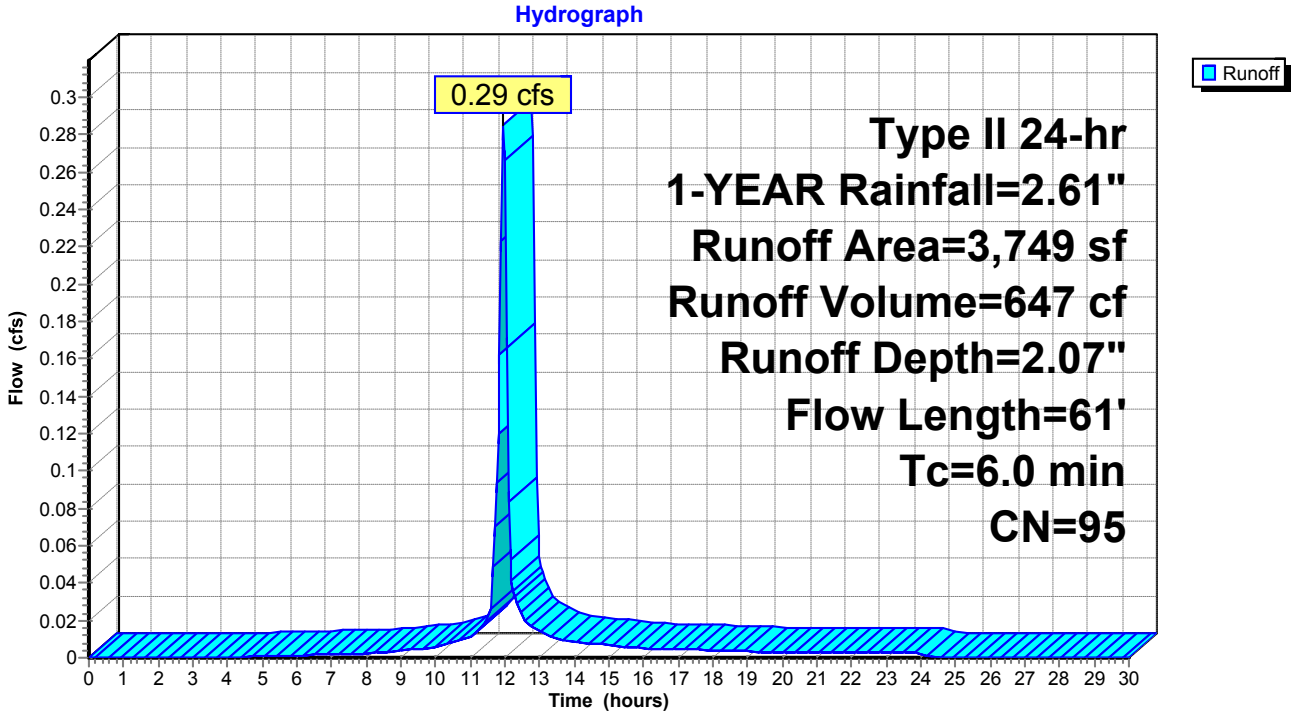
Runoff = 0.29 cfs @ 11.96 hrs, Volume= 647 cf, Depth= 2.07"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 1-YEAR Rainfall=2.61"

Area (sf)	CN	Description
756	84	50-75% Grass cover, Fair, HSG D
2,993	98	Paved parking, HSG D
3,749	95	Weighted Average
756		20.17% Pervious Area
2,993		79.83% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.6	26	0.0173	0.12		**Sheet Flow, A-B** Grass: Short n= 0.150 P2= 3.16"
0.2	35	0.0257	3.25		**Shallow Concentrated Flow, B-C** Paved Kv= 20.3 fps
3.8	61	Total, Increased to minimum Tc = 6.0 min			

Subcatchment DA-2: DA-2



Summary for Subcatchment DA-3: DA-3

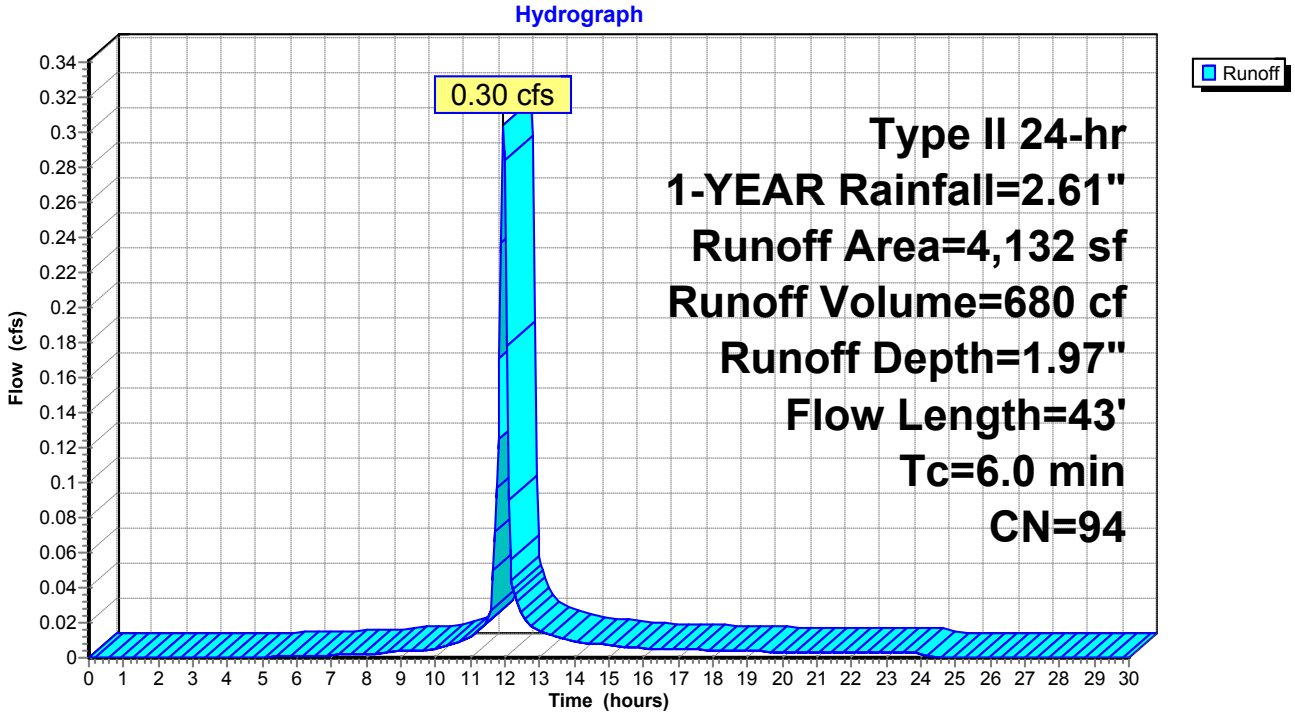
Runoff = 0.30 cfs @ 11.96 hrs, Volume= 680 cf, Depth= 1.97"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 1-YEAR Rainfall=2.61"

Area (sf)	CN	Description
1,273	84	50-75% Grass cover, Fair, HSG D
2,859	98	Paved parking, HSG D
4,132	94	Weighted Average
1,273		30.81% Pervious Area
2,859		69.19% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
4.1	31	0.0175	0.13		**Sheet Flow, A-B** Grass: Short n= 0.150 P2= 3.16"
0.1	12	0.0250	3.21		**Shallow Concentrated Flow, B-C** Paved Kv= 20.3 fps
4.2	43	Total, Increased to minimum Tc = 6.0 min			

Subcatchment DA-3: DA-3



Summary for Subcatchment DA-4: DA-4

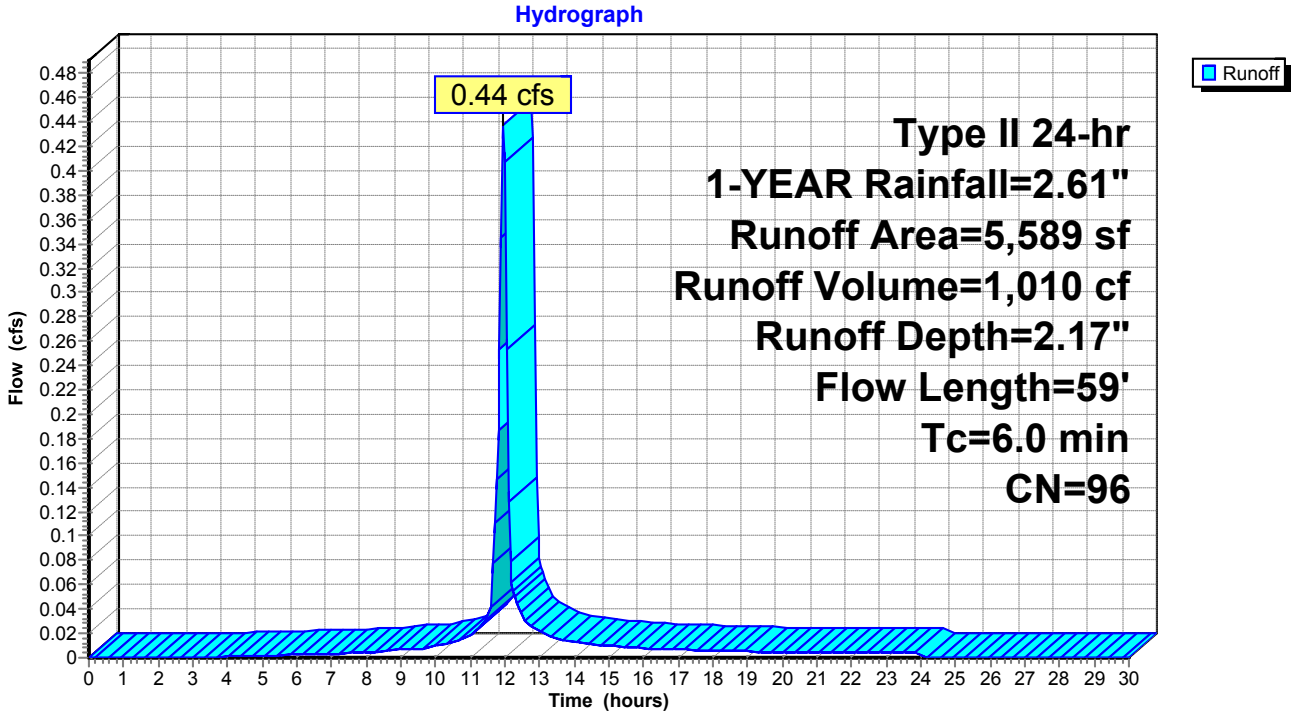
Runoff = 0.44 cfs @ 11.96 hrs, Volume= 1,010 cf, Depth= 2.17"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 1-YEAR Rainfall=2.61"

Area (sf)	CN	Description
750	84	50-75% Grass cover, Fair, HSG D
4,839	98	Paved parking, HSG D
5,589	96	Weighted Average
750		13.42% Pervious Area
4,839		86.58% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.6	30	0.0217	0.14		**Sheet Flow, A-B** Grass: Short n= 0.150 P2= 3.16"
0.2	29	0.0169	2.64		**Shallow Concentrated Flow, B-C** Paved Kv= 20.3 fps
3.8	59	Total, Increased to minimum Tc = 6.0 min			

Subcatchment DA-4: DA-4



Summary for Subcatchment DA-5: DA-5

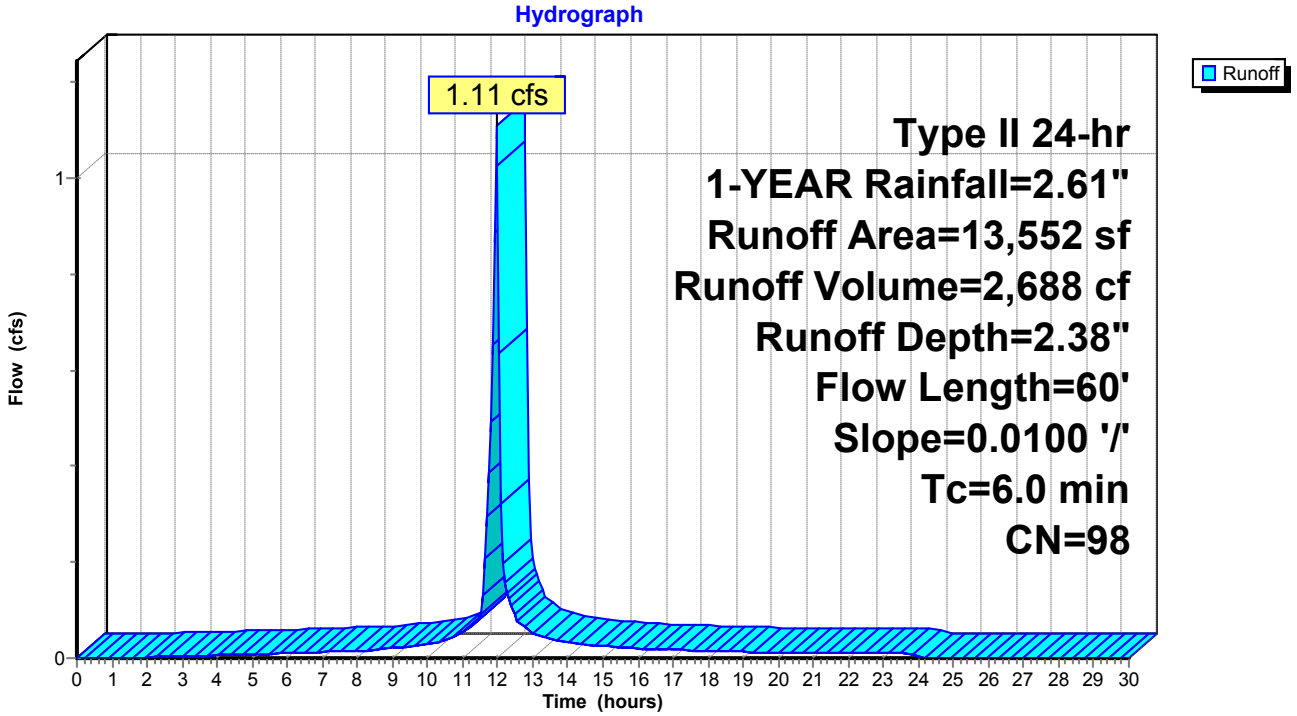
Runoff = 1.11 cfs @ 11.96 hrs, Volume= 2,688 cf, Depth= 2.38"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 1-YEAR Rainfall=2.61"

Area (sf)	CN	Description
13,552	98	Paved parking, HSG D
13,552		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.1	60	0.0100	0.94		**Sheet Flow, A-B** Smooth surfaces n= 0.011 P2= 3.16"
1.1	60	Total, Increased to minimum Tc = 6.0 min			

Subcatchment DA-5: DA-5



Summary for Subcatchment DA-6: DA-6

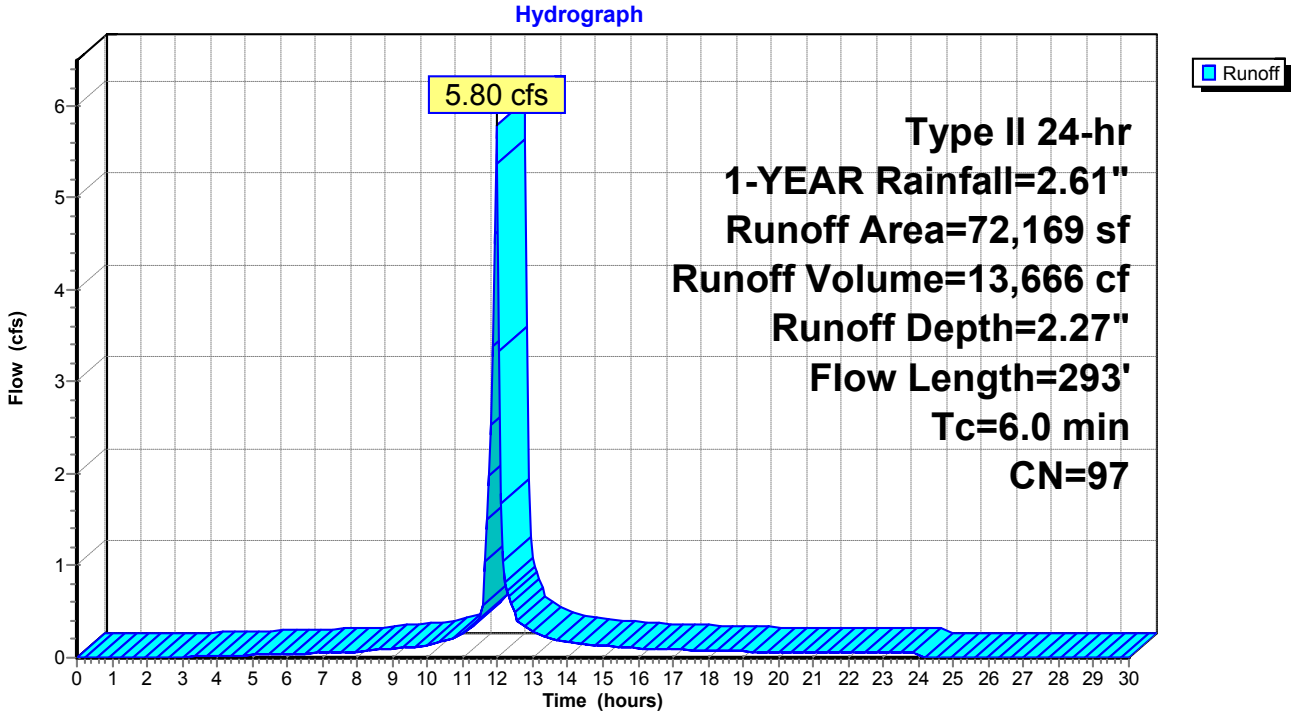
Runoff = 5.80 cfs @ 11.96 hrs, Volume= 13,666 cf, Depth= 2.27"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 1-YEAR Rainfall=2.61"

Area (sf)	CN	Description
3,046	84	50-75% Grass cover, Fair, HSG D
69,123	98	Paved parking, HSG D
72,169	97	Weighted Average
3,046		4.22% Pervious Area
69,123		95.78% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.2	100	0.0220	1.42		**Sheet Flow, A-B** Smooth surfaces n= 0.011 P2= 3.16"
1.4	193	0.0126	2.28		**Shallow Concentrated Flow, B-C** Paved Kv= 20.3 fps
2.6	293	Total, Increased to minimum Tc = 6.0 min			

Subcatchment DA-6: DA-6



Summary for Subcatchment DA-7: DA-7

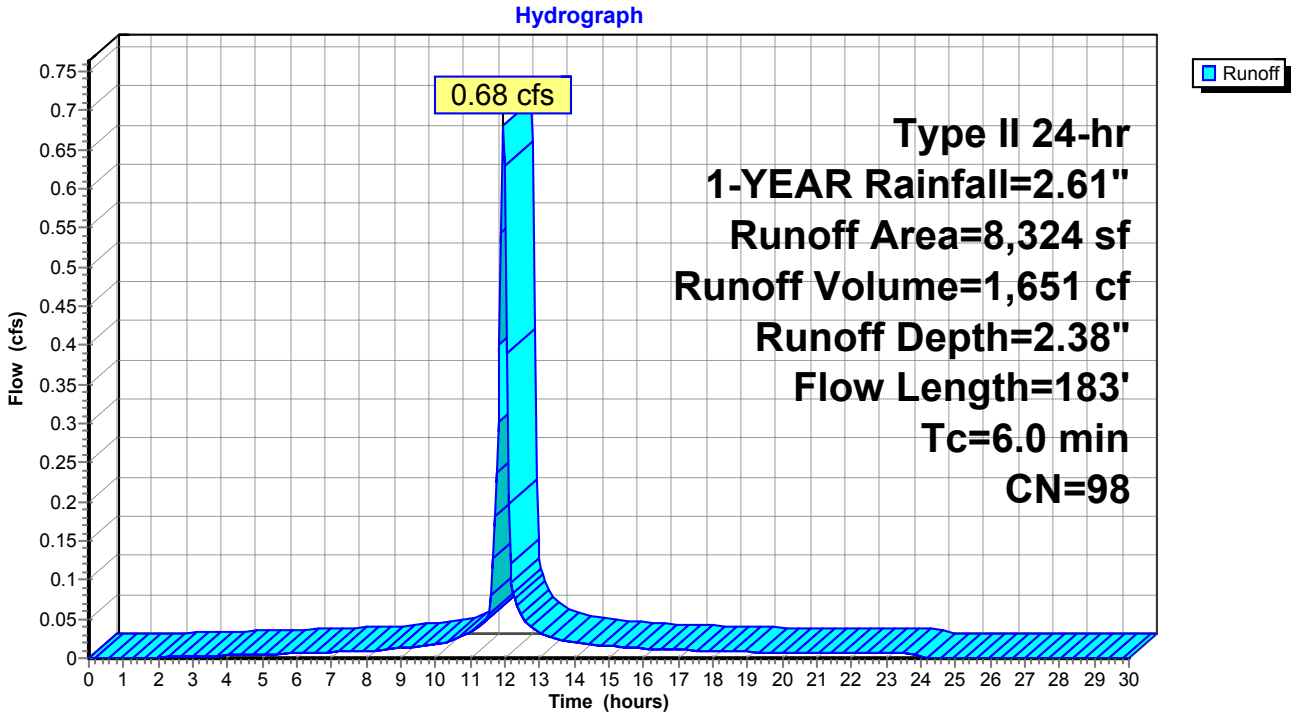
Runoff = 0.68 cfs @ 11.96 hrs, Volume= 1,651 cf, Depth= 2.38"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 1-YEAR Rainfall=2.61"

Area (sf)	CN	Description
8,324	98	Paved parking, HSG D
8,324		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.0	100	0.0301	1.61		**Sheet Flow, A-B** Smooth surfaces n= 0.011 P2= 3.16"
0.6	83	0.0124	2.26		**Shallow Concentrated Flow, B-C** Paved Kv= 20.3 fps
1.6	183	Total, Increased to minimum Tc = 6.0 min			

Subcatchment DA-7: DA-7



Summary for Subcatchment DA-8: DA-8

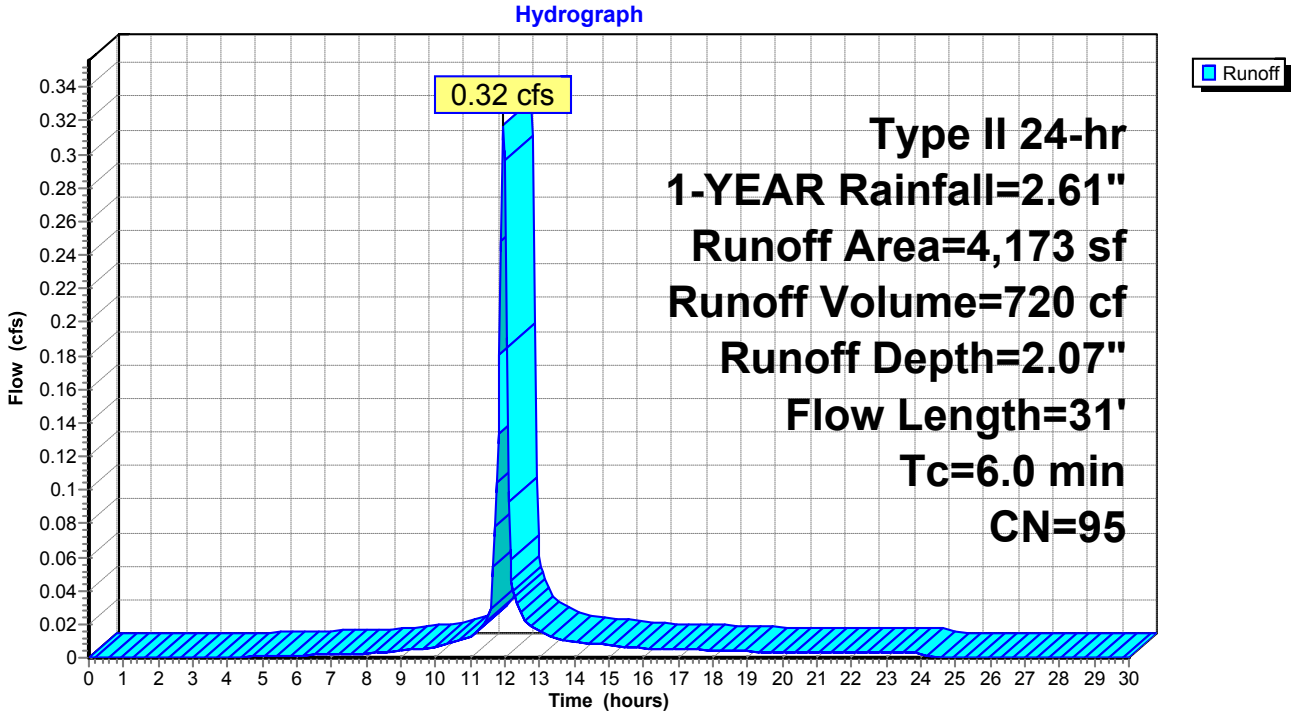
Runoff = 0.32 cfs @ 11.96 hrs, Volume= 720 cf, Depth= 2.07"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 1-YEAR Rainfall=2.61"

Area (sf)	CN	Description
782	84	50-75% Grass cover, Fair, HSG D
3,391	98	Paved parking, HSG D
4,173	95	Weighted Average
782		18.74% Pervious Area
3,391		81.26% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.9	19	0.0150	0.11		**Sheet Flow, A-B** Grass: Short n= 0.150 P2= 3.16"
0.1	12	0.0208	2.93		**Shallow Concentrated Flow, B-C** Paved Kv= 20.3 fps
3.0	31	Total, Increased to minimum Tc = 6.0 min			

Subcatchment DA-8: DA-8



Summary for Subcatchment DA-9: DA-9

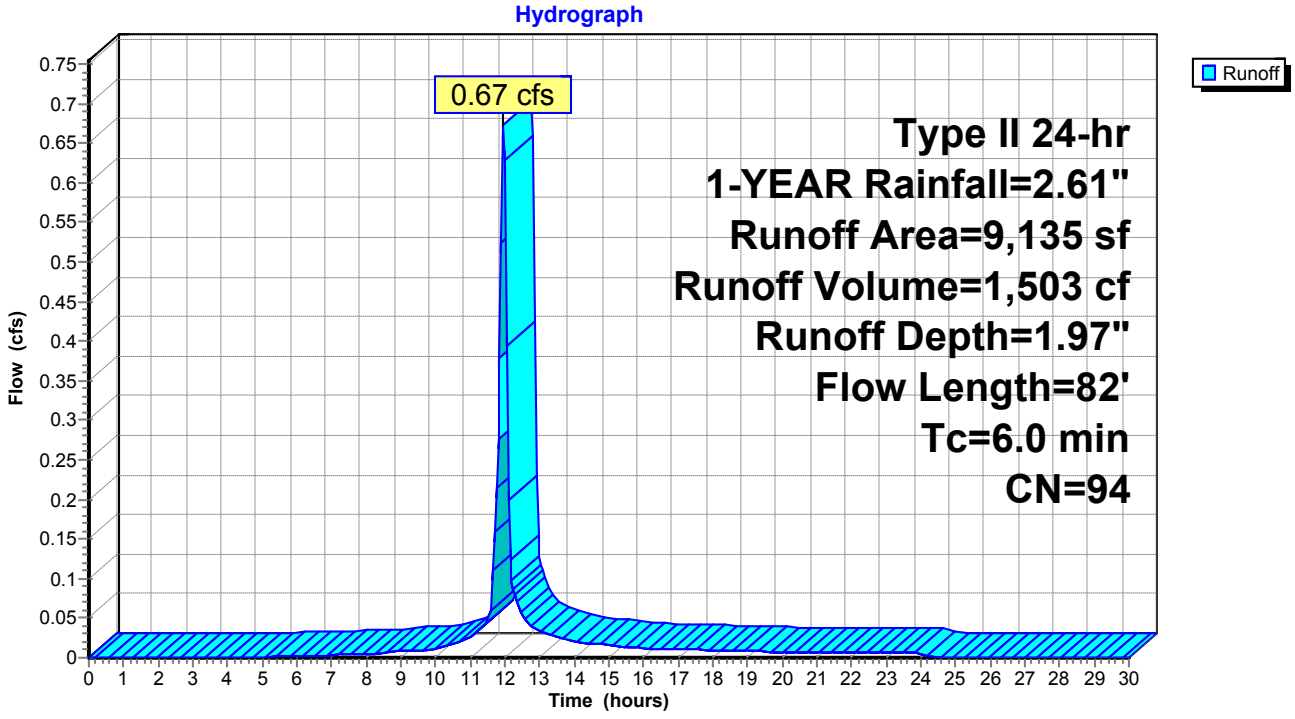
Runoff = 0.67 cfs @ 11.96 hrs, Volume= 1,503 cf, Depth= 1.97"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 1-YEAR Rainfall=2.61"

Area (sf)	CN	Description
2,765	84	50-75% Grass cover, Fair, HSG D
6,370	98	Paved parking, HSG D
9,135	94	Weighted Average
2,765		30.27% Pervious Area
6,370		69.73% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.2	42	0.0175	0.13		**Sheet Flow, A-B** Grass: Short n= 0.150 P2= 3.16"
0.2	40	0.0200	2.87		**Shallow Concentrated Flow, B-C** Paved Kv= 20.3 fps
5.4	82	Total, Increased to minimum Tc = 6.0 min			

Subcatchment DA-9: DA-9



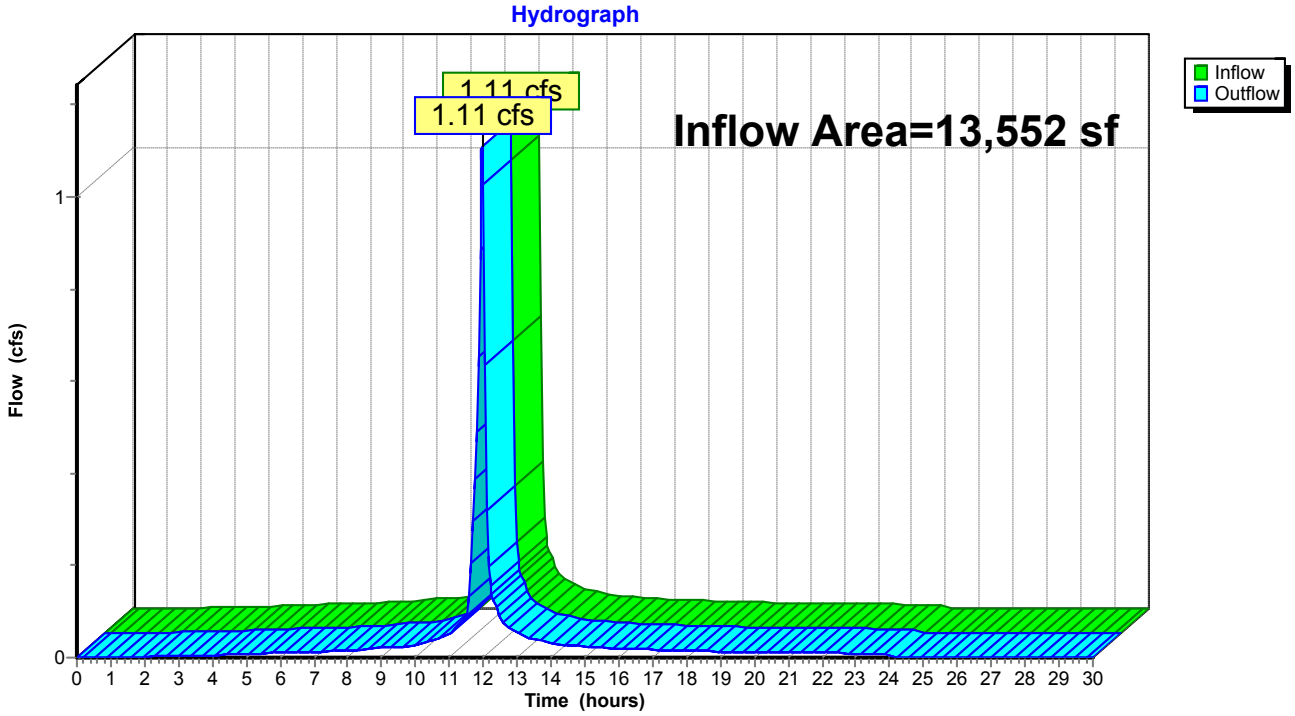
Summary for Reach DP-2: STREET

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 13,552 sf,100.00% Impervious, Inflow Depth = 2.38" for 1-YEAR event
Inflow = 1.11 cfs @ 11.96 hrs, Volume= 2,688 cf
Outflow = 1.11 cfs @ 11.96 hrs, Volume= 2,688 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs

Reach DP-2: STREET



Summary for Pond 1P: EXISTING YARD DRAIN

[57] Hint: Peaked at 183.40' (Flood elevation advised)

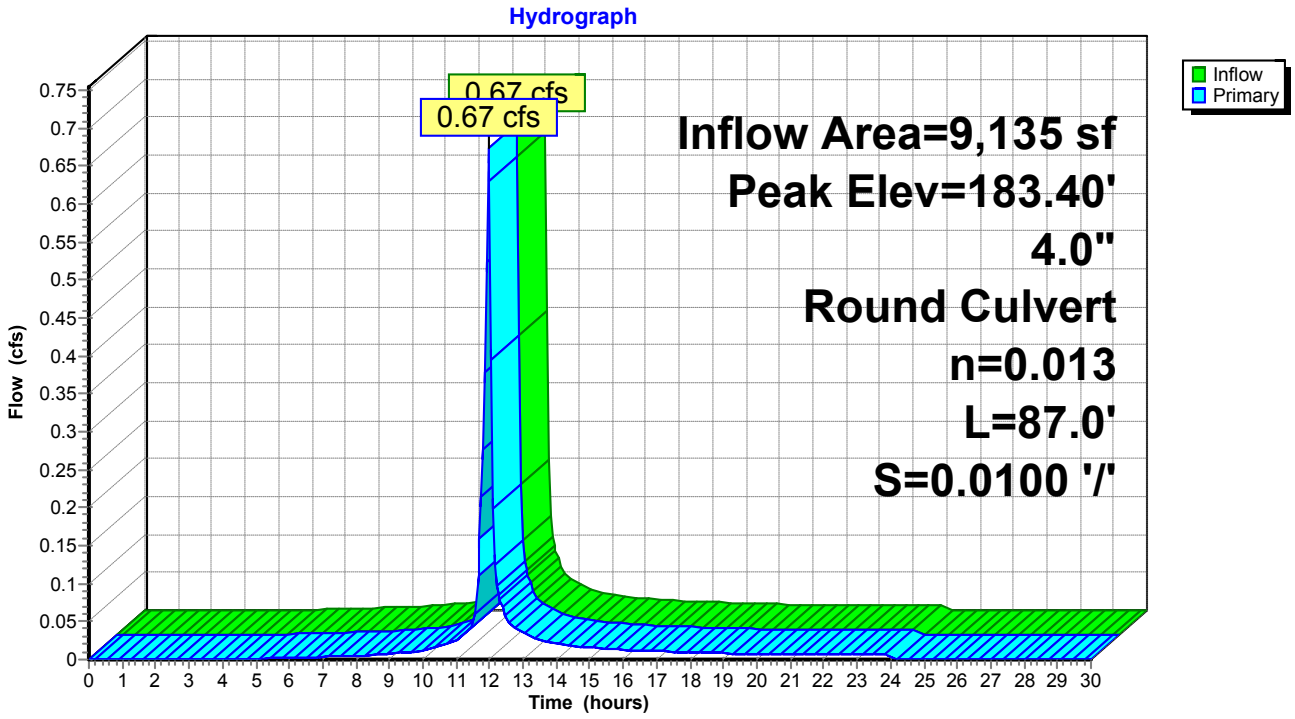
Inflow Area = 9,135 sf, 69.73% Impervious, Inflow Depth = 1.97" for 1-YEAR event
Inflow = 0.67 cfs @ 11.96 hrs, Volume= 1,503 cf
Outflow = 0.67 cfs @ 11.96 hrs, Volume= 1,503 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.67 cfs @ 11.96 hrs, Volume= 1,503 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 183.40' @ 11.96 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	171.30'	**4.0" Round Culvert** L= 87.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 171.30' / 170.43' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 0.09 sf

Primary OutFlow Max=0.66 cfs @ 11.96 hrs HW=182.77' (Free Discharge)
1=Culvert (Barrel Controls 0.66 cfs @ 7.51 fps)

Pond 1P: EXISTING YARD DRAIN



Summary for Pond 2P: EXISTING CATCH BASIN

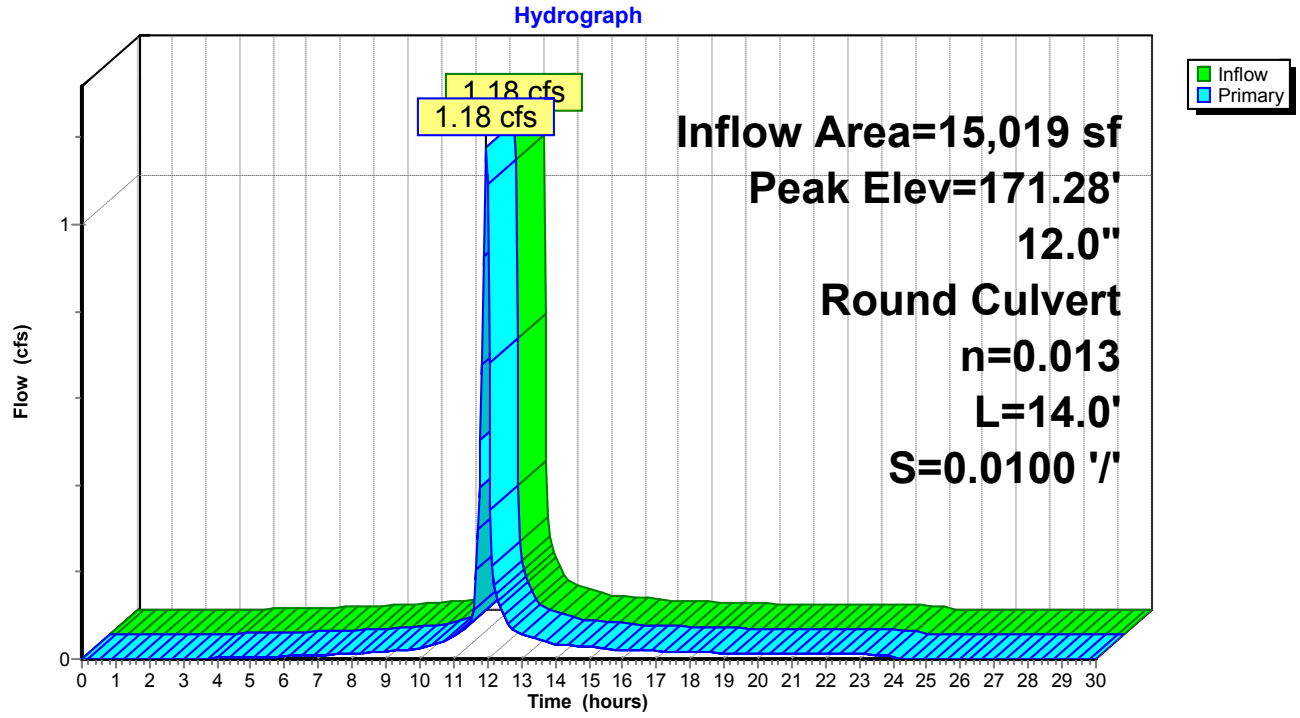
Inflow Area = 15,019 sf, 84.37% Impervious, Inflow Depth = 2.17" for 1-YEAR event
Inflow = 1.18 cfs @ 11.96 hrs, Volume= 2,715 cf
Outflow = 1.18 cfs @ 11.96 hrs, Volume= 2,715 cf, Atten= 0%, Lag= 0.0 min
Primary = 1.18 cfs @ 11.96 hrs, Volume= 2,715 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 171.28' @ 11.96 hrs
Flood Elev= 172.99'

Device	Routing	Invert	Outlet Devices
#1	Primary	170.60'	**12.0" Round Culvert** L= 14.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 170.60' / 170.46' S= 0.0100 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf

Primary OutFlow Max=1.15 cfs @ 11.96 hrs HW=171.27' (Free Discharge)
1=Culvert (Barrel Controls 1.15 cfs @ 2.91 fps)

Pond 2P: EXISTING CATCH BASIN



Summary for Pond 3P: EXISTING CATCH BASIN

[57] Hint: Peaked at 170.61' (Flood elevation advised)

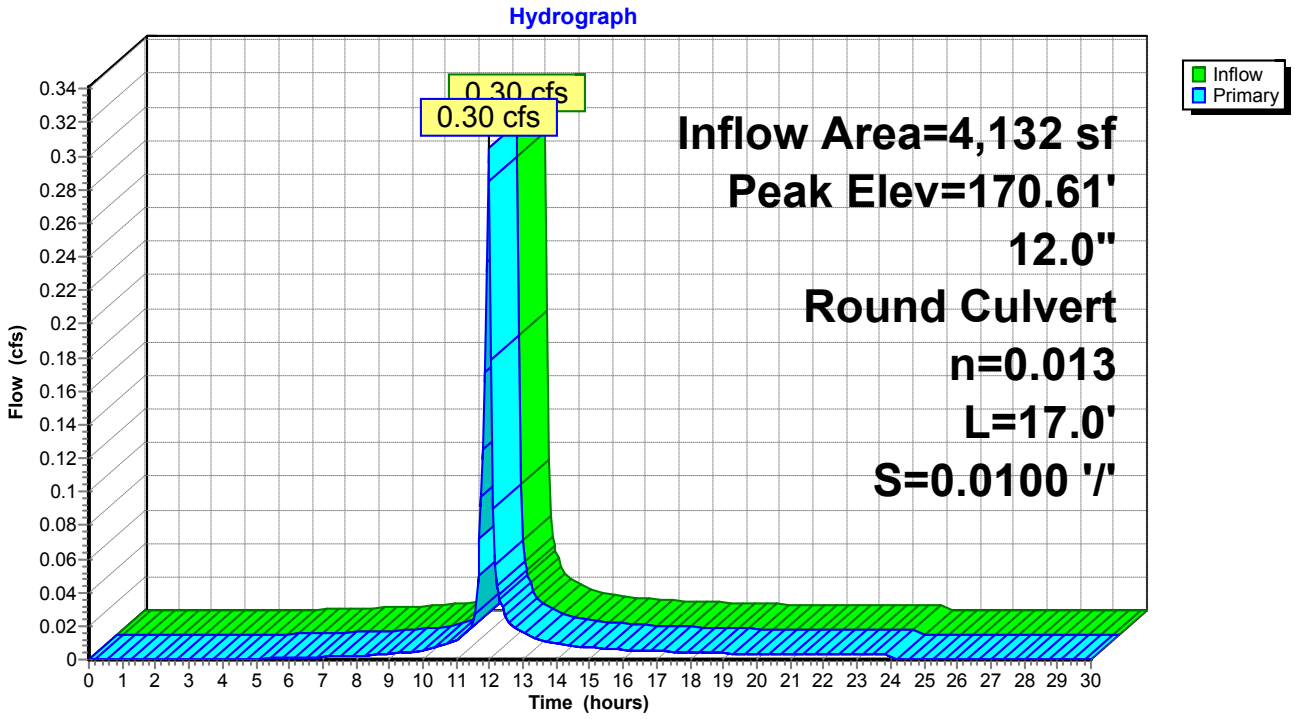
Inflow Area = 4,132 sf, 69.19% Impervious, Inflow Depth = 1.97" for 1-YEAR event
Inflow = 0.30 cfs @ 11.96 hrs, Volume= 680 cf
Outflow = 0.30 cfs @ 11.96 hrs, Volume= 680 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.30 cfs @ 11.96 hrs, Volume= 680 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 170.61' @ 11.97 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	170.30'	**12.0" Round Culvert** L= 17.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 170.30' / 170.13' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf

Primary OutFlow Max=0.30 cfs @ 11.96 hrs HW=170.60' (Free Discharge)
1=Culvert (Inlet Controls 0.30 cfs @ 1.48 fps)

Pond 3P: EXISTING CATCH BASIN



Summary for Pond 4P: EXISTING CATCH BASIN

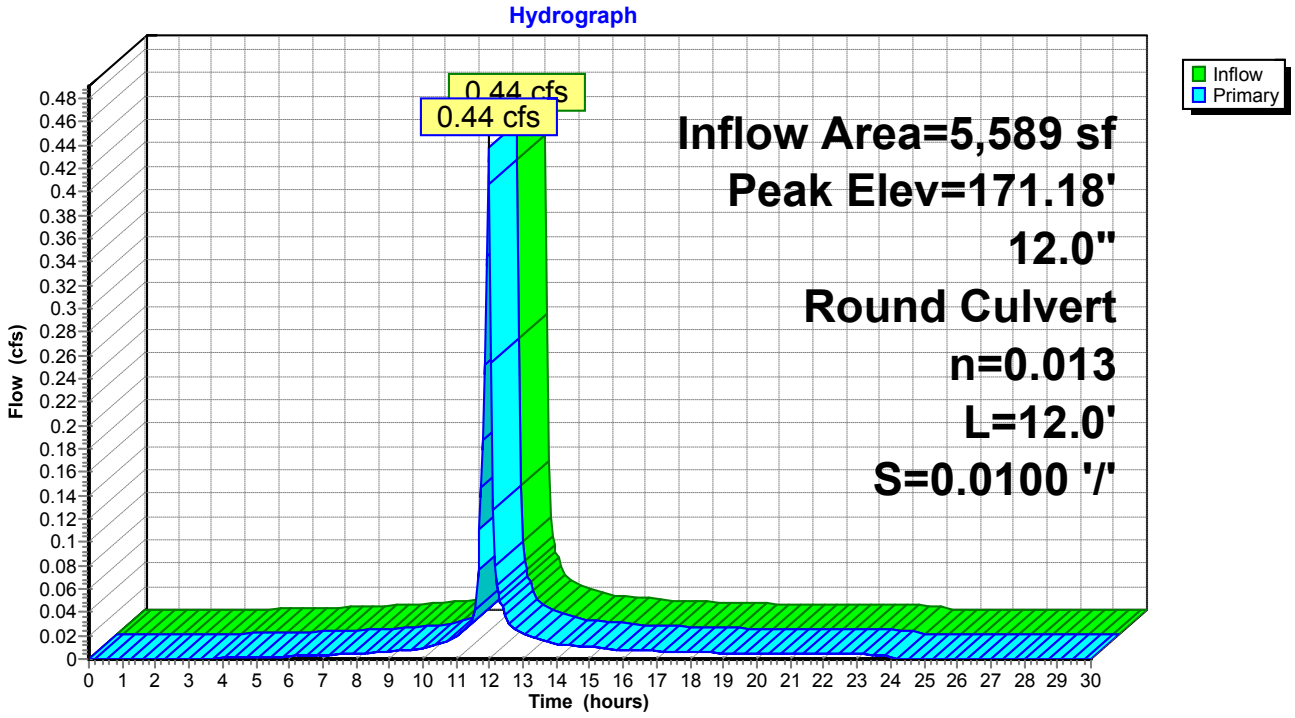
Inflow Area = 5,589 sf, 86.58% Impervious, Inflow Depth = 2.17" for 1-YEAR event
Inflow = 0.44 cfs @ 11.96 hrs, Volume= 1,010 cf
Outflow = 0.44 cfs @ 11.96 hrs, Volume= 1,010 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.44 cfs @ 11.96 hrs, Volume= 1,010 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 171.18' @ 11.96 hrs
Flood Elev= 172.73'

Device	Routing	Invert	Outlet Devices
#1	Primary	170.80'	**12.0" Round Culvert** L= 12.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 170.80' / 170.68' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf

Primary OutFlow Max=0.43 cfs @ 11.96 hrs HW=171.18' (Free Discharge)
1=Culvert (Barrel Controls 0.43 cfs @ 2.32 fps)

Pond 4P: EXISTING CATCH BASIN



Summary for Pond 5P: EXISTING DRYWELL

[81] Warning: Exceeded Pond 2P by 2.46' @ 12.15 hrs

Inflow Area = 15,019 sf, 84.37% Impervious, Inflow Depth = 2.17" for 1-YEAR event
Inflow = 1.18 cfs @ 11.96 hrs, Volume= 2,715 cf
Outflow = 0.79 cfs @ 12.04 hrs, Volume= 2,715 cf, Atten= 33%, Lag= 4.6 min
Discarded = 0.79 cfs @ 12.04 hrs, Volume= 2,715 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 173.40' @ 12.04 hrs Surf.Area= 1,553 sf Storage= 538 cf

Plug-Flow detention time= 54.9 min calculated for 2,710 cf (100% of inflow)
Center-of-Mass det. time= 54.9 min (831.5 - 776.7)

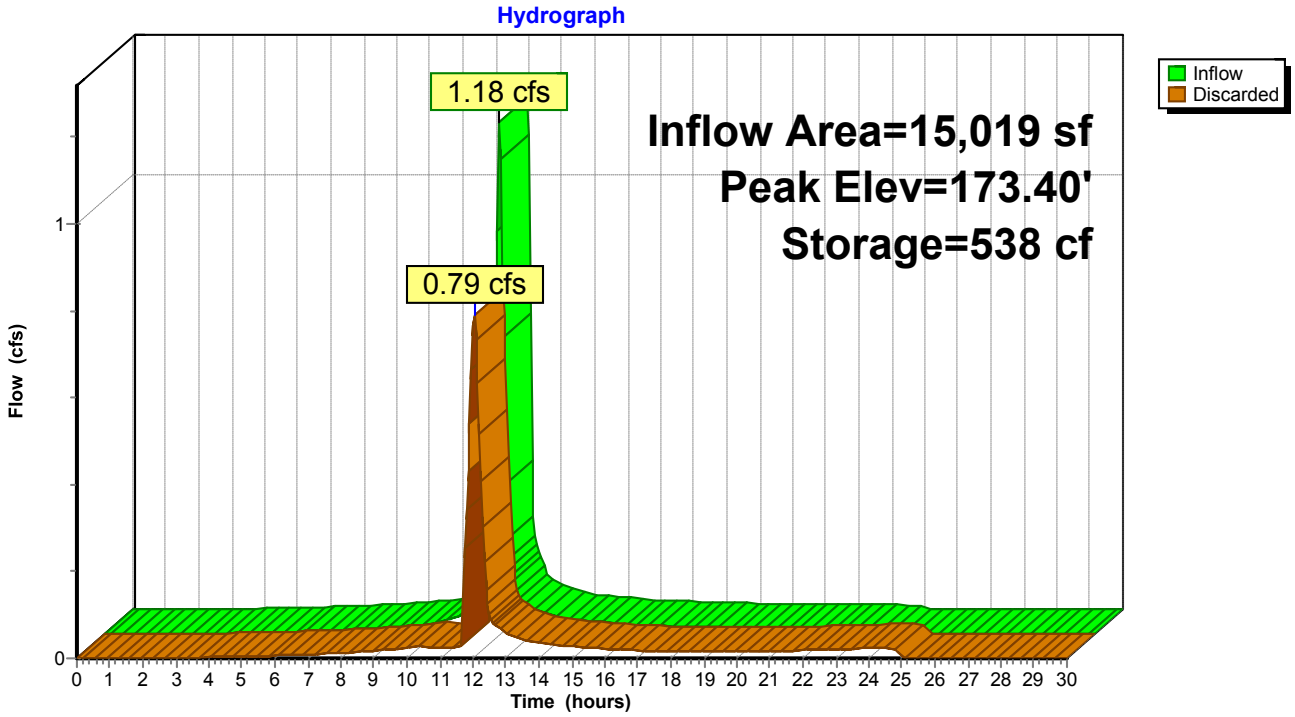
Volume	Invert	Avail.Storage	Storage Description
#1	168.00'	2,139 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
168.00	53	0	0
172.90	29	201	201
173.00	112	7	208
174.00	3,750	1,931	2,139

Device	Routing	Invert	Outlet Devices
#1	Discarded	168.00'	**22.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.78 cfs @ 12.04 hrs HW=173.39' (Free Discharge)
1=Exfiltration (Exfiltration Controls 0.78 cfs)

Pond 5P: EXISTING DRYWELL



Summary for Pond 6P: EXISTING CATCH BASIN

[57] Hint: Peaked at 170.60' (Flood elevation advised)

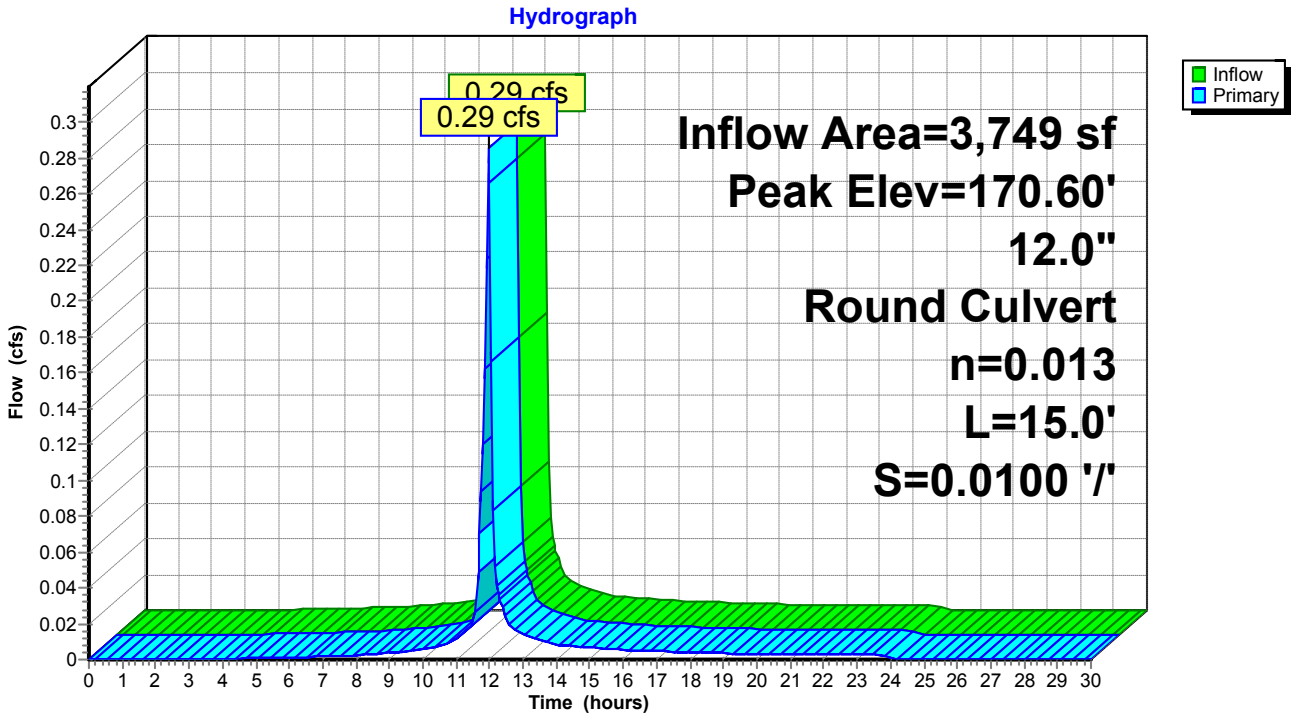
Inflow Area = 3,749 sf, 79.83% Impervious, Inflow Depth = 2.07" for 1-YEAR event
Inflow = 0.29 cfs @ 11.96 hrs, Volume= 647 cf
Outflow = 0.29 cfs @ 11.96 hrs, Volume= 647 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.29 cfs @ 11.96 hrs, Volume= 647 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 170.60' @ 11.96 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	170.30'	**12.0" Round Culvert** L= 15.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 170.30' / 170.15' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf

Primary OutFlow Max=0.28 cfs @ 11.96 hrs HW=170.59' (Free Discharge)
1=Culvert (Inlet Controls 0.28 cfs @ 1.45 fps)

Pond 6P: EXISTING CATCH BASIN



Summary for Pond 7P: EXISTING CATCH BASIN

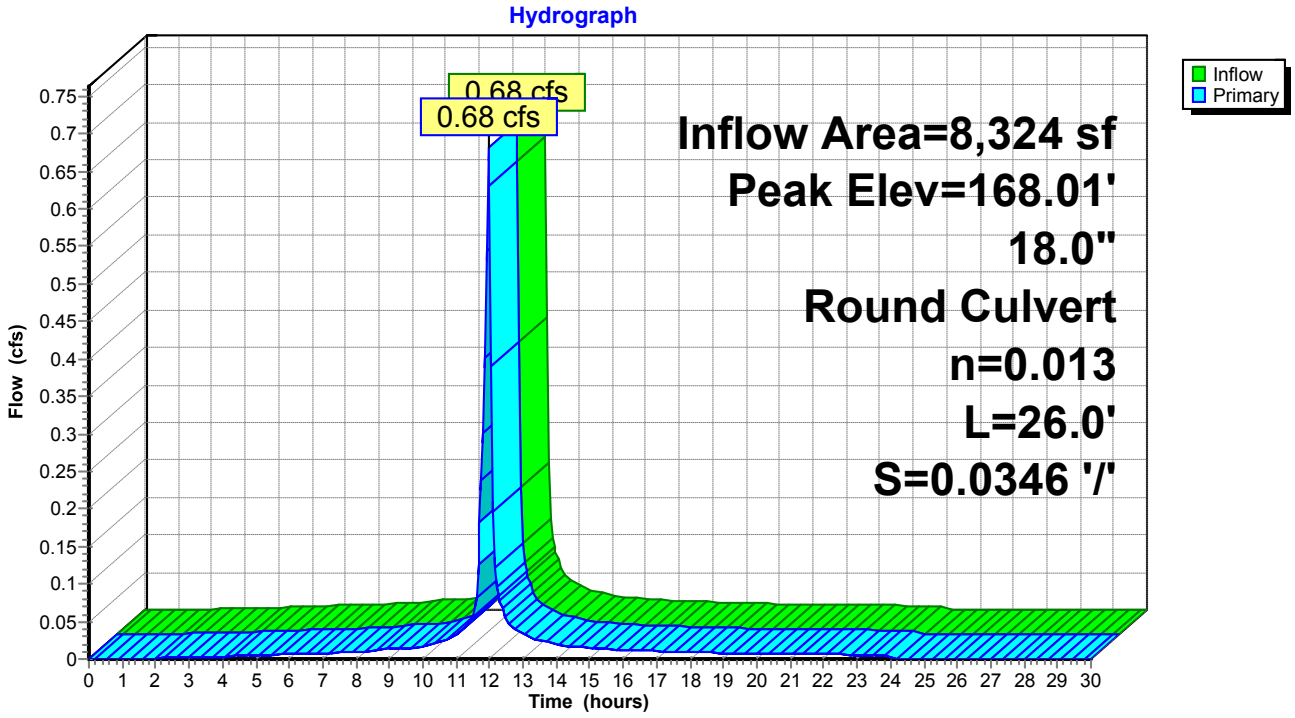
Inflow Area = 8,324 sf,100.00% Impervious, Inflow Depth = 2.38" for 1-YEAR event
Inflow = 0.68 cfs @ 11.96 hrs, Volume= 1,651 cf
Outflow = 0.68 cfs @ 11.96 hrs, Volume= 1,651 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.68 cfs @ 11.96 hrs, Volume= 1,651 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 168.01' @ 11.96 hrs
Flood Elev= 172.33'

Device	Routing	Invert	Outlet Devices
#1	Primary	167.60'	**18.0" Round Culvert** L= 26.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 167.60' / 166.70' S= 0.0346 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf

Primary OutFlow Max=0.66 cfs @ 11.96 hrs HW=168.01' (Free Discharge)
1=Culvert (Inlet Controls 0.66 cfs @ 1.71 fps)

Pond 7P: EXISTING CATCH BASIN



Summary for Pond 8P: EXISTING CATCH BASIN

[58] Hint: Peaked 1.47' above defined flood level

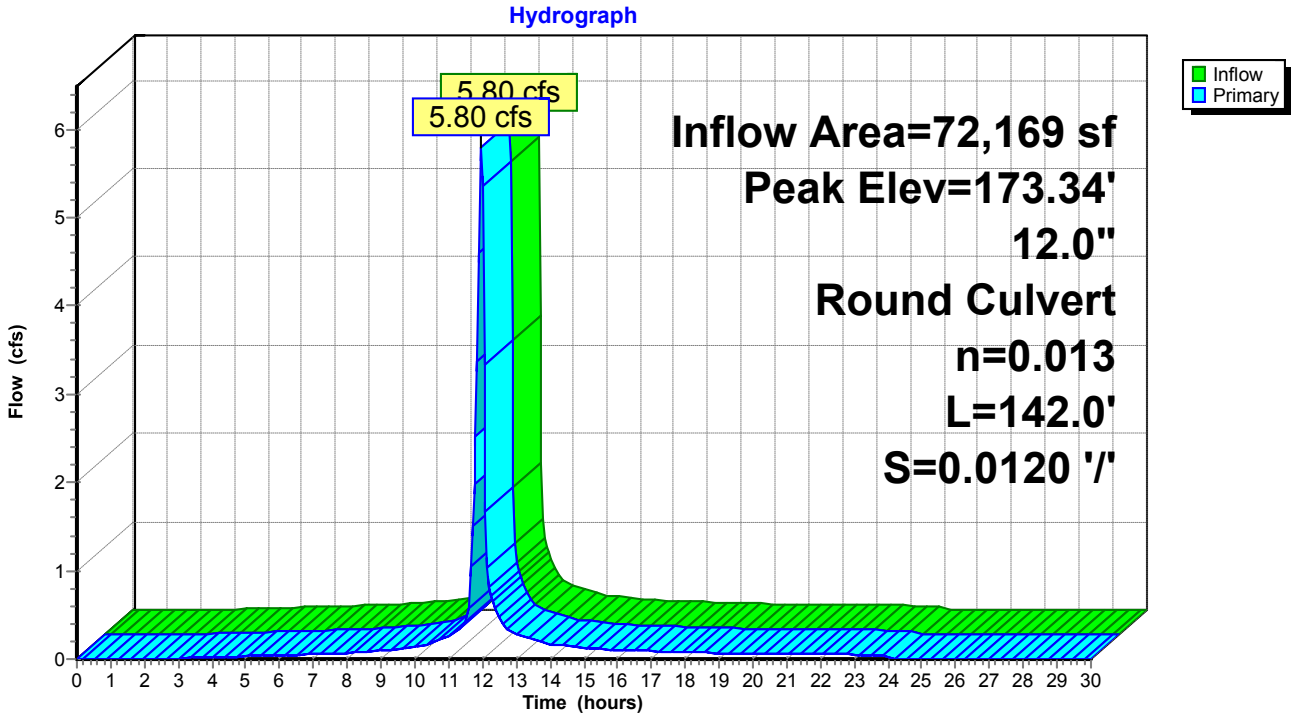
Inflow Area = 72,169 sf, 95.78% Impervious, Inflow Depth = 2.27" for 1-YEAR event
Inflow = 5.80 cfs @ 11.96 hrs, Volume= 13,666 cf
Outflow = 5.80 cfs @ 11.96 hrs, Volume= 13,666 cf, Atten= 0%, Lag= 0.0 min
Primary = 5.80 cfs @ 11.96 hrs, Volume= 13,666 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 173.34' @ 11.96 hrs
Flood Elev= 171.87'

Device	Routing	Invert	Outlet Devices
#1	Primary	168.70'	**12.0" Round Culvert** L= 142.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 168.70' / 167.00' S= 0.0120 '/' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf

Primary OutFlow Max=5.65 cfs @ 11.96 hrs HW=173.12' (Free Discharge)
└**1=Culvert** (Barrel Controls 5.65 cfs @ 7.20 fps)

Pond 8P: EXISTING CATCH BASIN



Summary for Pond 9P: EXISTING DRYWELL

[81] Warning: Exceeded Pond 6P by 3.09' @ 24.40 hrs

Inflow Area = 3,749 sf, 79.83% Impervious, Inflow Depth = 2.07" for 1-YEAR event
Inflow = 0.29 cfs @ 11.96 hrs, Volume= 647 cf
Outflow = 0.00 cfs @ 0.00 hrs, Volume= 0 cf, Atten= 100%, Lag= 0.0 min

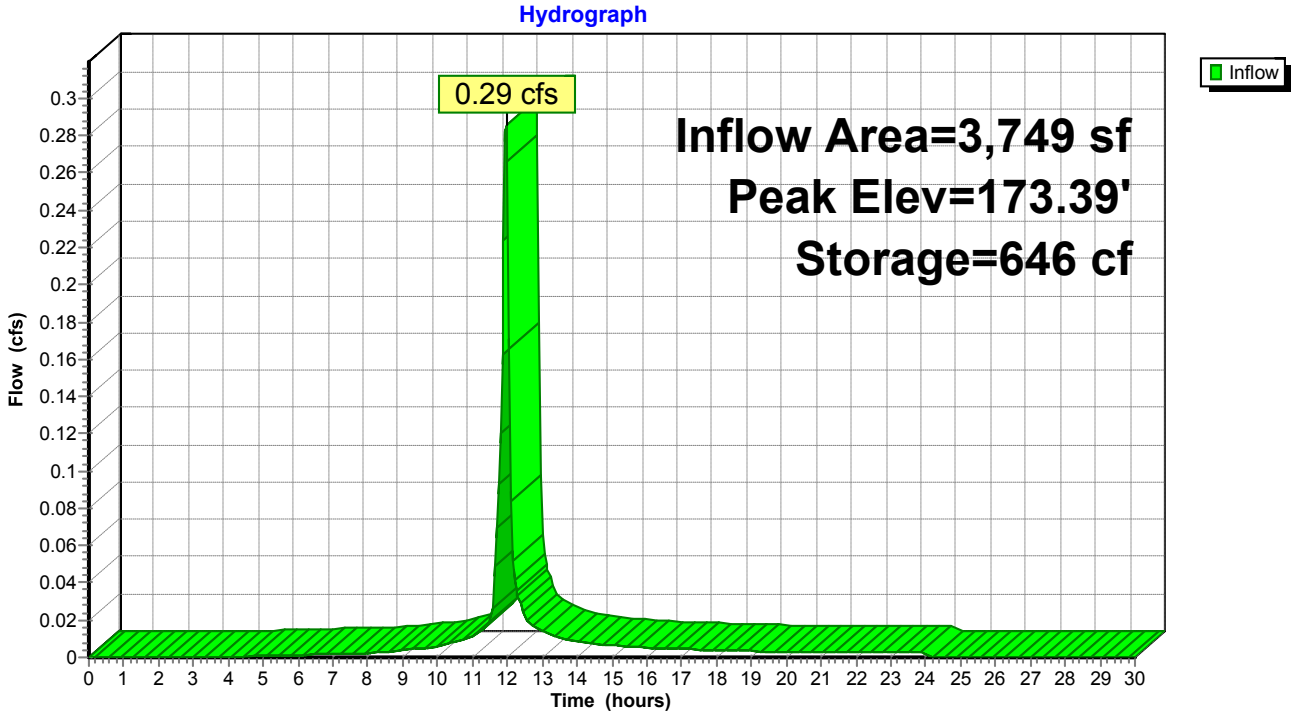
Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 173.39' @ 24.40 hrs Surf.Area= 1,794 sf Storage= 646 cf

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)
Center-of-Mass det. time= (not calculated: no outflow)

Volume	Invert	Avail.Storage	Storage Description
#1	168.00'	2,410 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
168.00	53	0	0
172.90	29	201	201
173.00	377	20	221
174.00	4,000	2,189	2,410

Pond 9P: EXISTING DRYWELL



Summary for Pond 10P: EXISTING DRYWELL

[85] Warning: Oscillations may require smaller dt or Finer Routing (severity=1)
[81] Warning: Exceeded Pond 3P by 2.54' @ 13.05 hrs

Inflow Area = 4,132 sf, 69.19% Impervious, Inflow Depth = 1.97" for 1-YEAR event
Inflow = 0.30 cfs @ 11.96 hrs, Volume= 680 cf
Outflow = 0.18 cfs @ 12.07 hrs, Volume= 680 cf, Atten= 41%, Lag= 6.1 min
Discarded = 0.18 cfs @ 12.07 hrs, Volume= 680 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 172.94' @ 12.05 hrs Surf.Area= 336 sf Storage= 209 cf

Plug-Flow detention time= 73.4 min calculated for 679 cf (100% of inflow)
Center-of-Mass det. time= 73.3 min (864.1 - 790.8)

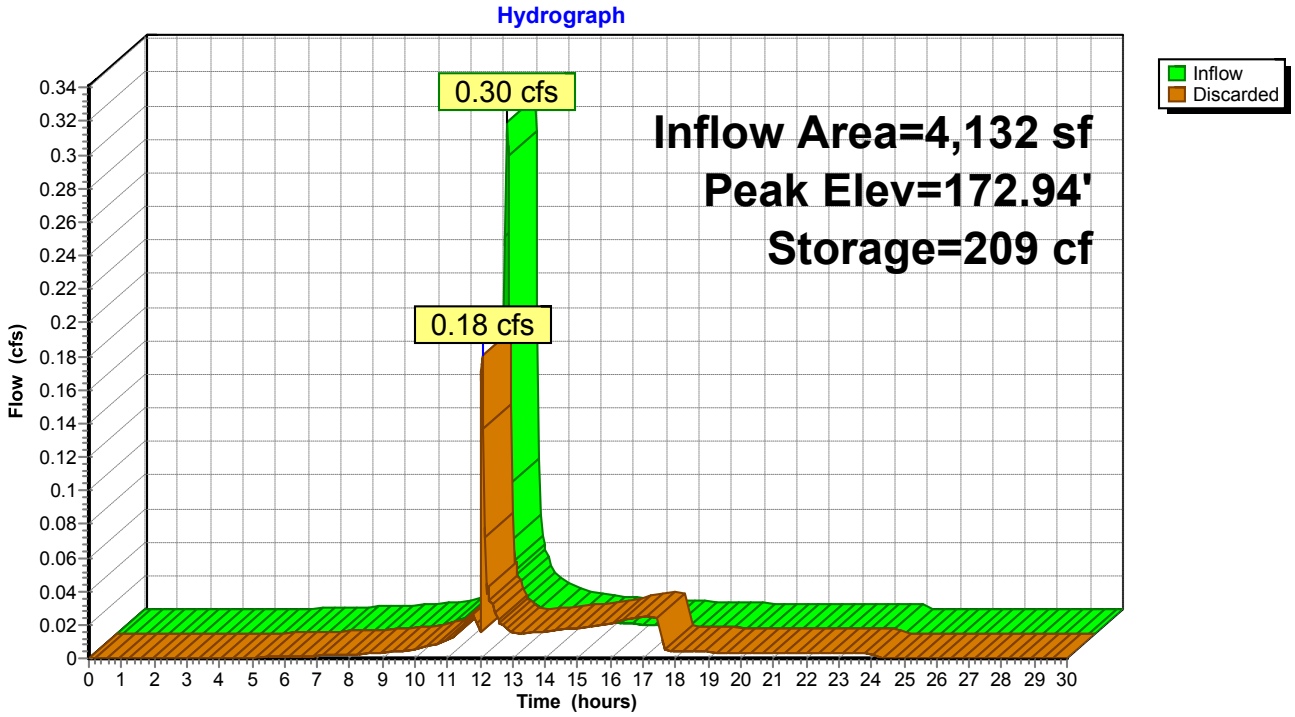
Volume	Invert	Avail.Storage	Storage Description
#1	168.00'	2,486 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
168.00	53	0	0
172.90	29	201	201
173.00	743	39	239
174.00	3,750	2,247	2,486

Device	Routing	Invert	Outlet Devices
#1	Discarded	168.00'	**22.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.16 cfs @ 12.07 hrs HW=172.94' (Free Discharge)
1=Exfiltration (Exfiltration Controls 0.16 cfs)

Pond 10P: EXISTING DRYWELL



Summary for Pond 12P: EXISTING DRYWELL

[81] Warning: Exceeded Pond 4P by 2.04' @ 13.70 hrs

Inflow Area = 5,589 sf, 86.58% Impervious, Inflow Depth = 2.17" for 1-YEAR event
Inflow = 0.44 cfs @ 11.96 hrs, Volume= 1,010 cf
Outflow = 0.33 cfs @ 12.03 hrs, Volume= 1,010 cf, Atten= 24%, Lag= 3.8 min
Discarded = 0.33 cfs @ 12.03 hrs, Volume= 1,010 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 173.02' @ 12.03 hrs Surf.Area= 652 sf Storage= 251 cf

Plug-Flow detention time= 64.0 min calculated for 1,009 cf (100% of inflow)
Center-of-Mass det. time= 63.9 min (840.6 - 776.7)

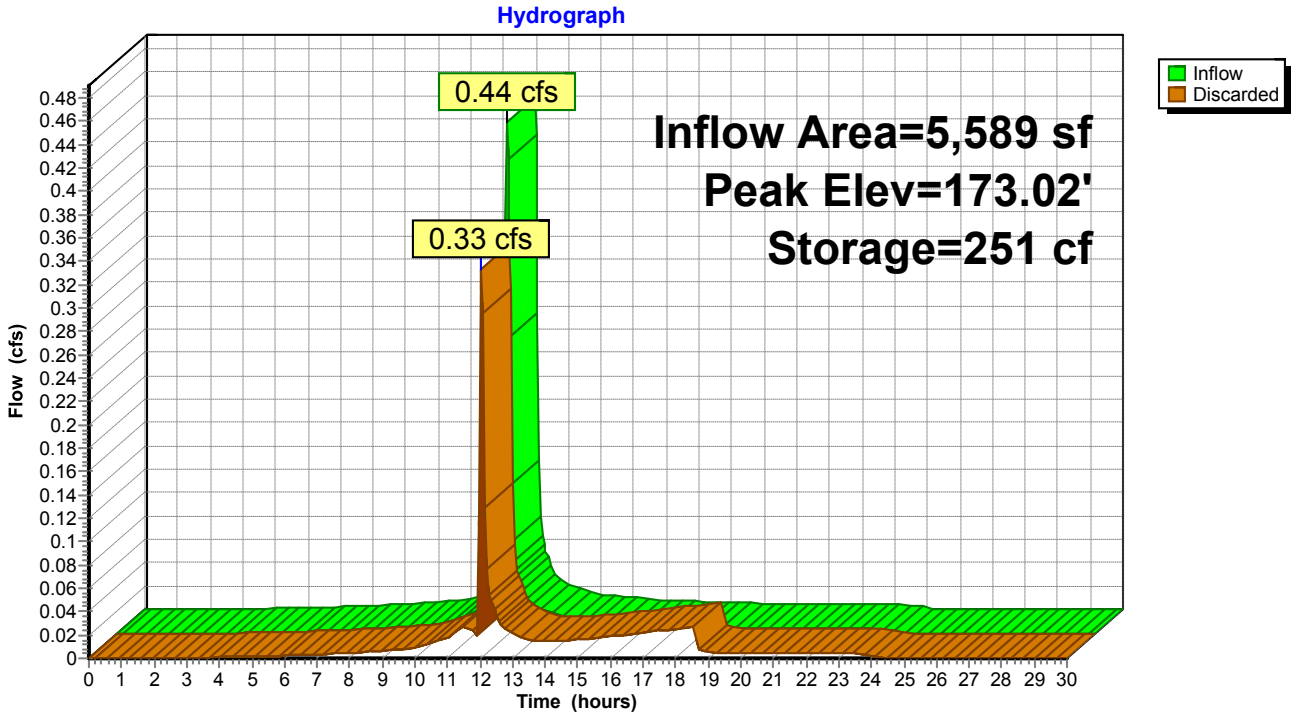
Volume	Invert	Avail.Storage	Storage Description
#1	168.00'	2,373 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
168.00	55	0	0
172.90	29	206	206
173.00	575	30	236
174.00	3,700	2,138	2,373

Device	Routing	Invert	Outlet Devices
#1	Discarded	168.00'	**22.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.33 cfs @ 12.03 hrs HW=173.02' (Free Discharge)
1=Exfiltration (Exfiltration Controls 0.33 cfs)

Pond 12P: EXISTING DRYWELL



Summary for Pond 13P: EXISTING DRYWELL

Inflow Area = 4,173 sf, 81.26% Impervious, Inflow Depth = 2.07" for 1-YEAR event
Inflow = 0.32 cfs @ 11.96 hrs, Volume= 720 cf
Outflow = 0.16 cfs @ 12.07 hrs, Volume= 720 cf, Atten= 49%, Lag= 6.5 min
Discarded = 0.16 cfs @ 12.07 hrs, Volume= 720 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 172.60' @ 12.05 hrs Surf.Area= 290 sf Storage= 226 cf

Plug-Flow detention time= 74.5 min calculated for 719 cf (100% of inflow)
Center-of-Mass det. time= 74.3 min (858.5 - 784.2)

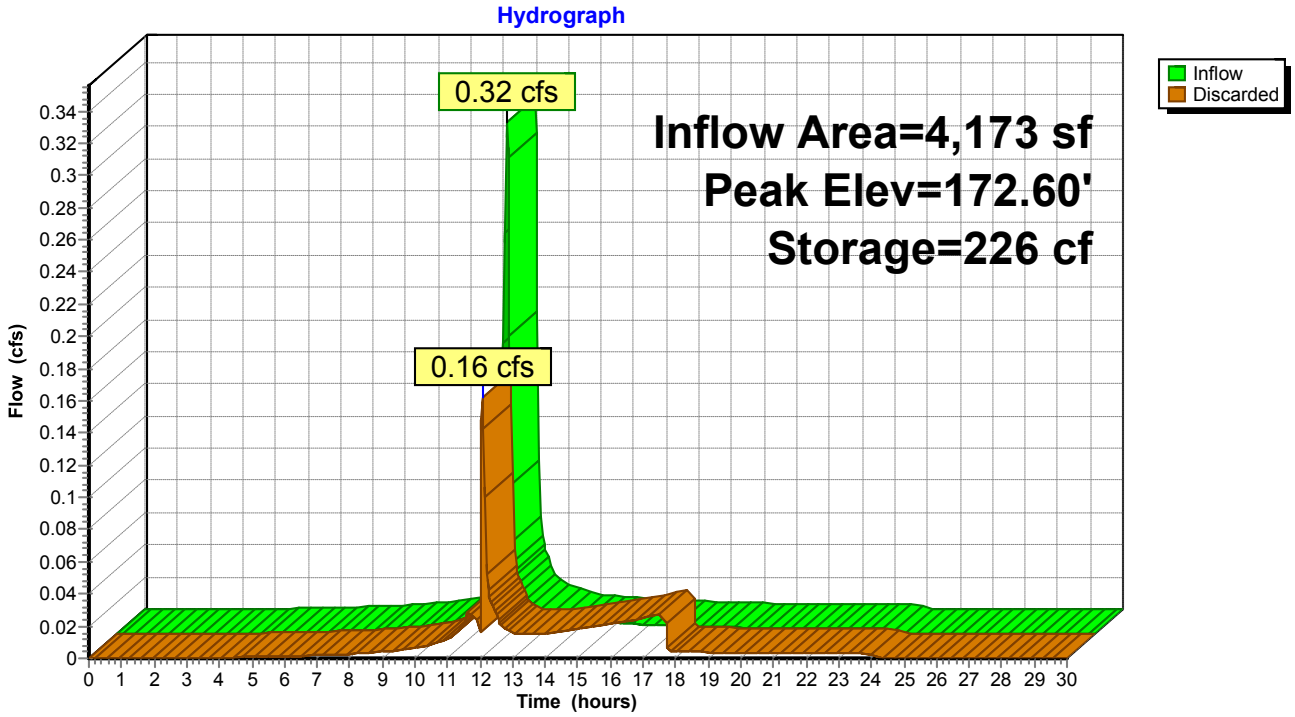
Volume	Invert	Avail.Storage	Storage Description
#1	167.50'	559 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
167.50	55	0	0
172.50	29	210	210
173.00	1,366	349	559

Device	Routing	Invert	Outlet Devices
#1	Discarded	167.50'	**22.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.15 cfs @ 12.07 hrs HW=172.60' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.15 cfs)

Pond 13P: EXISTING DRYWELL



Summary for Pond DP-1: EXISTING CATCH BASIN

[81] Warning: Exceeded Pond 7P by 0.63' @ 11.95 hrs
[79] Warning: Submerged Pond 8P Primary device # 1 OUTLET by 1.64'

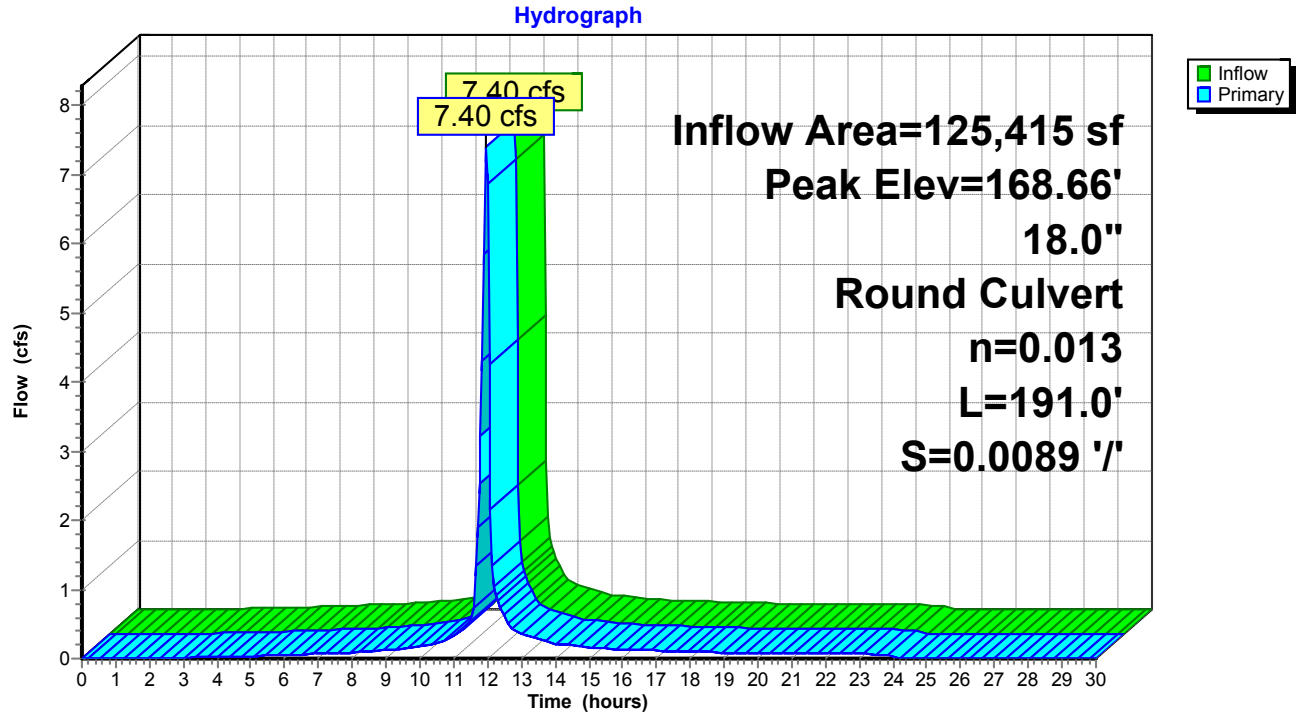
Inflow Area = 125,415 sf, 90.33% Impervious, Inflow Depth = 1.66" for 1-YEAR event
Inflow = 7.40 cfs @ 11.96 hrs, Volume= 17,385 cf
Outflow = 7.40 cfs @ 11.96 hrs, Volume= 17,385 cf, Atten= 0%, Lag= 0.0 min
Primary = 7.40 cfs @ 11.96 hrs, Volume= 17,385 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 168.66' @ 11.96 hrs
Flood Elev= 171.87'

Device	Routing	Invert	Outlet Devices
#1	Primary	166.70'	**18.0" Round Culvert** L= 191.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 166.70' / 165.00' S= 0.0089 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf

Primary OutFlow Max=7.21 cfs @ 11.96 hrs HW=168.60' (Free Discharge)
↑—**1=Culvert** (Inlet Controls 7.21 cfs @ 4.08 fps)

Pond DP-1: EXISTING CATCH BASIN



Time span=0.00-30.00 hrs, dt=0.05 hrs, 601 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 6S: DA-10 Runoff Area=3,125 sf 87.10% Impervious Runoff Depth=2.71"
Flow Length=48' Slope=0.0235 '/' Tc=6.0 min CN=96 Runoff=0.30 cfs 706 cf

Subcatchment DA-1: DA-1 Runoff Area=15,019 sf 84.37% Impervious Runoff Depth=2.71"
Flow Length=59' Tc=6.0 min CN=96 Runoff=1.45 cfs 3,391 cf

Subcatchment DA-2: DA-2 Runoff Area=3,749 sf 79.83% Impervious Runoff Depth=2.61"
Flow Length=61' Tc=6.0 min CN=95 Runoff=0.35 cfs 814 cf

Subcatchment DA-3: DA-3 Runoff Area=4,132 sf 69.19% Impervious Runoff Depth=2.51"
Flow Length=43' Tc=6.0 min CN=94 Runoff=0.38 cfs 863 cf

Subcatchment DA-4: DA-4 Runoff Area=5,589 sf 86.58% Impervious Runoff Depth=2.71"
Flow Length=59' Tc=6.0 min CN=96 Runoff=0.54 cfs 1,262 cf

Subcatchment DA-5: DA-5 Runoff Area=13,552 sf 100.00% Impervious Runoff Depth=2.93"
Flow Length=60' Slope=0.0100 '/' Tc=6.0 min CN=98 Runoff=1.35 cfs 3,306 cf

Subcatchment DA-6: DA-6 Runoff Area=72,169 sf 95.78% Impervious Runoff Depth=2.82"
Flow Length=293' Tc=6.0 min CN=97 Runoff=7.09 cfs 16,941 cf

Subcatchment DA-7: DA-7 Runoff Area=8,324 sf 100.00% Impervious Runoff Depth=2.93"
Flow Length=183' Tc=6.0 min CN=98 Runoff=0.83 cfs 2,031 cf

Subcatchment DA-8: DA-8 Runoff Area=4,173 sf 81.26% Impervious Runoff Depth=2.61"
Flow Length=31' Tc=6.0 min CN=95 Runoff=0.39 cfs 906 cf

Subcatchment DA-9: DA-9 Runoff Area=9,135 sf 69.73% Impervious Runoff Depth=2.51"
Flow Length=82' Tc=6.0 min CN=94 Runoff=0.84 cfs 1,907 cf

Reach DP-2: STREET Inflow=1.35 cfs 3,306 cf
Outflow=1.35 cfs 3,306 cf

Pond 1P: EXISTING YARD DRAIN Peak Elev=190.51' Inflow=0.84 cfs 1,907 cf
4.0" Round Culvert n=0.013 L=87.0' S=0.0100 '/' Outflow=0.84 cfs 1,907 cf

Pond 2P: EXISTING CATCH BASIN Peak Elev=171.37' Inflow=1.45 cfs 3,391 cf
12.0" Round Culvert n=0.013 L=14.0' S=0.0100 '/' Outflow=1.45 cfs 3,391 cf

Pond 3P: EXISTING CATCH BASIN Peak Elev=170.65' Inflow=0.38 cfs 863 cf
12.0" Round Culvert n=0.013 L=17.0' S=0.0100 '/' Outflow=0.38 cfs 863 cf

Pond 4P: EXISTING CATCH BASIN Peak Elev=171.23' Inflow=0.54 cfs 1,262 cf
12.0" Round Culvert n=0.013 L=12.0' S=0.0100 '/' Outflow=0.54 cfs 1,262 cf

Pond 5P: EXISTING DRYWELL Peak Elev=173.47' Storage=661 cf Inflow=1.45 cfs 3,391 cf
Outflow=0.93 cfs 3,391 cf

Pond 6P: EXISTING CATCH BASIN Peak Elev=170.63' Inflow=0.35 cfs 814 cf
12.0" Round Culvert n=0.013 L=15.0' S=0.0100 '/' Outflow=0.35 cfs 814 cf

Pond 7P: EXISTING CATCH BASIN Peak Elev=168.06' Inflow=0.83 cfs 2,031 cf
18.0" Round Culvert n=0.013 L=26.0' S=0.0346 '/' Outflow=0.83 cfs 2,031 cf

Pond 8P: EXISTING CATCH BASIN Peak Elev=176.03' Inflow=7.09 cfs 16,941 cf
12.0" Round Culvert n=0.013 L=142.0' S=0.0120 '/' Outflow=7.09 cfs 16,941 cf

Pond 9P: EXISTING DRYWELL Peak Elev=173.48' Storage=813 cf Inflow=0.35 cfs 814 cf
Outflow=0.00 cfs 0 cf

Pond 10P: EXISTING DRYWELL Peak Elev=172.98' Storage=225 cf Inflow=0.38 cfs 863 cf
Outflow=0.30 cfs 863 cf

Pond 12P: EXISTING DRYWELL Peak Elev=173.07' Storage=286 cf Inflow=0.54 cfs 1,262 cf
Outflow=0.41 cfs 1,262 cf

Pond 13P: EXISTING DRYWELL Peak Elev=172.67' Storage=254 cf Inflow=0.39 cfs 906 cf
Outflow=0.25 cfs 906 cf

Pond DP-1: EXISTING CATCH BASIN Peak Elev=169.27' Inflow=9.07 cfs 21,585 cf
18.0" Round Culvert n=0.013 L=191.0' S=0.0089 '/' Outflow=9.07 cfs 21,585 cf

Total Runoff Area = 138,967 sf Runoff Volume = 32,127 cf Average Runoff Depth = 2.77"
8.72% Pervious = 12,123 sf 91.28% Impervious = 126,844 sf

Summary for Subcatchment 6S: DA-10

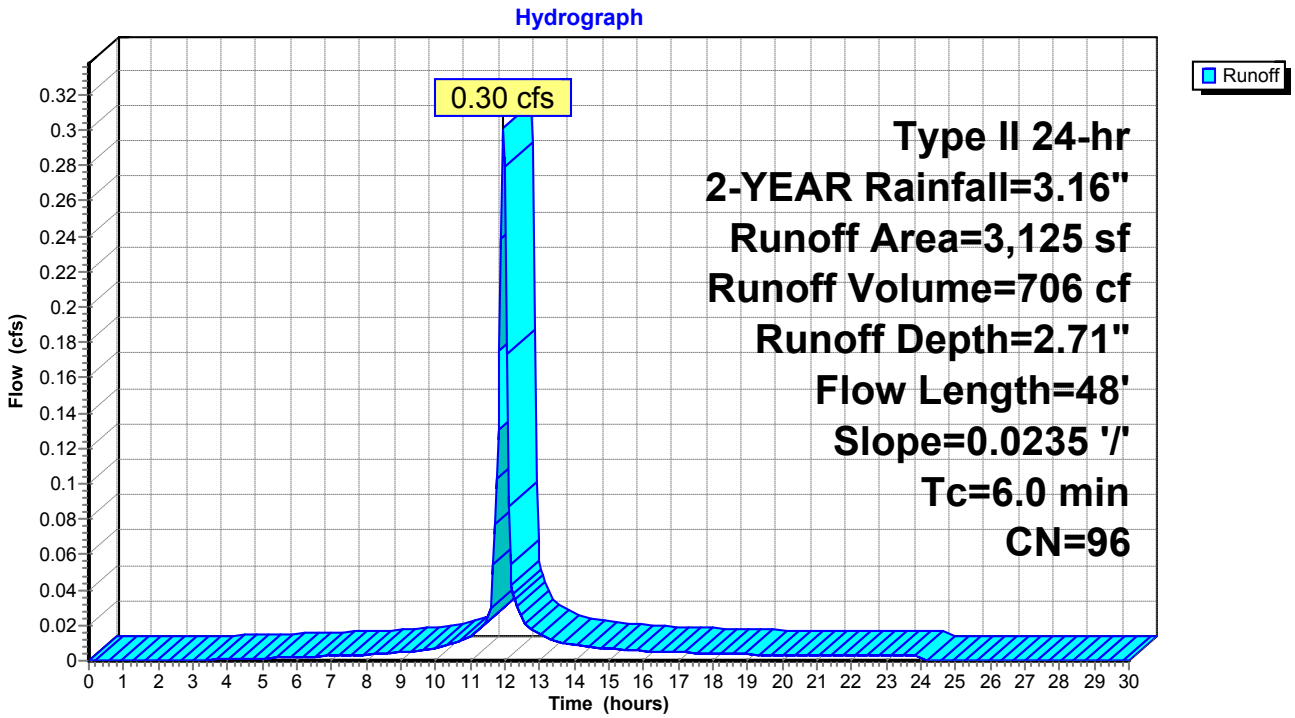
Runoff = 0.30 cfs @ 11.96 hrs, Volume= 706 cf, Depth= 2.71"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-YEAR Rainfall=3.16"

Area (sf)	CN	Description
403	84	50-75% Grass cover, Fair, HSG D
2,722	98	Paved parking, HSG D
3,125	96	Weighted Average
403		12.90% Pervious Area
2,722		87.10% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.6	48	0.0235	1.26		**Sheet Flow, A-B** Smooth surfaces n= 0.011 P2= 3.16"
0.6	48	Total, Increased to minimum Tc = 6.0 min			

Subcatchment 6S: DA-10



Summary for Subcatchment DA-1: DA-1

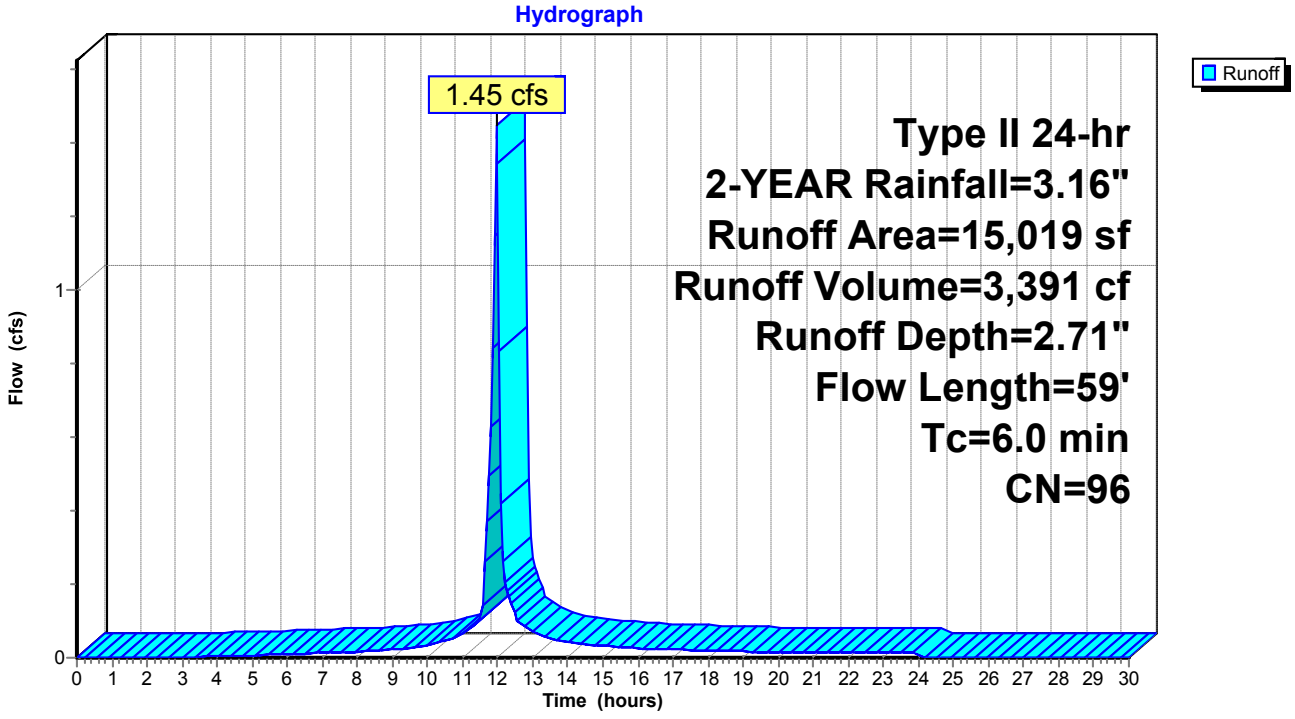
Runoff = 1.45 cfs @ 11.96 hrs, Volume= 3,391 cf, Depth= 2.71"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-YEAR Rainfall=3.16"

Area (sf)	CN	Description
2,348	84	50-75% Grass cover, Fair, HSG D
12,671	98	Paved parking, HSG D
15,019	96	Weighted Average
2,348		15.63% Pervious Area
12,671		84.37% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.8	29	0.0390	0.17		**Sheet Flow, A-B** Grass: Short n= 0.150 P2= 3.16"
0.1	30	0.0350	3.80		**Shallow Concentrated Flow, B-C** Paved Kv= 20.3 fps
2.9	59	Total, Increased to minimum Tc = 6.0 min			

Subcatchment DA-1: DA-1



Summary for Subcatchment DA-2: DA-2

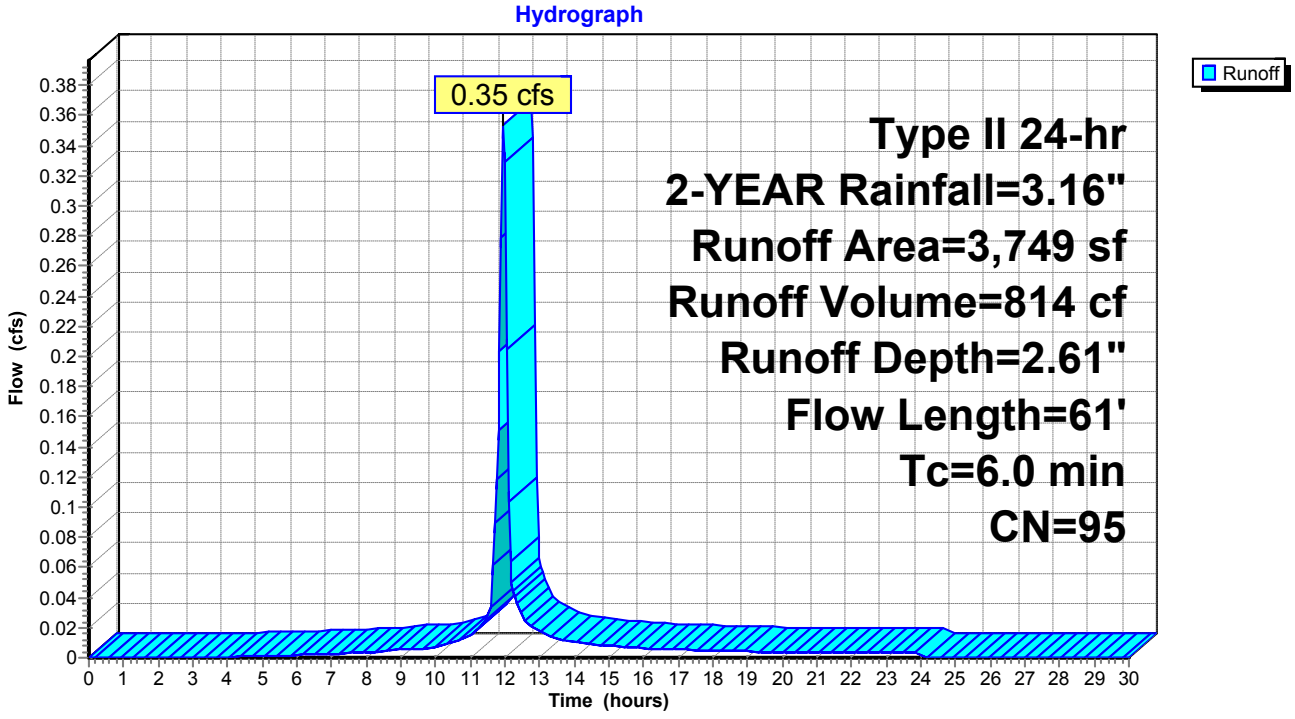
Runoff = 0.35 cfs @ 11.96 hrs, Volume= 814 cf, Depth= 2.61"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-YEAR Rainfall=3.16"

Area (sf)	CN	Description
756	84	50-75% Grass cover, Fair, HSG D
2,993	98	Paved parking, HSG D
3,749	95	Weighted Average
756		20.17% Pervious Area
2,993		79.83% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.6	26	0.0173	0.12		**Sheet Flow, A-B** Grass: Short n= 0.150 P2= 3.16"
0.2	35	0.0257	3.25		**Shallow Concentrated Flow, B-C** Paved Kv= 20.3 fps
3.8	61	Total, Increased to minimum Tc = 6.0 min			

Subcatchment DA-2: DA-2



Summary for Subcatchment DA-3: DA-3

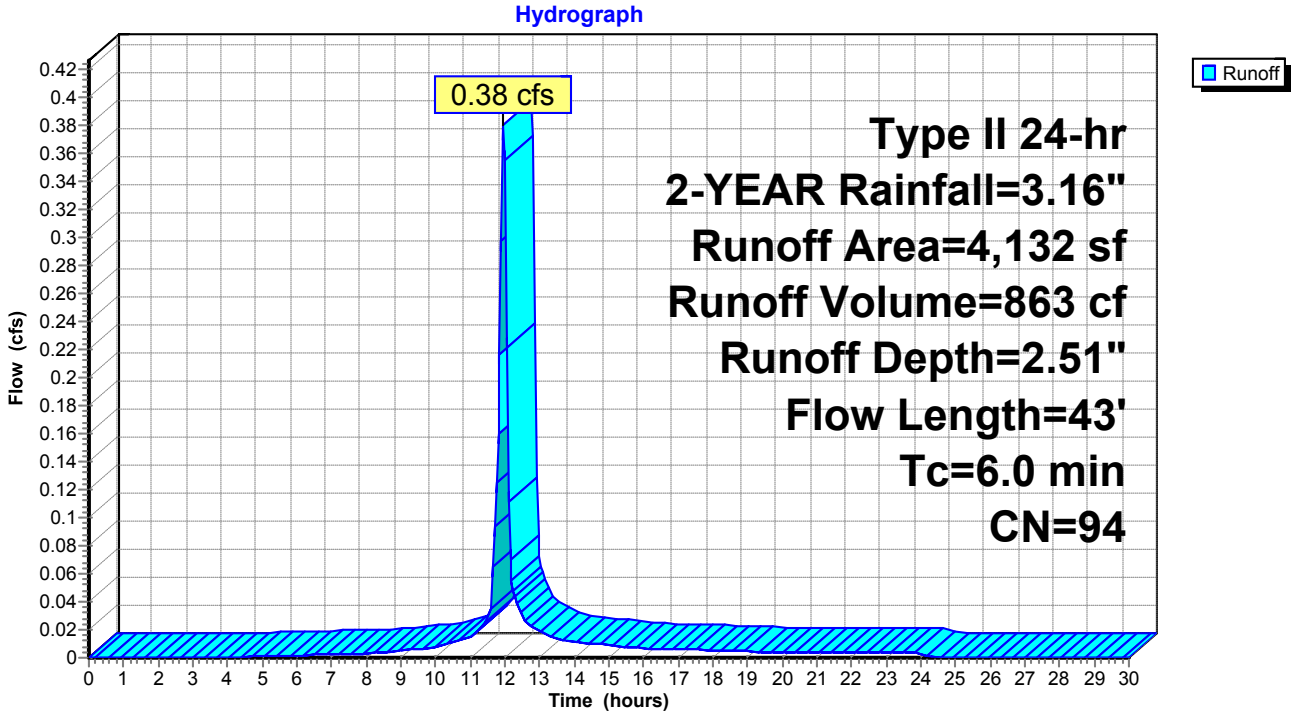
Runoff = 0.38 cfs @ 11.96 hrs, Volume= 863 cf, Depth= 2.51"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-YEAR Rainfall=3.16"

Area (sf)	CN	Description
1,273	84	50-75% Grass cover, Fair, HSG D
2,859	98	Paved parking, HSG D
4,132	94	Weighted Average
1,273		30.81% Pervious Area
2,859		69.19% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
4.1	31	0.0175	0.13		**Sheet Flow, A-B** Grass: Short n= 0.150 P2= 3.16"
0.1	12	0.0250	3.21		**Shallow Concentrated Flow, B-C** Paved Kv= 20.3 fps
4.2	43	Total, Increased to minimum Tc = 6.0 min			

Subcatchment DA-3: DA-3



Summary for Subcatchment DA-4: DA-4

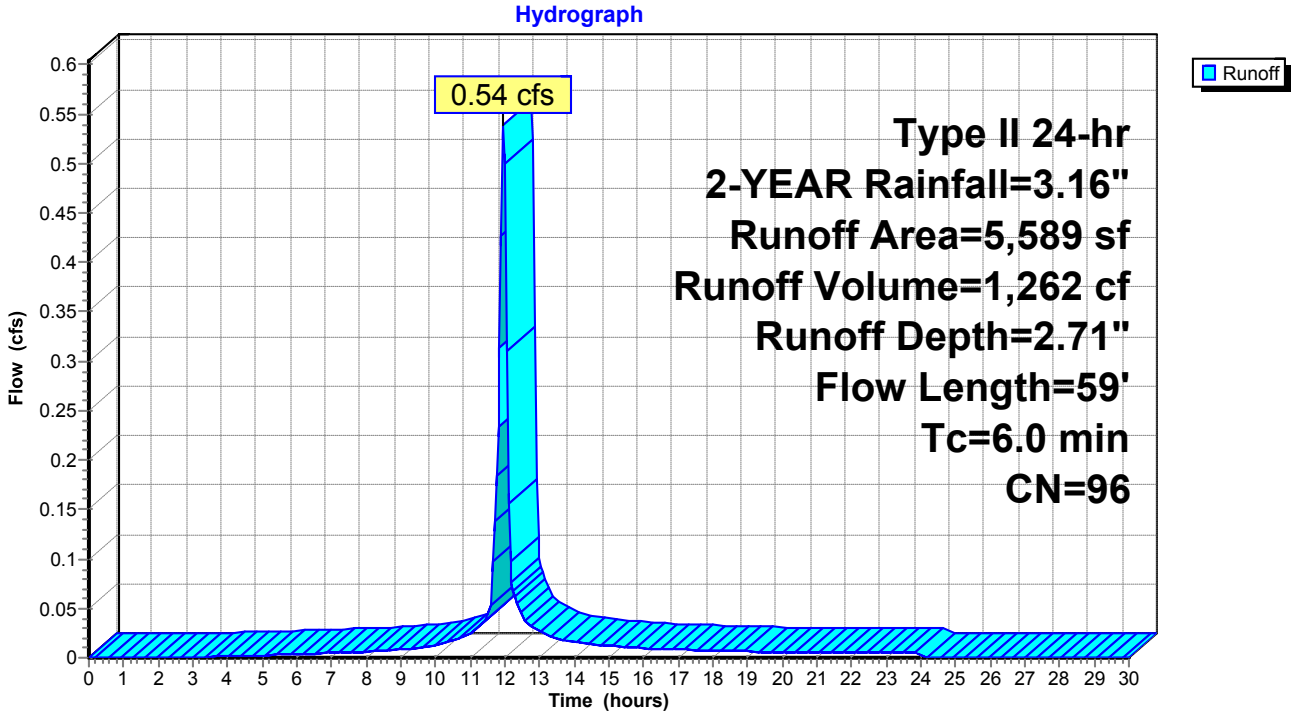
Runoff = 0.54 cfs @ 11.96 hrs, Volume= 1,262 cf, Depth= 2.71"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-YEAR Rainfall=3.16"

Area (sf)	CN	Description
750	84	50-75% Grass cover, Fair, HSG D
4,839	98	Paved parking, HSG D
5,589	96	Weighted Average
750		13.42% Pervious Area
4,839		86.58% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.6	30	0.0217	0.14		**Sheet Flow, A-B** Grass: Short n= 0.150 P2= 3.16"
0.2	29	0.0169	2.64		**Shallow Concentrated Flow, B-C** Paved Kv= 20.3 fps
3.8	59	Total, Increased to minimum Tc = 6.0 min			

Subcatchment DA-4: DA-4



Summary for Subcatchment DA-5: DA-5

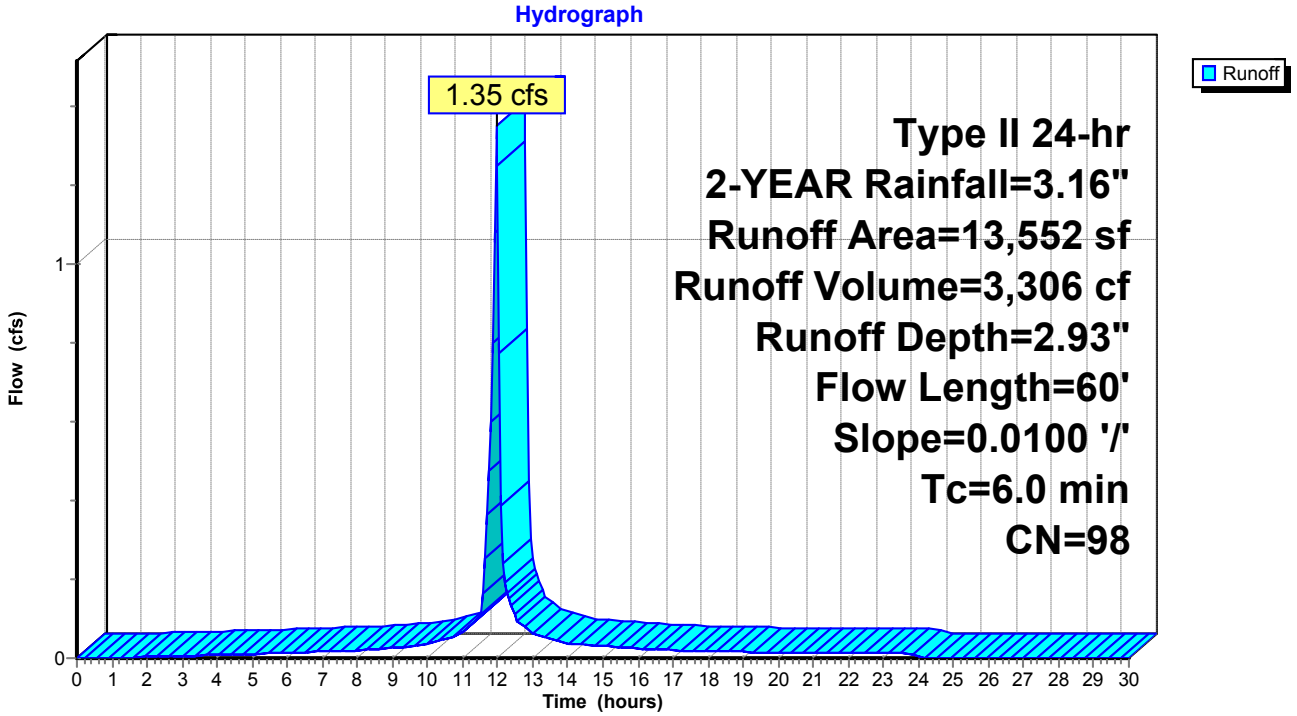
Runoff = 1.35 cfs @ 11.96 hrs, Volume= 3,306 cf, Depth= 2.93"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-YEAR Rainfall=3.16"

Area (sf)	CN	Description
13,552	98	Paved parking, HSG D
13,552		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.1	60	0.0100	0.94		**Sheet Flow, A-B** Smooth surfaces n= 0.011 P2= 3.16"
1.1	60	Total, Increased to minimum Tc = 6.0 min			

Subcatchment DA-5: DA-5



Summary for Subcatchment DA-6: DA-6

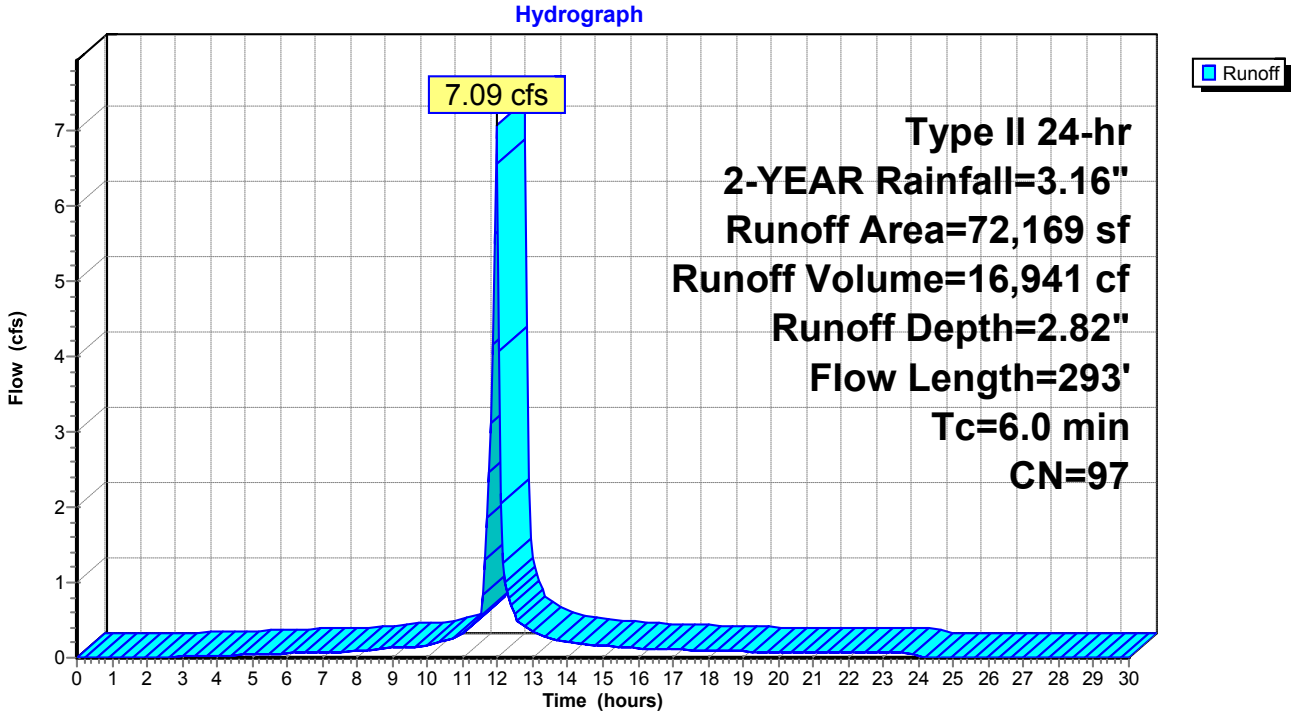
Runoff = 7.09 cfs @ 11.96 hrs, Volume= 16,941 cf, Depth= 2.82"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-YEAR Rainfall=3.16"

Area (sf)	CN	Description
3,046	84	50-75% Grass cover, Fair, HSG D
69,123	98	Paved parking, HSG D
72,169	97	Weighted Average
3,046		4.22% Pervious Area
69,123		95.78% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.2	100	0.0220	1.42		**Sheet Flow, A-B** Smooth surfaces n= 0.011 P2= 3.16"
1.4	193	0.0126	2.28		**Shallow Concentrated Flow, B-C** Paved Kv= 20.3 fps
2.6	293	Total, Increased to minimum Tc = 6.0 min			

Subcatchment DA-6: DA-6



Summary for Subcatchment DA-7: DA-7

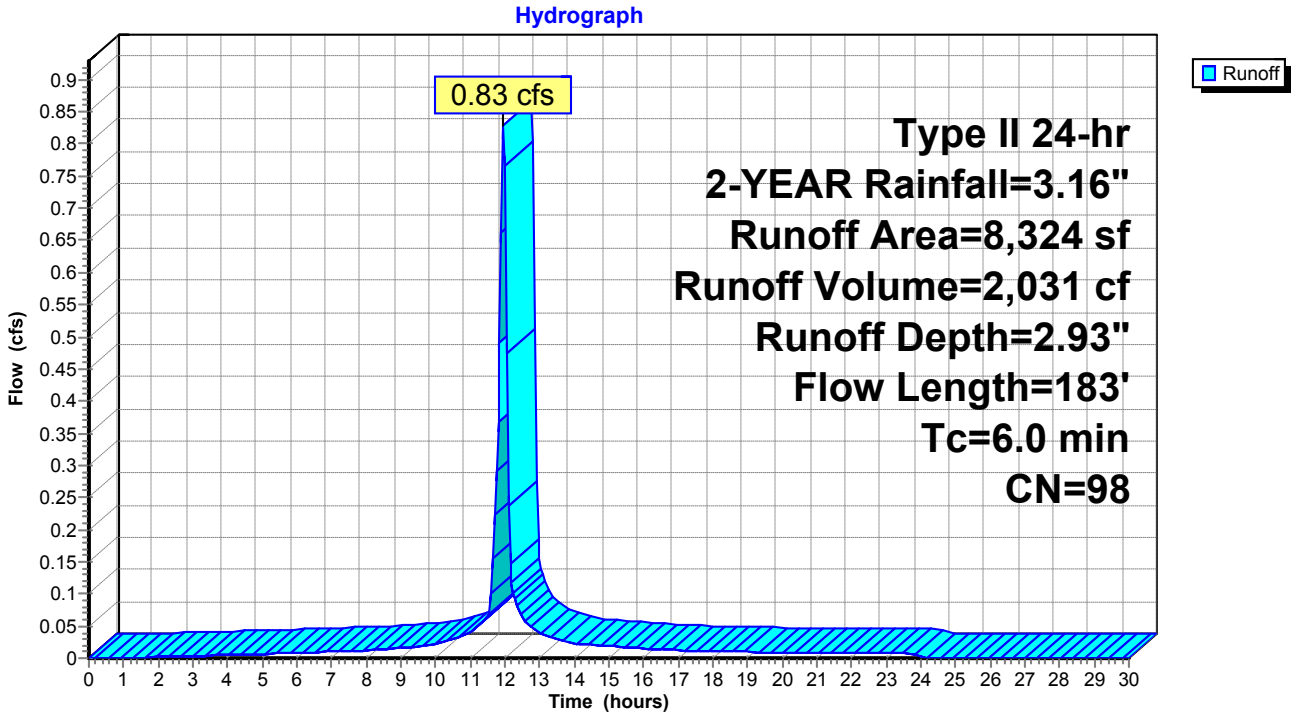
Runoff = 0.83 cfs @ 11.96 hrs, Volume= 2,031 cf, Depth= 2.93"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-YEAR Rainfall=3.16"

Area (sf)	CN	Description
8,324	98	Paved parking, HSG D
8,324		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.0	100	0.0301	1.61		**Sheet Flow, A-B** Smooth surfaces n= 0.011 P2= 3.16"
0.6	83	0.0124	2.26		**Shallow Concentrated Flow, B-C** Paved Kv= 20.3 fps
1.6	183	Total, Increased to minimum Tc = 6.0 min			

Subcatchment DA-7: DA-7



Summary for Subcatchment DA-8: DA-8

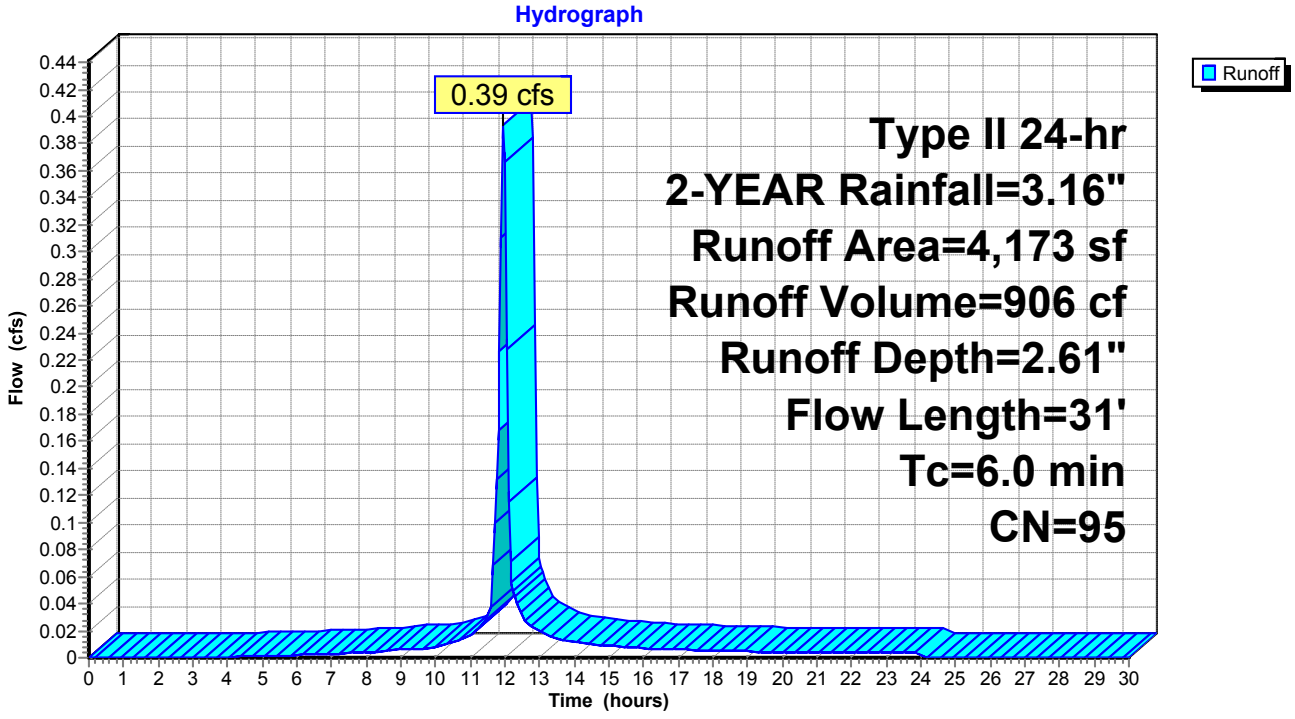
Runoff = 0.39 cfs @ 11.96 hrs, Volume= 906 cf, Depth= 2.61"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-YEAR Rainfall=3.16"

Area (sf)	CN	Description
782	84	50-75% Grass cover, Fair, HSG D
3,391	98	Paved parking, HSG D
4,173	95	Weighted Average
782		18.74% Pervious Area
3,391		81.26% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.9	19	0.0150	0.11		**Sheet Flow, A-B** Grass: Short n= 0.150 P2= 3.16"
0.1	12	0.0208	2.93		**Shallow Concentrated Flow, B-C** Paved Kv= 20.3 fps
3.0	31	Total, Increased to minimum Tc = 6.0 min			

Subcatchment DA-8: DA-8



Summary for Subcatchment DA-9: DA-9

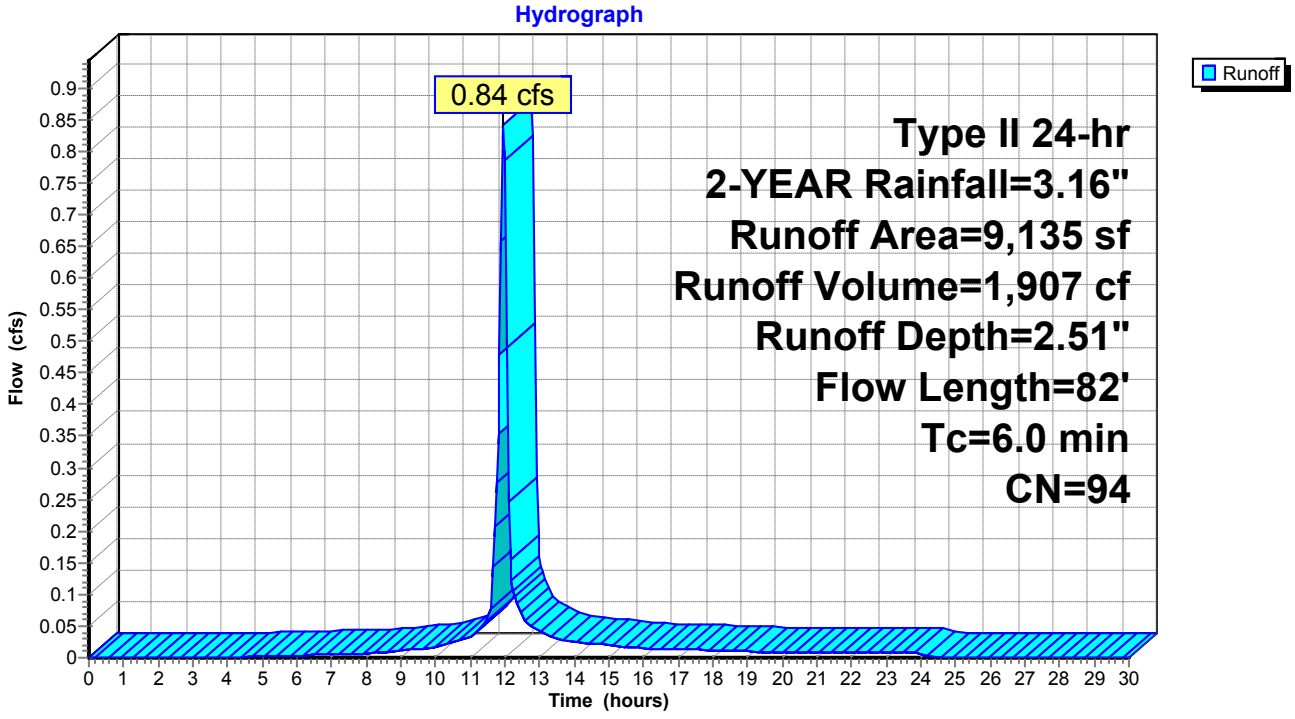
Runoff = 0.84 cfs @ 11.96 hrs, Volume= 1,907 cf, Depth= 2.51"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-YEAR Rainfall=3.16"

Area (sf)	CN	Description
2,765	84	50-75% Grass cover, Fair, HSG D
6,370	98	Paved parking, HSG D
9,135	94	Weighted Average
2,765		30.27% Pervious Area
6,370		69.73% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.2	42	0.0175	0.13		**Sheet Flow, A-B** Grass: Short n= 0.150 P2= 3.16"
0.2	40	0.0200	2.87		**Shallow Concentrated Flow, B-C** Paved Kv= 20.3 fps
5.4	82	Total, Increased to minimum Tc = 6.0 min			

Subcatchment DA-9: DA-9



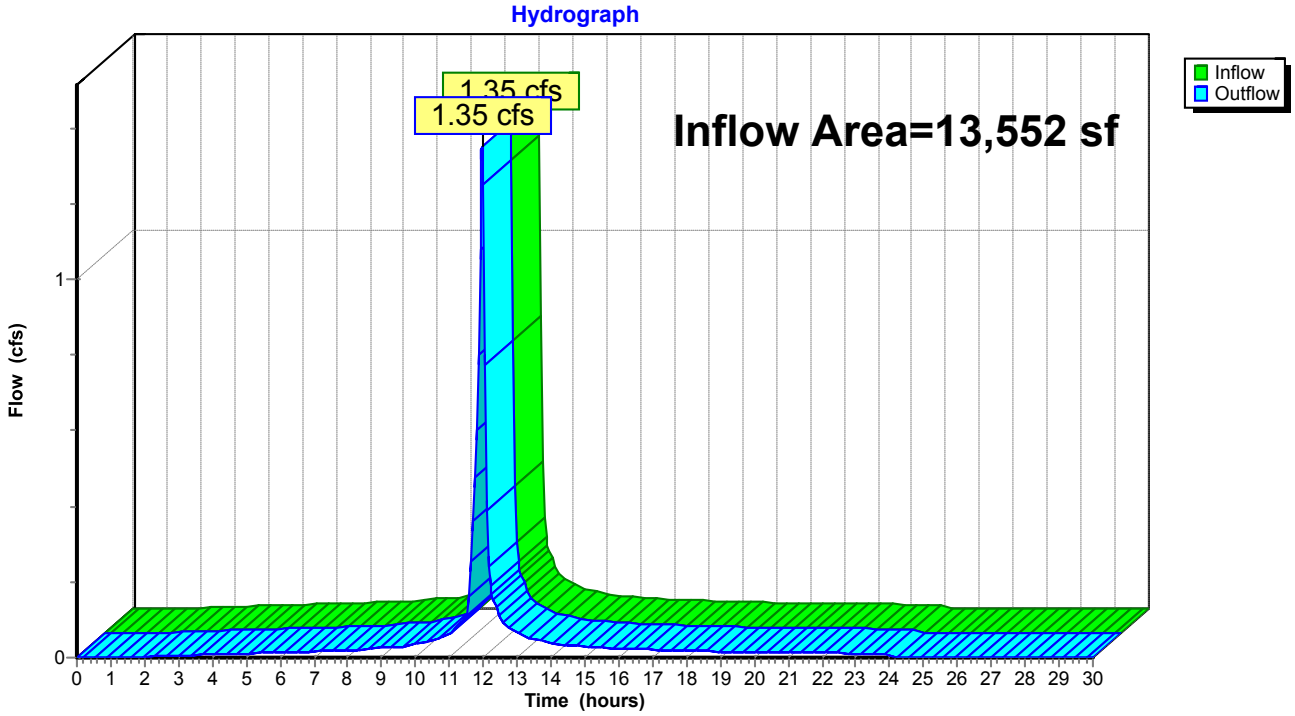
Summary for Reach DP-2: STREET

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 13,552 sf,100.00% Impervious, Inflow Depth = 2.93" for 2-YEAR event
Inflow = 1.35 cfs @ 11.96 hrs, Volume= 3,306 cf
Outflow = 1.35 cfs @ 11.96 hrs, Volume= 3,306 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs

Reach DP-2: STREET



Summary for Pond 1P: EXISTING YARD DRAIN

[57] Hint: Peaked at 190.51' (Flood elevation advised)

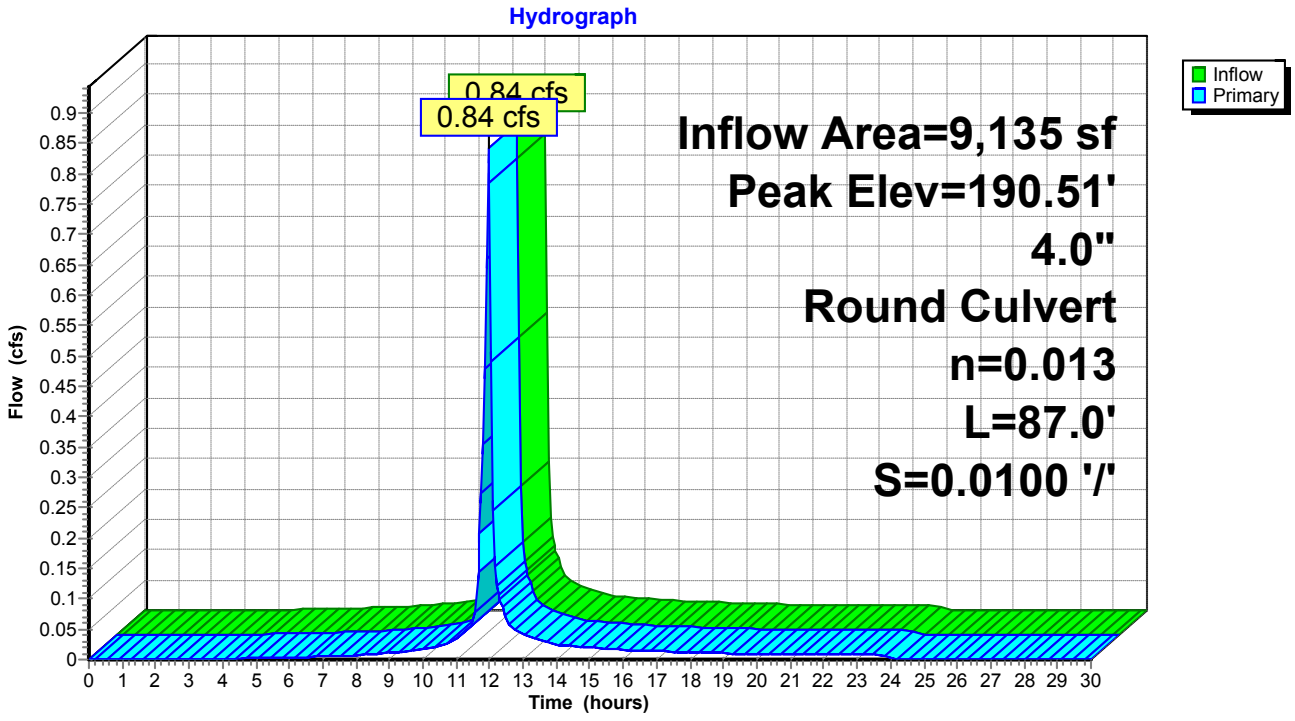
Inflow Area = 9,135 sf, 69.73% Impervious, Inflow Depth = 2.51" for 2-YEAR event
Inflow = 0.84 cfs @ 11.96 hrs, Volume= 1,907 cf
Outflow = 0.84 cfs @ 11.96 hrs, Volume= 1,907 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.84 cfs @ 11.96 hrs, Volume= 1,907 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 190.51' @ 11.96 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	171.30'	**4.0" Round Culvert** L= 87.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 171.30' / 170.43' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 0.09 sf

Primary OutFlow Max=0.82 cfs @ 11.96 hrs HW=189.55' (Free Discharge)
1=Culvert (Barrel Controls 0.82 cfs @ 9.39 fps)

Pond 1P: EXISTING YARD DRAIN



Summary for Pond 2P: EXISTING CATCH BASIN

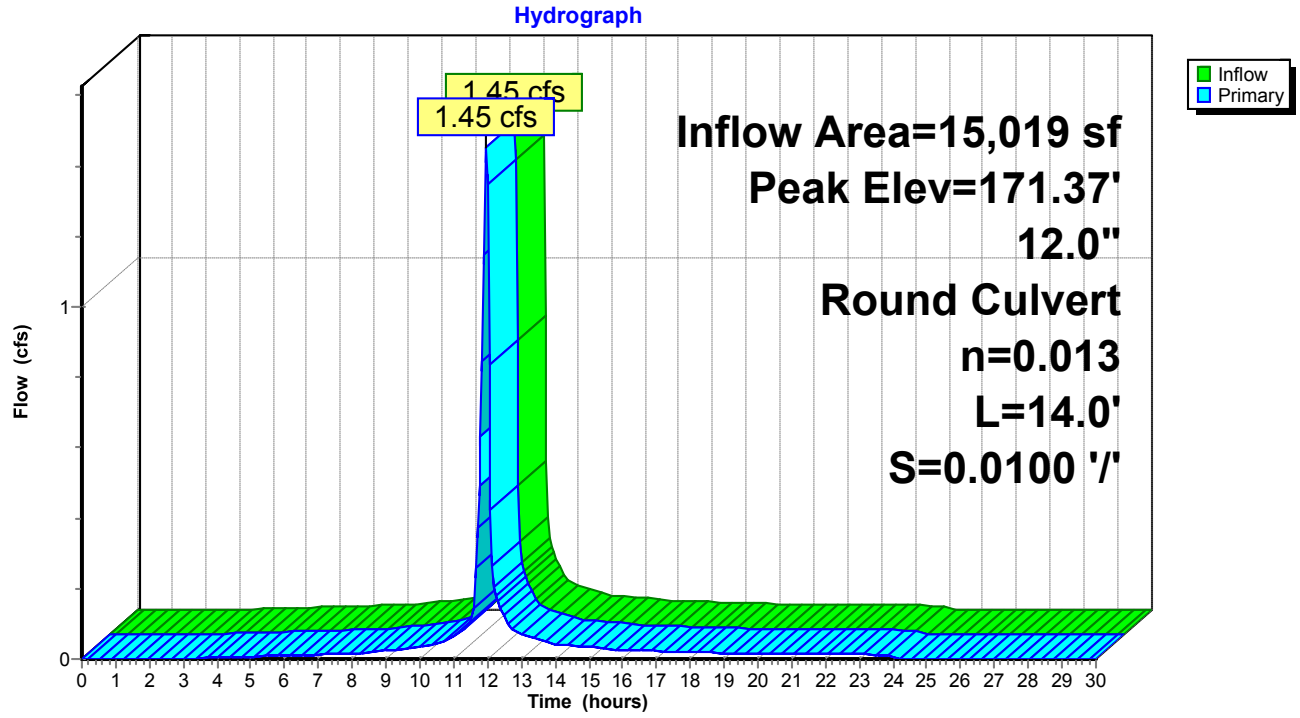
Inflow Area = 15,019 sf, 84.37% Impervious, Inflow Depth = 2.71" for 2-YEAR event
Inflow = 1.45 cfs @ 11.96 hrs, Volume= 3,391 cf
Outflow = 1.45 cfs @ 11.96 hrs, Volume= 3,391 cf, Atten= 0%, Lag= 0.0 min
Primary = 1.45 cfs @ 11.96 hrs, Volume= 3,391 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 171.37' @ 11.96 hrs
Flood Elev= 172.99'

Device	Routing	Invert	Outlet Devices
#1	Primary	170.60'	**12.0" Round Culvert** L= 14.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 170.60' / 170.46' S= 0.0100 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf

Primary OutFlow Max=1.41 cfs @ 11.96 hrs HW=171.36' (Free Discharge)
1=Culvert (Barrel Controls 1.41 cfs @ 3.05 fps)

Pond 2P: EXISTING CATCH BASIN



Summary for Pond 3P: EXISTING CATCH BASIN

[57] Hint: Peaked at 170.65' (Flood elevation advised)

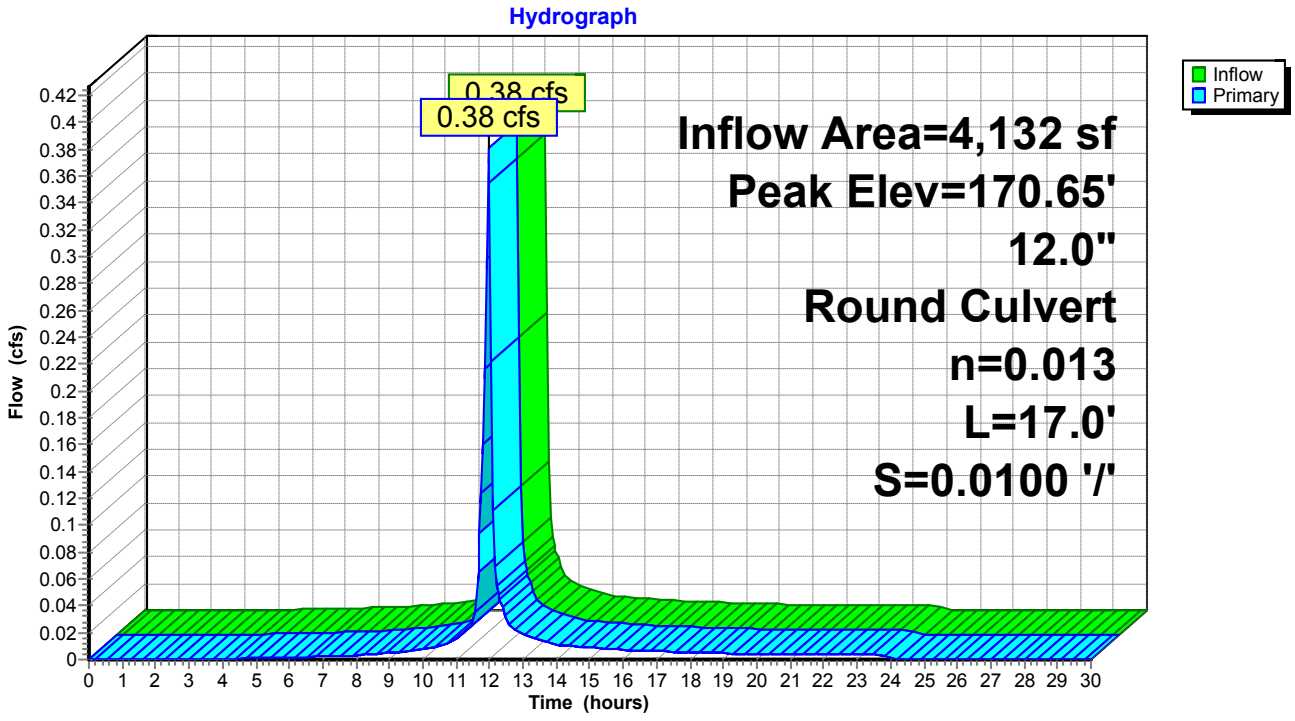
Inflow Area = 4,132 sf, 69.19% Impervious, Inflow Depth = 2.51" for 2-YEAR event
Inflow = 0.38 cfs @ 11.96 hrs, Volume= 863 cf
Outflow = 0.38 cfs @ 11.96 hrs, Volume= 863 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.38 cfs @ 11.96 hrs, Volume= 863 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 170.65' @ 11.96 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	170.30'	**12.0" Round Culvert** L= 17.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 170.30' / 170.13' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf

Primary OutFlow Max=0.37 cfs @ 11.96 hrs HW=170.64' (Free Discharge)
1=Culvert (Inlet Controls 0.37 cfs @ 1.57 fps)

Pond 3P: EXISTING CATCH BASIN



Summary for Pond 4P: EXISTING CATCH BASIN

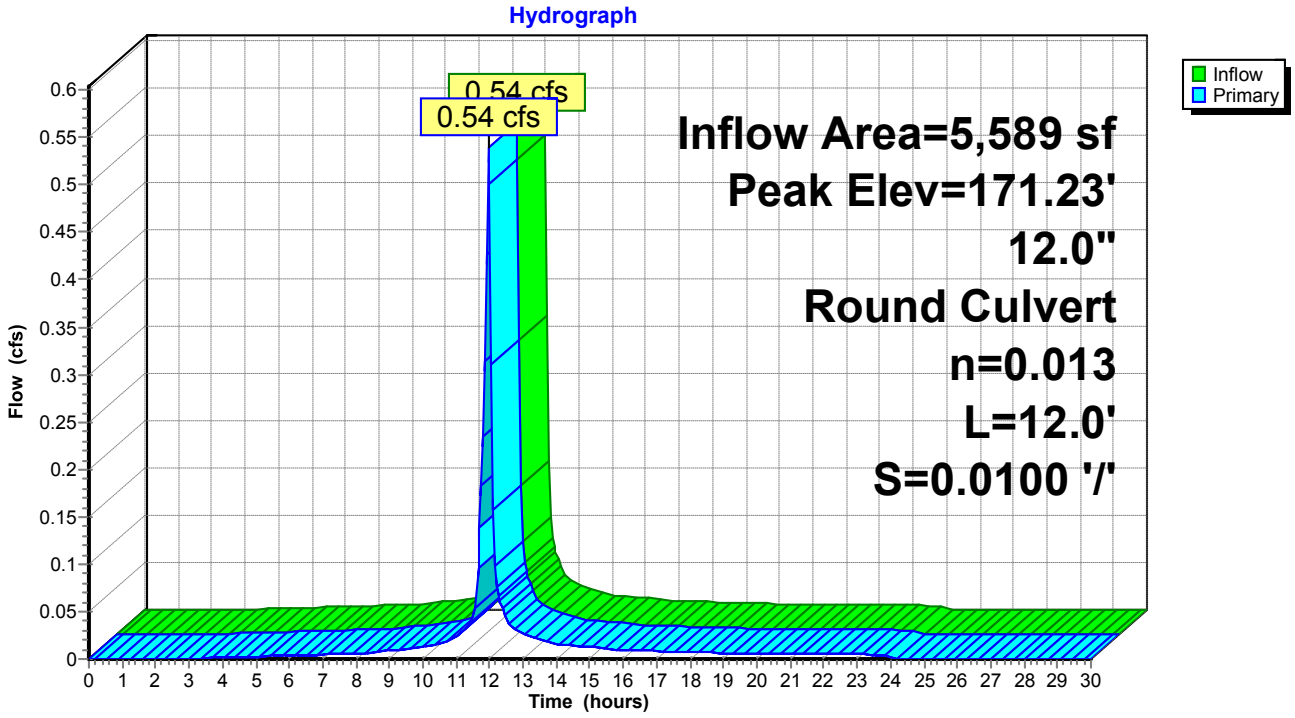
Inflow Area = 5,589 sf, 86.58% Impervious, Inflow Depth = 2.71" for 2-YEAR event
Inflow = 0.54 cfs @ 11.96 hrs, Volume= 1,262 cf
Outflow = 0.54 cfs @ 11.96 hrs, Volume= 1,262 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.54 cfs @ 11.96 hrs, Volume= 1,262 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 171.23' @ 11.96 hrs
Flood Elev= 172.73'

Device	Routing	Invert	Outlet Devices
#1	Primary	170.80'	**12.0" Round Culvert** L= 12.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 170.80' / 170.68' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf

Primary OutFlow Max=0.53 cfs @ 11.96 hrs HW=171.23' (Free Discharge)
1=Culvert (Barrel Controls 0.53 cfs @ 2.42 fps)

Pond 4P: EXISTING CATCH BASIN



Summary for Pond 5P: EXISTING DRYWELL

[81] Warning: Exceeded Pond 2P by 2.50' @ 12.15 hrs

Inflow Area = 15,019 sf, 84.37% Impervious, Inflow Depth = 2.71" for 2-YEAR event
Inflow = 1.45 cfs @ 11.96 hrs, Volume= 3,391 cf
Outflow = 0.93 cfs @ 12.04 hrs, Volume= 3,391 cf, Atten= 36%, Lag= 4.9 min
Discarded = 0.93 cfs @ 12.04 hrs, Volume= 3,391 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 173.47' @ 12.04 hrs Surf.Area= 1,819 sf Storage= 661 cf

Plug-Flow detention time= 51.5 min calculated for 3,386 cf (100% of inflow)
Center-of-Mass det. time= 51.6 min (822.5 - 770.9)

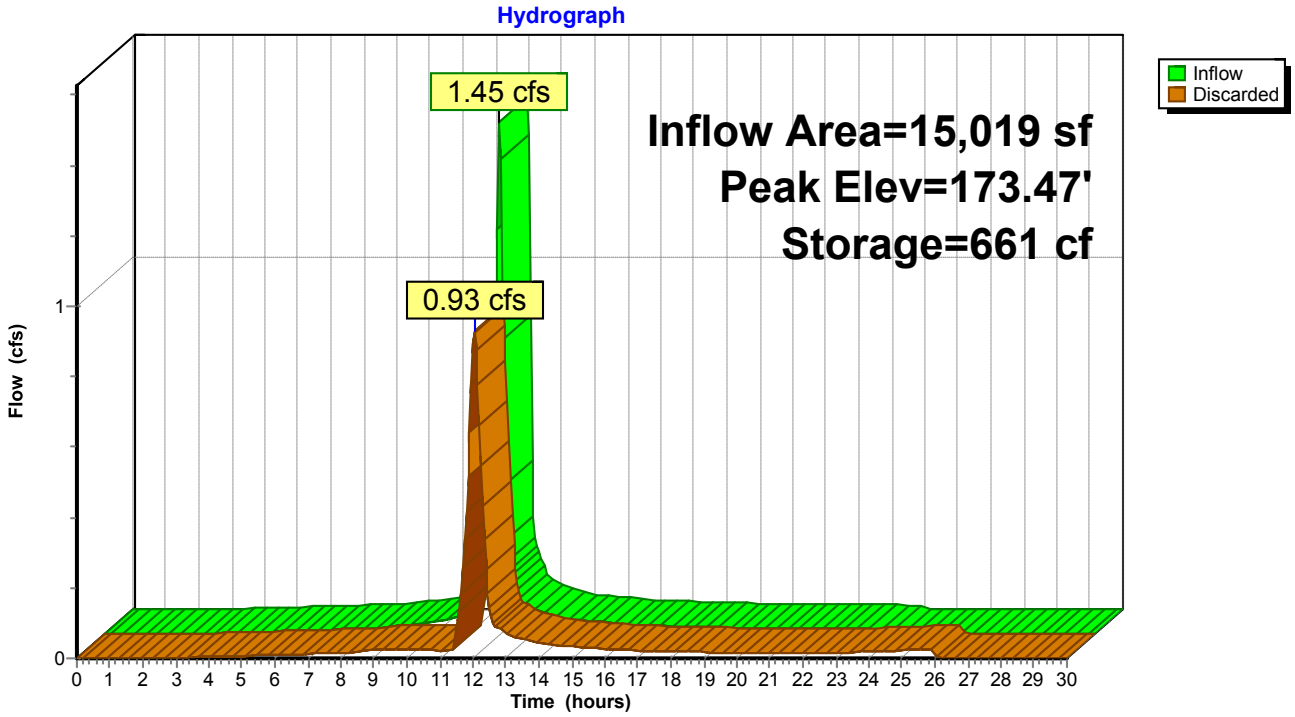
Volume	Invert	Avail.Storage	Storage Description
#1	168.00'	2,139 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
168.00	53	0	0
172.90	29	201	201
173.00	112	7	208
174.00	3,750	1,931	2,139

Device	Routing	Invert	Outlet Devices
#1	Discarded	168.00'	**22.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.92 cfs @ 12.04 hrs HW=173.47' (Free Discharge)
1=Exfiltration (Exfiltration Controls 0.92 cfs)

Pond 5P: EXISTING DRYWELL



Summary for Pond 6P: EXISTING CATCH BASIN

[57] Hint: Peaked at 170.63' (Flood elevation advised)

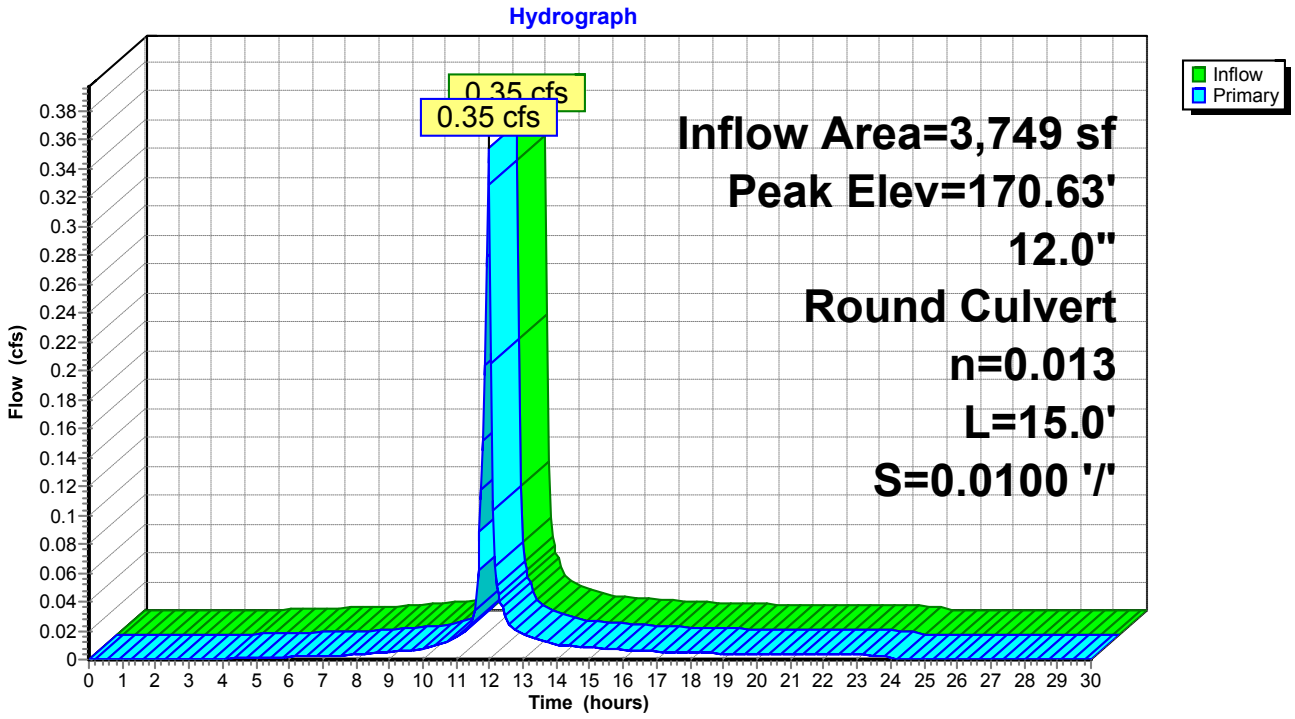
Inflow Area = 3,749 sf, 79.83% Impervious, Inflow Depth = 2.61" for 2-YEAR event
Inflow = 0.35 cfs @ 11.96 hrs, Volume= 814 cf
Outflow = 0.35 cfs @ 11.96 hrs, Volume= 814 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.35 cfs @ 11.96 hrs, Volume= 814 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 170.63' @ 11.96 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	170.30'	**12.0" Round Culvert** L= 15.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 170.30' / 170.15' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf

Primary OutFlow Max=0.34 cfs @ 11.96 hrs HW=170.63' (Free Discharge)
1=Culvert (Barrel Controls 0.34 cfs @ 2.28 fps)

Pond 6P: EXISTING CATCH BASIN



Summary for Pond 7P: EXISTING CATCH BASIN

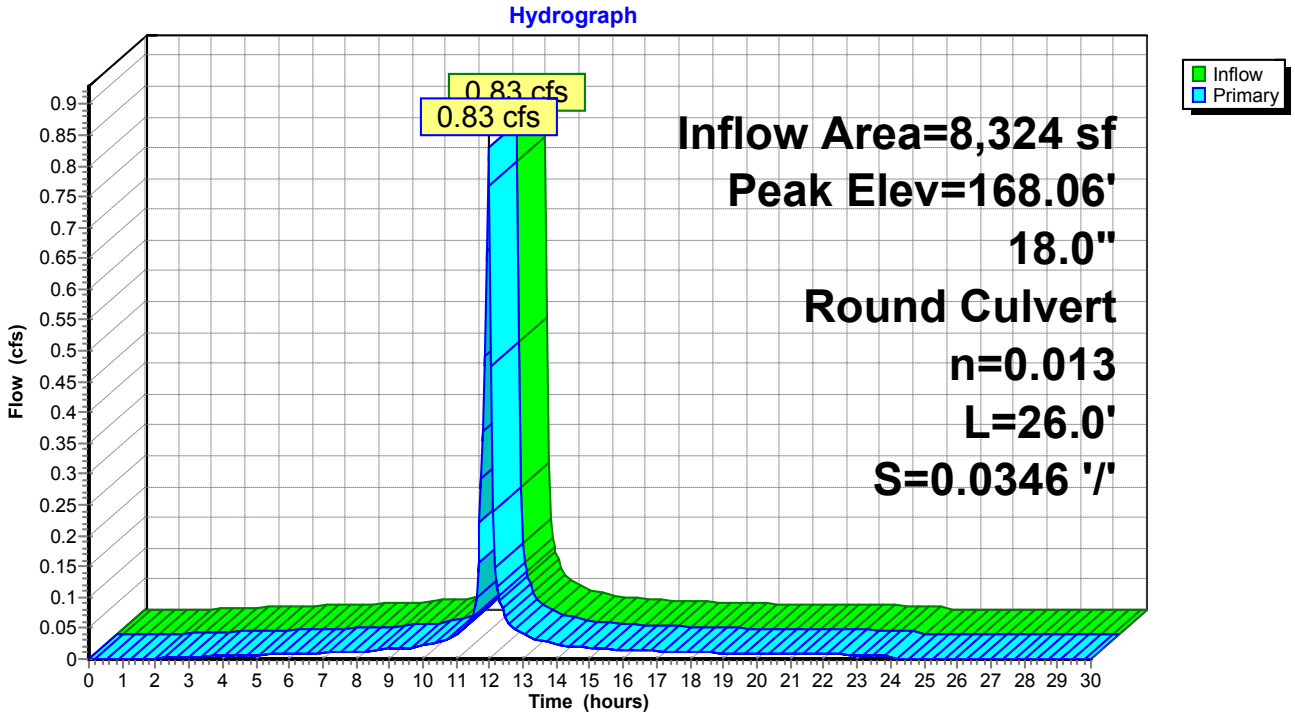
Inflow Area = 8,324 sf,100.00% Impervious, Inflow Depth = 2.93" for 2-YEAR event
Inflow = 0.83 cfs @ 11.96 hrs, Volume= 2,031 cf
Outflow = 0.83 cfs @ 11.96 hrs, Volume= 2,031 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.83 cfs @ 11.96 hrs, Volume= 2,031 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 168.06' @ 11.96 hrs
Flood Elev= 172.33'

Device	Routing	Invert	Outlet Devices
#1	Primary	167.60'	**18.0" Round Culvert** L= 26.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 167.60' / 166.70' S= 0.0346 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf

Primary OutFlow Max=0.81 cfs @ 11.96 hrs HW=168.05' (Free Discharge)
1=Culvert (Inlet Controls 0.81 cfs @ 1.81 fps)

Pond 7P: EXISTING CATCH BASIN



Summary for Pond 8P: EXISTING CATCH BASIN

[58] Hint: Peaked 4.16' above defined flood level

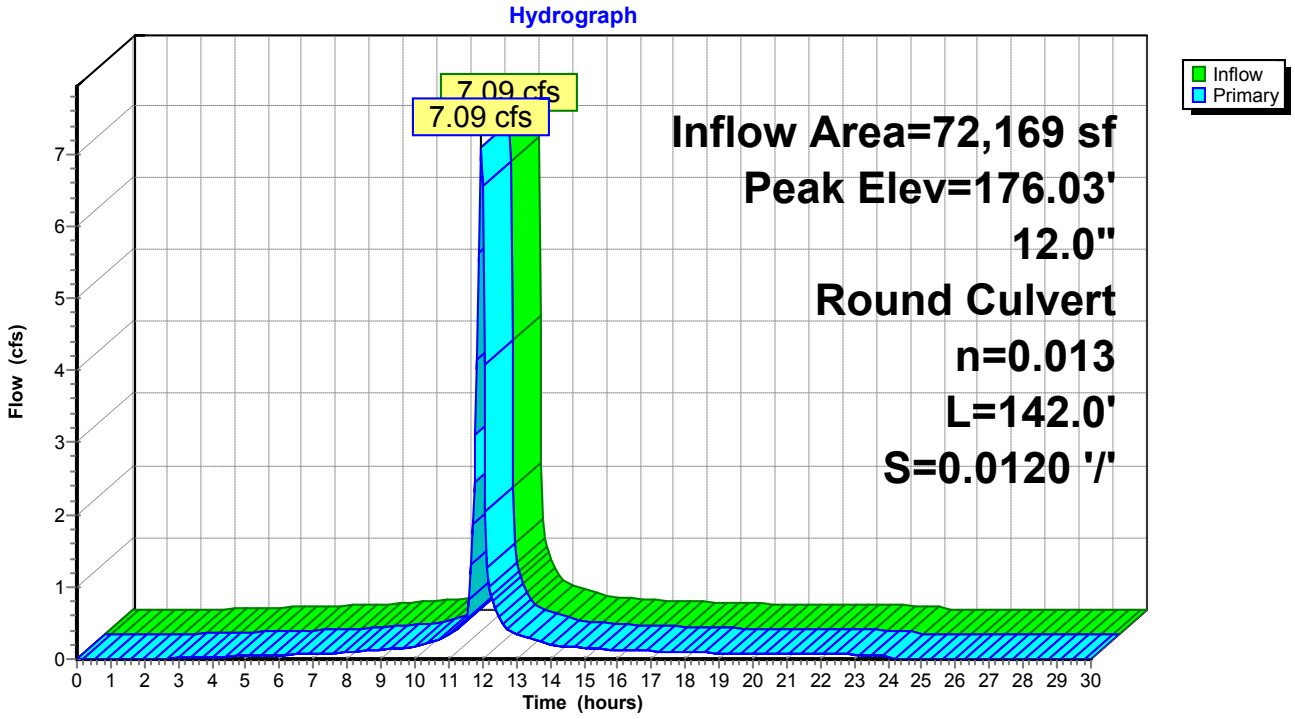
Inflow Area = 72,169 sf, 95.78% Impervious, Inflow Depth = 2.82" for 2-YEAR event
Inflow = 7.09 cfs @ 11.96 hrs, Volume= 16,941 cf
Outflow = 7.09 cfs @ 11.96 hrs, Volume= 16,941 cf, Atten= 0%, Lag= 0.0 min
Primary = 7.09 cfs @ 11.96 hrs, Volume= 16,941 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 176.03' @ 11.96 hrs
Flood Elev= 171.87'

Device	Routing	Invert	Outlet Devices
#1	Primary	168.70'	**12.0" Round Culvert** L= 142.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 168.70' / 167.00' S= 0.0120 '/' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf

Primary OutFlow Max=6.92 cfs @ 11.96 hrs HW=175.67' (Free Discharge)
└**1=Culvert** (Barrel Controls 6.92 cfs @ 8.81 fps)

Pond 8P: EXISTING CATCH BASIN



Summary for Pond 9P: EXISTING DRYWELL

[81] Warning: Exceeded Pond 6P by 3.18' @ 24.40 hrs

Inflow Area = 3,749 sf, 79.83% Impervious, Inflow Depth = 2.61" for 2-YEAR event
Inflow = 0.35 cfs @ 11.96 hrs, Volume= 814 cf
Outflow = 0.00 cfs @ 0.00 hrs, Volume= 0 cf, Atten= 100%, Lag= 0.0 min

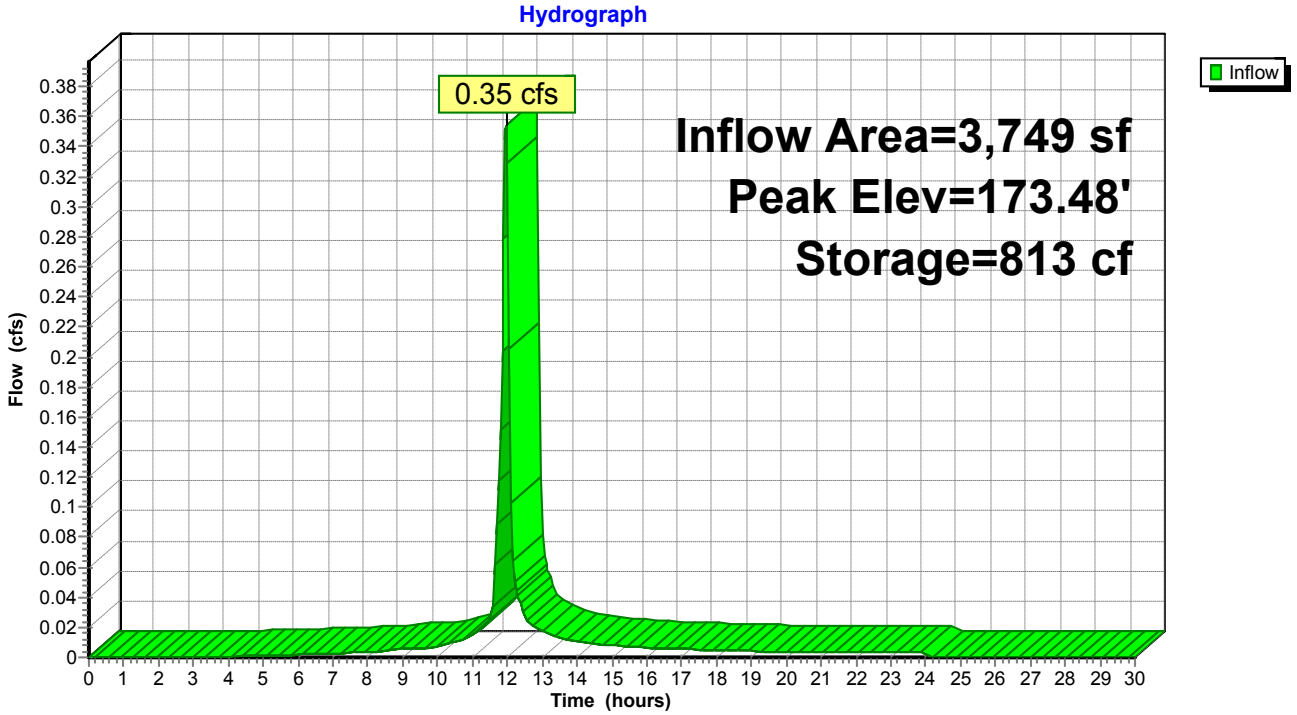
Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 173.48' @ 24.40 hrs Surf.Area= 2,104 sf Storage= 813 cf

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)
Center-of-Mass det. time= (not calculated: no outflow)

Volume	Invert	Avail.Storage	Storage Description
#1	168.00'	2,410 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
168.00	53	0	0
172.90	29	201	201
173.00	377	20	221
174.00	4,000	2,189	2,410

Pond 9P: EXISTING DRYWELL



Summary for Pond 10P: EXISTING DRYWELL

[85] Warning: Oscillations may require smaller dt or Finer Routing (severity=1)
[81] Warning: Exceeded Pond 3P by 2.54' @ 13.45 hrs

Inflow Area = 4,132 sf, 69.19% Impervious, Inflow Depth = 2.51" for 2-YEAR event
Inflow = 0.38 cfs @ 11.96 hrs, Volume= 863 cf
Outflow = 0.30 cfs @ 12.03 hrs, Volume= 863 cf, Atten= 21%, Lag= 3.8 min
Discarded = 0.30 cfs @ 12.03 hrs, Volume= 863 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 172.98' @ 12.03 hrs Surf.Area= 589 sf Storage= 225 cf

Plug-Flow detention time= 66.8 min calculated for 861 cf (100% of inflow)
Center-of-Mass det. time= 66.7 min (851.0 - 784.3)

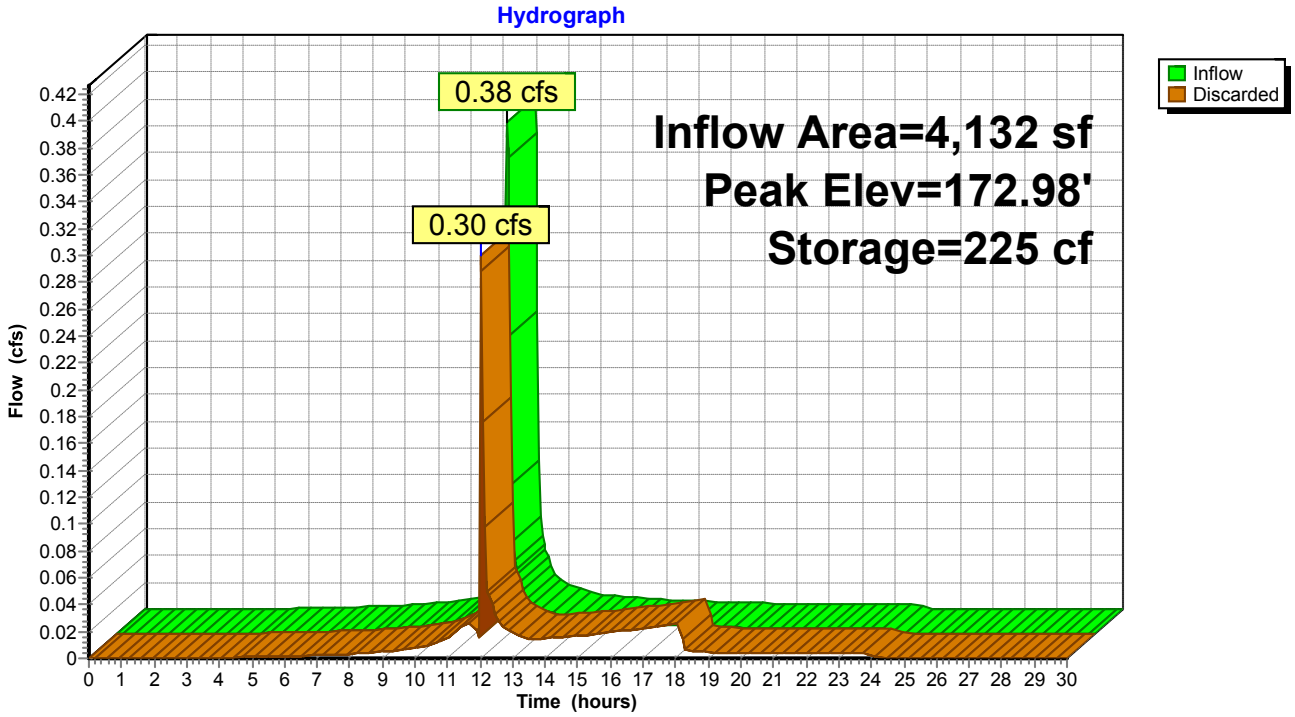
Volume	Invert	Avail.Storage	Storage Description
#1	168.00'	2,486 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
168.00	53	0	0
172.90	29	201	201
173.00	743	39	239
174.00	3,750	2,247	2,486

Device	Routing	Invert	Outlet Devices
#1	Discarded	168.00'	**22.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.29 cfs @ 12.03 hrs HW=172.97' (Free Discharge)
1=Exfiltration (Exfiltration Controls 0.29 cfs)

Pond 10P: EXISTING DRYWELL



Summary for Pond 12P: EXISTING DRYWELL

[81] Warning: Exceeded Pond 4P by 2.04' @ 14.15 hrs

Inflow Area = 5,589 sf, 86.58% Impervious, Inflow Depth = 2.71" for 2-YEAR event
Inflow = 0.54 cfs @ 11.96 hrs, Volume= 1,262 cf
Outflow = 0.41 cfs @ 12.03 hrs, Volume= 1,262 cf, Atten= 24%, Lag= 3.8 min
Discarded = 0.41 cfs @ 12.03 hrs, Volume= 1,262 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 173.07' @ 12.03 hrs Surf.Area= 801 sf Storage= 286 cf

Plug-Flow detention time= 60.4 min calculated for 1,260 cf (100% of inflow)
Center-of-Mass det. time= 60.3 min (831.2 - 770.9)

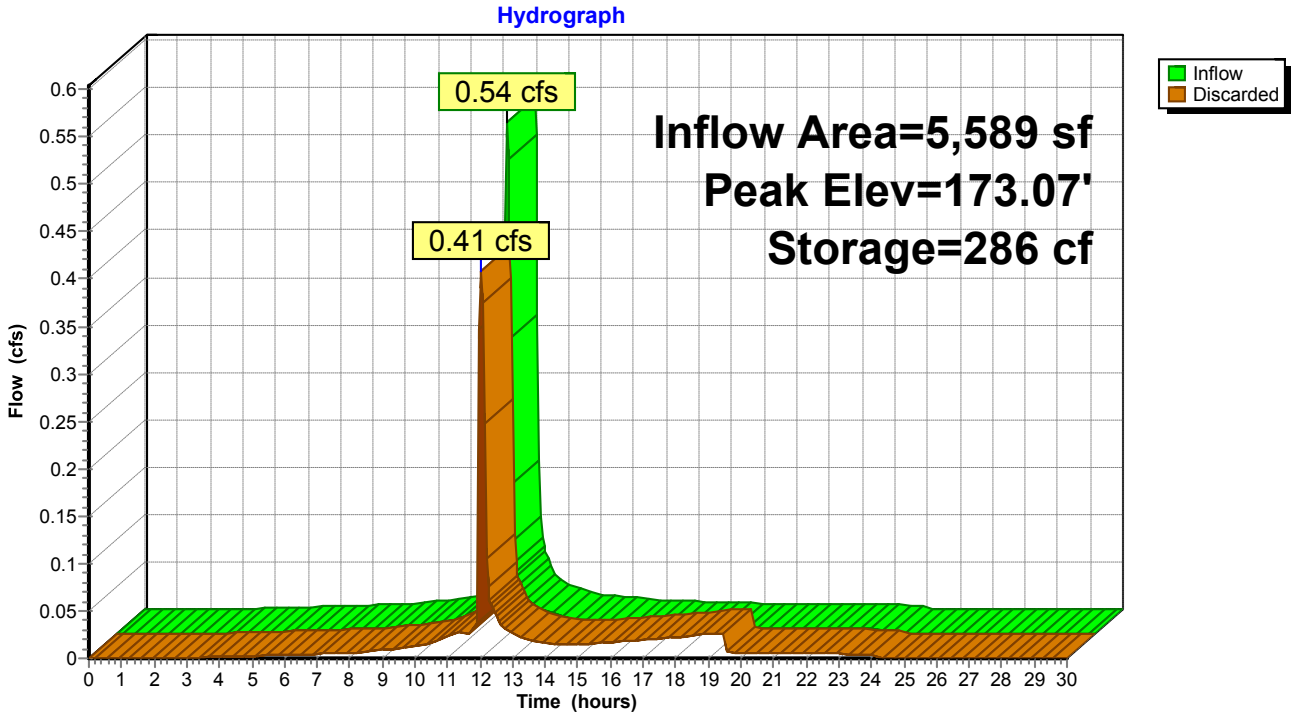
Volume	Invert	Avail.Storage	Storage Description
#1	168.00'	2,373 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
168.00	55	0	0
172.90	29	206	206
173.00	575	30	236
174.00	3,700	2,138	2,373

Device	Routing	Invert	Outlet Devices
#1	Discarded	168.00'	**22.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.40 cfs @ 12.03 hrs HW=173.07' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.40 cfs)

Pond 12P: EXISTING DRYWELL



Summary for Pond 13P: EXISTING DRYWELL

Inflow Area = 4,173 sf, 81.26% Impervious, Inflow Depth = 2.61" for 2-YEAR event
Inflow = 0.39 cfs @ 11.96 hrs, Volume= 906 cf
Outflow = 0.25 cfs @ 12.05 hrs, Volume= 906 cf, Atten= 37%, Lag= 5.3 min
Discarded = 0.25 cfs @ 12.05 hrs, Volume= 906 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 172.67' @ 12.05 hrs Surf.Area= 488 sf Storage= 254 cf

Plug-Flow detention time= 68.2 min calculated for 905 cf (100% of inflow)
Center-of-Mass det. time= 68.1 min (846.1 - 778.0)

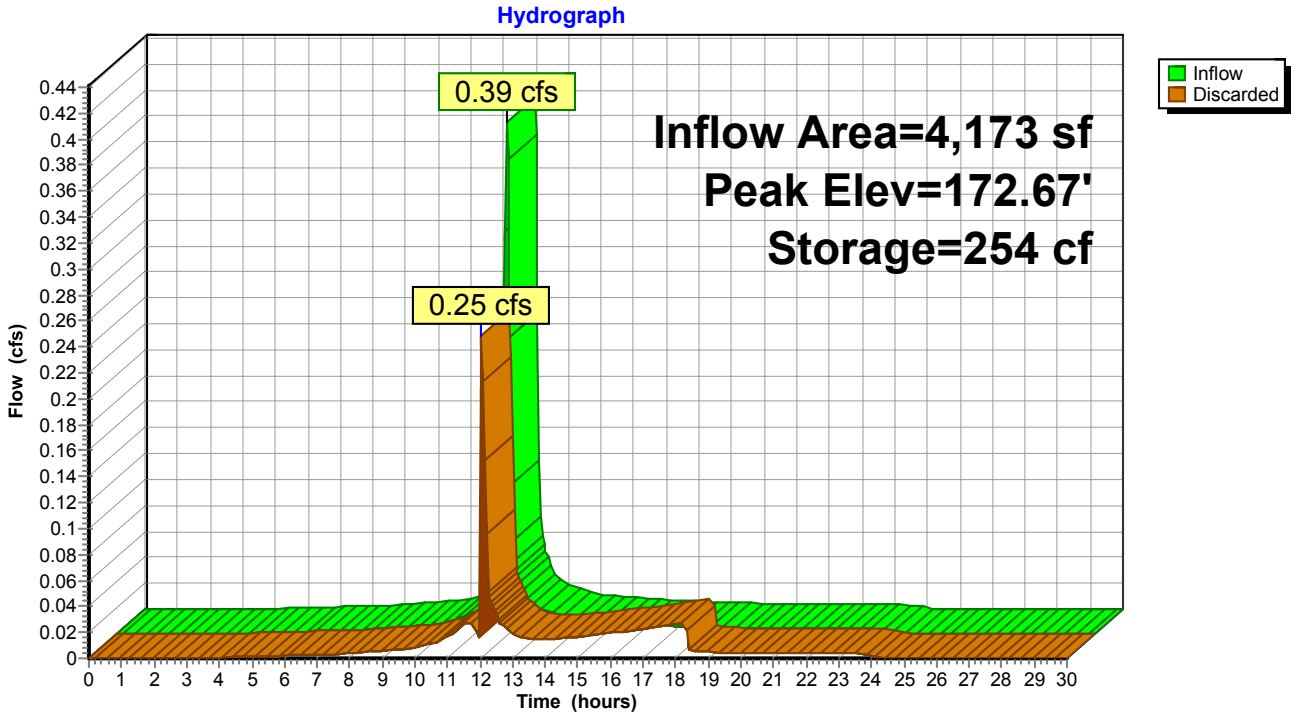
Volume	Invert	Avail.Storage	Storage Description
#1	167.50'	559 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
167.50	55	0	0
172.50	29	210	210
173.00	1,366	349	559

Device	Routing	Invert	Outlet Devices
#1	Discarded	167.50'	**22.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.25 cfs @ 12.05 hrs HW=172.67' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.25 cfs)

Pond 13P: EXISTING DRYWELL



Summary for Pond DP-1: EXISTING CATCH BASIN

[81] Warning: Exceeded Pond 7P by 1.19' @ 11.95 hrs
[79] Warning: Submerged Pond 8P Primary device # 1 INLET by 0.54'

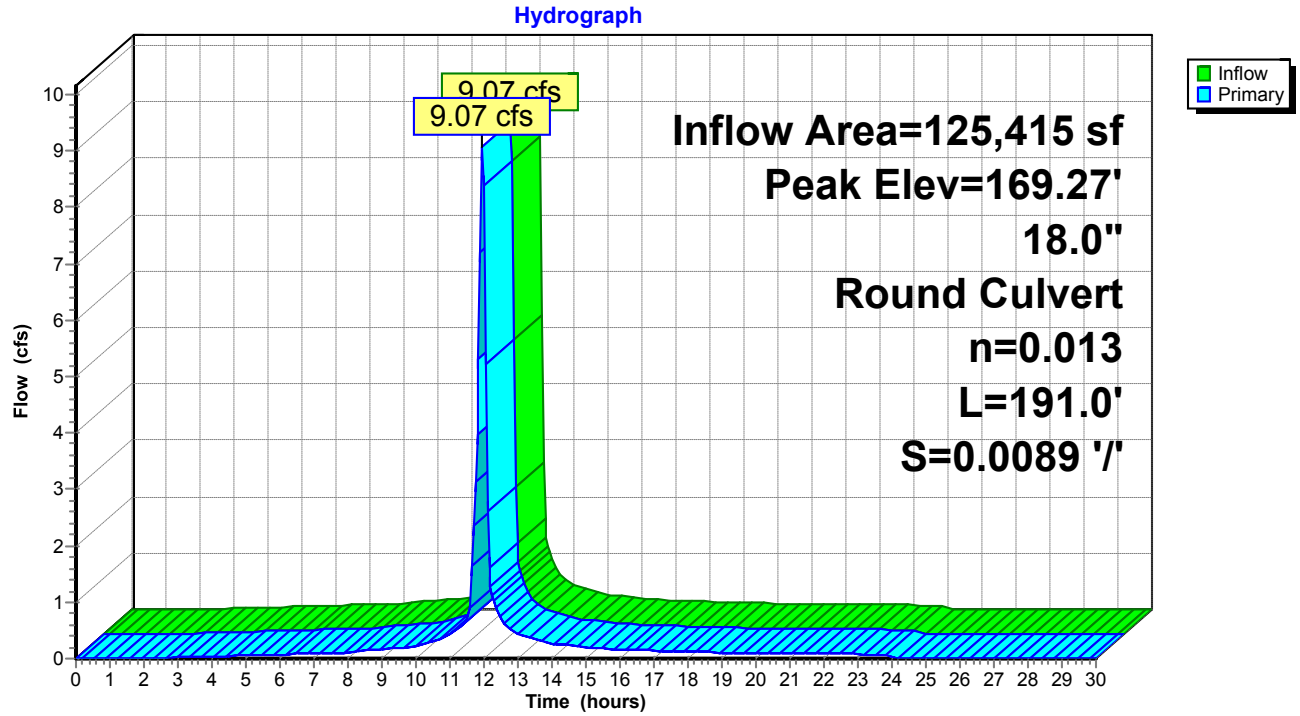
Inflow Area = 125,415 sf, 90.33% Impervious, Inflow Depth = 2.07" for 2-YEAR event
Inflow = 9.07 cfs @ 11.96 hrs, Volume= 21,585 cf
Outflow = 9.07 cfs @ 11.96 hrs, Volume= 21,585 cf, Atten= 0%, Lag= 0.0 min
Primary = 9.07 cfs @ 11.96 hrs, Volume= 21,585 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 169.27' @ 11.96 hrs
Flood Elev= 171.87'

Device	Routing	Invert	Outlet Devices
#1	Primary	166.70'	**18.0" Round Culvert** L= 191.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 166.70' / 165.00' S= 0.0089 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf

Primary OutFlow Max=8.85 cfs @ 11.96 hrs HW=169.18' (Free Discharge)
↑**1=Culvert** (Inlet Controls 8.85 cfs @ 5.01 fps)

Pond DP-1: EXISTING CATCH BASIN



Time span=0.00-30.00 hrs, dt=0.05 hrs, 601 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 6S: DA-10 Runoff Area=3,125 sf 87.10% Impervious Runoff Depth=4.21"
Flow Length=48' Slope=0.0235 '/' Tc=6.0 min CN=96 Runoff=0.46 cfs 1,098 cf

Subcatchment DA-1: DA-1 Runoff Area=15,019 sf 84.37% Impervious Runoff Depth=4.21"
Flow Length=59' Tc=6.0 min CN=96 Runoff=2.20 cfs 5,275 cf

Subcatchment DA-2: DA-2 Runoff Area=3,749 sf 79.83% Impervious Runoff Depth=4.10"
Flow Length=61' Tc=6.0 min CN=95 Runoff=0.54 cfs 1,282 cf

Subcatchment DA-3: DA-3 Runoff Area=4,132 sf 69.19% Impervious Runoff Depth=3.99"
Flow Length=43' Tc=6.0 min CN=94 Runoff=0.59 cfs 1,375 cf

Subcatchment DA-4: DA-4 Runoff Area=5,589 sf 86.58% Impervious Runoff Depth=4.21"
Flow Length=59' Tc=6.0 min CN=96 Runoff=0.82 cfs 1,963 cf

Subcatchment DA-5: DA-5 Runoff Area=13,552 sf 100.00% Impervious Runoff Depth=4.44"
Flow Length=60' Slope=0.0100 '/' Tc=6.0 min CN=98 Runoff=2.01 cfs 5,018 cf

Subcatchment DA-6: DA-6 Runoff Area=72,169 sf 95.78% Impervious Runoff Depth=4.33"
Flow Length=293' Tc=6.0 min CN=97 Runoff=10.65 cfs 26,031 cf

Subcatchment DA-7: DA-7 Runoff Area=8,324 sf 100.00% Impervious Runoff Depth=4.44"
Flow Length=183' Tc=6.0 min CN=98 Runoff=1.24 cfs 3,082 cf

Subcatchment DA-8: DA-8 Runoff Area=4,173 sf 81.26% Impervious Runoff Depth=4.10"
Flow Length=31' Tc=6.0 min CN=95 Runoff=0.60 cfs 1,427 cf

Subcatchment DA-9: DA-9 Runoff Area=9,135 sf 69.73% Impervious Runoff Depth=3.99"
Flow Length=82' Tc=6.0 min CN=94 Runoff=1.30 cfs 3,039 cf

Reach DP-2: STREET Inflow=2.01 cfs 5,018 cf
Outflow=2.01 cfs 5,018 cf

Pond 1P: EXISTING YARD DRAIN Peak Elev=218.02' Inflow=1.30 cfs 3,039 cf
4.0" Round Culvert n=0.013 L=87.0' S=0.0100 '/' Outflow=1.30 cfs 3,039 cf

Pond 2P: EXISTING CATCH BASIN Peak Elev=171.64' Inflow=2.20 cfs 5,275 cf
12.0" Round Culvert n=0.013 L=14.0' S=0.0100 '/' Outflow=2.20 cfs 5,275 cf

Pond 3P: EXISTING CATCH BASIN Peak Elev=170.74' Inflow=0.59 cfs 1,375 cf
12.0" Round Culvert n=0.013 L=17.0' S=0.0100 '/' Outflow=0.59 cfs 1,375 cf

Pond 4P: EXISTING CATCH BASIN Peak Elev=171.35' Inflow=0.82 cfs 1,963 cf
12.0" Round Culvert n=0.013 L=12.0' S=0.0100 '/' Outflow=0.82 cfs 1,963 cf

Pond 5P: EXISTING DRYWELL Peak Elev=173.65' Storage=1,039 cf Inflow=2.20 cfs 5,275 cf
Outflow=1.25 cfs 5,275 cf

Pond 6P: EXISTING CATCH BASIN Peak Elev=170.73' Inflow=0.54 cfs 1,282 cf
12.0" Round Culvert n=0.013 L=15.0' S=0.0100 '/' Outflow=0.54 cfs 1,282 cf

Pond 7P: EXISTING CATCH BASIN Peak Elev=168.17' Inflow=1.24 cfs 3,082 cf
18.0" Round Culvert n=0.013 L=26.0' S=0.0346 '/' Outflow=1.24 cfs 3,082 cf

Pond 8P: EXISTING CATCH BASIN Peak Elev=186.10' Inflow=10.65 cfs 26,031 cf
12.0" Round Culvert n=0.013 L=142.0' S=0.0120 '/' Outflow=10.65 cfs 26,031 cf

Pond 9P: EXISTING DRYWELL Peak Elev=173.67' Storage=1,280 cf Inflow=0.54 cfs 1,282 cf
Outflow=0.00 cfs 0 cf

Pond 10P: EXISTING DRYWELL Peak Elev=173.05' Storage=282 cf Inflow=0.59 cfs 1,375 cf
Outflow=0.46 cfs 1,375 cf

Pond 12P: EXISTING DRYWELL Peak Elev=173.18' Storage=390 cf Inflow=0.82 cfs 1,963 cf
Outflow=0.58 cfs 1,963 cf

Pond 13P: EXISTING DRYWELL Peak Elev=172.79' Storage=333 cf Inflow=0.60 cfs 1,427 cf
Outflow=0.41 cfs 1,427 cf

Pond DP-1: EXISTING CATCH BASIN Peak Elev=171.56' Inflow=13.64 cfs 33,250 cf
18.0" Round Culvert n=0.013 L=191.0' S=0.0089 '/' Outflow=13.64 cfs 33,250 cf

Total Runoff Area = 138,967 sf Runoff Volume = 49,590 cf Average Runoff Depth = 4.28"
8.72% Pervious = 12,123 sf 91.28% Impervious = 126,844 sf

Summary for Subcatchment 6S: DA-10

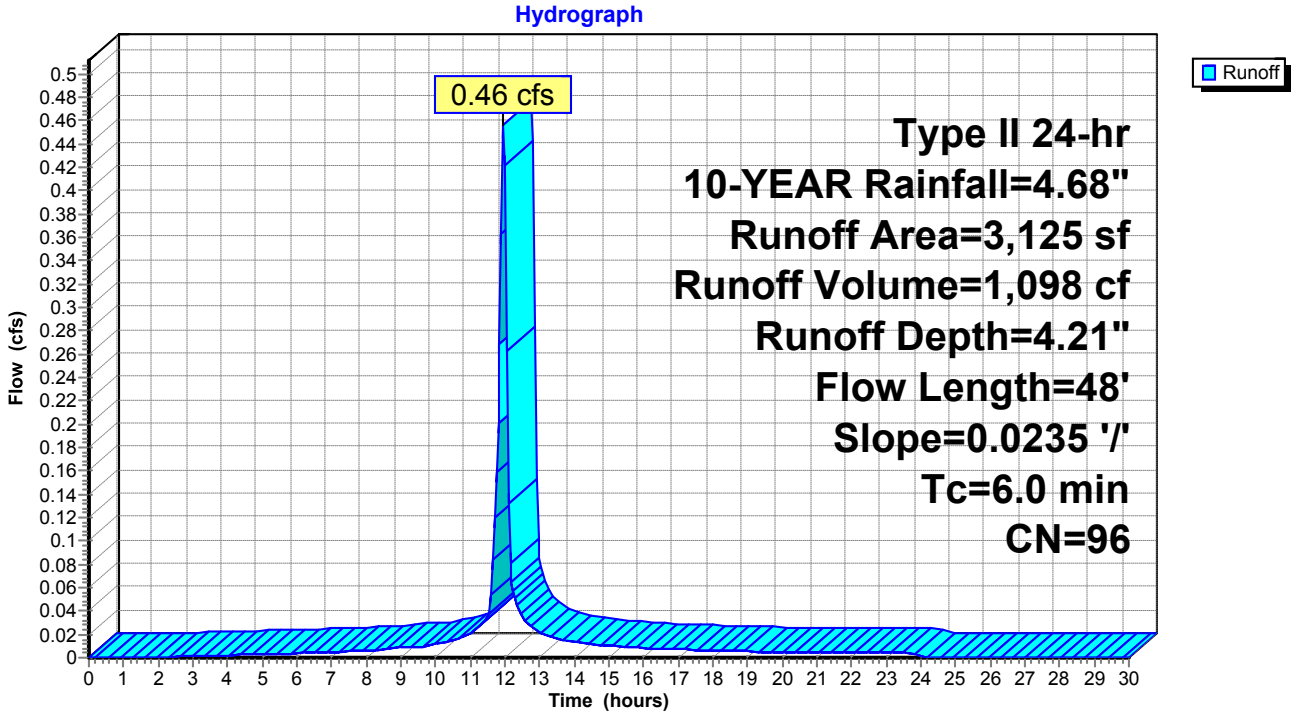
Runoff = 0.46 cfs @ 11.96 hrs, Volume= 1,098 cf, Depth= 4.21"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-YEAR Rainfall=4.68"

Area (sf)	CN	Description
403	84	50-75% Grass cover, Fair, HSG D
2,722	98	Paved parking, HSG D
3,125	96	Weighted Average
403		12.90% Pervious Area
2,722		87.10% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.6	48	0.0235	1.26		**Sheet Flow, A-B** Smooth surfaces n= 0.011 P2= 3.16"
0.6	48	Total, Increased to minimum Tc = 6.0 min			

Subcatchment 6S: DA-10



Summary for Subcatchment DA-1: DA-1

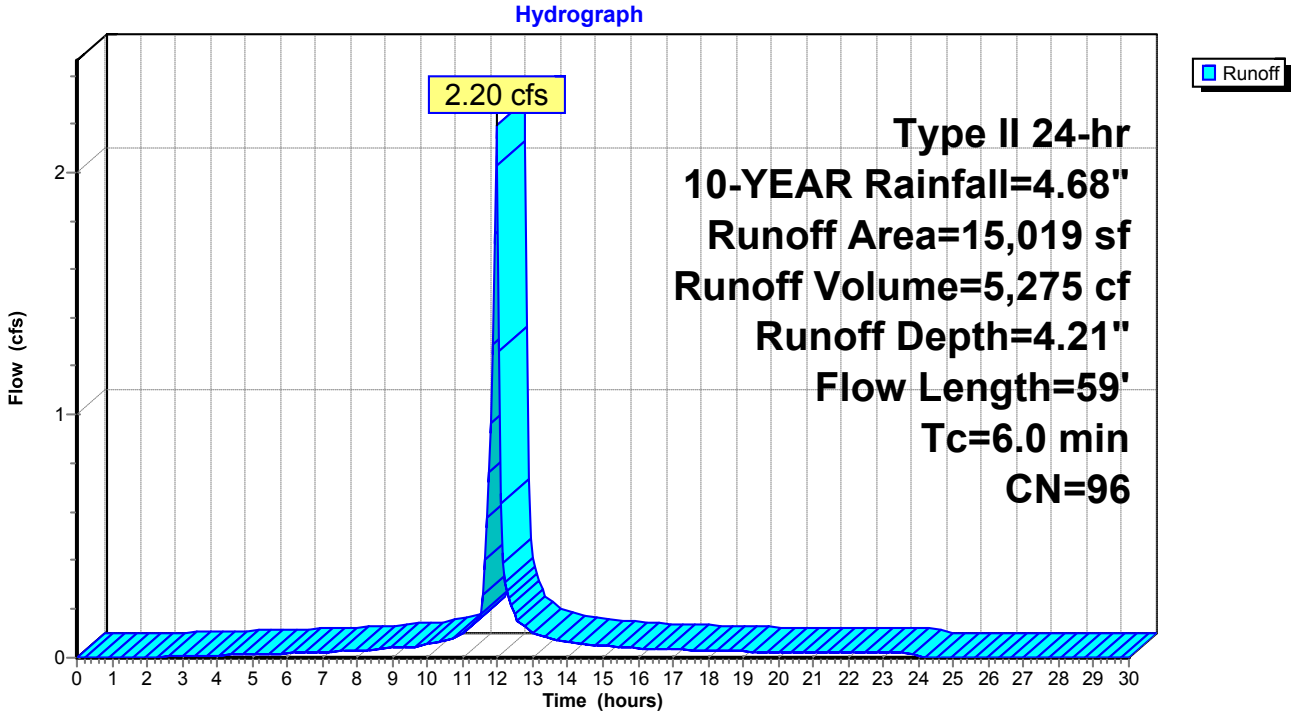
Runoff = 2.20 cfs @ 11.96 hrs, Volume= 5,275 cf, Depth= 4.21"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-YEAR Rainfall=4.68"

Area (sf)	CN	Description
2,348	84	50-75% Grass cover, Fair, HSG D
12,671	98	Paved parking, HSG D
15,019	96	Weighted Average
2,348		15.63% Pervious Area
12,671		84.37% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.8	29	0.0390	0.17		**Sheet Flow, A-B** Grass: Short n= 0.150 P2= 3.16"
0.1	30	0.0350	3.80		**Shallow Concentrated Flow, B-C** Paved Kv= 20.3 fps
2.9	59	Total, Increased to minimum Tc = 6.0 min			

Subcatchment DA-1: DA-1



Summary for Subcatchment DA-2: DA-2

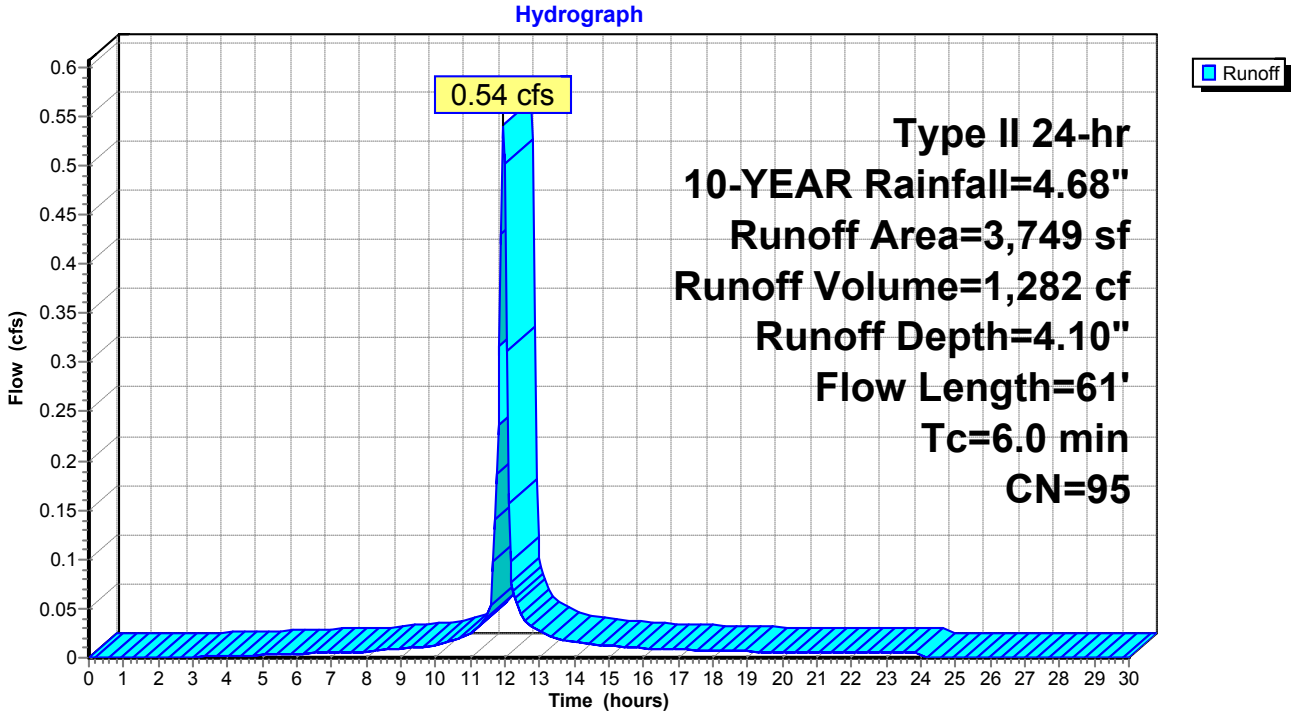
Runoff = 0.54 cfs @ 11.96 hrs, Volume= 1,282 cf, Depth= 4.10"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-YEAR Rainfall=4.68"

Area (sf)	CN	Description
756	84	50-75% Grass cover, Fair, HSG D
2,993	98	Paved parking, HSG D
3,749	95	Weighted Average
756		20.17% Pervious Area
2,993		79.83% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.6	26	0.0173	0.12		**Sheet Flow, A-B** Grass: Short n= 0.150 P2= 3.16"
0.2	35	0.0257	3.25		**Shallow Concentrated Flow, B-C** Paved Kv= 20.3 fps
3.8	61	Total, Increased to minimum Tc = 6.0 min			

Subcatchment DA-2: DA-2



Summary for Subcatchment DA-3: DA-3

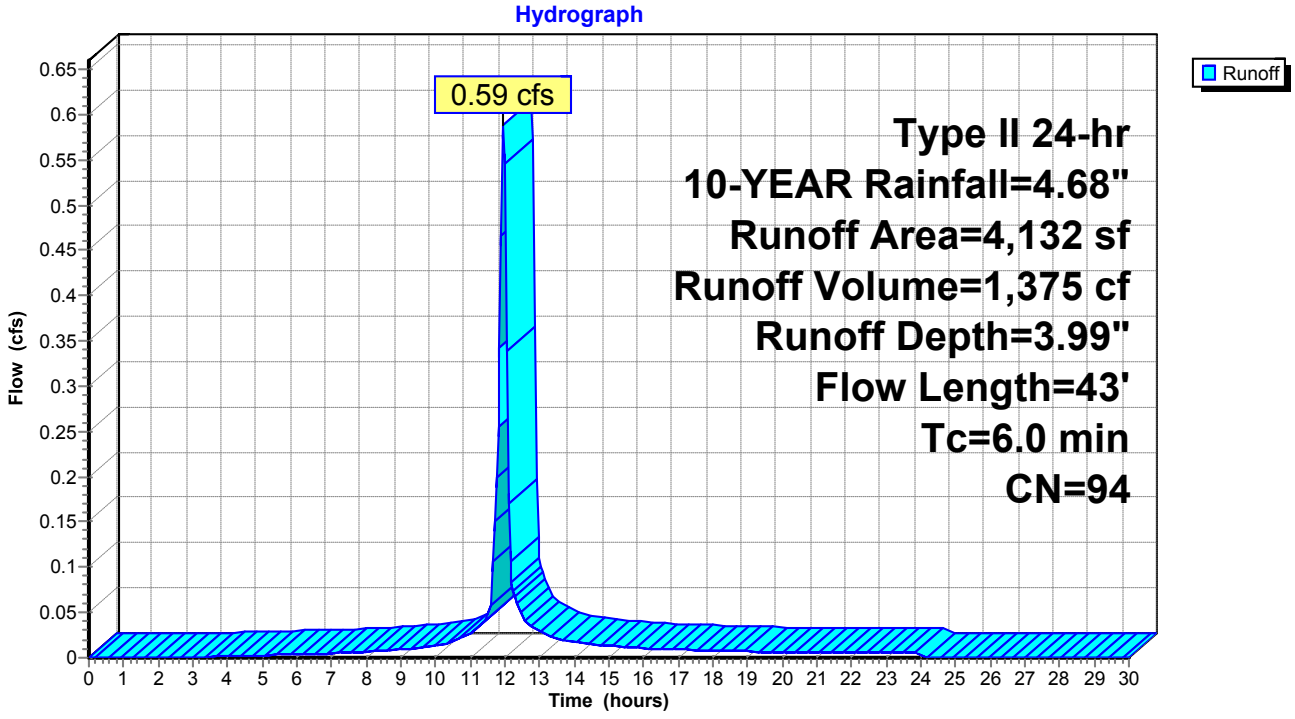
Runoff = 0.59 cfs @ 11.96 hrs, Volume= 1,375 cf, Depth= 3.99"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-YEAR Rainfall=4.68"

Area (sf)	CN	Description
1,273	84	50-75% Grass cover, Fair, HSG D
2,859	98	Paved parking, HSG D
4,132	94	Weighted Average
1,273		30.81% Pervious Area
2,859		69.19% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
4.1	31	0.0175	0.13		**Sheet Flow, A-B** Grass: Short n= 0.150 P2= 3.16"
0.1	12	0.0250	3.21		**Shallow Concentrated Flow, B-C** Paved Kv= 20.3 fps
4.2	43	Total, Increased to minimum Tc = 6.0 min			

Subcatchment DA-3: DA-3



Summary for Subcatchment DA-4: DA-4

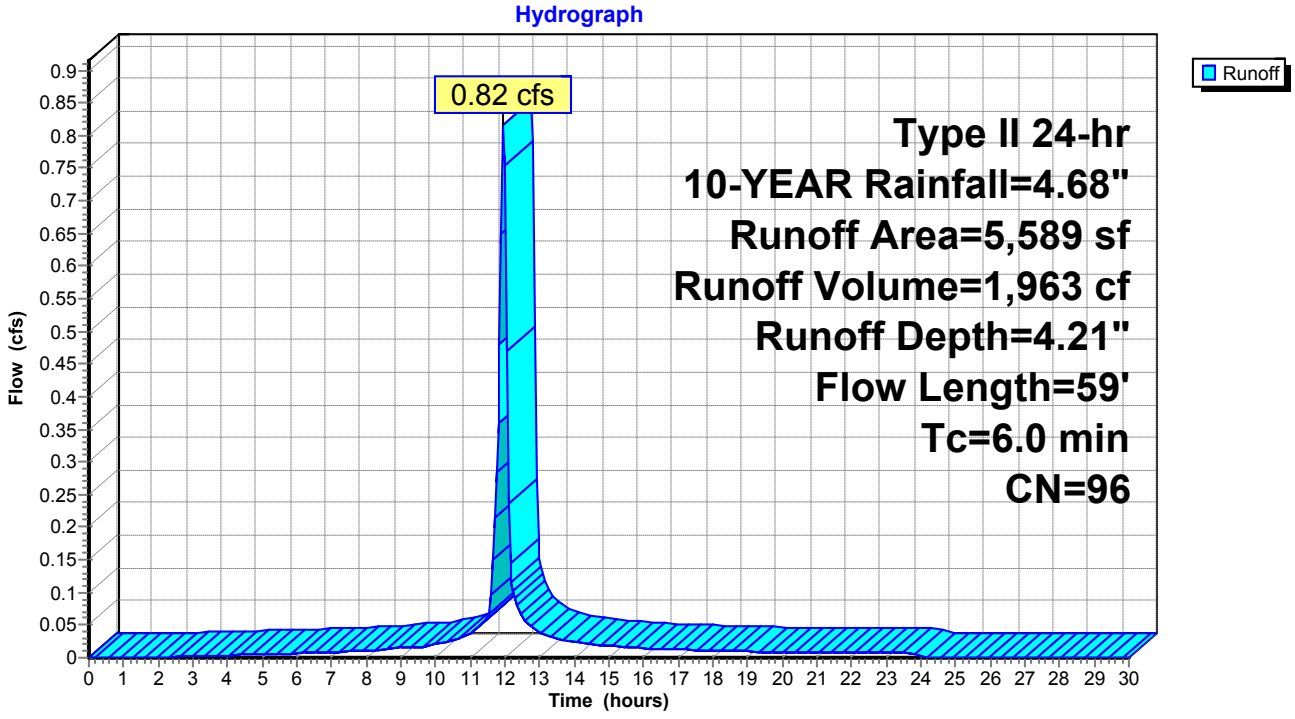
Runoff = 0.82 cfs @ 11.96 hrs, Volume= 1,963 cf, Depth= 4.21"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-YEAR Rainfall=4.68"

Area (sf)	CN	Description
750	84	50-75% Grass cover, Fair, HSG D
4,839	98	Paved parking, HSG D
5,589	96	Weighted Average
750		13.42% Pervious Area
4,839		86.58% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.6	30	0.0217	0.14		**Sheet Flow, A-B** Grass: Short n= 0.150 P2= 3.16"
0.2	29	0.0169	2.64		**Shallow Concentrated Flow, B-C** Paved Kv= 20.3 fps
3.8	59	Total, Increased to minimum Tc = 6.0 min			

Subcatchment DA-4: DA-4



Summary for Subcatchment DA-5: DA-5

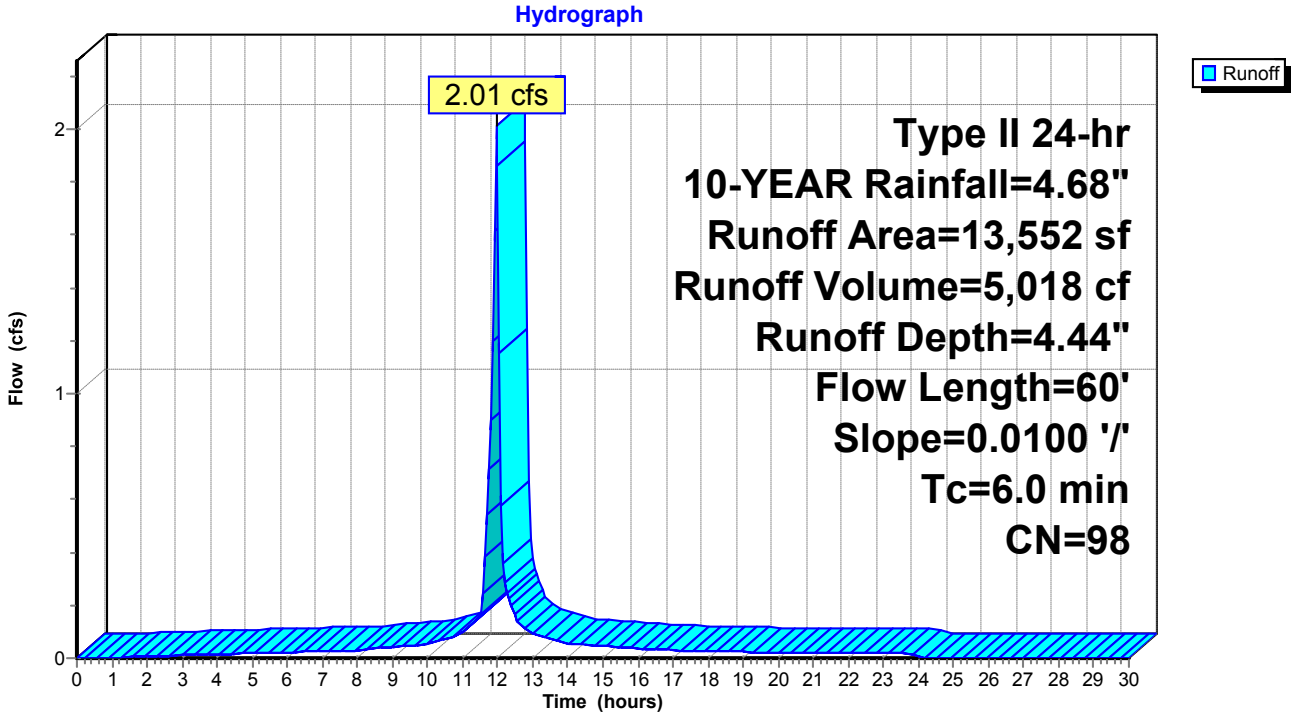
Runoff = 2.01 cfs @ 11.96 hrs, Volume= 5,018 cf, Depth= 4.44"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-YEAR Rainfall=4.68"

Area (sf)	CN	Description
13,552	98	Paved parking, HSG D
13,552		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.1	60	0.0100	0.94		**Sheet Flow, A-B** Smooth surfaces n= 0.011 P2= 3.16"
1.1	60	Total, Increased to minimum Tc = 6.0 min			

Subcatchment DA-5: DA-5



Summary for Subcatchment DA-6: DA-6

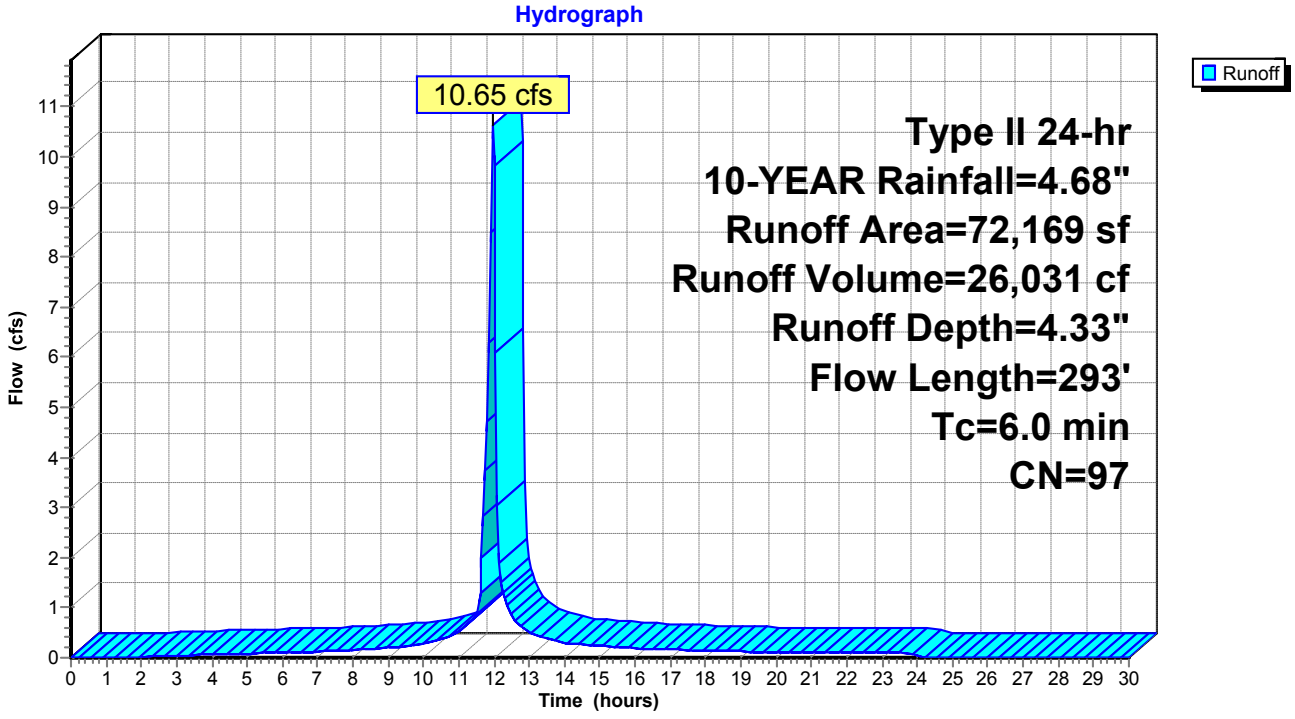
Runoff = 10.65 cfs @ 11.96 hrs, Volume= 26,031 cf, Depth= 4.33"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-YEAR Rainfall=4.68"

Area (sf)	CN	Description
3,046	84	50-75% Grass cover, Fair, HSG D
69,123	98	Paved parking, HSG D
72,169	97	Weighted Average
3,046		4.22% Pervious Area
69,123		95.78% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.2	100	0.0220	1.42		**Sheet Flow, A-B** Smooth surfaces n= 0.011 P2= 3.16"
1.4	193	0.0126	2.28		**Shallow Concentrated Flow, B-C** Paved Kv= 20.3 fps
2.6	293	Total, Increased to minimum Tc = 6.0 min			

Subcatchment DA-6: DA-6



Summary for Subcatchment DA-7: DA-7

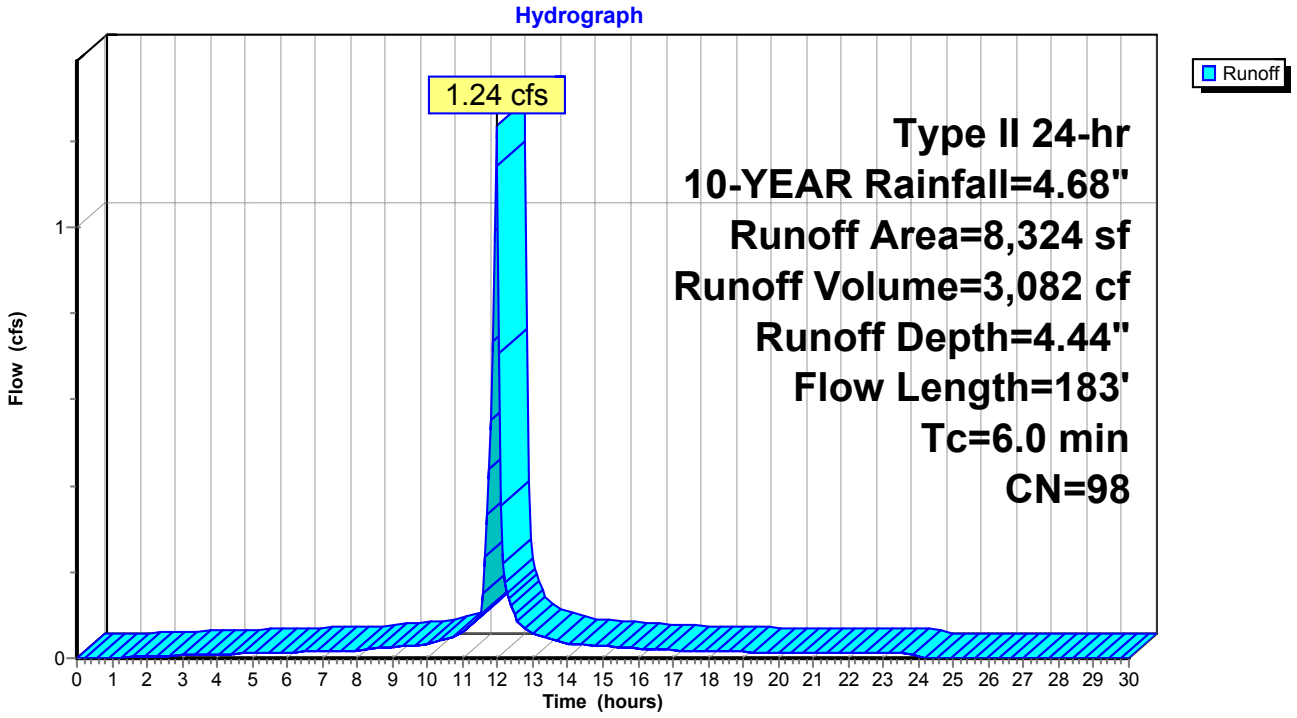
Runoff = 1.24 cfs @ 11.96 hrs, Volume= 3,082 cf, Depth= 4.44"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-YEAR Rainfall=4.68"

Area (sf)	CN	Description
8,324	98	Paved parking, HSG D
8,324		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.0	100	0.0301	1.61		**Sheet Flow, A-B** Smooth surfaces n= 0.011 P2= 3.16"
0.6	83	0.0124	2.26		**Shallow Concentrated Flow, B-C** Paved Kv= 20.3 fps
1.6	183	Total, Increased to minimum Tc = 6.0 min			

Subcatchment DA-7: DA-7



Summary for Subcatchment DA-8: DA-8

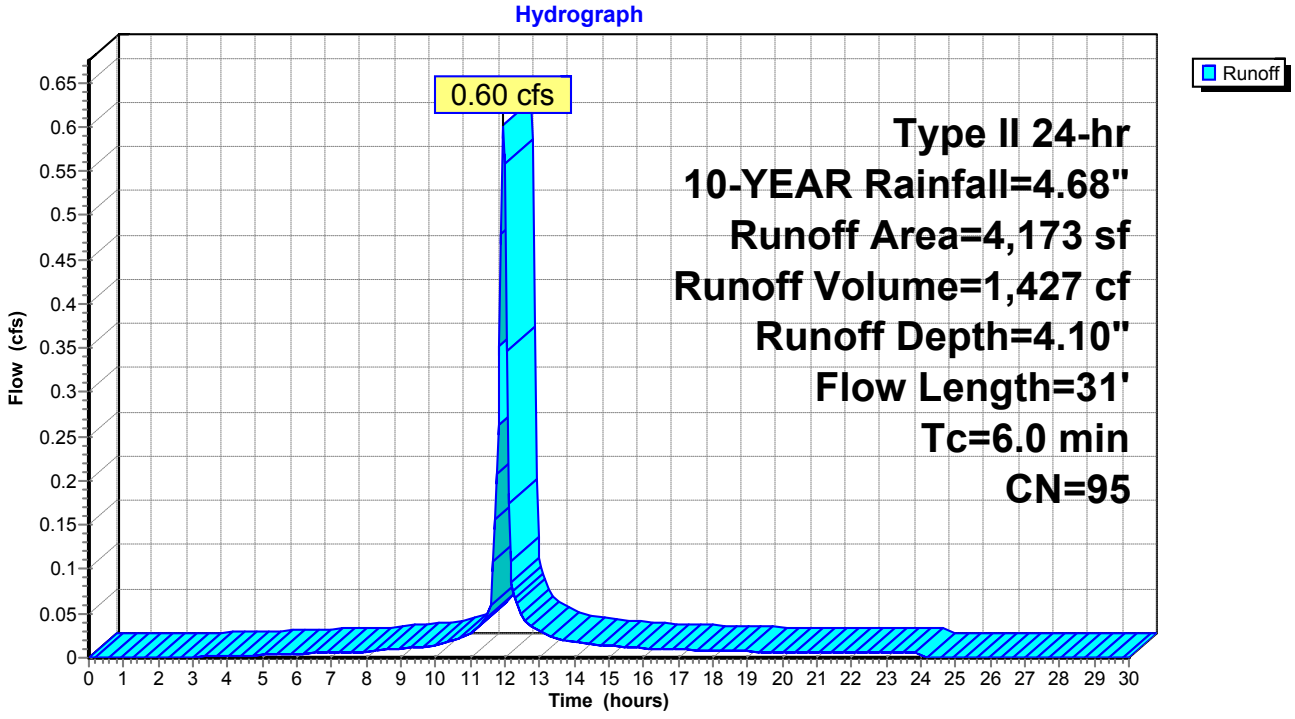
Runoff = 0.60 cfs @ 11.96 hrs, Volume= 1,427 cf, Depth= 4.10"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-YEAR Rainfall=4.68"

Area (sf)	CN	Description
782	84	50-75% Grass cover, Fair, HSG D
3,391	98	Paved parking, HSG D
4,173	95	Weighted Average
782		18.74% Pervious Area
3,391		81.26% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.9	19	0.0150	0.11		**Sheet Flow, A-B** Grass: Short n= 0.150 P2= 3.16"
0.1	12	0.0208	2.93		**Shallow Concentrated Flow, B-C** Paved Kv= 20.3 fps
3.0	31	Total, Increased to minimum Tc = 6.0 min			

Subcatchment DA-8: DA-8



Summary for Subcatchment DA-9: DA-9

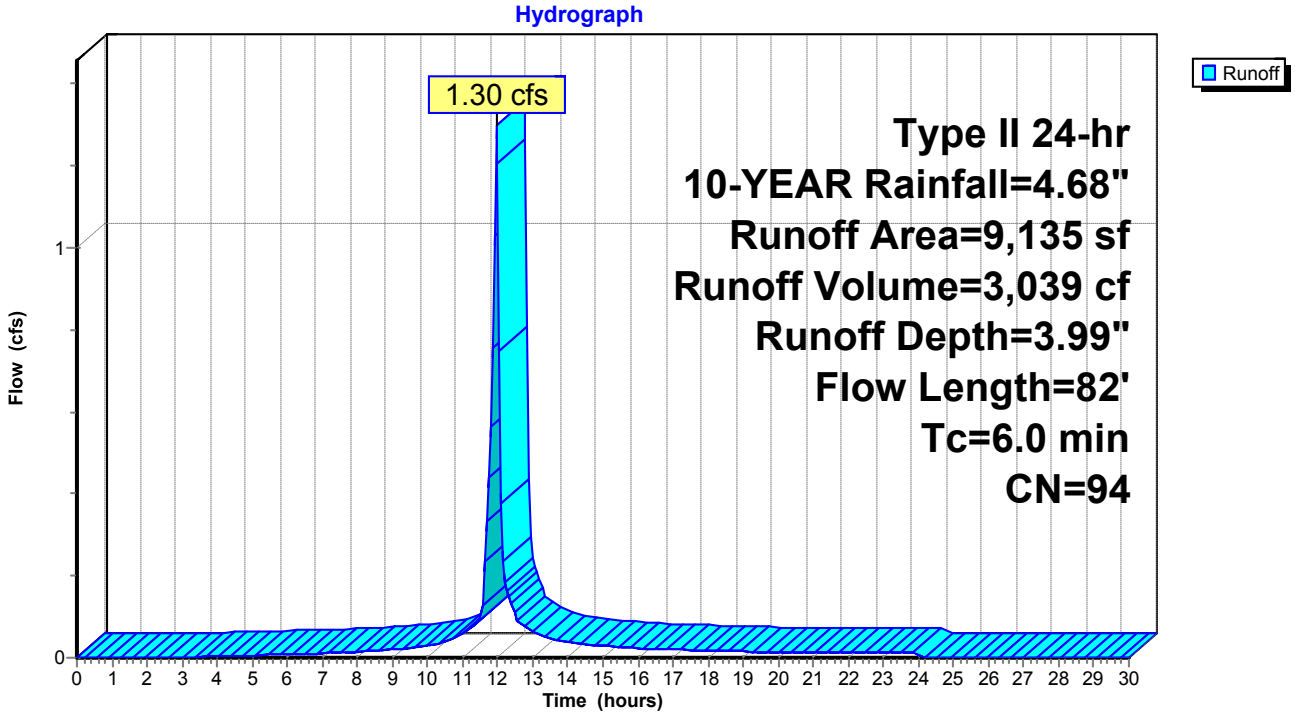
Runoff = 1.30 cfs @ 11.96 hrs, Volume= 3,039 cf, Depth= 3.99"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-YEAR Rainfall=4.68"

Area (sf)	CN	Description
2,765	84	50-75% Grass cover, Fair, HSG D
6,370	98	Paved parking, HSG D
9,135	94	Weighted Average
2,765		30.27% Pervious Area
6,370		69.73% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.2	42	0.0175	0.13		**Sheet Flow, A-B** Grass: Short n= 0.150 P2= 3.16"
0.2	40	0.0200	2.87		**Shallow Concentrated Flow, B-C** Paved Kv= 20.3 fps
5.4	82	Total, Increased to minimum Tc = 6.0 min			

Subcatchment DA-9: DA-9



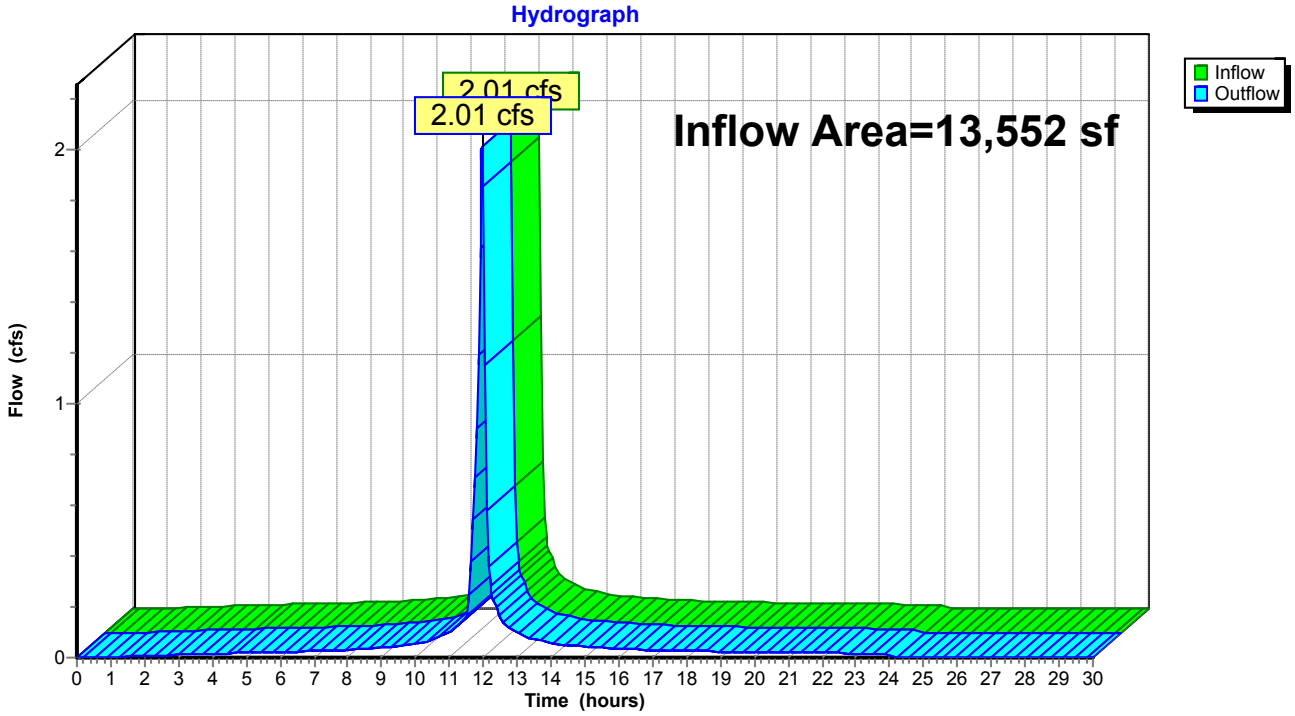
Summary for Reach DP-2: STREET

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 13,552 sf,100.00% Impervious, Inflow Depth = 4.44" for 10-YEAR event
Inflow = 2.01 cfs @ 11.96 hrs, Volume= 5,018 cf
Outflow = 2.01 cfs @ 11.96 hrs, Volume= 5,018 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs

Reach DP-2: STREET



Summary for Pond 1P: EXISTING YARD DRAIN

[57] Hint: Peaked at 218.02' (Flood elevation advised)

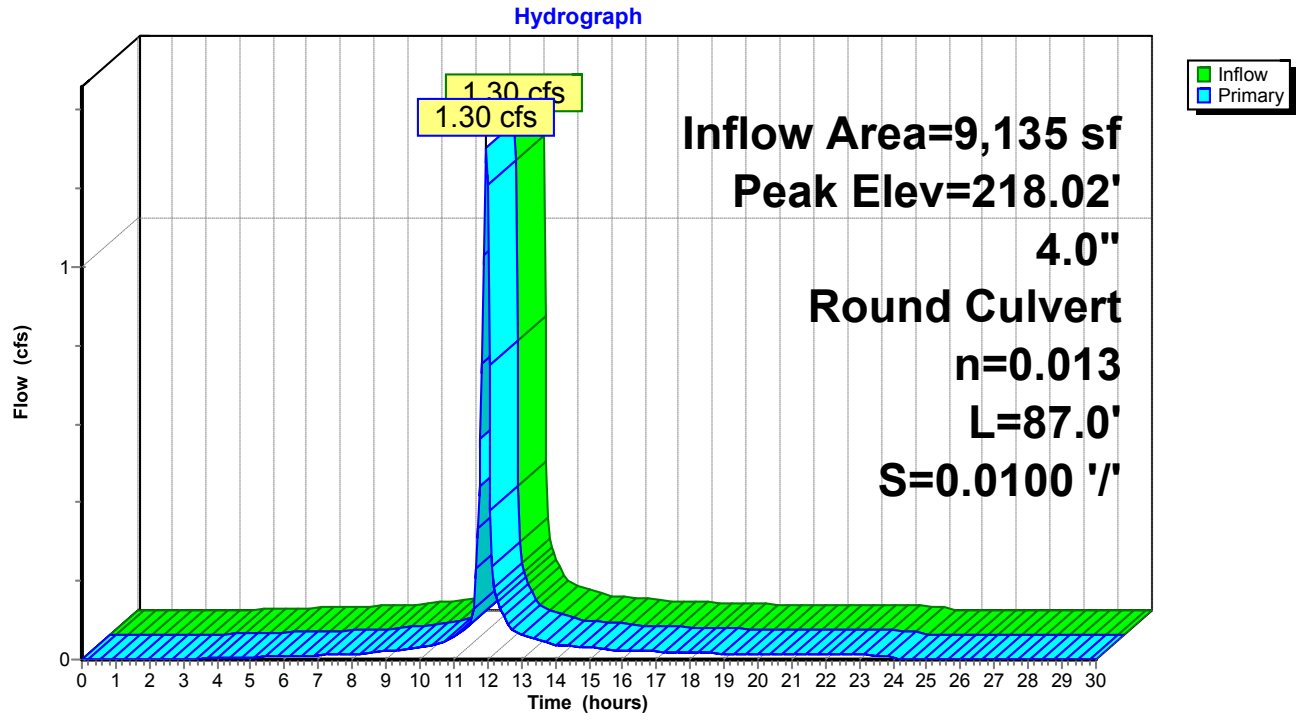
Inflow Area = 9,135 sf, 69.73% Impervious, Inflow Depth = 3.99" for 10-YEAR event
Inflow = 1.30 cfs @ 11.96 hrs, Volume= 3,039 cf
Outflow = 1.30 cfs @ 11.96 hrs, Volume= 3,039 cf, Atten= 0%, Lag= 0.0 min
Primary = 1.30 cfs @ 11.96 hrs, Volume= 3,039 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 218.02' @ 11.96 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	171.30'	**4.0" Round Culvert** L= 87.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 171.30' / 170.43' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 0.09 sf

Primary OutFlow Max=1.27 cfs @ 11.96 hrs HW=215.85' (Free Discharge)
1=Culvert (Barrel Controls 1.27 cfs @ 14.55 fps)

Pond 1P: EXISTING YARD DRAIN



Summary for Pond 2P: EXISTING CATCH BASIN

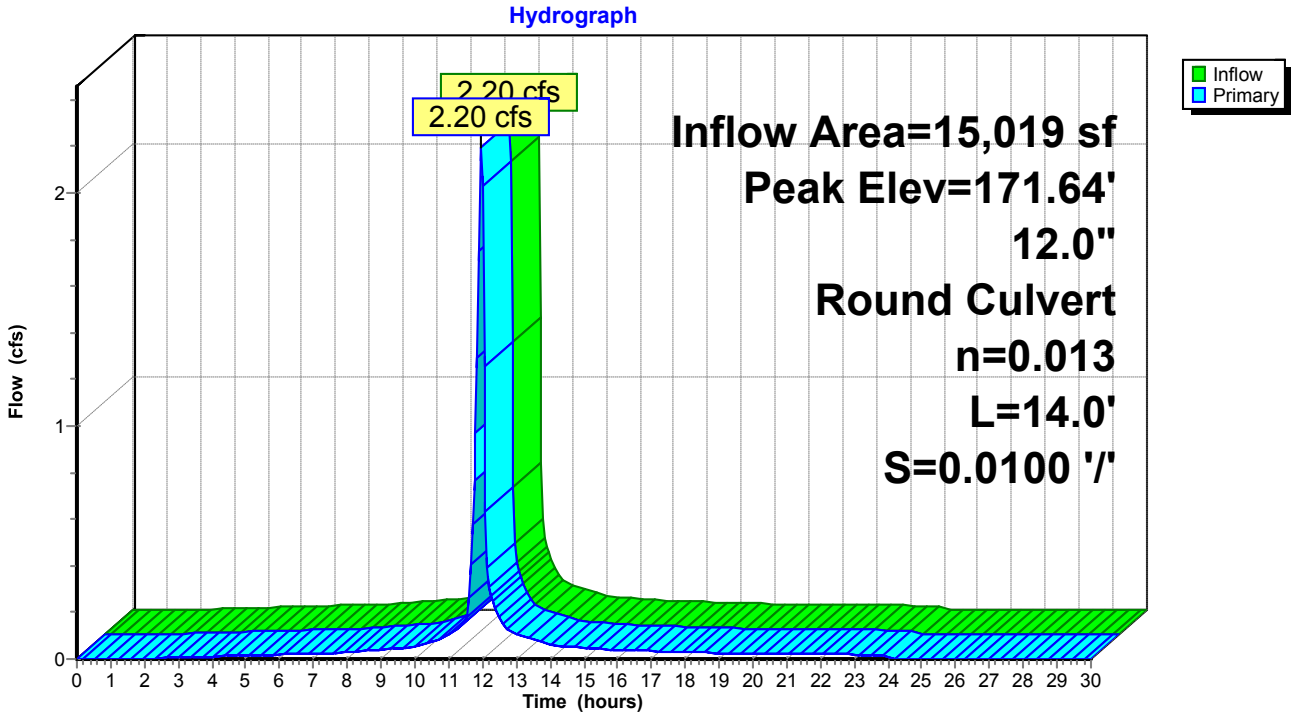
Inflow Area = 15,019 sf, 84.37% Impervious, Inflow Depth = 4.21" for 10-YEAR event
Inflow = 2.20 cfs @ 11.96 hrs, Volume= 5,275 cf
Outflow = 2.20 cfs @ 11.96 hrs, Volume= 5,275 cf, Atten= 0%, Lag= 0.0 min
Primary = 2.20 cfs @ 11.96 hrs, Volume= 5,275 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 171.64' @ 11.96 hrs
Flood Elev= 172.99'

Device	Routing	Invert	Outlet Devices
#1	Primary	170.60'	**12.0" Round Culvert** L= 14.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 170.60' / 170.46' S= 0.0100 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf

Primary OutFlow Max=2.15 cfs @ 11.96 hrs HW=171.62' (Free Discharge)
1=Culvert (Inlet Controls 2.15 cfs @ 2.73 fps)

Pond 2P: EXISTING CATCH BASIN



Summary for Pond 3P: EXISTING CATCH BASIN

[57] Hint: Peaked at 170.74' (Flood elevation advised)

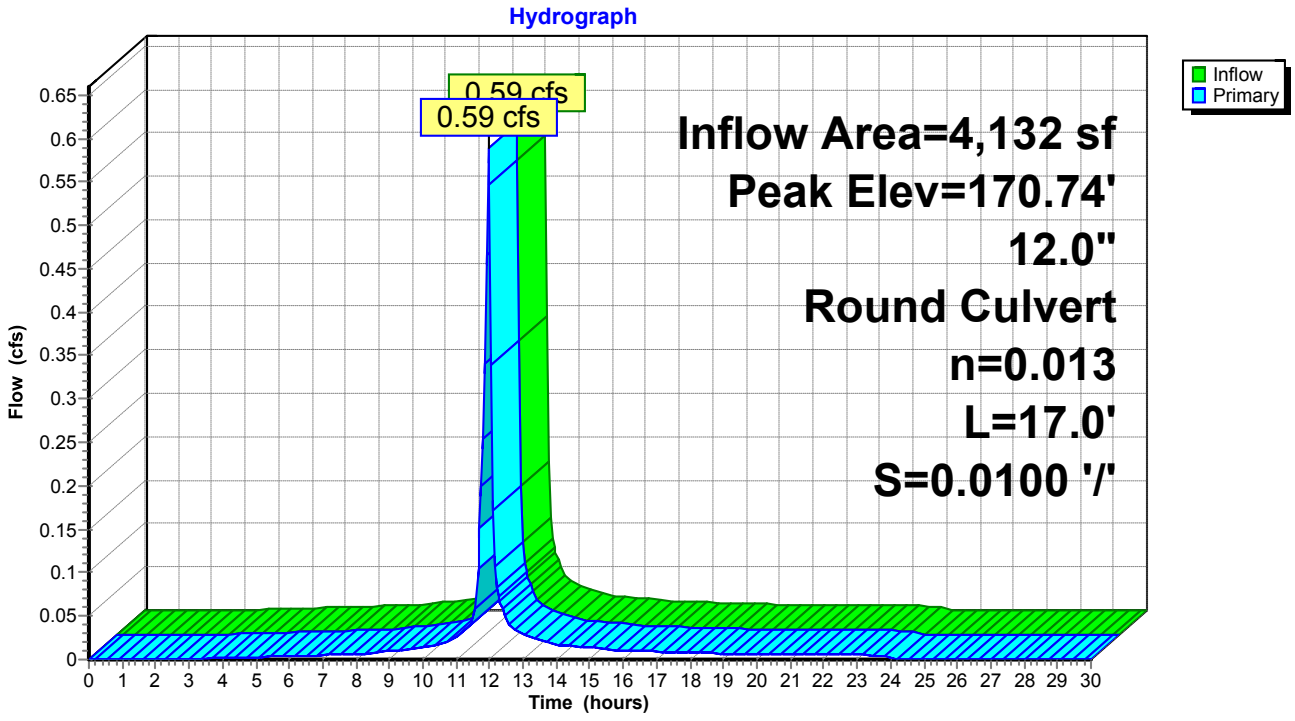
Inflow Area = 4,132 sf, 69.19% Impervious, Inflow Depth = 3.99" for 10-YEAR event
Inflow = 0.59 cfs @ 11.96 hrs, Volume= 1,375 cf
Outflow = 0.59 cfs @ 11.96 hrs, Volume= 1,375 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.59 cfs @ 11.96 hrs, Volume= 1,375 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 170.74' @ 11.96 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	170.30'	**12.0" Round Culvert** L= 17.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 170.30' / 170.13' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf

Primary OutFlow Max=0.57 cfs @ 11.96 hrs HW=170.74' (Free Discharge)
1=Culvert (Barrel Controls 0.57 cfs @ 2.58 fps)

Pond 3P: EXISTING CATCH BASIN



Summary for Pond 4P: EXISTING CATCH BASIN

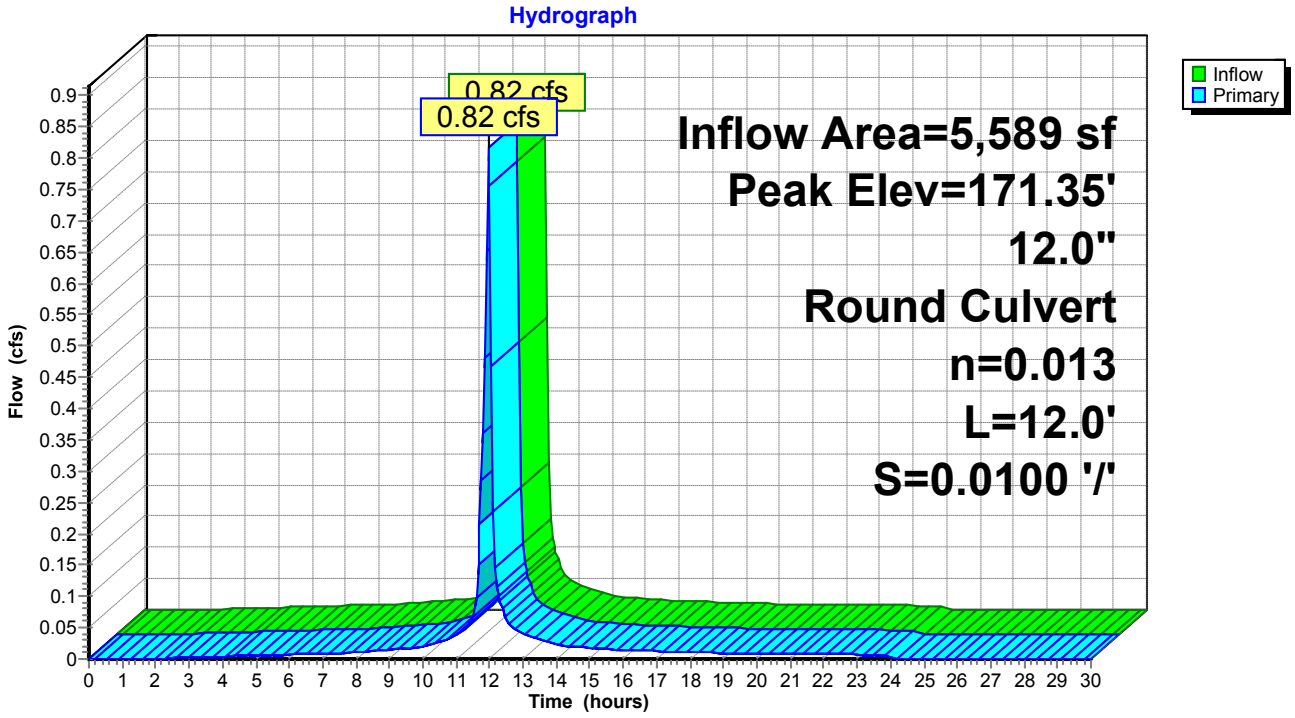
Inflow Area = 5,589 sf, 86.58% Impervious, Inflow Depth = 4.21" for 10-YEAR event
Inflow = 0.82 cfs @ 11.96 hrs, Volume= 1,963 cf
Outflow = 0.82 cfs @ 11.96 hrs, Volume= 1,963 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.82 cfs @ 11.96 hrs, Volume= 1,963 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 171.35' @ 11.96 hrs
Flood Elev= 172.73'

Device	Routing	Invert	Outlet Devices
#1	Primary	170.80'	**12.0" Round Culvert** L= 12.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 170.80' / 170.68' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf

Primary OutFlow Max=0.80 cfs @ 11.96 hrs HW=171.34' (Free Discharge)
1=Culvert (Barrel Controls 0.80 cfs @ 2.65 fps)

Pond 4P: EXISTING CATCH BASIN



Summary for Pond 5P: EXISTING DRYWELL

[81] Warning: Exceeded Pond 2P by 2.62' @ 12.15 hrs

Inflow Area = 15,019 sf, 84.37% Impervious, Inflow Depth = 4.21" for 10-YEAR event
Inflow = 2.20 cfs @ 11.96 hrs, Volume= 5,275 cf
Outflow = 1.25 cfs @ 12.05 hrs, Volume= 5,275 cf, Atten= 43%, Lag= 5.6 min
Discarded = 1.25 cfs @ 12.05 hrs, Volume= 5,275 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 173.65' @ 12.05 hrs Surf.Area= 2,461 sf Storage= 1,039 cf

Plug-Flow detention time= 40.7 min calculated for 5,275 cf (100% of inflow)
Center-of-Mass det. time= 40.7 min (801.0 - 760.3)

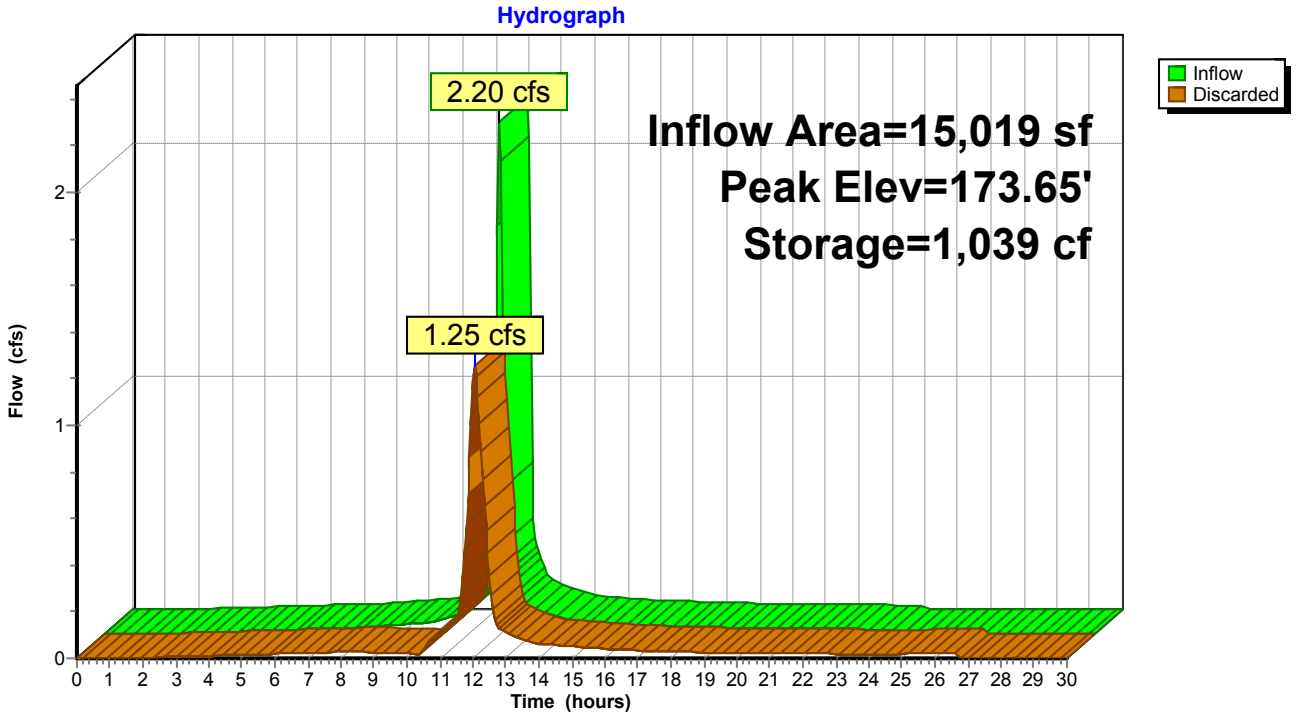
Volume	Invert	Avail.Storage	Storage Description
#1	168.00'	2,139 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
168.00	53	0	0
172.90	29	201	201
173.00	112	7	208
174.00	3,750	1,931	2,139

Device	Routing	Invert	Outlet Devices
#1	Discarded	168.00'	**22.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=1.25 cfs @ 12.05 hrs HW=173.64' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 1.25 cfs)

Pond 5P: EXISTING DRYWELL



Summary for Pond 6P: EXISTING CATCH BASIN

[57] Hint: Peaked at 170.73' (Flood elevation advised)

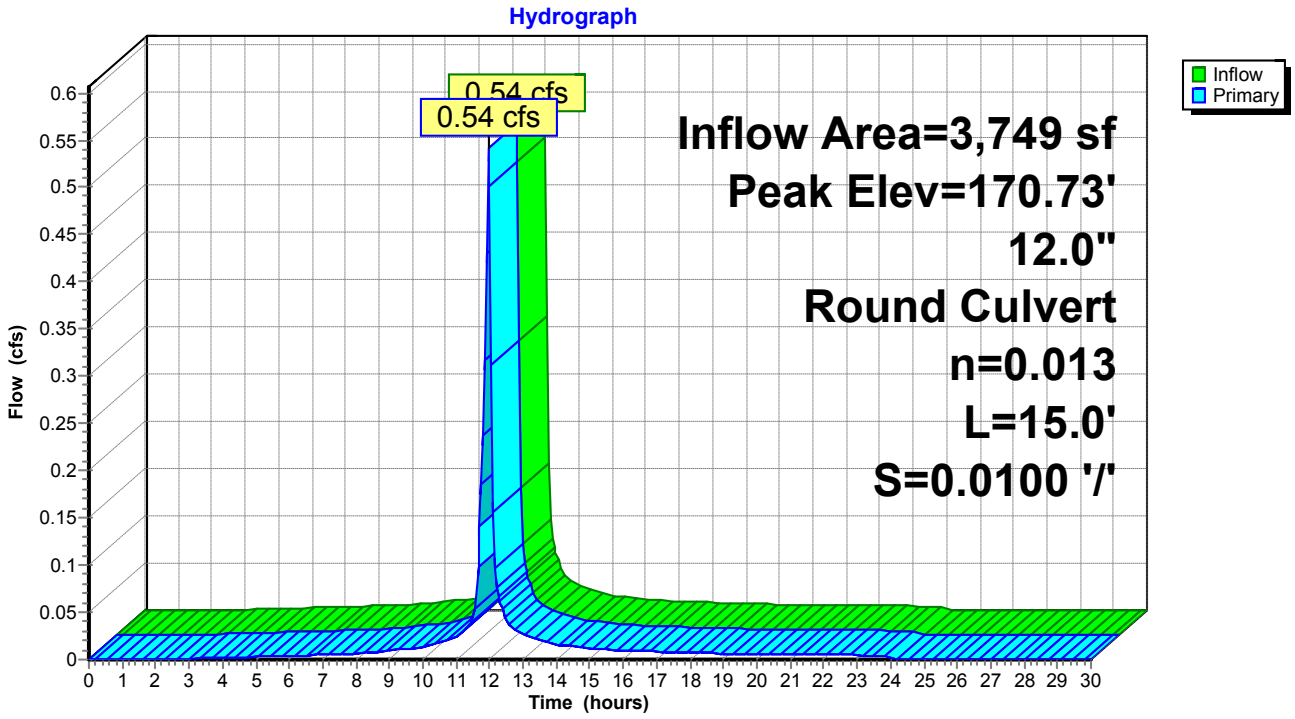
Inflow Area = 3,749 sf, 79.83% Impervious, Inflow Depth = 4.10" for 10-YEAR event
Inflow = 0.54 cfs @ 11.96 hrs, Volume= 1,282 cf
Outflow = 0.54 cfs @ 11.96 hrs, Volume= 1,282 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.54 cfs @ 11.96 hrs, Volume= 1,282 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 170.73' @ 11.96 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	170.30'	**12.0" Round Culvert** L= 15.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 170.30' / 170.15' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf

Primary OutFlow Max=0.53 cfs @ 11.96 hrs HW=170.72' (Free Discharge)
1=Culvert (Barrel Controls 0.53 cfs @ 2.49 fps)

Pond 6P: EXISTING CATCH BASIN



Summary for Pond 7P: EXISTING CATCH BASIN

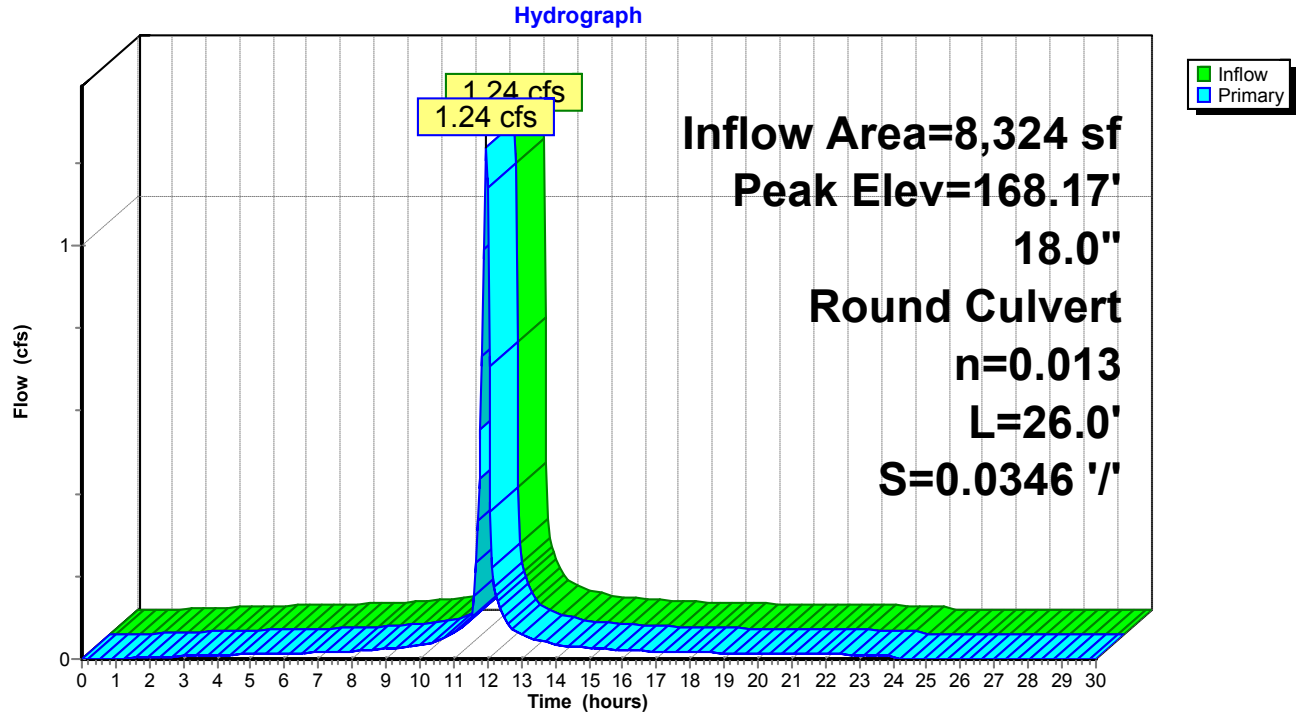
Inflow Area = 8,324 sf,100.00% Impervious, Inflow Depth = 4.44" for 10-YEAR event
Inflow = 1.24 cfs @ 11.96 hrs, Volume= 3,082 cf
Outflow = 1.24 cfs @ 11.96 hrs, Volume= 3,082 cf, Atten= 0%, Lag= 0.0 min
Primary = 1.24 cfs @ 11.96 hrs, Volume= 3,082 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 168.17' @ 11.96 hrs
Flood Elev= 172.33'

Device	Routing	Invert	Outlet Devices
#1	Primary	167.60'	**18.0" Round Culvert** L= 26.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 167.60' / 166.70' S= 0.0346 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf

Primary OutFlow Max=1.21 cfs @ 11.96 hrs HW=168.16' (Free Discharge)
1=Culvert (Inlet Controls 1.21 cfs @ 2.01 fps)

Pond 7P: EXISTING CATCH BASIN



Summary for Pond 8P: EXISTING CATCH BASIN

[58] Hint: Peaked 14.23' above defined flood level

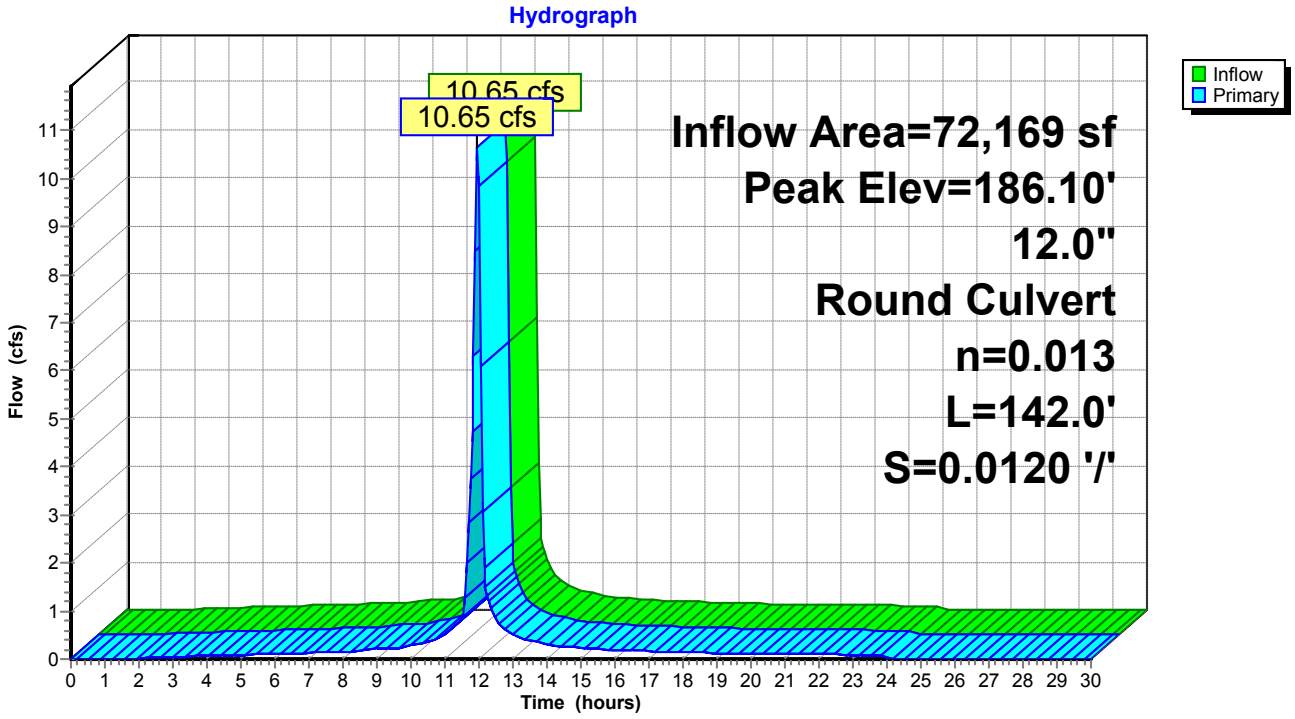
Inflow Area = 72,169 sf, 95.78% Impervious, Inflow Depth = 4.33" for 10-YEAR event
Inflow = 10.65 cfs @ 11.96 hrs, Volume= 26,031 cf
Outflow = 10.65 cfs @ 11.96 hrs, Volume= 26,031 cf, Atten= 0%, Lag= 0.0 min
Primary = 10.65 cfs @ 11.96 hrs, Volume= 26,031 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 186.10' @ 11.96 hrs
Flood Elev= 171.87'

Device	Routing	Invert	Outlet Devices
#1	Primary	168.70'	**12.0" Round Culvert** L= 142.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 168.70' / 167.00' S= 0.0120 '/' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf

Primary OutFlow Max=10.40 cfs @ 11.96 hrs HW=185.31' (Free Discharge)
└**1=Culvert** (Barrel Controls 10.40 cfs @ 13.24 fps)

Pond 8P: EXISTING CATCH BASIN



Summary for Pond 9P: EXISTING DRYWELL

[81] Warning: Exceeded Pond 6P by 3.37' @ 24.40 hrs

Inflow Area = 3,749 sf, 79.83% Impervious, Inflow Depth = 4.10" for 10-YEAR event
Inflow = 0.54 cfs @ 11.96 hrs, Volume= 1,282 cf
Outflow = 0.00 cfs @ 0.00 hrs, Volume= 0 cf, Atten= 100%, Lag= 0.0 min

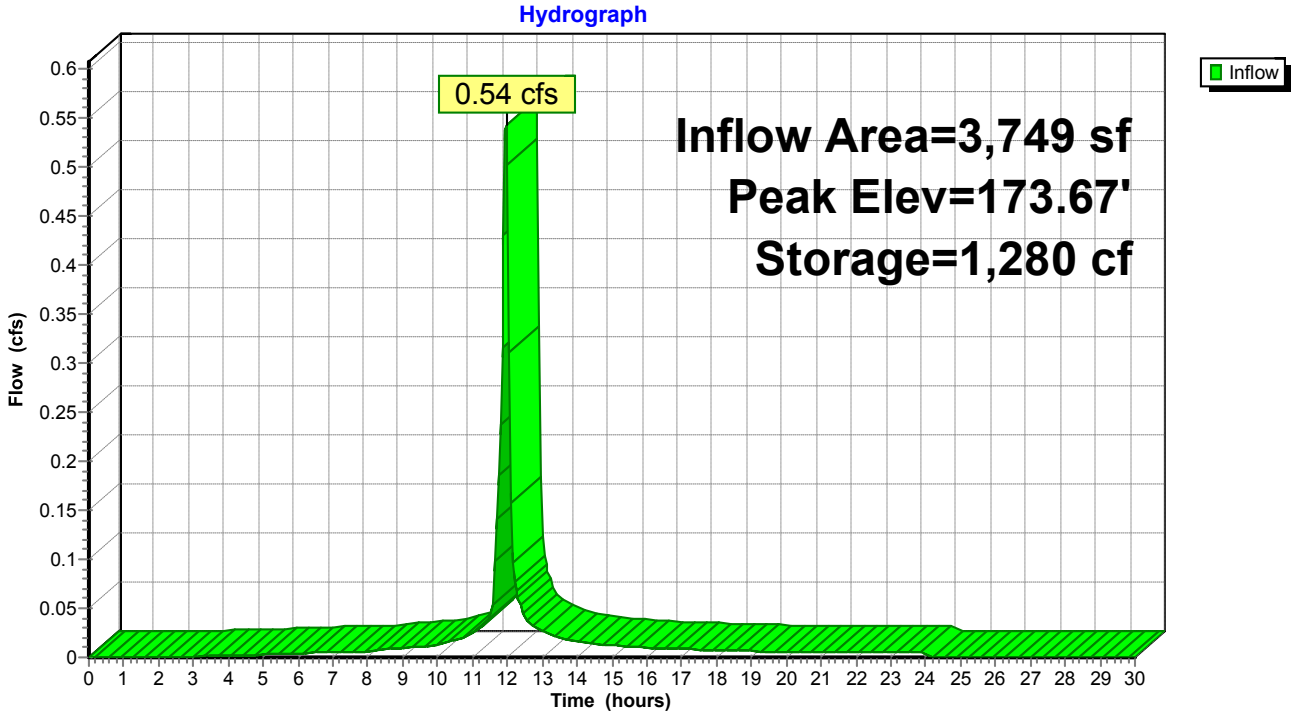
Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 173.67' @ 24.40 hrs Surf.Area= 2,796 sf Storage= 1,280 cf

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)
Center-of-Mass det. time= (not calculated: no outflow)

Volume	Invert	Avail.Storage	Storage Description
#1	168.00'	2,410 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
168.00	53	0	0
172.90	29	201	201
173.00	377	20	221
174.00	4,000	2,189	2,410

Pond 9P: EXISTING DRYWELL



Summary for Pond 10P: EXISTING DRYWELL

[81] Warning: Exceeded Pond 3P by 2.54' @ 14.55 hrs

Inflow Area = 4,132 sf, 69.19% Impervious, Inflow Depth = 3.99" for 10-YEAR event
Inflow = 0.59 cfs @ 11.96 hrs, Volume= 1,375 cf
Outflow = 0.46 cfs @ 12.02 hrs, Volume= 1,375 cf, Atten= 22%, Lag= 3.6 min
Discarded = 0.46 cfs @ 12.02 hrs, Volume= 1,375 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 173.05' @ 12.02 hrs Surf.Area= 897 sf Storage= 282 cf

Plug-Flow detention time= 58.5 min calculated for 1,372 cf (100% of inflow)
Center-of-Mass det. time= 58.4 min (830.3 - 771.9)

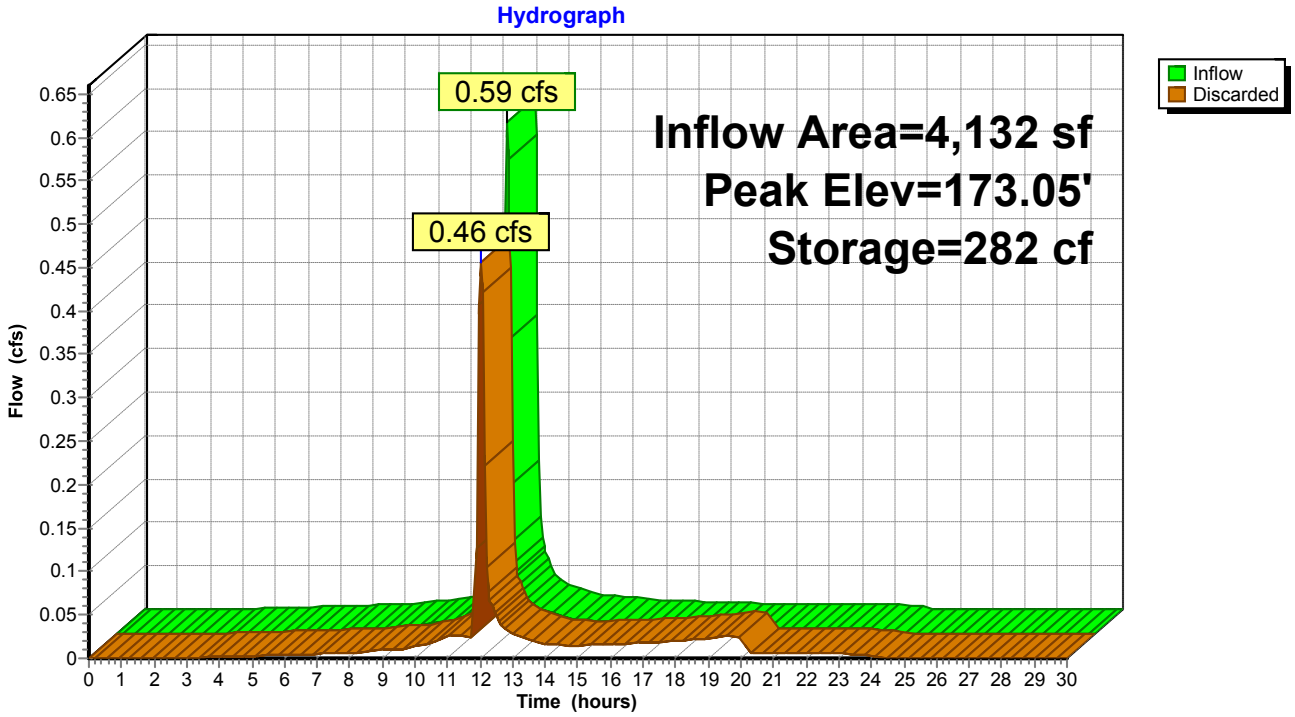
Volume	Invert	Avail.Storage	Storage Description
#1	168.00'	2,486 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
168.00	53	0	0
172.90	29	201	201
173.00	743	39	239
174.00	3,750	2,247	2,486

Device	Routing	Invert	Outlet Devices
#1	Discarded	168.00'	**22.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.45 cfs @ 12.02 hrs HW=173.05' (Free Discharge)
1=Exfiltration (Exfiltration Controls 0.45 cfs)

Pond 10P: EXISTING DRYWELL



Summary for Pond 12P: EXISTING DRYWELL

[81] Warning: Exceeded Pond 4P by 2.08' @ 12.15 hrs

Inflow Area = 5,589 sf, 86.58% Impervious, Inflow Depth = 4.21" for 10-YEAR event
Inflow = 0.82 cfs @ 11.96 hrs, Volume= 1,963 cf
Outflow = 0.58 cfs @ 12.03 hrs, Volume= 1,963 cf, Atten= 29%, Lag= 4.3 min
Discarded = 0.58 cfs @ 12.03 hrs, Volume= 1,963 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 173.18' @ 12.03 hrs Surf.Area= 1,136 sf Storage= 390 cf

Plug-Flow detention time= 54.8 min calculated for 1,960 cf (100% of inflow)
Center-of-Mass det. time= 54.7 min (815.0 - 760.3)

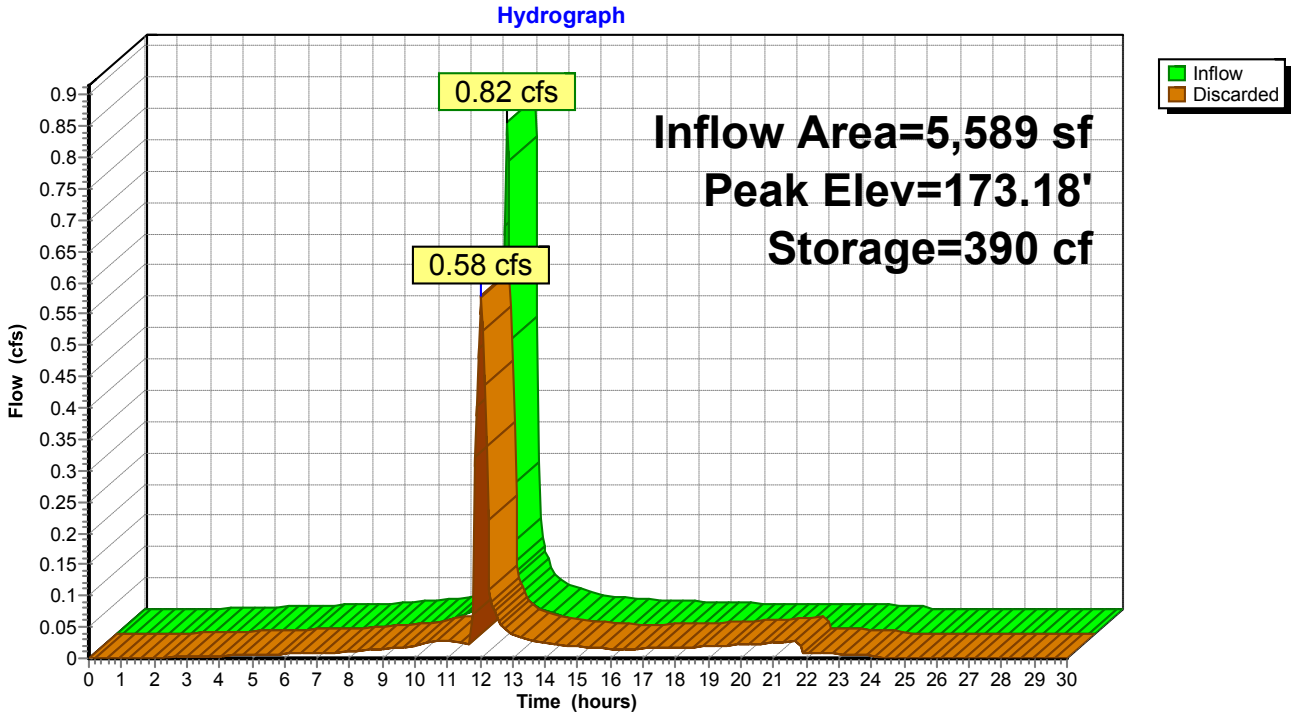
Volume	Invert	Avail.Storage	Storage Description
#1	168.00'	2,373 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
168.00	55	0	0
172.90	29	206	206
173.00	575	30	236
174.00	3,700	2,138	2,373

Device	Routing	Invert	Outlet Devices
#1	Discarded	168.00'	**22.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.57 cfs @ 12.03 hrs HW=173.18' (Free Discharge)
1=Exfiltration (Exfiltration Controls 0.57 cfs)

Pond 12P: EXISTING DRYWELL



Summary for Pond 13P: EXISTING DRYWELL

Inflow Area = 4,173 sf, 81.26% Impervious, Inflow Depth = 4.10" for 10-YEAR event
Inflow = 0.60 cfs @ 11.96 hrs, Volume= 1,427 cf
Outflow = 0.41 cfs @ 12.04 hrs, Volume= 1,427 cf, Atten= 31%, Lag= 4.5 min
Discarded = 0.41 cfs @ 12.04 hrs, Volume= 1,427 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 172.79' @ 12.04 hrs Surf.Area= 812 sf Storage= 333 cf

Plug-Flow detention time= 60.4 min calculated for 1,424 cf (100% of inflow)
Center-of-Mass det. time= 60.3 min (826.7 - 766.4)

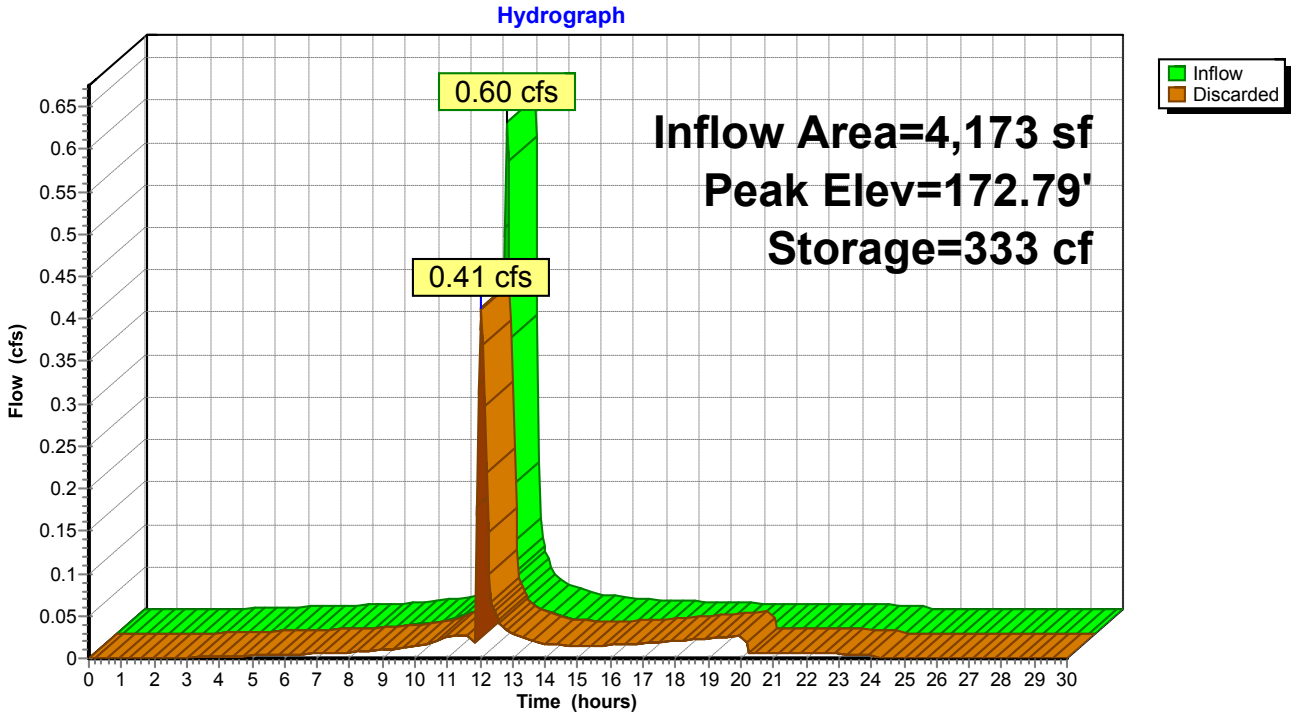
Volume	Invert	Avail.Storage	Storage Description
#1	167.50'	559 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
167.50	55	0	0
172.50	29	210	210
173.00	1,366	349	559

Device	Routing	Invert	Outlet Devices
#1	Discarded	167.50'	**22.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.41 cfs @ 12.04 hrs HW=172.79' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.41 cfs)

Pond 13P: EXISTING DRYWELL



Summary for Pond DP-1: EXISTING CATCH BASIN

[79] Warning: Submerged Pond 1P Primary device # 1 INLET by 0.21'
[81] Warning: Exceeded Pond 7P by 3.35' @ 11.95 hrs
[79] Warning: Submerged Pond 8P Primary device # 1 INLET by 2.81'

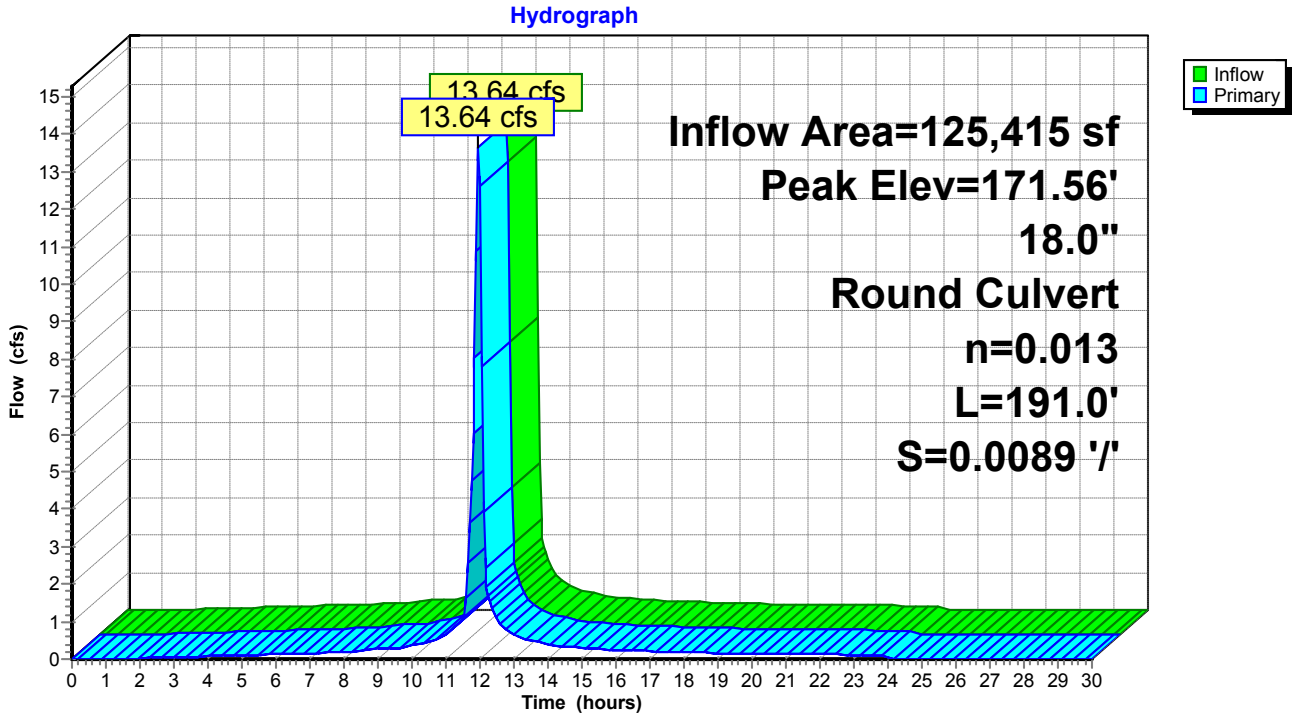
Inflow Area = 125,415 sf, 90.33% Impervious, Inflow Depth = 3.18" for 10-YEAR event
Inflow = 13.64 cfs @ 11.96 hrs, Volume= 33,250 cf
Outflow = 13.64 cfs @ 11.96 hrs, Volume= 33,250 cf, Atten= 0%, Lag= 0.0 min
Primary = 13.64 cfs @ 11.96 hrs, Volume= 33,250 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 171.56' @ 11.96 hrs
Flood Elev= 171.87'

Device	Routing	Invert	Outlet Devices
#1	Primary	166.70'	**18.0" Round Culvert** L= 191.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 166.70' / 165.00' S= 0.0089 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf

Primary OutFlow Max=13.32 cfs @ 11.96 hrs HW=171.38' (Free Discharge)
↳**1=Culvert** (Inlet Controls 13.32 cfs @ 7.54 fps)

Pond DP-1: EXISTING CATCH BASIN



Time span=0.00-30.00 hrs, dt=0.05 hrs, 601 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 6S: DA-10 Runoff Area=3,125 sf 87.10% Impervious Runoff Depth=7.74"
Flow Length=48' Slope=0.0235 '/' Tc=6.0 min CN=96 Runoff=0.81 cfs 2,016 cf

Subcatchment DA-1: DA-1 Runoff Area=15,019 sf 84.37% Impervious Runoff Depth=7.74"
Flow Length=59' Tc=6.0 min CN=96 Runoff=3.91 cfs 9,688 cf

Subcatchment DA-2: DA-2 Runoff Area=3,749 sf 79.83% Impervious Runoff Depth=7.62"
Flow Length=61' Tc=6.0 min CN=95 Runoff=0.97 cfs 2,381 cf

Subcatchment DA-3: DA-3 Runoff Area=4,132 sf 69.19% Impervious Runoff Depth=7.50"
Flow Length=43' Tc=6.0 min CN=94 Runoff=1.07 cfs 2,583 cf

Subcatchment DA-4: DA-4 Runoff Area=5,589 sf 86.58% Impervious Runoff Depth=7.74"
Flow Length=59' Tc=6.0 min CN=96 Runoff=1.46 cfs 3,605 cf

Subcatchment DA-5: DA-5 Runoff Area=13,552 sf 100.00% Impervious Runoff Depth=7.98"
Flow Length=60' Slope=0.0100 '/' Tc=6.0 min CN=98 Runoff=3.55 cfs 9,012 cf

Subcatchment DA-6: DA-6 Runoff Area=72,169 sf 95.78% Impervious Runoff Depth=7.86"
Flow Length=293' Tc=6.0 min CN=97 Runoff=18.87 cfs 47,272 cf

Subcatchment DA-7: DA-7 Runoff Area=8,324 sf 100.00% Impervious Runoff Depth=7.98"
Flow Length=183' Tc=6.0 min CN=98 Runoff=2.18 cfs 5,536 cf

Subcatchment DA-8: DA-8 Runoff Area=4,173 sf 81.26% Impervious Runoff Depth=7.62"
Flow Length=31' Tc=6.0 min CN=95 Runoff=1.08 cfs 2,650 cf

Subcatchment DA-9: DA-9 Runoff Area=9,135 sf 69.73% Impervious Runoff Depth=7.50"
Flow Length=82' Tc=6.0 min CN=94 Runoff=2.36 cfs 5,710 cf

Reach DP-2: STREET Inflow=3.55 cfs 9,012 cf
Outflow=3.55 cfs 9,012 cf

Pond 1P: EXISTING YARD DRAIN Peak Elev=325.64' Inflow=2.36 cfs 5,710 cf
4.0" Round Culvert n=0.013 L=87.0' S=0.0100 '/' Outflow=2.36 cfs 5,710 cf

Pond 2P: EXISTING CATCH BASIN Peak Elev=172.81' Inflow=3.91 cfs 9,688 cf
12.0" Round Culvert n=0.013 L=14.0' S=0.0100 '/' Outflow=3.91 cfs 9,688 cf

Pond 3P: EXISTING CATCH BASIN Peak Elev=170.93' Inflow=1.07 cfs 2,583 cf
12.0" Round Culvert n=0.013 L=17.0' S=0.0100 '/' Outflow=1.07 cfs 2,583 cf

Pond 4P: EXISTING CATCH BASIN Peak Elev=171.59' Inflow=1.46 cfs 3,605 cf
12.0" Round Culvert n=0.013 L=12.0' S=0.0100 '/' Outflow=1.46 cfs 3,605 cf

Pond 5P: EXISTING DRYWELL Peak Elev=173.98' Storage=2,058 cf Inflow=3.91 cfs 9,688 cf
Outflow=1.87 cfs 9,688 cf

Pond 6P: EXISTING CATCH BASIN Peak Elev=170.90' Inflow=0.97 cfs 2,381 cf
12.0" Round Culvert n=0.013 L=15.0' S=0.0100 '/' Outflow=0.97 cfs 2,381 cf

Pond 7P: EXISTING CATCH BASIN Peak Elev=168.38' Inflow=2.18 cfs 5,536 cf
18.0" Round Culvert n=0.013 L=26.0' S=0.0346 '/' Outflow=2.18 cfs 5,536 cf

Pond 8P: EXISTING CATCH BASIN Peak Elev=224.82' Inflow=18.87 cfs 47,272 cf
12.0" Round Culvert n=0.013 L=142.0' S=0.0120 '/' Outflow=18.87 cfs 47,272 cf

Pond 9P: EXISTING DRYWELL Peak Elev=173.99' Storage=2,380 cf Inflow=0.97 cfs 2,381 cf
Outflow=0.00 cfs 0 cf

Pond 10P: EXISTING DRYWELL Peak Elev=173.22' Storage=472 cf Inflow=1.07 cfs 2,583 cf
Outflow=0.71 cfs 2,583 cf

Pond 12P: EXISTING DRYWELL Peak Elev=173.38' Storage=679 cf Inflow=1.46 cfs 3,605 cf
Outflow=0.90 cfs 3,605 cf

Pond 13P: EXISTING DRYWELL Peak Elev=173.00' Storage=552 cf Inflow=1.08 cfs 2,650 cf
Outflow=0.69 cfs 2,650 cf

Pond DP-1: EXISTING CATCH BASIN Peak Elev=182.19' Inflow=24.22 cfs 60,533 cf
18.0" Round Culvert n=0.013 L=191.0' S=0.0089 '/' Outflow=24.22 cfs 60,533 cf

Total Runoff Area = 138,967 sf Runoff Volume = 90,451 cf Average Runoff Depth = 7.81"
8.72% Pervious = 12,123 sf 91.28% Impervious = 126,844 sf

Summary for Subcatchment 6S: DA-10

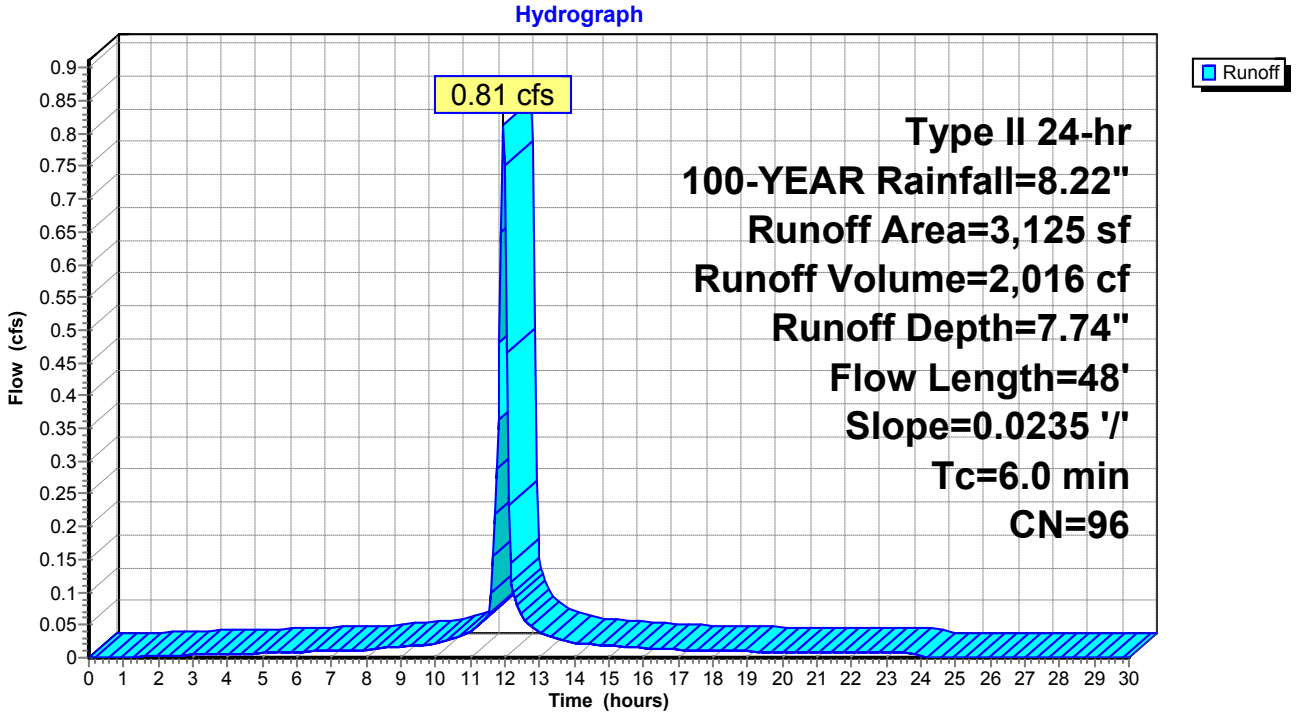
Runoff = 0.81 cfs @ 11.96 hrs, Volume= 2,016 cf, Depth= 7.74"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-YEAR Rainfall=8.22"

Area (sf)	CN	Description
403	84	50-75% Grass cover, Fair, HSG D
2,722	98	Paved parking, HSG D
3,125	96	Weighted Average
403		12.90% Pervious Area
2,722		87.10% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.6	48	0.0235	1.26		**Sheet Flow, A-B** Smooth surfaces n= 0.011 P2= 3.16"
0.6	48	Total, Increased to minimum Tc = 6.0 min			

Subcatchment 6S: DA-10



Summary for Subcatchment DA-1: DA-1

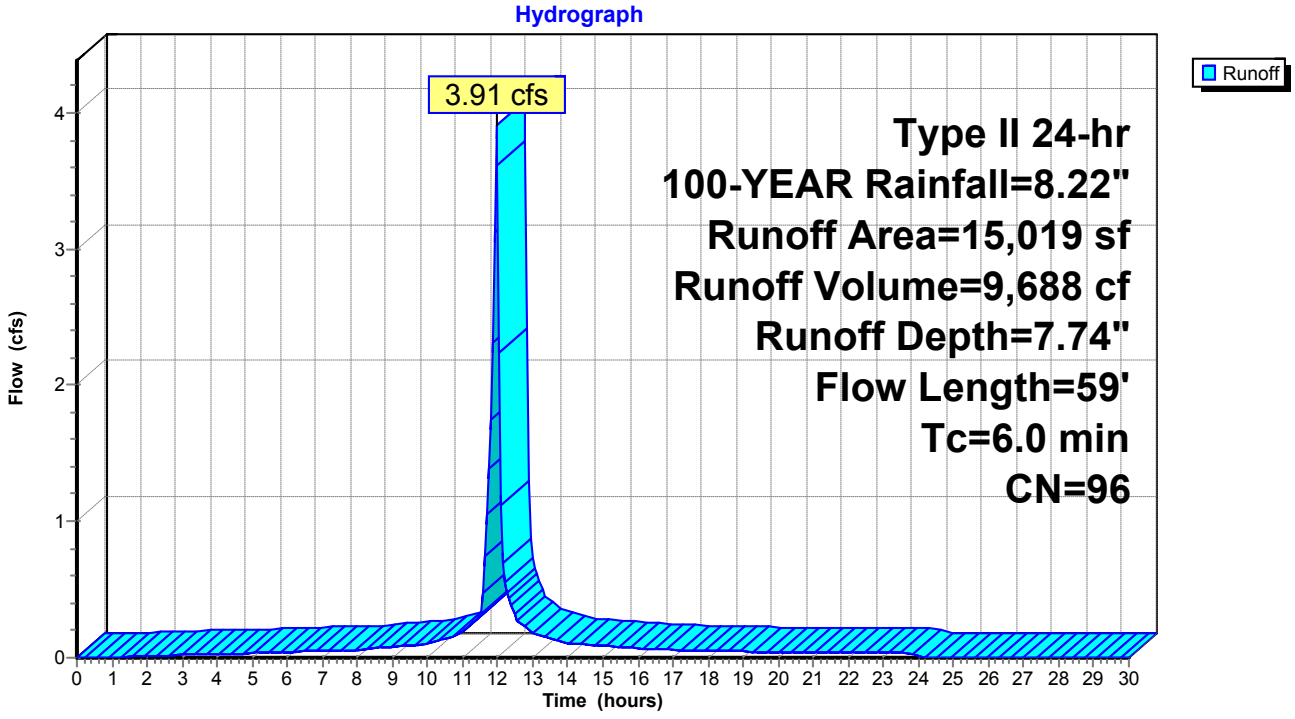
Runoff = 3.91 cfs @ 11.96 hrs, Volume= 9,688 cf, Depth= 7.74"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-YEAR Rainfall=8.22"

Area (sf)	CN	Description
2,348	84	50-75% Grass cover, Fair, HSG D
12,671	98	Paved parking, HSG D
15,019	96	Weighted Average
2,348		15.63% Pervious Area
12,671		84.37% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.8	29	0.0390	0.17		**Sheet Flow, A-B** Grass: Short n= 0.150 P2= 3.16"
0.1	30	0.0350	3.80		**Shallow Concentrated Flow, B-C** Paved Kv= 20.3 fps
2.9	59	Total, Increased to minimum Tc = 6.0 min			

Subcatchment DA-1: DA-1



Summary for Subcatchment DA-2: DA-2

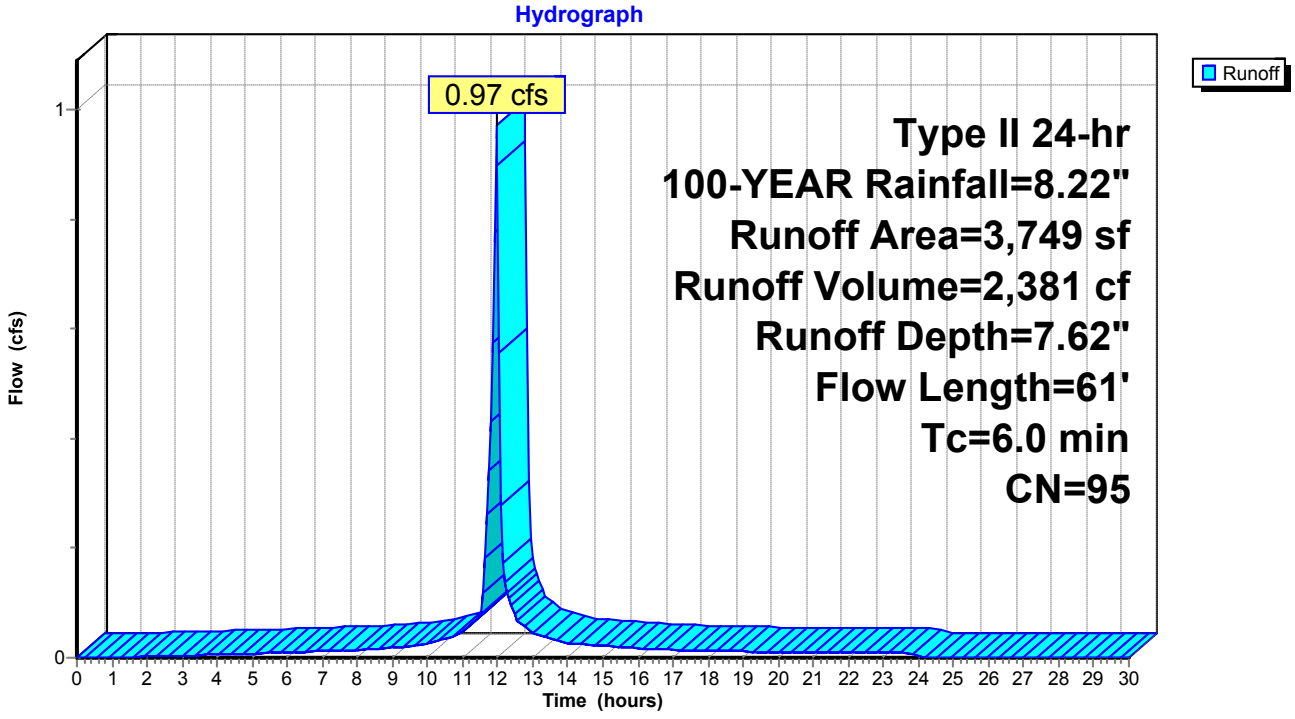
Runoff = 0.97 cfs @ 11.96 hrs, Volume= 2,381 cf, Depth= 7.62"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-YEAR Rainfall=8.22"

Area (sf)	CN	Description
756	84	50-75% Grass cover, Fair, HSG D
2,993	98	Paved parking, HSG D
3,749	95	Weighted Average
756		20.17% Pervious Area
2,993		79.83% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.6	26	0.0173	0.12		**Sheet Flow, A-B** Grass: Short n= 0.150 P2= 3.16"
0.2	35	0.0257	3.25		**Shallow Concentrated Flow, B-C** Paved Kv= 20.3 fps
3.8	61	Total, Increased to minimum Tc = 6.0 min			

Subcatchment DA-2: DA-2



Summary for Subcatchment DA-3: DA-3

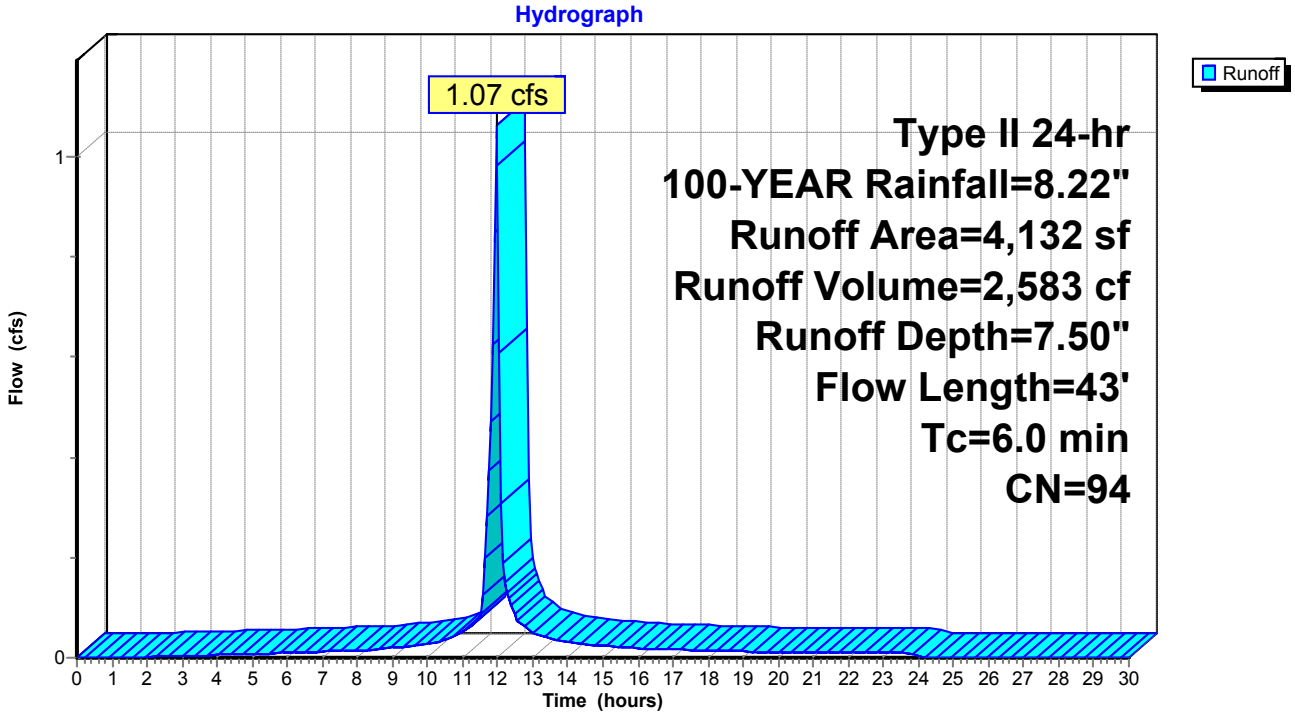
Runoff = 1.07 cfs @ 11.96 hrs, Volume= 2,583 cf, Depth= 7.50"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-YEAR Rainfall=8.22"

Area (sf)	CN	Description
1,273	84	50-75% Grass cover, Fair, HSG D
2,859	98	Paved parking, HSG D
4,132	94	Weighted Average
1,273		30.81% Pervious Area
2,859		69.19% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
4.1	31	0.0175	0.13		**Sheet Flow, A-B** Grass: Short n= 0.150 P2= 3.16"
0.1	12	0.0250	3.21		**Shallow Concentrated Flow, B-C** Paved Kv= 20.3 fps
4.2	43	Total, Increased to minimum Tc = 6.0 min			

Subcatchment DA-3: DA-3



Summary for Subcatchment DA-4: DA-4

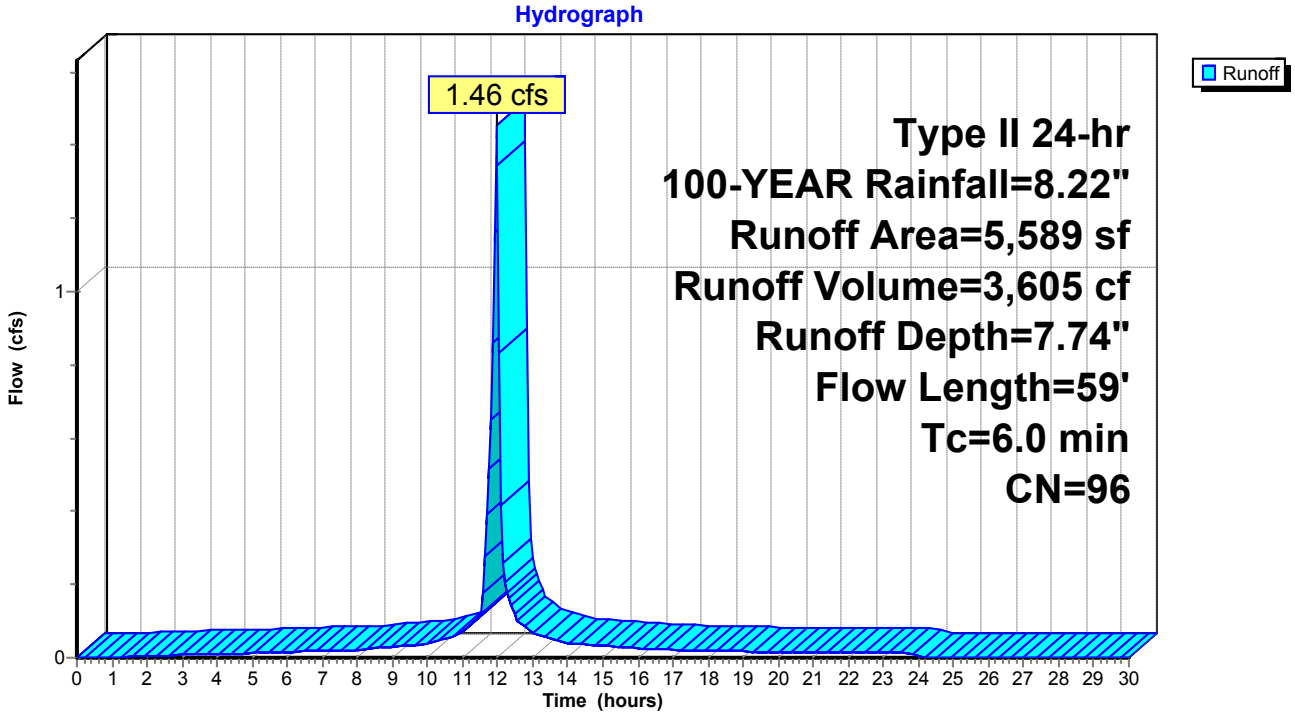
Runoff = 1.46 cfs @ 11.96 hrs, Volume= 3,605 cf, Depth= 7.74"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-YEAR Rainfall=8.22"

Area (sf)	CN	Description
750	84	50-75% Grass cover, Fair, HSG D
4,839	98	Paved parking, HSG D
5,589	96	Weighted Average
750		13.42% Pervious Area
4,839		86.58% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.6	30	0.0217	0.14		**Sheet Flow, A-B** Grass: Short n= 0.150 P2= 3.16"
0.2	29	0.0169	2.64		**Shallow Concentrated Flow, B-C** Paved Kv= 20.3 fps
3.8	59	Total, Increased to minimum Tc = 6.0 min			

Subcatchment DA-4: DA-4



Summary for Subcatchment DA-5: DA-5

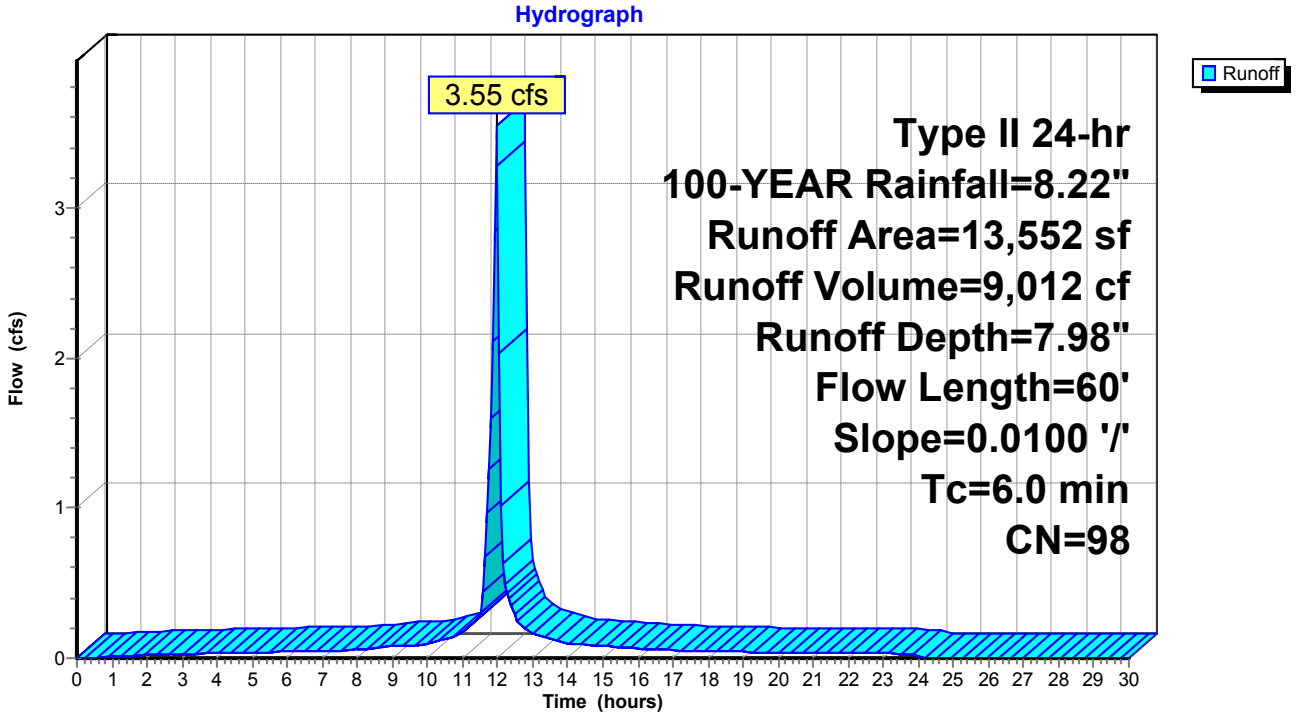
Runoff = 3.55 cfs @ 11.96 hrs, Volume= 9,012 cf, Depth= 7.98"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-YEAR Rainfall=8.22"

Area (sf)	CN	Description
13,552	98	Paved parking, HSG D
13,552		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.1	60	0.0100	0.94		**Sheet Flow, A-B** Smooth surfaces n= 0.011 P2= 3.16"
1.1	60	Total, Increased to minimum Tc = 6.0 min			

Subcatchment DA-5: DA-5



Summary for Subcatchment DA-6: DA-6

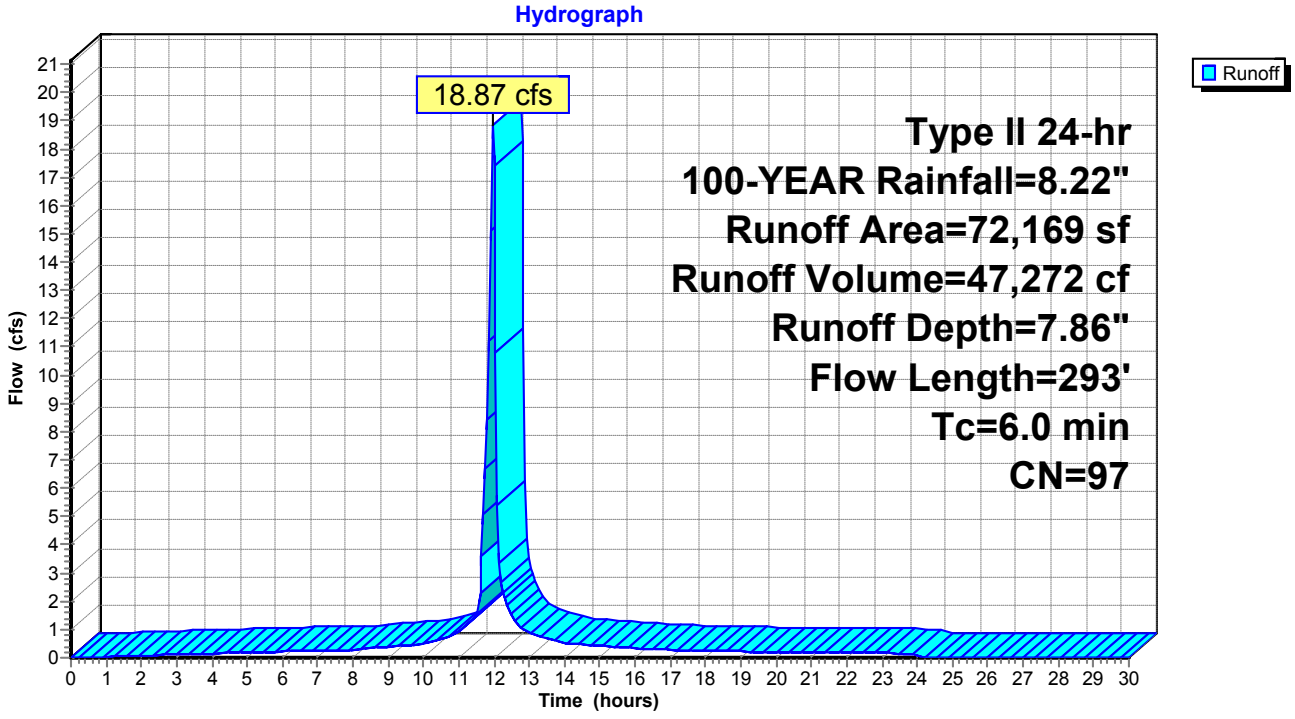
Runoff = 18.87 cfs @ 11.96 hrs, Volume= 47,272 cf, Depth= 7.86"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-YEAR Rainfall=8.22"

Area (sf)	CN	Description
3,046	84	50-75% Grass cover, Fair, HSG D
69,123	98	Paved parking, HSG D
72,169	97	Weighted Average
3,046		4.22% Pervious Area
69,123		95.78% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.2	100	0.0220	1.42		**Sheet Flow, A-B** Smooth surfaces n= 0.011 P2= 3.16"
1.4	193	0.0126	2.28		**Shallow Concentrated Flow, B-C** Paved Kv= 20.3 fps
2.6	293	Total, Increased to minimum Tc = 6.0 min			

Subcatchment DA-6: DA-6



Summary for Subcatchment DA-7: DA-7

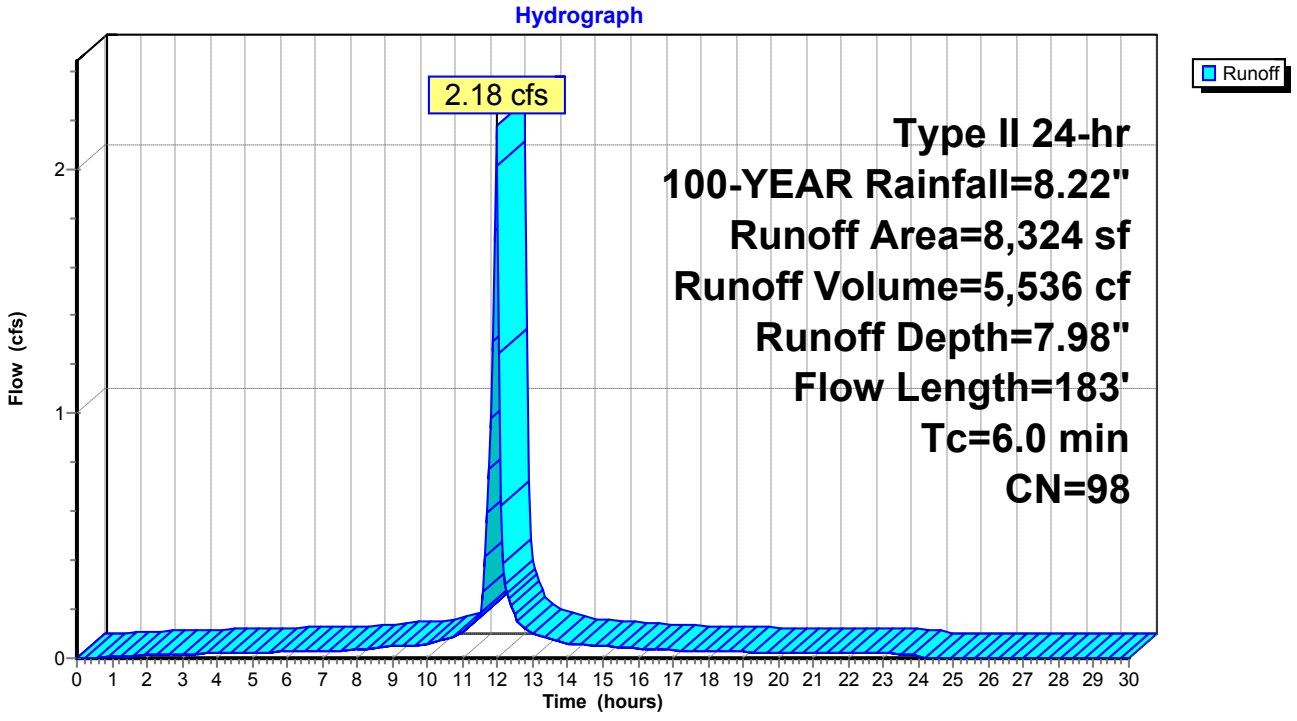
Runoff = 2.18 cfs @ 11.96 hrs, Volume= 5,536 cf, Depth= 7.98"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-YEAR Rainfall=8.22"

Area (sf)	CN	Description
8,324	98	Paved parking, HSG D
8,324		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.0	100	0.0301	1.61		**Sheet Flow, A-B** Smooth surfaces n= 0.011 P2= 3.16"
0.6	83	0.0124	2.26		**Shallow Concentrated Flow, B-C** Paved Kv= 20.3 fps
1.6	183	Total, Increased to minimum Tc = 6.0 min			

Subcatchment DA-7: DA-7



Summary for Subcatchment DA-8: DA-8

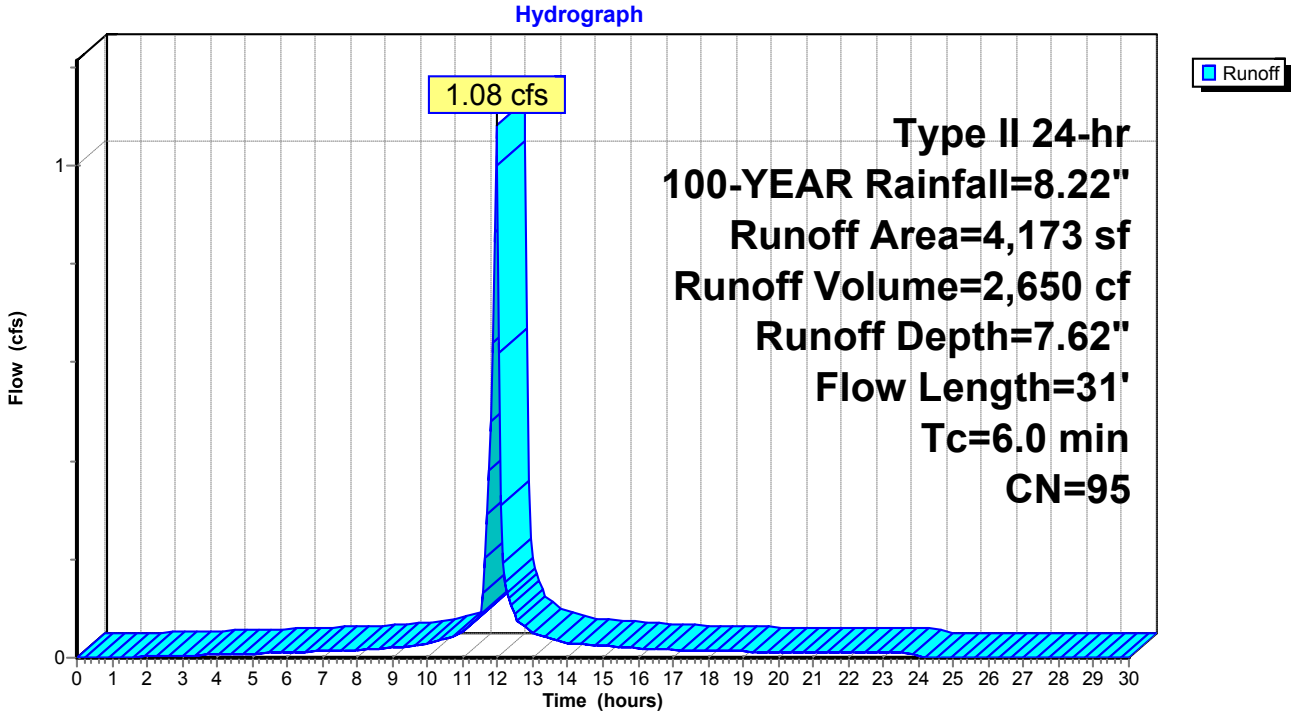
Runoff = 1.08 cfs @ 11.96 hrs, Volume= 2,650 cf, Depth= 7.62"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-YEAR Rainfall=8.22"

Area (sf)	CN	Description
782	84	50-75% Grass cover, Fair, HSG D
3,391	98	Paved parking, HSG D
4,173	95	Weighted Average
782		18.74% Pervious Area
3,391		81.26% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.9	19	0.0150	0.11		**Sheet Flow, A-B** Grass: Short n= 0.150 P2= 3.16"
0.1	12	0.0208	2.93		**Shallow Concentrated Flow, B-C** Paved Kv= 20.3 fps
3.0	31	Total, Increased to minimum Tc = 6.0 min			

Subcatchment DA-8: DA-8



Summary for Subcatchment DA-9: DA-9

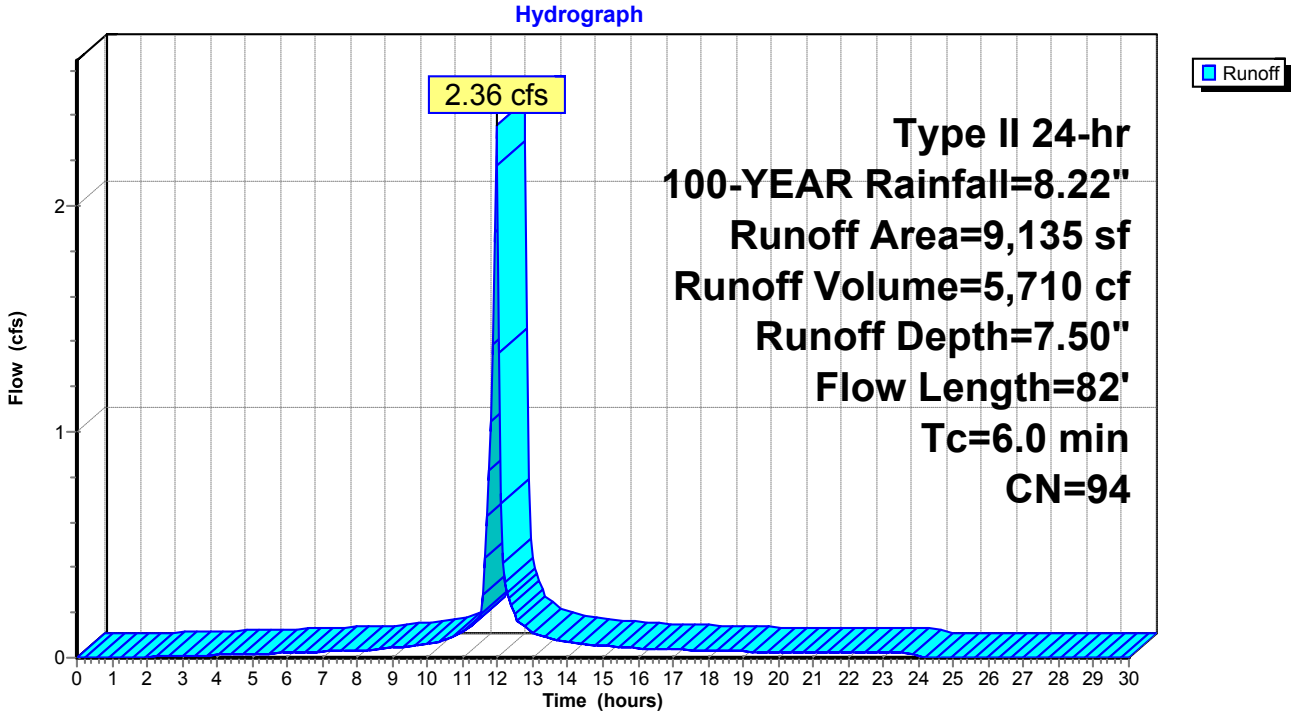
Runoff = 2.36 cfs @ 11.96 hrs, Volume= 5,710 cf, Depth= 7.50"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-YEAR Rainfall=8.22"

Area (sf)	CN	Description
2,765	84	50-75% Grass cover, Fair, HSG D
6,370	98	Paved parking, HSG D
9,135	94	Weighted Average
2,765		30.27% Pervious Area
6,370		69.73% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.2	42	0.0175	0.13		**Sheet Flow, A-B** Grass: Short n= 0.150 P2= 3.16"
0.2	40	0.0200	2.87		**Shallow Concentrated Flow, B-C** Paved Kv= 20.3 fps
5.4	82	Total, Increased to minimum Tc = 6.0 min			

Subcatchment DA-9: DA-9



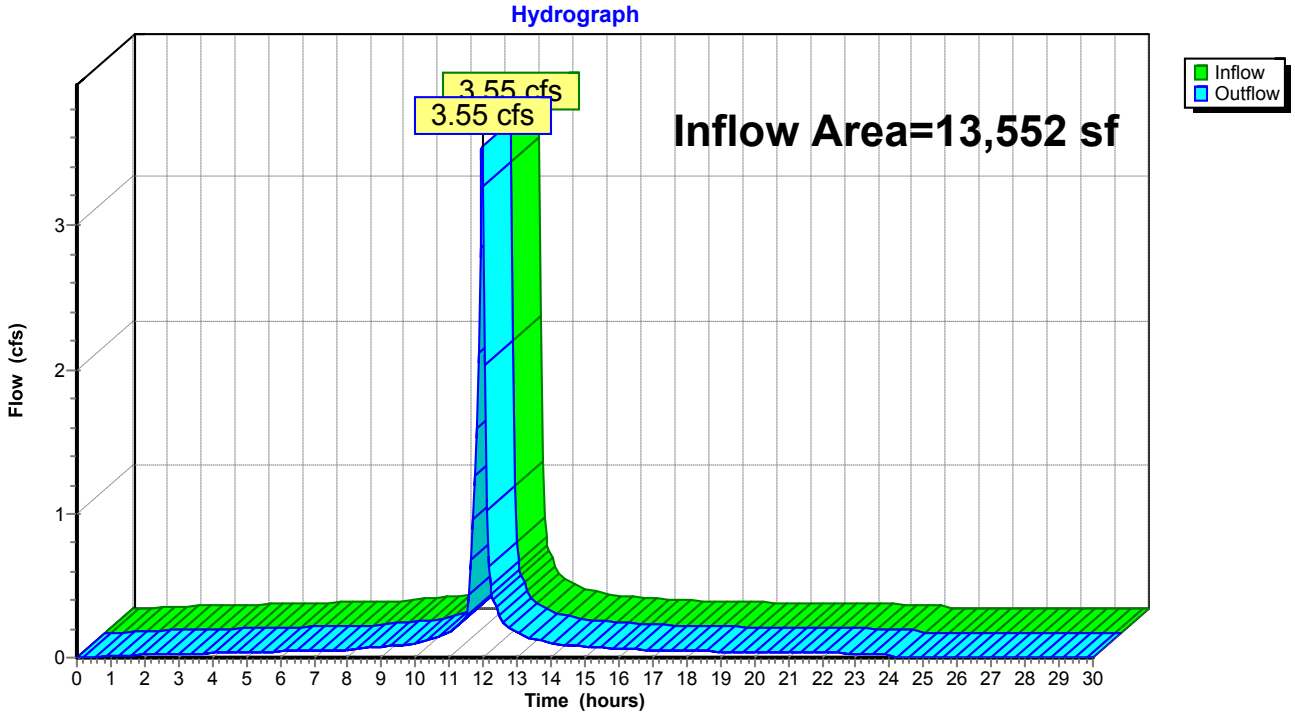
Summary for Reach DP-2: STREET

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 13,552 sf,100.00% Impervious, Inflow Depth = 7.98" for 100-YEAR event
Inflow = 3.55 cfs @ 11.96 hrs, Volume= 9,012 cf
Outflow = 3.55 cfs @ 11.96 hrs, Volume= 9,012 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs

Reach DP-2: STREET



Summary for Pond 1P: EXISTING YARD DRAIN

[57] Hint: Peaked at 325.64' (Flood elevation advised)

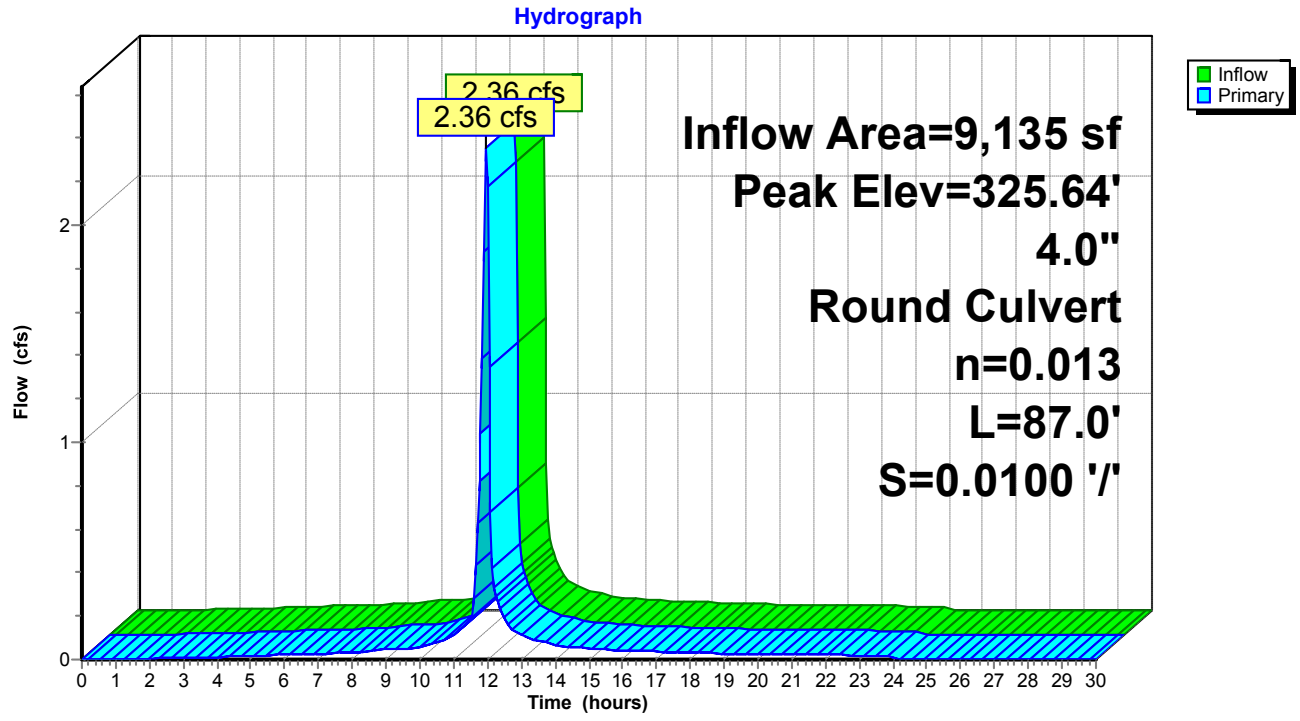
Inflow Area = 9,135 sf, 69.73% Impervious, Inflow Depth = 7.50" for 100-YEAR event
Inflow = 2.36 cfs @ 11.96 hrs, Volume= 5,710 cf
Outflow = 2.36 cfs @ 11.96 hrs, Volume= 5,710 cf, Atten= 0%, Lag= 0.0 min
Primary = 2.36 cfs @ 11.96 hrs, Volume= 5,710 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 325.64' @ 11.96 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	171.30'	**4.0" Round Culvert** L= 87.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 171.30' / 170.43' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 0.09 sf

Primary OutFlow Max=2.30 cfs @ 11.96 hrs HW=318.83' (Free Discharge)
1=Culvert (Barrel Controls 2.30 cfs @ 26.37 fps)

Pond 1P: EXISTING YARD DRAIN



Summary for Pond 2P: EXISTING CATCH BASIN

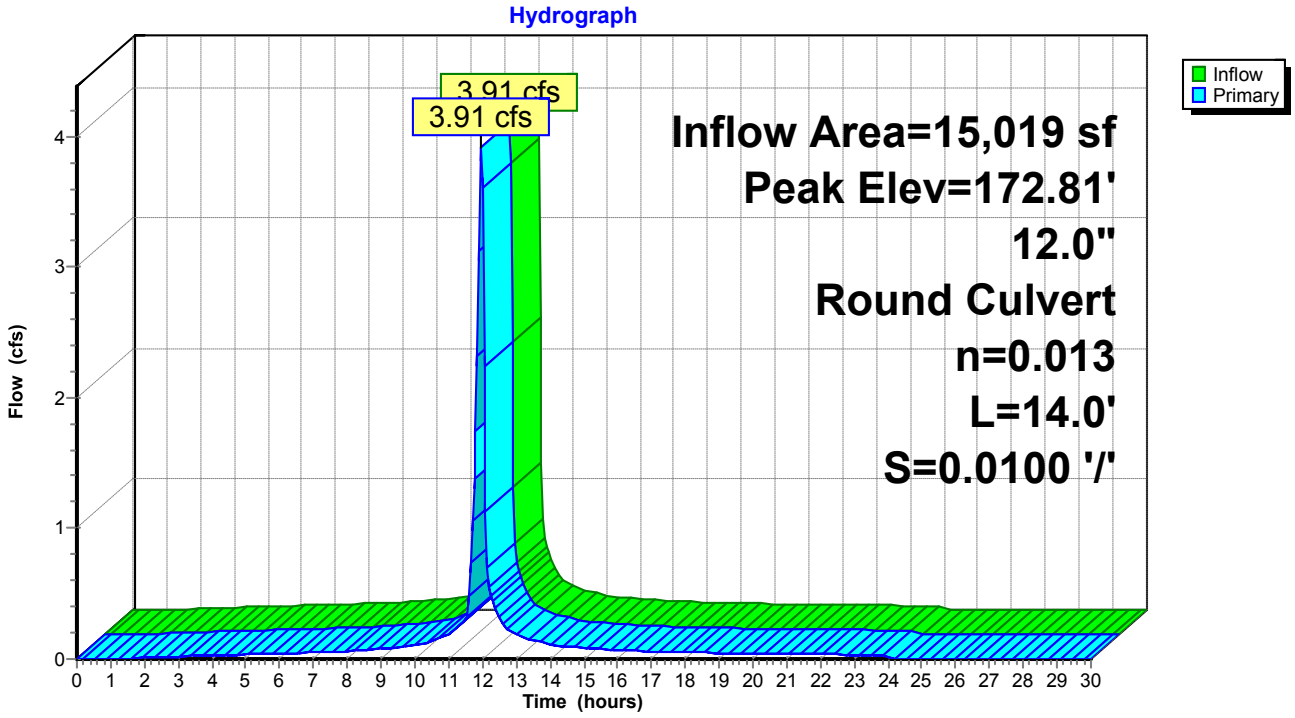
Inflow Area = 15,019 sf, 84.37% Impervious, Inflow Depth = 7.74" for 100-YEAR event
Inflow = 3.91 cfs @ 11.96 hrs, Volume= 9,688 cf
Outflow = 3.91 cfs @ 11.96 hrs, Volume= 9,688 cf, Atten= 0%, Lag= 0.0 min
Primary = 3.91 cfs @ 11.96 hrs, Volume= 9,688 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 172.81' @ 11.96 hrs
Flood Elev= 172.99'

Device	Routing	Invert	Outlet Devices
#1	Primary	170.60'	**12.0" Round Culvert** L= 14.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 170.60' / 170.46' S= 0.0100 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf

Primary OutFlow Max=3.82 cfs @ 11.96 hrs HW=172.74' (Free Discharge)
1=Culvert (Inlet Controls 3.82 cfs @ 4.87 fps)

Pond 2P: EXISTING CATCH BASIN



Summary for Pond 3P: EXISTING CATCH BASIN

[57] Hint: Peaked at 170.93' (Flood elevation advised)

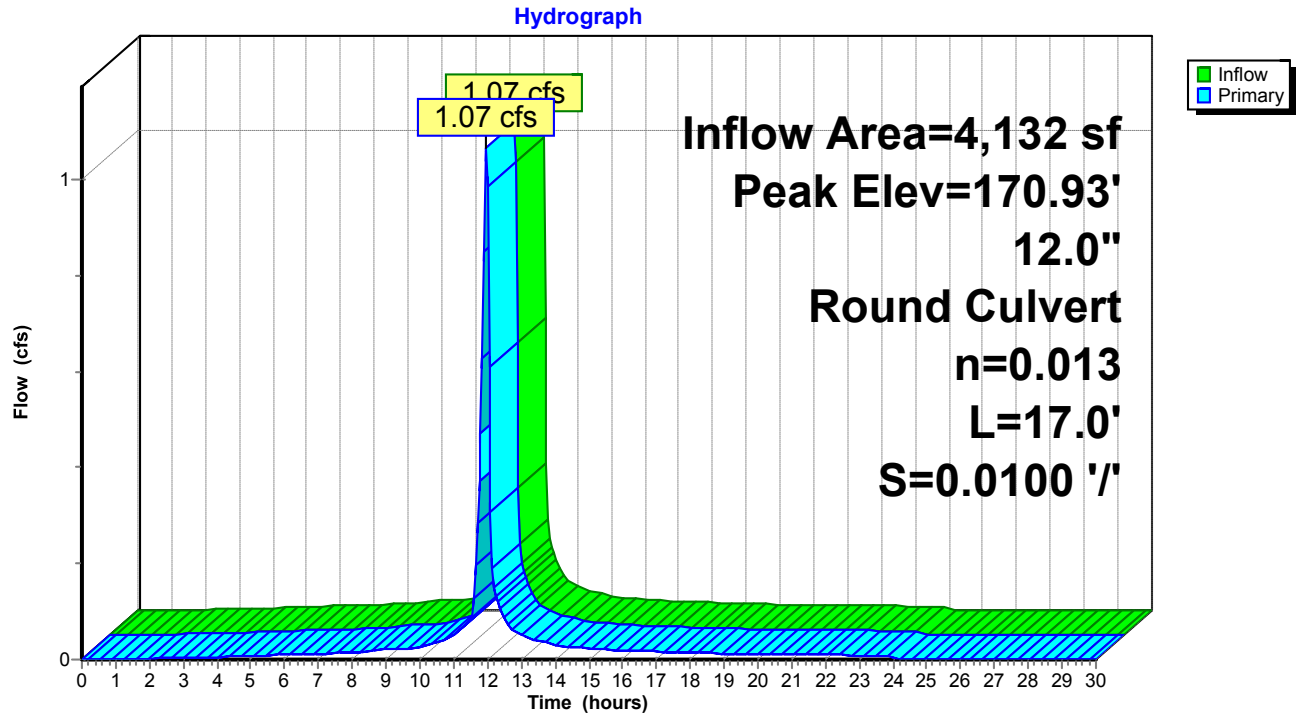
Inflow Area = 4,132 sf, 69.19% Impervious, Inflow Depth = 7.50" for 100-YEAR event
Inflow = 1.07 cfs @ 11.96 hrs, Volume= 2,583 cf
Outflow = 1.07 cfs @ 11.96 hrs, Volume= 2,583 cf, Atten= 0%, Lag= 0.0 min
Primary = 1.07 cfs @ 11.96 hrs, Volume= 2,583 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 170.93' @ 11.96 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	170.30'	**12.0" Round Culvert** L= 17.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 170.30' / 170.13' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf

Primary OutFlow Max=1.04 cfs @ 11.96 hrs HW=170.92' (Free Discharge)
1=Culvert (Barrel Controls 1.04 cfs @ 2.91 fps)

Pond 3P: EXISTING CATCH BASIN



Summary for Pond 4P: EXISTING CATCH BASIN

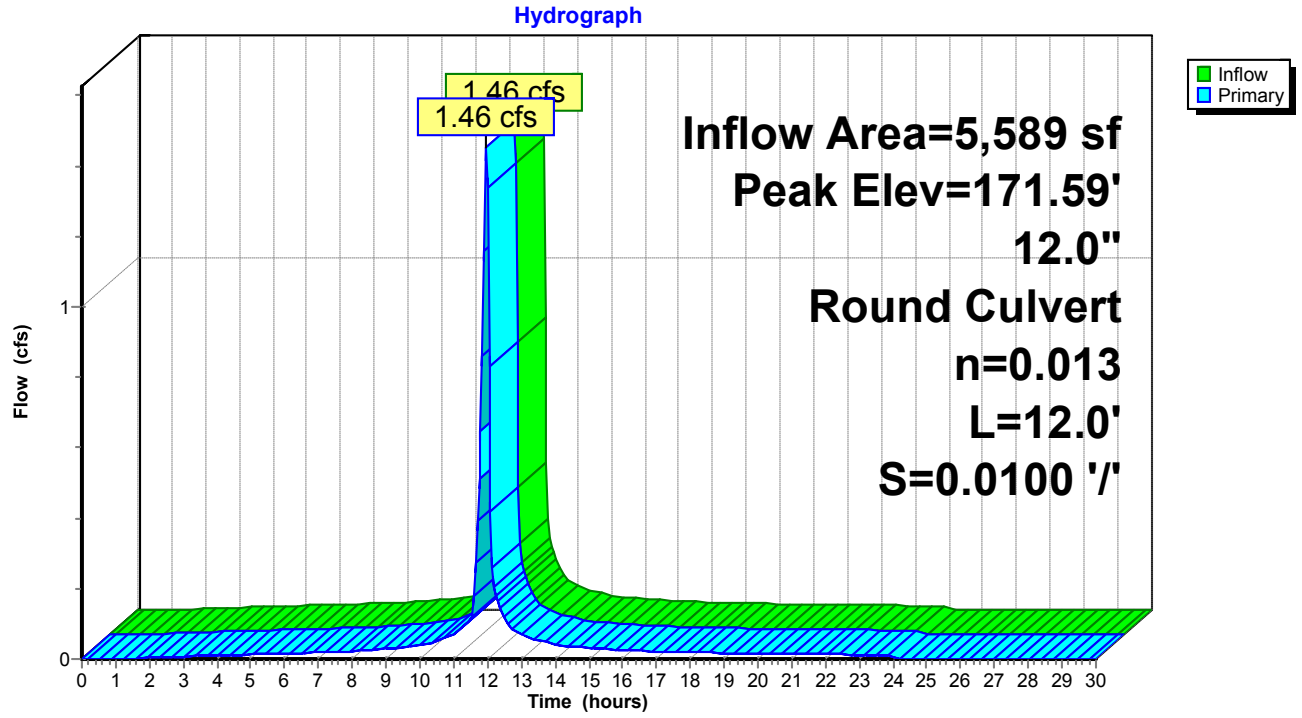
Inflow Area = 5,589 sf, 86.58% Impervious, Inflow Depth = 7.74" for 100-YEAR event
Inflow = 1.46 cfs @ 11.96 hrs, Volume= 3,605 cf
Outflow = 1.46 cfs @ 11.96 hrs, Volume= 3,605 cf, Atten= 0%, Lag= 0.0 min
Primary = 1.46 cfs @ 11.96 hrs, Volume= 3,605 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 171.59' @ 11.96 hrs
Flood Elev= 172.73'

Device	Routing	Invert	Outlet Devices
#1	Primary	170.80'	**12.0" Round Culvert** L= 12.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 170.80' / 170.68' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf

Primary OutFlow Max=1.42 cfs @ 11.96 hrs HW=171.57' (Free Discharge)
1=Culvert (Barrel Controls 1.42 cfs @ 3.01 fps)

Pond 4P: EXISTING CATCH BASIN



Summary for Pond 5P: EXISTING DRYWELL

[81] Warning: Exceeded Pond 2P by 2.83' @ 12.20 hrs

Inflow Area = 15,019 sf, 84.37% Impervious, Inflow Depth = 7.74" for 100-YEAR event
Inflow = 3.91 cfs @ 11.96 hrs, Volume= 9,688 cf
Outflow = 1.87 cfs @ 12.07 hrs, Volume= 9,688 cf, Atten= 52%, Lag= 6.4 min
Discarded = 1.87 cfs @ 12.07 hrs, Volume= 9,688 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 173.98' @ 12.07 hrs Surf.Area= 3,671 sf Storage= 2,058 cf

Plug-Flow detention time= 30.6 min calculated for 9,688 cf (100% of inflow)
Center-of-Mass det. time= 30.6 min (778.4 - 747.8)

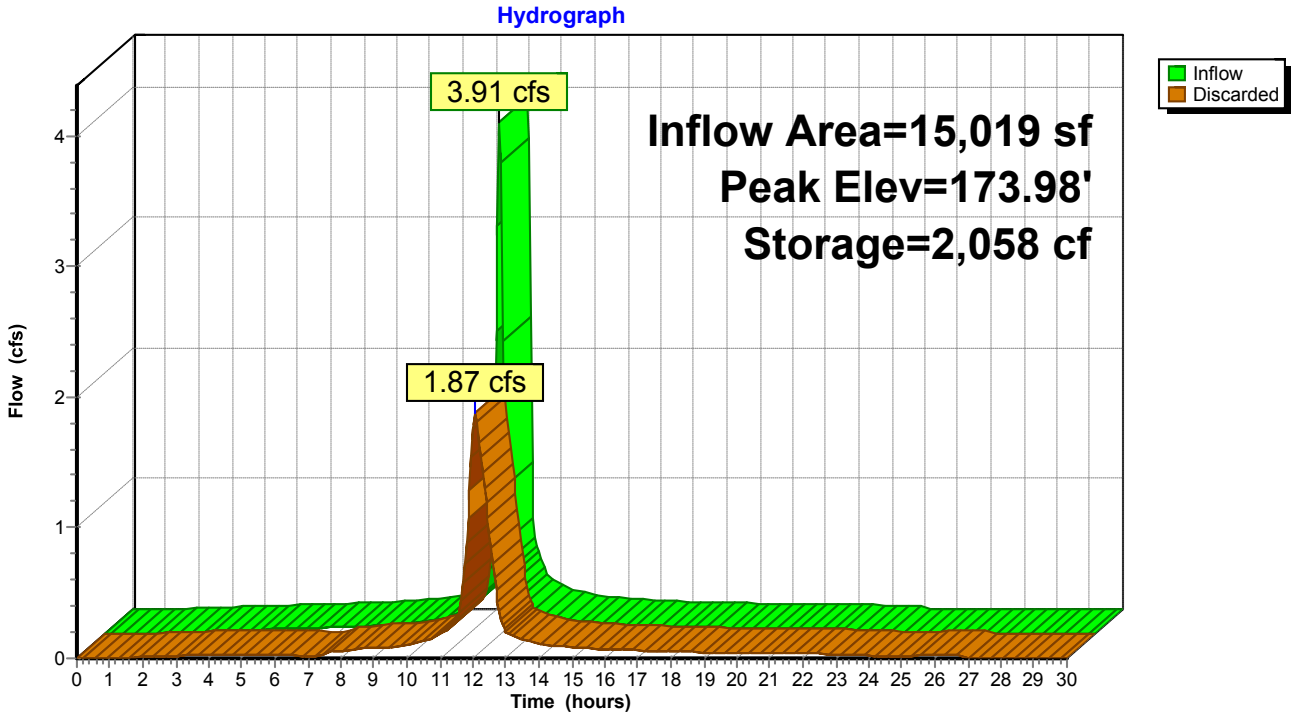
Volume	Invert	Avail.Storage	Storage Description
#1	168.00'	2,139 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
168.00	53	0	0
172.90	29	201	201
173.00	112	7	208
174.00	3,750	1,931	2,139

Device	Routing	Invert	Outlet Devices
#1	Discarded	168.00'	**22.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=1.86 cfs @ 12.07 hrs HW=173.97' (Free Discharge)
1=Exfiltration (Exfiltration Controls 1.86 cfs)

Pond 5P: EXISTING DRYWELL



Summary for Pond 6P: EXISTING CATCH BASIN

[57] Hint: Peaked at 170.90' (Flood elevation advised)

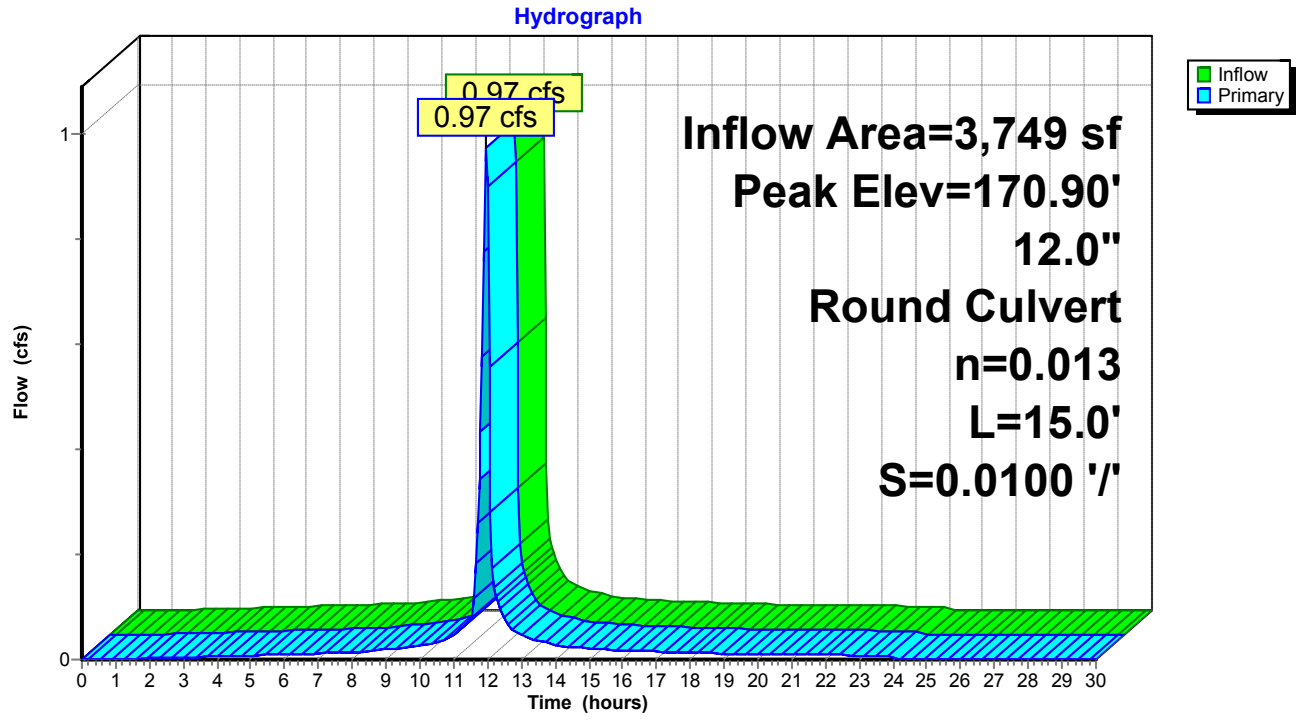
Inflow Area = 3,749 sf, 79.83% Impervious, Inflow Depth = 7.62" for 100-YEAR event
Inflow = 0.97 cfs @ 11.96 hrs, Volume= 2,381 cf
Outflow = 0.97 cfs @ 11.96 hrs, Volume= 2,381 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.97 cfs @ 11.96 hrs, Volume= 2,381 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 170.90' @ 11.96 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	170.30'	**12.0" Round Culvert** L= 15.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 170.30' / 170.15' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf

Primary OutFlow Max=0.95 cfs @ 11.96 hrs HW=170.89' (Free Discharge)
1=Culvert (Barrel Controls 0.95 cfs @ 2.81 fps)

Pond 6P: EXISTING CATCH BASIN



Summary for Pond 7P: EXISTING CATCH BASIN

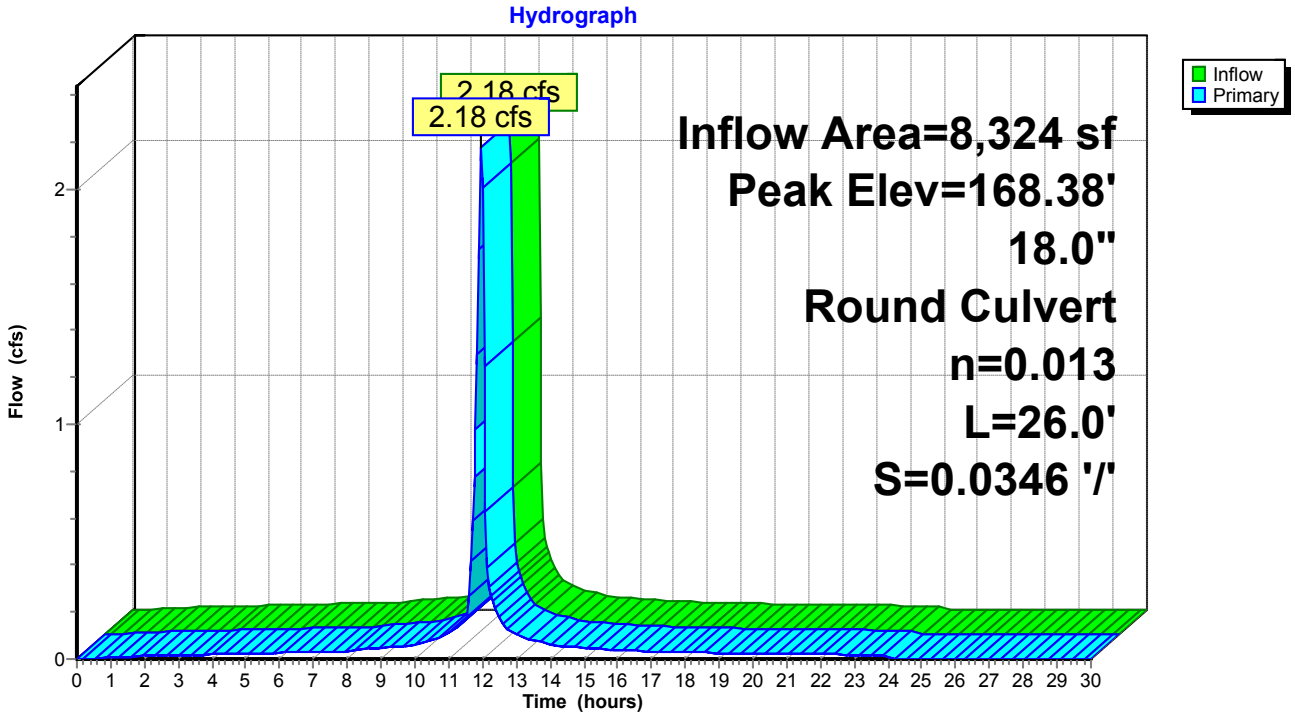
Inflow Area = 8,324 sf,100.00% Impervious, Inflow Depth = 7.98" for 100-YEAR event
Inflow = 2.18 cfs @ 11.96 hrs, Volume= 5,536 cf
Outflow = 2.18 cfs @ 11.96 hrs, Volume= 5,536 cf, Atten= 0%, Lag= 0.0 min
Primary = 2.18 cfs @ 11.96 hrs, Volume= 5,536 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 168.38' @ 11.96 hrs
Flood Elev= 172.33'

Device	Routing	Invert	Outlet Devices
#1	Primary	167.60'	**18.0" Round Culvert** L= 26.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 167.60' / 166.70' S= 0.0346 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf

Primary OutFlow Max=2.13 cfs @ 11.96 hrs HW=168.36' (Free Discharge)
1=Culvert (Inlet Controls 2.13 cfs @ 2.35 fps)

Pond 7P: EXISTING CATCH BASIN



Summary for Pond 8P: EXISTING CATCH BASIN

[58] Hint: Peaked 52.95' above defined flood level

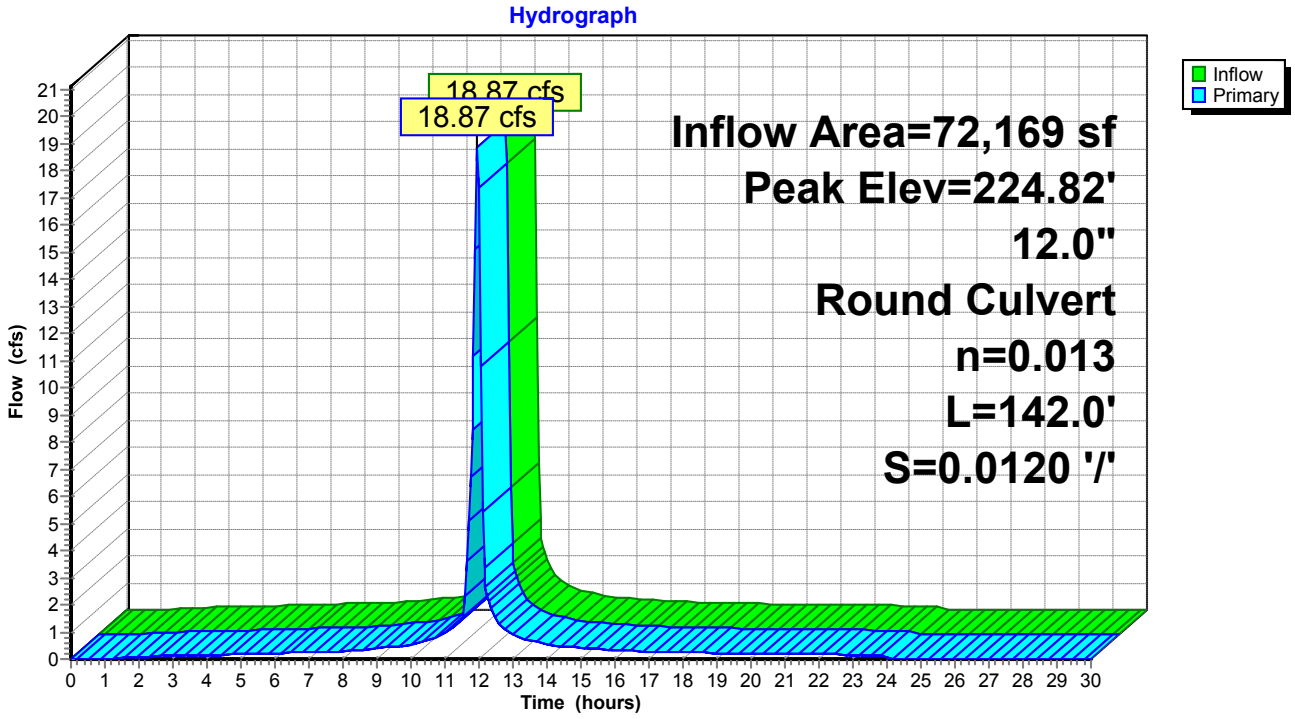
Inflow Area = 72,169 sf, 95.78% Impervious, Inflow Depth = 7.86" for 100-YEAR event
Inflow = 18.87 cfs @ 11.96 hrs, Volume= 47,272 cf
Outflow = 18.87 cfs @ 11.96 hrs, Volume= 47,272 cf, Atten= 0%, Lag= 0.0 min
Primary = 18.87 cfs @ 11.96 hrs, Volume= 47,272 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 224.82' @ 11.96 hrs
Flood Elev= 171.87'

Device	Routing	Invert	Outlet Devices
#1	Primary	168.70'	**12.0" Round Culvert** L= 142.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 168.70' / 167.00' S= 0.0120 '/' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf

Primary OutFlow Max=18.43 cfs @ 11.96 hrs HW=222.39' (Free Discharge)
└**1=Culvert** (Barrel Controls 18.43 cfs @ 23.47 fps)

Pond 8P: EXISTING CATCH BASIN



Summary for Pond 9P: EXISTING DRYWELL

[81] Warning: Exceeded Pond 6P by 3.69' @ 24.40 hrs

Inflow Area = 3,749 sf, 79.83% Impervious, Inflow Depth = 7.62" for 100-YEAR event
Inflow = 0.97 cfs @ 11.96 hrs, Volume= 2,381 cf
Outflow = 0.00 cfs @ 0.00 hrs, Volume= 0 cf, Atten= 100%, Lag= 0.0 min

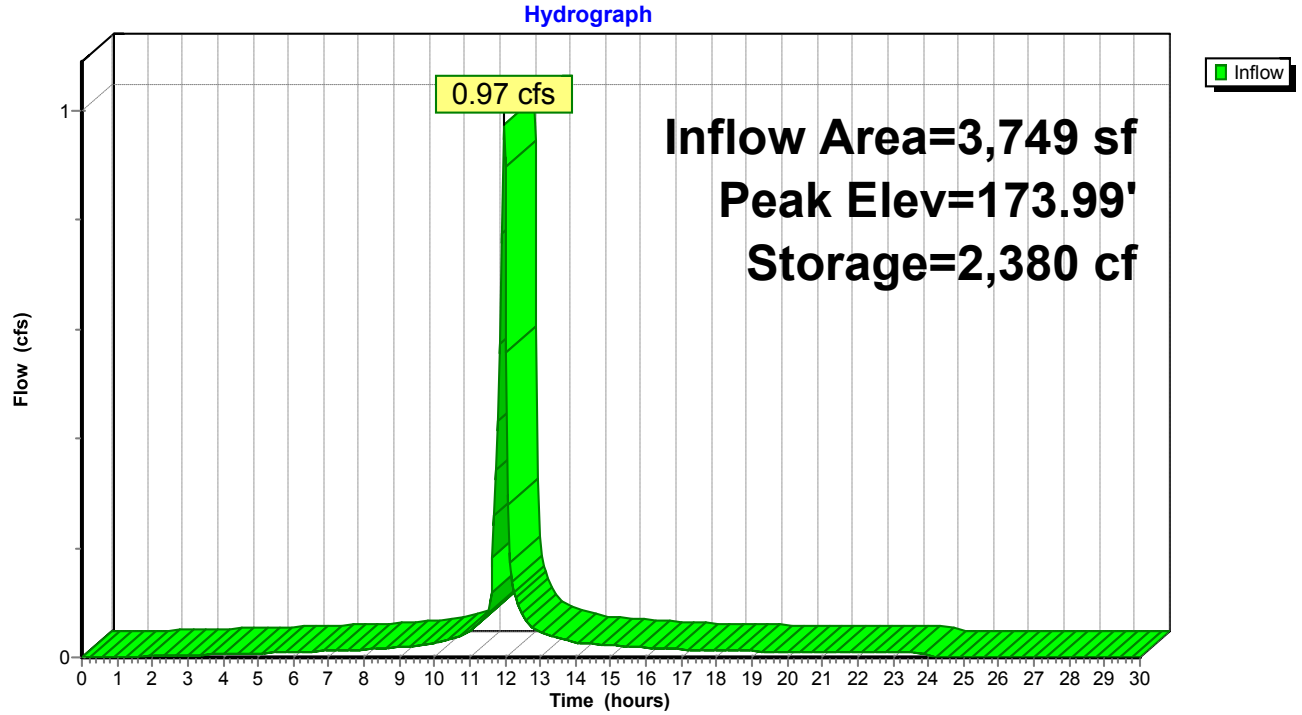
Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 173.99' @ 24.40 hrs Surf.Area= 3,973 sf Storage= 2,380 cf

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)
Center-of-Mass det. time= (not calculated: no outflow)

Volume	Invert	Avail.Storage	Storage Description
#1	168.00'	2,410 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
168.00	53	0	0
172.90	29	201	201
173.00	377	20	221
174.00	4,000	2,189	2,410

Pond 9P: EXISTING DRYWELL



Summary for Pond 10P: EXISTING DRYWELL

[81] Warning: Exceeded Pond 3P by 2.59' @ 12.15 hrs

Inflow Area = 4,132 sf, 69.19% Impervious, Inflow Depth = 7.50" for 100-YEAR event
Inflow = 1.07 cfs @ 11.96 hrs, Volume= 2,583 cf
Outflow = 0.71 cfs @ 12.04 hrs, Volume= 2,583 cf, Atten= 33%, Lag= 4.7 min
Discarded = 0.71 cfs @ 12.04 hrs, Volume= 2,583 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 173.22' @ 12.04 hrs Surf.Area= 1,396 sf Storage= 472 cf

Plug-Flow detention time= 52.3 min calculated for 2,578 cf (100% of inflow)
Center-of-Mass det. time= 52.3 min (809.2 - 756.9)

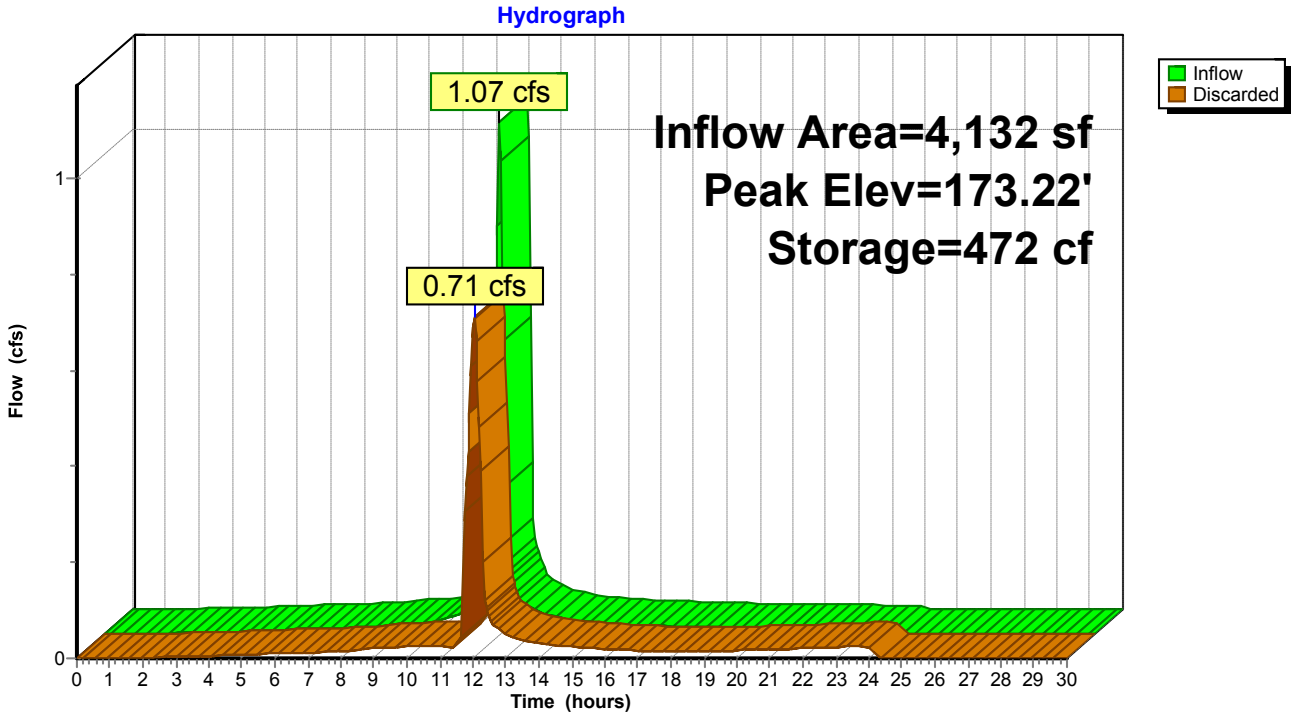
Volume	Invert	Avail.Storage	Storage Description
#1	168.00'	2,486 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
168.00	53	0	0
172.90	29	201	201
173.00	743	39	239
174.00	3,750	2,247	2,486

Device	Routing	Invert	Outlet Devices
#1	Discarded	168.00'	**22.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.71 cfs @ 12.04 hrs HW=173.21' (Free Discharge)
1=Exfiltration (Exfiltration Controls 0.71 cfs)

Pond 10P: EXISTING DRYWELL



Summary for Pond 12P: EXISTING DRYWELL

[85] Warning: Oscillations may require smaller dt or Finer Routing (severity=1)
[81] Warning: Exceeded Pond 4P by 2.21' @ 12.15 hrs

Inflow Area = 5,589 sf, 86.58% Impervious, Inflow Depth = 7.74" for 100-YEAR event
Inflow = 1.46 cfs @ 11.96 hrs, Volume= 3,605 cf
Outflow = 0.90 cfs @ 12.05 hrs, Volume= 3,605 cf, Atten= 38%, Lag= 5.2 min
Discarded = 0.90 cfs @ 12.05 hrs, Volume= 3,605 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 173.38' @ 12.05 hrs Surf.Area= 1,760 sf Storage= 679 cf

Plug-Flow detention time= 49.9 min calculated for 3,605 cf (100% of inflow)
Center-of-Mass det. time= 49.9 min (797.7 - 747.8)

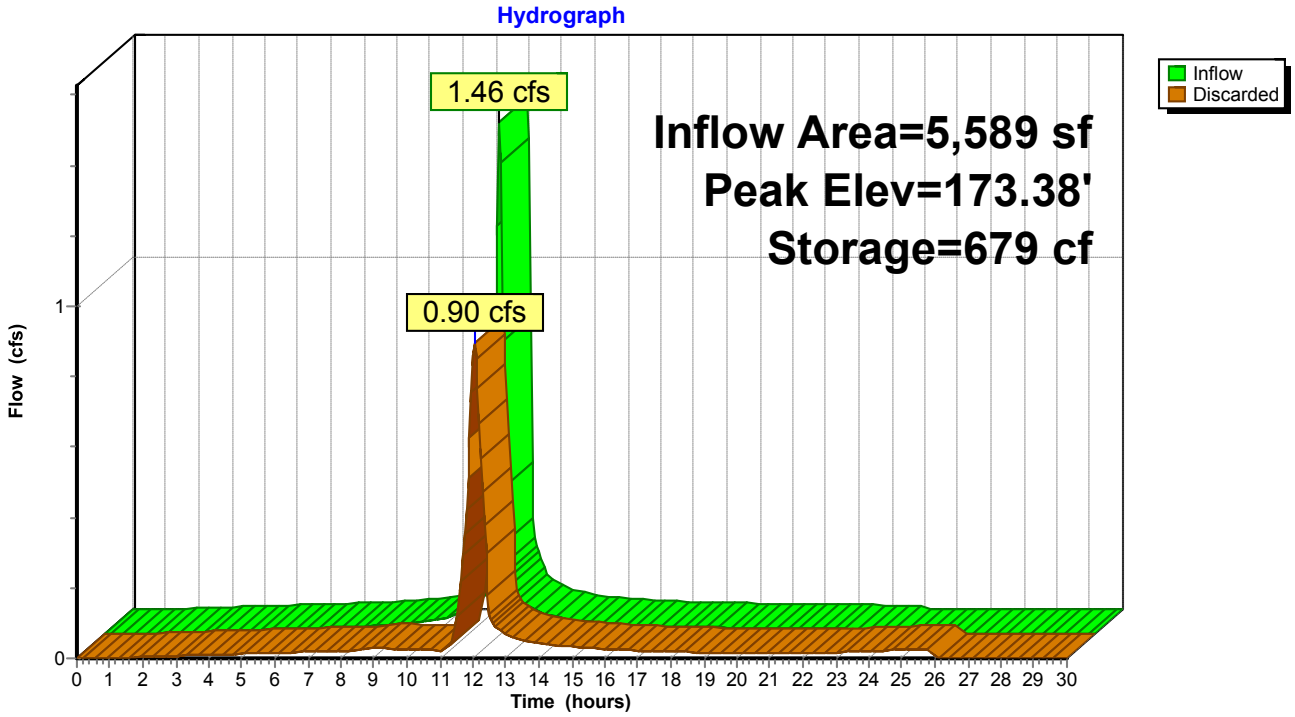
Volume	Invert	Avail.Storage	Storage Description
#1	168.00'	2,373 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
168.00	55	0	0
172.90	29	206	206
173.00	575	30	236
174.00	3,700	2,138	2,373

Device	Routing	Invert	Outlet Devices
#1	Discarded	168.00'	**22.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.89 cfs @ 12.05 hrs HW=173.38' (Free Discharge)
↑**1=Exfiltration** (Exfiltration Controls 0.89 cfs)

Pond 12P: EXISTING DRYWELL



Summary for Pond 13P: EXISTING DRYWELL

Inflow Area = 4,173 sf, 81.26% Impervious, Inflow Depth = 7.62" for 100-YEAR event
Inflow = 1.08 cfs @ 11.96 hrs, Volume= 2,650 cf
Outflow = 0.69 cfs @ 12.04 hrs, Volume= 2,650 cf, Atten= 36%, Lag= 5.0 min
Discarded = 0.69 cfs @ 12.04 hrs, Volume= 2,650 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 173.00' @ 12.04 hrs Surf.Area= 1,353 sf Storage= 552 cf

Plug-Flow detention time= 54.7 min calculated for 2,646 cf (100% of inflow)
Center-of-Mass det. time= 54.6 min (807.2 - 752.6)

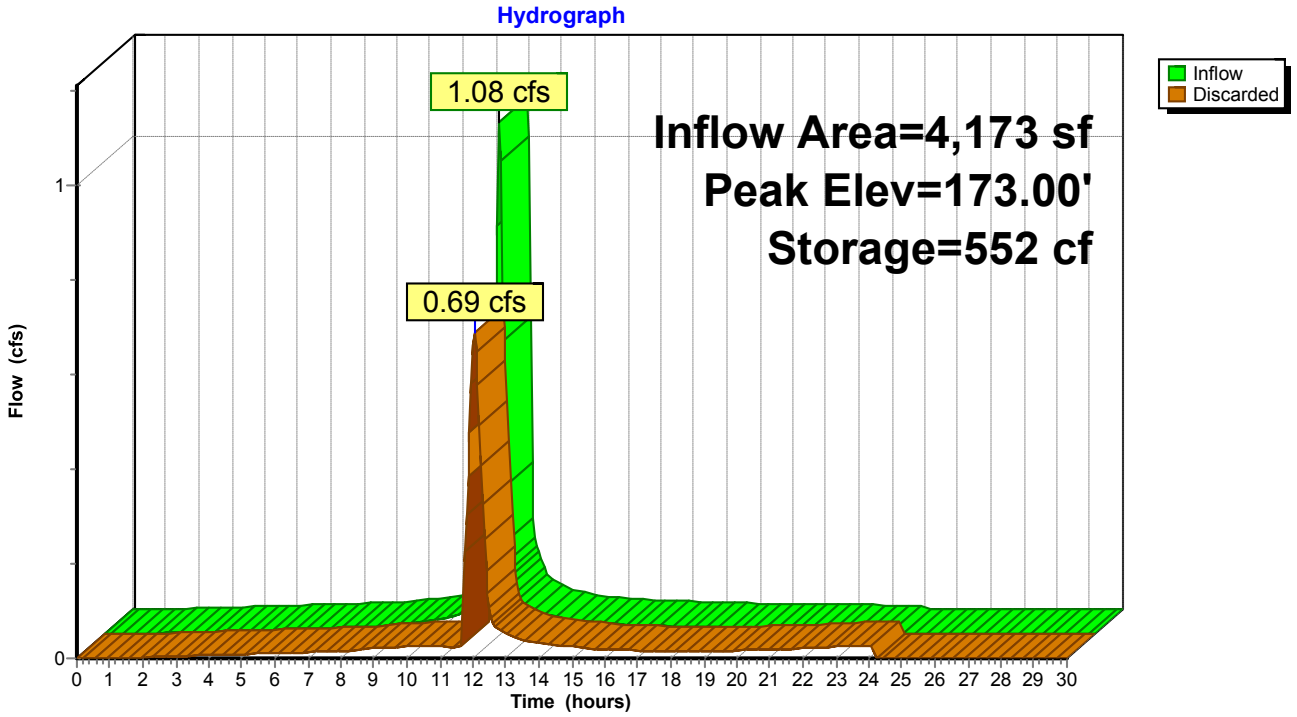
Volume	Invert	Avail.Storage	Storage Description
#1	167.50'	559 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
167.50	55	0	0
172.50	29	210	210
173.00	1,366	349	559

Device	Routing	Invert	Outlet Devices
#1	Discarded	167.50'	**22.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.69 cfs @ 12.04 hrs HW=172.99' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.69 cfs)

Pond 13P: EXISTING DRYWELL



Summary for Pond DP-1: EXISTING CATCH BASIN

[58] Hint: Peaked 10.32' above defined flood level
[79] Warning: Submerged Pond 1P Primary device # 1 INLET by 10.71'
[81] Warning: Exceeded Pond 7P by 13.63' @ 11.95 hrs
[79] Warning: Submerged Pond 8P Primary device # 1 INLET by 13.31'

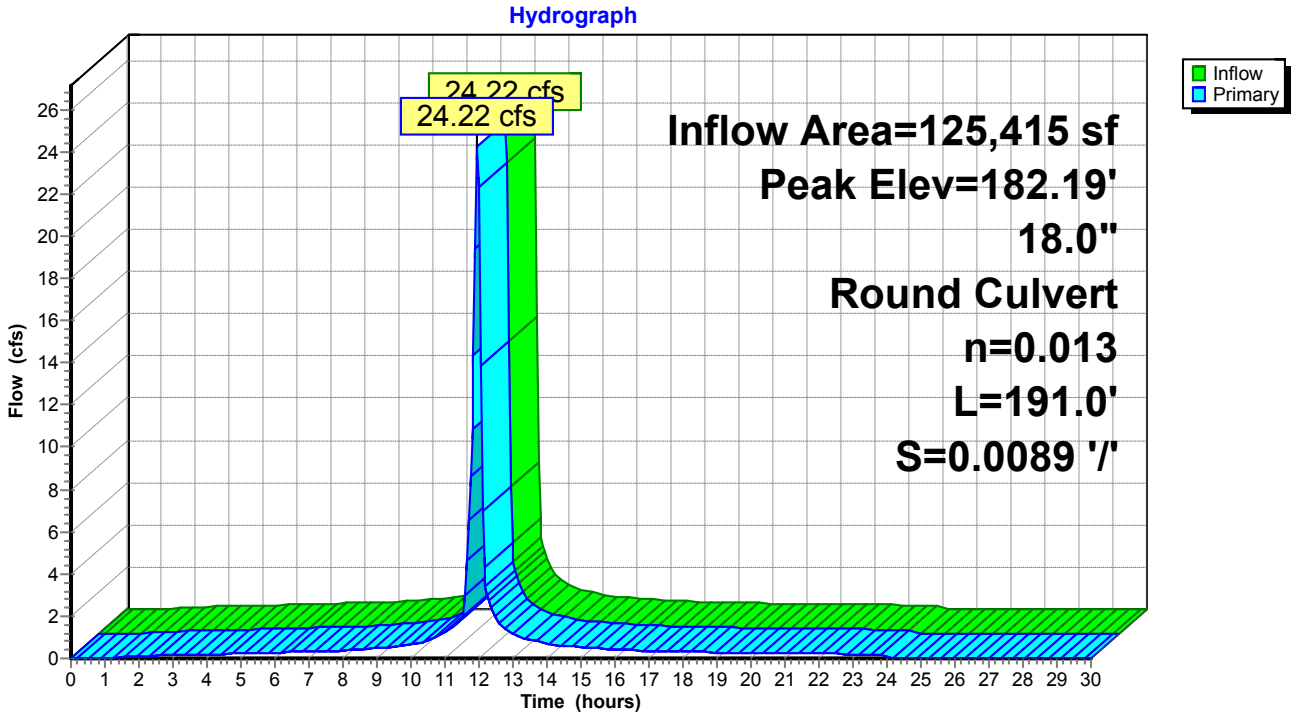
Inflow Area = 125,415 sf, 90.33% Impervious, Inflow Depth = 5.79" for 100-YEAR event
Inflow = 24.22 cfs @ 11.96 hrs, Volume= 60,533 cf
Outflow = 24.22 cfs @ 11.96 hrs, Volume= 60,533 cf, Atten= 0%, Lag= 0.0 min
Primary = 24.22 cfs @ 11.96 hrs, Volume= 60,533 cf

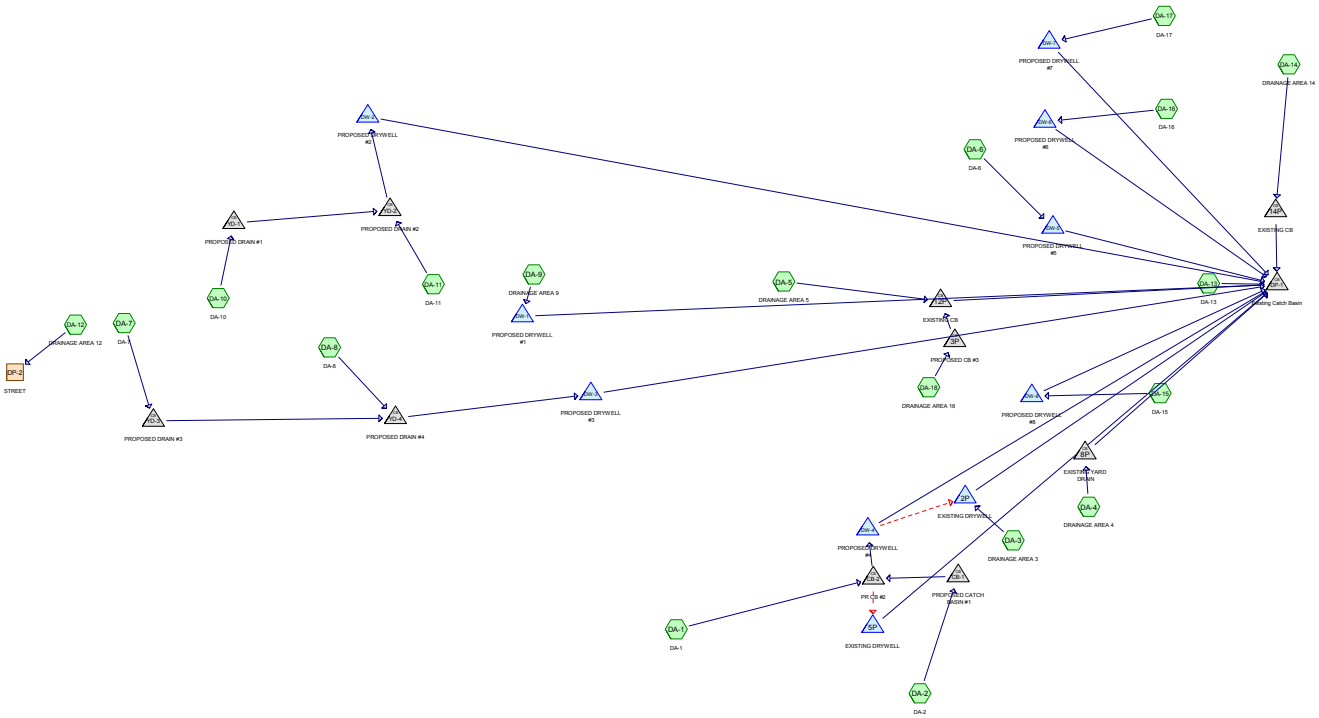
Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 182.19' @ 11.96 hrs
Flood Elev= 171.87'

Device	Routing	Invert	Outlet Devices
#1	Primary	166.70'	**18.0" Round Culvert** L= 191.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 166.70' / 165.00' S= 0.0089 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf

Primary OutFlow Max=23.66 cfs @ 11.96 hrs HW=181.51' (Free Discharge)
1=Culvert (Barrel Controls 23.66 cfs @ 13.39 fps)

Pond DP-1: EXISTING CATCH BASIN





Routing Diagram for Wallace-POST
Prepared by LRC Group, Printed 10/25/2021
HydroCAD® 10.00-19 s/n 02009 © 2016 HydroCAD Software Solutions LLC

Area Listing (all nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
34,277	80	>75% Grass cover, Good, HSG D (DA-1, DA-10, DA-11, DA-13, DA-14, DA-18, DA-2, DA-3, DA-4, DA-5, DA-6, DA-8, DA-9)
54,227	98	Paved parking, HSG D (DA-1, DA-10, DA-11, DA-13, DA-14, DA-18, DA-2, DA-3, DA-4, DA-5, DA-6, DA-7, DA-8, DA-9)
51,084	98	Roofs, HSG D (DA-1, DA-10, DA-11, DA-12, DA-15, DA-16, DA-17, DA-2, DA-7, DA-8)
139,588	**94**	**TOTAL AREA**

Soil Listing (all nodes)

Area (sq-ft)	Soil Group	Subcatchment Numbers
0	HSG A	
0	HSG B	
0	HSG C	
139,588	HSG D	DA-1, DA-10, DA-11, DA-12, DA-13, DA-14, DA-15, DA-16, DA-17, DA-18, DA-2, DA-3, DA-4, DA-5, DA-6, DA-7, DA-8, DA-9
0	Other	
139,588		**TOTAL AREA**

Ground Covers (all nodes)

HSG-A (sq-ft)	HSG-B (sq-ft)	HSG-C (sq-ft)	HSG-D (sq-ft)	Other (sq-ft)	Total (sq-ft)	Ground Cover	Sub Num
0	0	0	34,277	0	34,277	>75% Grass cover, Good	
0	0	0	54,227	0	54,227	Paved parking	
0	0	0	51,084	0	51,084	Roofs	
0	**0**	**0**	**139,588**	**0**	**139,588**	**TOTAL AREA**	

Pipe Listing (all nodes)

Line#	Node Number	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	n	Diam/Width (inches)	Height (inches)	Inside-Fill (inches)
1	3P	170.74	170.45	29.0	0.0100	0.013	12.0	0.0	0.0
2	8P	171.30	170.43	87.0	0.0100	0.030	4.0	0.0	0.0
3	12P	168.70	167.00	142.0	0.0120	0.013	12.0	0.0	0.0
4	14P	167.60	166.70	26.0	0.0346	0.013	18.0	0.0	0.0
5	CB-1	171.50	171.17	33.0	0.0100	0.013	12.0	0.0	0.0
6	CB-2	170.25	170.05	20.0	0.0100	0.013	12.0	0.0	0.0
7	CB-2	170.25	170.05	12.0	0.0167	0.013	8.0	0.0	0.0
8	DP-1	166.70	165.00	191.0	0.0089	0.013	18.0	0.0	0.0
9	DW-4	172.00	171.70	30.0	0.0100	0.013	8.0	0.0	0.0
10	YD-1	173.27	172.59	68.0	0.0100	0.013	8.0	0.0	0.0
11	YD-2	172.59	172.43	16.0	0.0100	0.013	8.0	0.0	0.0
12	YD-3	173.54	172.29	104.0	0.0120	0.013	12.0	0.0	0.0
13	YD-4	172.29	171.45	84.0	0.0100	0.013	8.0	0.0	0.0

Time span=0.00-30.00 hrs, dt=0.05 hrs, 601 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment DA-1: DA-1 Runoff Area=21,412 sf 86.22% Impervious Runoff Depth=2.17"
Tc=6.0 min CN=96 Runoff=1.68 cfs 3,870 cf

Subcatchment DA-10: DA-10 Runoff Area=4,800 sf 94.90% Impervious Runoff Depth=2.27"
Tc=6.0 min CN=97 Runoff=0.39 cfs 909 cf

Subcatchment DA-11: DA-11 Runoff Area=8,557 sf 51.71% Impervious Runoff Depth=1.55"
Tc=6.0 min CN=89 Runoff=0.52 cfs 1,106 cf

Subcatchment DA-12: DRAINAGE AREA 12 Runoff Area=8,367 sf 100.00% Impervious Runoff Depth=2.38"
Tc=6.0 min CN=98 Runoff=0.69 cfs 1,660 cf

Subcatchment DA-13: DA-13 Runoff Area=2,574 sf 79.56% Impervious Runoff Depth=1.97"
Tc=6.0 min CN=94 Runoff=0.19 cfs 424 cf

Subcatchment DA-14: DRAINAGE AREA 14 Runoff Area=6,736 sf 69.73% Impervious Runoff Depth=1.88"
Tc=6.0 min CN=93 Runoff=0.48 cfs 1,057 cf

Subcatchment DA-15: DA-15 Runoff Area=1,734 sf 100.00% Impervious Runoff Depth=2.38"
Tc=6.0 min CN=98 Runoff=0.14 cfs 344 cf

Subcatchment DA-16: DA-16 Runoff Area=1,844 sf 100.00% Impervious Runoff Depth=2.38"
Tc=6.0 min CN=98 Runoff=0.15 cfs 366 cf

Subcatchment DA-17: DA-17 Runoff Area=1,755 sf 100.00% Impervious Runoff Depth=2.38"
Tc=6.0 min CN=98 Runoff=0.14 cfs 348 cf

Subcatchment DA-18: DRAINAGE AREA 18 Runoff Area=3,482 sf 85.96% Impervious Runoff Depth=2.07"
Tc=6.0 min CN=95 Runoff=0.27 cfs 601 cf

Subcatchment DA-2: DA-2 Runoff Area=7,036 sf 83.26% Impervious Runoff Depth=2.07"
Tc=6.0 min CN=95 Runoff=0.54 cfs 1,214 cf

Subcatchment DA-3: DRAINAGE AREA 3 Runoff Area=5,334 sf 65.88% Impervious Runoff Depth=1.80"
Tc=6.0 min CN=92 Runoff=0.37 cfs 798 cf

Subcatchment DA-4: DRAINAGE AREA 4 Runoff Area=4,099 sf 74.82% Impervious Runoff Depth=1.88"
Tc=6.0 min CN=93 Runoff=0.29 cfs 643 cf

Subcatchment DA-5: DRAINAGE AREA 5 Runoff Area=32,655 sf 61.00% Impervious Runoff Depth=1.71"
Flow Length=235' Tc=13.1 min CN=91 Runoff=1.73 cfs 4,655 cf

Subcatchment DA-6: DA-6 Runoff Area=11,493 sf 65.66% Impervious Runoff Depth=1.80"
Tc=6.0 min CN=92 Runoff=0.79 cfs 1,719 cf

Subcatchment DA-7: DA-7 Runoff Area=3,640 sf 100.00% Impervious Runoff Depth=2.38"
Tc=6.0 min CN=98 Runoff=0.30 cfs 722 cf

Subcatchment DA-8: DA-8 Runoff Area=10,599 sf 81.26% Impervious Runoff Depth=2.07"
Tc=6.0 min CN=95 Runoff=0.81 cfs 1,828 cf

Subcatchment DA-9: DRAINAGE AREA 9 Runoff Area=3,471 sf 65.57% Impervious Runoff Depth=1.80"
Tc=6.0 min CN=92 Runoff=0.24 cfs 519 cf

Reach DP-2: STREET Inflow=0.69 cfs 1,660 cf
Outflow=0.69 cfs 1,660 cf

Pond 2P: EXISTING DRYWELL Peak Elev=172.76' Storage=353 cf Inflow=1.57 cfs 1,952 cf
Discarded=0.54 cfs 1,401 cf Primary=1.00 cfs 551 cf Outflow=1.54 cfs 1,952 cf

Pond 3P: PROPOSED CB #3 Peak Elev=171.03' Inflow=0.27 cfs 601 cf
12.0" Round Culvert n=0.013 L=29.0' S=0.0100 '/' Outflow=0.27 cfs 601 cf

Pond 5P: EXISTING DRYWELL Peak Elev=173.29' Storage=409 cf Inflow=0.83 cfs 2,179 cf
Outflow=0.63 cfs 2,179 cf

Pond 8P: EXISTING YARD DRAIN Peak Elev=181.97' Inflow=0.29 cfs 643 cf
4.0" Round Culvert n=0.030 L=87.0' S=0.0100 '/' Outflow=0.29 cfs 643 cf

Pond 12P: EXISTING CB Peak Elev=169.60' Inflow=1.90 cfs 5,256 cf
12.0" Round Culvert n=0.013 L=142.0' S=0.0120 '/' Outflow=1.90 cfs 5,256 cf

Pond 14P: EXISTING CB Peak Elev=167.94' Inflow=0.48 cfs 1,057 cf
18.0" Round Culvert n=0.013 L=26.0' S=0.0346 '/' Outflow=0.48 cfs 1,057 cf

Pond CB-1: PROPOSED CATCH BASIN #1 Peak Elev=171.92' Inflow=0.54 cfs 1,214 cf
12.0" Round Culvert n=0.013 L=33.0' S=0.0100 '/' Outflow=0.54 cfs 1,214 cf

Pond CB-2: PR CB #2 Peak Elev=170.98' Inflow=2.21 cfs 5,084 cf
Primary=1.38 cfs 2,904 cf Secondary=0.83 cfs 2,179 cf Outflow=2.21 cfs 5,084 cf

Pond DP-1: Existing Catch Basin Peak Elev=167.77' Inflow=3.73 cfs 7,931 cf
18.0" Round Culvert n=0.013 L=191.0' S=0.0089 '/' Outflow=3.73 cfs 7,931 cf

Pond DW-1: PROPOSED DRYWELL #1 Peak Elev=166.38' Storage=146 cf Inflow=0.24 cfs 519 cf
Outflow=0.05 cfs 519 cf

Pond DW-2: PROPOSED DRYWELL #2 Peak Elev=175.62' Storage=510 cf Inflow=0.90 cfs 2,015 cf
Outflow=0.89 cfs 2,015 cf

Pond DW-3: PROPOSED DRYWELL #3 Peak Elev=174.66' Storage=549 cf Inflow=1.11 cfs 2,550 cf
Outflow=0.96 cfs 2,550 cf

Pond DW-4: PROPOSED DRYWELL #4 Peak Elev=173.16' Storage=511 cf Inflow=1.38 cfs 2,904 cf
Discarded=0.10 cfs 1,750 cf Secondary=1.21 cfs 1,154 cf Outflow=1.31 cfs 2,905 cf

Pond DW-5: PROPOSED DRYWELL #5 Peak Elev=172.32' Storage=421 cf Inflow=0.79 cfs 1,719 cf
Outflow=0.51 cfs 1,720 cf

Pond DW-6: PROPOSED DRYWELL #6 Peak Elev=171.23' Storage=90 cf Inflow=0.15 cfs 366 cf
Outflow=0.04 cfs 366 cf

Pond DW-7: PROPOSED DRYWELL #7 Peak Elev=172.44' Storage=82 cf Inflow=0.14 cfs 348 cf
Outflow=0.04 cfs 348 cf

Pond DW-8: PROPOSED DRYWELL #8 Peak Elev=170.14' Storage=85 cf Inflow=0.14 cfs 344 cf
Outflow=0.04 cfs 344 cf

Pond YD-1: PROPOSED DRAIN #1 Peak Elev=173.68' Inflow=0.39 cfs 909 cf
8.0" Round Culvert n=0.013 L=68.0' S=0.0100 '/' Outflow=0.39 cfs 909 cf

Pond YD-2: PROPOSED DRAIN #2 Peak Elev=173.38' Inflow=0.90 cfs 2,015 cf
8.0" Round Culvert n=0.013 L=16.0' S=0.0100 '/' Outflow=0.90 cfs 2,015 cf

Pond YD-3: PROPOSED DRAIN #3 Peak Elev=173.84' Inflow=0.30 cfs 722 cf
12.0" Round Culvert n=0.013 L=104.0' S=0.0120 '/' Outflow=0.30 cfs 722 cf

Pond YD-4: PROPOSED DRAIN #4 Peak Elev=173.31' Inflow=1.11 cfs 2,550 cf
8.0" Round Culvert n=0.013 L=84.0' S=0.0100 '/' Outflow=1.11 cfs 2,550 cf

Total Runoff Area = 139,588 sf Runoff Volume = 22,783 cf Average Runoff Depth = 1.96"
24.56% Pervious = 34,277 sf 75.44% Impervious = 105,311 sf

Summary for Subcatchment DA-1: DA-1

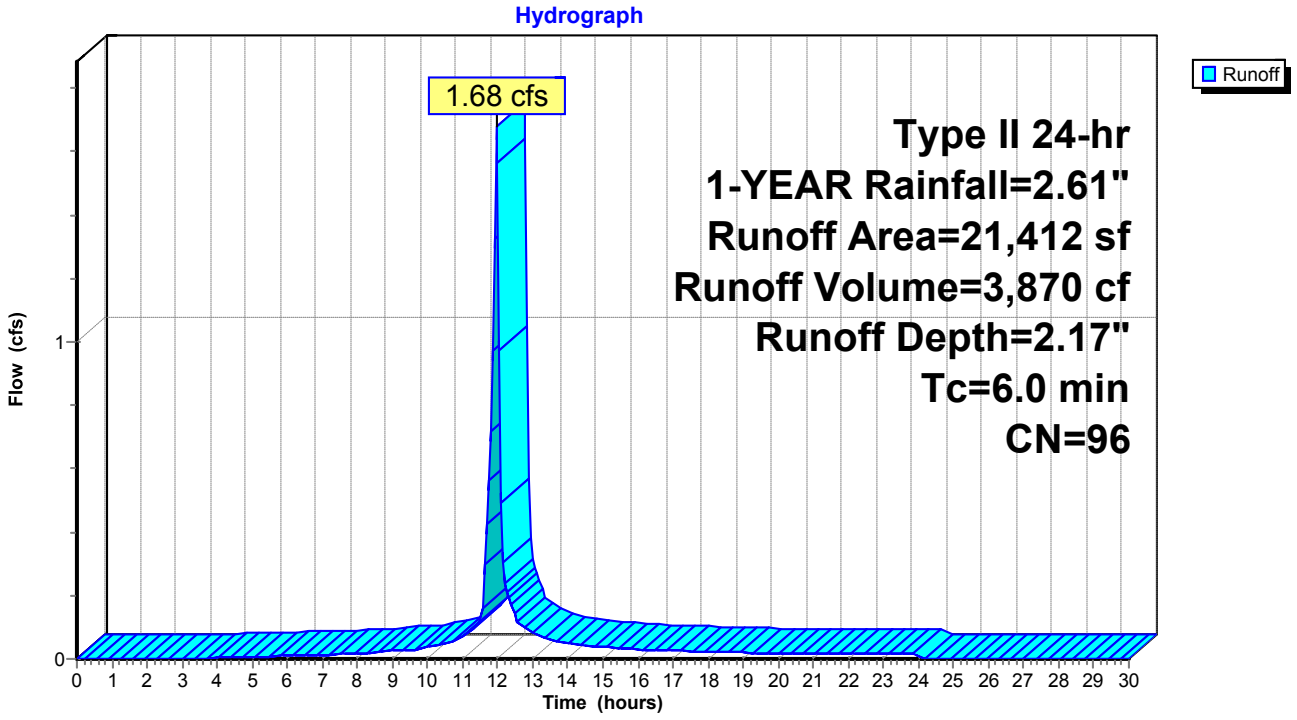
Runoff = 1.68 cfs @ 11.96 hrs, Volume= 3,870 cf, Depth= 2.17"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 1-YEAR Rainfall=2.61"

Area (sf)	CN	Description
2,951	80	>75% Grass cover, Good, HSG D
17,281	98	Roofs, HSG D
1,180	98	Paved parking, HSG D
21,412	96	Weighted Average
2,951		13.78% Pervious Area
18,461		86.22% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-1: DA-1



Summary for Subcatchment DA-10: DA-10

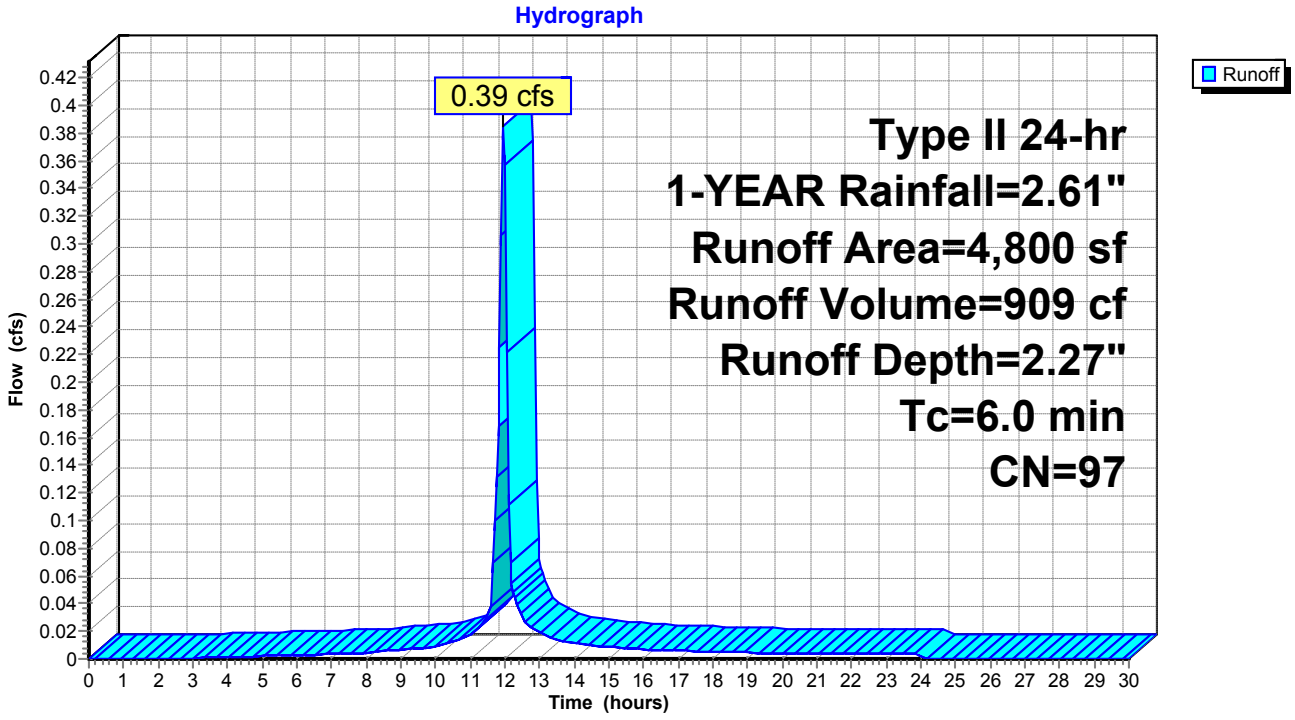
Runoff = 0.39 cfs @ 11.96 hrs, Volume= 909 cf, Depth= 2.27"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 1-YEAR Rainfall=2.61"

Area (sf)	CN	Description
245	80	>75% Grass cover, Good, HSG D
2,933	98	Roofs, HSG D
1,622	98	Paved parking, HSG D
4,800	97	Weighted Average
245		5.10% Pervious Area
4,555		94.90% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-10: DA-10



Summary for Subcatchment DA-11: DA-11

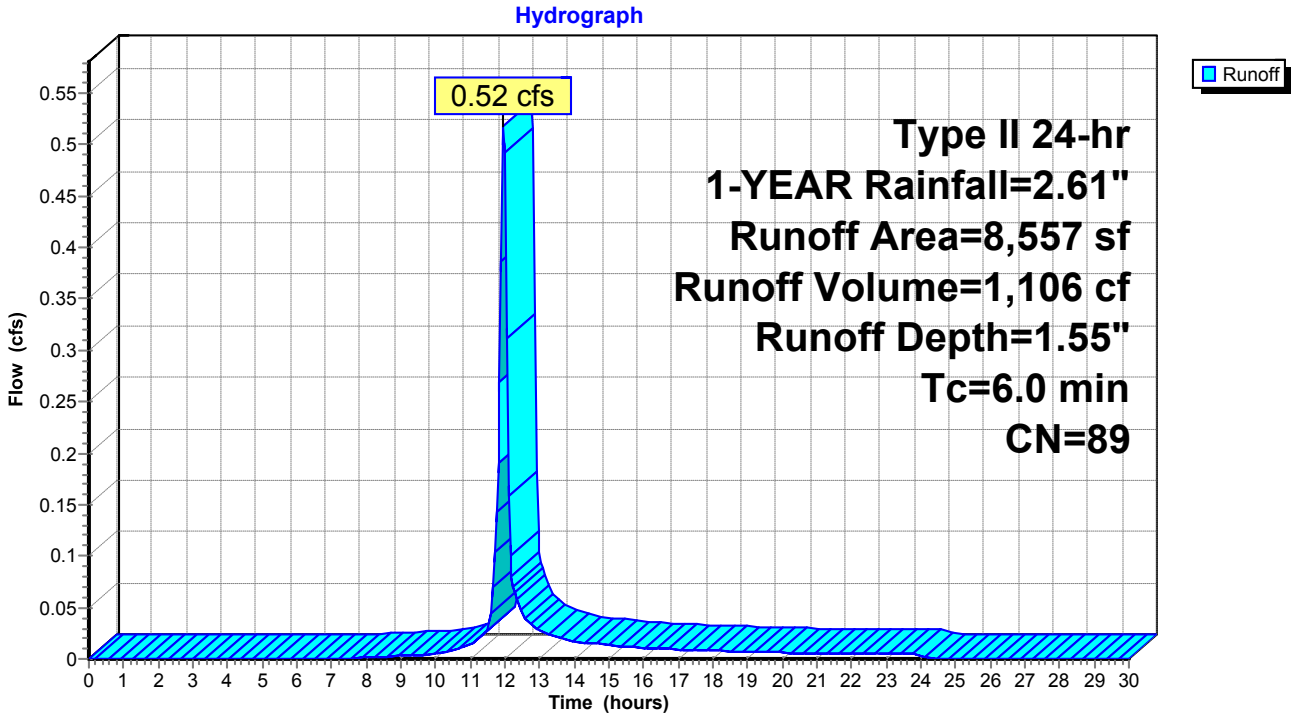
Runoff = 0.52 cfs @ 11.97 hrs, Volume= 1,106 cf, Depth= 1.55"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 1-YEAR Rainfall=2.61"

Area (sf)	CN	Description
4,132	80	>75% Grass cover, Good, HSG D
3,489	98	Roofs, HSG D
936	98	Paved parking, HSG D
8,557	89	Weighted Average
4,132		48.29% Pervious Area
4,425		51.71% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-11: DA-11



Summary for Subcatchment DA-12: DRAINAGE AREA 12

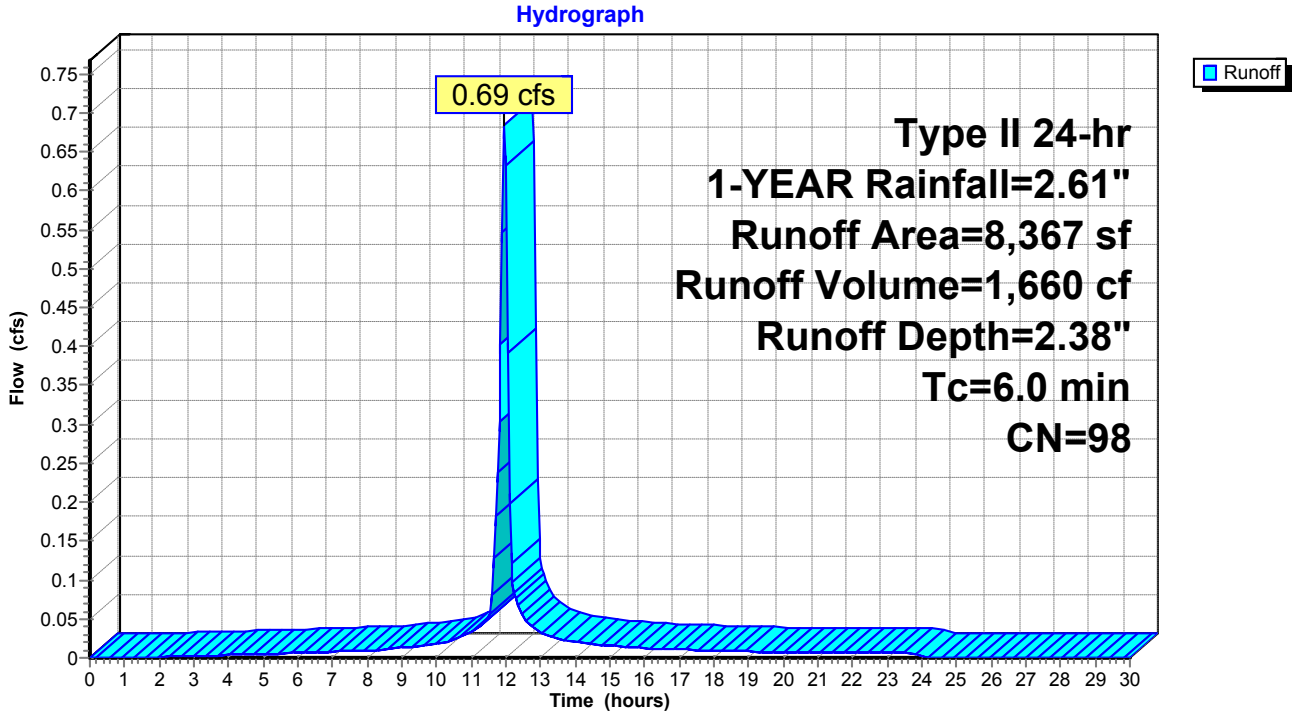
Runoff = 0.69 cfs @ 11.96 hrs, Volume= 1,660 cf, Depth= 2.38"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 1-YEAR Rainfall=2.61"

Area (sf)	CN	Description
8,367	98	Roofs, HSG D
8,367		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-12: DRAINAGE AREA 12



Summary for Subcatchment DA-13: DA-13

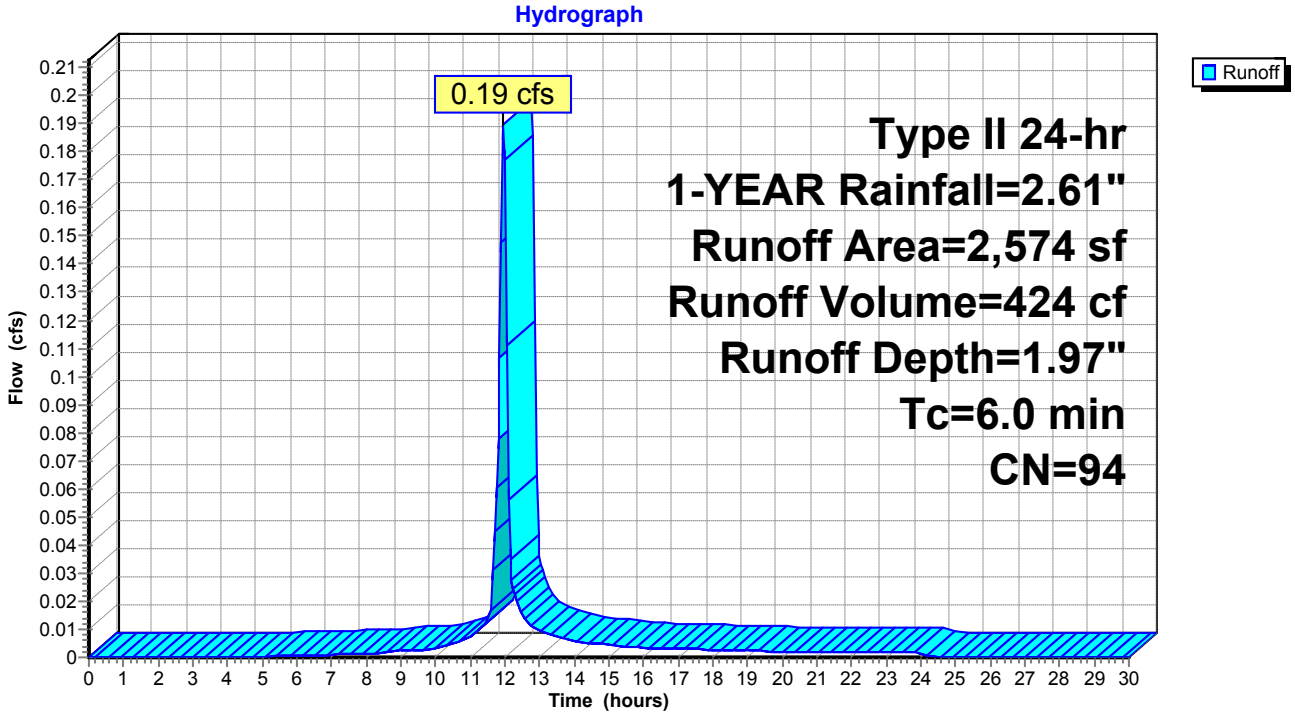
Runoff = 0.19 cfs @ 11.96 hrs, Volume= 424 cf, Depth= 1.97"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 1-YEAR Rainfall=2.61"

Area (sf)	CN	Description
526	80	>75% Grass cover, Good, HSG D
2,048	98	Paved parking, HSG D
2,574	94	Weighted Average
526		20.44% Pervious Area
2,048		79.56% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-13: DA-13



Summary for Subcatchment DA-14: DRAINAGE AREA 14

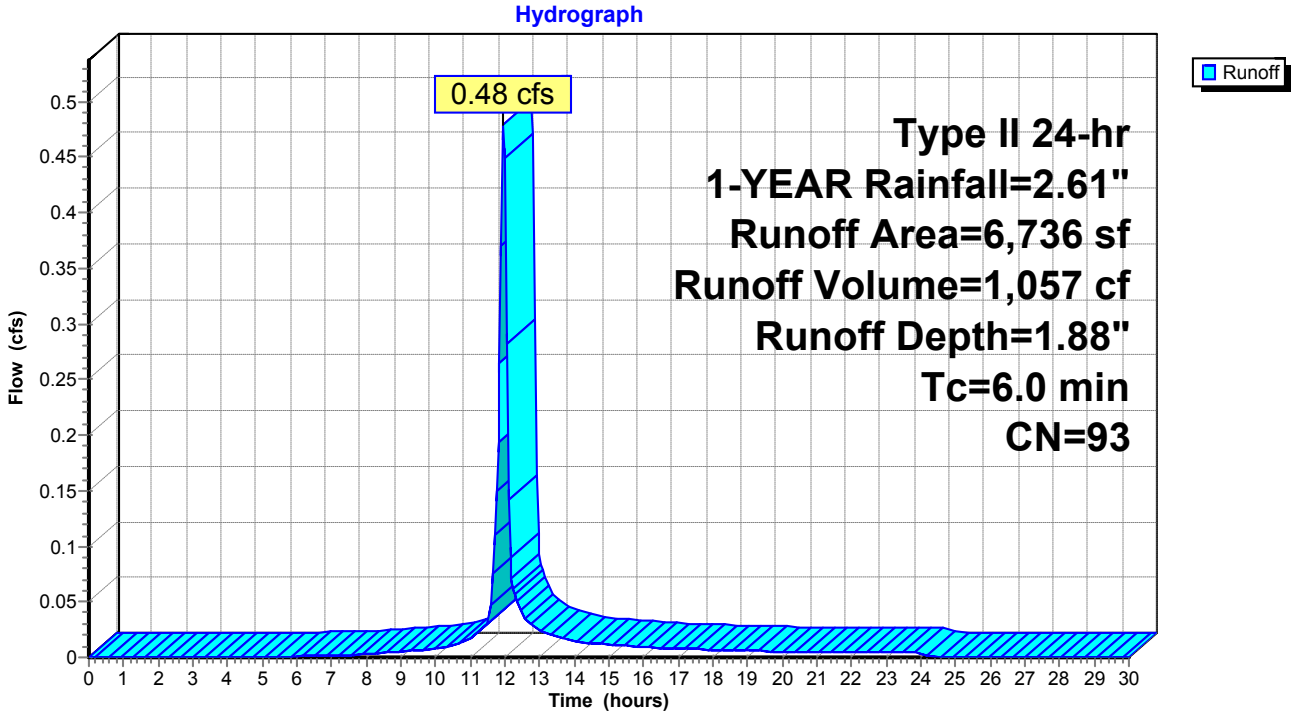
Runoff = 0.48 cfs @ 11.97 hrs, Volume= 1,057 cf, Depth= 1.88"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 1-YEAR Rainfall=2.61"

Area (sf)	CN	Description
2,039	80	>75% Grass cover, Good, HSG D
4,697	98	Paved parking, HSG D
6,736	93	Weighted Average
2,039		30.27% Pervious Area
4,697		69.73% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-14: DRAINAGE AREA 14



Summary for Subcatchment DA-15: DA-15

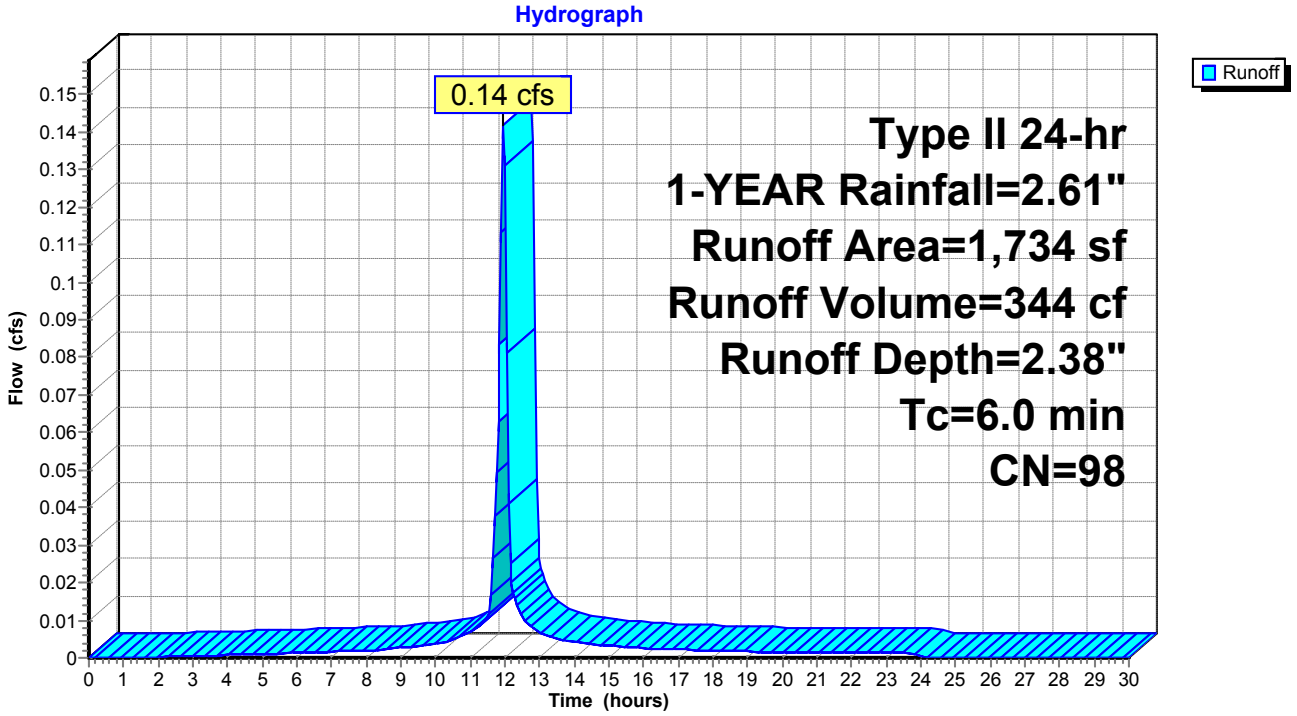
Runoff = 0.14 cfs @ 11.96 hrs, Volume= 344 cf, Depth= 2.38"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 1-YEAR Rainfall=2.61"

Area (sf)	CN	Description
1,734	98	Roofs, HSG D
1,734		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-15: DA-15



Summary for Subcatchment DA-16: DA-16

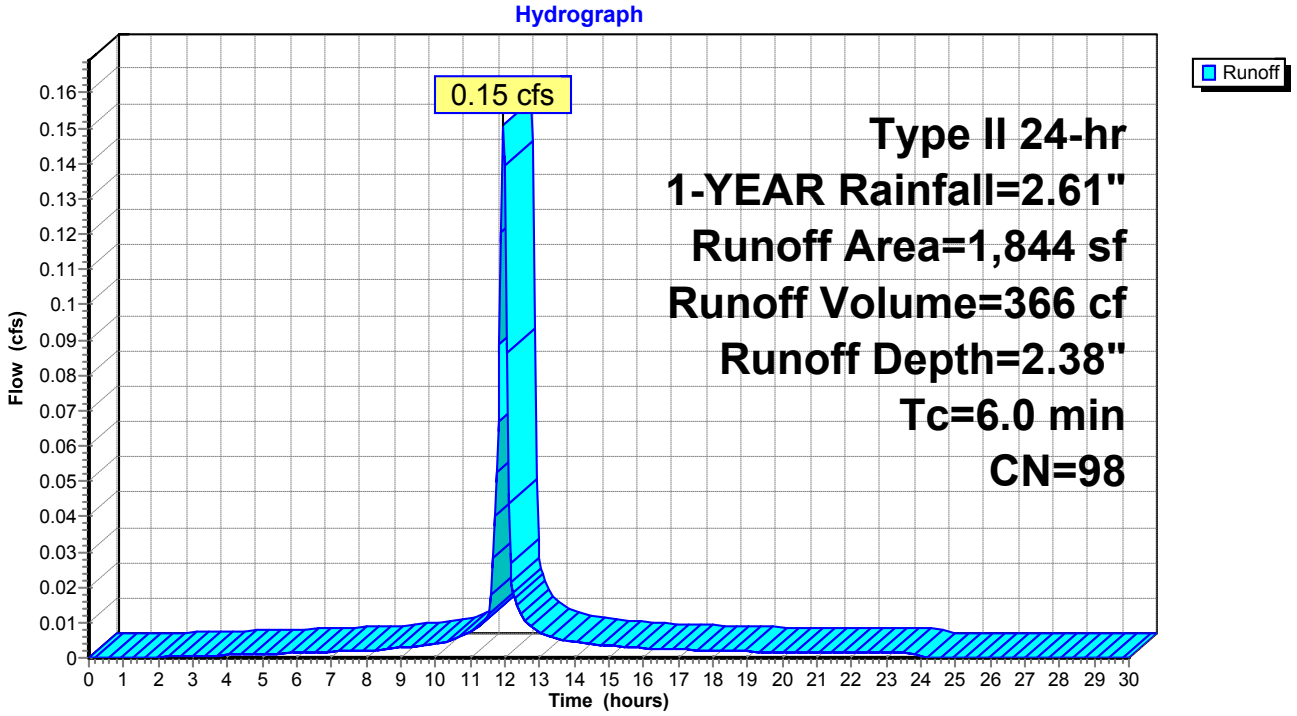
Runoff = 0.15 cfs @ 11.96 hrs, Volume= 366 cf, Depth= 2.38"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 1-YEAR Rainfall=2.61"

Area (sf)	CN	Description
1,844	98	Roofs, HSG D
1,844		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-16: DA-16



Summary for Subcatchment DA-17: DA-17

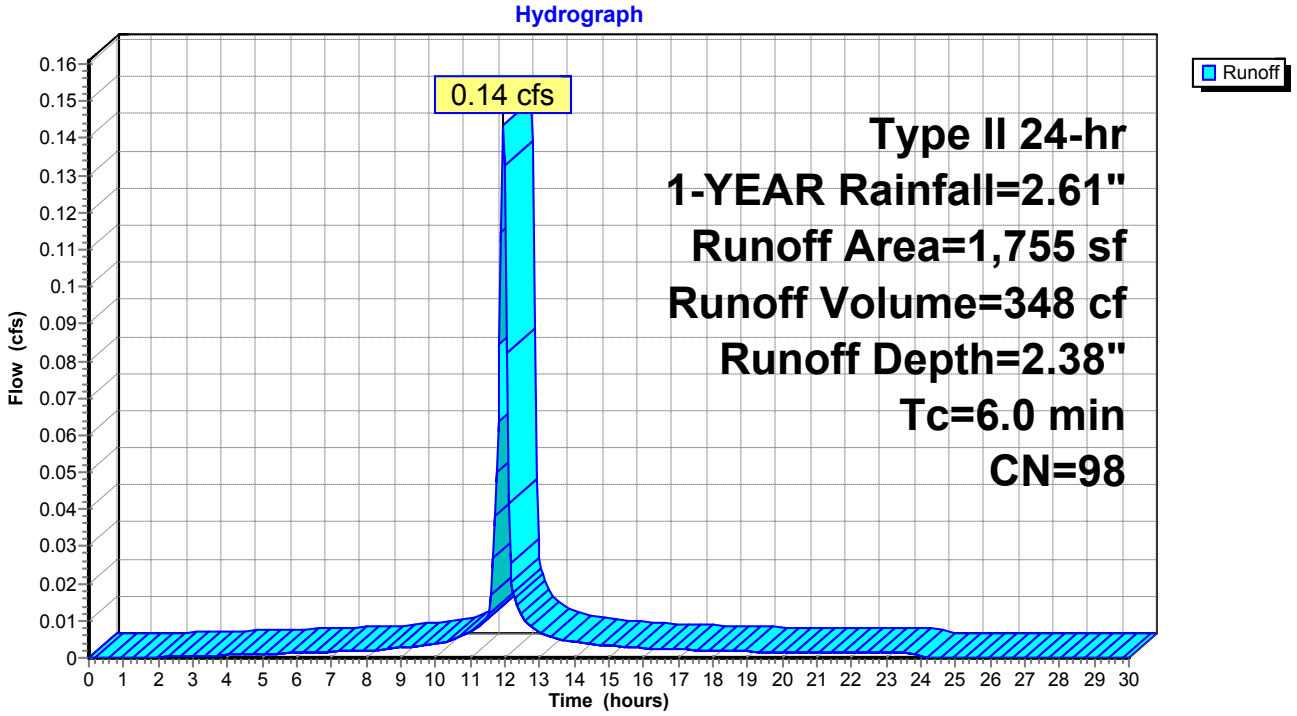
Runoff = 0.14 cfs @ 11.96 hrs, Volume= 348 cf, Depth= 2.38"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 1-YEAR Rainfall=2.61"

Area (sf)	CN	Description
1,755	98	Roofs, HSG D
1,755		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-17: DA-17



Summary for Subcatchment DA-18: DRAINAGE AREA 18

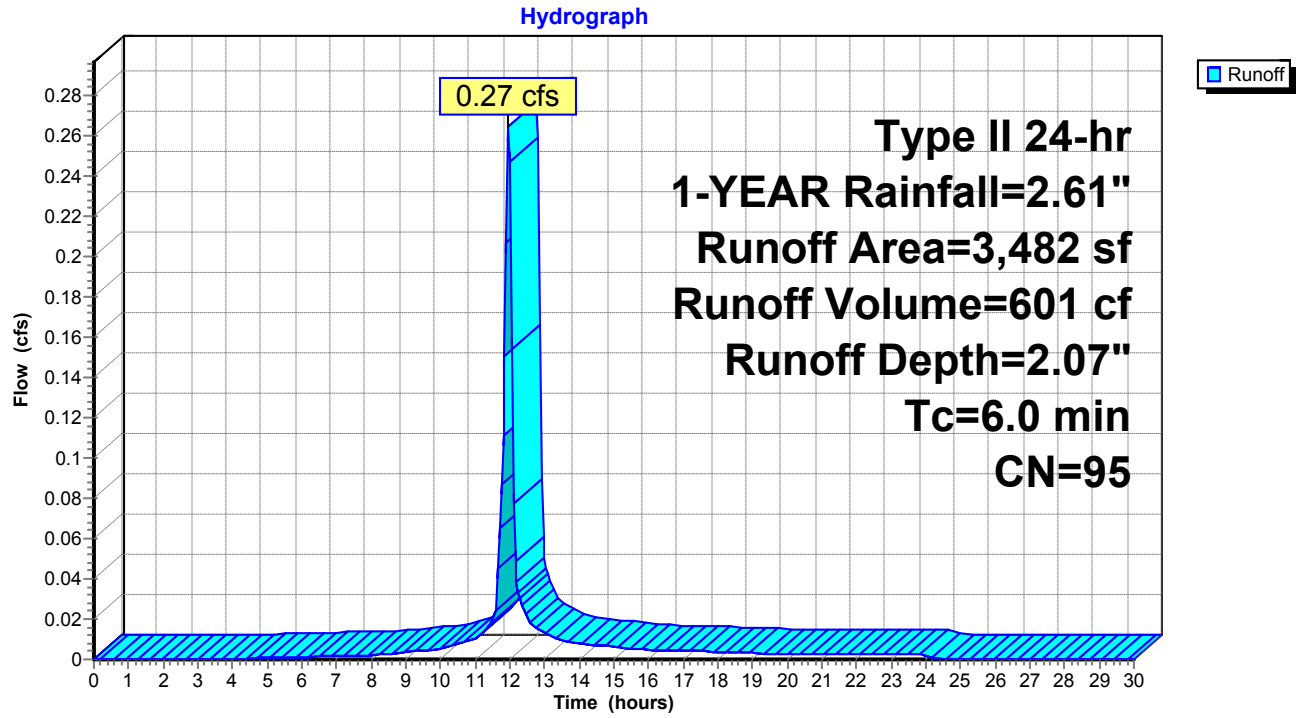
Runoff = 0.27 cfs @ 11.96 hrs, Volume= 601 cf, Depth= 2.07"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 1-YEAR Rainfall=2.61"

Area (sf)	CN	Description
489	80	>75% Grass cover, Good, HSG D
2,993	98	Paved parking, HSG D
3,482	95	Weighted Average
489		14.04% Pervious Area
2,993		85.96% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-18: DRAINAGE AREA 18



Summary for Subcatchment DA-2: DA-2

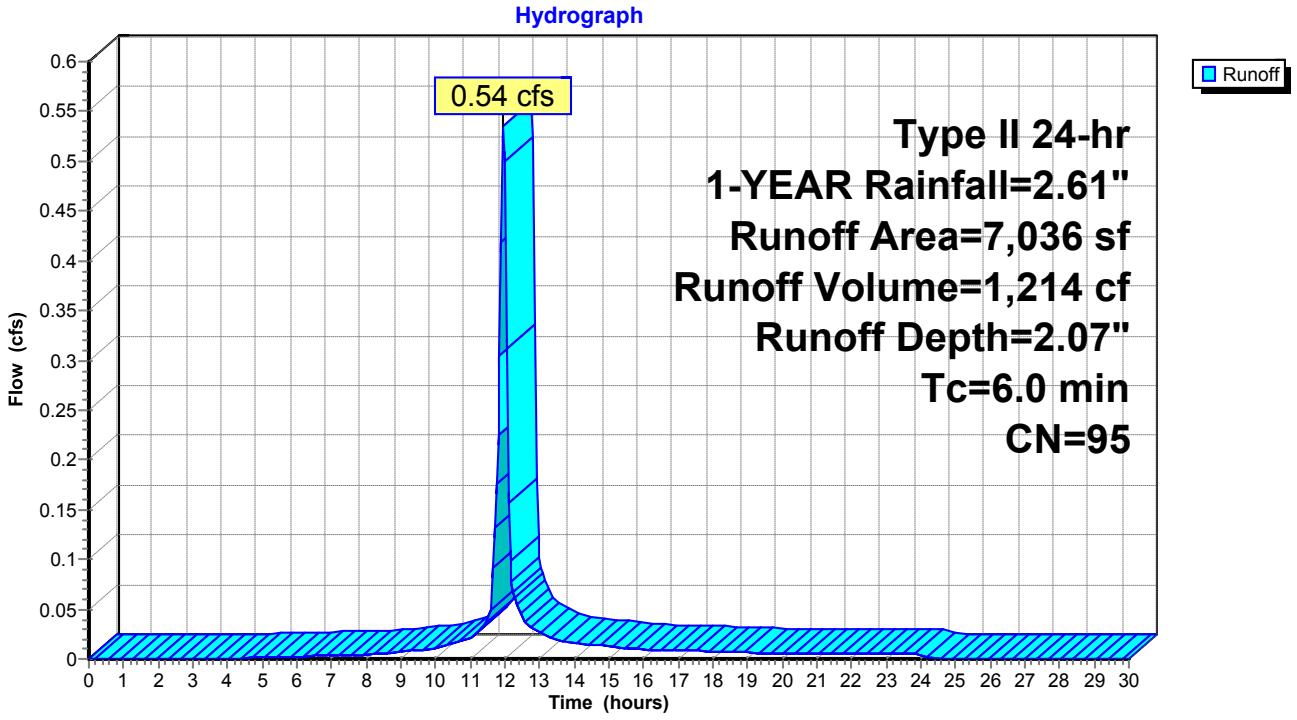
Runoff = 0.54 cfs @ 11.96 hrs, Volume= 1,214 cf, Depth= 2.07"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 1-YEAR Rainfall=2.61"

Area (sf)	CN	Description
1,178	80	>75% Grass cover, Good, HSG D
5,194	98	Roofs, HSG D
664	98	Paved parking, HSG D
7,036	95	Weighted Average
1,178		16.74% Pervious Area
5,858		83.26% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-2: DA-2



Summary for Subcatchment DA-3: DRAINAGE AREA 3

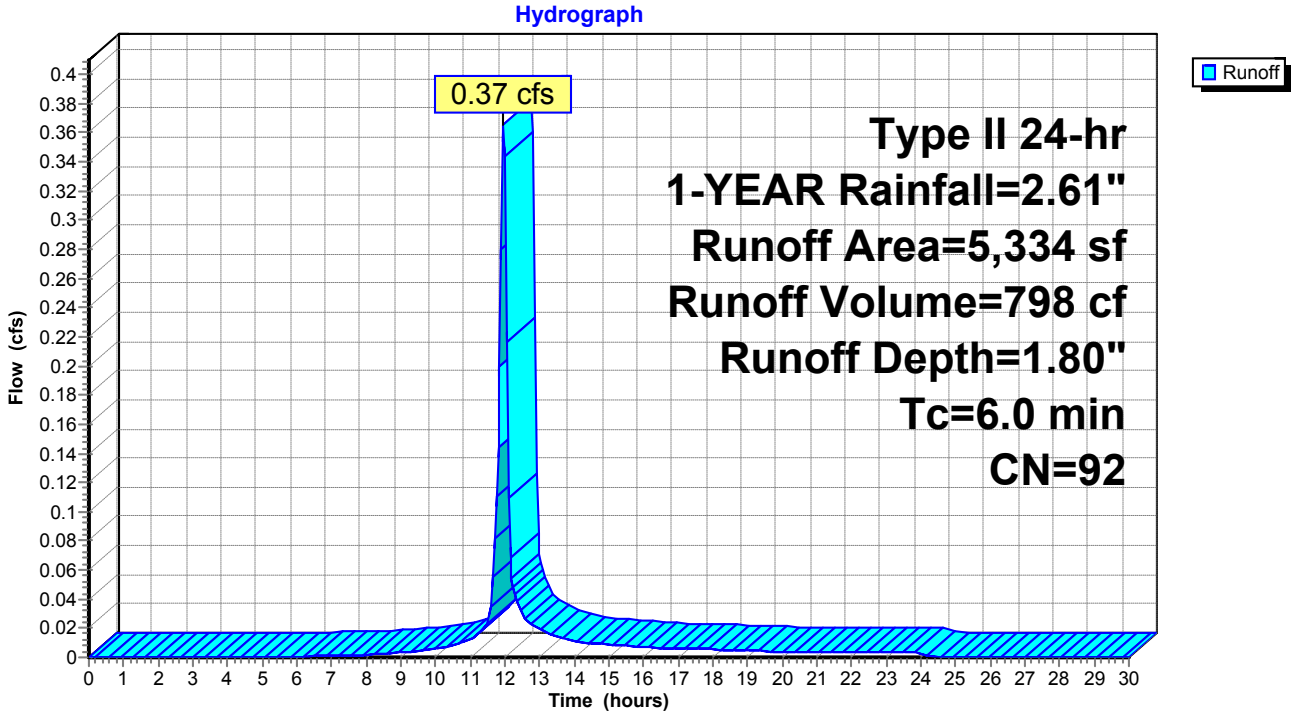
Runoff = 0.37 cfs @ 11.97 hrs, Volume= 798 cf, Depth= 1.80"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 1-YEAR Rainfall=2.61"

Area (sf)	CN	Description
1,820	80	>75% Grass cover, Good, HSG D
3,514	98	Paved parking, HSG D
5,334	92	Weighted Average
1,820		34.12% Pervious Area
3,514		65.88% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-3: DRAINAGE AREA 3



Summary for Subcatchment DA-4: DRAINAGE AREA 4

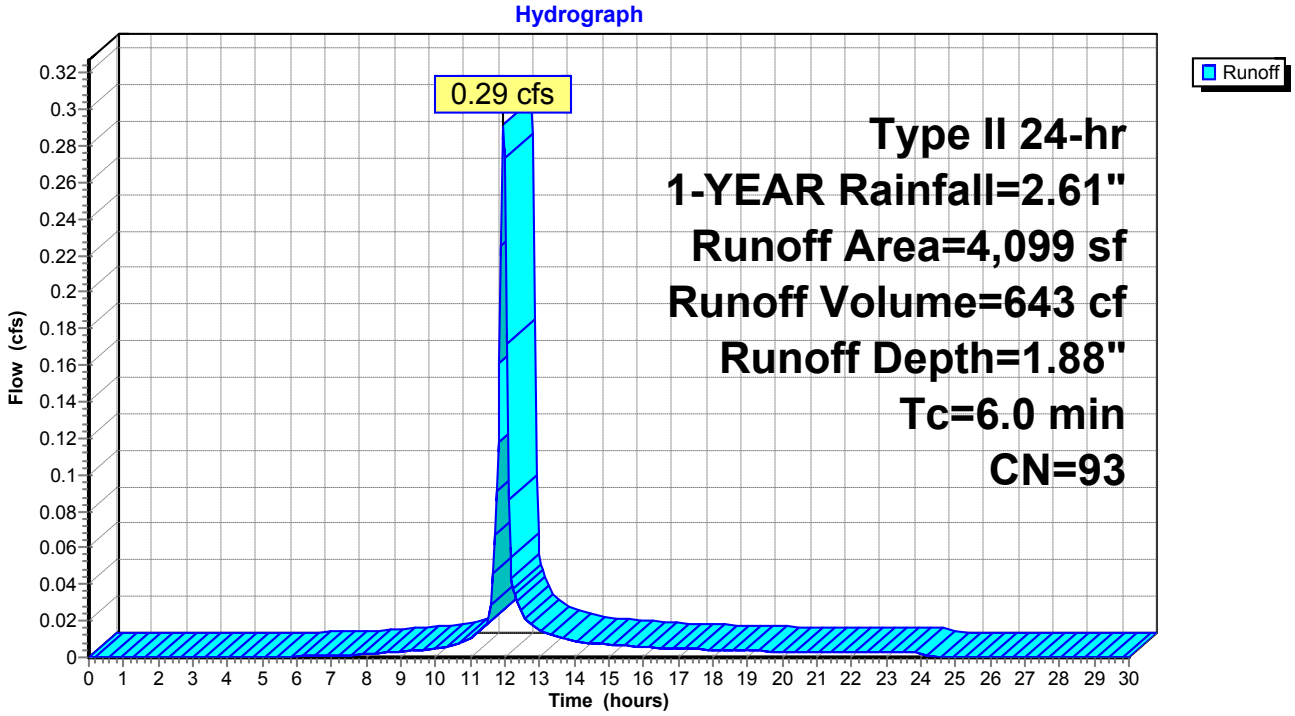
Runoff = 0.29 cfs @ 11.97 hrs, Volume= 643 cf, Depth= 1.88"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 1-YEAR Rainfall=2.61"

Area (sf)	CN	Description
1,032	80	>75% Grass cover, Good, HSG D
3,067	98	Paved parking, HSG D
4,099	93	Weighted Average
1,032		25.18% Pervious Area
3,067		74.82% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-4: DRAINAGE AREA 4



Summary for Subcatchment DA-5: DRAINAGE AREA 5

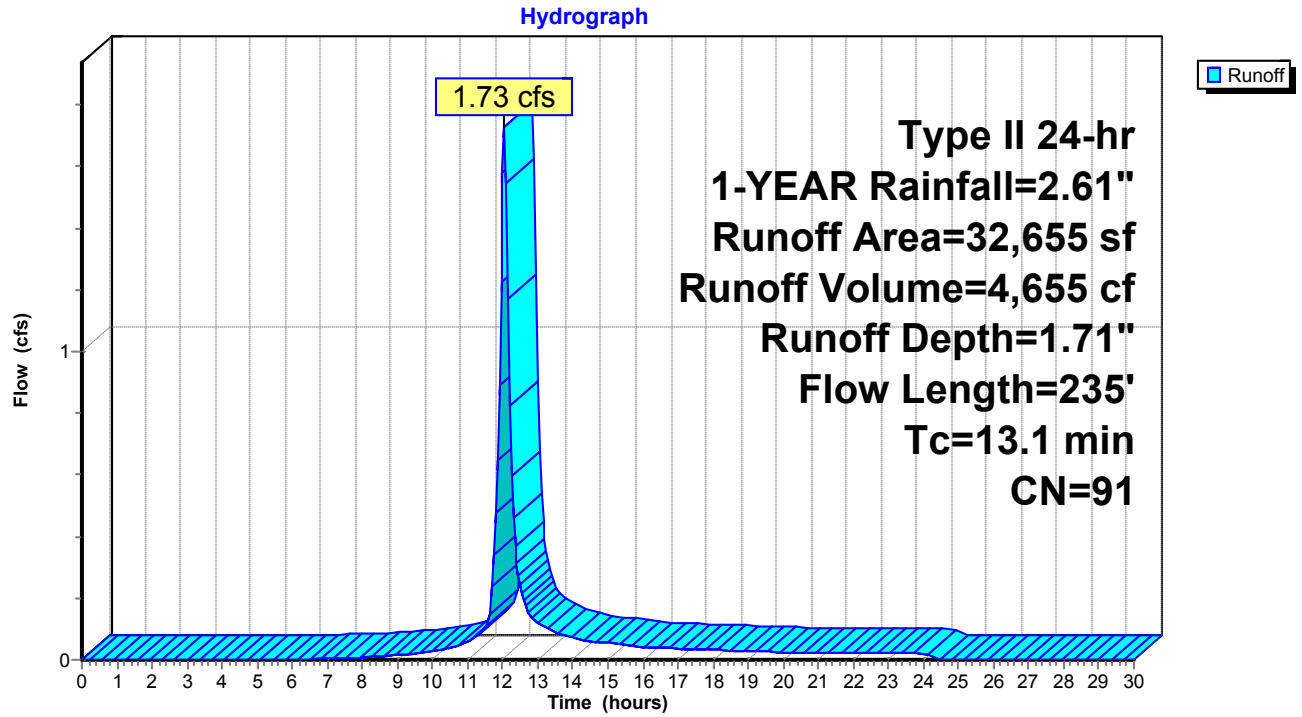
Runoff = 1.73 cfs @ 12.05 hrs, Volume= 4,655 cf, Depth= 1.71"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 1-YEAR Rainfall=2.61"

Area (sf)	CN	Description
12,737	80	>75% Grass cover, Good, HSG D
19,918	98	Paved parking, HSG D
32,655	91	Weighted Average
12,737		39.00% Pervious Area
19,918		61.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
11.1	100	0.0150	0.15		**Sheet Flow, A-B** Grass: Short n= 0.150 P2= 3.16"
1.7	81	0.0130	0.80		**Shallow Concentrated Flow, B-C** Short Grass Pasture Kv= 7.0 fps
0.3	54	0.0250	3.21		**Shallow Concentrated Flow, C-D** Paved Kv= 20.3 fps
13.1	235	Total			

Subcatchment DA-5: DRAINAGE AREA 5



Summary for Subcatchment DA-6: DA-6

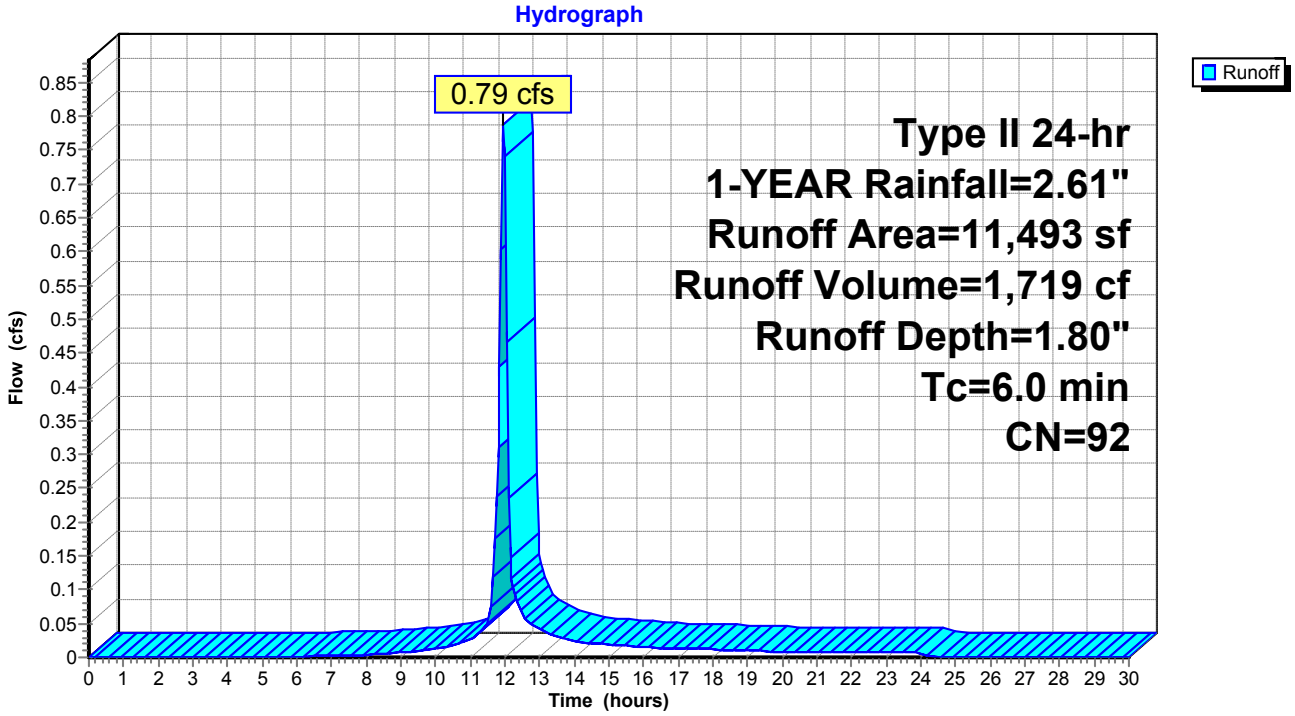
Runoff = 0.79 cfs @ 11.97 hrs, Volume= 1,719 cf, Depth= 1.80"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 1-YEAR Rainfall=2.61"

Area (sf)	CN	Description
3,947	80	>75% Grass cover, Good, HSG D
7,546	98	Paved parking, HSG D
11,493	92	Weighted Average
3,947		34.34% Pervious Area
7,546		65.66% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-6: DA-6



Summary for Subcatchment DA-7: DA-7

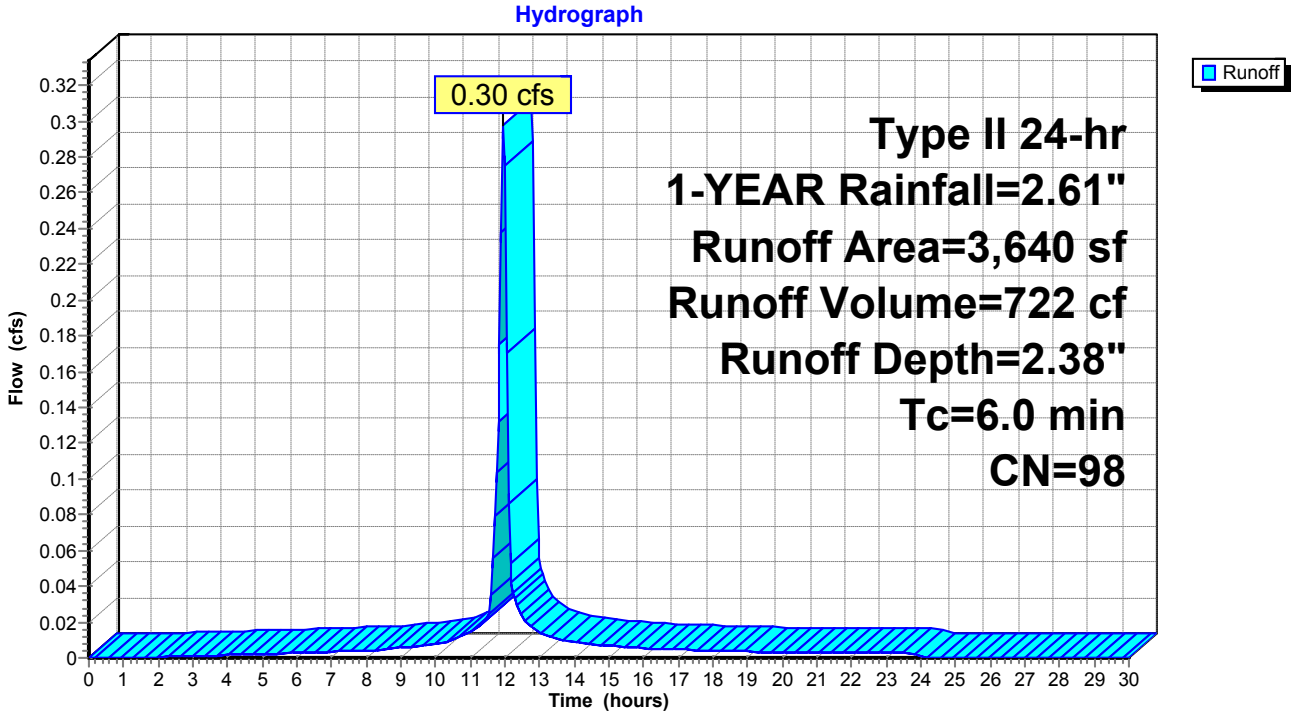
Runoff = 0.30 cfs @ 11.96 hrs, Volume= 722 cf, Depth= 2.38"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 1-YEAR Rainfall=2.61"

Area (sf)	CN	Description
1,587	98	Roofs, HSG D
2,053	98	Paved parking, HSG D
3,640	98	Weighted Average
3,640		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-7: DA-7



Summary for Subcatchment DA-8: DA-8

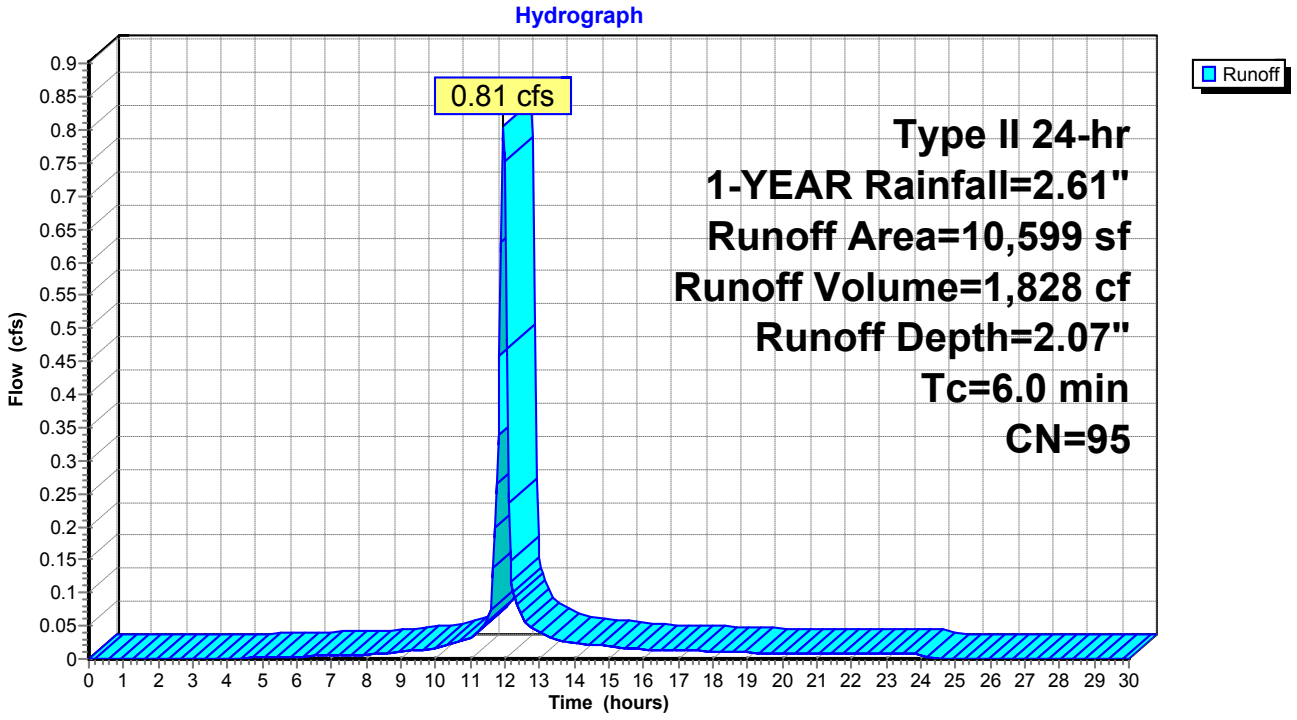
Runoff = 0.81 cfs @ 11.96 hrs, Volume= 1,828 cf, Depth= 2.07"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 1-YEAR Rainfall=2.61"

Area (sf)	CN	Description
1,986	80	>75% Grass cover, Good, HSG D
6,900	98	Roofs, HSG D
1,713	98	Paved parking, HSG D
10,599	95	Weighted Average
1,986		18.74% Pervious Area
8,613		81.26% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-8: DA-8



Summary for Subcatchment DA-9: DRAINAGE AREA 9

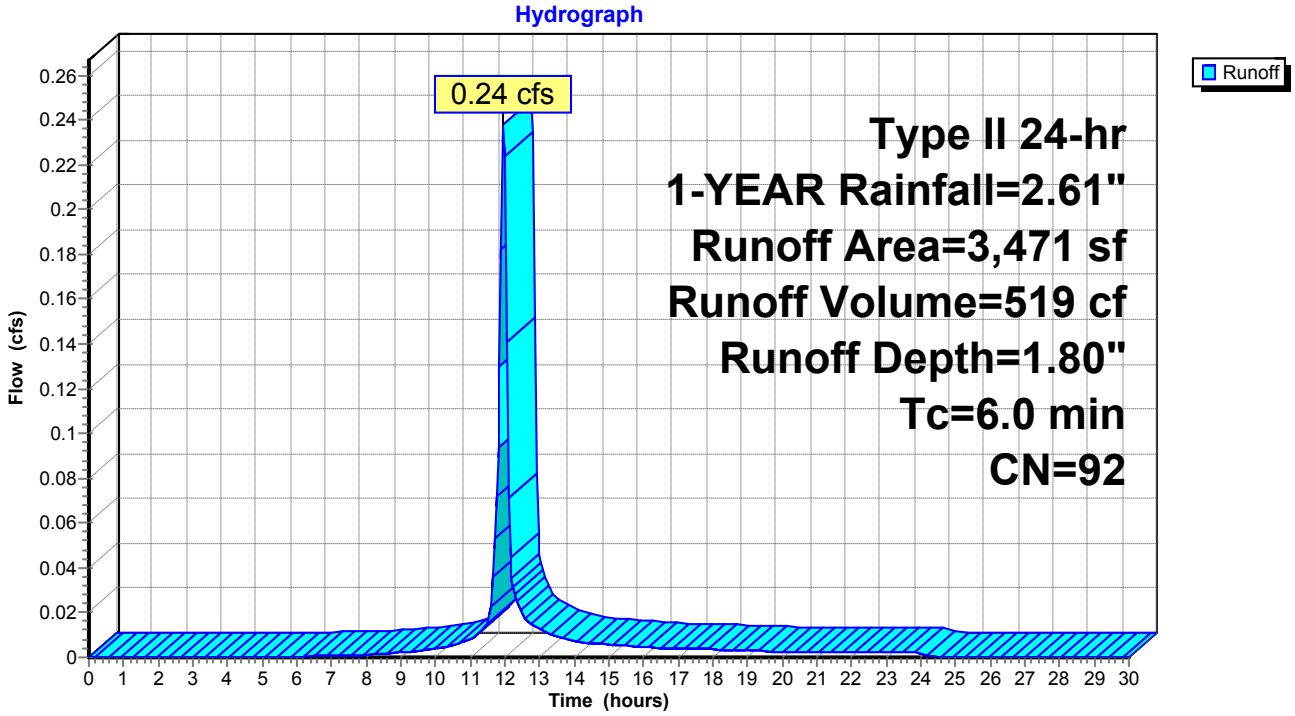
Runoff = 0.24 cfs @ 11.97 hrs, Volume= 519 cf, Depth= 1.80"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 1-YEAR Rainfall=2.61"

Area (sf)	CN	Description
1,195	80	>75% Grass cover, Good, HSG D
2,276	98	Paved parking, HSG D
3,471	92	Weighted Average
1,195		34.43% Pervious Area
2,276		65.57% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-9: DRAINAGE AREA 9



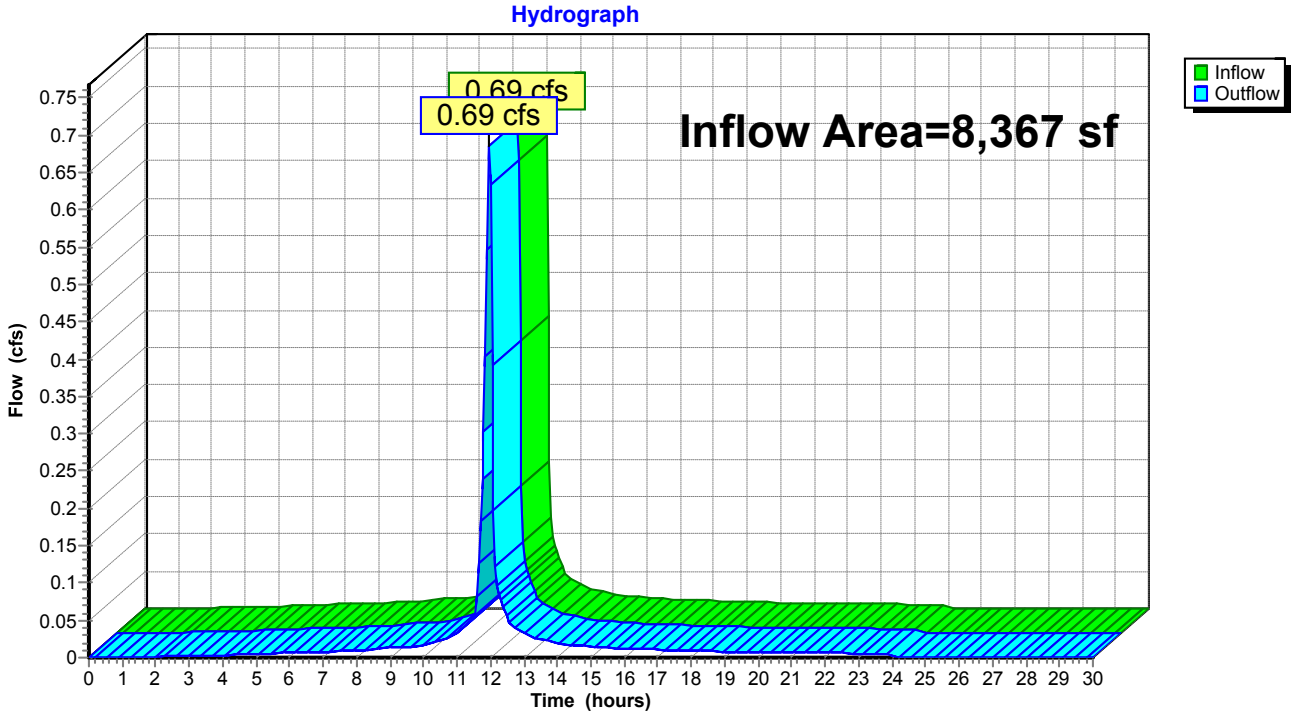
Summary for Reach DP-2: STREET

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 8,367 sf,100.00% Impervious, Inflow Depth = 2.38" for 1-YEAR event
Inflow = 0.69 cfs @ 11.96 hrs, Volume= 1,660 cf
Outflow = 0.69 cfs @ 11.96 hrs, Volume= 1,660 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs

Reach DP-2: STREET



Summary for Pond 2P: EXISTING DRYWELL

[81] Warning: Exceeded Pond DW-4 by 0.49' @ 14.05 hrs

Inflow Area = 5,334 sf, 65.88% Impervious, Inflow Depth = 4.39" for 1-YEAR event
Inflow = 1.57 cfs @ 11.98 hrs, Volume= 1,952 cf
Outflow = 1.54 cfs @ 12.00 hrs, Volume= 1,952 cf, Atten= 2%, Lag= 1.2 min
Discarded = 0.54 cfs @ 12.00 hrs, Volume= 1,401 cf
Primary = 1.00 cfs @ 12.00 hrs, Volume= 551 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 172.76' @ 12.00 hrs Surf.Area= 1,061 sf Storage= 353 cf

Plug-Flow detention time= 33.6 min calculated for 1,949 cf (100% of inflow)
Center-of-Mass det. time= 33.5 min (792.1 - 758.6)

Volume	Invert	Avail.Storage	Storage Description
#1	167.50'	1,717 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

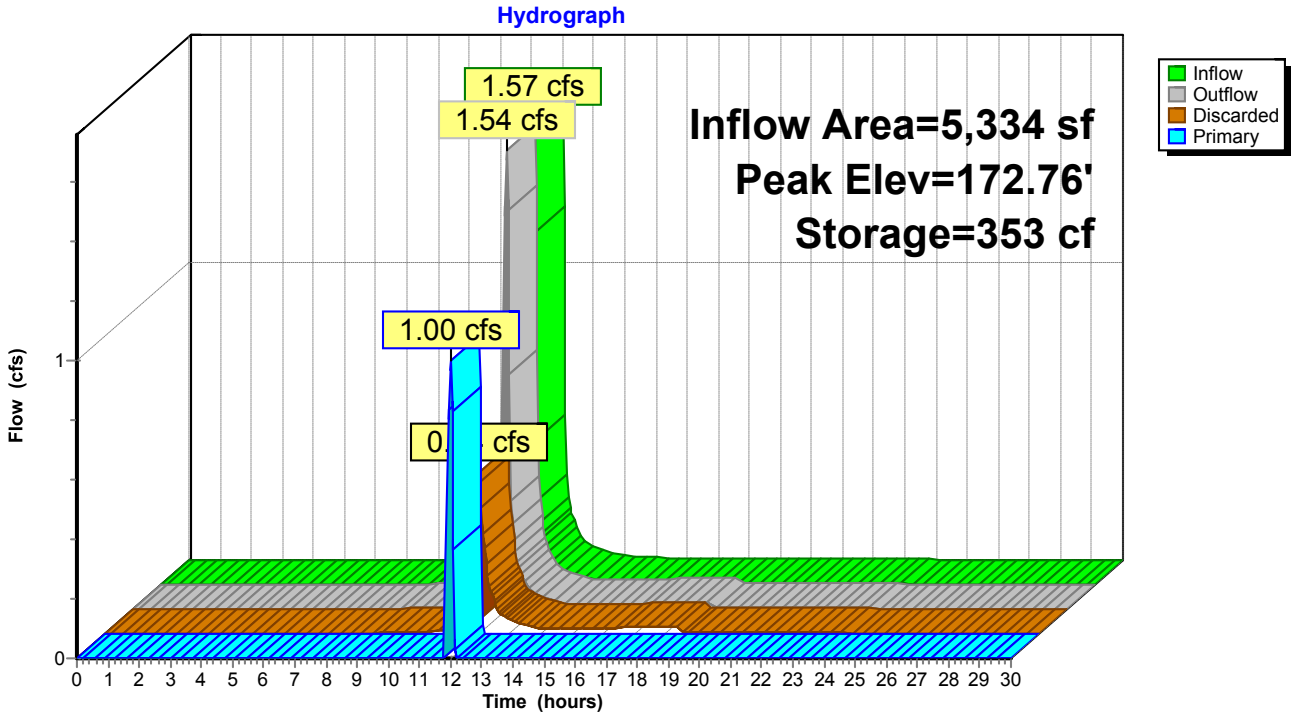
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
167.50	55	0	0
172.50	29	210	210
173.00	2,000	507	717
173.50	2,000	1,000	1,717

Device	Routing	Invert	Outlet Devices
#1	Discarded	167.50'	**22.000 in/hr Exfiltration over Surface area**
#2	Primary	172.65'	**24.0" x 24.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Discarded OutFlow Max=0.54 cfs @ 12.00 hrs HW=172.76' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.54 cfs)

Primary OutFlow Max=0.97 cfs @ 12.00 hrs HW=172.76' (Free Discharge)
↑—**2=Orifice/Grate** (Weir Controls 0.97 cfs @ 1.09 fps)

Pond 2P: EXISTING DRYWELL



Summary for Pond 3P: PROPOSED CB #3

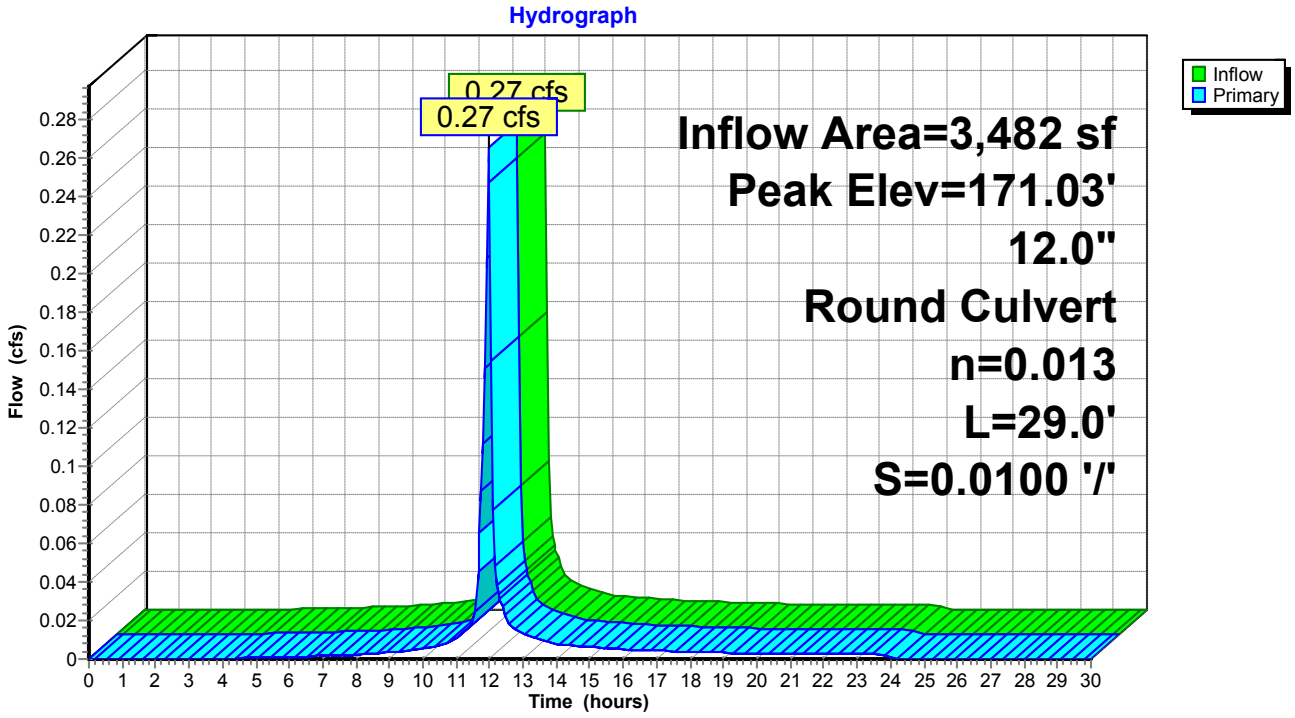
Inflow Area = 3,482 sf, 85.96% Impervious, Inflow Depth = 2.07" for 1-YEAR event
Inflow = 0.27 cfs @ 11.96 hrs, Volume= 601 cf
Outflow = 0.27 cfs @ 11.96 hrs, Volume= 601 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.27 cfs @ 11.96 hrs, Volume= 601 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 171.03' @ 11.96 hrs
Flood Elev= 172.74'

Device	Routing	Invert	Outlet Devices
#1	Primary	170.74'	**12.0" Round Culvert** L= 29.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 170.74' / 170.45' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf

Primary OutFlow Max=0.26 cfs @ 11.96 hrs HW=171.02' (Free Discharge)
1=Culvert (Inlet Controls 0.26 cfs @ 1.42 fps)

Pond 3P: PROPOSED CB #3



Summary for Pond 5P: EXISTING DRYWELL

[81] Warning: Exceeded Pond CB-2 by 2.70' @ 12.15 hrs

Inflow	=	0.83 cfs @	11.96 hrs,	Volume=	2,179 cf
Outflow	=	0.63 cfs @	12.03 hrs,	Volume=	2,179 cf, Atten= 24%, Lag= 4.1 min
Discarded	=	0.63 cfs @	12.03 hrs,	Volume=	2,179 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 173.29' @ 12.03 hrs Surf.Area= 1,241 sf Storage= 409 cf

Plug-Flow detention time= 59.7 min calculated for 2,179 cf (100% of inflow)
Center-of-Mass det. time= 59.7 min (840.6 - 780.9)

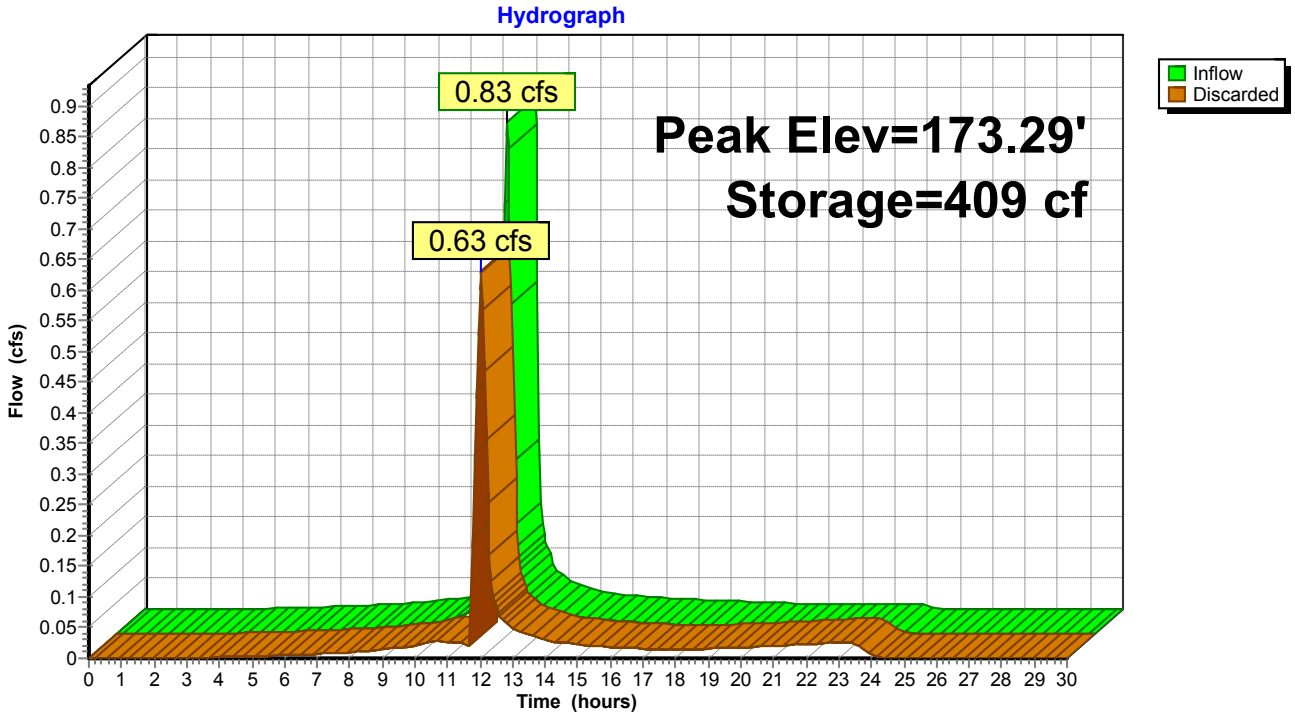
Volume	Invert	Avail.Storage	Storage Description
#1	168.00'	2,269 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
168.00	55	0	0
172.90	29	206	206
173.00	112	7	213
174.00	4,000	2,056	2,269

Device	Routing	Invert	Outlet Devices
#1	Discarded	168.00'	**22.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.62 cfs @ 12.03 hrs HW=173.29' (Free Discharge)
↑**1=Exfiltration** (Exfiltration Controls 0.62 cfs)

Pond 5P: EXISTING DRYWELL



Summary for Pond 8P: EXISTING YARD DRAIN

[58] Hint: Peaked 9.32' above defined flood level

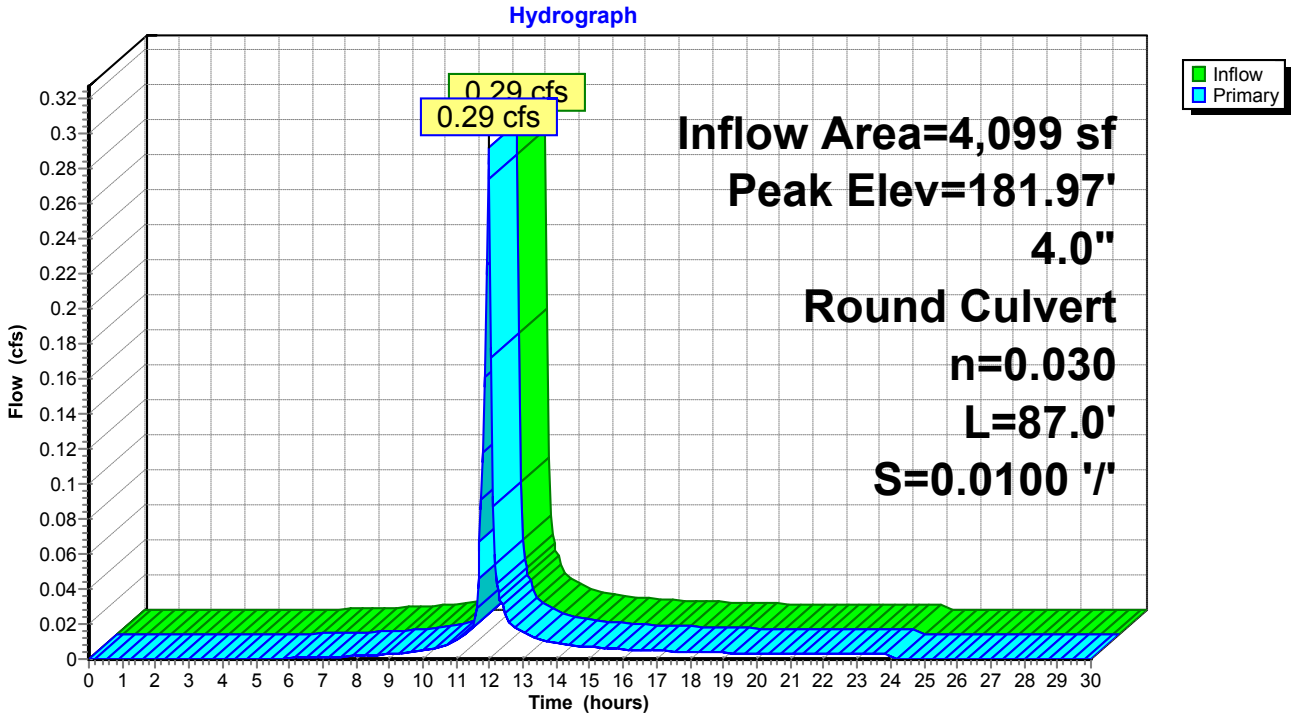
Inflow Area = 4,099 sf, 74.82% Impervious, Inflow Depth = 1.88" for 1-YEAR event
Inflow = 0.29 cfs @ 11.97 hrs, Volume= 643 cf
Outflow = 0.29 cfs @ 11.97 hrs, Volume= 643 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.29 cfs @ 11.97 hrs, Volume= 643 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 181.97' @ 11.96 hrs
Flood Elev= 172.65'

Device	Routing	Invert	Outlet Devices
#1	Primary	171.30'	**4.0" Round Culvert** L= 87.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 171.30' / 170.43' S= 0.0100 '/' Cc= 0.900 n= 0.030, Flow Area= 0.09 sf

Primary OutFlow Max=0.28 cfs @ 11.97 hrs HW=181.40' (Free Discharge)
1=Culvert (Barrel Controls 0.28 cfs @ 3.25 fps)

Pond 8P: EXISTING YARD DRAIN



Summary for Pond 12P: EXISTING CB

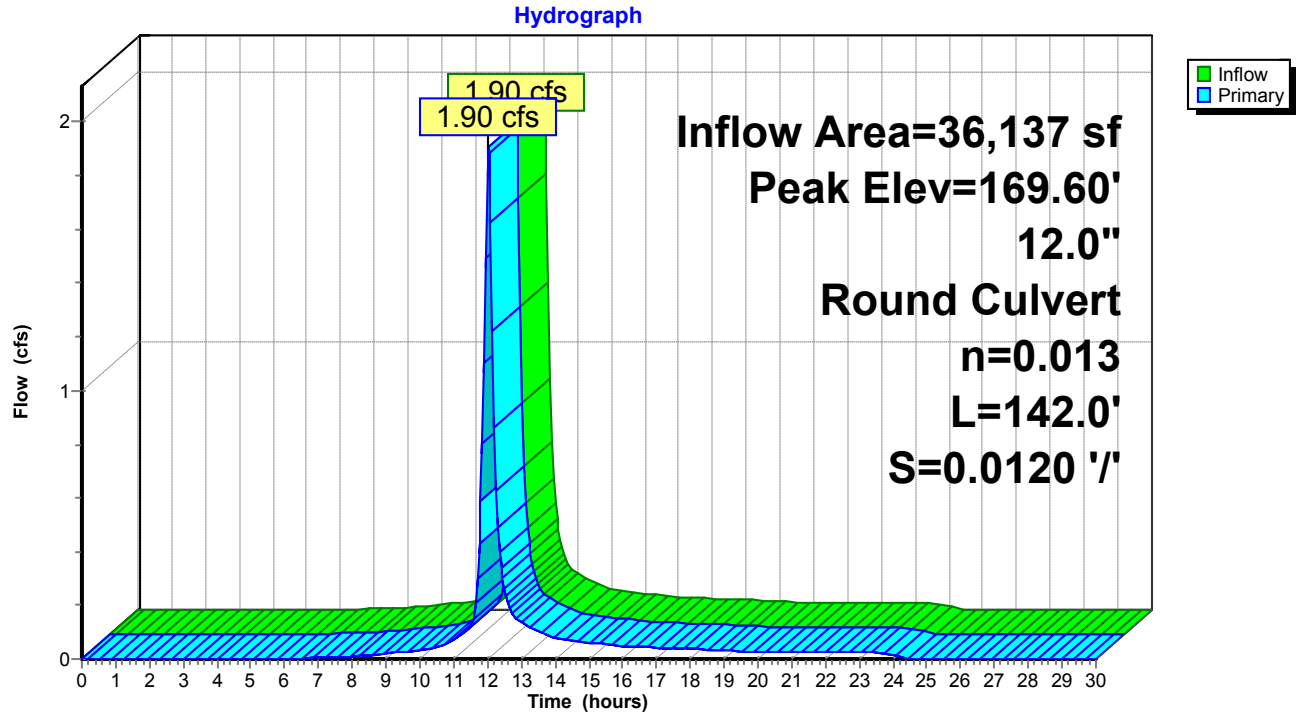
Inflow Area = 36,137 sf, 63.40% Impervious, Inflow Depth = 1.75" for 1-YEAR event
Inflow = 1.90 cfs @ 12.03 hrs, Volume= 5,256 cf
Outflow = 1.90 cfs @ 12.03 hrs, Volume= 5,256 cf, Atten= 0%, Lag= 0.0 min
Primary = 1.90 cfs @ 12.03 hrs, Volume= 5,256 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 169.60' @ 12.03 hrs
Flood Elev= 172.16'

Device	Routing	Invert	Outlet Devices
#1	Primary	168.70'	**12.0" Round Culvert** L= 142.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 168.70' / 167.00' S= 0.0120 '/' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf

Primary OutFlow Max=1.87 cfs @ 12.03 hrs HW=169.59' (Free Discharge)
1=Culvert (Inlet Controls 1.87 cfs @ 2.53 fps)

Pond 12P: EXISTING CB



Summary for Pond 14P: EXISTING CB

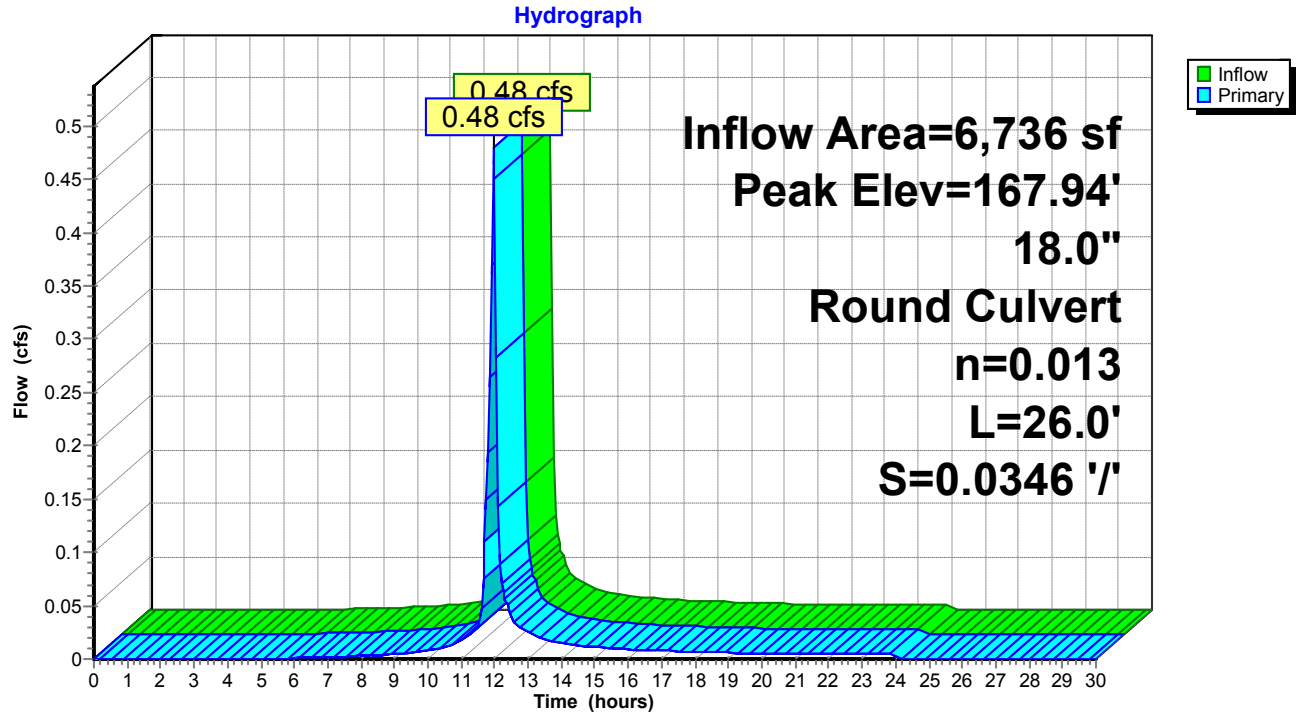
Inflow Area = 6,736 sf, 69.73% Impervious, Inflow Depth = 1.88" for 1-YEAR event
Inflow = 0.48 cfs @ 11.97 hrs, Volume= 1,057 cf
Outflow = 0.48 cfs @ 11.97 hrs, Volume= 1,057 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.48 cfs @ 11.97 hrs, Volume= 1,057 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 167.94' @ 11.97 hrs
Flood Elev= 172.33'

Device	Routing	Invert	Outlet Devices
#1	Primary	167.60'	**18.0" Round Culvert** L= 26.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 167.60' / 166.70' S= 0.0346 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf

Primary OutFlow Max=0.47 cfs @ 11.97 hrs HW=167.94' (Free Discharge)
1=Culvert (Inlet Controls 0.47 cfs @ 1.56 fps)

Pond 14P: EXISTING CB



Summary for Pond CB-1: PROPOSED CATCH BASIN #1

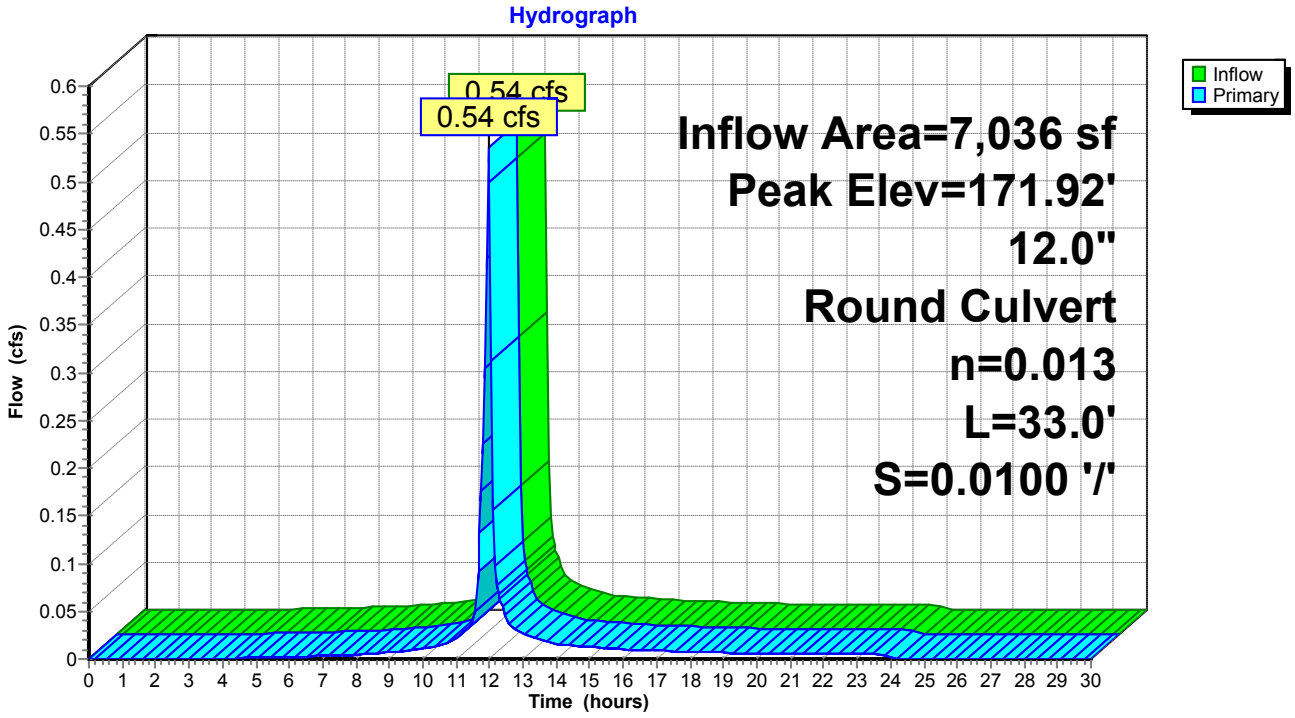
Inflow Area = 7,036 sf, 83.26% Impervious, Inflow Depth = 2.07" for 1-YEAR event
Inflow = 0.54 cfs @ 11.96 hrs, Volume= 1,214 cf
Outflow = 0.54 cfs @ 11.96 hrs, Volume= 1,214 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.54 cfs @ 11.96 hrs, Volume= 1,214 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 171.92' @ 11.96 hrs
Flood Elev= 172.70'

Device	Routing	Invert	Outlet Devices
#1	Primary	171.50'	**12.0" Round Culvert** L= 33.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 171.50' / 171.17' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf

Primary OutFlow Max=0.52 cfs @ 11.96 hrs HW=171.91' (Free Discharge)
1=Culvert (Inlet Controls 0.52 cfs @ 1.72 fps)

Pond CB-1: PROPOSED CATCH BASIN #1



Summary for Pond CB-2: PR CB #2

[57] Hint: Peaked at 170.98' (Flood elevation advised)

Inflow Area =	28,448 sf,	85.49% Impervious,	Inflow Depth =	2.14"	for 1-YEAR event
Inflow =	2.21 cfs @	11.96 hrs,	Volume=	5,084 cf	
Outflow =	2.21 cfs @	11.96 hrs,	Volume=	5,084 cf,	Atten= 0%, Lag= 0.0 min
Primary =	1.38 cfs @	11.96 hrs,	Volume=	2,904 cf	
Secondary =	0.83 cfs @	11.96 hrs,	Volume=	2,179 cf	

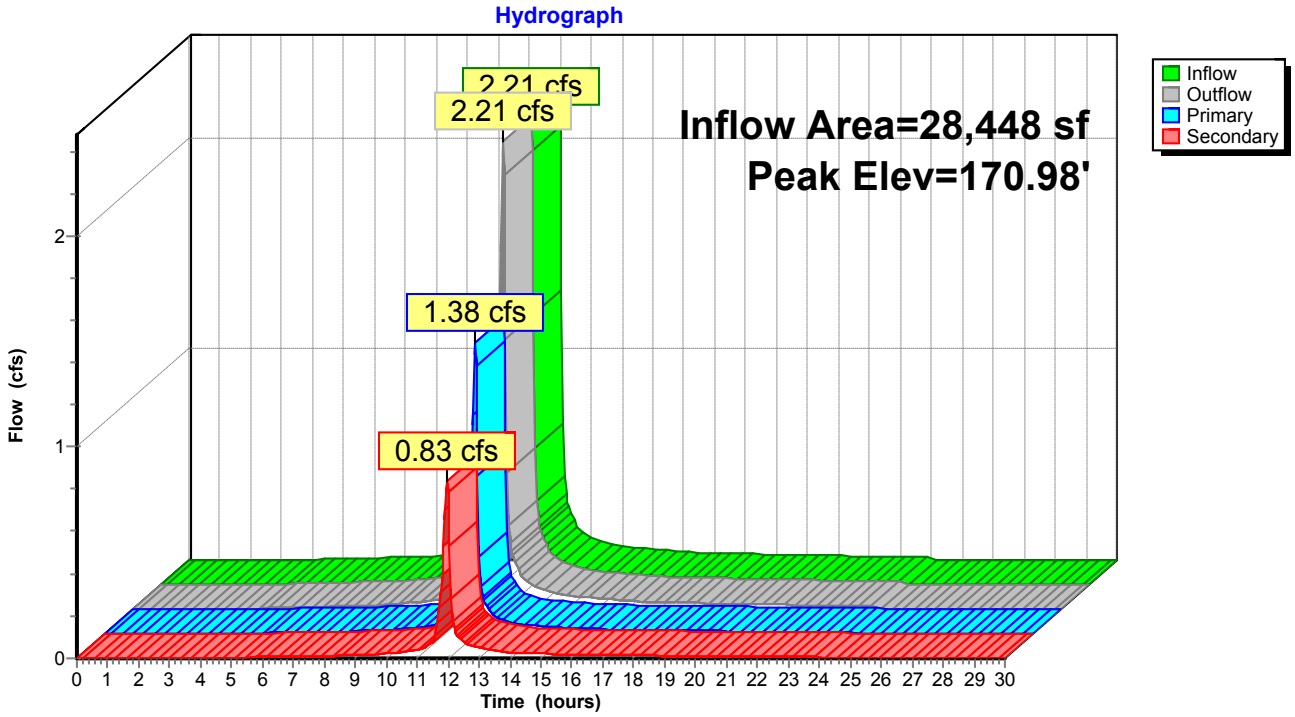
Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 170.98' @ 11.96 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	170.25'	**12.0" Round Culvert** L= 20.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 170.25' / 170.05' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf
#2	Secondary	170.25'	**8.0" Round Culvert** L= 12.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 170.25' / 170.05' S= 0.0167 '/' Cc= 0.900 n= 0.013, Flow Area= 0.35 sf

Primary OutFlow Max=1.34 cfs @ 11.96 hrs HW=170.96' (Free Discharge)
1=Culvert (Barrel Controls 1.34 cfs @ 3.13 fps)

Secondary OutFlow Max=0.82 cfs @ 11.96 hrs HW=170.96' (Free Discharge)
2=Culvert (Inlet Controls 0.82 cfs @ 2.34 fps)

Pond CB-2: PR CB #2



Summary for Pond DP-1: Existing Catch Basin

[79] Warning: Submerged Pond 12P Primary device # 1 OUTLET by 0.77'
[79] Warning: Submerged Pond 14P Primary device # 1 INLET by 0.17'

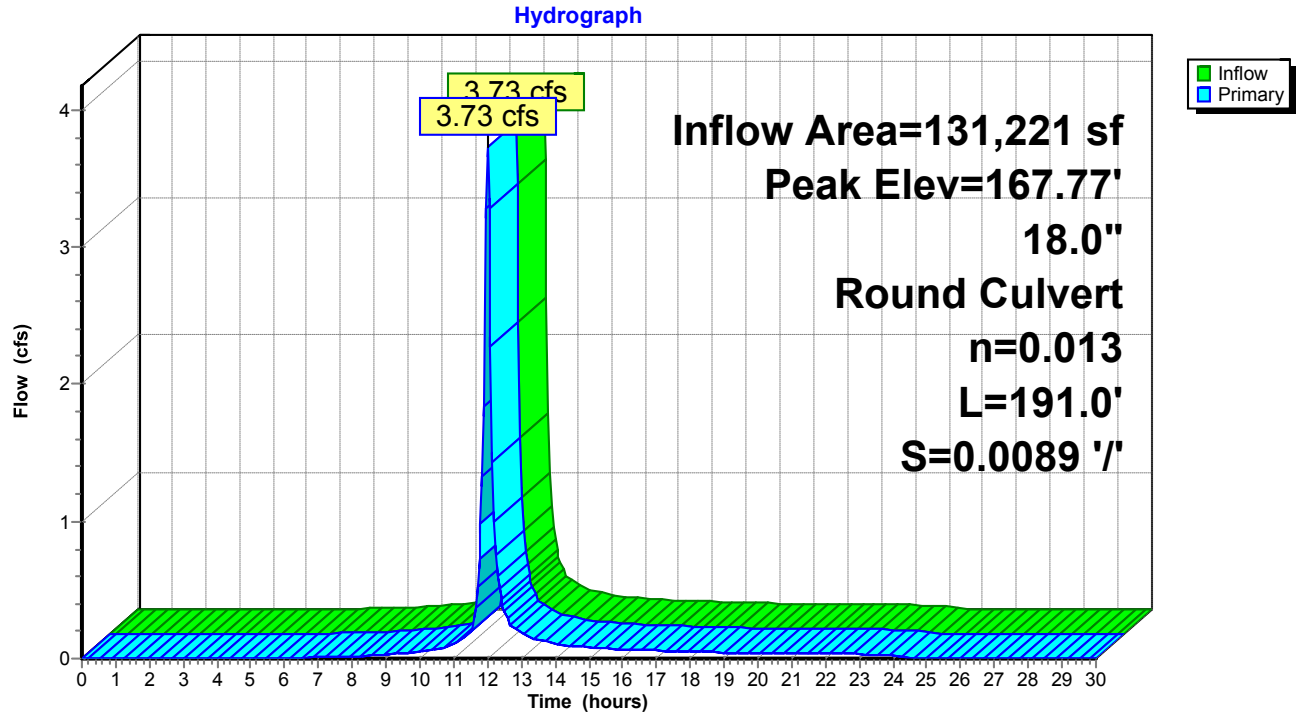
Inflow Area = 131,221 sf, 73.88% Impervious, Inflow Depth = 0.73" for 1-YEAR event
Inflow = 3.73 cfs @ 12.00 hrs, Volume= 7,931 cf
Outflow = 3.73 cfs @ 12.00 hrs, Volume= 7,931 cf, Atten= 0%, Lag= 0.0 min
Primary = 3.73 cfs @ 12.00 hrs, Volume= 7,931 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 167.77' @ 12.00 hrs
Flood Elev= 171.87'

Device	Routing	Invert	Outlet Devices
#1	Primary	166.70'	**18.0" Round Culvert** L= 191.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 166.70' / 165.00' S= 0.0089 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf

Primary OutFlow Max=3.73 cfs @ 12.00 hrs HW=167.77' (Free Discharge)
↑—**1=Culvert** (Inlet Controls 3.73 cfs @ 2.78 fps)

Pond DP-1: Existing Catch Basin



Summary for Pond DW-1: PROPOSED DRYWELL #1

[85] Warning: Oscillations may require smaller dt or Finer Routing (severity=2)

Inflow Area = 3,471 sf, 65.57% Impervious, Inflow Depth = 1.80" for 1-YEAR event
Inflow = 0.24 cfs @ 11.97 hrs, Volume= 519 cf
Outflow = 0.05 cfs @ 13.59 hrs, Volume= 519 cf, Atten= 77%, Lag= 97.2 min
Discarded = 0.05 cfs @ 13.59 hrs, Volume= 519 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 166.38' @ 12.16 hrs Surf.Area= 60 sf Storage= 146 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 17.9 min (820.1 - 802.2)

Volume	Invert	Avail.Storage	Storage Description
#1	164.00'	712 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)
#2	163.00'	38 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 94 cf Overall x 40.0% Voids
		750 cf	Total Available Storage

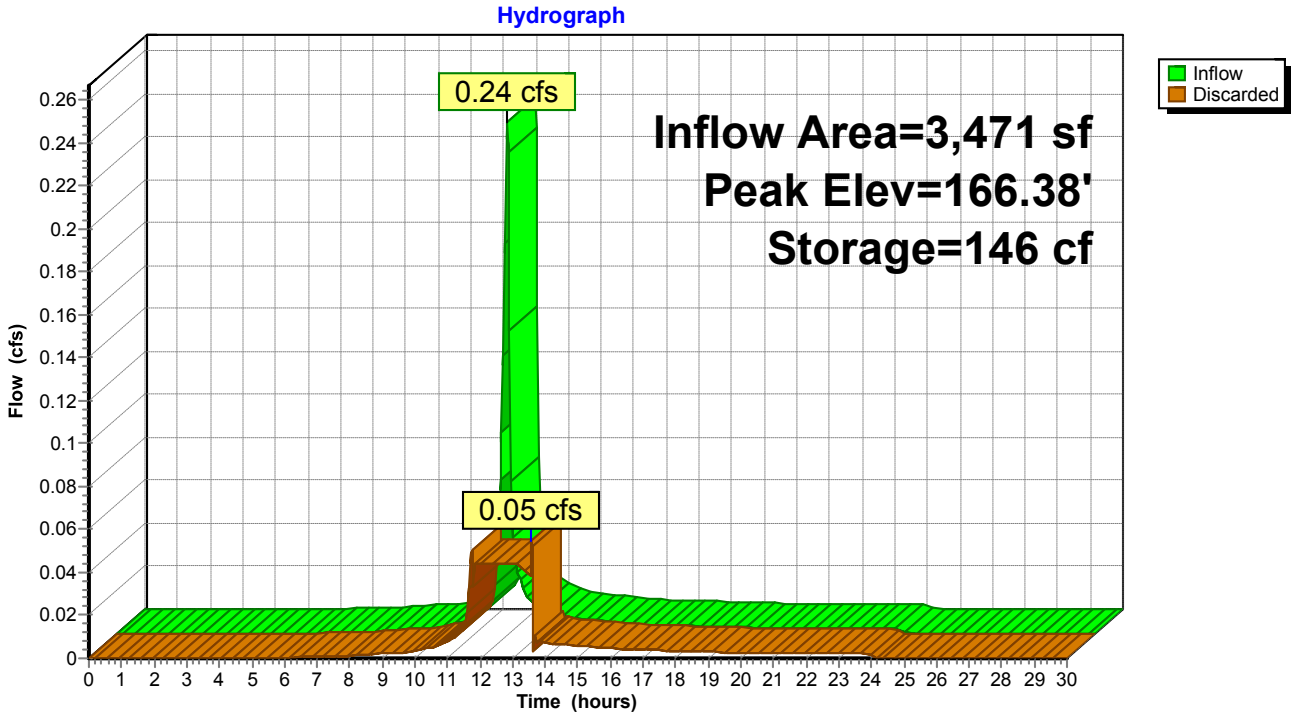
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
164.00	50	0	0
168.90	50	245	245
169.00	300	17	262
170.50	300	450	712

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
163.00	78	0	0
164.00	10	44	44
169.00	10	50	94

Device	Routing	Invert	Outlet Devices
#1	Discarded	163.00'	**32.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.05 cfs @ 13.59 hrs HW=163.19' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.05 cfs)

Pond DW-1: PROPOSED DRYWELL #1



Summary for Pond DW-2: PROPOSED DRYWELL #2

[85] Warning: Oscillations may require smaller dt or Finer Routing (severity=1)
[81] Warning: Exceeded Pond YD-2 by 2.78' @ 13.10 hrs

Inflow Area = 13,357 sf, 67.23% Impervious, Inflow Depth = 1.81" for 1-YEAR event
Inflow = 0.90 cfs @ 11.97 hrs, Volume= 2,015 cf
Outflow = 0.89 cfs @ 12.02 hrs, Volume= 2,015 cf, Atten= 1%, Lag= 3.1 min
Discarded = 0.89 cfs @ 12.02 hrs, Volume= 2,015 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 175.62' @ 12.00 hrs Surf.Area= 1,120 sf Storage= 510 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 57.4 min (851.9 - 794.5)

Volume	Invert	Avail.Storage	Storage Description
#1	167.78'	1,499 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)
#2	166.50'	53 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 134 cf Overall x 40.0% Voids
		1,552 cf	Total Available Storage

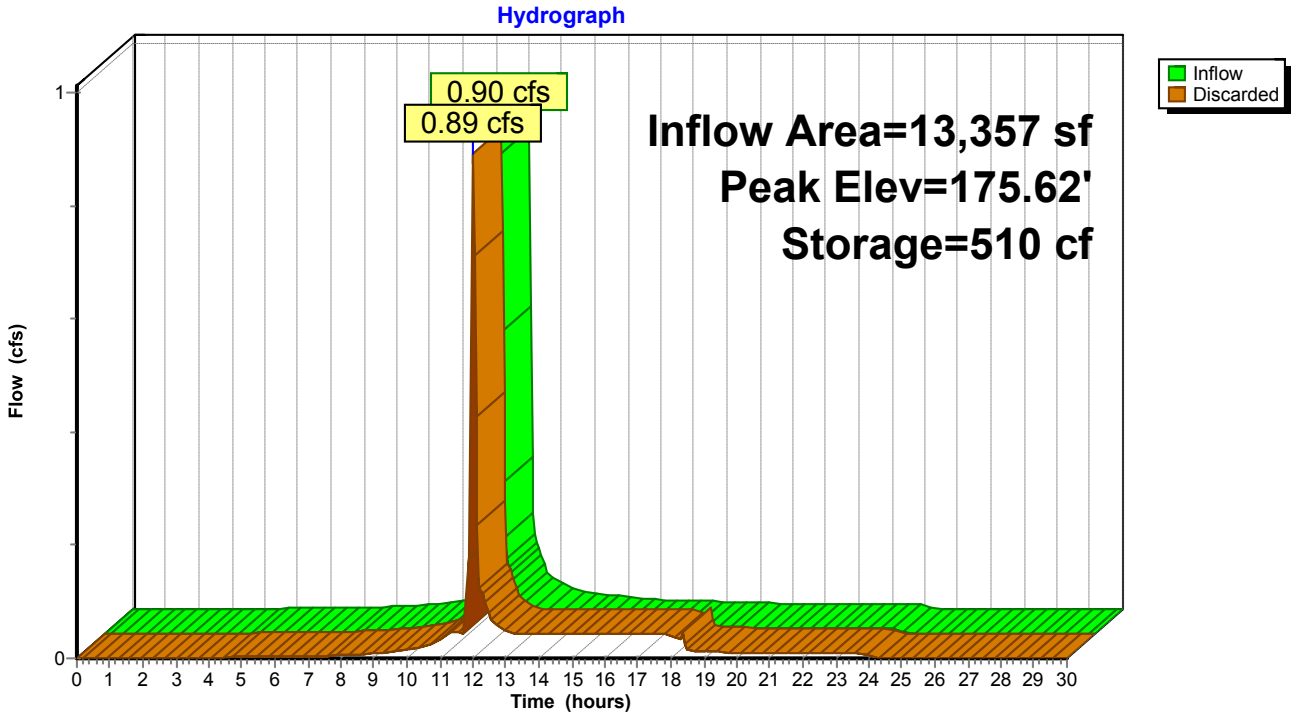
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
167.78	50	0	0
175.50	50	386	386
176.00	4,400	1,113	1,499

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
166.50	78	0	0
167.78	10	56	56
175.50	10	77	134

Device	Routing	Invert	Outlet Devices
#1	Discarded	166.50'	**32.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.79 cfs @ 12.02 hrs HW=175.62' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.79 cfs)

Pond DW-2: PROPOSED DRYWELL #2



Summary for Pond DW-3: PROPOSED DRYWELL #3

[85] Warning: Oscillations may require smaller dt or Finer Routing (severity=2)
[81] Warning: Exceeded Pond YD-4 by 2.08' @ 13.40 hrs

Inflow Area = 14,239 sf, 86.05% Impervious, Inflow Depth = 2.15" for 1-YEAR event
Inflow = 1.11 cfs @ 11.96 hrs, Volume= 2,550 cf
Outflow = 0.96 cfs @ 12.01 hrs, Volume= 2,550 cf, Atten= 13%, Lag= 2.7 min
Discarded = 0.96 cfs @ 12.01 hrs, Volume= 2,550 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 174.66' @ 12.01 hrs Surf.Area= 1,290 sf Storage= 549 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 51.7 min (828.2 - 776.5)

Volume	Invert	Avail.Storage	Storage Description
#1	166.69'	1,403 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)
#2	165.50'	55 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 138 cf Overall x 40.0% Voids
		1,458 cf	Total Available Storage

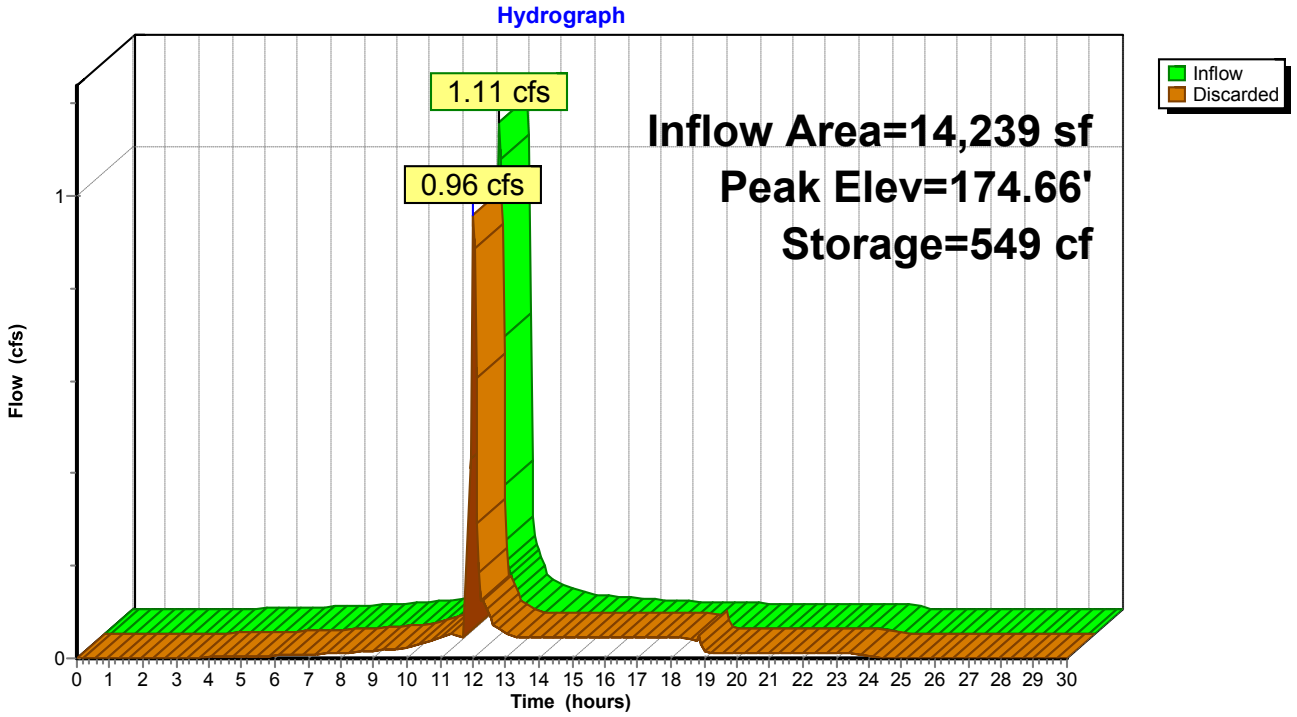
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
166.69	50	0	0
174.50	50	391	391
175.00	4,000	1,013	1,403

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
165.50	79	0	0
165.69	79	15	15
166.69	10	45	60
174.50	10	78	138

Device	Routing	Invert	Outlet Devices
#1	Discarded	165.50'	**32.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.94 cfs @ 12.01 hrs HW=174.65' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.94 cfs)

Pond DW-3: PROPOSED DRYWELL #3



Summary for Pond DW-4: PROPOSED DRYWELL #4

[81] Warning: Exceeded Pond CB-2 by 2.21' @ 12.00 hrs

Inflow Area = 28,448 sf, 85.49% Impervious, Inflow Depth = 1.23" for 1-YEAR event
Inflow = 1.38 cfs @ 11.96 hrs, Volume= 2,904 cf
Outflow = 1.31 cfs @ 11.99 hrs, Volume= 2,905 cf, Atten= 5%, Lag= 1.4 min
Discarded = 0.10 cfs @ 11.99 hrs, Volume= 1,750 cf
Secondary = 1.21 cfs @ 11.99 hrs, Volume= 1,154 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 173.16' @ 11.99 hrs Surf.Area= 217 sf Storage= 511 cf

Plug-Flow detention time= 67.5 min calculated for 2,900 cf (100% of inflow)
Center-of-Mass det. time= 67.5 min (844.1 - 776.6)

Volume	Invert	Avail.Storage	Storage Description
#1	165.00'	1,468 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)
#2	164.00'	50 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 124 cf Overall x 40.0% Voids
		1,517 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
165.00	55	0	0
173.00	55	440	440
174.00	1,000	528	968
174.50	1,000	500	1,468

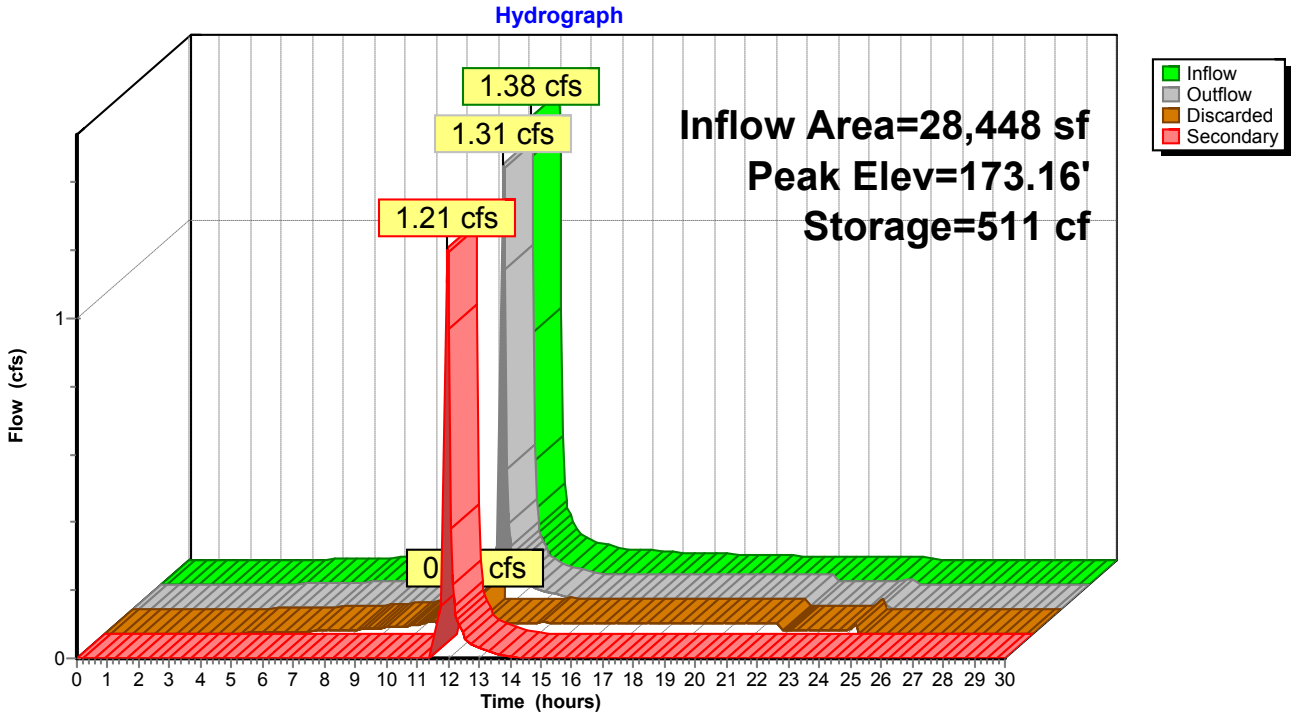
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
164.00	78	0	0
165.00	10	44	44
173.00	10	80	124

Device	Routing	Invert	Outlet Devices
#1	Discarded	164.00'	**22.000 in/hr Exfiltration over Surface area**
#2	Secondary	172.00'	**8.0" Round Culvert** L= 30.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 172.00' / 171.70' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 0.35 sf

Discarded OutFlow Max=0.10 cfs @ 11.99 hrs HW=173.13' (Free Discharge)
└**1=Exfiltration** (Exfiltration Controls 0.10 cfs)

Secondary OutFlow Max=1.18 cfs @ 11.99 hrs HW=173.12' (Free Discharge)
└**2=Culvert** (Inlet Controls 1.18 cfs @ 3.38 fps)

Pond DW-4: PROPOSED DRYWELL #4



Summary for Pond DW-5: PROPOSED DRYWELL #5

[85] Warning: Oscillations may require smaller dt or Finer Routing (severity=2)

Inflow Area = 11,493 sf, 65.66% Impervious, Inflow Depth = 1.80" for 1-YEAR event
Inflow = 0.79 cfs @ 11.97 hrs, Volume= 1,719 cf
Outflow = 0.51 cfs @ 12.05 hrs, Volume= 1,720 cf, Atten= 35%, Lag= 4.8 min
Discarded = 0.51 cfs @ 12.05 hrs, Volume= 1,720 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 172.32' @ 12.05 hrs Surf.Area= 1,005 sf Storage= 421 cf

Plug-Flow detention time= 44.1 min calculated for 1,717 cf (100% of inflow)
Center-of-Mass det. time= 44.3 min (846.5 - 802.2)

Volume	Invert	Avail.Storage	Storage Description
#1	168.00'	1,748 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)
#2	167.00'	34 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 84 cf Overall x 40.0% Voids
		1,781 cf	Total Available Storage

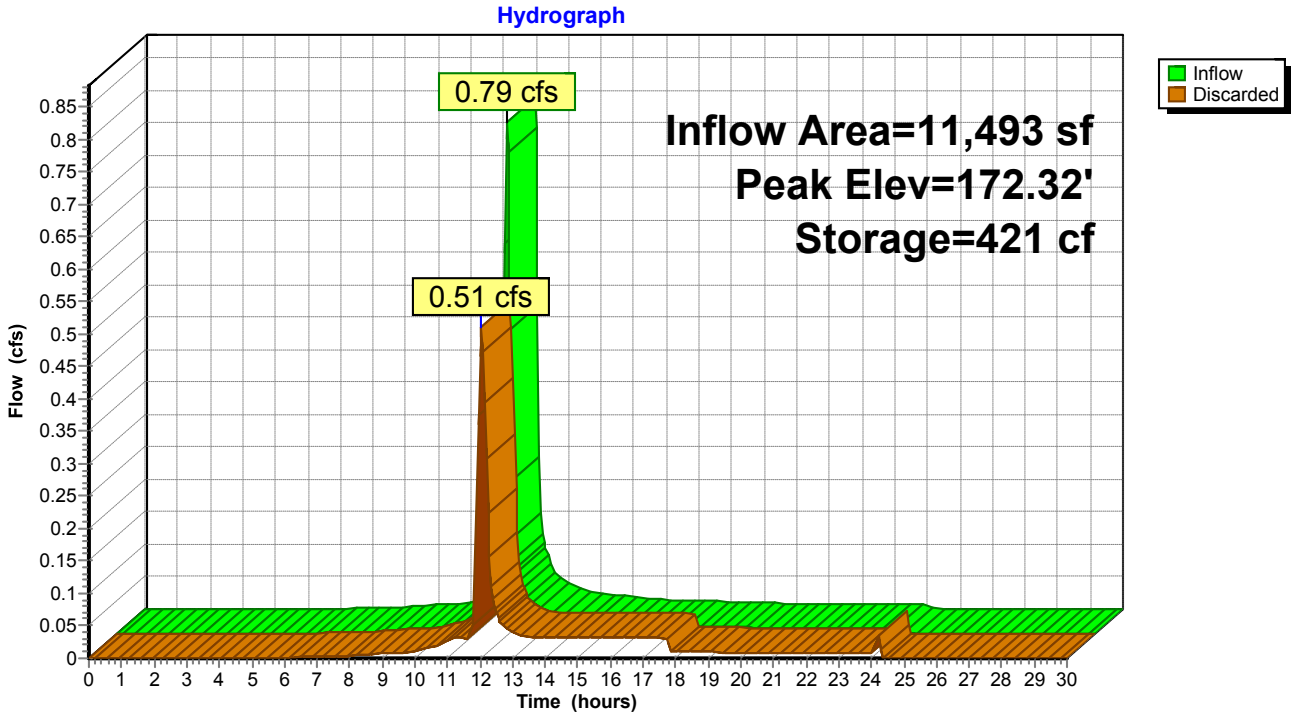
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
168.00	55	0	0
172.00	55	220	220
173.00	3,000	1,528	1,748

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
167.00	78	0	0
168.00	10	44	44
172.00	10	40	84

Device	Routing	Invert	Outlet Devices
#1	Discarded	167.00'	**22.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.51 cfs @ 12.05 hrs HW=172.32' (Free Discharge)
1=Exfiltration (Exfiltration Controls 0.51 cfs)

Pond DW-5: PROPOSED DRYWELL #5



Summary for Pond DW-6: PROPOSED DRYWELL #6

[85] Warning: Oscillations may require smaller dt or Finer Routing (severity=2)

Inflow Area = 1,844 sf,100.00% Impervious, Inflow Depth = 2.38" for 1-YEAR event
Inflow = 0.15 cfs @ 11.96 hrs, Volume= 366 cf
Outflow = 0.04 cfs @ 11.72 hrs, Volume= 366 cf, Atten= 75%, Lag= 0.0 min
Discarded = 0.04 cfs @ 11.72 hrs, Volume= 366 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 171.23' @ 12.13 hrs Surf.Area= 65 sf Storage= 90 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 13.1 min (770.2 - 757.1)

Volume	Invert	Avail.Storage	Storage Description
#1	170.00'	484 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)
#2	169.00'	34 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 84 cf Overall x 40.0% Voids
		517 cf	Total Available Storage

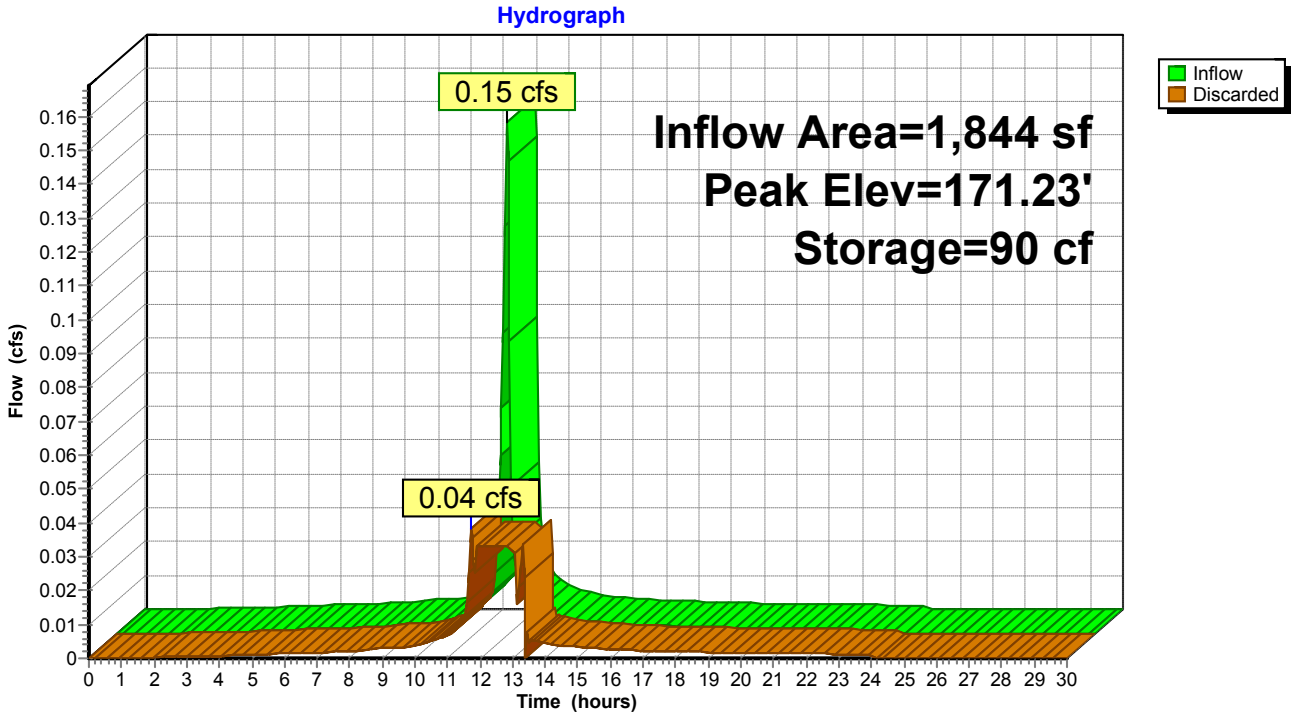
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
170.00	55	0	0
174.00	55	220	220
174.50	1,000	264	484

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
169.00	78	0	0
170.00	10	44	44
174.00	10	40	84

Device	Routing	Invert	Outlet Devices
#1	Discarded	169.00'	**22.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.04 cfs @ 11.72 hrs HW=169.08' (Free Discharge)
1=Exfiltration (Exfiltration Controls 0.04 cfs)

Pond DW-6: PROPOSED DRYWELL #6



Summary for Pond DW-7: PROPOSED DRYWELL #7

[85] Warning: Oscillations may require smaller dt or Finer Routing (severity=2)

Inflow Area = 1,755 sf,100.00% Impervious, Inflow Depth = 2.38" for 1-YEAR event
Inflow = 0.14 cfs @ 11.96 hrs, Volume= 348 cf
Outflow = 0.04 cfs @ 13.28 hrs, Volume= 348 cf, Atten= 71%, Lag= 79.1 min
Discarded = 0.04 cfs @ 13.28 hrs, Volume= 348 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 172.44' @ 12.13 hrs Surf.Area= 65 sf Storage= 82 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 12.1 min (769.2 - 757.1)

Volume	Invert	Avail.Storage	Storage Description
#1	171.50'	352 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)
#2	170.00'	42 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 106 cf Overall x 40.0% Voids
		394 cf	Total Available Storage

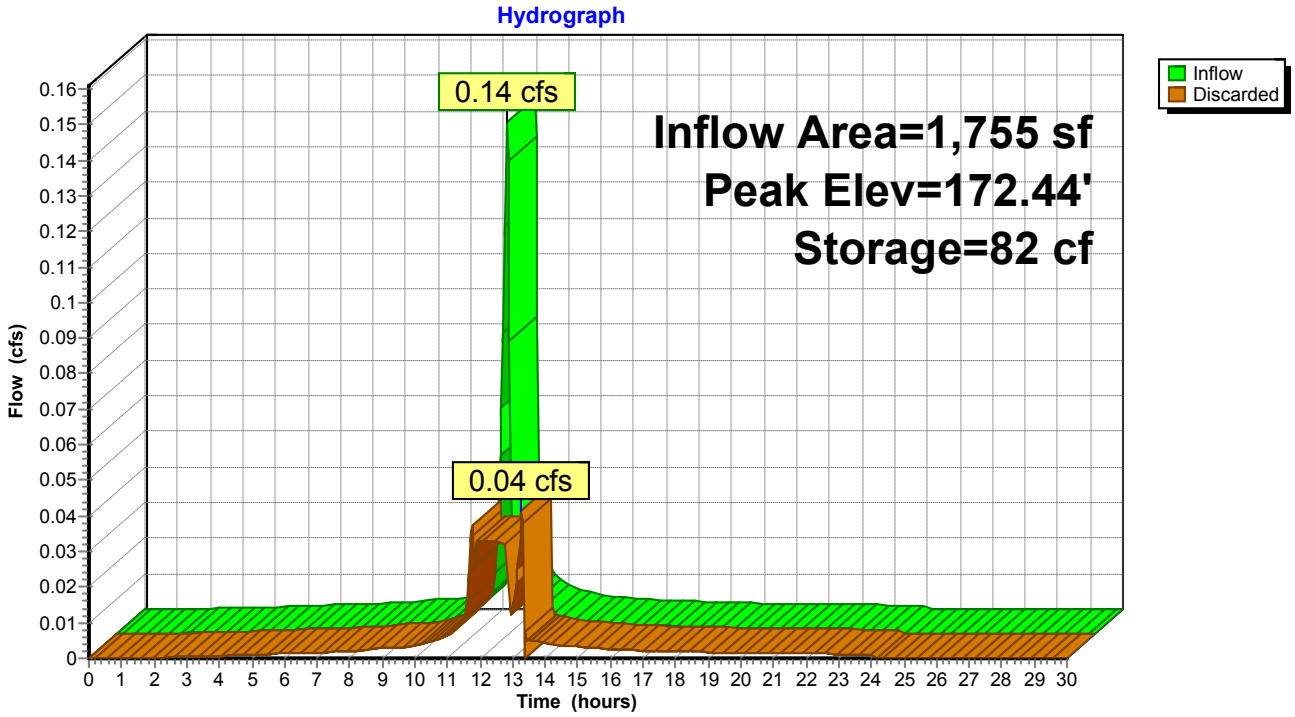
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
171.50	55	0	0
175.50	55	220	220
175.75	1,000	132	352

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
170.00	78	0	0
171.50	10	66	66
175.50	10	40	106

Device	Routing	Invert	Outlet Devices
#1	Discarded	170.00'	**22.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.04 cfs @ 13.28 hrs HW=170.15' (Free Discharge)
1=Exfiltration (Exfiltration Controls 0.04 cfs)

Pond DW-7: PROPOSED DRYWELL #7



Summary for Pond DW-8: PROPOSED DRYWELL #8

[85] Warning: Oscillations may require smaller dt or Finer Routing (severity=2)

Inflow Area = 1,734 sf,100.00% Impervious, Inflow Depth = 2.38" for 1-YEAR event
Inflow = 0.14 cfs @ 11.96 hrs, Volume= 344 cf
Outflow = 0.04 cfs @ 11.73 hrs, Volume= 344 cf, Atten= 74%, Lag= 0.0 min
Discarded = 0.04 cfs @ 11.73 hrs, Volume= 344 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 170.14' @ 12.12 hrs Surf.Area= 65 sf Storage= 85 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 12.2 min (769.3 - 757.1)

Volume	Invert	Avail.Storage	Storage Description
#1	169.00'	484 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)
#2	168.00'	34 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 84 cf Overall x 40.0% Voids
		517 cf	Total Available Storage

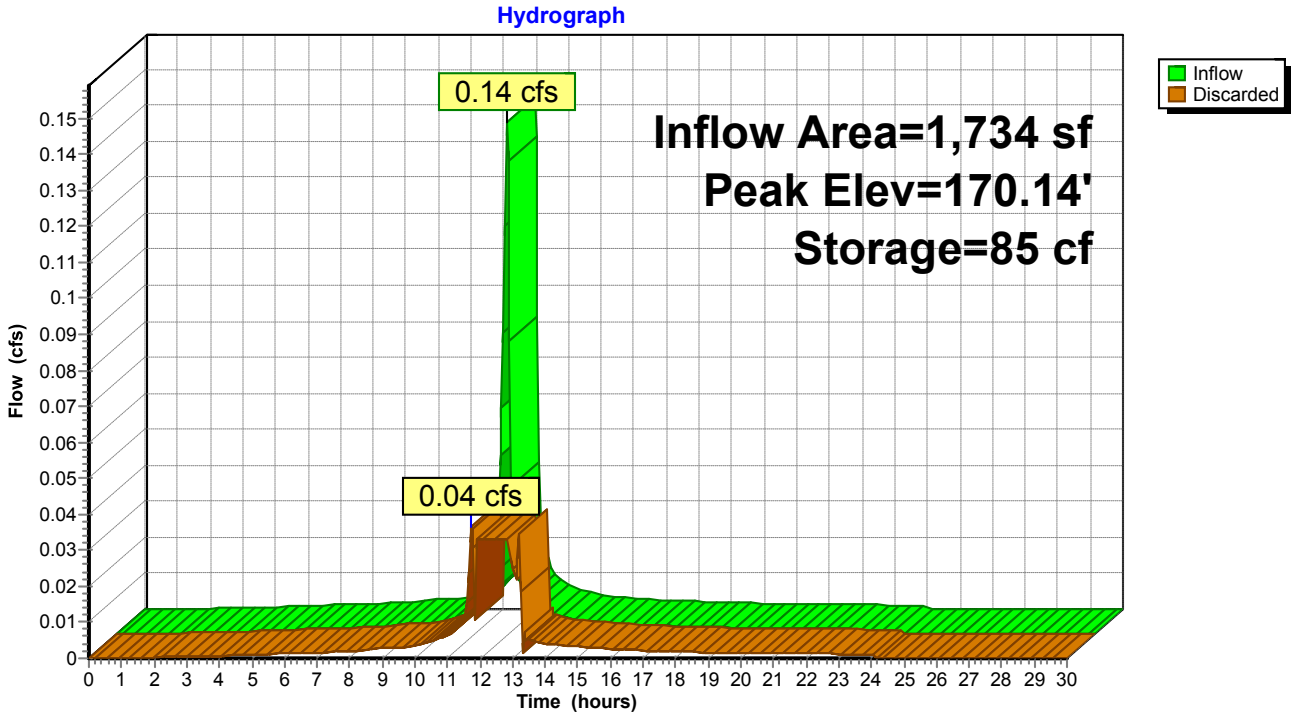
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
169.00	55	0	0
173.00	55	220	220
173.50	1,000	264	484

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
168.00	78	0	0
169.00	10	44	44
173.00	10	40	84

Device	Routing	Invert	Outlet Devices
#1	Discarded	168.00'	**22.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.04 cfs @ 11.73 hrs HW=168.09' (Free Discharge)
1=Exfiltration (Exfiltration Controls 0.04 cfs)

Pond DW-8: PROPOSED DRYWELL #8



Summary for Pond YD-1: PROPOSED DRAIN #1

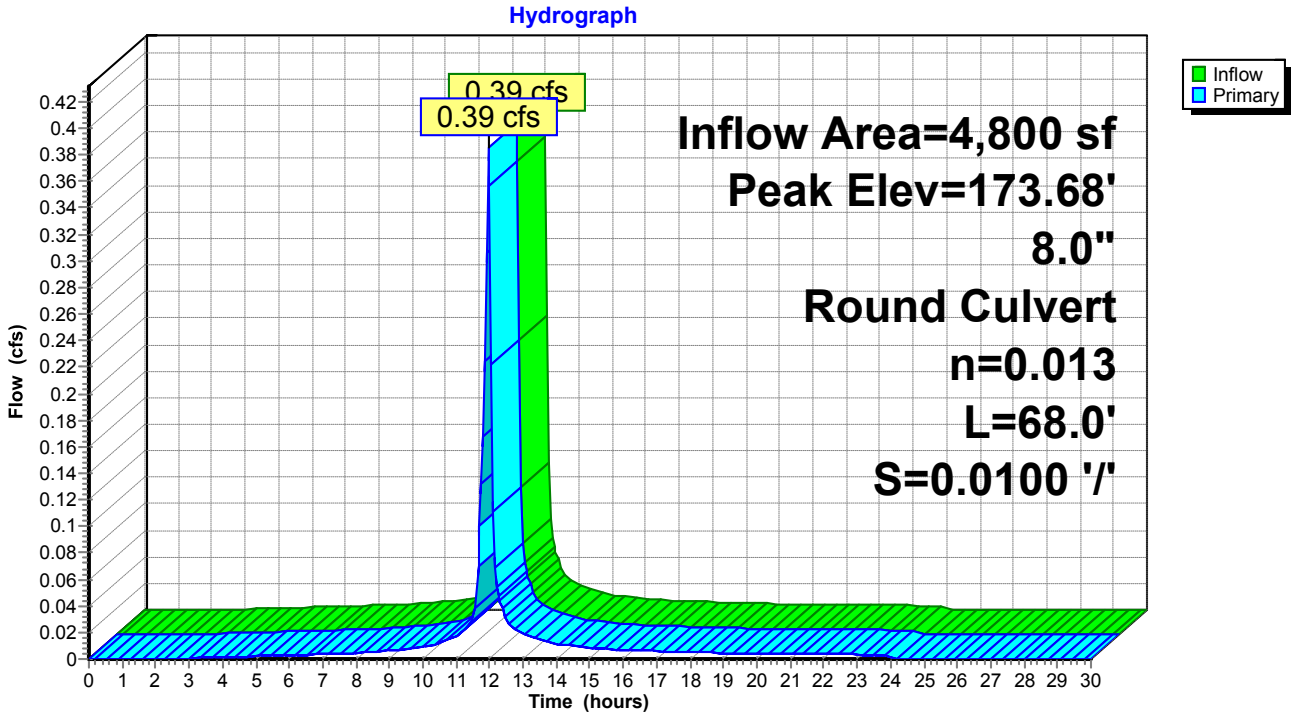
Inflow Area = 4,800 sf, 94.90% Impervious, Inflow Depth = 2.27" for 1-YEAR event
Inflow = 0.39 cfs @ 11.96 hrs, Volume= 909 cf
Outflow = 0.39 cfs @ 11.96 hrs, Volume= 909 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.39 cfs @ 11.96 hrs, Volume= 909 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 173.68' @ 11.96 hrs
Flood Elev= 175.44'

Device	Routing	Invert	Outlet Devices
#1	Primary	173.27'	**8.0" Round Culvert** L= 68.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 173.27' / 172.59' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 0.35 sf

Primary OutFlow Max=0.38 cfs @ 11.96 hrs HW=173.67' (Free Discharge)
1=Culvert (Inlet Controls 0.38 cfs @ 1.71 fps)

Pond YD-1: PROPOSED DRAIN #1



Summary for Pond YD-2: PROPOSED DRAIN #2

[79] Warning: Submerged Pond YD-1 Primary device # 1 INLET by 0.10'

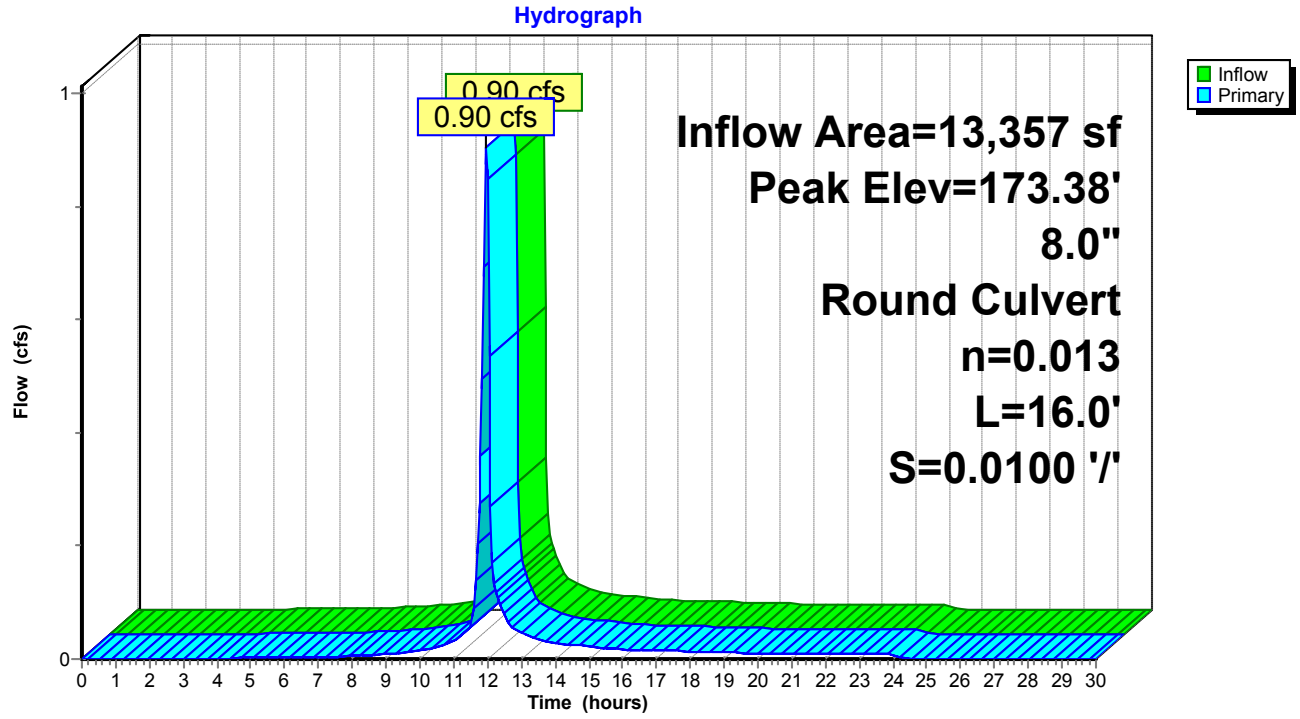
Inflow Area = 13,357 sf, 67.23% Impervious, Inflow Depth = 1.81" for 1-YEAR event
Inflow = 0.90 cfs @ 11.97 hrs, Volume= 2,015 cf
Outflow = 0.90 cfs @ 11.97 hrs, Volume= 2,015 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.90 cfs @ 11.97 hrs, Volume= 2,015 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 173.38' @ 11.97 hrs
Flood Elev= 173.78'

Device	Routing	Invert	Outlet Devices
#1	Primary	172.59'	**8.0" Round Culvert** L= 16.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 172.59' / 172.43' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 0.35 sf

Primary OutFlow Max=0.88 cfs @ 11.97 hrs HW=173.36' (Free Discharge)
└**1=Culvert** (Inlet Controls 0.88 cfs @ 2.51 fps)

Pond YD-2: PROPOSED DRAIN #2



Summary for Pond YD-3: PROPOSED DRAIN #3

[58] Hint: Peaked 0.30' above defined flood level

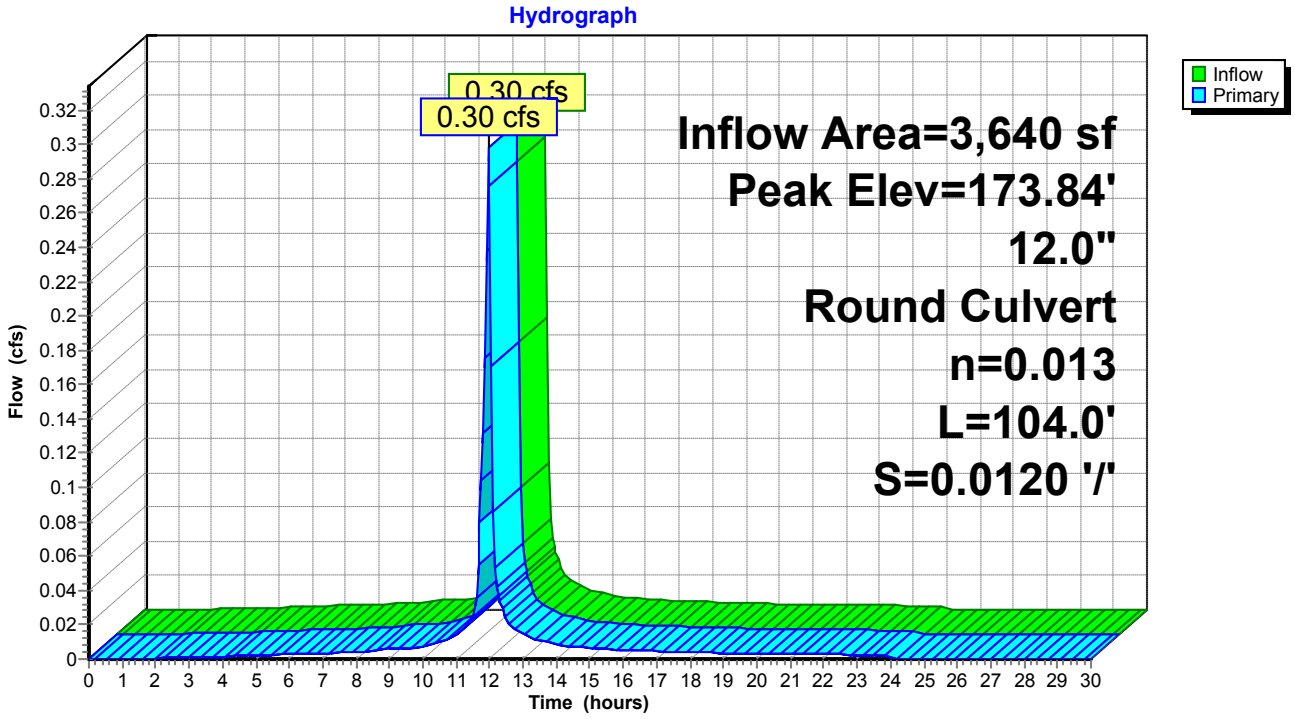
Inflow Area = 3,640 sf,100.00% Impervious, Inflow Depth = 2.38" for 1-YEAR event
Inflow = 0.30 cfs @ 11.96 hrs, Volume= 722 cf
Outflow = 0.30 cfs @ 11.96 hrs, Volume= 722 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.30 cfs @ 11.96 hrs, Volume= 722 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 173.84' @ 11.96 hrs
Flood Elev= 173.54'

Device	Routing	Invert	Outlet Devices
#1	Primary	173.54'	**12.0" Round Culvert** L= 104.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 173.54' / 172.29' S= 0.0120 '/' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf

Primary OutFlow Max=0.29 cfs @ 11.96 hrs HW=173.84' (Free Discharge)
1=Culvert (Inlet Controls 0.29 cfs @ 1.47 fps)

Pond YD-3: PROPOSED DRAIN #3



Summary for Pond YD-4: PROPOSED DRAIN #4

[79] Warning: Submerged Pond YD-3 Primary device # 1 OUTLET by 1.01'

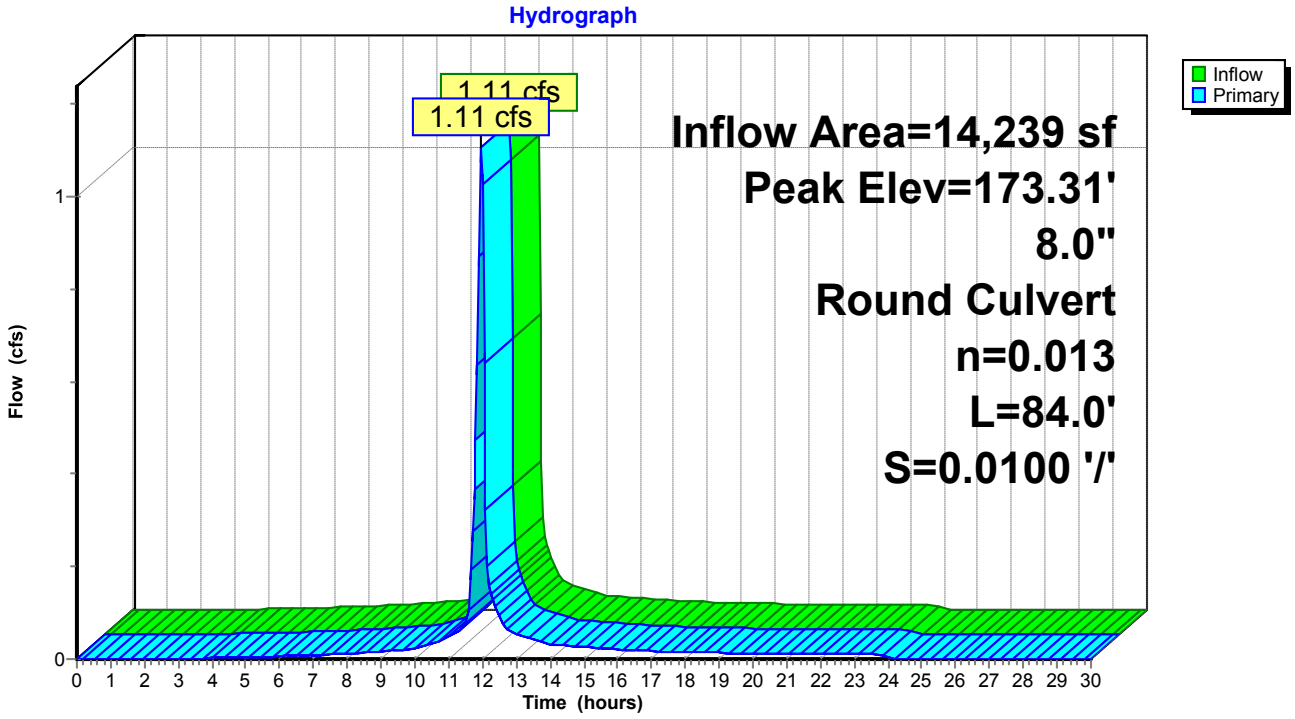
Inflow Area = 14,239 sf, 86.05% Impervious, Inflow Depth = 2.15" for 1-YEAR event
Inflow = 1.11 cfs @ 11.96 hrs, Volume= 2,550 cf
Outflow = 1.11 cfs @ 11.96 hrs, Volume= 2,550 cf, Atten= 0%, Lag= 0.0 min
Primary = 1.11 cfs @ 11.96 hrs, Volume= 2,550 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 173.31' @ 11.96 hrs
Flood Elev= 174.46'

Device	Routing	Invert	Outlet Devices
#1	Primary	172.29'	**8.0" Round Culvert** L= 84.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 172.29' / 171.45' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 0.35 sf

Primary OutFlow Max=1.08 cfs @ 11.96 hrs HW=173.28' (Free Discharge)
└**1=Culvert** (Inlet Controls 1.08 cfs @ 3.08 fps)

Pond YD-4: PROPOSED DRAIN #4



Time span=0.00-30.00 hrs, dt=0.05 hrs, 601 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment DA-1: DA-1 Runoff Area=21,412 sf 86.22% Impervious Runoff Depth=2.71"
Tc=6.0 min CN=96 Runoff=2.07 cfs 4,835 cf

Subcatchment DA-10: DA-10 Runoff Area=4,800 sf 94.90% Impervious Runoff Depth=2.82"
Tc=6.0 min CN=97 Runoff=0.47 cfs 1,127 cf

Subcatchment DA-11: DA-11 Runoff Area=8,557 sf 51.71% Impervious Runoff Depth=2.05"
Tc=6.0 min CN=89 Runoff=0.68 cfs 1,458 cf

Subcatchment DA-12: DRAINAGE AREA 12 Runoff Area=8,367 sf 100.00% Impervious Runoff Depth=2.93"
Tc=6.0 min CN=98 Runoff=0.83 cfs 2,041 cf

Subcatchment DA-13: DA-13 Runoff Area=2,574 sf 79.56% Impervious Runoff Depth=2.51"
Tc=6.0 min CN=94 Runoff=0.24 cfs 537 cf

Subcatchment DA-14: DRAINAGE AREA 14 Runoff Area=6,736 sf 69.73% Impervious Runoff Depth=2.41"
Tc=6.0 min CN=93 Runoff=0.60 cfs 1,351 cf

Subcatchment DA-15: DA-15 Runoff Area=1,734 sf 100.00% Impervious Runoff Depth=2.93"
Tc=6.0 min CN=98 Runoff=0.17 cfs 423 cf

Subcatchment DA-16: DA-16 Runoff Area=1,844 sf 100.00% Impervious Runoff Depth=2.93"
Tc=6.0 min CN=98 Runoff=0.18 cfs 450 cf

Subcatchment DA-17: DA-17 Runoff Area=1,755 sf 100.00% Impervious Runoff Depth=2.93"
Tc=6.0 min CN=98 Runoff=0.17 cfs 428 cf

Subcatchment DA-18: DRAINAGE AREA 18 Runoff Area=3,482 sf 85.96% Impervious Runoff Depth=2.61"
Tc=6.0 min CN=95 Runoff=0.33 cfs 756 cf

Subcatchment DA-2: DA-2 Runoff Area=7,036 sf 83.26% Impervious Runoff Depth=2.61"
Tc=6.0 min CN=95 Runoff=0.66 cfs 1,528 cf

Subcatchment DA-3: DRAINAGE AREA 3 Runoff Area=5,334 sf 65.88% Impervious Runoff Depth=2.31"
Tc=6.0 min CN=92 Runoff=0.46 cfs 1,028 cf

Subcatchment DA-4: DRAINAGE AREA 4 Runoff Area=4,099 sf 74.82% Impervious Runoff Depth=2.41"
Tc=6.0 min CN=93 Runoff=0.37 cfs 822 cf

Subcatchment DA-5: DRAINAGE AREA 5 Runoff Area=32,655 sf 61.00% Impervious Runoff Depth=2.22"
Flow Length=235' Tc=13.1 min CN=91 Runoff=2.23 cfs 6,043 cf

Subcatchment DA-6: DA-6 Runoff Area=11,493 sf 65.66% Impervious Runoff Depth=2.31"
Tc=6.0 min CN=92 Runoff=1.00 cfs 2,215 cf

Subcatchment DA-7: DA-7 Runoff Area=3,640 sf 100.00% Impervious Runoff Depth=2.93"
Tc=6.0 min CN=98 Runoff=0.36 cfs 888 cf

Subcatchment DA-8: DA-8 Runoff Area=10,599 sf 81.26% Impervious Runoff Depth=2.61"
Tc=6.0 min CN=95 Runoff=1.00 cfs 2,302 cf

Subcatchment DA-9: DRAINAGE AREA 9 Runoff Area=3,471 sf 65.57% Impervious Runoff Depth=2.31"
Tc=6.0 min CN=92 Runoff=0.30 cfs 669 cf

Reach DP-2: STREET Inflow=0.83 cfs 2,041 cf
Outflow=0.83 cfs 2,041 cf

Pond 2P: EXISTING DRYWELL Peak Elev=172.78' Storage=370 cf Inflow=1.80 cfs 2,678 cf
Discarded=0.57 cfs 1,791 cf Primary=1.20 cfs 887 cf Outflow=1.77 cfs 2,678 cf

Pond 3P: PROPOSED CB #3 Peak Elev=171.06' Inflow=0.33 cfs 756 cf
12.0" Round Culvert n=0.013 L=29.0' S=0.0100 '/' Outflow=0.33 cfs 756 cf

Pond 5P: EXISTING DRYWELL Peak Elev=173.34' Storage=469 cf Inflow=0.96 cfs 2,687 cf
Outflow=0.72 cfs 2,687 cf

Pond 8P: EXISTING YARD DRAIN Peak Elev=188.56' Inflow=0.37 cfs 822 cf
4.0" Round Culvert n=0.030 L=87.0' S=0.0100 '/' Outflow=0.37 cfs 822 cf

Pond 12P: EXISTING CB Peak Elev=169.87' Inflow=2.44 cfs 6,799 cf
12.0" Round Culvert n=0.013 L=142.0' S=0.0120 '/' Outflow=2.44 cfs 6,799 cf

Pond 14P: EXISTING CB Peak Elev=167.99' Inflow=0.60 cfs 1,351 cf
18.0" Round Culvert n=0.013 L=26.0' S=0.0346 '/' Outflow=0.60 cfs 1,351 cf

Pond CB-1: PROPOSED CATCH BASIN #1 Peak Elev=171.97' Inflow=0.66 cfs 1,528 cf
12.0" Round Culvert n=0.013 L=33.0' S=0.0100 '/' Outflow=0.66 cfs 1,528 cf

Pond CB-2: PR CB #2 Peak Elev=171.11' Inflow=2.73 cfs 6,363 cf
Primary=1.77 cfs 3,676 cf Secondary=0.96 cfs 2,687 cf Outflow=2.73 cfs 6,363 cf

Pond DP-1: Existing Catch Basin Peak Elev=167.94' Inflow=4.68 cfs 10,397 cf
18.0" Round Culvert n=0.013 L=191.0' S=0.0089 '/' Outflow=4.68 cfs 10,397 cf

Pond DW-1: PROPOSED DRYWELL #1 Peak Elev=167.56' Storage=210 cf Inflow=0.30 cfs 669 cf
Outflow=0.05 cfs 669 cf

Pond DW-2: PROPOSED DRYWELL #2 Peak Elev=175.65' Storage=545 cf Inflow=1.15 cfs 2,585 cf
Outflow=1.01 cfs 2,585 cf

Pond DW-3: PROPOSED DRYWELL #3 Peak Elev=174.69' Storage=605 cf Inflow=1.36 cfs 3,190 cf
Outflow=1.18 cfs 3,190 cf

Pond DW-4: PROPOSED DRYWELL #4 Peak Elev=173.36' Storage=571 cf Inflow=1.77 cfs 3,676 cf
Discarded=0.21 cfs 2,027 cf Secondary=1.34 cfs 1,650 cf Outflow=1.55 cfs 3,676 cf

Pond DW-5: PROPOSED DRYWELL #5 Peak Elev=172.41' Storage=518 cf Inflow=1.00 cfs 2,215 cf
Outflow=0.64 cfs 2,216 cf

Pond DW-6: PROPOSED DRYWELL #6 Peak Elev=171.82' Storage=125 cf Inflow=0.18 cfs 450 cf
Outflow=0.04 cfs 450 cf

Pond DW-7: PROPOSED DRYWELL #7 Peak Elev=173.02' Storage=116 cf Inflow=0.17 cfs 428 cf
Outflow=0.04 cfs 428 cf

Pond DW-8: PROPOSED DRYWELL #8 Peak Elev=170.60' Storage=112 cf Inflow=0.17 cfs 423 cf
Outflow=0.04 cfs 423 cf

Pond YD-1: PROPOSED DRAIN #1 Peak Elev=173.73' Inflow=0.47 cfs 1,127 cf
8.0" Round Culvert n=0.013 L=68.0' S=0.0100 '/' Outflow=0.47 cfs 1,127 cf

Pond YD-2: PROPOSED DRAIN #2 Peak Elev=173.67' Inflow=1.15 cfs 2,585 cf
8.0" Round Culvert n=0.013 L=16.0' S=0.0100 '/' Outflow=1.15 cfs 2,585 cf

Pond YD-3: PROPOSED DRAIN #3 Peak Elev=173.88' Inflow=0.36 cfs 888 cf
12.0" Round Culvert n=0.013 L=104.0' S=0.0120 '/' Outflow=0.36 cfs 888 cf

Pond YD-4: PROPOSED DRAIN #4 Peak Elev=173.68' Inflow=1.36 cfs 3,190 cf
8.0" Round Culvert n=0.013 L=84.0' S=0.0100 '/' Outflow=1.36 cfs 3,190 cf

Total Runoff Area = 139,588 sf Runoff Volume = 28,902 cf Average Runoff Depth = 2.48"
24.56% Pervious = 34,277 sf 75.44% Impervious = 105,311 sf

Summary for Subcatchment DA-1: DA-1

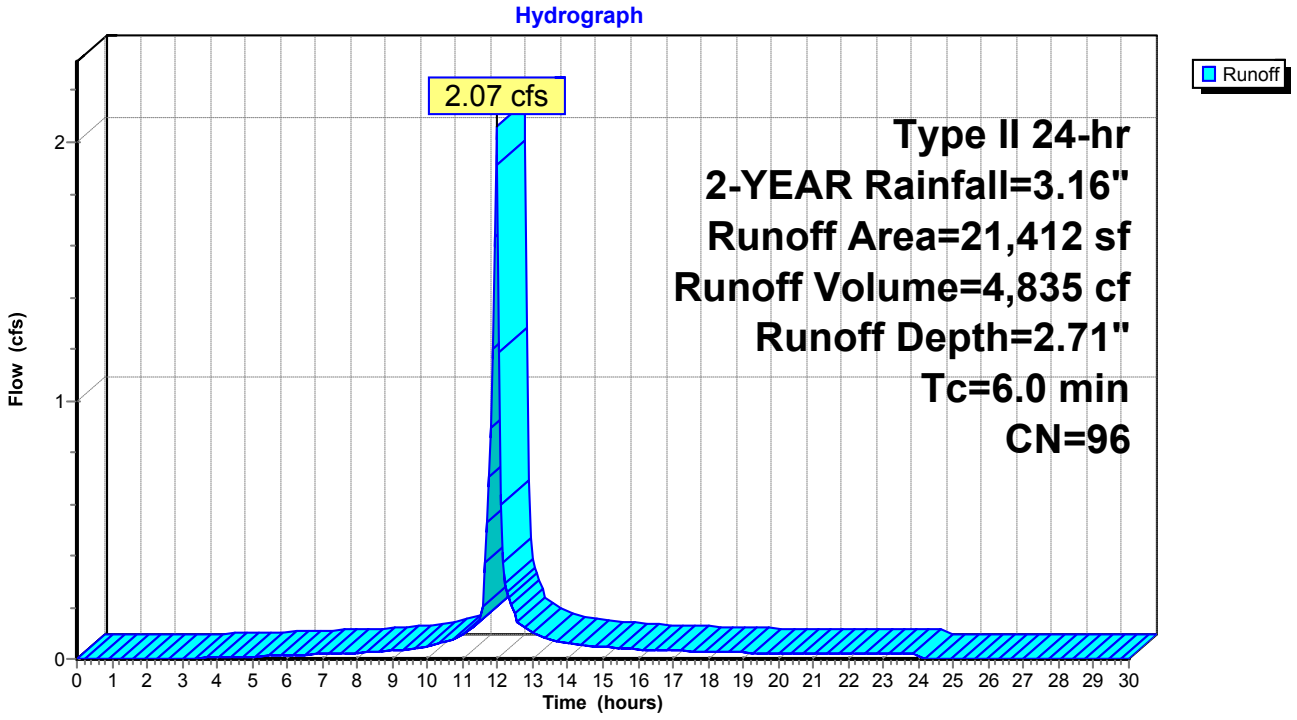
Runoff = 2.07 cfs @ 11.96 hrs, Volume= 4,835 cf, Depth= 2.71"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-YEAR Rainfall=3.16"

Area (sf)	CN	Description
2,951	80	>75% Grass cover, Good, HSG D
17,281	98	Roofs, HSG D
1,180	98	Paved parking, HSG D
21,412	96	Weighted Average
2,951		13.78% Pervious Area
18,461		86.22% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-1: DA-1



Summary for Subcatchment DA-10: DA-10

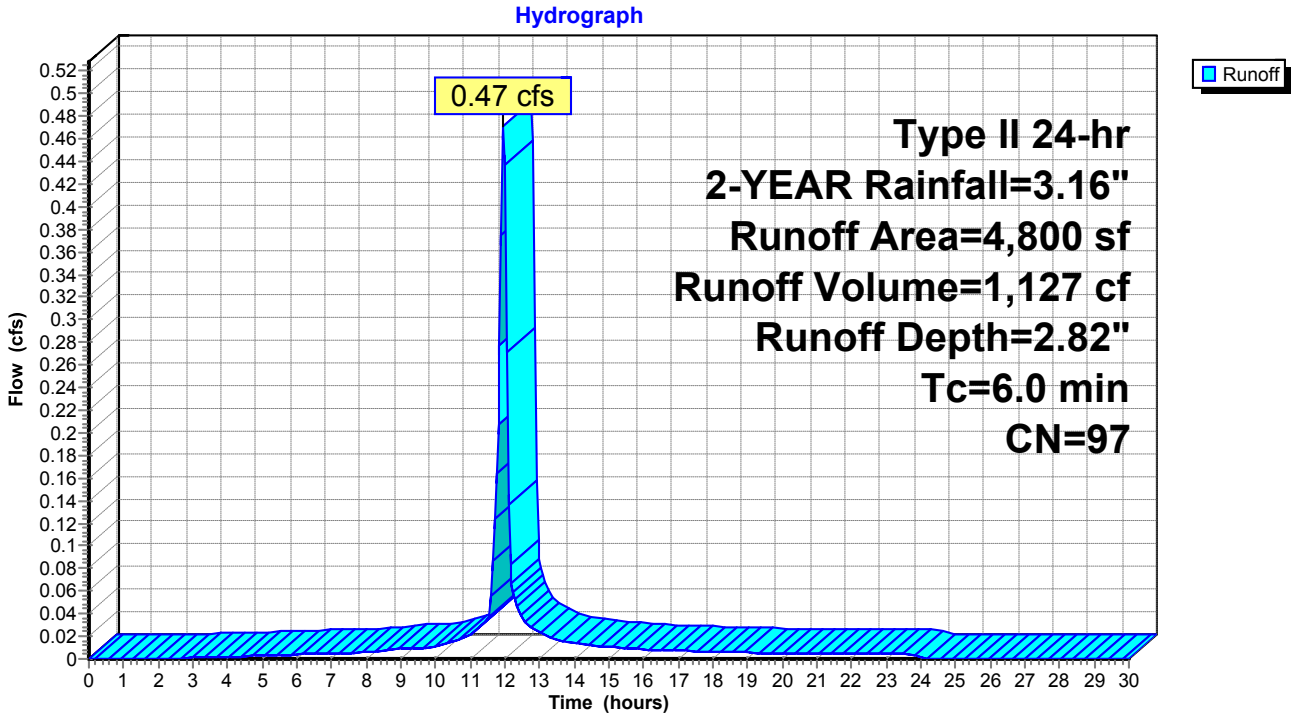
Runoff = 0.47 cfs @ 11.96 hrs, Volume= 1,127 cf, Depth= 2.82"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-YEAR Rainfall=3.16"

Area (sf)	CN	Description
245	80	>75% Grass cover, Good, HSG D
2,933	98	Roofs, HSG D
1,622	98	Paved parking, HSG D
4,800	97	Weighted Average
245		5.10% Pervious Area
4,555		94.90% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-10: DA-10



Summary for Subcatchment DA-11: DA-11

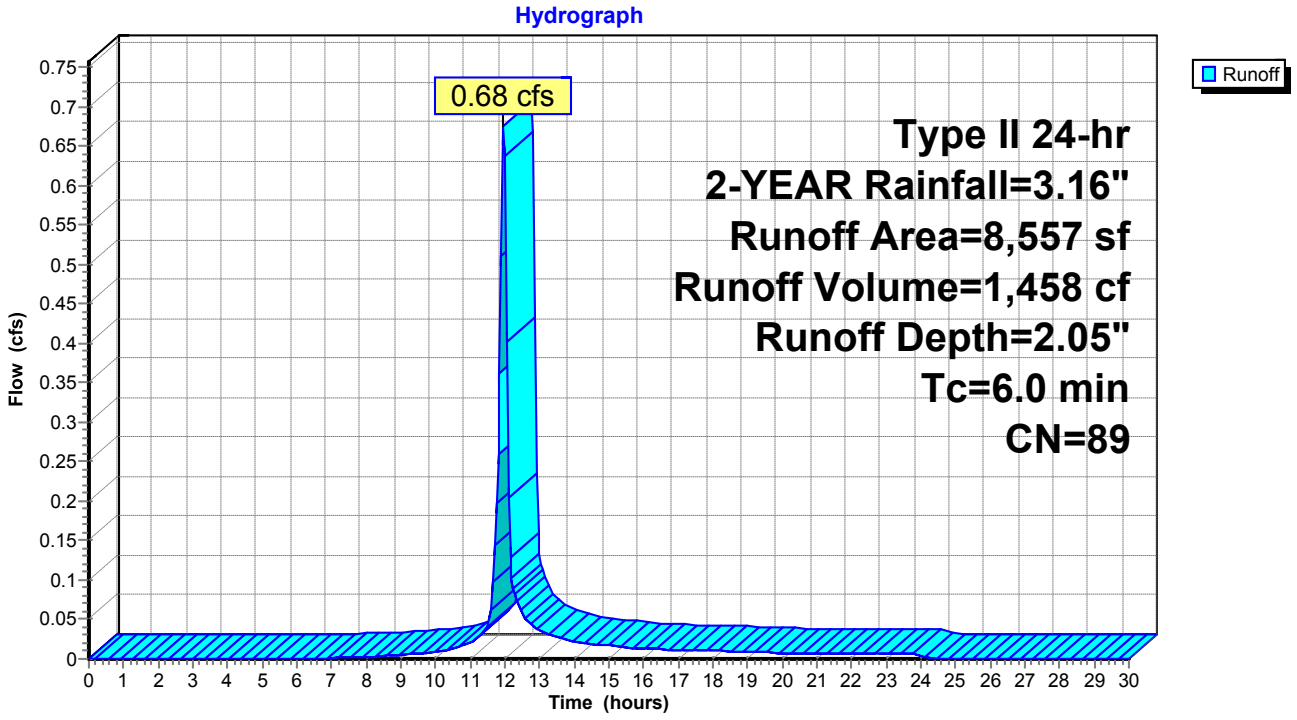
Runoff = 0.68 cfs @ 11.97 hrs, Volume= 1,458 cf, Depth= 2.05"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-YEAR Rainfall=3.16"

Area (sf)	CN	Description
4,132	80	>75% Grass cover, Good, HSG D
3,489	98	Roofs, HSG D
936	98	Paved parking, HSG D
8,557	89	Weighted Average
4,132		48.29% Pervious Area
4,425		51.71% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-11: DA-11



Summary for Subcatchment DA-12: DRAINAGE AREA 12

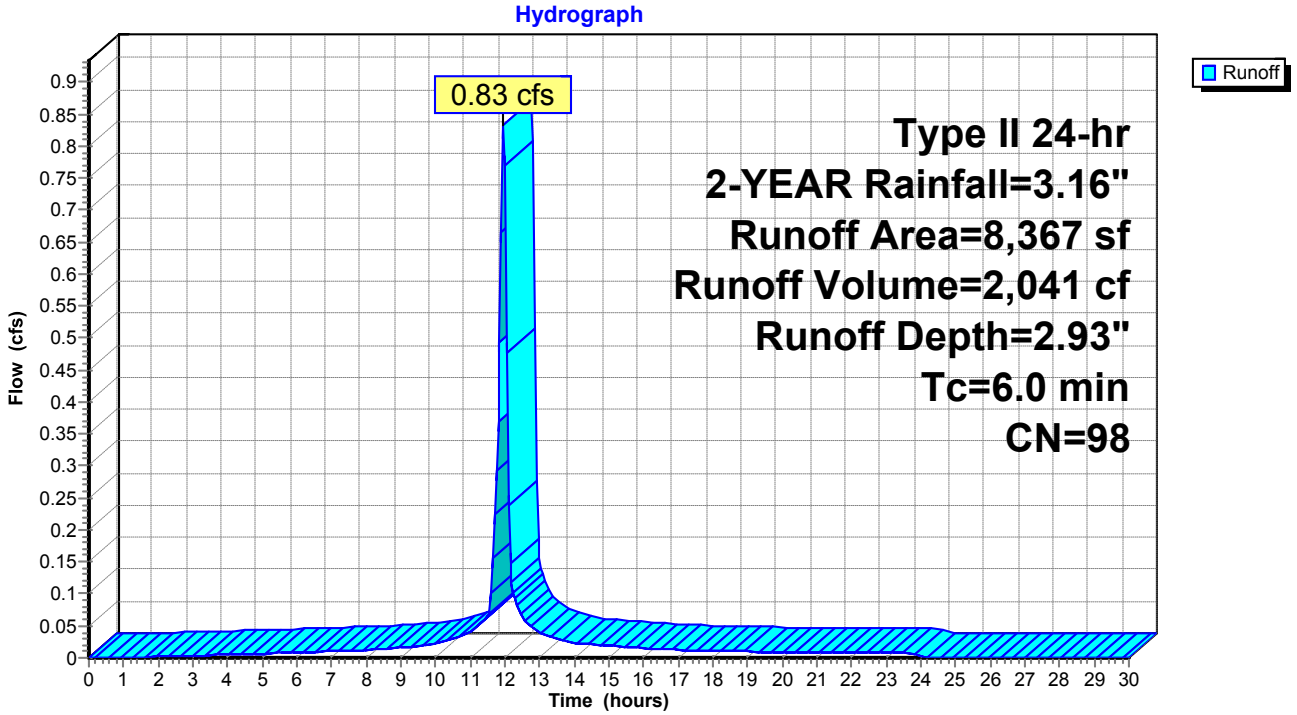
Runoff = 0.83 cfs @ 11.96 hrs, Volume= 2,041 cf, Depth= 2.93"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-YEAR Rainfall=3.16"

Area (sf)	CN	Description
8,367	98	Roofs, HSG D
8,367		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-12: DRAINAGE AREA 12



Summary for Subcatchment DA-13: DA-13

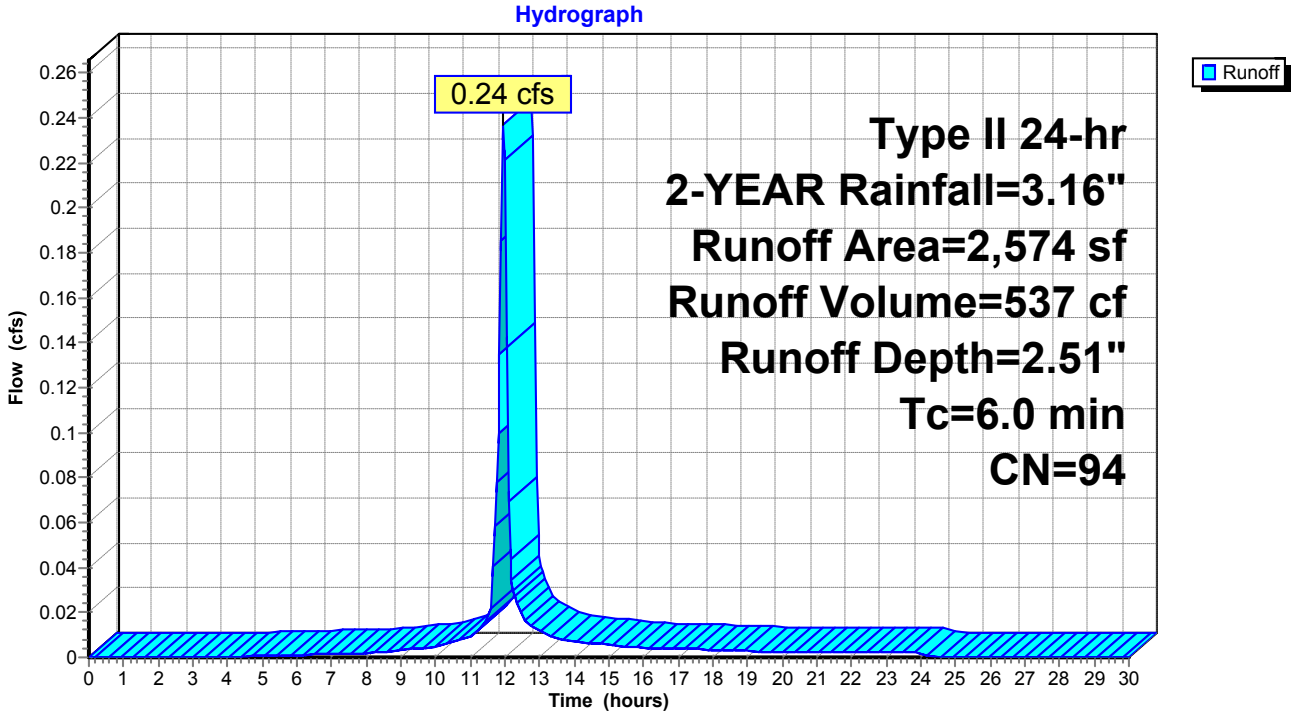
Runoff = 0.24 cfs @ 11.96 hrs, Volume= 537 cf, Depth= 2.51"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-YEAR Rainfall=3.16"

Area (sf)	CN	Description
526	80	>75% Grass cover, Good, HSG D
2,048	98	Paved parking, HSG D
2,574	94	Weighted Average
526		20.44% Pervious Area
2,048		79.56% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-13: DA-13



Summary for Subcatchment DA-14: DRAINAGE AREA 14

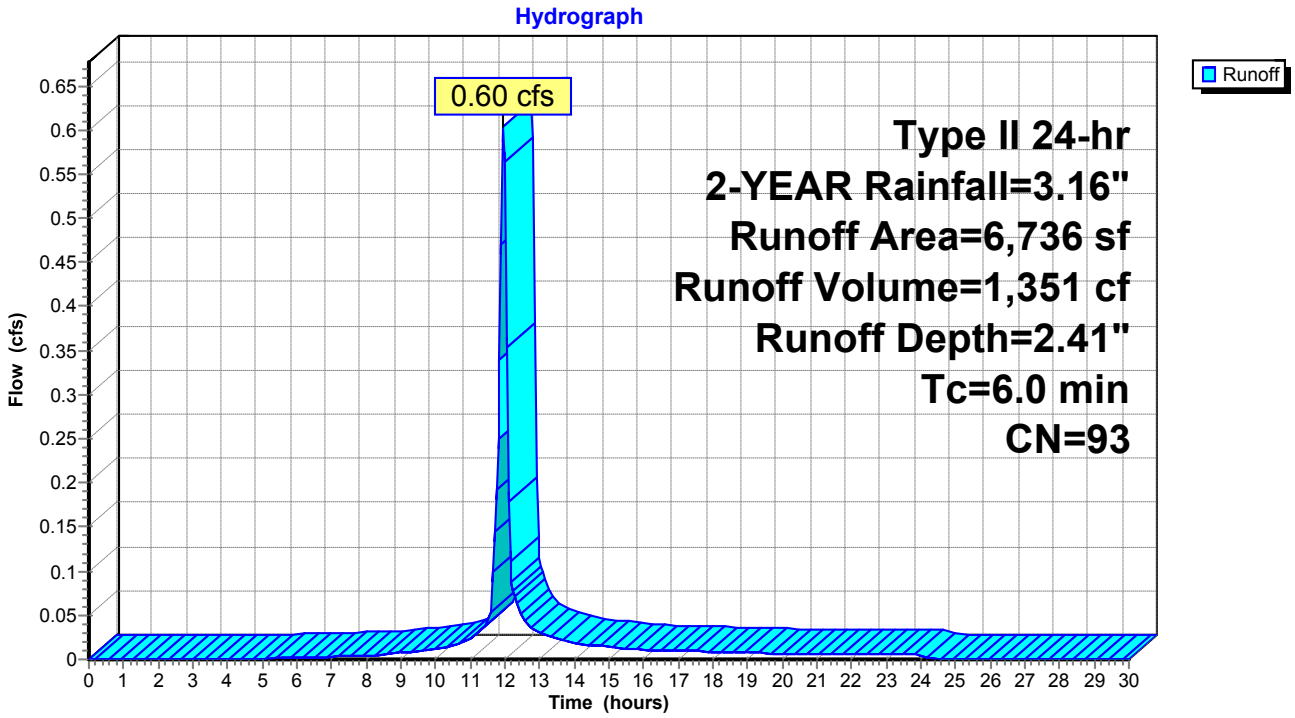
Runoff = 0.60 cfs @ 11.96 hrs, Volume= 1,351 cf, Depth= 2.41"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-YEAR Rainfall=3.16"

Area (sf)	CN	Description
2,039	80	>75% Grass cover, Good, HSG D
4,697	98	Paved parking, HSG D
6,736	93	Weighted Average
2,039		30.27% Pervious Area
4,697		69.73% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-14: DRAINAGE AREA 14



Summary for Subcatchment DA-15: DA-15

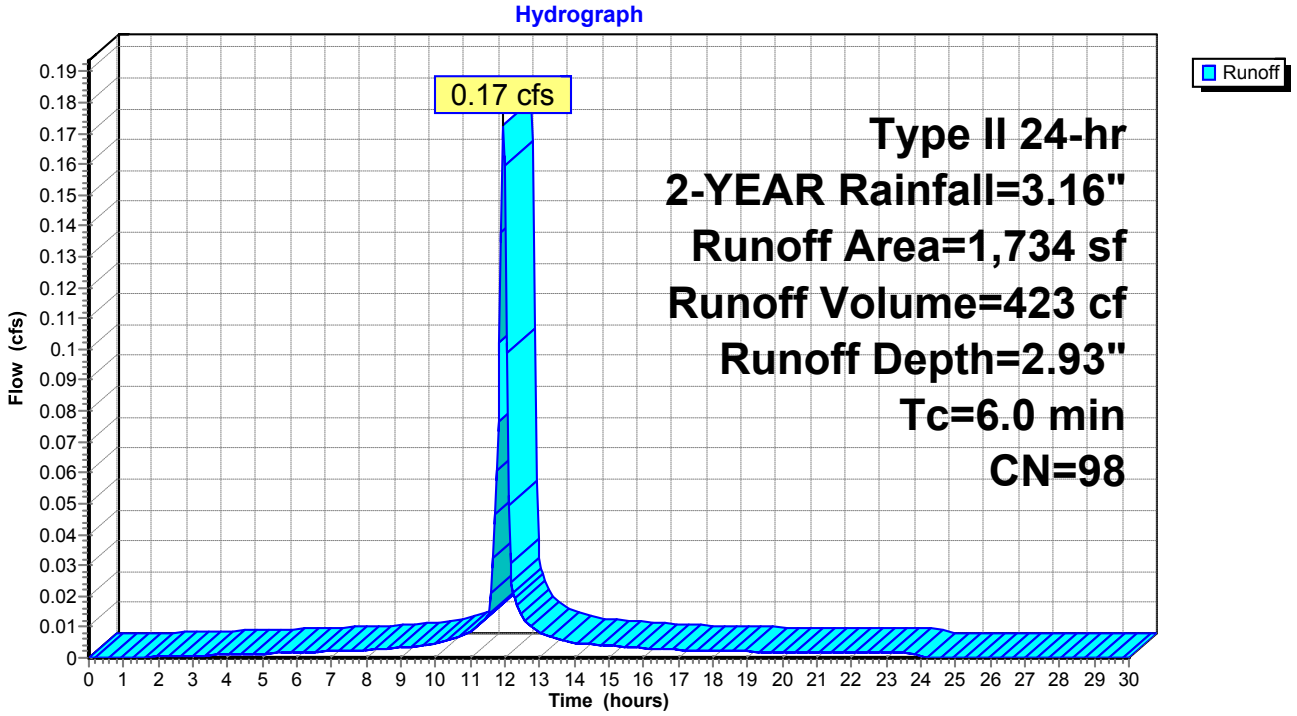
Runoff = 0.17 cfs @ 11.96 hrs, Volume= 423 cf, Depth= 2.93"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-YEAR Rainfall=3.16"

Area (sf)	CN	Description
1,734	98	Roofs, HSG D
1,734		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-15: DA-15



Summary for Subcatchment DA-16: DA-16

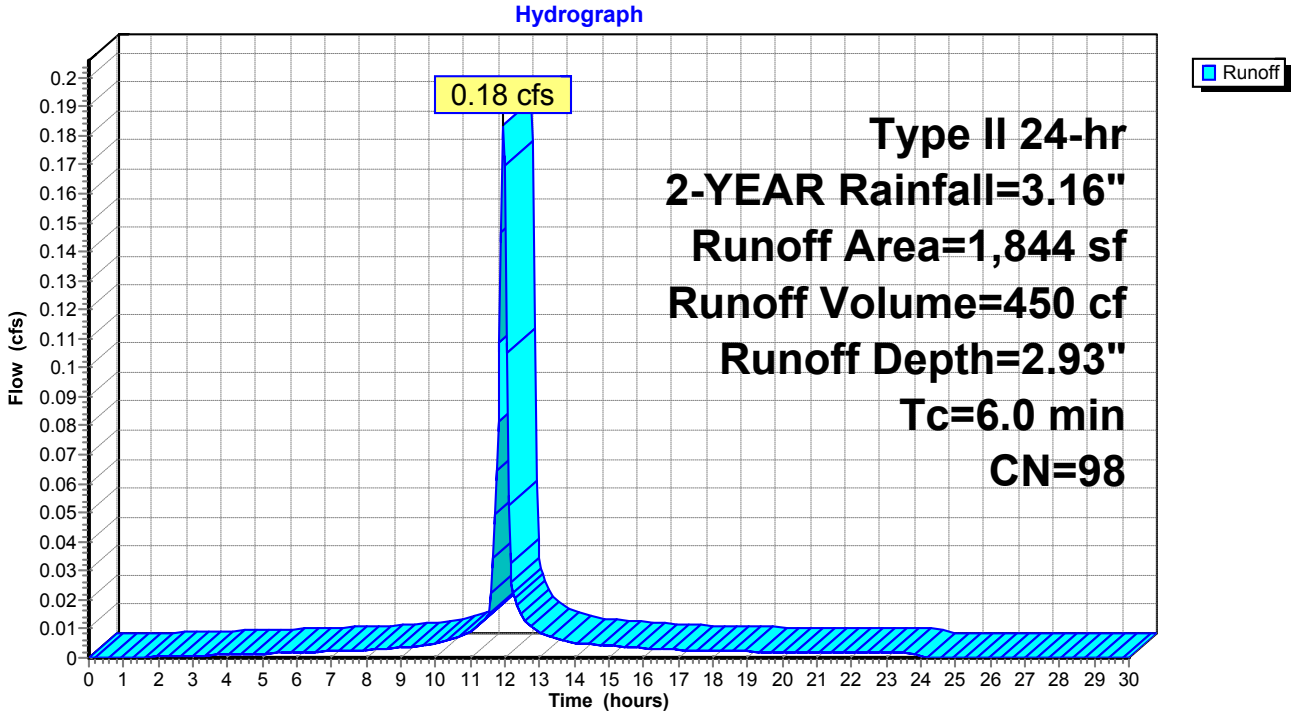
Runoff = 0.18 cfs @ 11.96 hrs, Volume= 450 cf, Depth= 2.93"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-YEAR Rainfall=3.16"

Area (sf)	CN	Description
1,844	98	Roofs, HSG D
1,844		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-16: DA-16



Summary for Subcatchment DA-17: DA-17

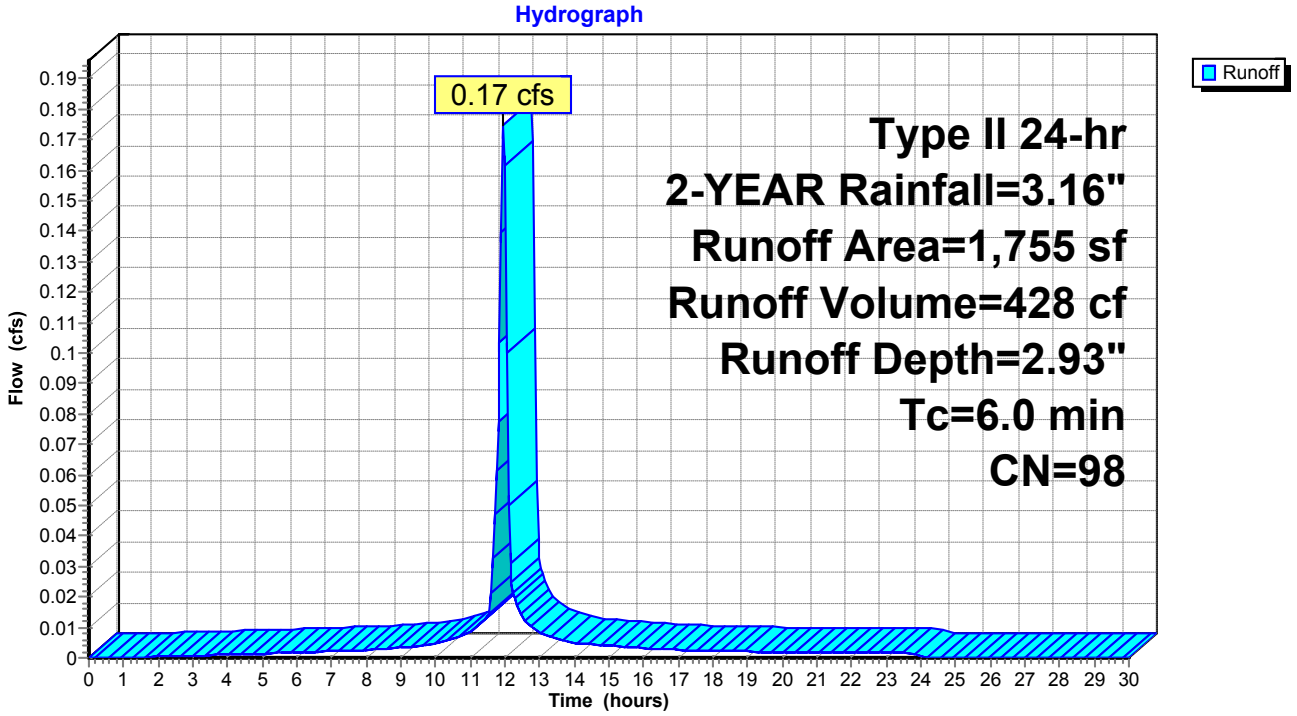
Runoff = 0.17 cfs @ 11.96 hrs, Volume= 428 cf, Depth= 2.93"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-YEAR Rainfall=3.16"

Area (sf)	CN	Description
1,755	98	Roofs, HSG D
1,755		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-17: DA-17



Summary for Subcatchment DA-18: DRAINAGE AREA 18

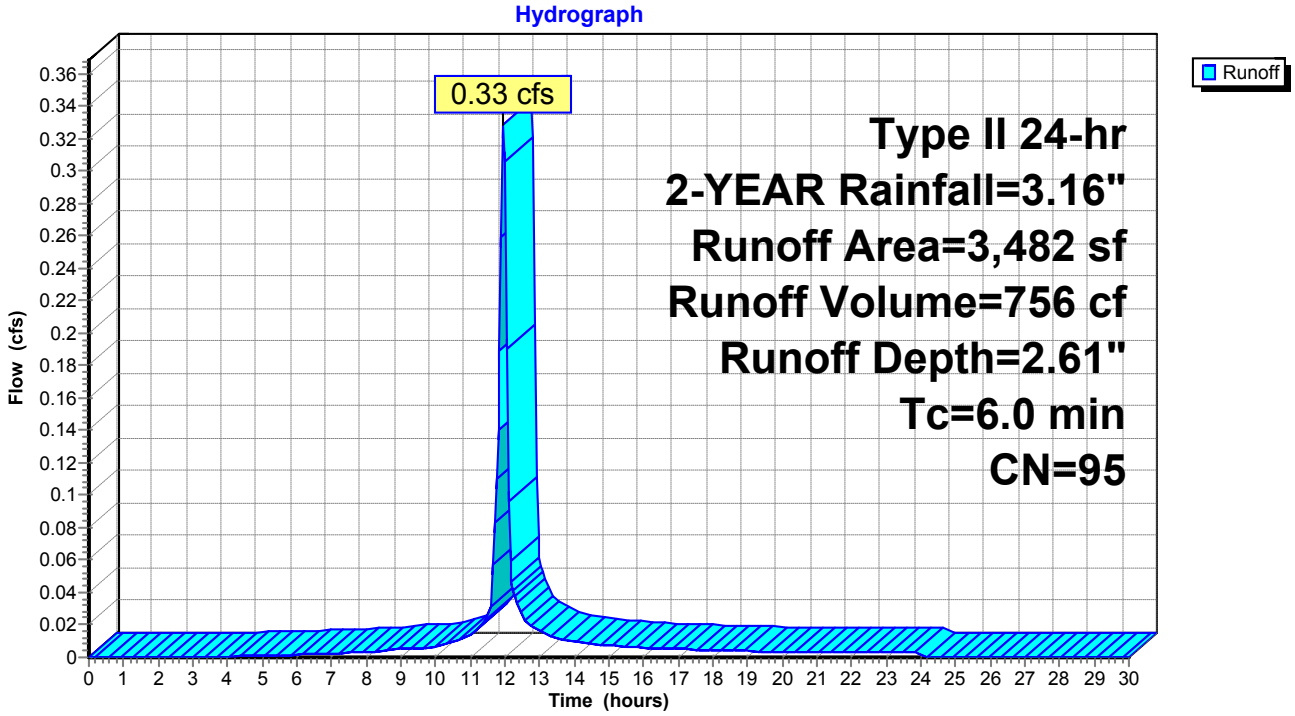
Runoff = 0.33 cfs @ 11.96 hrs, Volume= 756 cf, Depth= 2.61"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-YEAR Rainfall=3.16"

Area (sf)	CN	Description
489	80	>75% Grass cover, Good, HSG D
2,993	98	Paved parking, HSG D
3,482	95	Weighted Average
489		14.04% Pervious Area
2,993		85.96% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-18: DRAINAGE AREA 18



Summary for Subcatchment DA-2: DA-2

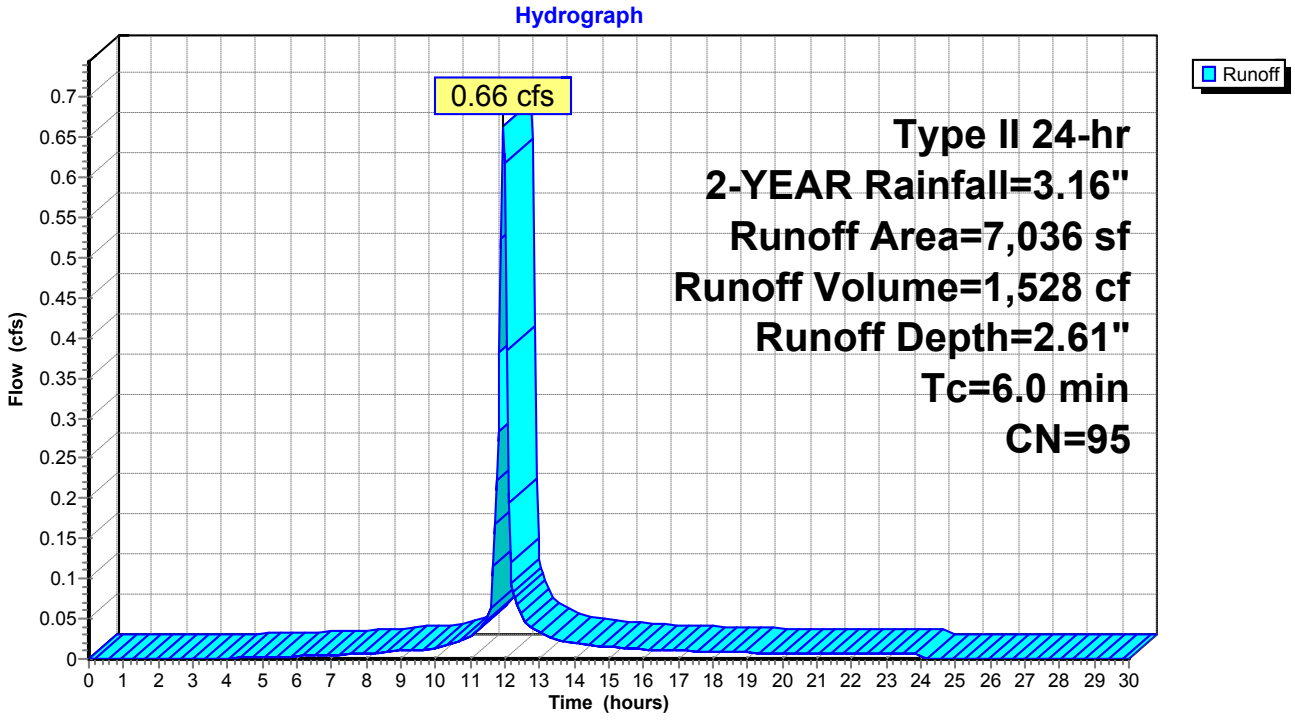
Runoff = 0.66 cfs @ 11.96 hrs, Volume= 1,528 cf, Depth= 2.61"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-YEAR Rainfall=3.16"

Area (sf)	CN	Description
1,178	80	>75% Grass cover, Good, HSG D
5,194	98	Roofs, HSG D
664	98	Paved parking, HSG D
7,036	95	Weighted Average
1,178		16.74% Pervious Area
5,858		83.26% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-2: DA-2



Summary for Subcatchment DA-3: DRAINAGE AREA 3

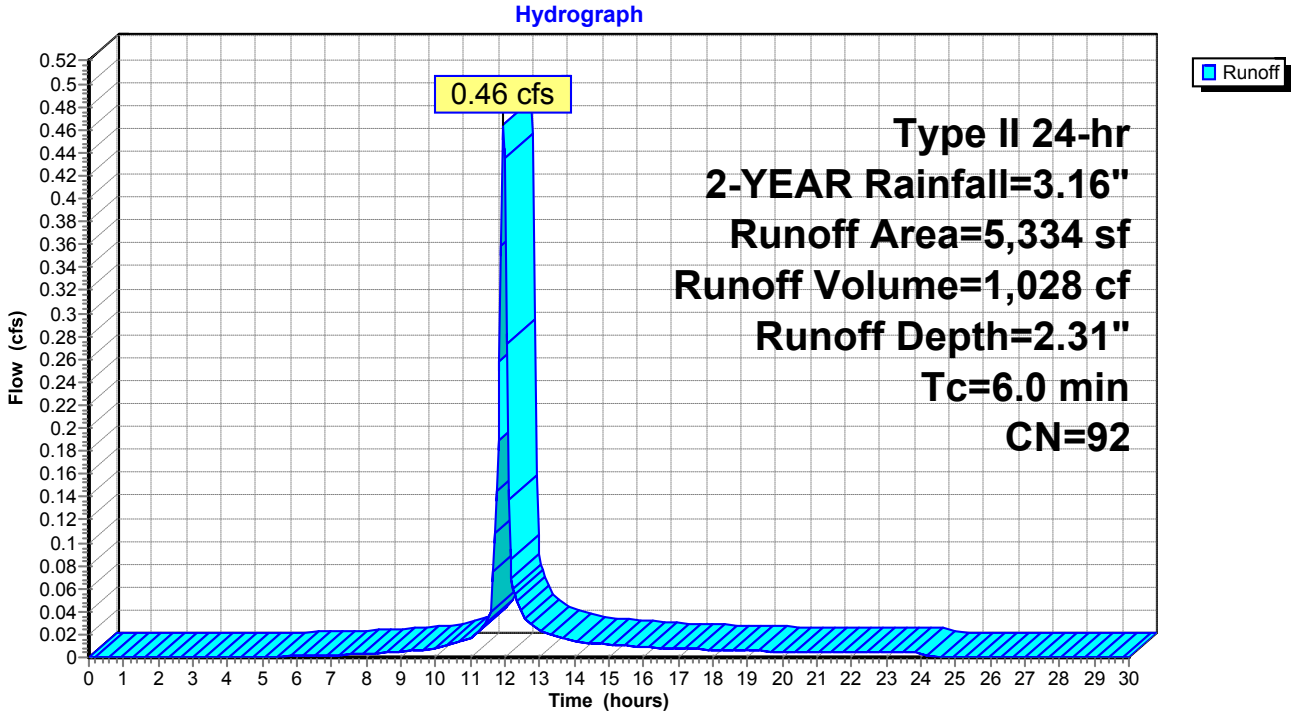
Runoff = 0.46 cfs @ 11.97 hrs, Volume= 1,028 cf, Depth= 2.31"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-YEAR Rainfall=3.16"

Area (sf)	CN	Description
1,820	80	>75% Grass cover, Good, HSG D
3,514	98	Paved parking, HSG D
5,334	92	Weighted Average
1,820		34.12% Pervious Area
3,514		65.88% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-3: DRAINAGE AREA 3



Summary for Subcatchment DA-4: DRAINAGE AREA 4

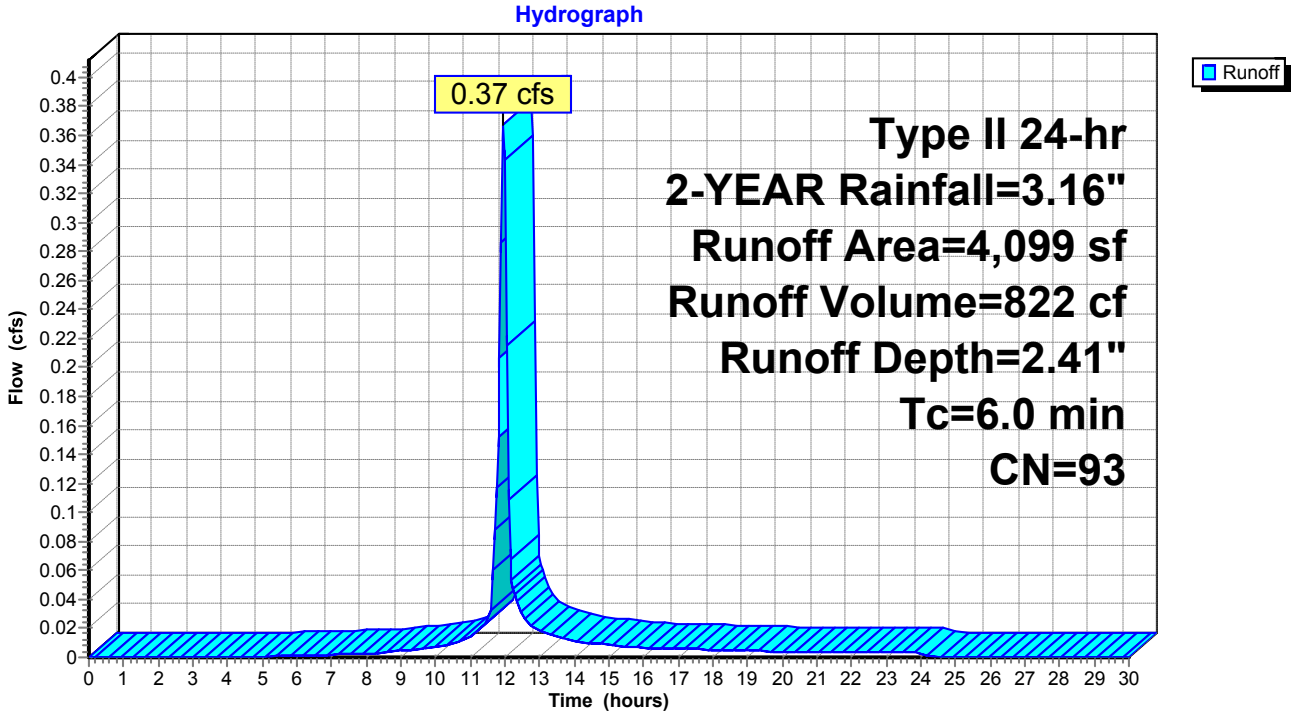
Runoff = 0.37 cfs @ 11.96 hrs, Volume= 822 cf, Depth= 2.41"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-YEAR Rainfall=3.16"

Area (sf)	CN	Description
1,032	80	>75% Grass cover, Good, HSG D
3,067	98	Paved parking, HSG D
4,099	93	Weighted Average
1,032		25.18% Pervious Area
3,067		74.82% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-4: DRAINAGE AREA 4



Summary for Subcatchment DA-5: DRAINAGE AREA 5

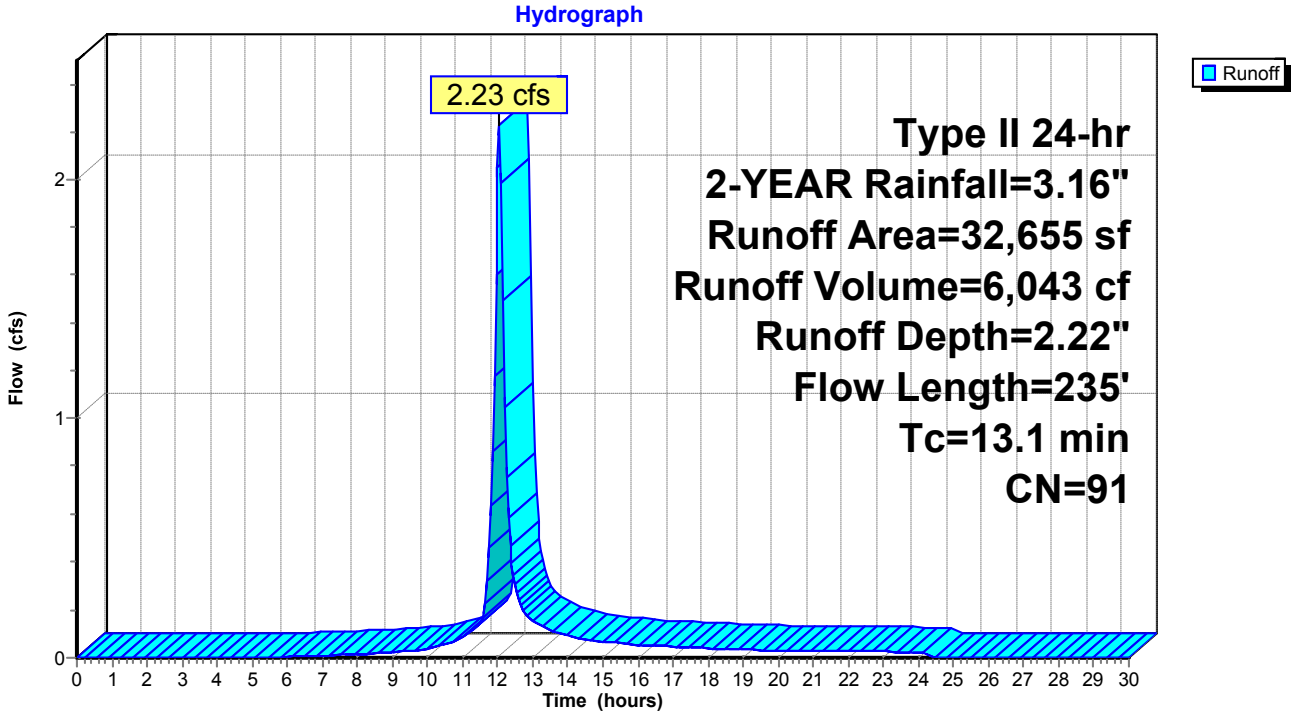
Runoff = 2.23 cfs @ 12.05 hrs, Volume= 6,043 cf, Depth= 2.22"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-YEAR Rainfall=3.16"

Area (sf)	CN	Description
12,737	80	>75% Grass cover, Good, HSG D
19,918	98	Paved parking, HSG D
32,655	91	Weighted Average
12,737		39.00% Pervious Area
19,918		61.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
11.1	100	0.0150	0.15		**Sheet Flow, A-B** Grass: Short n= 0.150 P2= 3.16"
1.7	81	0.0130	0.80		**Shallow Concentrated Flow, B-C** Short Grass Pasture Kv= 7.0 fps
0.3	54	0.0250	3.21		**Shallow Concentrated Flow, C-D** Paved Kv= 20.3 fps
13.1	235	Total			

Subcatchment DA-5: DRAINAGE AREA 5



Summary for Subcatchment DA-6: DA-6

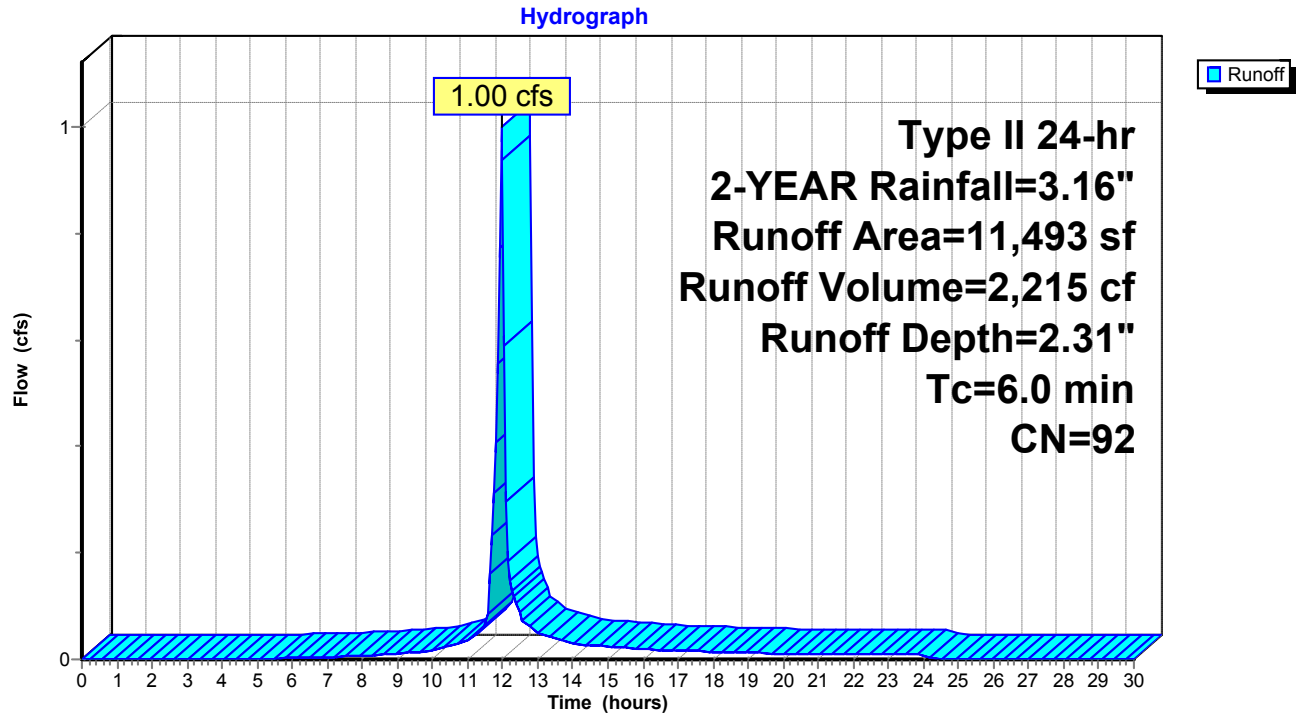
Runoff = 1.00 cfs @ 11.97 hrs, Volume= 2,215 cf, Depth= 2.31"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-YEAR Rainfall=3.16"

Area (sf)	CN	Description
3,947	80	>75% Grass cover, Good, HSG D
7,546	98	Paved parking, HSG D
11,493	92	Weighted Average
3,947		34.34% Pervious Area
7,546		65.66% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-6: DA-6



Summary for Subcatchment DA-7: DA-7

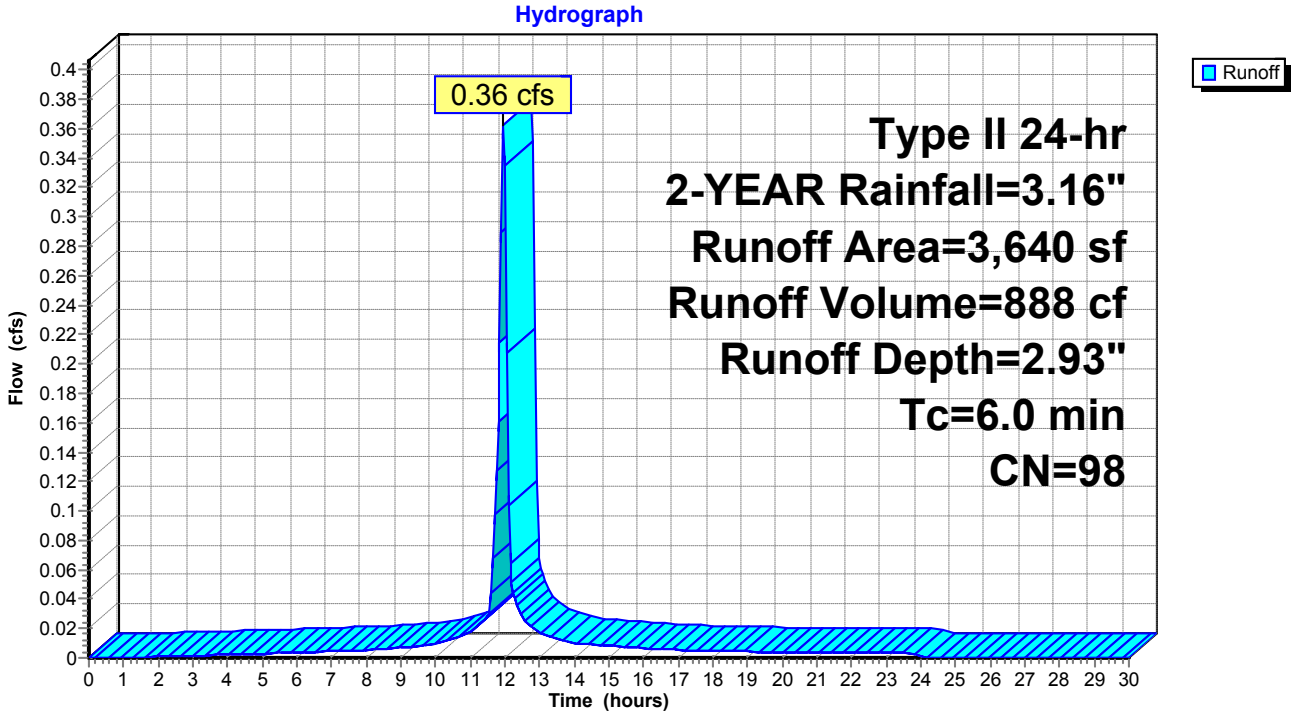
Runoff = 0.36 cfs @ 11.96 hrs, Volume= 888 cf, Depth= 2.93"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-YEAR Rainfall=3.16"

Area (sf)	CN	Description
1,587	98	Roofs, HSG D
2,053	98	Paved parking, HSG D
3,640	98	Weighted Average
3,640		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-7: DA-7



Summary for Subcatchment DA-8: DA-8

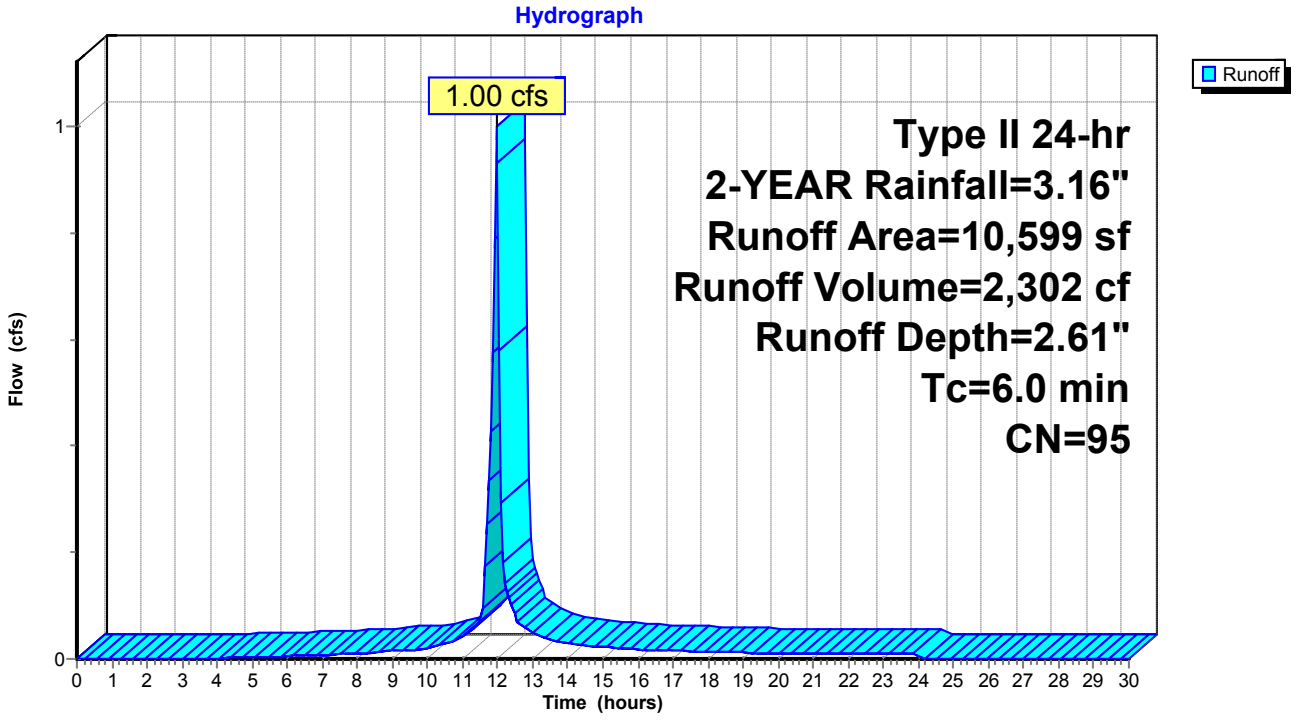
Runoff = 1.00 cfs @ 11.96 hrs, Volume= 2,302 cf, Depth= 2.61"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-YEAR Rainfall=3.16"

Area (sf)	CN	Description
1,986	80	>75% Grass cover, Good, HSG D
6,900	98	Roofs, HSG D
1,713	98	Paved parking, HSG D
10,599	95	Weighted Average
1,986		18.74% Pervious Area
8,613		81.26% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-8: DA-8



Summary for Subcatchment DA-9: DRAINAGE AREA 9

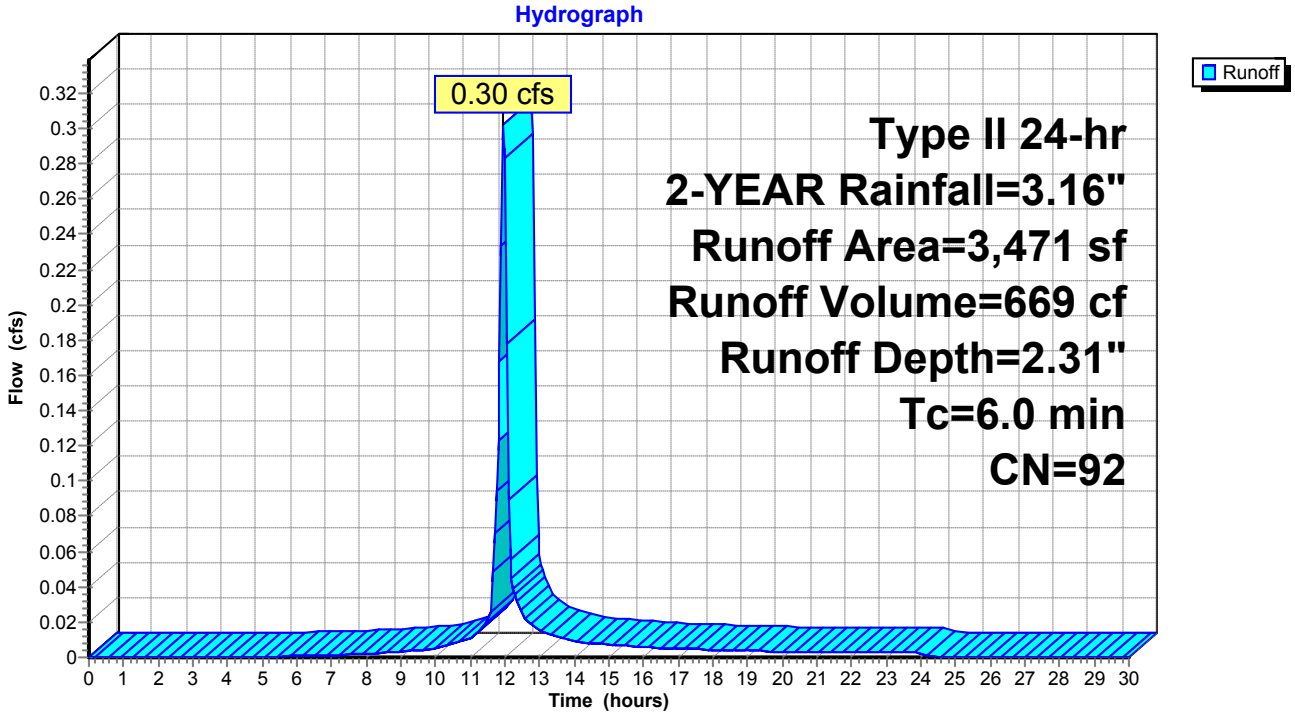
Runoff = 0.30 cfs @ 11.97 hrs, Volume= 669 cf, Depth= 2.31"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-YEAR Rainfall=3.16"

Area (sf)	CN	Description
1,195	80	>75% Grass cover, Good, HSG D
2,276	98	Paved parking, HSG D
3,471	92	Weighted Average
1,195		34.43% Pervious Area
2,276		65.57% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-9: DRAINAGE AREA 9



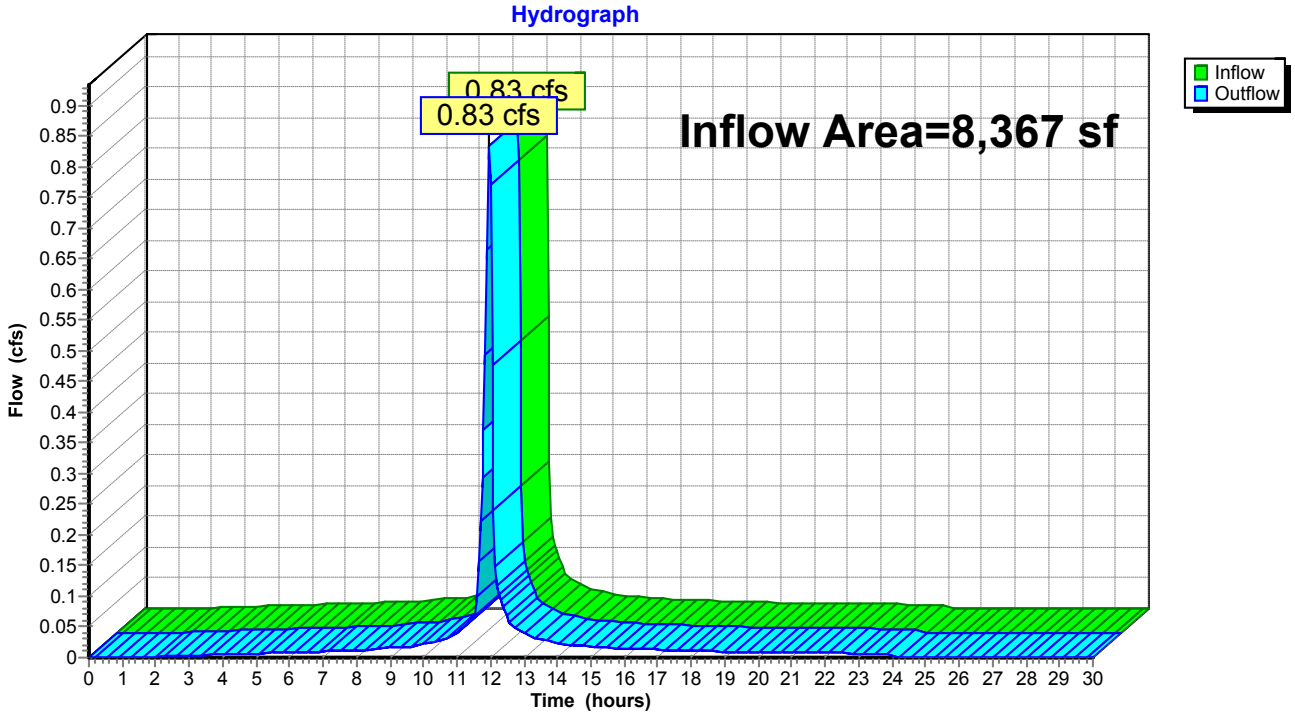
Summary for Reach DP-2: STREET

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 8,367 sf,100.00% Impervious, Inflow Depth = 2.93" for 2-YEAR event
Inflow = 0.83 cfs @ 11.96 hrs, Volume= 2,041 cf
Outflow = 0.83 cfs @ 11.96 hrs, Volume= 2,041 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs

Reach DP-2: STREET



Summary for Pond 2P: EXISTING DRYWELL

[81] Warning: Exceeded Pond DW-4 by 0.49' @ 14.85 hrs

Inflow Area = 5,334 sf, 65.88% Impervious, Inflow Depth = 6.02" for 2-YEAR event
Inflow = 1.80 cfs @ 11.98 hrs, Volume= 2,678 cf
Outflow = 1.77 cfs @ 12.00 hrs, Volume= 2,678 cf, Atten= 1%, Lag= 1.1 min
Discarded = 0.57 cfs @ 12.00 hrs, Volume= 1,791 cf
Primary = 1.20 cfs @ 12.00 hrs, Volume= 887 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 172.78' @ 12.00 hrs Surf.Area= 1,124 sf Storage= 370 cf

Plug-Flow detention time= 29.4 min calculated for 2,673 cf (100% of inflow)
Center-of-Mass det. time= 29.4 min (784.3 - 754.9)

Volume	Invert	Avail.Storage	Storage Description
#1	167.50'	1,717 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

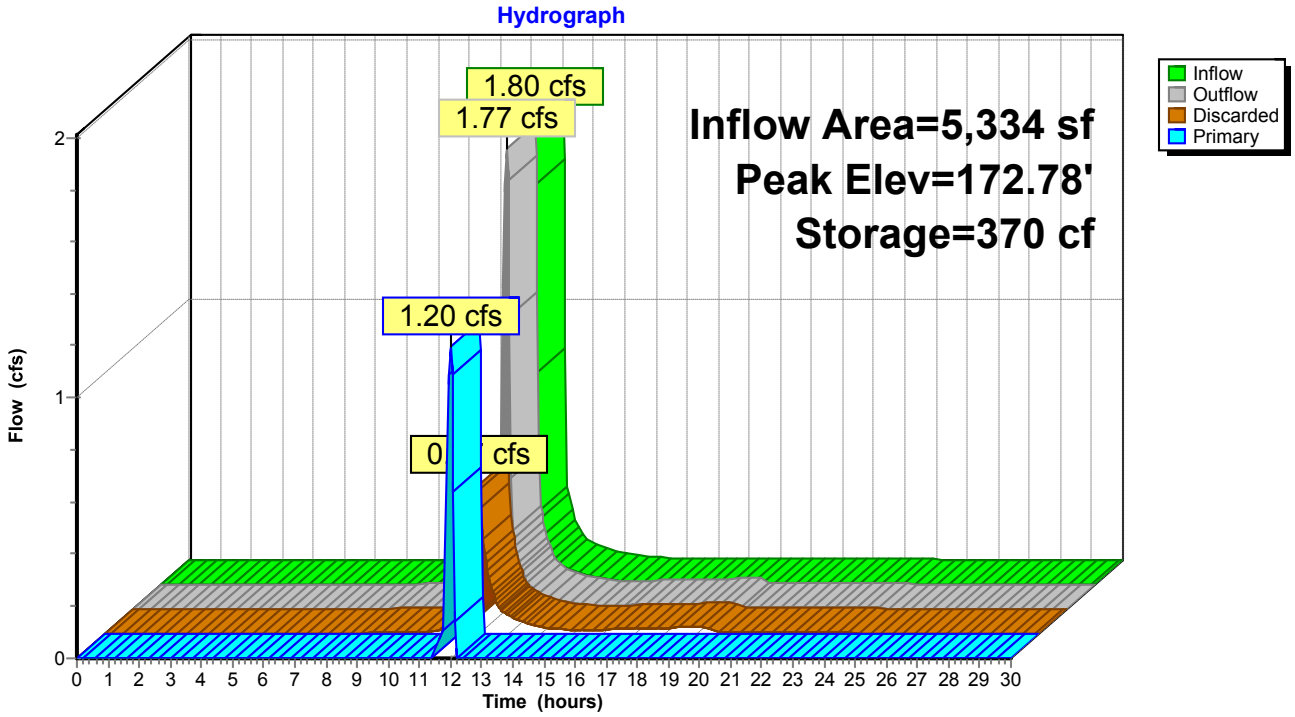
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
167.50	55	0	0
172.50	29	210	210
173.00	2,000	507	717
173.50	2,000	1,000	1,717

Device	Routing	Invert	Outlet Devices
#1	Discarded	167.50'	**22.000 in/hr Exfiltration over Surface area**
#2	Primary	172.65'	**24.0" x 24.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Discarded OutFlow Max=0.57 cfs @ 12.00 hrs HW=172.78' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.57 cfs)

Primary OutFlow Max=1.19 cfs @ 12.00 hrs HW=172.78' (Free Discharge)
↑—**2=Orifice/Grate** (Weir Controls 1.19 cfs @ 1.17 fps)

Pond 2P: EXISTING DRYWELL



Summary for Pond 3P: PROPOSED CB #3

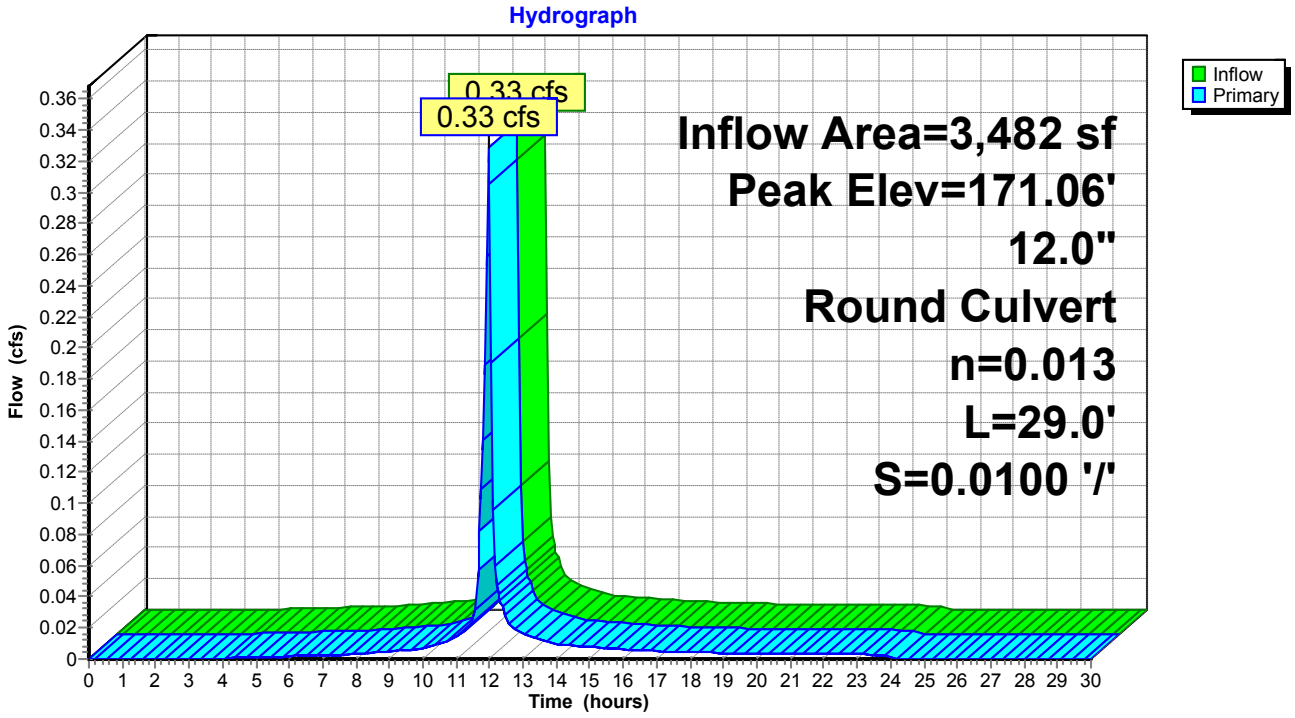
Inflow Area = 3,482 sf, 85.96% Impervious, Inflow Depth = 2.61" for 2-YEAR event
Inflow = 0.33 cfs @ 11.96 hrs, Volume= 756 cf
Outflow = 0.33 cfs @ 11.96 hrs, Volume= 756 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.33 cfs @ 11.96 hrs, Volume= 756 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 171.06' @ 11.96 hrs
Flood Elev= 172.74'

Device	Routing	Invert	Outlet Devices
#1	Primary	170.74'	**12.0" Round Culvert** L= 29.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 170.74' / 170.45' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf

Primary OutFlow Max=0.32 cfs @ 11.96 hrs HW=171.06' (Free Discharge)
1=Culvert (Inlet Controls 0.32 cfs @ 1.51 fps)

Pond 3P: PROPOSED CB #3



Summary for Pond 5P: EXISTING DRYWELL

[81] Warning: Exceeded Pond CB-2 by 2.71' @ 12.15 hrs

Inflow	=	0.96 cfs @	11.96 hrs,	Volume=	2,687 cf
Outflow	=	0.72 cfs @	12.04 hrs,	Volume=	2,687 cf, Atten= 25%, Lag= 4.5 min
Discarded	=	0.72 cfs @	12.04 hrs,	Volume=	2,687 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 173.34' @ 12.04 hrs Surf.Area= 1,415 sf Storage= 469 cf

Plug-Flow detention time= 57.3 min calculated for 2,682 cf (100% of inflow)
Center-of-Mass det. time= 57.3 min (833.0 - 775.7)

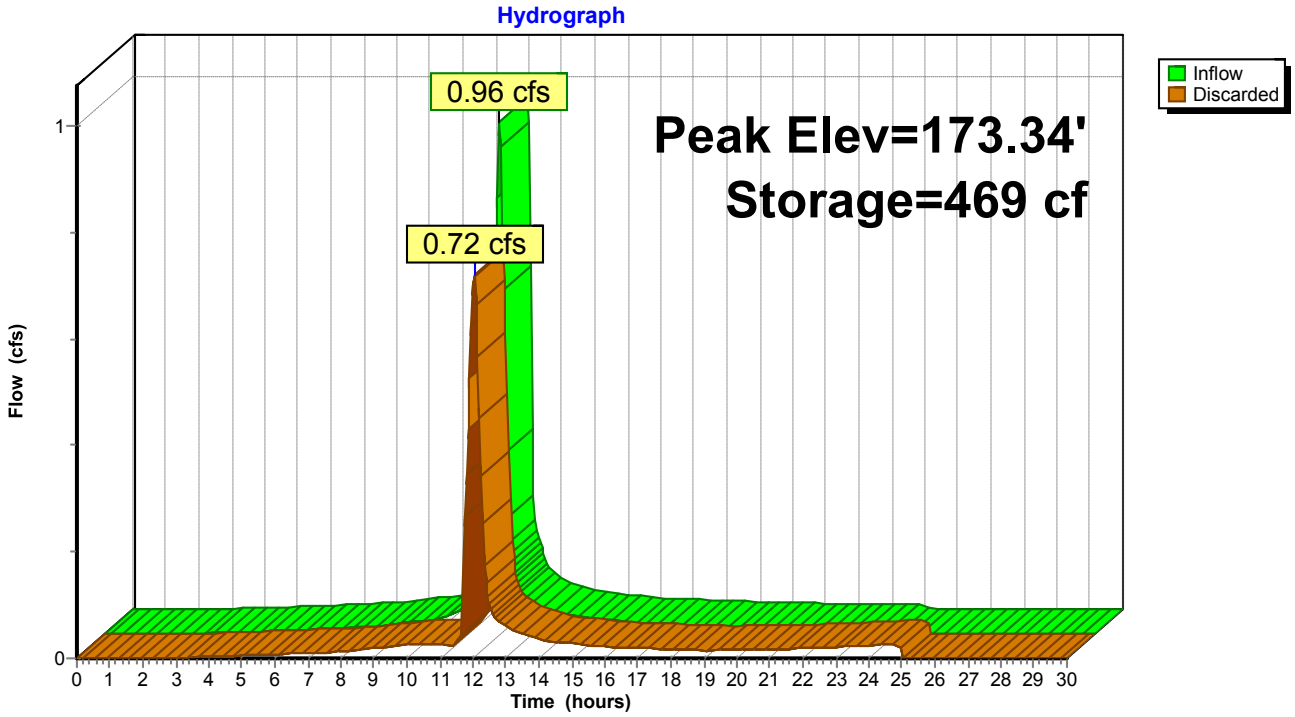
Volume	Invert	Avail.Storage	Storage Description
#1	168.00'	2,269 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
168.00	55	0	0
172.90	29	206	206
173.00	112	7	213
174.00	4,000	2,056	2,269

Device	Routing	Invert	Outlet Devices
#1	Discarded	168.00'	**22.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.71 cfs @ 12.04 hrs HW=173.33' (Free Discharge)
1=Exfiltration (Exfiltration Controls 0.71 cfs)

Pond 5P: EXISTING DRYWELL



Summary for Pond 8P: EXISTING YARD DRAIN

[58] Hint: Peaked 15.91' above defined flood level

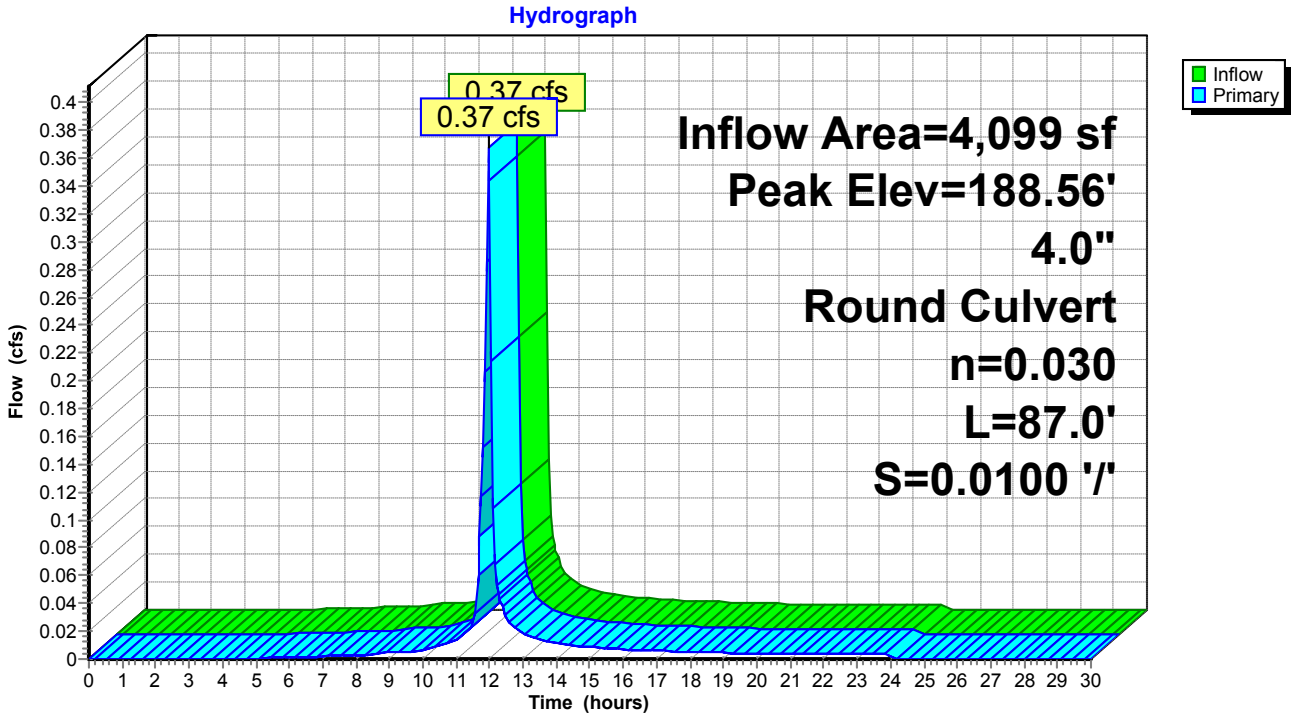
Inflow Area = 4,099 sf, 74.82% Impervious, Inflow Depth = 2.41" for 2-YEAR event
Inflow = 0.37 cfs @ 11.96 hrs, Volume= 822 cf
Outflow = 0.37 cfs @ 11.96 hrs, Volume= 822 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.37 cfs @ 11.96 hrs, Volume= 822 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 188.56' @ 11.96 hrs
Flood Elev= 172.65'

Device	Routing	Invert	Outlet Devices
#1	Primary	171.30'	**4.0" Round Culvert** L= 87.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 171.30' / 170.43' S= 0.0100 '/' Cc= 0.900 n= 0.030, Flow Area= 0.09 sf

Primary OutFlow Max=0.36 cfs @ 11.96 hrs HW=187.68' (Free Discharge)
└**1=Culvert** (Barrel Controls 0.36 cfs @ 4.10 fps)

Pond 8P: EXISTING YARD DRAIN



Summary for Pond 12P: EXISTING CB

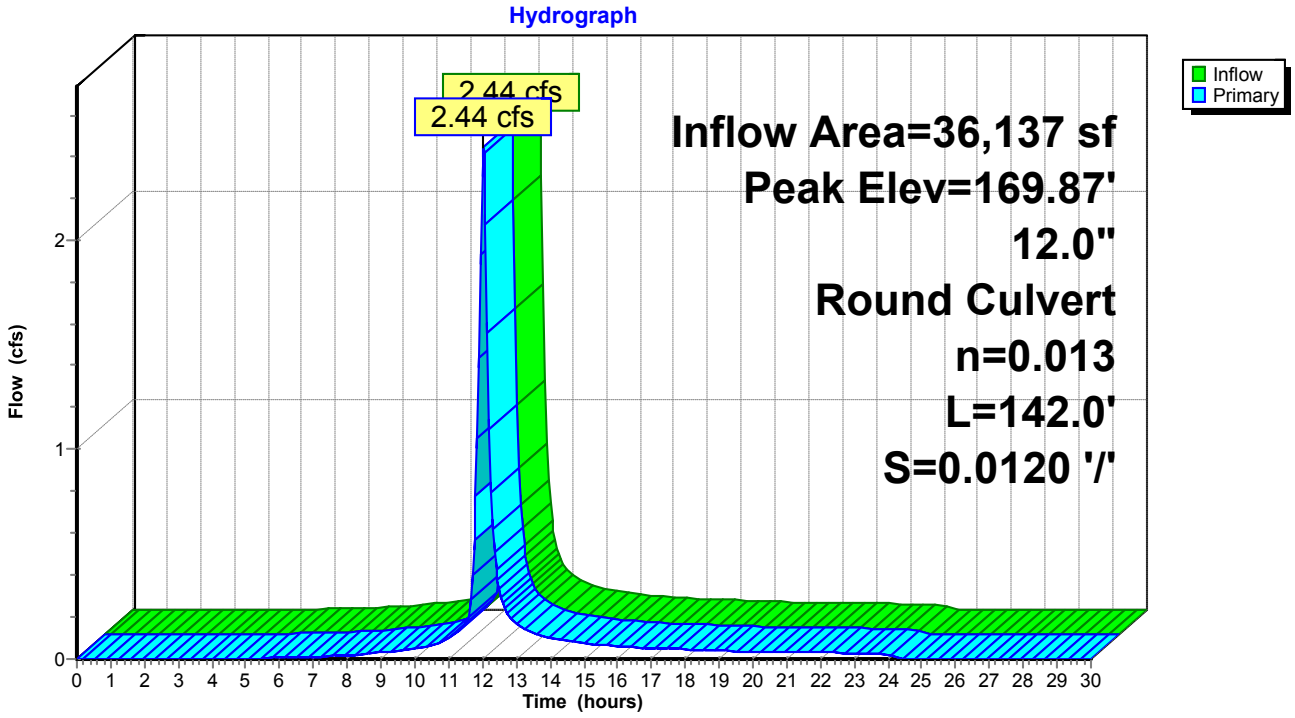
Inflow Area = 36,137 sf, 63.40% Impervious, Inflow Depth = 2.26" for 2-YEAR event
Inflow = 2.44 cfs @ 12.03 hrs, Volume= 6,799 cf
Outflow = 2.44 cfs @ 12.03 hrs, Volume= 6,799 cf, Atten= 0%, Lag= 0.0 min
Primary = 2.44 cfs @ 12.03 hrs, Volume= 6,799 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 169.87' @ 12.03 hrs
Flood Elev= 172.16'

Device	Routing	Invert	Outlet Devices
#1	Primary	168.70'	**12.0" Round Culvert** L= 142.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 168.70' / 167.00' S= 0.0120 '/' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf

Primary OutFlow Max=2.39 cfs @ 12.03 hrs HW=169.84' (Free Discharge)
1=Culvert (Inlet Controls 2.39 cfs @ 3.05 fps)

Pond 12P: EXISTING CB



Summary for Pond 14P: EXISTING CB

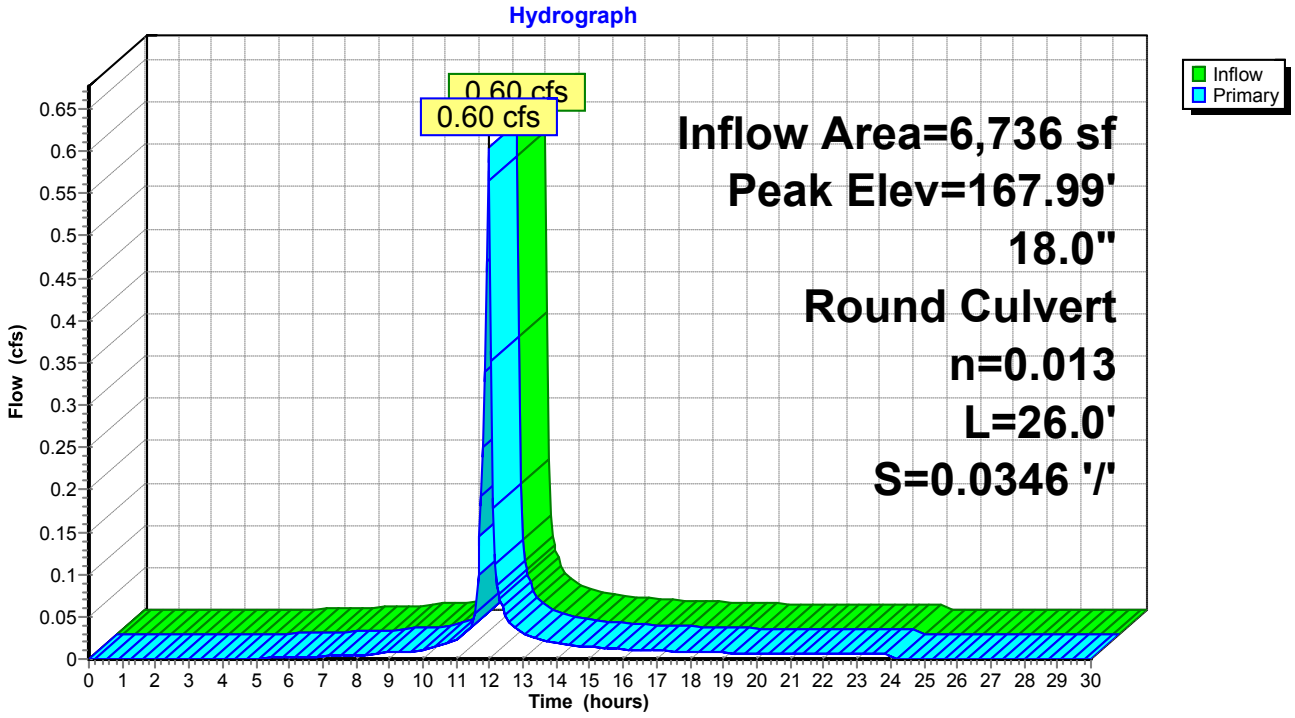
Inflow Area = 6,736 sf, 69.73% Impervious, Inflow Depth = 2.41" for 2-YEAR event
Inflow = 0.60 cfs @ 11.96 hrs, Volume= 1,351 cf
Outflow = 0.60 cfs @ 11.96 hrs, Volume= 1,351 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.60 cfs @ 11.96 hrs, Volume= 1,351 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 167.99' @ 11.97 hrs
Flood Elev= 172.33'

Device	Routing	Invert	Outlet Devices
#1	Primary	167.60'	**18.0" Round Culvert** L= 26.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 167.60' / 166.70' S= 0.0346 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf

Primary OutFlow Max=0.59 cfs @ 11.96 hrs HW=167.98' (Free Discharge)
1=Culvert (Inlet Controls 0.59 cfs @ 1.66 fps)

Pond 14P: EXISTING CB



Summary for Pond CB-1: PROPOSED CATCH BASIN #1

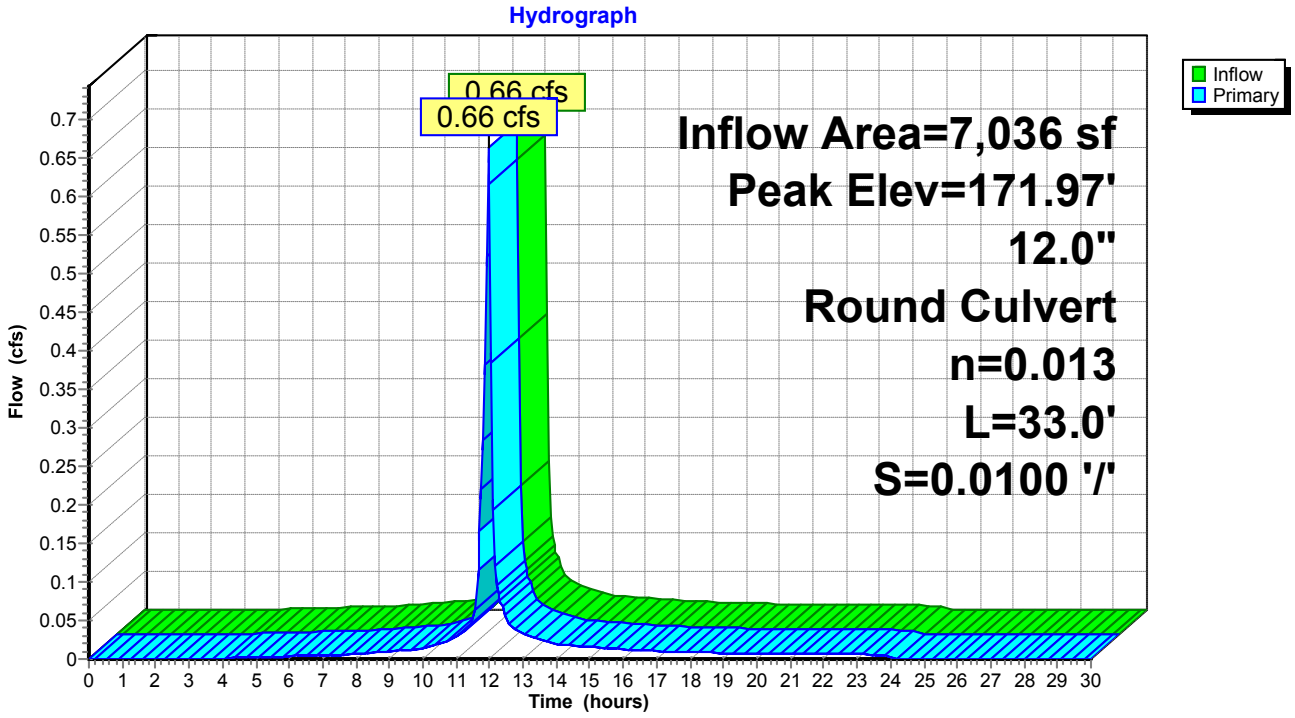
Inflow Area = 7,036 sf, 83.26% Impervious, Inflow Depth = 2.61" for 2-YEAR event
Inflow = 0.66 cfs @ 11.96 hrs, Volume= 1,528 cf
Outflow = 0.66 cfs @ 11.96 hrs, Volume= 1,528 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.66 cfs @ 11.96 hrs, Volume= 1,528 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 171.97' @ 11.96 hrs
Flood Elev= 172.70'

Device	Routing	Invert	Outlet Devices
#1	Primary	171.50'	**12.0" Round Culvert** L= 33.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 171.50' / 171.17' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf

Primary OutFlow Max=0.65 cfs @ 11.96 hrs HW=171.96' (Free Discharge)
1=Culvert (Inlet Controls 0.65 cfs @ 1.83 fps)

Pond CB-1: PROPOSED CATCH BASIN #1



Summary for Pond CB-2: PR CB #2

[57] Hint: Peaked at 171.11' (Flood elevation advised)

Inflow Area =	28,448 sf,	85.49% Impervious,	Inflow Depth =	2.68"	for 2-YEAR event
Inflow =	2.73 cfs @	11.96 hrs,	Volume=	6,363 cf	
Outflow =	2.73 cfs @	11.96 hrs,	Volume=	6,363 cf,	Atten= 0%, Lag= 0.0 min
Primary =	1.77 cfs @	11.96 hrs,	Volume=	3,676 cf	
Secondary =	0.96 cfs @	11.96 hrs,	Volume=	2,687 cf	

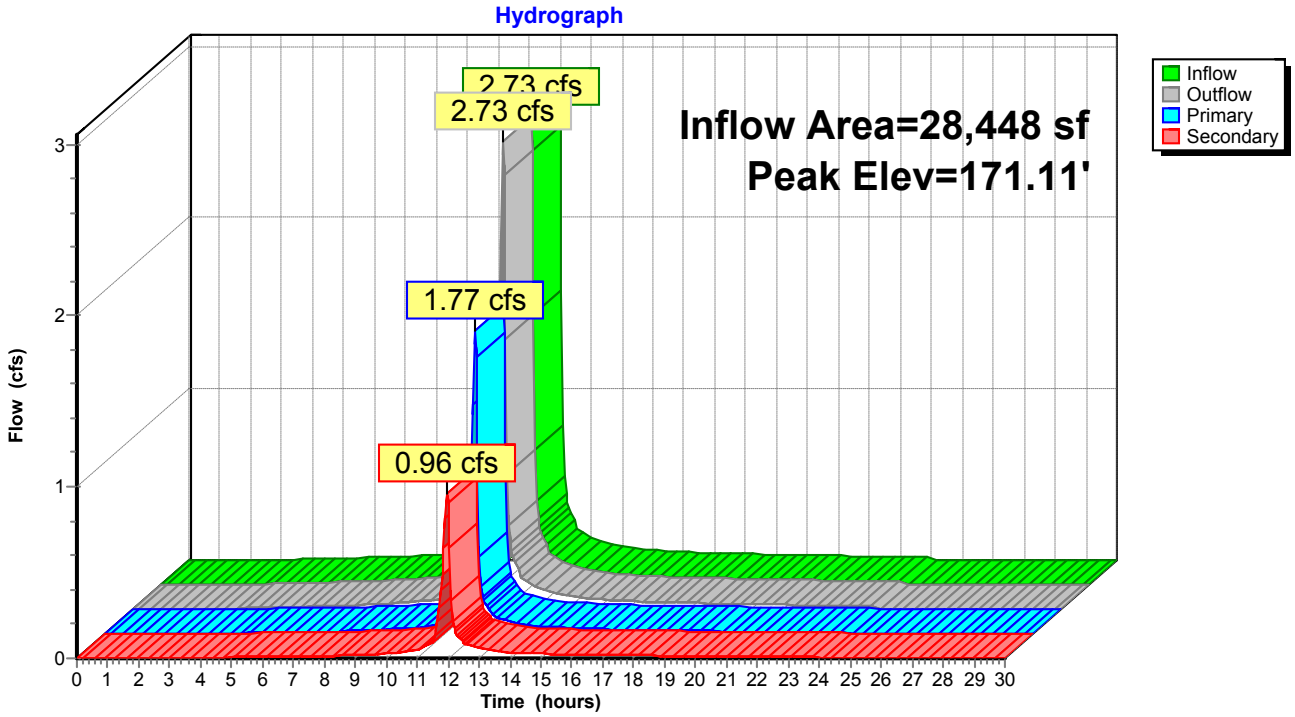
Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 171.11' @ 11.96 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	170.25'	**12.0" Round Culvert** L= 20.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 170.25' / 170.05' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf
#2	Secondary	170.25'	**8.0" Round Culvert** L= 12.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 170.25' / 170.05' S= 0.0167 '/' Cc= 0.900 n= 0.013, Flow Area= 0.35 sf

Primary OutFlow Max=1.72 cfs @ 11.96 hrs HW=171.09' (Free Discharge)
1=Culvert (Barrel Controls 1.72 cfs @ 3.30 fps)

Secondary OutFlow Max=0.94 cfs @ 11.96 hrs HW=171.09' (Free Discharge)
2=Culvert (Inlet Controls 0.94 cfs @ 2.70 fps)

Pond CB-2: PR CB #2



Summary for Pond DP-1: Existing Catch Basin

[79] Warning: Submerged Pond 12P Primary device # 1 OUTLET by 0.94'
[79] Warning: Submerged Pond 14P Primary device # 1 INLET by 0.34'

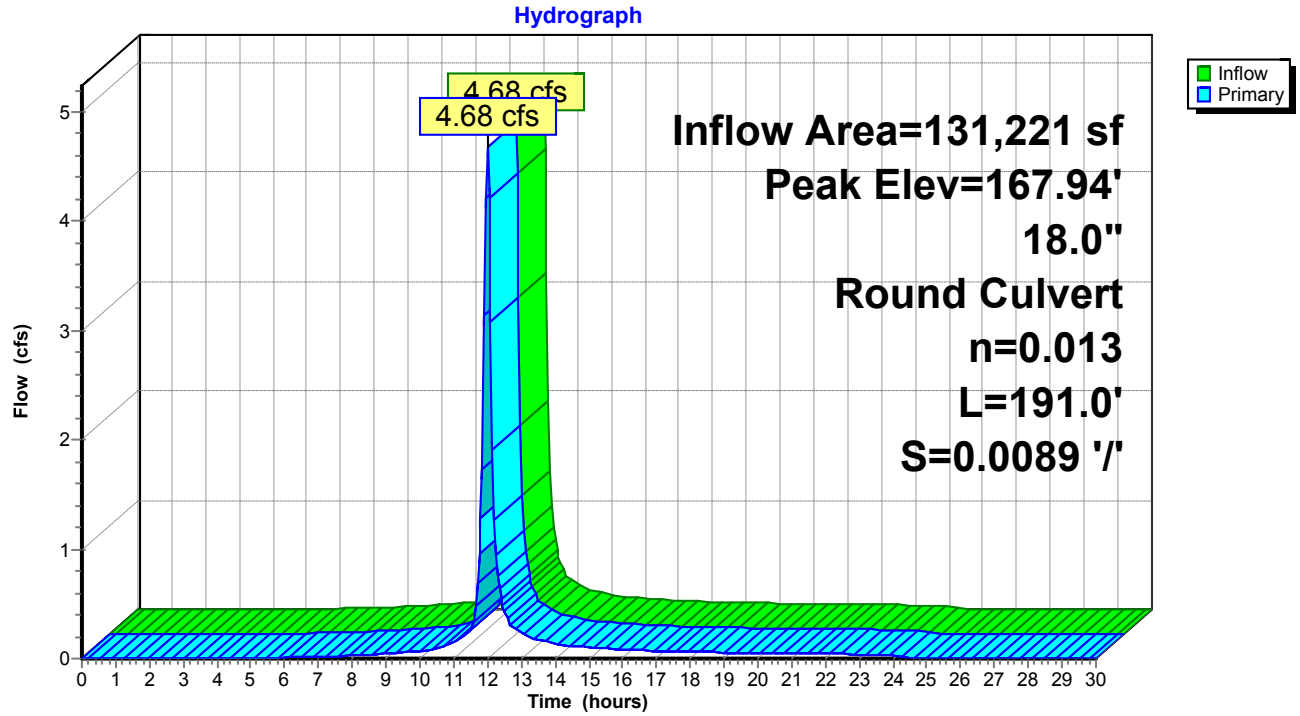
Inflow Area = 131,221 sf, 73.88% Impervious, Inflow Depth = 0.95" for 2-YEAR event
Inflow = 4.68 cfs @ 12.00 hrs, Volume= 10,397 cf
Outflow = 4.68 cfs @ 12.00 hrs, Volume= 10,397 cf, Atten= 0%, Lag= 0.0 min
Primary = 4.68 cfs @ 12.00 hrs, Volume= 10,397 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 167.94' @ 12.00 hrs
Flood Elev= 171.87'

Device	Routing	Invert	Outlet Devices
#1	Primary	166.70'	**18.0" Round Culvert** L= 191.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 166.70' / 165.00' S= 0.0089 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf

Primary OutFlow Max=4.68 cfs @ 12.00 hrs HW=167.94' (Free Discharge)
↑—**1=Culvert** (Inlet Controls 4.68 cfs @ 2.99 fps)

Pond DP-1: Existing Catch Basin



Summary for Pond DW-1: PROPOSED DRYWELL #1

[85] Warning: Oscillations may require smaller dt or Finer Routing (severity=2)

Inflow Area = 3,471 sf, 65.57% Impervious, Inflow Depth = 2.31" for 2-YEAR event
Inflow = 0.30 cfs @ 11.97 hrs, Volume= 669 cf
Outflow = 0.05 cfs @ 11.69 hrs, Volume= 669 cf, Atten= 83%, Lag= 0.0 min
Discarded = 0.05 cfs @ 11.69 hrs, Volume= 669 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 167.56' @ 12.21 hrs Surf.Area= 60 sf Storage= 210 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 27.7 min (822.8 - 795.1)

Volume	Invert	Avail.Storage	Storage Description
#1	164.00'	712 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)
#2	163.00'	38 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 94 cf Overall x 40.0% Voids
		750 cf	Total Available Storage

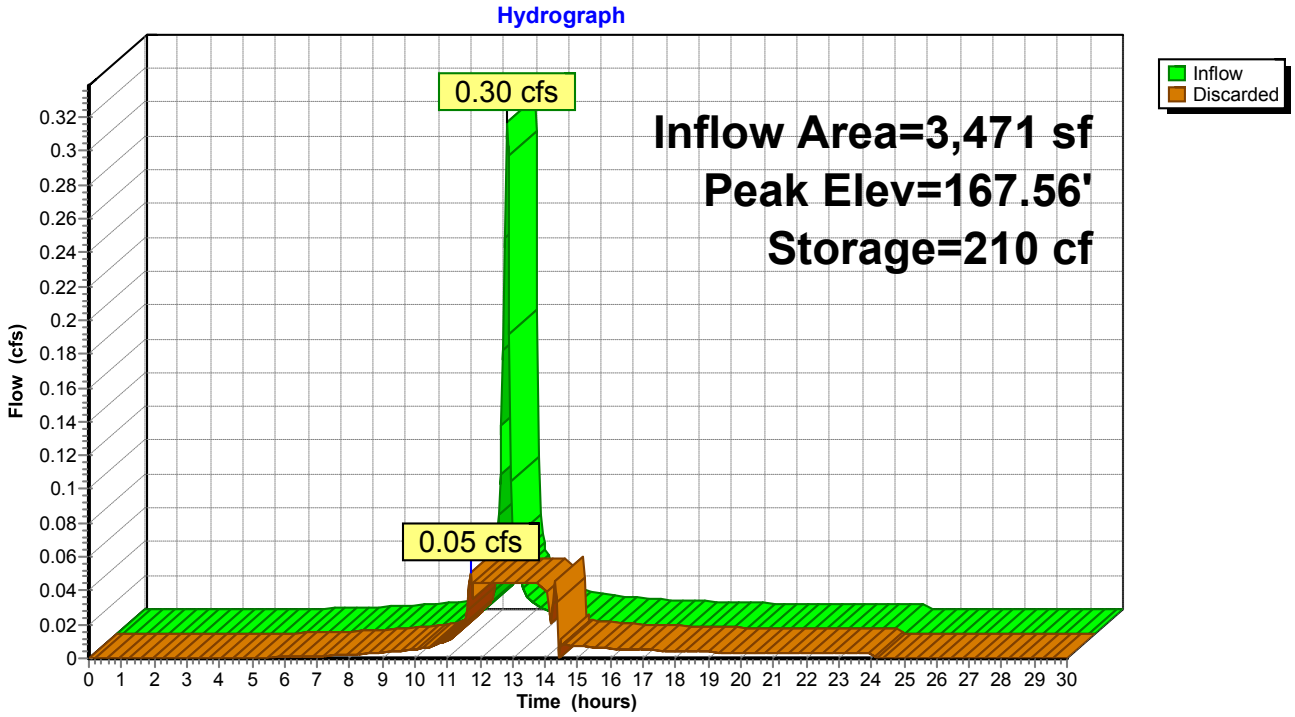
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
164.00	50	0	0
168.90	50	245	245
169.00	300	17	262
170.50	300	450	712

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
163.00	78	0	0
164.00	10	44	44
169.00	10	50	94

Device	Routing	Invert	Outlet Devices
#1	Discarded	163.00'	**32.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.05 cfs @ 11.69 hrs HW=163.12' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.05 cfs)

Pond DW-1: PROPOSED DRYWELL #1



Summary for Pond DW-2: PROPOSED DRYWELL #2

[85] Warning: Oscillations may require smaller dt or Finer Routing (severity=2)
[81] Warning: Exceeded Pond YD-2 by 2.78' @ 13.50 hrs

Inflow Area = 13,357 sf, 67.23% Impervious, Inflow Depth = 2.32" for 2-YEAR event
Inflow = 1.15 cfs @ 11.97 hrs, Volume= 2,585 cf
Outflow = 1.01 cfs @ 12.01 hrs, Volume= 2,585 cf, Atten= 12%, Lag= 2.4 min
Discarded = 1.01 cfs @ 12.01 hrs, Volume= 2,585 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 175.65' @ 12.01 hrs Surf.Area= 1,367 sf Storage= 545 cf

Plug-Flow detention time= 53.0 min calculated for 2,581 cf (100% of inflow)
Center-of-Mass det. time= 52.9 min (841.4 - 788.5)

Volume	Invert	Avail.Storage	Storage Description
#1	167.78'	1,499 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)
#2	166.50'	53 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 134 cf Overall x 40.0% Voids
		1,552 cf	Total Available Storage

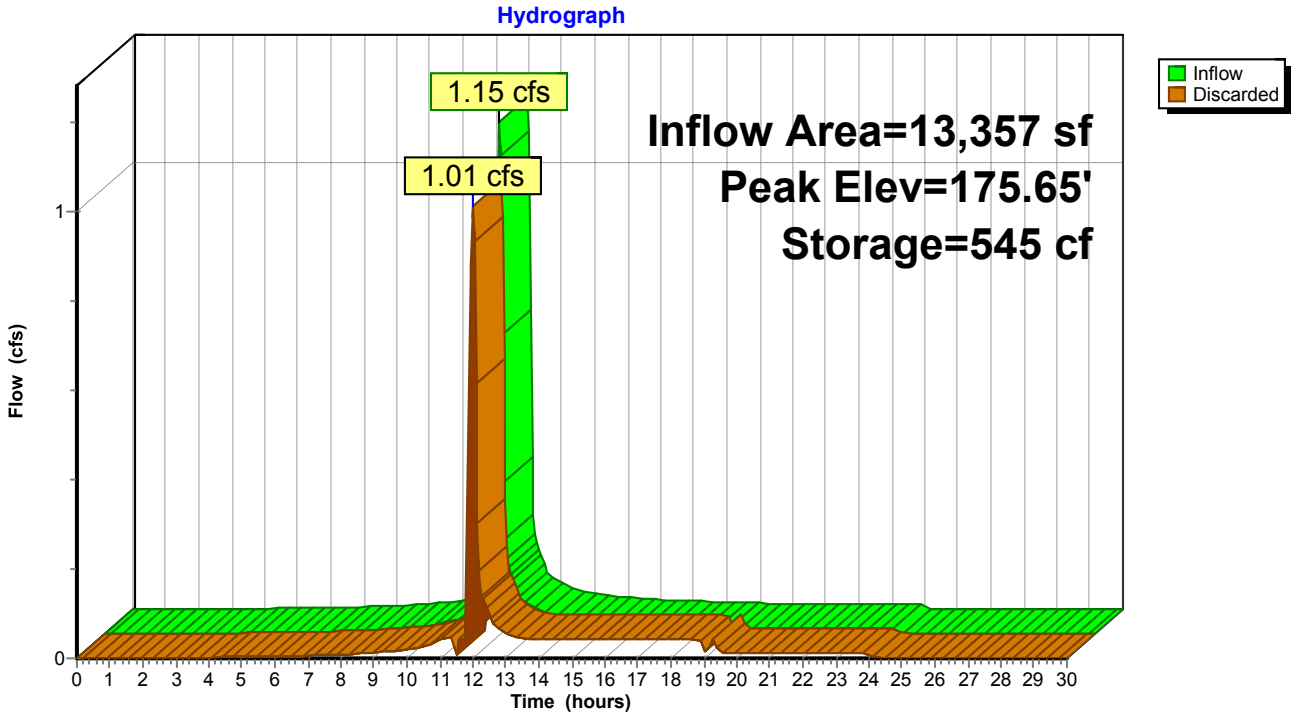
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
167.78	50	0	0
175.50	50	386	386
176.00	4,400	1,113	1,499

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
166.50	78	0	0
167.78	10	56	56
175.50	10	77	134

Device	Routing	Invert	Outlet Devices
#1	Discarded	166.50'	**32.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=1.00 cfs @ 12.01 hrs HW=175.65' (Free Discharge)
↑**1=Exfiltration** (Exfiltration Controls 1.00 cfs)

Pond DW-2: PROPOSED DRYWELL #2



Summary for Pond DW-3: PROPOSED DRYWELL #3

[81] Warning: Exceeded Pond YD-4 by 2.08' @ 13.75 hrs

Inflow Area = 14,239 sf, 86.05% Impervious, Inflow Depth = 2.69" for 2-YEAR event
Inflow = 1.36 cfs @ 11.96 hrs, Volume= 3,190 cf
Outflow = 1.18 cfs @ 12.01 hrs, Volume= 3,190 cf, Atten= 13%, Lag= 2.7 min
Discarded = 1.18 cfs @ 12.01 hrs, Volume= 3,190 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 174.69' @ 12.01 hrs Surf.Area= 1,596 sf Storage= 605 cf

Plug-Flow detention time= 48.6 min calculated for 3,184 cf (100% of inflow)
Center-of-Mass det. time= 48.5 min (819.5 - 771.0)

Volume	Invert	Avail.Storage	Storage Description
#1	166.69'	1,403 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)
#2	165.50'	55 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 138 cf Overall x 40.0% Voids
		1,458 cf	Total Available Storage

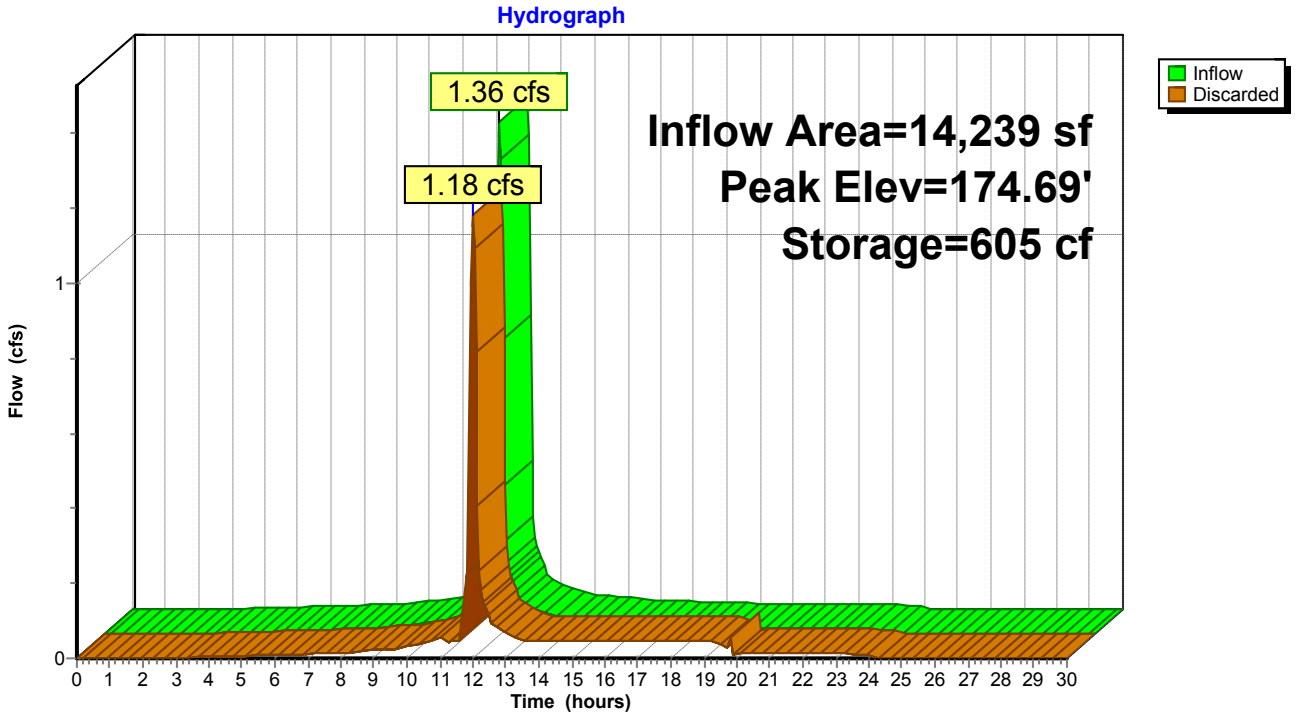
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
166.69	50	0	0
174.50	50	391	391
175.00	4,000	1,013	1,403

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
165.50	79	0	0
165.69	79	15	15
166.69	10	45	60
174.50	10	78	138

Device	Routing	Invert	Outlet Devices
#1	Discarded	165.50'	**32.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=1.17 cfs @ 12.01 hrs HW=174.69' (Free Discharge)
↑**1=Exfiltration** (Exfiltration Controls 1.17 cfs)

Pond DW-3: PROPOSED DRYWELL #3



Summary for Pond DW-4: PROPOSED DRYWELL #4

[85] Warning: Oscillations may require smaller dt or Finer Routing (severity=1)
[81] Warning: Exceeded Pond CB-2 by 2.43' @ 12.05 hrs

Inflow Area = 28,448 sf, 85.49% Impervious, Inflow Depth = 1.55" for 2-YEAR event
Inflow = 1.77 cfs @ 11.96 hrs, Volume= 3,676 cf
Outflow = 1.55 cfs @ 12.00 hrs, Volume= 3,676 cf, Atten= 12%, Lag= 2.2 min
Discarded = 0.21 cfs @ 12.00 hrs, Volume= 2,027 cf
Secondary = 1.34 cfs @ 12.00 hrs, Volume= 1,650 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 173.36' @ 12.00 hrs Surf.Area= 406 sf Storage= 571 cf

Plug-Flow detention time= 62.5 min calculated for 3,670 cf (100% of inflow)
Center-of-Mass det. time= 62.4 min (832.8 - 770.4)

Volume	Invert	Avail.Storage	Storage Description
#1	165.00'	1,468 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)
#2	164.00'	50 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 124 cf Overall x 40.0% Voids
		1,517 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
165.00	55	0	0
173.00	55	440	440
174.00	1,000	528	968
174.50	1,000	500	1,468

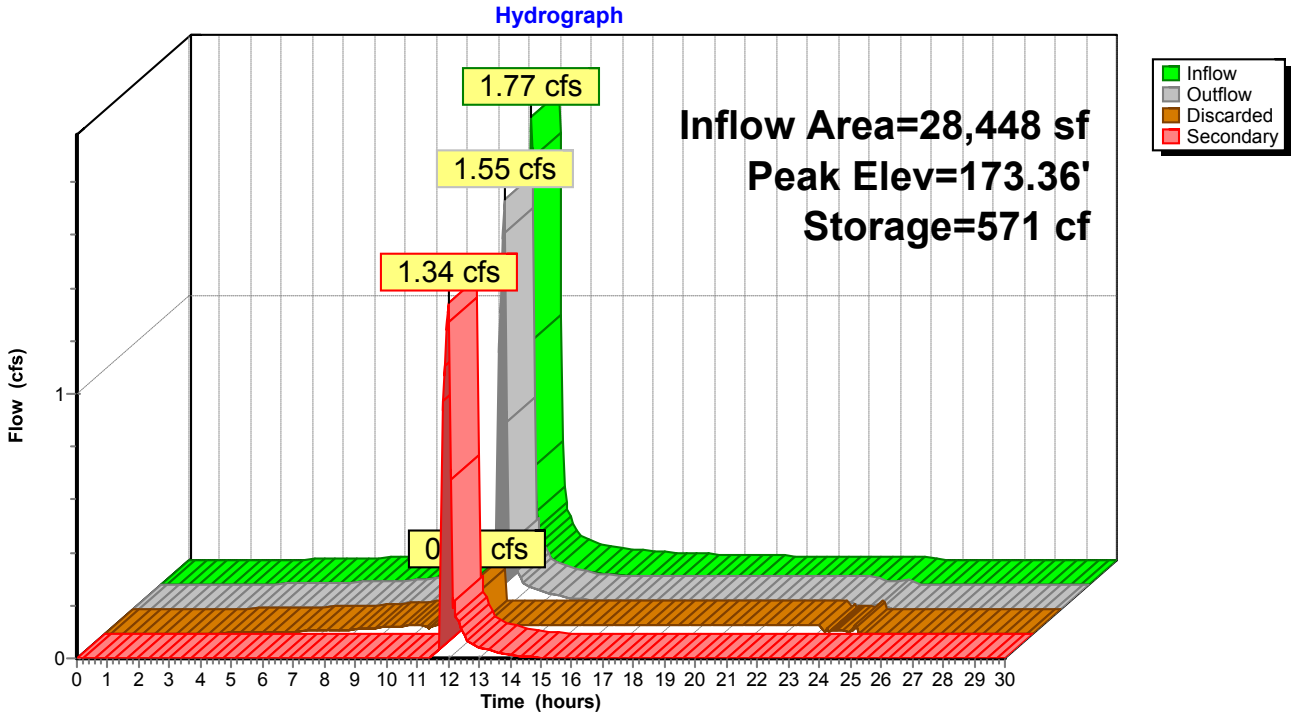
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
164.00	78	0	0
165.00	10	44	44
173.00	10	80	124

Device	Routing	Invert	Outlet Devices
#1	Discarded	164.00'	**22.000 in/hr Exfiltration over Surface area**
#2	Secondary	172.00'	**8.0" Round Culvert** L= 30.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 172.00' / 171.70' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 0.35 sf

Discarded OutFlow Max=0.21 cfs @ 12.00 hrs HW=173.36' (Free Discharge)
└**1=Exfiltration** (Exfiltration Controls 0.21 cfs)

Secondary OutFlow Max=1.34 cfs @ 12.00 hrs HW=173.36' (Free Discharge)
└**2=Culvert** (Inlet Controls 1.34 cfs @ 3.85 fps)

Pond DW-4: PROPOSED DRYWELL #4



Summary for Pond DW-5: PROPOSED DRYWELL #5

[85] Warning: Oscillations may require smaller dt or Finer Routing (severity=4)

Inflow Area = 11,493 sf, 65.66% Impervious, Inflow Depth = 2.31" for 2-YEAR event
Inflow = 1.00 cfs @ 11.97 hrs, Volume= 2,215 cf
Outflow = 0.64 cfs @ 12.05 hrs, Volume= 2,216 cf, Atten= 36%, Lag= 4.9 min
Discarded = 0.64 cfs @ 12.05 hrs, Volume= 2,216 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 172.41' @ 12.05 hrs Surf.Area= 1,258 sf Storage= 518 cf

Plug-Flow detention time= 40.8 min calculated for 2,212 cf (100% of inflow)
Center-of-Mass det. time= 41.0 min (836.1 - 795.1)

Volume	Invert	Avail.Storage	Storage Description
#1	168.00'	1,748 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)
#2	167.00'	34 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 84 cf Overall x 40.0% Voids
		1,781 cf	Total Available Storage

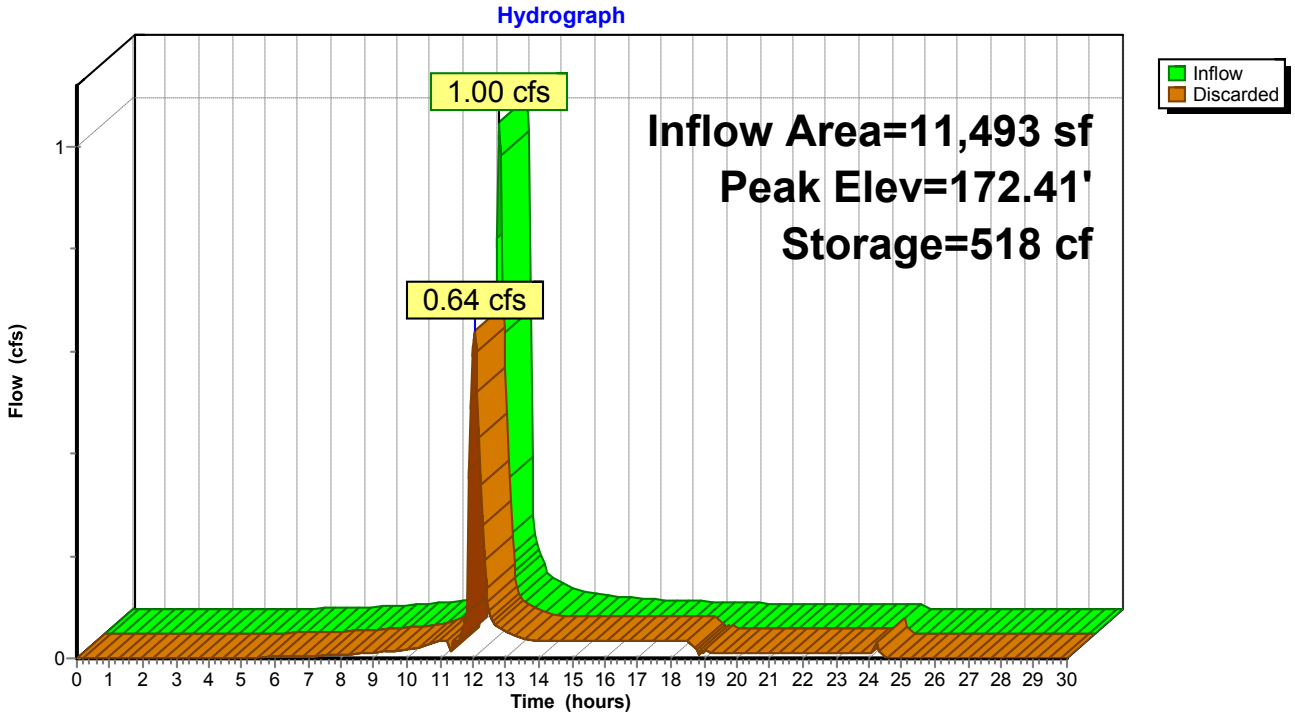
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
168.00	55	0	0
172.00	55	220	220
173.00	3,000	1,528	1,748

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
167.00	78	0	0
168.00	10	44	44
172.00	10	40	84

Device	Routing	Invert	Outlet Devices
#1	Discarded	167.00'	**22.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.64 cfs @ 12.05 hrs HW=172.40' (Free Discharge)
1=Exfiltration (Exfiltration Controls 0.64 cfs)

Pond DW-5: PROPOSED DRYWELL #5



Summary for Pond DW-6: PROPOSED DRYWELL #6

[85] Warning: Oscillations may require smaller dt or Finer Routing (severity=2)

Inflow Area = 1,844 sf,100.00% Impervious, Inflow Depth = 2.93" for 2-YEAR event
Inflow = 0.18 cfs @ 11.96 hrs, Volume= 450 cf
Outflow = 0.04 cfs @ 11.70 hrs, Volume= 450 cf, Atten= 80%, Lag= 0.0 min
Discarded = 0.04 cfs @ 11.70 hrs, Volume= 450 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 171.82' @ 12.16 hrs Surf.Area= 65 sf Storage= 125 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 19.3 min (772.0 - 752.8)

Volume	Invert	Avail.Storage	Storage Description
#1	170.00'	484 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)
#2	169.00'	34 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 84 cf Overall x 40.0% Voids
		517 cf	Total Available Storage

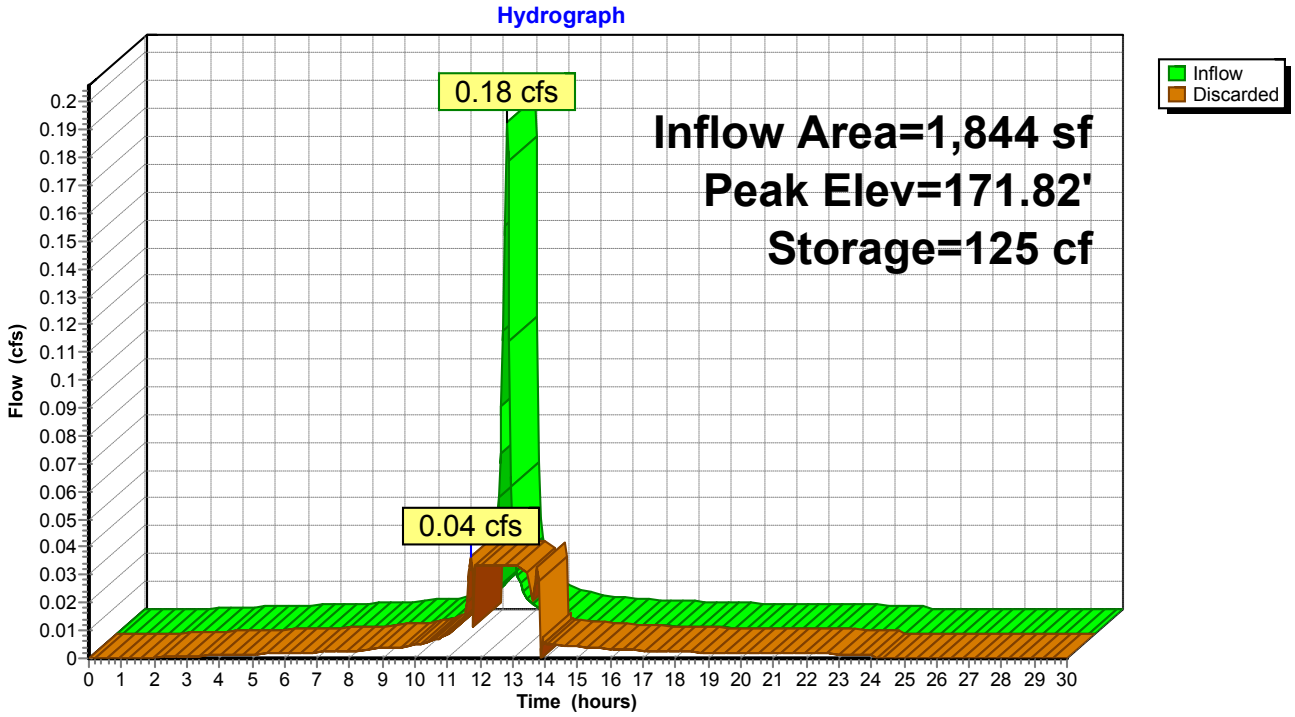
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
170.00	55	0	0
174.00	55	220	220
174.50	1,000	264	484

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
169.00	78	0	0
170.00	10	44	44
174.00	10	40	84

Device	Routing	Invert	Outlet Devices
#1	Discarded	169.00'	**22.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.04 cfs @ 11.70 hrs HW=169.09' (Free Discharge)
↑**1=Exfiltration** (Exfiltration Controls 0.04 cfs)

Pond DW-6: PROPOSED DRYWELL #6



Summary for Pond DW-7: PROPOSED DRYWELL #7

[85] Warning: Oscillations may require smaller dt or Finer Routing (severity=2)

Inflow Area = 1,755 sf,100.00% Impervious, Inflow Depth = 2.93" for 2-YEAR event
Inflow = 0.17 cfs @ 11.96 hrs, Volume= 428 cf
Outflow = 0.04 cfs @ 11.71 hrs, Volume= 428 cf, Atten= 78%, Lag= 0.0 min
Discarded = 0.04 cfs @ 11.71 hrs, Volume= 428 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 173.02' @ 12.15 hrs Surf.Area= 65 sf Storage= 116 cf

Plug-Flow detention time= 17.9 min calculated for 427 cf (100% of inflow)
Center-of-Mass det. time= 17.9 min (770.7 - 752.8)

Volume	Invert	Avail.Storage	Storage Description
#1	171.50'	352 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)
#2	170.00'	42 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 106 cf Overall x 40.0% Voids
		394 cf	Total Available Storage

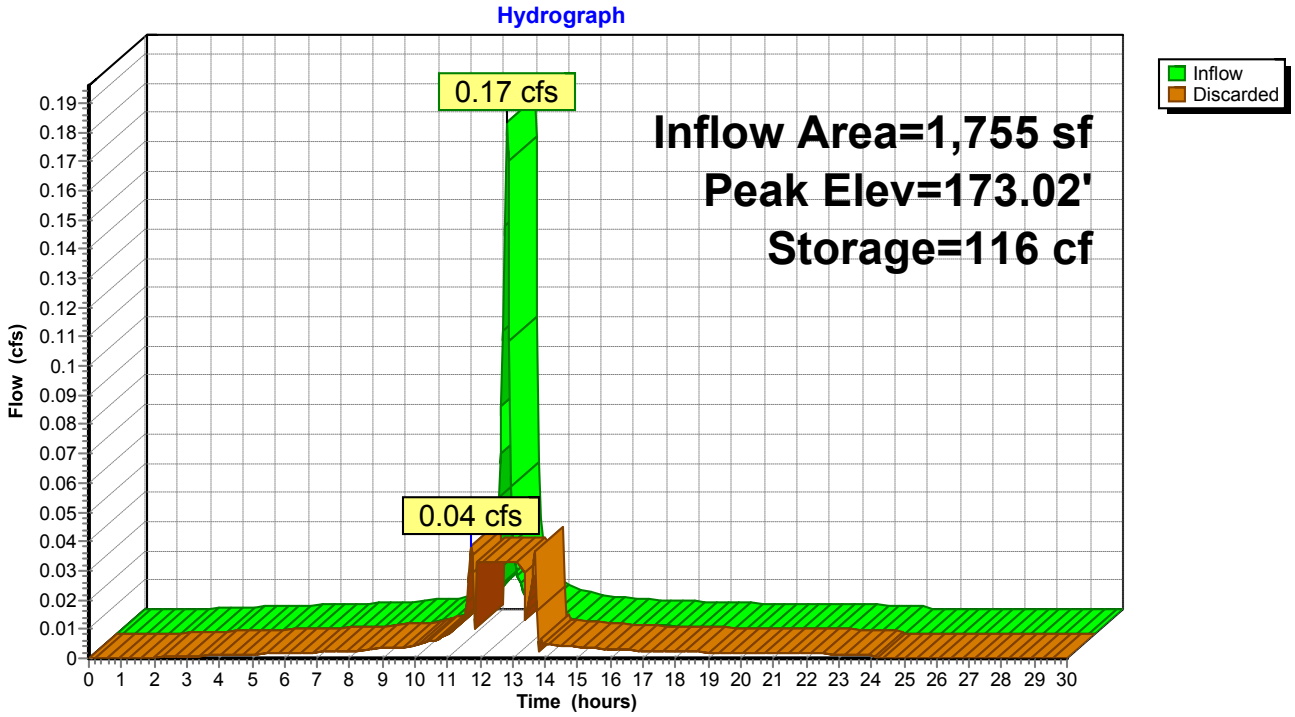
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
171.50	55	0	0
175.50	55	220	220
175.75	1,000	132	352

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
170.00	78	0	0
171.50	10	66	66
175.50	10	40	106

Device	Routing	Invert	Outlet Devices
#1	Discarded	170.00'	**22.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.04 cfs @ 11.71 hrs HW=170.11' (Free Discharge)
1=Exfiltration (Exfiltration Controls 0.04 cfs)

Pond DW-7: PROPOSED DRYWELL #7



Summary for Pond DW-8: PROPOSED DRYWELL #8

[85] Warning: Oscillations may require smaller dt or Finer Routing (severity=2)

Inflow Area = 1,734 sf,100.00% Impervious, Inflow Depth = 2.93" for 2-YEAR event
Inflow = 0.17 cfs @ 11.96 hrs, Volume= 423 cf
Outflow = 0.04 cfs @ 11.71 hrs, Volume= 423 cf, Atten= 79%, Lag= 0.0 min
Discarded = 0.04 cfs @ 11.71 hrs, Volume= 423 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 170.60' @ 12.15 hrs Surf.Area= 65 sf Storage= 112 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 16.9 min (769.7 - 752.8)

Volume	Invert	Avail.Storage	Storage Description
#1	169.00'	484 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)
#2	168.00'	34 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 84 cf Overall x 40.0% Voids
		517 cf	Total Available Storage

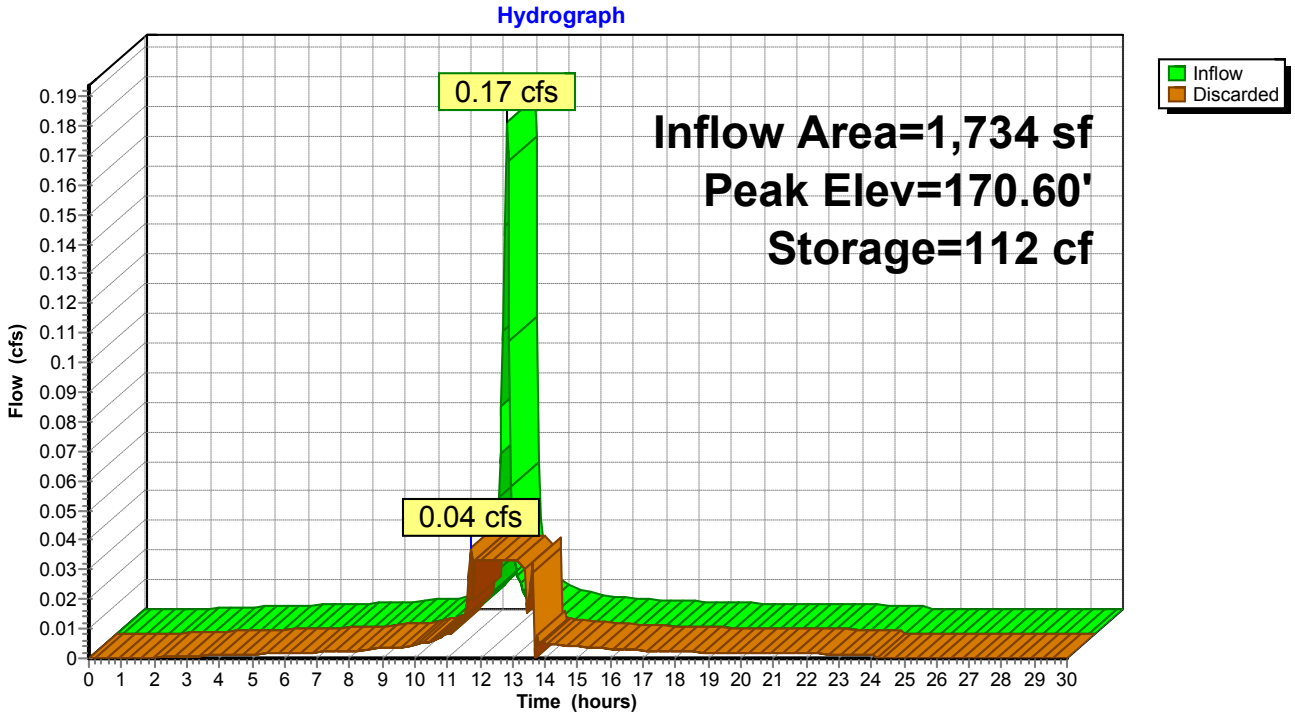
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
169.00	55	0	0
173.00	55	220	220
173.50	1,000	264	484

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
168.00	78	0	0
169.00	10	44	44
173.00	10	40	84

Device	Routing	Invert	Outlet Devices
#1	Discarded	168.00'	**22.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.04 cfs @ 11.71 hrs HW=168.10' (Free Discharge)
1=Exfiltration (Exfiltration Controls 0.04 cfs)

Pond DW-8: PROPOSED DRYWELL #8



Summary for Pond YD-1: PROPOSED DRAIN #1

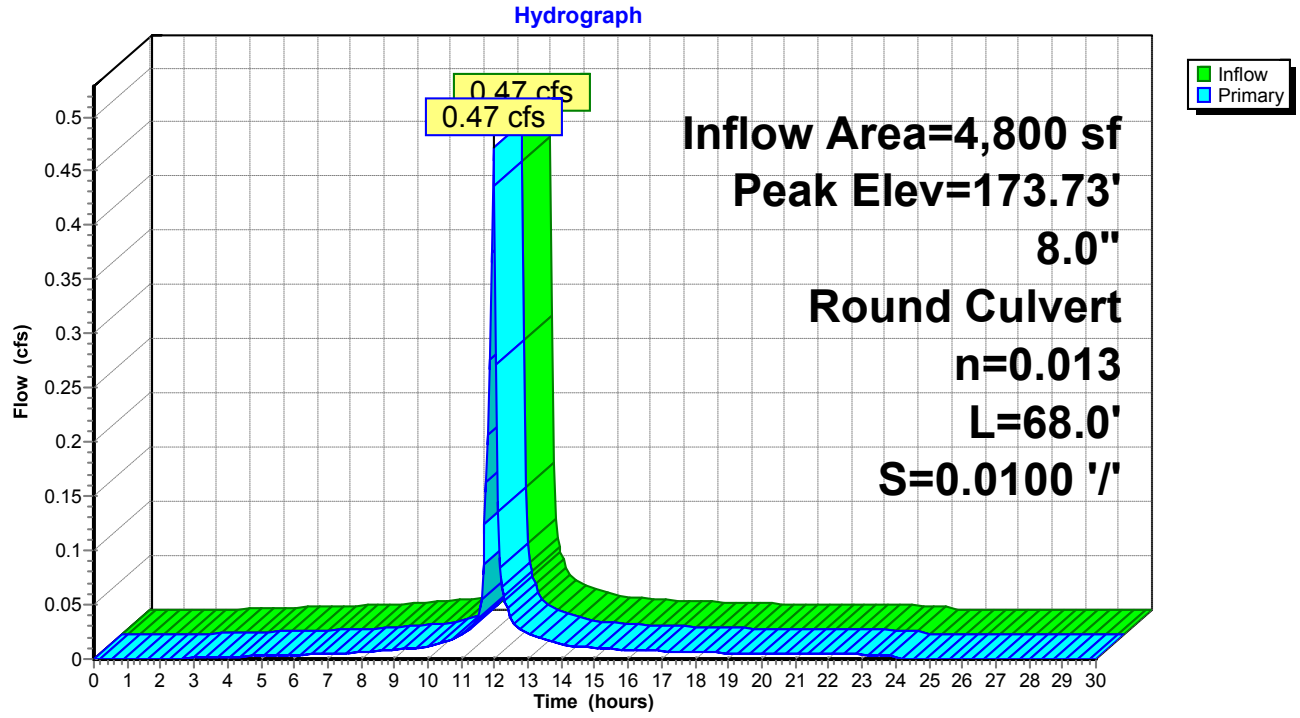
Inflow Area = 4,800 sf, 94.90% Impervious, Inflow Depth = 2.82" for 2-YEAR event
Inflow = 0.47 cfs @ 11.96 hrs, Volume= 1,127 cf
Outflow = 0.47 cfs @ 11.96 hrs, Volume= 1,127 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.47 cfs @ 11.96 hrs, Volume= 1,127 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 173.73' @ 11.96 hrs
Flood Elev= 175.44'

Device	Routing	Invert	Outlet Devices
#1	Primary	173.27'	**8.0" Round Culvert** L= 68.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 173.27' / 172.59' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 0.35 sf

Primary OutFlow Max=0.46 cfs @ 11.96 hrs HW=173.72' (Free Discharge)
1=Culvert (Inlet Controls 0.46 cfs @ 1.81 fps)

Pond YD-1: PROPOSED DRAIN #1



Summary for Pond YD-2: PROPOSED DRAIN #2

[79] Warning: Submerged Pond YD-1 Primary device # 1 INLET by 0.38'

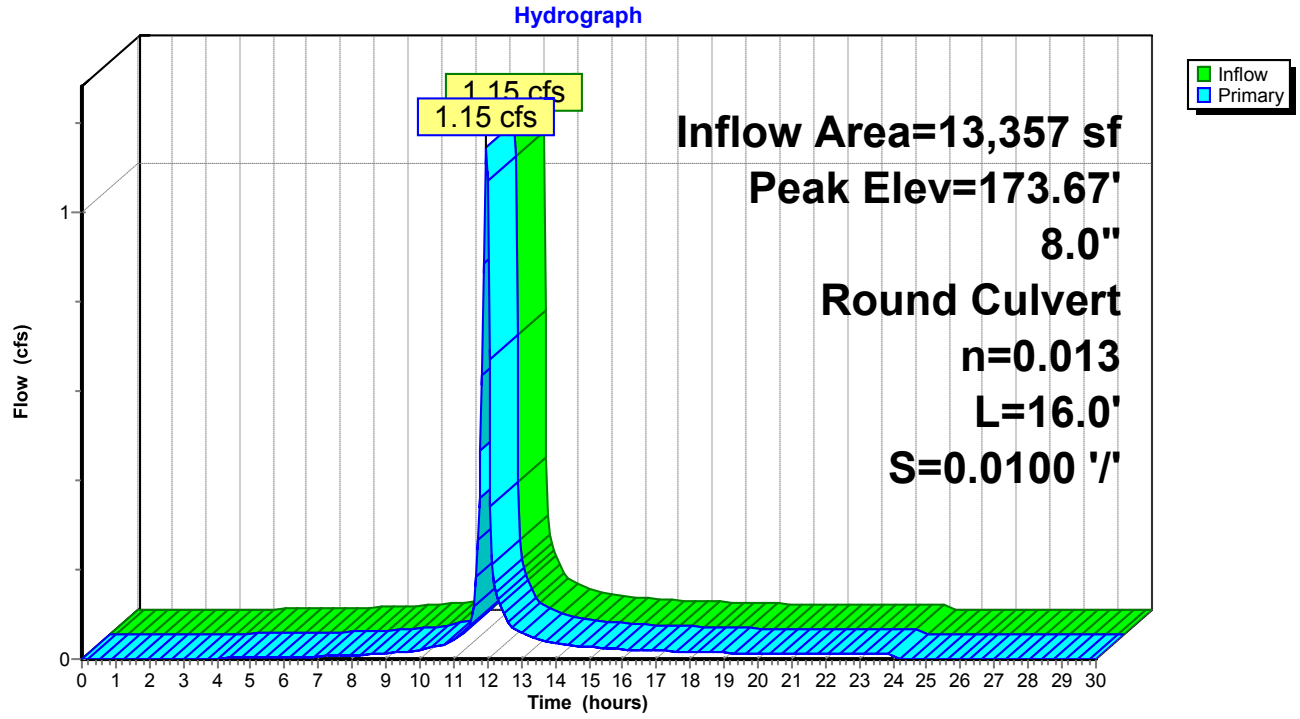
Inflow Area = 13,357 sf, 67.23% Impervious, Inflow Depth = 2.32" for 2-YEAR event
Inflow = 1.15 cfs @ 11.97 hrs, Volume= 2,585 cf
Outflow = 1.15 cfs @ 11.97 hrs, Volume= 2,585 cf, Atten= 0%, Lag= 0.0 min
Primary = 1.15 cfs @ 11.97 hrs, Volume= 2,585 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 173.67' @ 11.96 hrs
Flood Elev= 173.78'

Device	Routing	Invert	Outlet Devices
#1	Primary	172.59'	**8.0" Round Culvert** L= 16.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 172.59' / 172.43' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 0.35 sf

Primary OutFlow Max=1.12 cfs @ 11.97 hrs HW=173.63' (Free Discharge)
└**1=Culvert** (Inlet Controls 1.12 cfs @ 3.19 fps)

Pond YD-2: PROPOSED DRAIN #2



Summary for Pond YD-3: PROPOSED DRAIN #3

[58] Hint: Peaked 0.34' above defined flood level

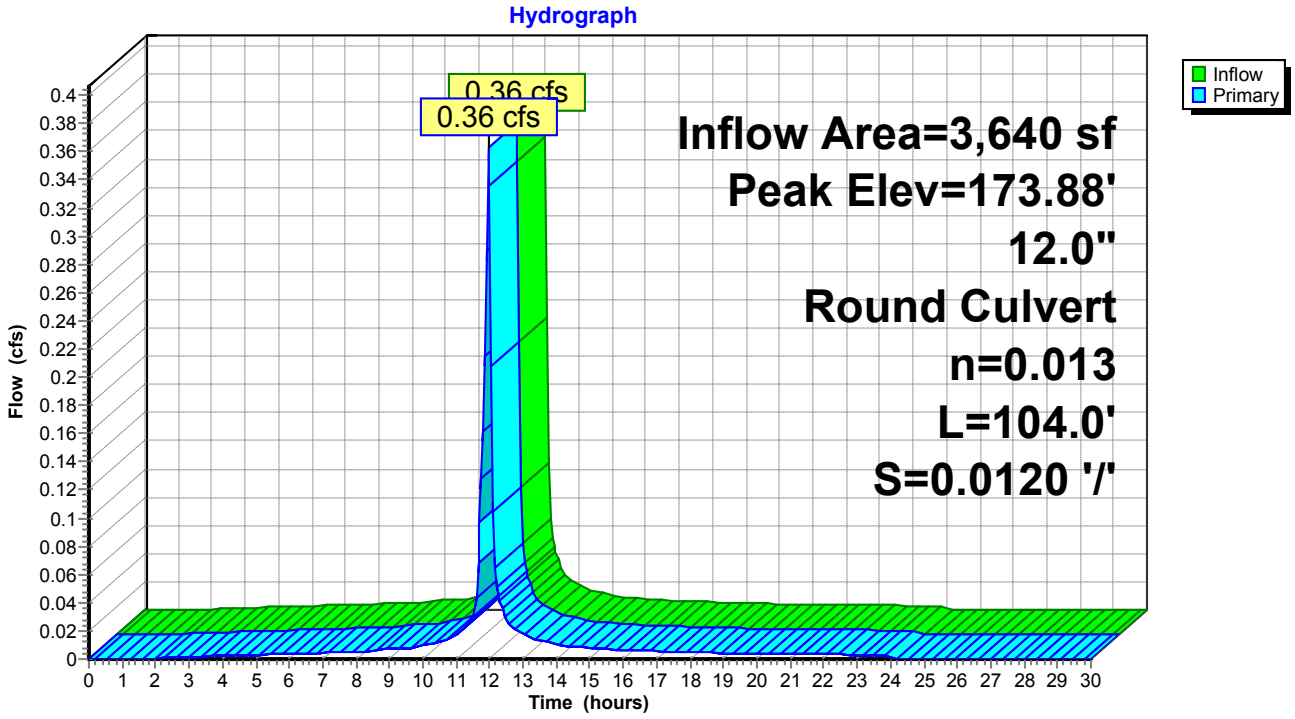
Inflow Area = 3,640 sf,100.00% Impervious, Inflow Depth = 2.93" for 2-YEAR event
Inflow = 0.36 cfs @ 11.96 hrs, Volume= 888 cf
Outflow = 0.36 cfs @ 11.96 hrs, Volume= 888 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.36 cfs @ 11.96 hrs, Volume= 888 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 173.88' @ 11.96 hrs
Flood Elev= 173.54'

Device	Routing	Invert	Outlet Devices
#1	Primary	173.54'	**12.0" Round Culvert** L= 104.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 173.54' / 172.29' S= 0.0120 '/' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf

Primary OutFlow Max=0.35 cfs @ 11.96 hrs HW=173.87' (Free Discharge)
1=Culvert (Inlet Controls 0.35 cfs @ 1.55 fps)

Pond YD-3: PROPOSED DRAIN #3



Summary for Pond YD-4: PROPOSED DRAIN #4

[79] Warning: Submerged Pond YD-3 Primary device # 1 INLET by 0.12'

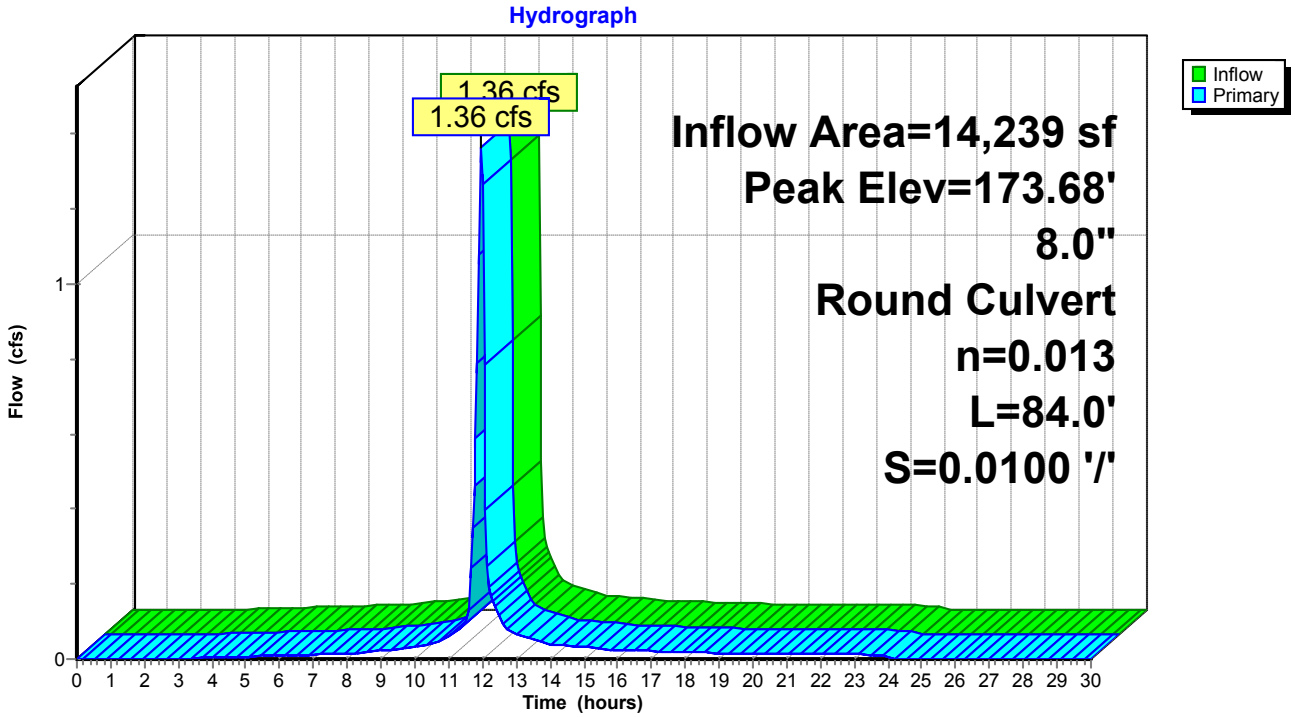
Inflow Area = 14,239 sf, 86.05% Impervious, Inflow Depth = 2.69" for 2-YEAR event
Inflow = 1.36 cfs @ 11.96 hrs, Volume= 3,190 cf
Outflow = 1.36 cfs @ 11.96 hrs, Volume= 3,190 cf, Atten= 0%, Lag= 0.0 min
Primary = 1.36 cfs @ 11.96 hrs, Volume= 3,190 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 173.68' @ 11.96 hrs
Flood Elev= 174.46'

Device	Routing	Invert	Outlet Devices
#1	Primary	172.29'	**8.0" Round Culvert** L= 84.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 172.29' / 171.45' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 0.35 sf

Primary OutFlow Max=1.33 cfs @ 11.96 hrs HW=173.63' (Free Discharge)
└**1=Culvert** (Inlet Controls 1.33 cfs @ 3.81 fps)

Pond YD-4: PROPOSED DRAIN #4



Time span=0.00-30.00 hrs, dt=0.05 hrs, 601 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment DA-1: DA-1 Runoff Area=21,412 sf 86.22% Impervious Runoff Depth=4.21"
Tc=6.0 min CN=96 Runoff=3.13 cfs 7,520 cf

Subcatchment DA-10: DA-10 Runoff Area=4,800 sf 94.90% Impervious Runoff Depth=4.33"
Tc=6.0 min CN=97 Runoff=0.71 cfs 1,731 cf

Subcatchment DA-11: DA-11 Runoff Area=8,557 sf 51.71% Impervious Runoff Depth=3.47"
Tc=6.0 min CN=89 Runoff=1.11 cfs 2,472 cf

Subcatchment DA-12: DRAINAGE AREA 12 Runoff Area=8,367 sf 100.00% Impervious Runoff Depth=4.44"
Tc=6.0 min CN=98 Runoff=1.24 cfs 3,098 cf

Subcatchment DA-13: DA-13 Runoff Area=2,574 sf 79.56% Impervious Runoff Depth=3.99"
Tc=6.0 min CN=94 Runoff=0.37 cfs 856 cf

Subcatchment DA-14: DRAINAGE AREA 14 Runoff Area=6,736 sf 69.73% Impervious Runoff Depth=3.88"
Tc=6.0 min CN=93 Runoff=0.95 cfs 2,180 cf

Subcatchment DA-15: DA-15 Runoff Area=1,734 sf 100.00% Impervious Runoff Depth=4.44"
Tc=6.0 min CN=98 Runoff=0.26 cfs 642 cf

Subcatchment DA-16: DA-16 Runoff Area=1,844 sf 100.00% Impervious Runoff Depth=4.44"
Tc=6.0 min CN=98 Runoff=0.27 cfs 683 cf

Subcatchment DA-17: DA-17 Runoff Area=1,755 sf 100.00% Impervious Runoff Depth=4.44"
Tc=6.0 min CN=98 Runoff=0.26 cfs 650 cf

Subcatchment DA-18: DRAINAGE AREA 18 Runoff Area=3,482 sf 85.96% Impervious Runoff Depth=4.10"
Tc=6.0 min CN=95 Runoff=0.50 cfs 1,190 cf

Subcatchment DA-2: DA-2 Runoff Area=7,036 sf 83.26% Impervious Runoff Depth=4.10"
Tc=6.0 min CN=95 Runoff=1.02 cfs 2,406 cf

Subcatchment DA-3: DRAINAGE AREA 3 Runoff Area=5,334 sf 65.88% Impervious Runoff Depth=3.78"
Tc=6.0 min CN=92 Runoff=0.74 cfs 1,679 cf

Subcatchment DA-4: DRAINAGE AREA 4 Runoff Area=4,099 sf 74.82% Impervious Runoff Depth=3.88"
Tc=6.0 min CN=93 Runoff=0.58 cfs 1,327 cf

Subcatchment DA-5: DRAINAGE AREA 5 Runoff Area=32,655 sf 61.00% Impervious Runoff Depth=3.67"
Flow Length=235' Tc=13.1 min CN=91 Runoff=3.59 cfs 9,992 cf

Subcatchment DA-6: DA-6 Runoff Area=11,493 sf 65.66% Impervious Runoff Depth=3.78"
Tc=6.0 min CN=92 Runoff=1.59 cfs 3,618 cf

Subcatchment DA-7: DA-7 Runoff Area=3,640 sf 100.00% Impervious Runoff Depth=4.44"
Tc=6.0 min CN=98 Runoff=0.54 cfs 1,348 cf

Subcatchment DA-8: DA-8 Runoff Area=10,599 sf 81.26% Impervious Runoff Depth=4.10"
Tc=6.0 min CN=95 Runoff=1.53 cfs 3,624 cf

Subcatchment DA-9: DRAINAGE AREA 9 Runoff Area=3,471 sf 65.57% Impervious Runoff Depth=3.78"
Tc=6.0 min CN=92 Runoff=0.48 cfs 1,093 cf

Reach DP-2: STREET Inflow=1.24 cfs 3,098 cf
Outflow=1.24 cfs 3,098 cf

Pond 2P: EXISTING DRYWELL Peak Elev=172.81' Storage=405 cf Inflow=2.32 cfs 4,807 cf
Discarded=0.63 cfs 2,910 cf Primary=1.66 cfs 1,897 cf Outflow=2.29 cfs 4,807 cf

Pond 3P: PROPOSED CB #3 Peak Elev=171.14' Inflow=0.50 cfs 1,190 cf
12.0" Round Culvert n=0.013 L=29.0' S=0.0100 '/' Outflow=0.50 cfs 1,190 cf

Pond 5P: EXISTING DRYWELL Peak Elev=173.44' Storage=641 cf Inflow=1.35 cfs 4,070 cf
Outflow=0.93 cfs 4,070 cf

Pond 8P: EXISTING YARD DRAIN Peak Elev=214.38' Inflow=0.58 cfs 1,327 cf
4.0" Round Culvert n=0.030 L=87.0' S=0.0100 '/' Outflow=0.58 cfs 1,327 cf

Pond 12P: EXISTING CB Peak Elev=170.92' Inflow=3.92 cfs 11,183 cf
12.0" Round Culvert n=0.013 L=142.0' S=0.0120 '/' Outflow=3.92 cfs 11,183 cf

Pond 14P: EXISTING CB Peak Elev=168.09' Inflow=0.95 cfs 2,180 cf
18.0" Round Culvert n=0.013 L=26.0' S=0.0346 '/' Outflow=0.95 cfs 2,180 cf

Pond CB-1: PROPOSED CATCH BASIN #1 Peak Elev=172.10' Inflow=1.02 cfs 2,406 cf
12.0" Round Culvert n=0.013 L=33.0' S=0.0100 '/' Outflow=1.02 cfs 2,406 cf

Pond CB-2: PR CB #2 Peak Elev=171.62' Inflow=4.15 cfs 9,926 cf
Primary=2.79 cfs 5,856 cf Secondary=1.35 cfs 4,070 cf Outflow=4.15 cfs 9,926 cf

Pond DP-1: Existing Catch Basin Peak Elev=168.60' Inflow=7.21 cfs 17,443 cf
18.0" Round Culvert n=0.013 L=191.0' S=0.0089 '/' Outflow=7.21 cfs 17,443 cf

Pond DW-1: PROPOSED DRYWELL #1 Peak Elev=169.08' Storage=325 cf Inflow=0.48 cfs 1,093 cf
Outflow=0.25 cfs 1,093 cf

Pond DW-2: PROPOSED DRYWELL #2 Peak Elev=175.73' Storage=686 cf Inflow=1.82 cfs 4,203 cf
Outflow=1.54 cfs 4,203 cf

Pond DW-3: PROPOSED DRYWELL #3 Peak Elev=174.78' Storage=775 cf Inflow=2.07 cfs 4,972 cf
Outflow=1.70 cfs 4,974 cf

Pond DW-4: PROPOSED DRYWELL #4 Peak Elev=173.84' Storage=867 cf Inflow=2.79 cfs 5,856 cf
Discarded=0.44 cfs 2,728 cf Secondary=1.63 cfs 3,128 cf Outflow=2.06 cfs 5,856 cf

Pond DW-5: PROPOSED DRYWELL #5 Peak Elev=172.60' Storage=812 cf Inflow=1.59 cfs 3,618 cf
Outflow=0.93 cfs 3,618 cf

Pond DW-6: PROPOSED DRYWELL #6 Peak Elev=173.33' Storage=214 cf Inflow=0.27 cfs 683 cf
Outflow=0.04 cfs 683 cf

Pond DW-7: PROPOSED DRYWELL #7 Peak Elev=174.45' Storage=200 cf Inflow=0.26 cfs 650 cf
Outflow=0.04 cfs 650 cf

Pond DW-8: PROPOSED DRYWELL #8 Peak Elev=172.08' Storage=199 cf Inflow=0.26 cfs 642 cf
Outflow=0.04 cfs 642 cf

Pond YD-1: PROPOSED DRAIN #1 Peak Elev=173.88' Inflow=0.71 cfs 1,731 cf
8.0" Round Culvert n=0.013 L=68.0' S=0.0100 '/' Outflow=0.71 cfs 1,731 cf

Pond YD-2: PROPOSED DRAIN #2 Peak Elev=174.80' Inflow=1.82 cfs 4,203 cf
8.0" Round Culvert n=0.013 L=16.0' S=0.0100 '/' Outflow=1.82 cfs 4,203 cf

Pond YD-3: PROPOSED DRAIN #3 Peak Elev=173.96' Inflow=0.54 cfs 1,348 cf
12.0" Round Culvert n=0.013 L=104.0' S=0.0120 '/' Outflow=0.54 cfs 1,348 cf

Pond YD-4: PROPOSED DRAIN #4 Peak Elev=175.62' Inflow=2.07 cfs 4,972 cf
8.0" Round Culvert n=0.013 L=84.0' S=0.0100 '/' Outflow=2.07 cfs 4,972 cf

Total Runoff Area = 139,588 sf Runoff Volume = 46,109 cf Average Runoff Depth = 3.96"
24.56% Pervious = 34,277 sf 75.44% Impervious = 105,311 sf

Summary for Subcatchment DA-1: DA-1

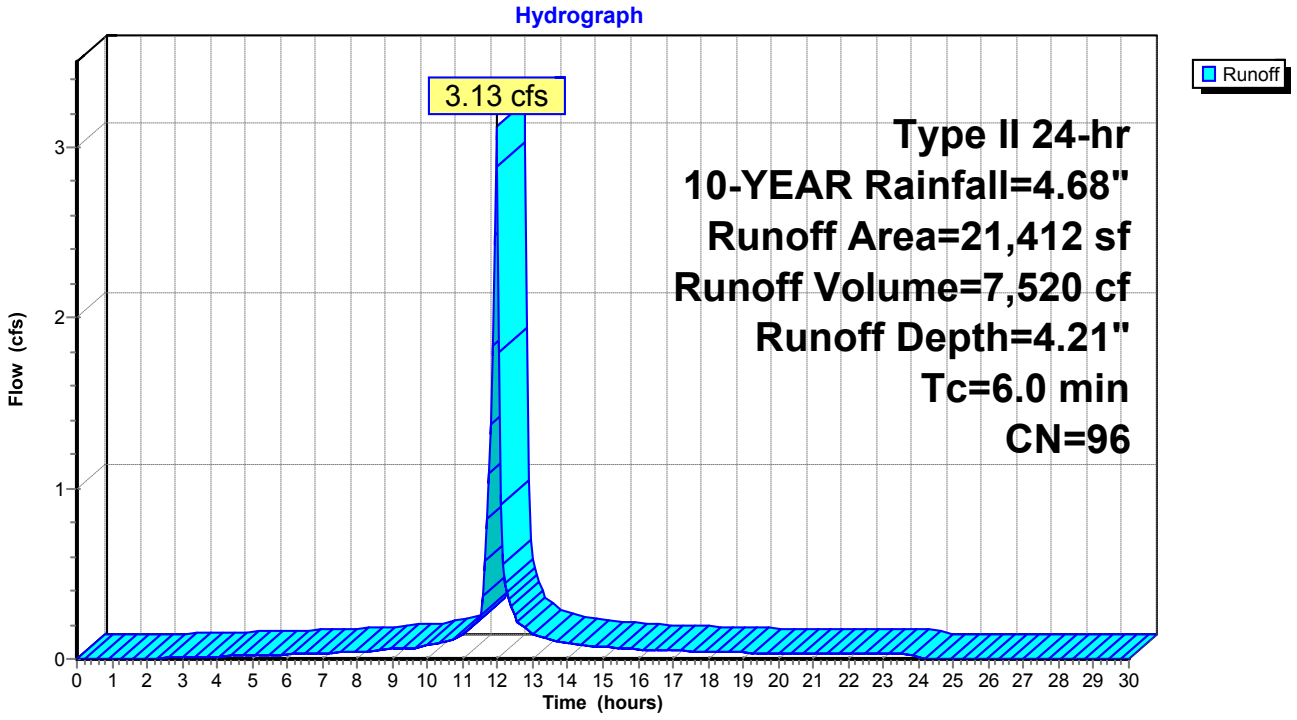
Runoff = 3.13 cfs @ 11.96 hrs, Volume= 7,520 cf, Depth= 4.21"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-YEAR Rainfall=4.68"

Area (sf)	CN	Description
2,951	80	>75% Grass cover, Good, HSG D
17,281	98	Roofs, HSG D
1,180	98	Paved parking, HSG D
21,412	96	Weighted Average
2,951		13.78% Pervious Area
18,461		86.22% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-1: DA-1



Summary for Subcatchment DA-10: DA-10

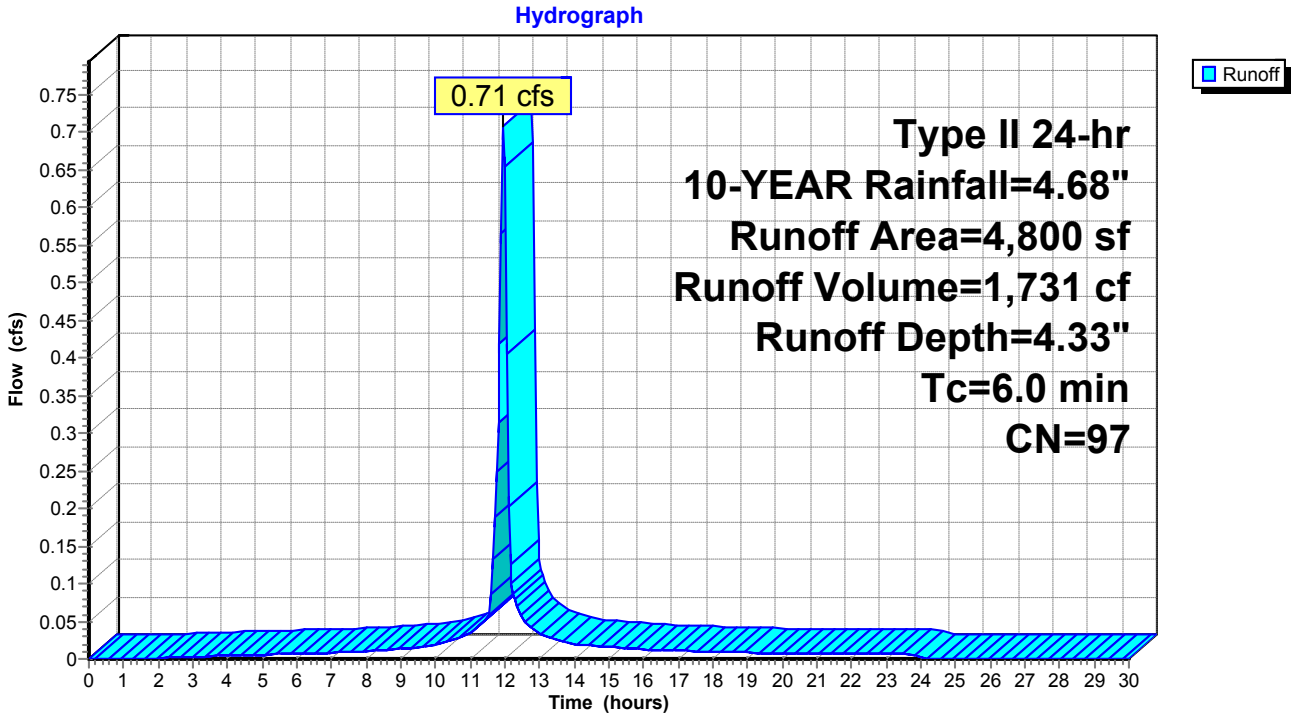
Runoff = 0.71 cfs @ 11.96 hrs, Volume= 1,731 cf, Depth= 4.33"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-YEAR Rainfall=4.68"

Area (sf)	CN	Description
245	80	>75% Grass cover, Good, HSG D
2,933	98	Roofs, HSG D
1,622	98	Paved parking, HSG D
4,800	97	Weighted Average
245		5.10% Pervious Area
4,555		94.90% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-10: DA-10



Summary for Subcatchment DA-11: DA-11

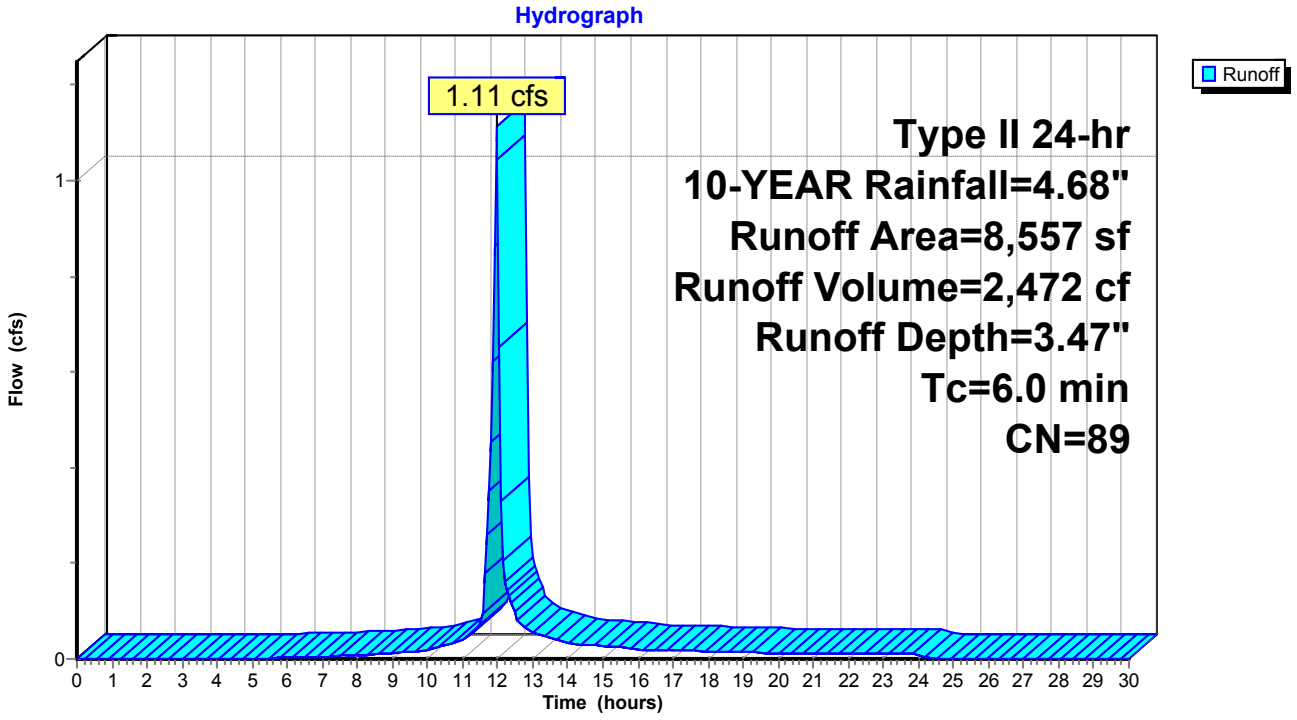
Runoff = 1.11 cfs @ 11.97 hrs, Volume= 2,472 cf, Depth= 3.47"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-YEAR Rainfall=4.68"

Area (sf)	CN	Description
4,132	80	>75% Grass cover, Good, HSG D
3,489	98	Roofs, HSG D
936	98	Paved parking, HSG D
8,557	89	Weighted Average
4,132		48.29% Pervious Area
4,425		51.71% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-11: DA-11



Summary for Subcatchment DA-12: DRAINAGE AREA 12

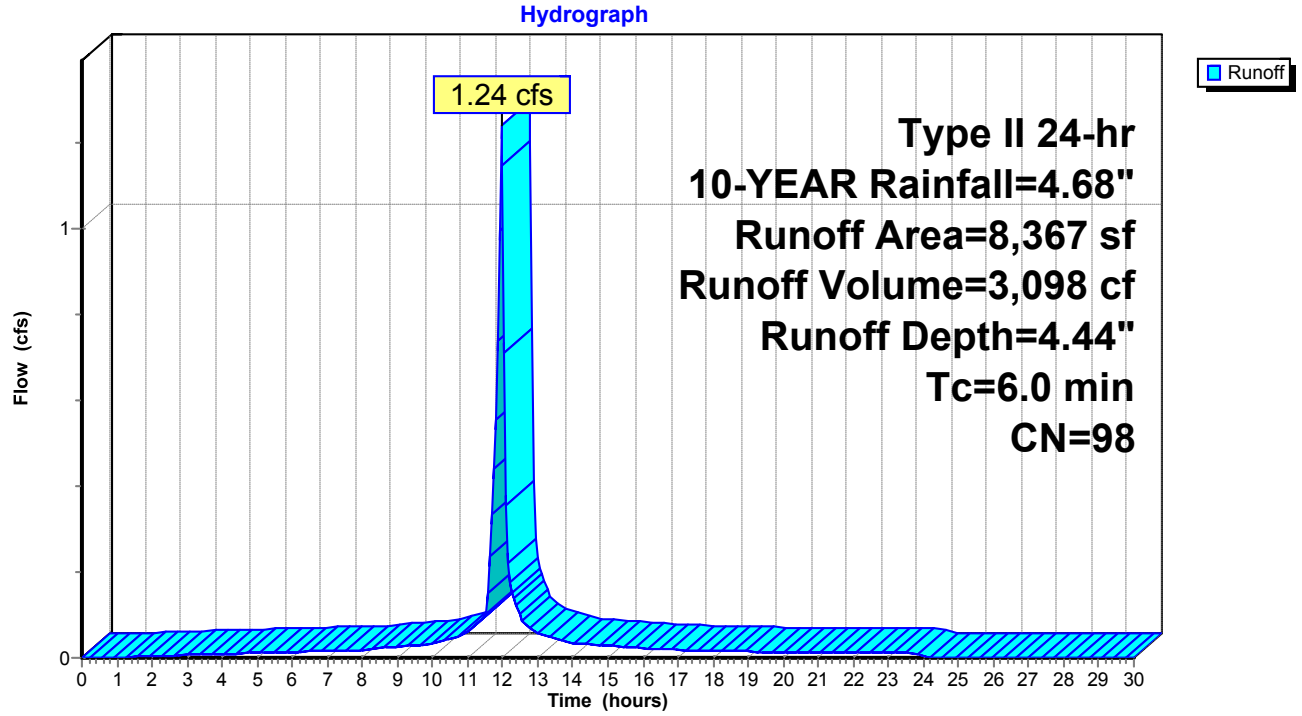
Runoff = 1.24 cfs @ 11.96 hrs, Volume= 3,098 cf, Depth= 4.44"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-YEAR Rainfall=4.68"

Area (sf)	CN	Description
8,367	98	Roofs, HSG D
8,367		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-12: DRAINAGE AREA 12



Summary for Subcatchment DA-13: DA-13

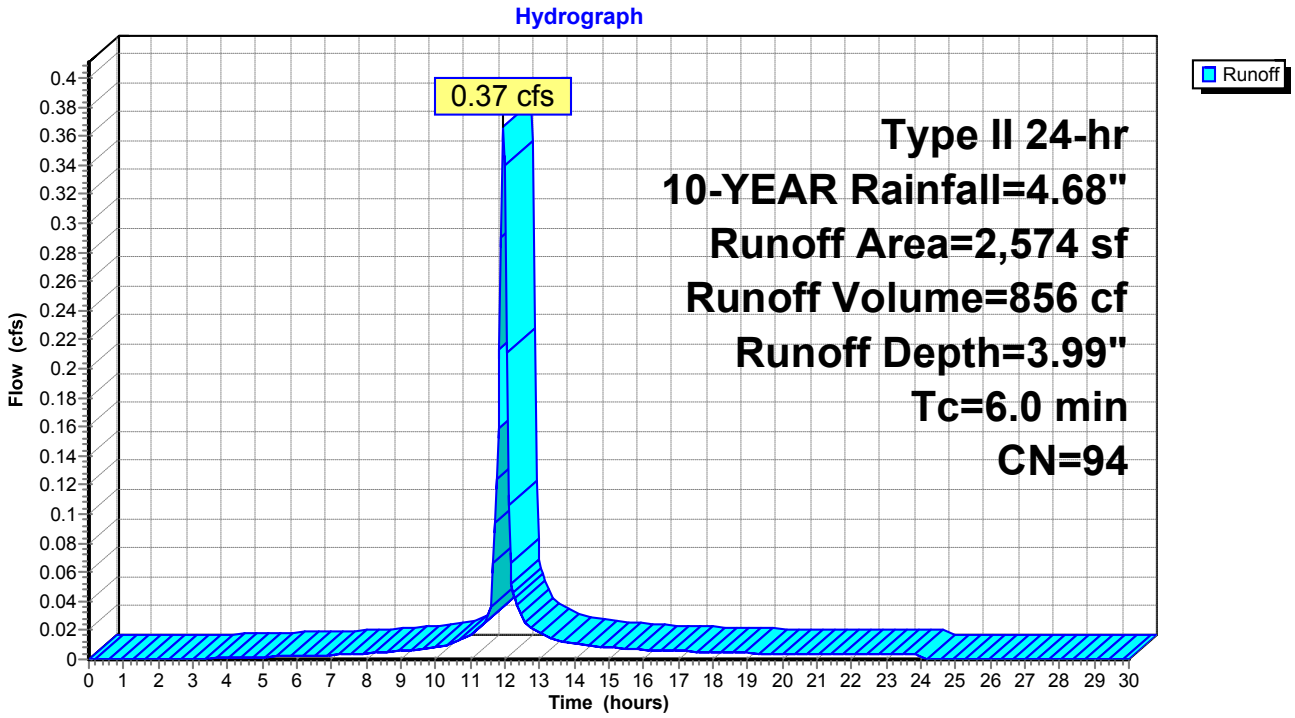
Runoff = 0.37 cfs @ 11.96 hrs, Volume= 856 cf, Depth= 3.99"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-YEAR Rainfall=4.68"

Area (sf)	CN	Description
526	80	>75% Grass cover, Good, HSG D
2,048	98	Paved parking, HSG D
2,574	94	Weighted Average
526		20.44% Pervious Area
2,048		79.56% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-13: DA-13



Summary for Subcatchment DA-14: DRAINAGE AREA 14

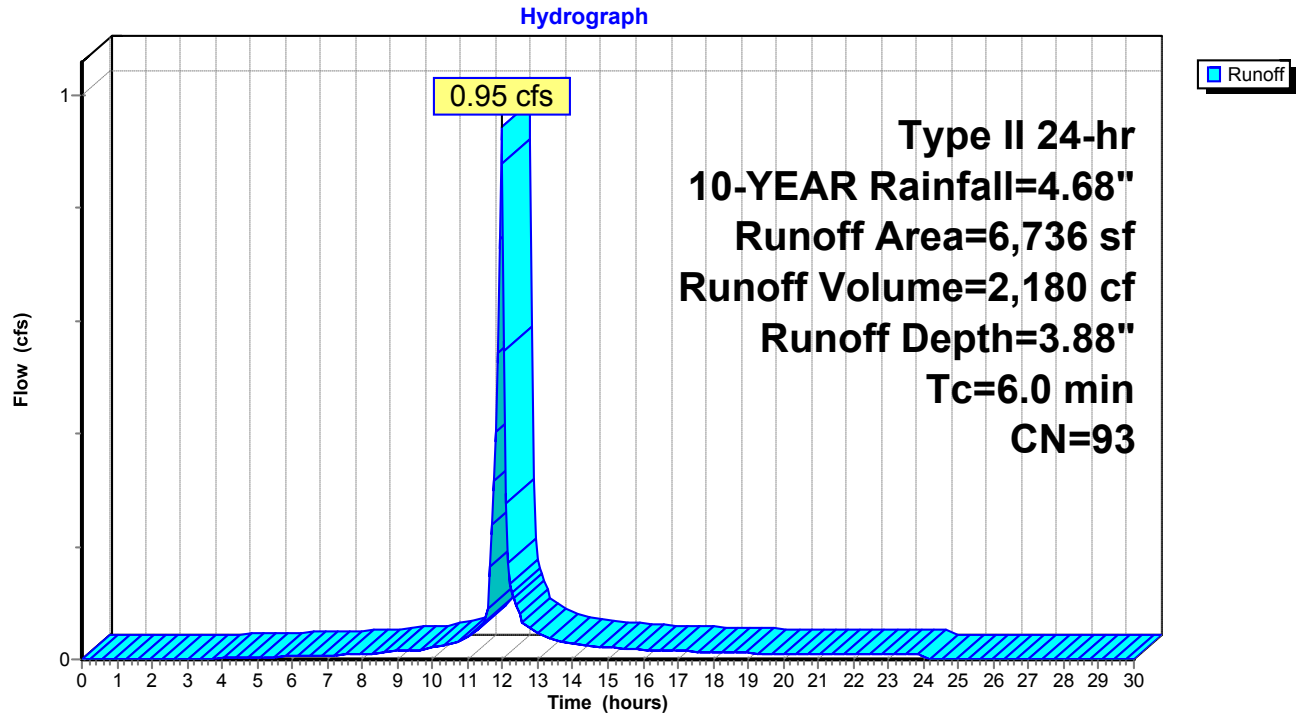
Runoff = 0.95 cfs @ 11.96 hrs, Volume= 2,180 cf, Depth= 3.88"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-YEAR Rainfall=4.68"

Area (sf)	CN	Description
2,039	80	>75% Grass cover, Good, HSG D
4,697	98	Paved parking, HSG D
6,736	93	Weighted Average
2,039		30.27% Pervious Area
4,697		69.73% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-14: DRAINAGE AREA 14



Summary for Subcatchment DA-15: DA-15

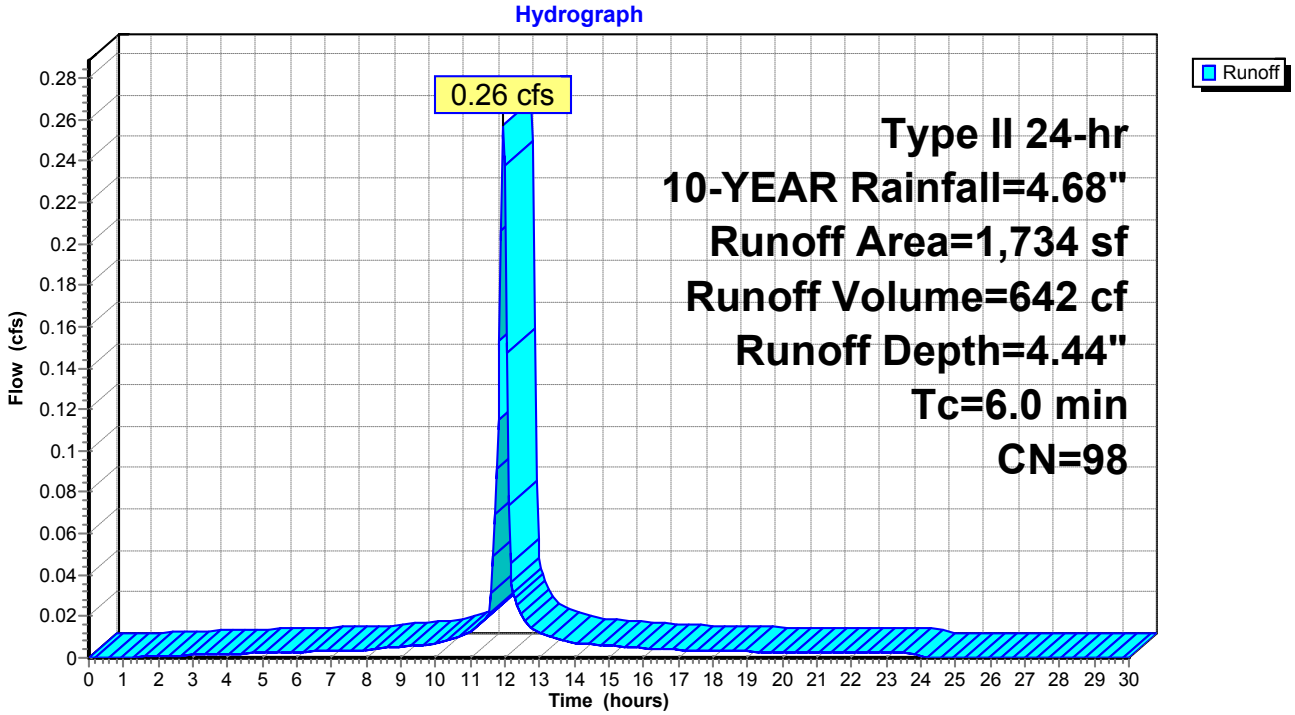
Runoff = 0.26 cfs @ 11.96 hrs, Volume= 642 cf, Depth= 4.44"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-YEAR Rainfall=4.68"

Area (sf)	CN	Description
1,734	98	Roofs, HSG D
1,734		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-15: DA-15



Summary for Subcatchment DA-16: DA-16

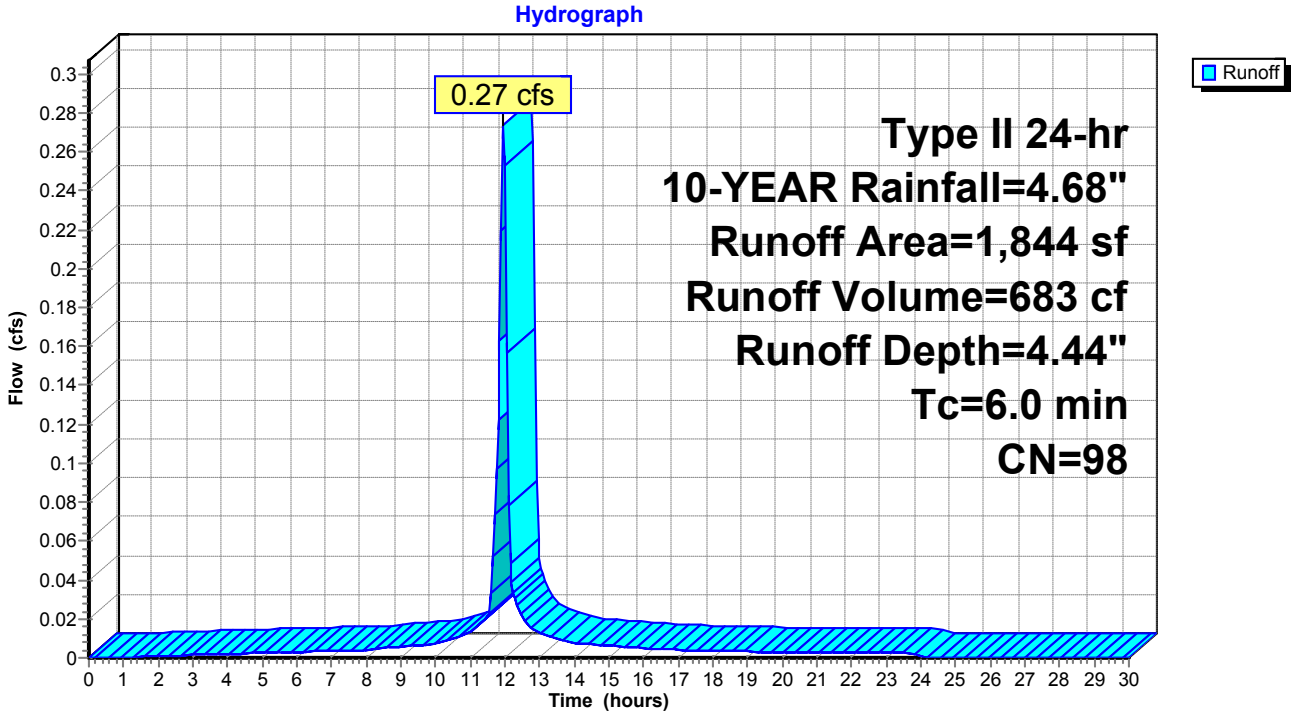
Runoff = 0.27 cfs @ 11.96 hrs, Volume= 683 cf, Depth= 4.44"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-YEAR Rainfall=4.68"

Area (sf)	CN	Description
1,844	98	Roofs, HSG D
1,844		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-16: DA-16



Summary for Subcatchment DA-17: DA-17

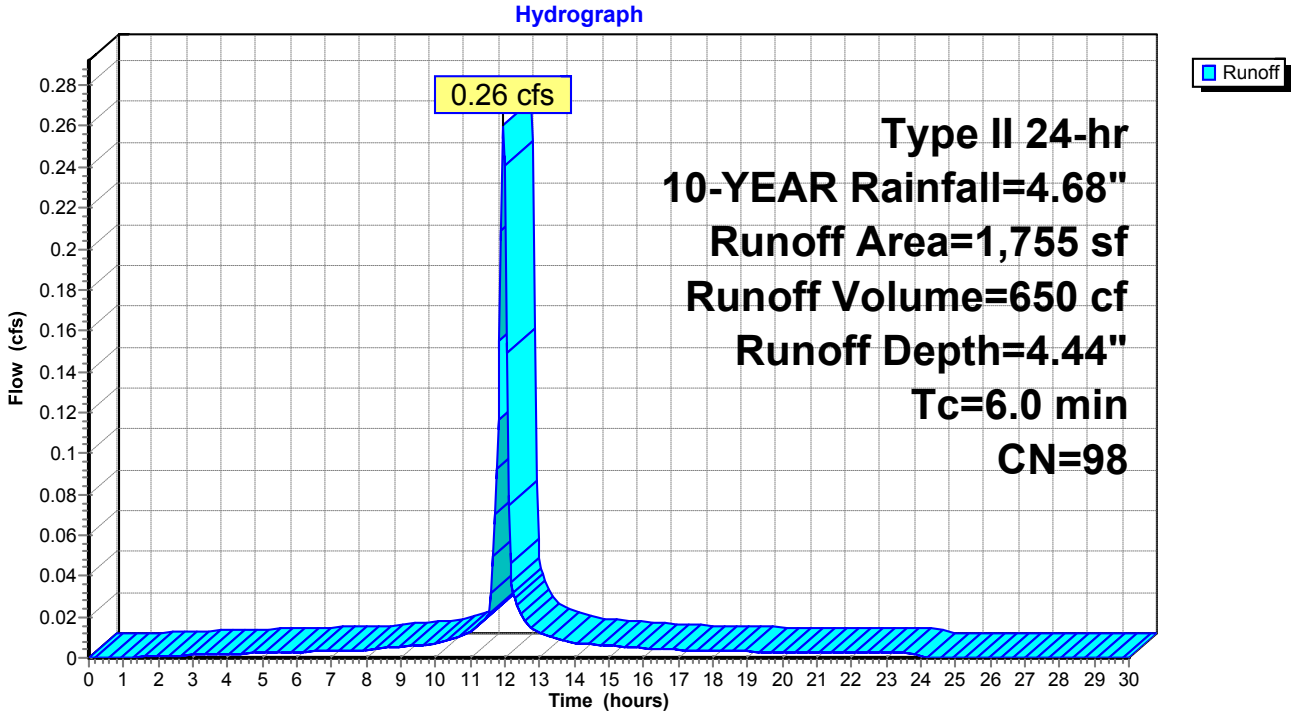
Runoff = 0.26 cfs @ 11.96 hrs, Volume= 650 cf, Depth= 4.44"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-YEAR Rainfall=4.68"

Area (sf)	CN	Description
1,755	98	Roofs, HSG D
1,755		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-17: DA-17



Summary for Subcatchment DA-18: DRAINAGE AREA 18

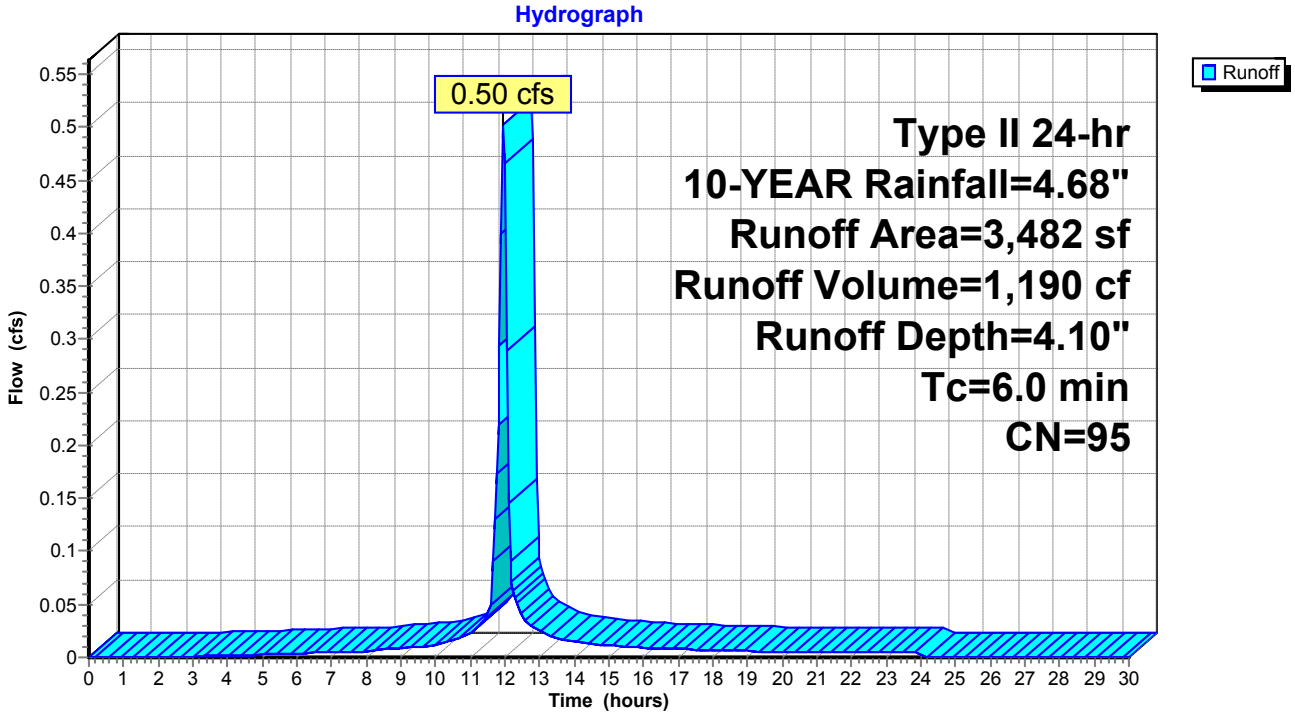
Runoff = 0.50 cfs @ 11.96 hrs, Volume= 1,190 cf, Depth= 4.10"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-YEAR Rainfall=4.68"

Area (sf)	CN	Description
489	80	>75% Grass cover, Good, HSG D
2,993	98	Paved parking, HSG D
3,482	95	Weighted Average
489		14.04% Pervious Area
2,993		85.96% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-18: DRAINAGE AREA 18



Summary for Subcatchment DA-2: DA-2

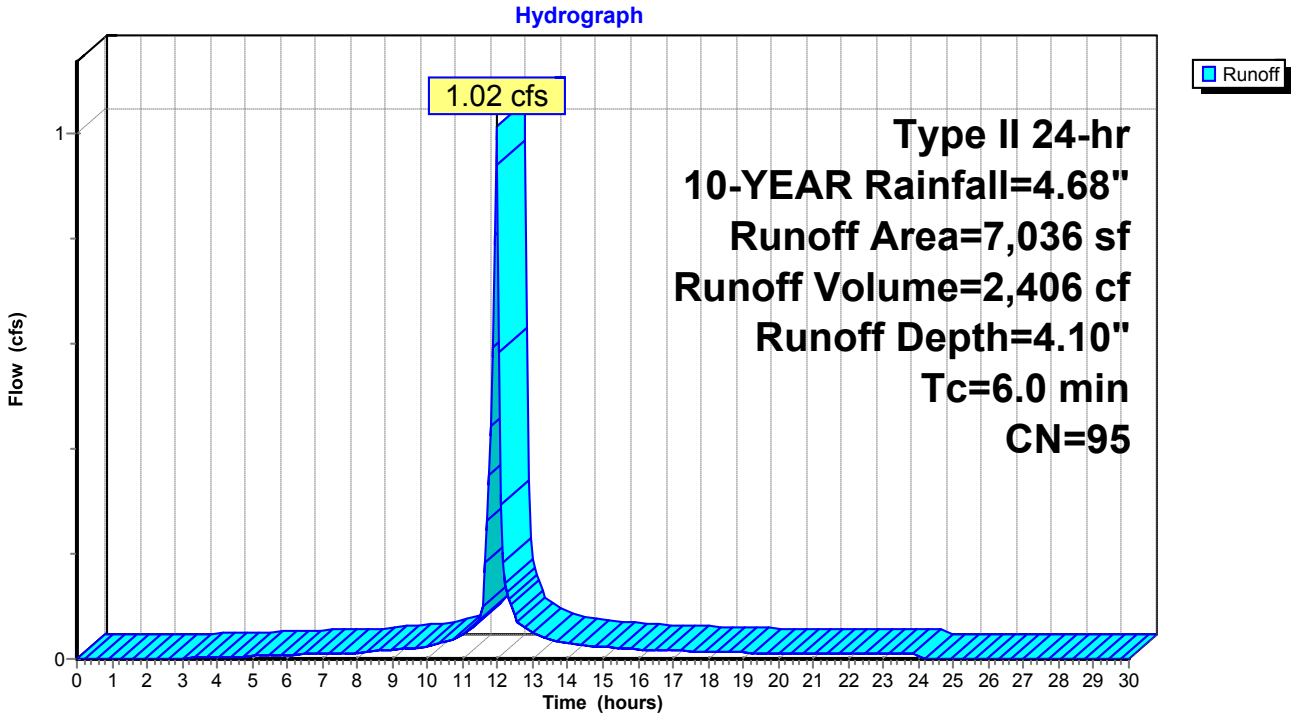
Runoff = 1.02 cfs @ 11.96 hrs, Volume= 2,406 cf, Depth= 4.10"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-YEAR Rainfall=4.68"

Area (sf)	CN	Description
1,178	80	>75% Grass cover, Good, HSG D
5,194	98	Roofs, HSG D
664	98	Paved parking, HSG D
7,036	95	Weighted Average
1,178		16.74% Pervious Area
5,858		83.26% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-2: DA-2



Summary for Subcatchment DA-3: DRAINAGE AREA 3

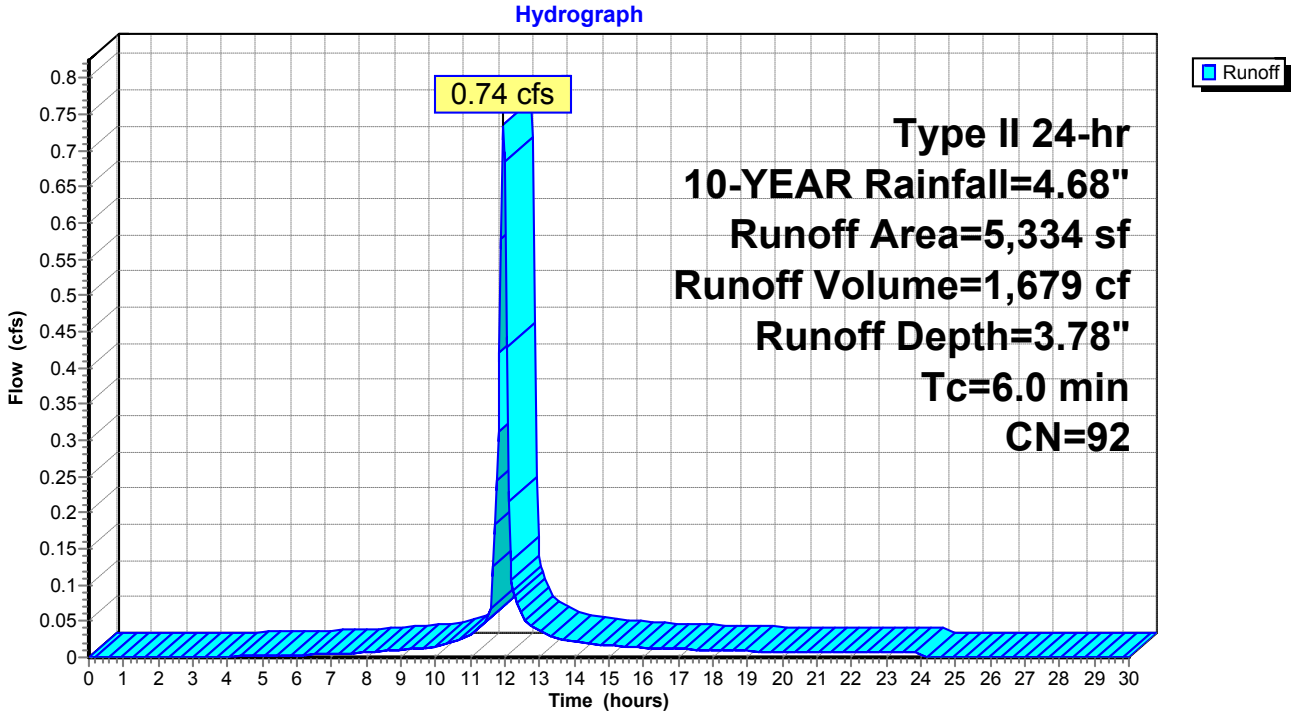
Runoff = 0.74 cfs @ 11.96 hrs, Volume= 1,679 cf, Depth= 3.78"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-YEAR Rainfall=4.68"

Area (sf)	CN	Description
1,820	80	>75% Grass cover, Good, HSG D
3,514	98	Paved parking, HSG D
5,334	92	Weighted Average
1,820		34.12% Pervious Area
3,514		65.88% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-3: DRAINAGE AREA 3



Summary for Subcatchment DA-4: DRAINAGE AREA 4

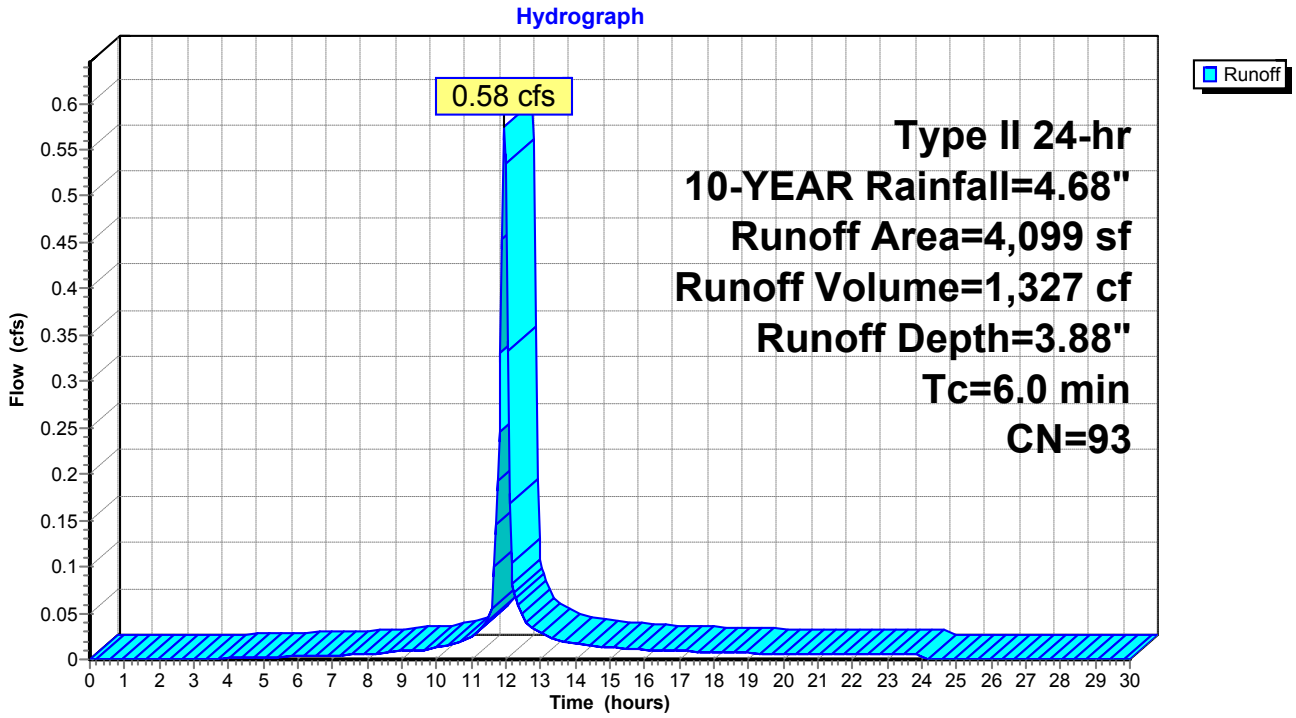
Runoff = 0.58 cfs @ 11.96 hrs, Volume= 1,327 cf, Depth= 3.88"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-YEAR Rainfall=4.68"

Area (sf)	CN	Description
1,032	80	>75% Grass cover, Good, HSG D
3,067	98	Paved parking, HSG D
4,099	93	Weighted Average
1,032		25.18% Pervious Area
3,067		74.82% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-4: DRAINAGE AREA 4



Summary for Subcatchment DA-5: DRAINAGE AREA 5

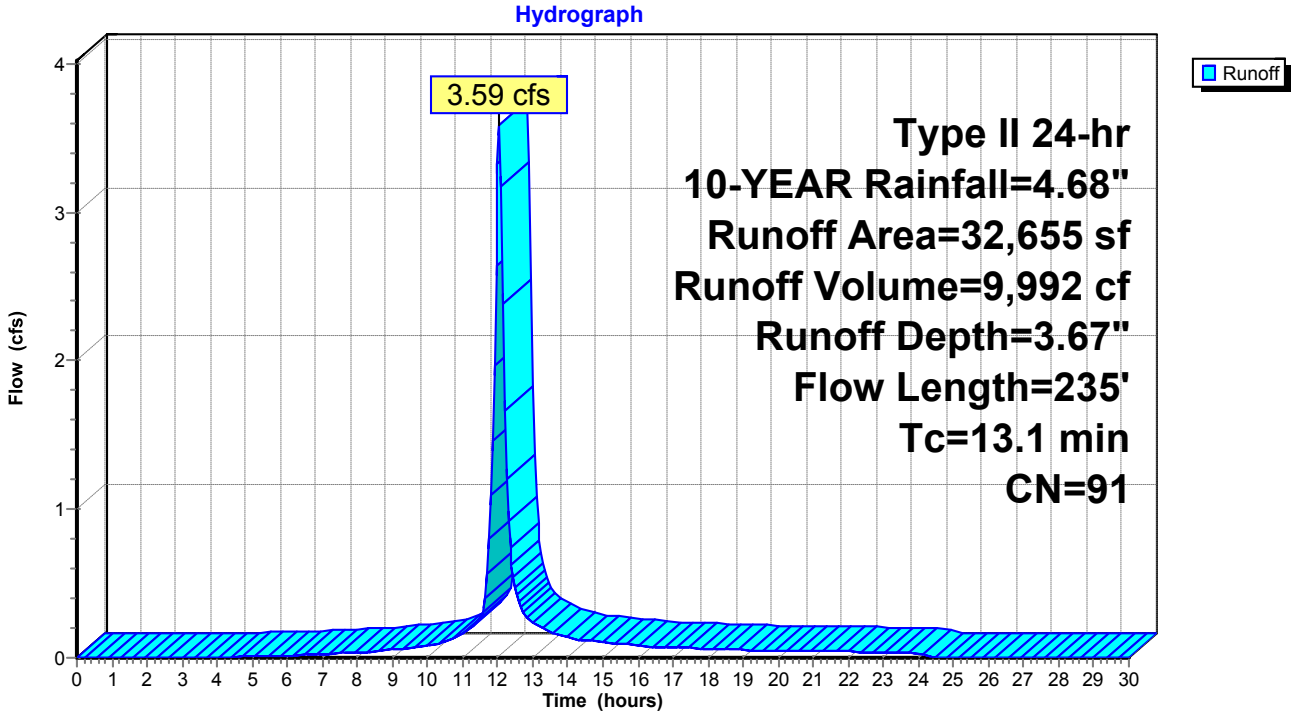
Runoff = 3.59 cfs @ 12.04 hrs, Volume= 9,992 cf, Depth= 3.67"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-YEAR Rainfall=4.68"

Area (sf)	CN	Description
12,737	80	>75% Grass cover, Good, HSG D
19,918	98	Paved parking, HSG D
32,655	91	Weighted Average
12,737		39.00% Pervious Area
19,918		61.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
11.1	100	0.0150	0.15		**Sheet Flow, A-B** Grass: Short n= 0.150 P2= 3.16"
1.7	81	0.0130	0.80		**Shallow Concentrated Flow, B-C** Short Grass Pasture Kv= 7.0 fps
0.3	54	0.0250	3.21		**Shallow Concentrated Flow, C-D** Paved Kv= 20.3 fps
13.1	235	Total			

Subcatchment DA-5: DRAINAGE AREA 5



Summary for Subcatchment DA-6: DA-6

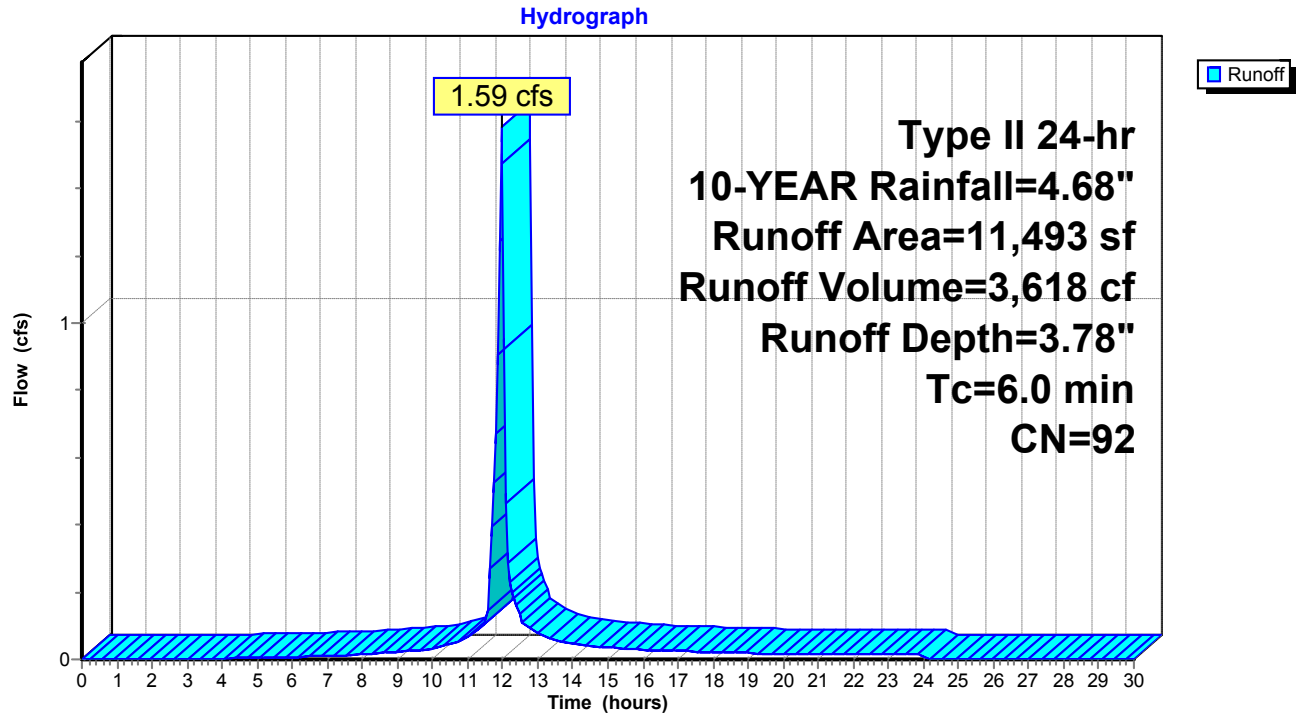
Runoff = 1.59 cfs @ 11.96 hrs, Volume= 3,618 cf, Depth= 3.78"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-YEAR Rainfall=4.68"

Area (sf)	CN	Description
3,947	80	>75% Grass cover, Good, HSG D
7,546	98	Paved parking, HSG D
11,493	92	Weighted Average
3,947		34.34% Pervious Area
7,546		65.66% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-6: DA-6



Summary for Subcatchment DA-7: DA-7

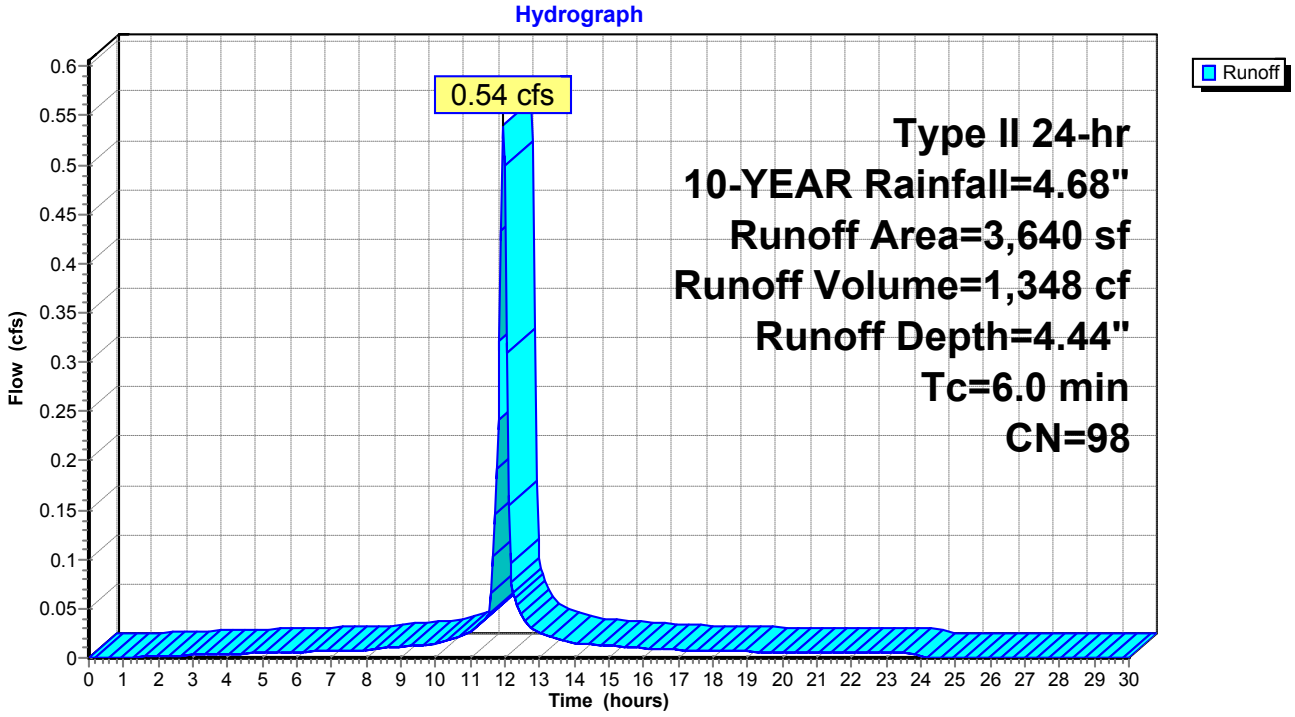
Runoff = 0.54 cfs @ 11.96 hrs, Volume= 1,348 cf, Depth= 4.44"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-YEAR Rainfall=4.68"

Area (sf)	CN	Description
1,587	98	Roofs, HSG D
2,053	98	Paved parking, HSG D
3,640	98	Weighted Average
3,640		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-7: DA-7



Summary for Subcatchment DA-8: DA-8

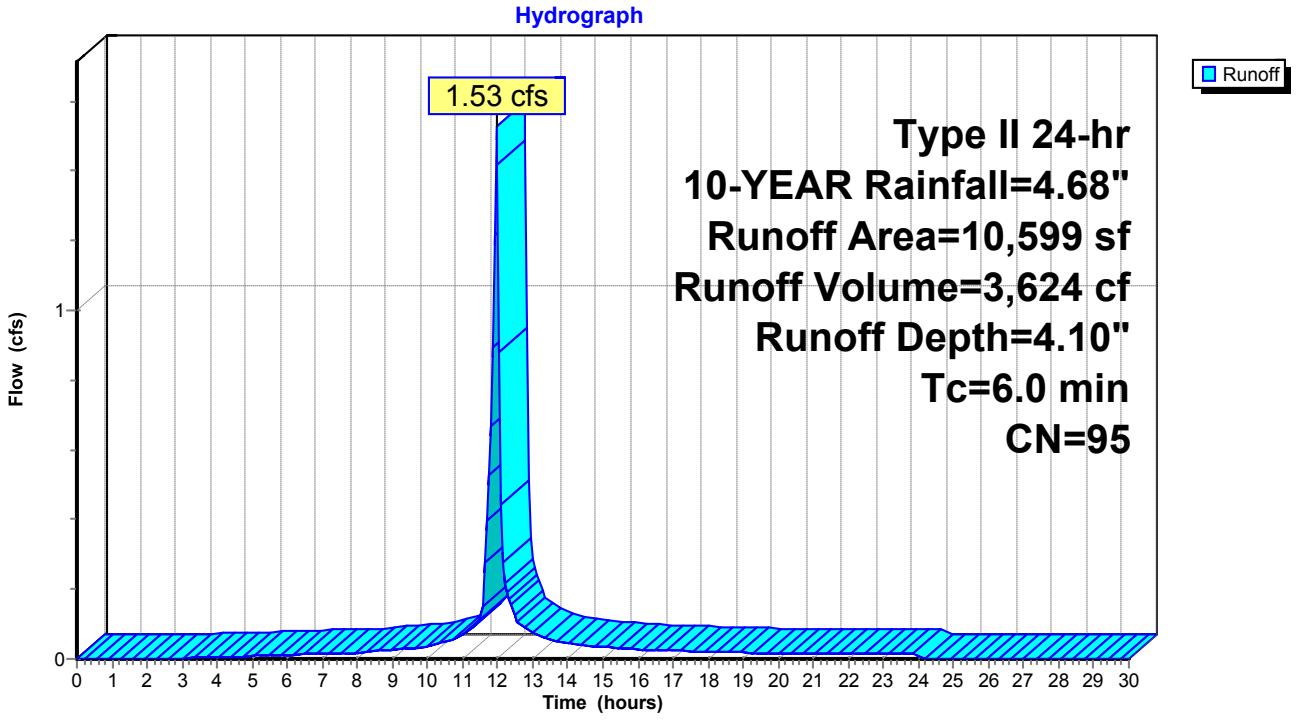
Runoff = 1.53 cfs @ 11.96 hrs, Volume= 3,624 cf, Depth= 4.10"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-YEAR Rainfall=4.68"

Area (sf)	CN	Description
1,986	80	>75% Grass cover, Good, HSG D
6,900	98	Roofs, HSG D
1,713	98	Paved parking, HSG D
10,599	95	Weighted Average
1,986		18.74% Pervious Area
8,613		81.26% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-8: DA-8



Summary for Subcatchment DA-9: DRAINAGE AREA 9

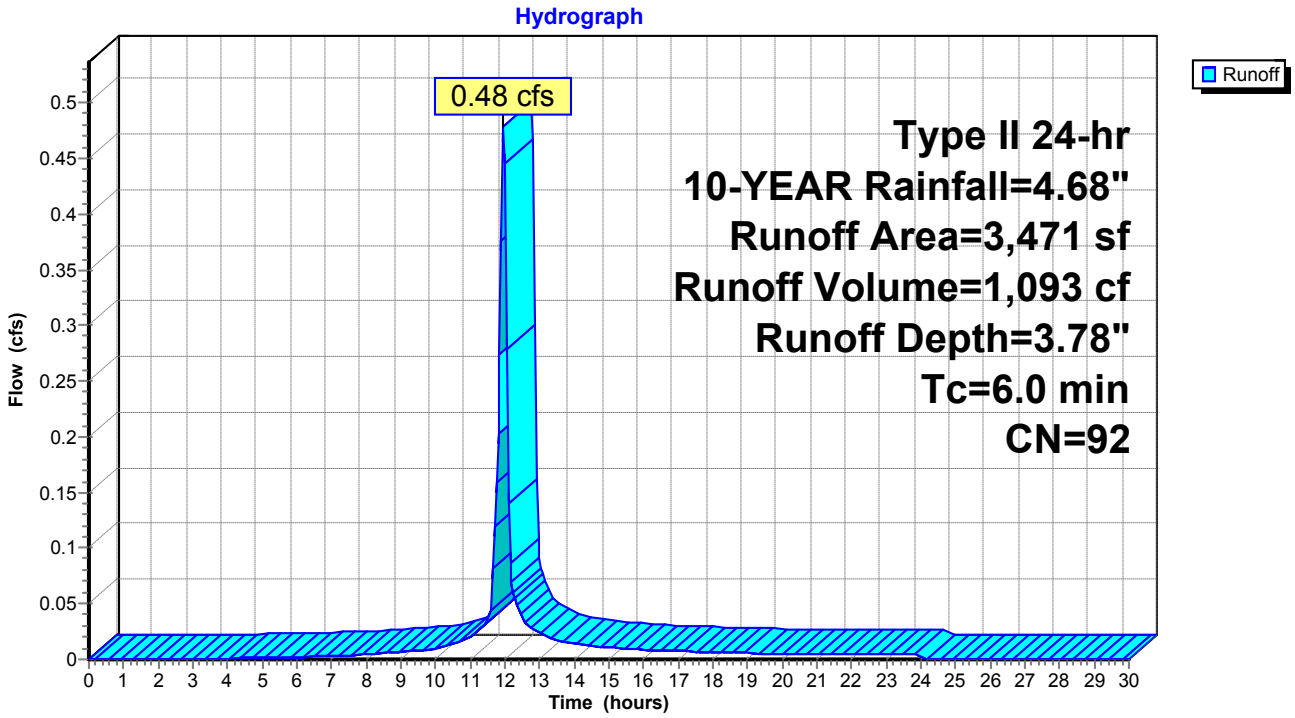
Runoff = 0.48 cfs @ 11.96 hrs, Volume= 1,093 cf, Depth= 3.78"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-YEAR Rainfall=4.68"

Area (sf)	CN	Description
1,195	80	>75% Grass cover, Good, HSG D
2,276	98	Paved parking, HSG D
3,471	92	Weighted Average
1,195		34.43% Pervious Area
2,276		65.57% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-9: DRAINAGE AREA 9



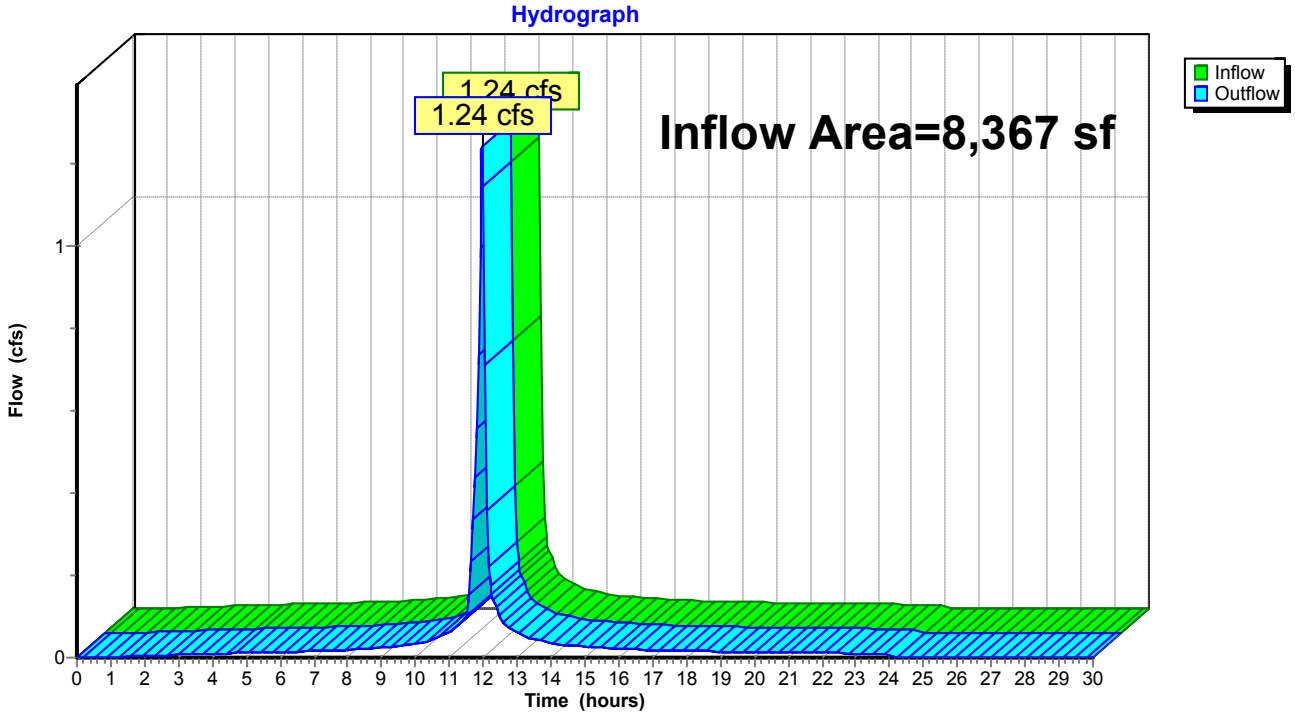
Summary for Reach DP-2: STREET

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 8,367 sf,100.00% Impervious, Inflow Depth = 4.44" for 10-YEAR event
Inflow = 1.24 cfs @ 11.96 hrs, Volume= 3,098 cf
Outflow = 1.24 cfs @ 11.96 hrs, Volume= 3,098 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs

Reach DP-2: STREET



Summary for Pond 2P: EXISTING DRYWELL

[81] Warning: Exceeded Pond DW-4 by 0.49' @ 16.80 hrs

Inflow Area = 5,334 sf, 65.88% Impervious, Inflow Depth = 10.81" for 10-YEAR event
Inflow = 2.32 cfs @ 11.98 hrs, Volume= 4,807 cf
Outflow = 2.29 cfs @ 12.00 hrs, Volume= 4,807 cf, Atten= 1%, Lag= 1.1 min
Discarded = 0.63 cfs @ 12.00 hrs, Volume= 2,910 cf
Primary = 1.66 cfs @ 12.00 hrs, Volume= 1,897 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 172.81' @ 12.00 hrs Surf.Area= 1,242 sf Storage= 405 cf

Plug-Flow detention time= 23.6 min calculated for 4,799 cf (100% of inflow)
Center-of-Mass det. time= 23.6 min (775.2 - 751.6)

Volume	Invert	Avail.Storage	Storage Description
#1	167.50'	1,717 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

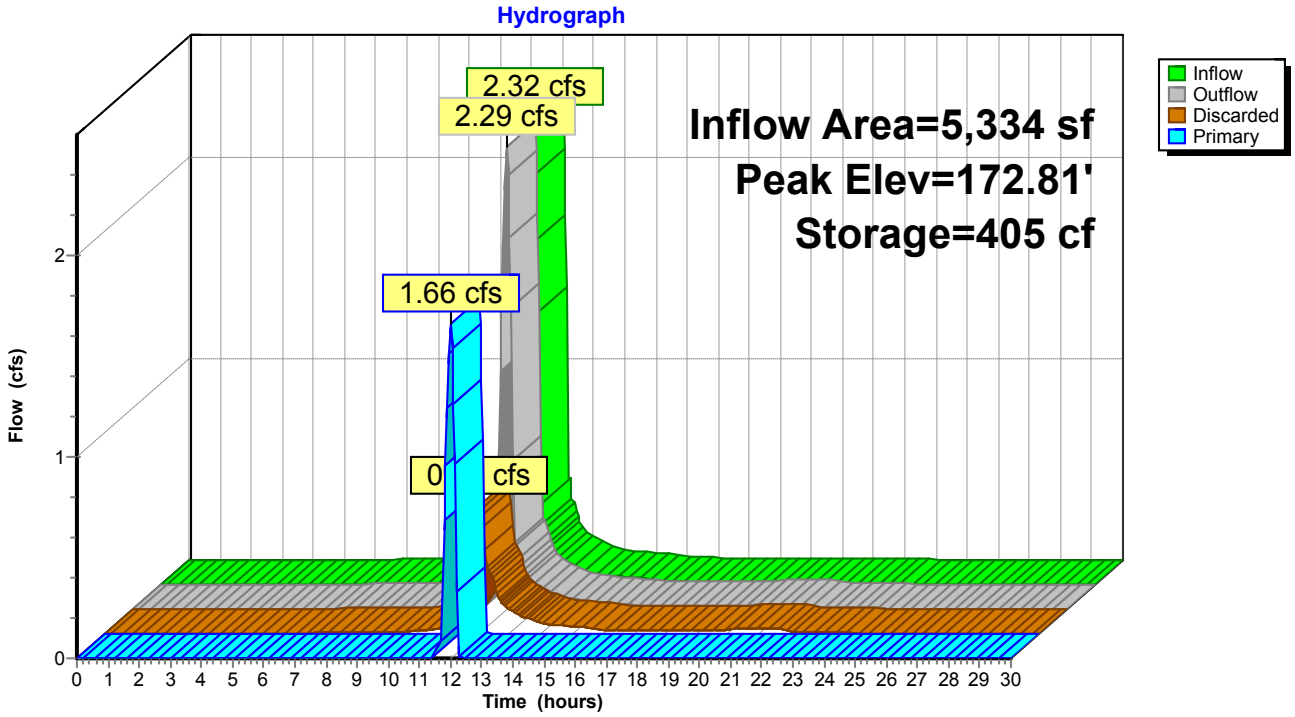
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
167.50	55	0	0
172.50	29	210	210
173.00	2,000	507	717
173.50	2,000	1,000	1,717

Device	Routing	Invert	Outlet Devices
#1	Discarded	167.50'	**22.000 in/hr Exfiltration over Surface area**
#2	Primary	172.65'	**24.0" x 24.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Discarded OutFlow Max=0.63 cfs @ 12.00 hrs HW=172.81' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.63 cfs)

Primary OutFlow Max=1.63 cfs @ 12.00 hrs HW=172.81' (Free Discharge)
↑—**2=Orifice/Grate** (Weir Controls 1.63 cfs @ 1.30 fps)

Pond 2P: EXISTING DRYWELL



Summary for Pond 3P: PROPOSED CB #3

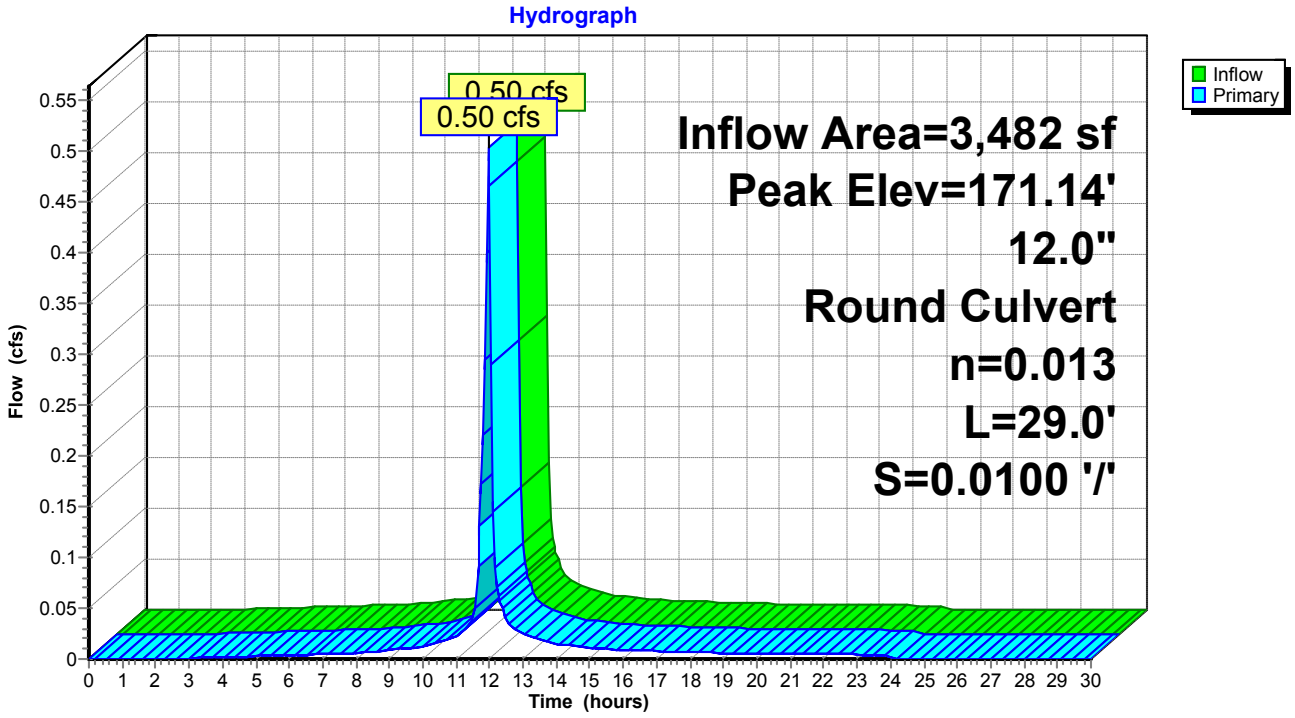
Inflow Area = 3,482 sf, 85.96% Impervious, Inflow Depth = 4.10" for 10-YEAR event
Inflow = 0.50 cfs @ 11.96 hrs, Volume= 1,190 cf
Outflow = 0.50 cfs @ 11.96 hrs, Volume= 1,190 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.50 cfs @ 11.96 hrs, Volume= 1,190 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 171.14' @ 11.96 hrs
Flood Elev= 172.74'

Device	Routing	Invert	Outlet Devices
#1	Primary	170.74'	**12.0" Round Culvert** L= 29.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 170.74' / 170.45' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf

Primary OutFlow Max=0.49 cfs @ 11.96 hrs HW=171.14' (Free Discharge)
1=Culvert (Inlet Controls 0.49 cfs @ 1.69 fps)

Pond 3P: PROPOSED CB #3



Summary for Pond 5P: EXISTING DRYWELL

[81] Warning: Exceeded Pond CB-2 by 2.76' @ 12.15 hrs

Inflow	=	1.35 cfs @	11.96 hrs,	Volume=	4,070 cf
Outflow	=	0.93 cfs @	12.05 hrs,	Volume=	4,070 cf, Atten= 31%, Lag= 5.0 min
Discarded	=	0.93 cfs @	12.05 hrs,	Volume=	4,070 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 173.44' @ 12.05 hrs Surf.Area= 1,829 sf Storage= 641 cf

Plug-Flow detention time= 49.1 min calculated for 4,063 cf (100% of inflow)
Center-of-Mass det. time= 49.3 min (814.9 - 765.6)

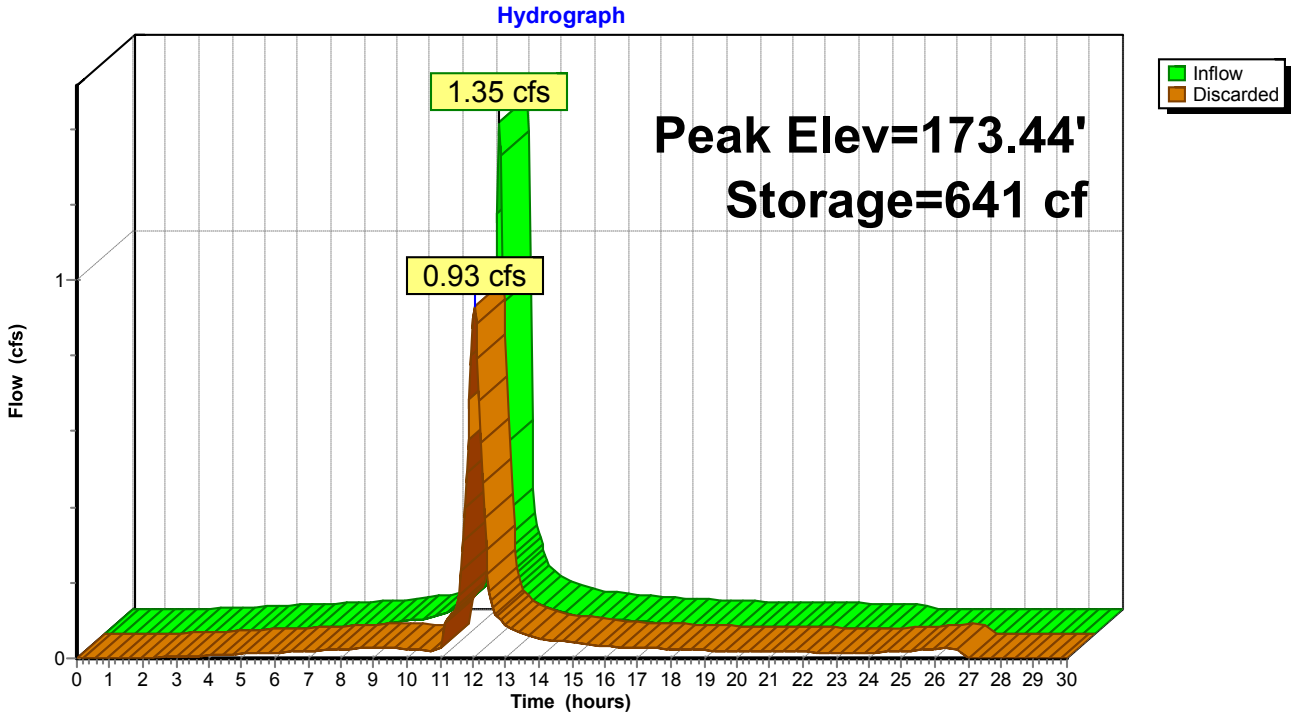
Volume	Invert	Avail.Storage	Storage Description
#1	168.00'	2,269 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
168.00	55	0	0
172.90	29	206	206
173.00	112	7	213
174.00	4,000	2,056	2,269

Device	Routing	Invert	Outlet Devices
#1	Discarded	168.00'	**22.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.93 cfs @ 12.05 hrs HW=173.44' (Free Discharge)
↑**1=Exfiltration** (Exfiltration Controls 0.93 cfs)

Pond 5P: EXISTING DRYWELL



Summary for Pond 8P: EXISTING YARD DRAIN

[58] Hint: Peaked 41.73' above defined flood level

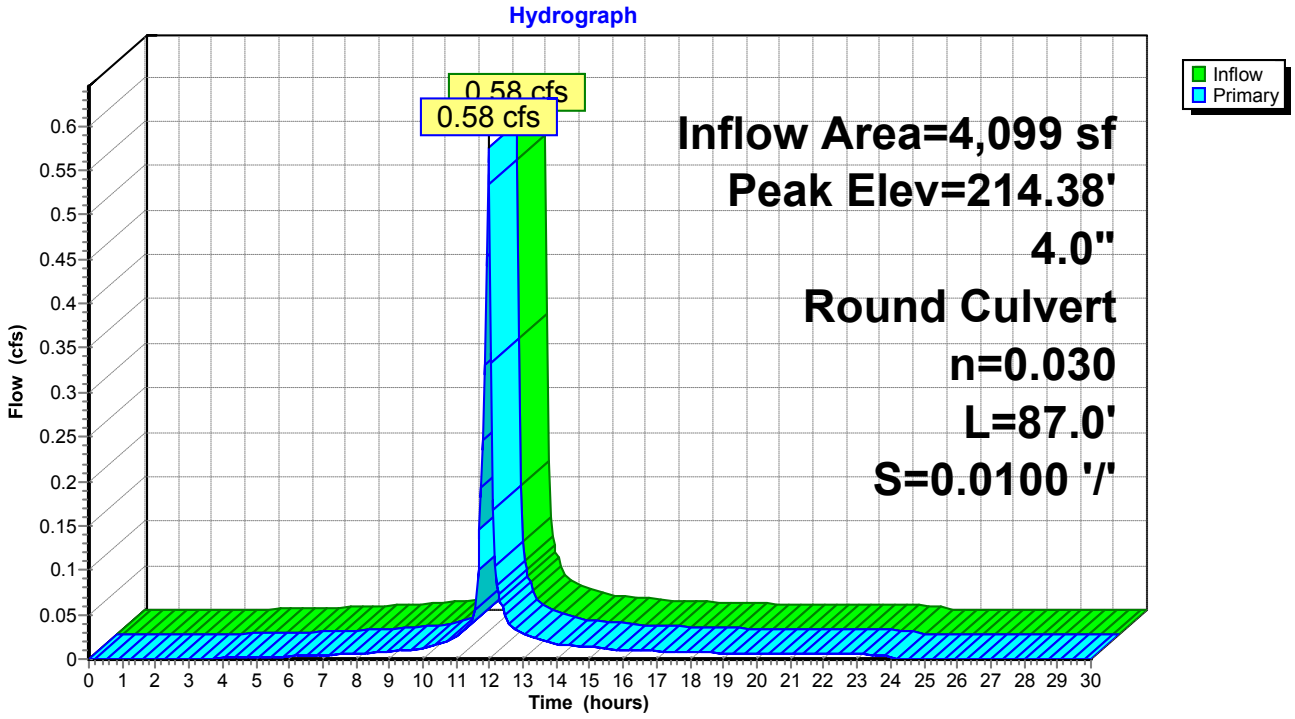
Inflow Area = 4,099 sf, 74.82% Impervious, Inflow Depth = 3.88" for 10-YEAR event
Inflow = 0.58 cfs @ 11.96 hrs, Volume= 1,327 cf
Outflow = 0.58 cfs @ 11.96 hrs, Volume= 1,327 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.58 cfs @ 11.96 hrs, Volume= 1,327 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 214.38' @ 11.96 hrs
Flood Elev= 172.65'

Device	Routing	Invert	Outlet Devices
#1	Primary	171.30'	**4.0" Round Culvert** L= 87.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 171.30' / 170.43' S= 0.0100 '/' Cc= 0.900 n= 0.030, Flow Area= 0.09 sf

Primary OutFlow Max=0.56 cfs @ 11.96 hrs HW=212.33' (Free Discharge)
└**1=Culvert** (Barrel Controls 0.56 cfs @ 6.43 fps)

Pond 8P: EXISTING YARD DRAIN



Summary for Pond 12P: EXISTING CB

[79] Warning: Submerged Pond 3P Primary device # 1 INLET by 0.14'

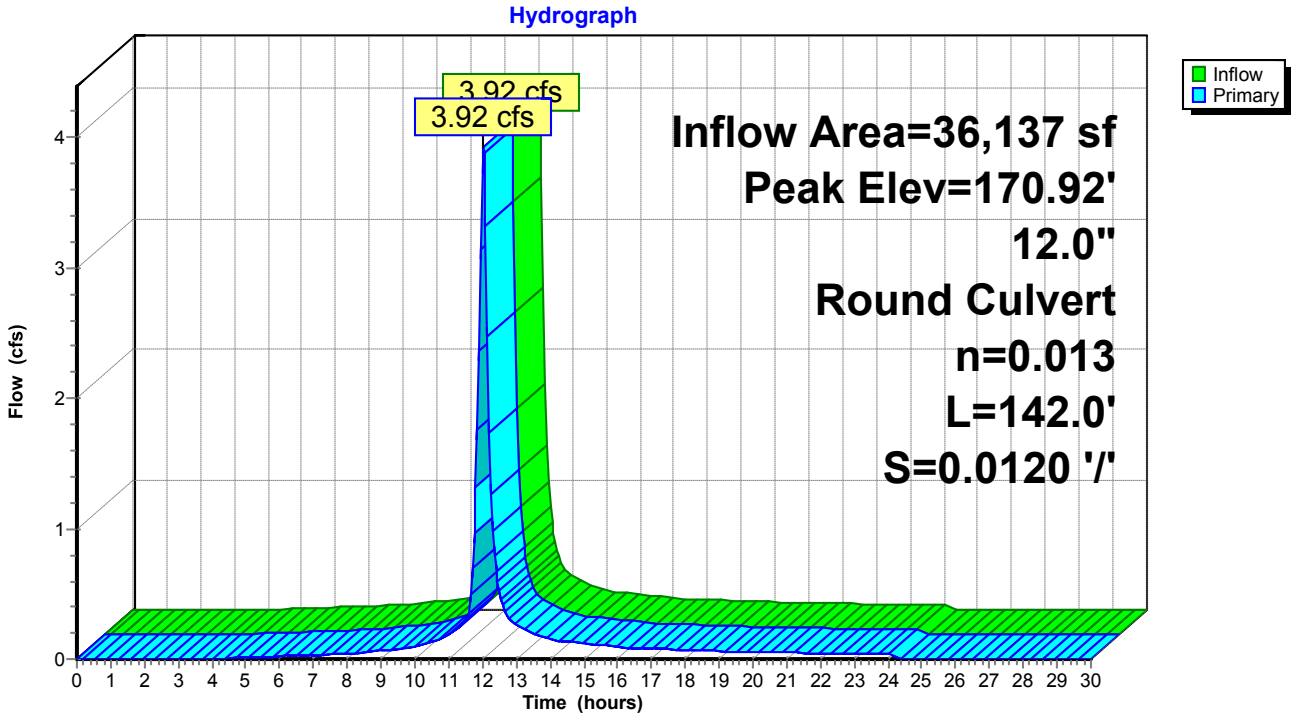
Inflow Area = 36,137 sf, 63.40% Impervious, Inflow Depth = 3.71" for 10-YEAR event
Inflow = 3.92 cfs @ 12.03 hrs, Volume= 11,183 cf
Outflow = 3.92 cfs @ 12.03 hrs, Volume= 11,183 cf, Atten= 0%, Lag= 0.0 min
Primary = 3.92 cfs @ 12.03 hrs, Volume= 11,183 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 170.92' @ 12.03 hrs
Flood Elev= 172.16'

Device	Routing	Invert	Outlet Devices
#1	Primary	168.70'	**12.0" Round Culvert** L= 142.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 168.70' / 167.00' S= 0.0120 '/' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf

Primary OutFlow Max=3.84 cfs @ 12.03 hrs HW=170.86' (Free Discharge)
└**1=Culvert** (Inlet Controls 3.84 cfs @ 4.89 fps)

Pond 12P: EXISTING CB



Summary for Pond 14P: EXISTING CB

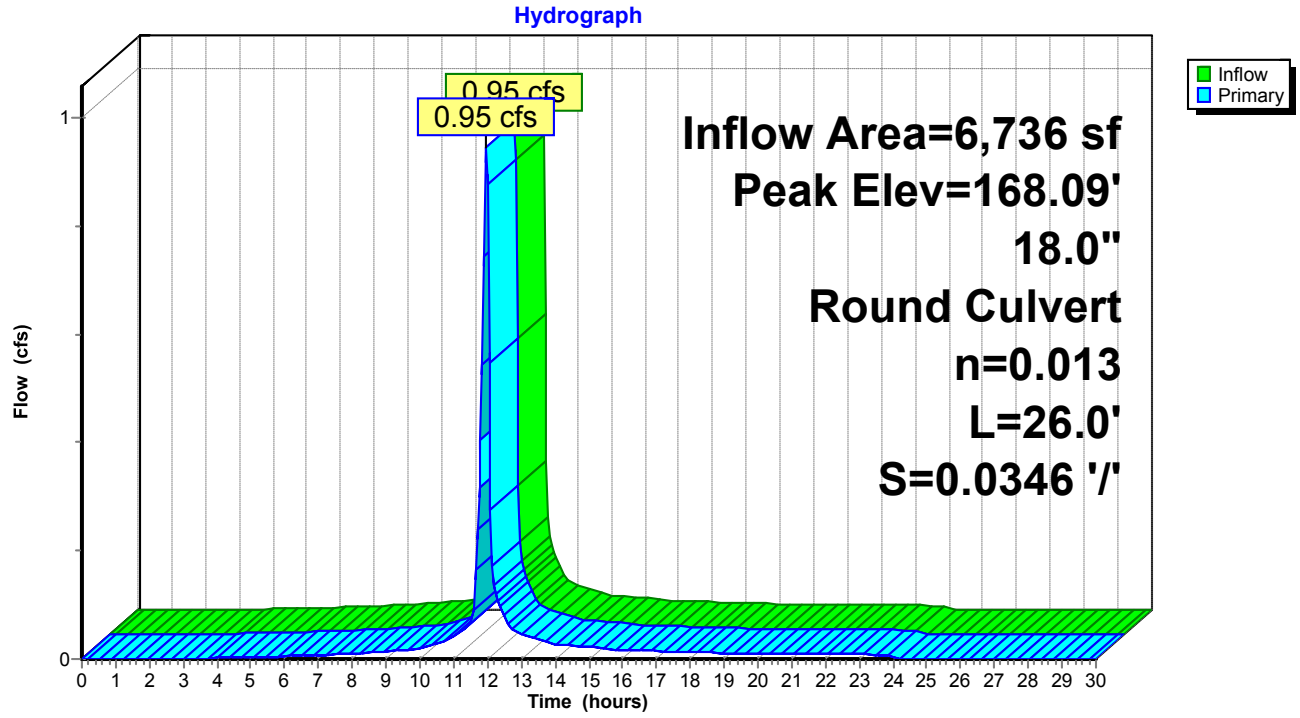
Inflow Area = 6,736 sf, 69.73% Impervious, Inflow Depth = 3.88" for 10-YEAR event
Inflow = 0.95 cfs @ 11.96 hrs, Volume= 2,180 cf
Outflow = 0.95 cfs @ 11.96 hrs, Volume= 2,180 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.95 cfs @ 11.96 hrs, Volume= 2,180 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 168.09' @ 11.96 hrs
Flood Elev= 172.33'

Device	Routing	Invert	Outlet Devices
#1	Primary	167.60'	**18.0" Round Culvert** L= 26.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 167.60' / 166.70' S= 0.0346 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf

Primary OutFlow Max=0.92 cfs @ 11.96 hrs HW=168.08' (Free Discharge)
1=Culvert (Inlet Controls 0.92 cfs @ 1.87 fps)

Pond 14P: EXISTING CB



Summary for Pond CB-1: PROPOSED CATCH BASIN #1

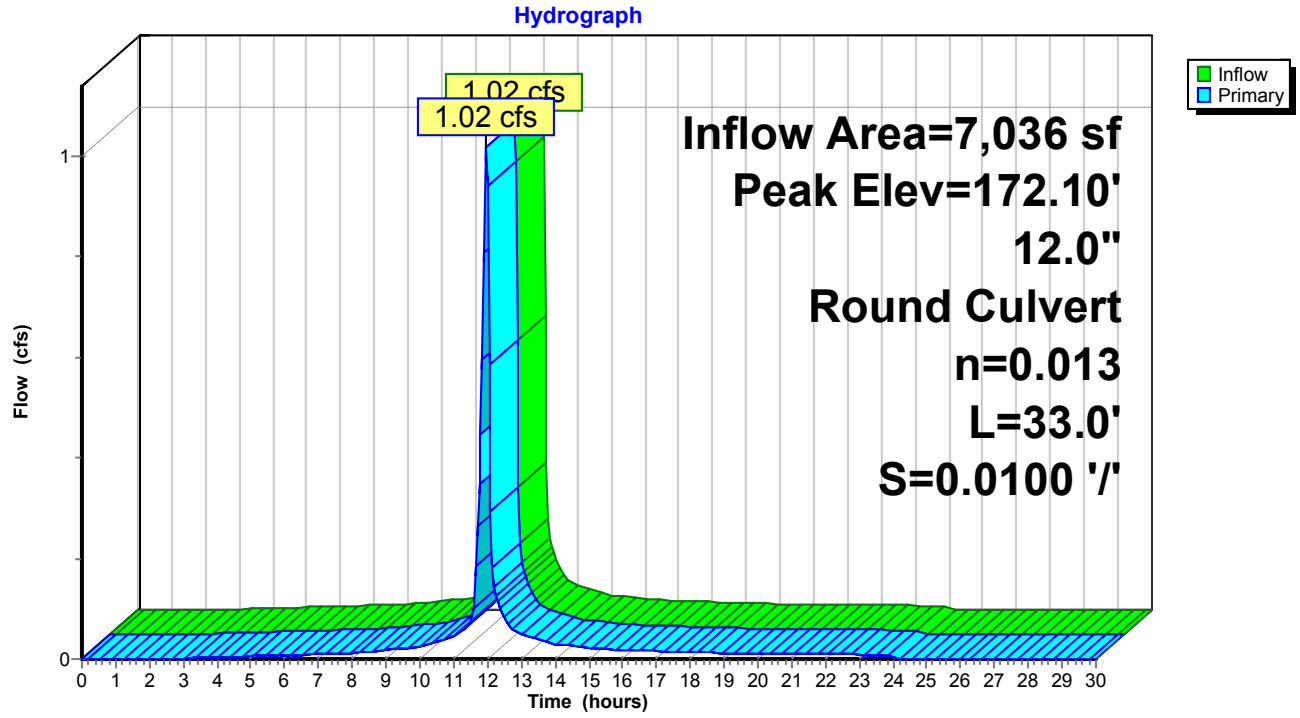
Inflow Area = 7,036 sf, 83.26% Impervious, Inflow Depth = 4.10" for 10-YEAR event
Inflow = 1.02 cfs @ 11.96 hrs, Volume= 2,406 cf
Outflow = 1.02 cfs @ 11.96 hrs, Volume= 2,406 cf, Atten= 0%, Lag= 0.0 min
Primary = 1.02 cfs @ 11.96 hrs, Volume= 2,406 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 172.10' @ 11.96 hrs
Flood Elev= 172.70'

Device	Routing	Invert	Outlet Devices
#1	Primary	171.50'	**12.0" Round Culvert** L= 33.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 171.50' / 171.17' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf

Primary OutFlow Max=0.99 cfs @ 11.96 hrs HW=172.09' (Free Discharge)
1=Culvert (Inlet Controls 0.99 cfs @ 2.06 fps)

Pond CB-1: PROPOSED CATCH BASIN #1



Summary for Pond CB-2: PR CB #2

[57] Hint: Peaked at 171.62' (Flood elevation advised)
[79] Warning: Submerged Pond CB-1 Primary device # 1 INLET by 0.11'

Inflow Area =	28,448 sf,	85.49% Impervious,	Inflow Depth =	4.19"	for 10-YEAR event
Inflow =	4.15 cfs @	11.96 hrs,	Volume=	9,926 cf	
Outflow =	4.15 cfs @	11.96 hrs,	Volume=	9,926 cf,	Atten= 0%, Lag= 0.0 min
Primary =	2.79 cfs @	11.96 hrs,	Volume=	5,856 cf	
Secondary =	1.35 cfs @	11.96 hrs,	Volume=	4,070 cf	

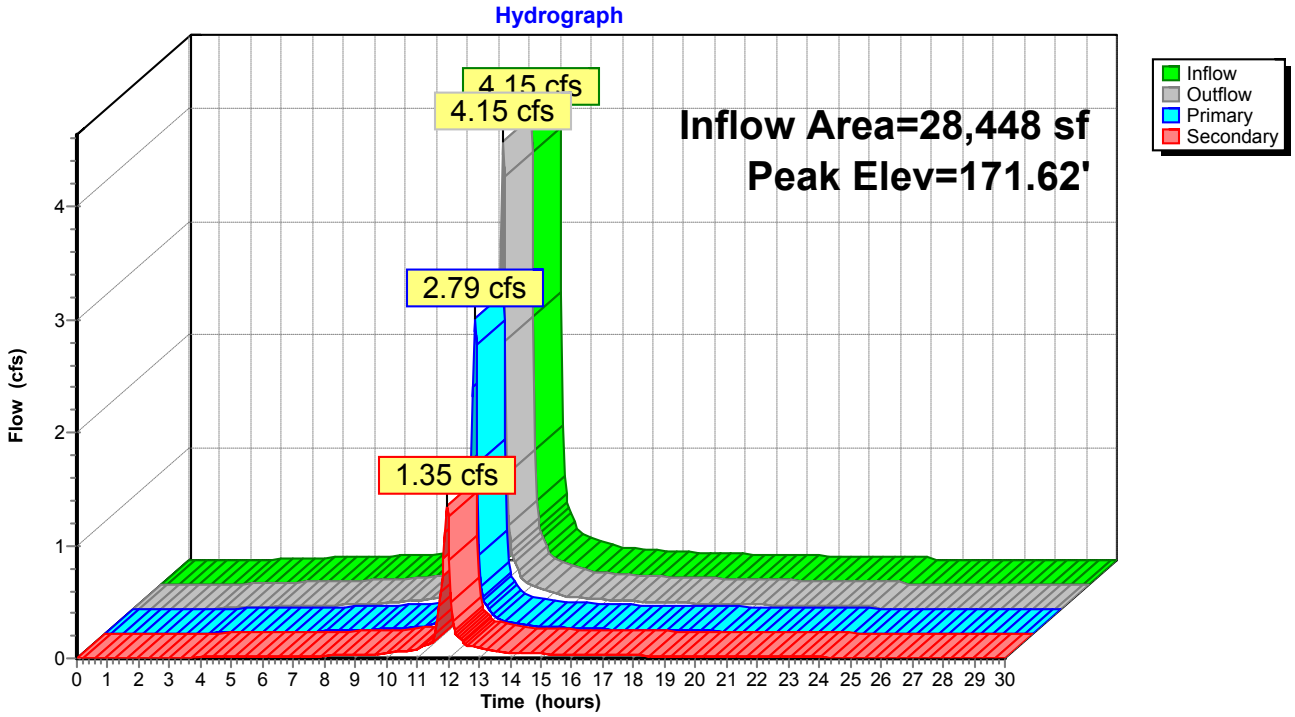
Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 171.62' @ 11.96 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	170.25'	**12.0" Round Culvert** L= 20.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 170.25' / 170.05' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf
#2	Secondary	170.25'	**8.0" Round Culvert** L= 12.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 170.25' / 170.05' S= 0.0167 '/' Cc= 0.900 n= 0.013, Flow Area= 0.35 sf

Primary OutFlow Max=2.72 cfs @ 11.96 hrs HW=171.58' (Free Discharge)
↑—**1=Culvert** (Inlet Controls 2.72 cfs @ 3.46 fps)

Secondary OutFlow Max=1.33 cfs @ 11.96 hrs HW=171.58' (Free Discharge)
↑—**2=Culvert** (Inlet Controls 1.33 cfs @ 3.80 fps)

Pond CB-2: PR CB #2



Summary for Pond DP-1: Existing Catch Basin

[79] Warning: Submerged Pond 12P Primary device # 1 OUTLET by 1.60'
[81] Warning: Exceeded Pond 14P by 0.53' @ 12.00 hrs

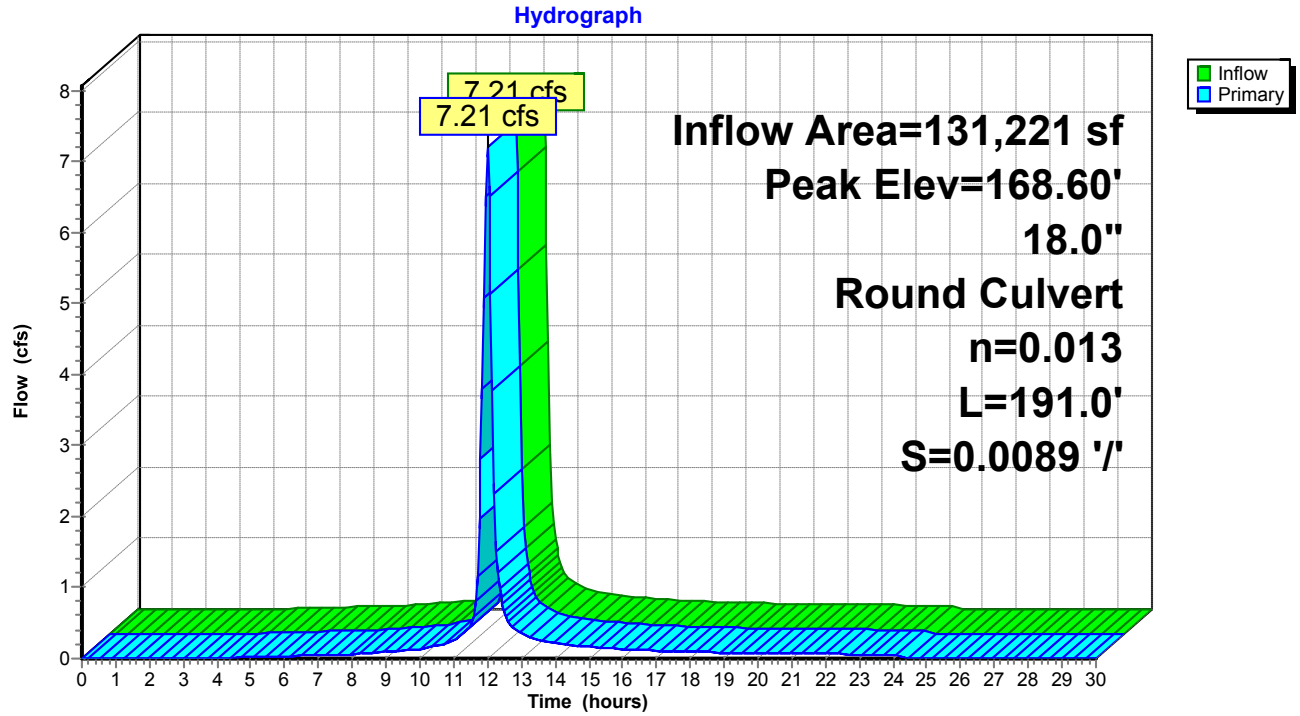
Inflow Area = 131,221 sf, 73.88% Impervious, Inflow Depth = 1.60" for 10-YEAR event
Inflow = 7.21 cfs @ 12.00 hrs, Volume= 17,443 cf
Outflow = 7.21 cfs @ 12.00 hrs, Volume= 17,443 cf, Atten= 0%, Lag= 0.0 min
Primary = 7.21 cfs @ 12.00 hrs, Volume= 17,443 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 168.60' @ 12.00 hrs
Flood Elev= 171.87'

Device	Routing	Invert	Outlet Devices
#1	Primary	166.70'	**18.0" Round Culvert** L= 191.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 166.70' / 165.00' S= 0.0089 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf

Primary OutFlow Max=7.20 cfs @ 12.00 hrs HW=168.60' (Free Discharge)
↑—**1=Culvert** (Inlet Controls 7.20 cfs @ 4.08 fps)

Pond DP-1: Existing Catch Basin



Summary for Pond DW-1: PROPOSED DRYWELL #1

[85] Warning: Oscillations may require smaller dt or Finer Routing (severity=2)

Inflow Area = 3,471 sf, 65.57% Impervious, Inflow Depth = 3.78" for 10-YEAR event
Inflow = 0.48 cfs @ 11.96 hrs, Volume= 1,093 cf
Outflow = 0.25 cfs @ 12.08 hrs, Volume= 1,093 cf, Atten= 49%, Lag= 6.7 min
Discarded = 0.25 cfs @ 12.08 hrs, Volume= 1,093 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 169.08' @ 12.07 hrs Surf.Area= 310 sf Storage= 325 cf

Plug-Flow detention time= 35.3 min calculated for 1,091 cf (100% of inflow)
Center-of-Mass det. time= 35.3 min (816.8 - 781.5)

Volume	Invert	Avail.Storage	Storage Description
#1	164.00'	712 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)
#2	163.00'	38 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 94 cf Overall x 40.0% Voids
		750 cf	Total Available Storage

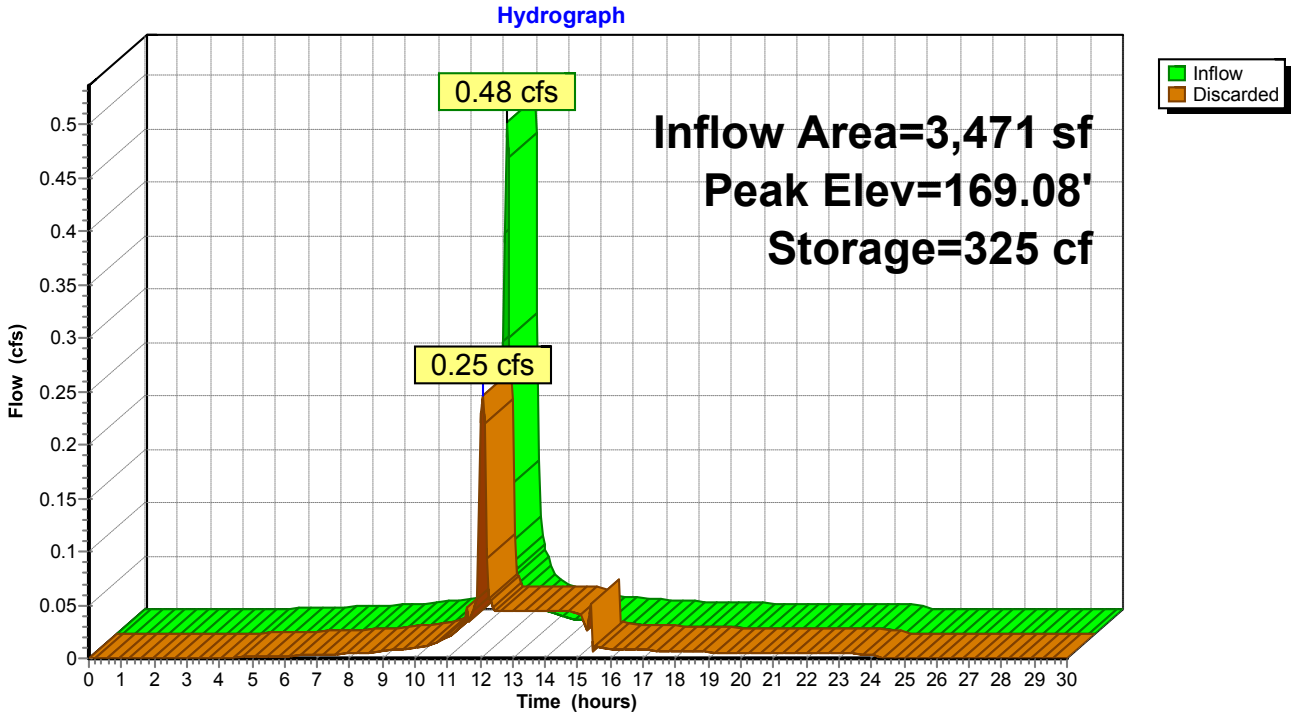
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
164.00	50	0	0
168.90	50	245	245
169.00	300	17	262
170.50	300	450	712

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
163.00	78	0	0
164.00	10	44	44
169.00	10	50	94

Device	Routing	Invert	Outlet Devices
#1	Discarded	163.00'	**32.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.23 cfs @ 12.08 hrs HW=169.06' (Free Discharge)
↑**1=Exfiltration** (Exfiltration Controls 0.23 cfs)

Pond DW-1: PROPOSED DRYWELL #1



Summary for Pond DW-2: PROPOSED DRYWELL #2

[85] Warning: Oscillations may require smaller dt or Finer Routing (severity=1)
[81] Warning: Exceeded Pond YD-2 by 2.78' @ 14.80 hrs

Inflow Area = 13,357 sf, 67.23% Impervious, Inflow Depth = 3.78" for 10-YEAR event
Inflow = 1.82 cfs @ 11.96 hrs, Volume= 4,203 cf
Outflow = 1.54 cfs @ 12.01 hrs, Volume= 4,203 cf, Atten= 15%, Lag= 2.8 min
Discarded = 1.54 cfs @ 12.01 hrs, Volume= 4,203 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 175.73' @ 12.01 hrs Surf.Area= 2,084 sf Storage= 686 cf

Plug-Flow detention time= 47.9 min calculated for 4,196 cf (100% of inflow)
Center-of-Mass det. time= 47.9 min (824.9 - 777.0)

Volume	Invert	Avail.Storage	Storage Description
#1	167.78'	1,499 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)
#2	166.50'	53 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 134 cf Overall x 40.0% Voids
		1,552 cf	Total Available Storage

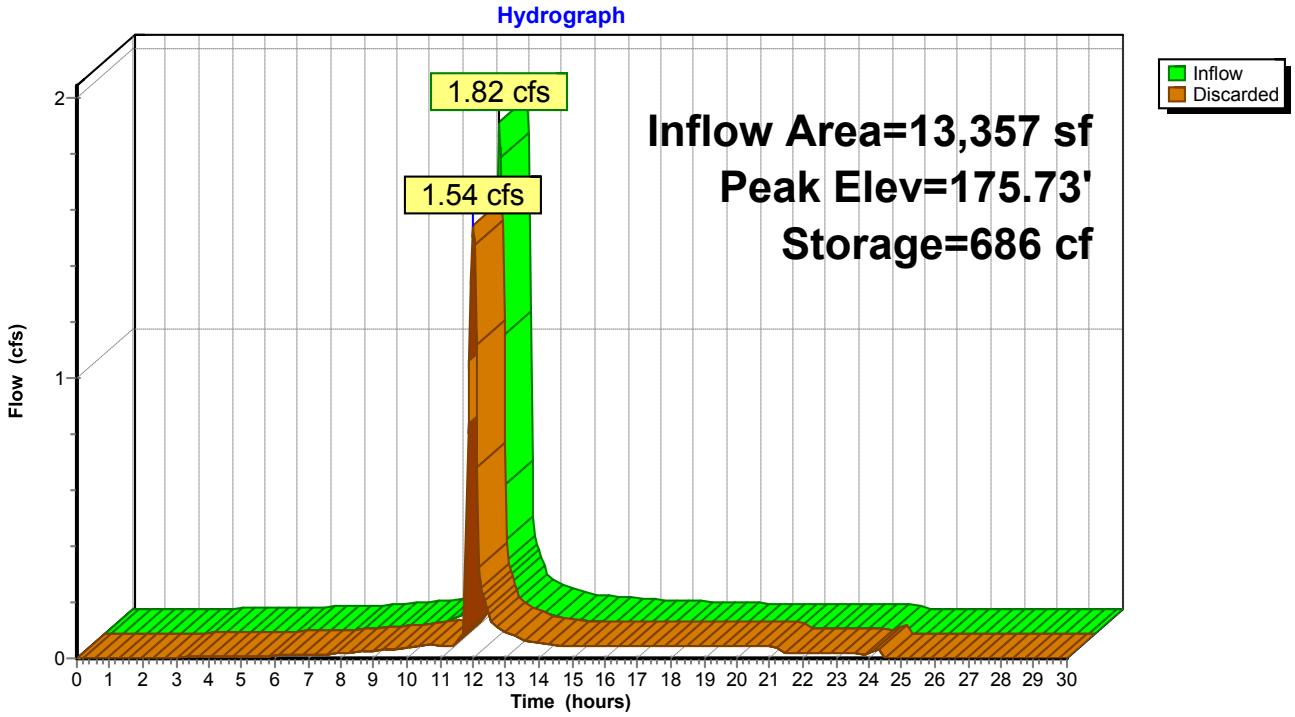
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
167.78	50	0	0
175.50	50	386	386
176.00	4,400	1,113	1,499

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
166.50	78	0	0
167.78	10	56	56
175.50	10	77	134

Device	Routing	Invert	Outlet Devices
#1	Discarded	166.50'	**32.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=1.52 cfs @ 12.01 hrs HW=175.73' (Free Discharge)
↑**1=Exfiltration** (Exfiltration Controls 1.52 cfs)

Pond DW-2: PROPOSED DRYWELL #2



Summary for Pond DW-3: PROPOSED DRYWELL #3

[81] Warning: Exceeded Pond YD-4 by 2.08' @ 15.25 hrs

Inflow Area = 14,239 sf, 86.05% Impervious, Inflow Depth = 4.19" for 10-YEAR event
Inflow = 2.07 cfs @ 11.96 hrs, Volume= 4,972 cf
Outflow = 1.70 cfs @ 12.01 hrs, Volume= 4,974 cf, Atten= 18%, Lag= 3.1 min
Discarded = 1.70 cfs @ 12.01 hrs, Volume= 4,974 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 174.78' @ 12.01 hrs Surf.Area= 2,292 sf Storage= 775 cf

Plug-Flow detention time= 45.2 min calculated for 4,966 cf (100% of inflow)
Center-of-Mass det. time= 45.4 min (806.0 - 760.6)

Volume	Invert	Avail.Storage	Storage Description
#1	166.69'	1,403 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)
#2	165.50'	55 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 138 cf Overall x 40.0% Voids
		1,458 cf	Total Available Storage

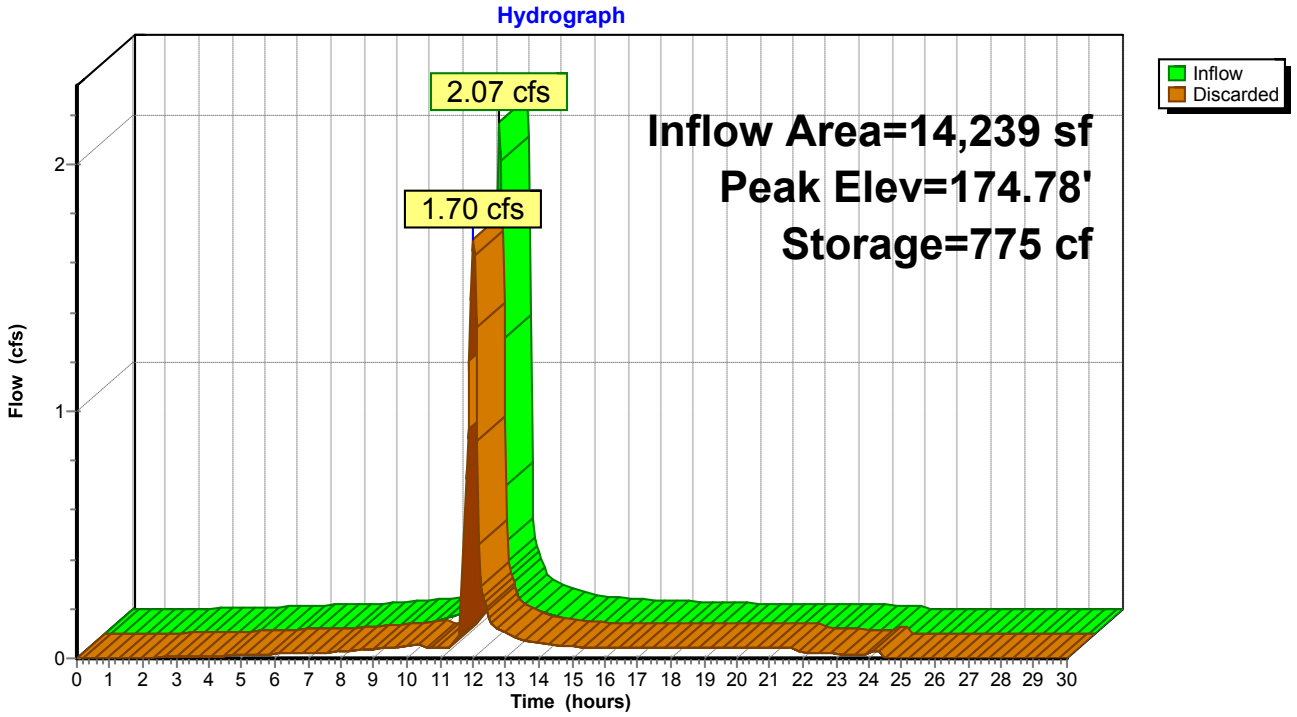
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
166.69	50	0	0
174.50	50	391	391
175.00	4,000	1,013	1,403

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
165.50	79	0	0
165.69	79	15	15
166.69	10	45	60
174.50	10	78	138

Device	Routing	Invert	Outlet Devices
#1	Discarded	165.50'	**32.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=1.67 cfs @ 12.01 hrs HW=174.78' (Free Discharge)
1=Exfiltration (Exfiltration Controls 1.67 cfs)

Pond DW-3: PROPOSED DRYWELL #3



Summary for Pond DW-4: PROPOSED DRYWELL #4

[85] Warning: Oscillations may require smaller dt or Finer Routing (severity=1)
[81] Warning: Exceeded Pond CB-2 by 2.88' @ 12.10 hrs

Inflow Area = 28,448 sf, 85.49% Impervious, Inflow Depth = 2.47" for 10-YEAR event
Inflow = 2.79 cfs @ 11.96 hrs, Volume= 5,856 cf
Outflow = 2.06 cfs @ 12.02 hrs, Volume= 5,856 cf, Atten= 26%, Lag= 3.7 min
Discarded = 0.44 cfs @ 12.02 hrs, Volume= 2,728 cf
Secondary = 1.63 cfs @ 12.02 hrs, Volume= 3,128 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 173.84' @ 12.02 hrs Surf.Area= 856 sf Storage= 867 cf

Plug-Flow detention time= 55.7 min calculated for 5,846 cf (100% of inflow)
Center-of-Mass det. time= 55.8 min (814.9 - 759.1)

Volume	Invert	Avail.Storage	Storage Description
#1	165.00'	1,468 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)
#2	164.00'	50 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 124 cf Overall x 40.0% Voids
		1,517 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
165.00	55	0	0
173.00	55	440	440
174.00	1,000	528	968
174.50	1,000	500	1,468

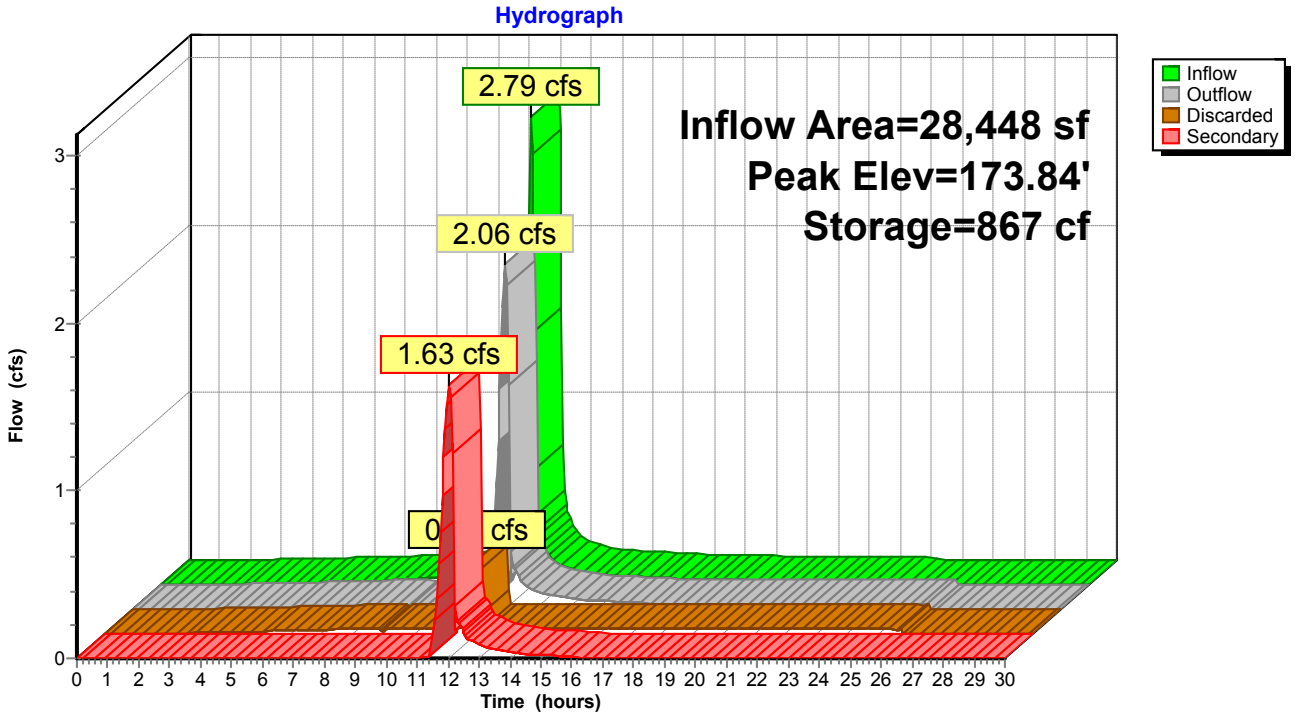
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
164.00	78	0	0
165.00	10	44	44
173.00	10	80	124

Device	Routing	Invert	Outlet Devices
#1	Discarded	164.00'	**22.000 in/hr Exfiltration over Surface area**
#2	Secondary	172.00'	**8.0" Round Culvert** L= 30.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 172.00' / 171.70' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 0.35 sf

Discarded OutFlow Max=0.43 cfs @ 12.02 hrs HW=173.82' (Free Discharge)
└**1=Exfiltration** (Exfiltration Controls 0.43 cfs)

Secondary OutFlow Max=1.62 cfs @ 12.02 hrs HW=173.82' (Free Discharge)
└**2=Culvert** (Inlet Controls 1.62 cfs @ 4.63 fps)

Pond DW-4: PROPOSED DRYWELL #4



Summary for Pond DW-5: PROPOSED DRYWELL #5

[85] Warning: Oscillations may require smaller dt or Finer Routing (severity=2)

Inflow Area = 11,493 sf, 65.66% Impervious, Inflow Depth = 3.78" for 10-YEAR event
Inflow = 1.59 cfs @ 11.96 hrs, Volume= 3,618 cf
Outflow = 0.93 cfs @ 12.05 hrs, Volume= 3,618 cf, Atten= 41%, Lag= 5.4 min
Discarded = 0.93 cfs @ 12.05 hrs, Volume= 3,618 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 172.60' @ 12.05 hrs Surf.Area= 1,825 sf Storage= 812 cf

Plug-Flow detention time= 37.3 min calculated for 3,612 cf (100% of inflow)
Center-of-Mass det. time= 37.4 min (818.9 - 781.5)

Volume	Invert	Avail.Storage	Storage Description
#1	168.00'	1,748 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)
#2	167.00'	34 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 84 cf Overall x 40.0% Voids
		1,781 cf	Total Available Storage

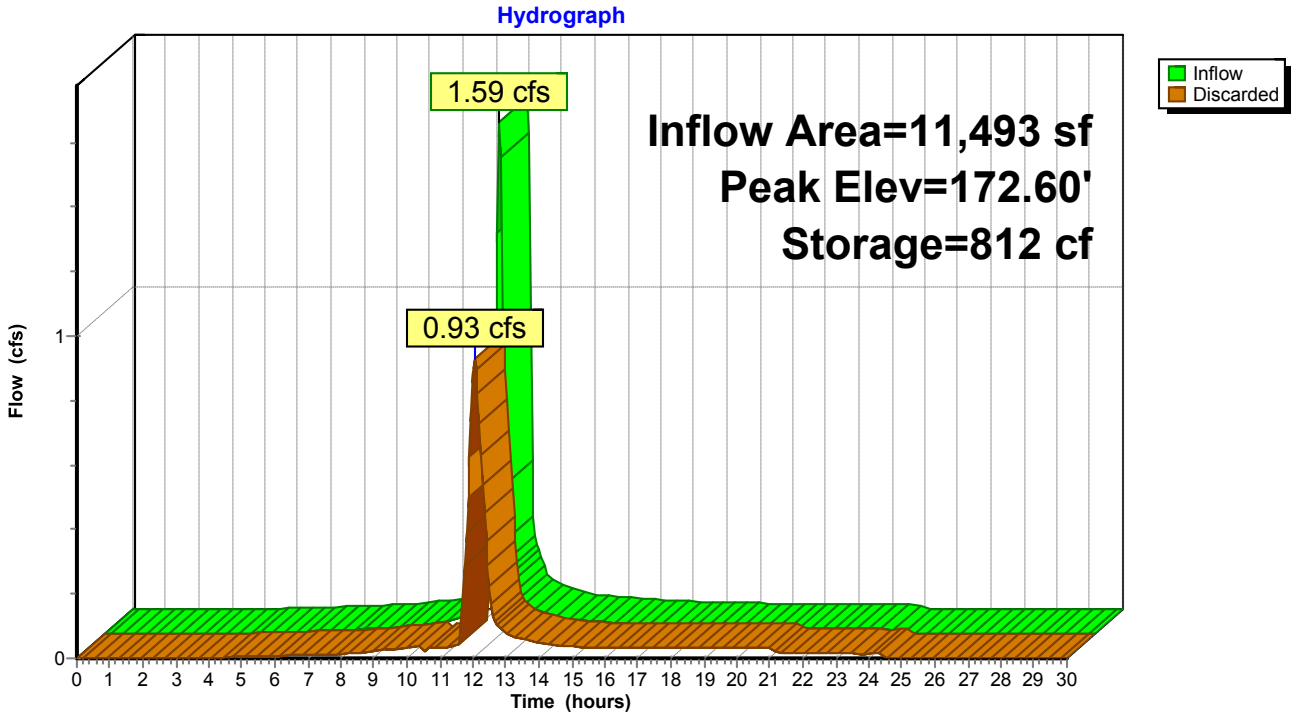
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
168.00	55	0	0
172.00	55	220	220
173.00	3,000	1,528	1,748

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
167.00	78	0	0
168.00	10	44	44
172.00	10	40	84

Device	Routing	Invert	Outlet Devices
#1	Discarded	167.00'	**22.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.93 cfs @ 12.05 hrs HW=172.60' (Free Discharge)
1=Exfiltration (Exfiltration Controls 0.93 cfs)

Pond DW-5: PROPOSED DRYWELL #5



Summary for Pond DW-6: PROPOSED DRYWELL #6

[85] Warning: Oscillations may require smaller dt or Finer Routing (severity=2)

Inflow Area = 1,844 sf,100.00% Impervious, Inflow Depth = 4.44" for 10-YEAR event
Inflow = 0.27 cfs @ 11.96 hrs, Volume= 683 cf
Outflow = 0.04 cfs @ 11.65 hrs, Volume= 683 cf, Atten= 87%, Lag= 0.0 min
Discarded = 0.04 cfs @ 11.65 hrs, Volume= 683 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 173.33' @ 12.26 hrs Surf.Area= 65 sf Storage= 214 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 36.3 min (781.4 - 745.1)

Volume	Invert	Avail.Storage	Storage Description
#1	170.00'	484 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)
#2	169.00'	34 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 84 cf Overall x 40.0% Voids
		517 cf	Total Available Storage

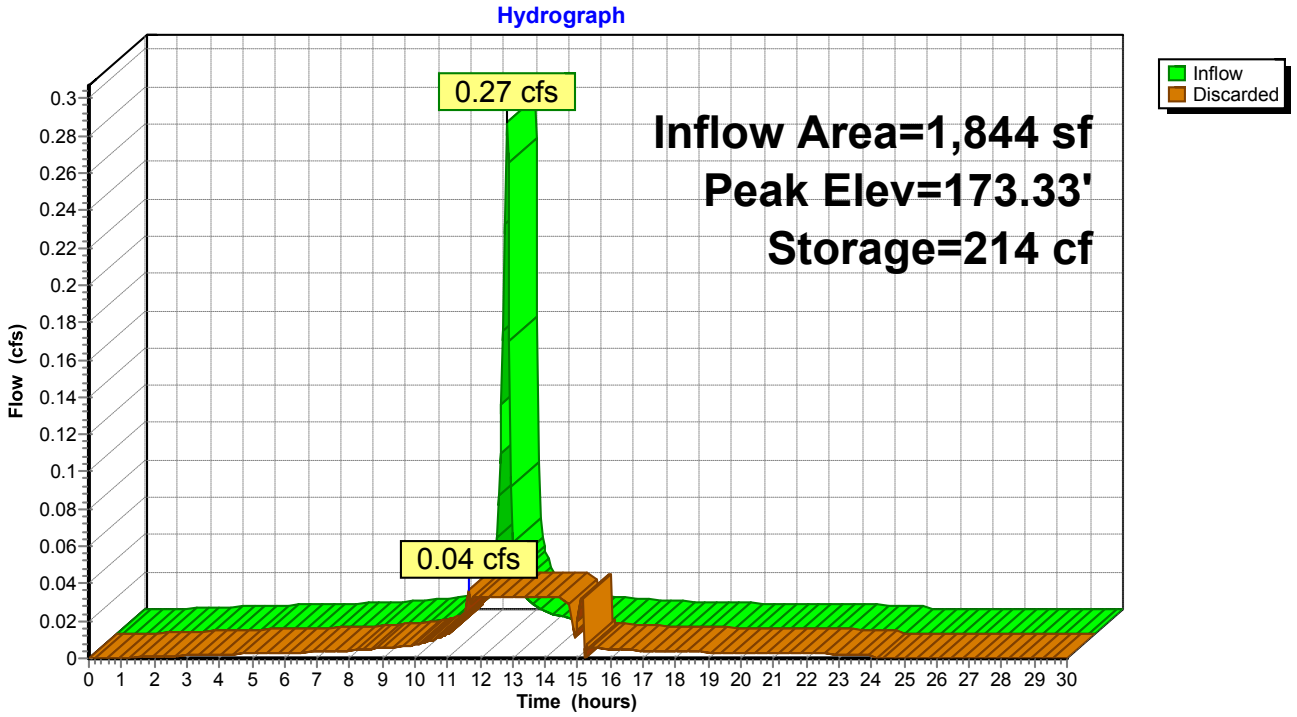
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
170.00	55	0	0
174.00	55	220	220
174.50	1,000	264	484

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
169.00	78	0	0
170.00	10	44	44
174.00	10	40	84

Device	Routing	Invert	Outlet Devices
#1	Discarded	169.00'	**22.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.04 cfs @ 11.65 hrs HW=169.10' (Free Discharge)
1=Exfiltration (Exfiltration Controls 0.04 cfs)

Pond DW-6: PROPOSED DRYWELL #6



Summary for Pond DW-7: PROPOSED DRYWELL #7

[85] Warning: Oscillations may require smaller dt or Finer Routing (severity=2)

Inflow Area = 1,755 sf,100.00% Impervious, Inflow Depth = 4.44" for 10-YEAR event
Inflow = 0.26 cfs @ 11.96 hrs, Volume= 650 cf
Outflow = 0.04 cfs @ 11.66 hrs, Volume= 650 cf, Atten= 85%, Lag= 0.0 min
Discarded = 0.04 cfs @ 11.66 hrs, Volume= 650 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 174.45' @ 12.24 hrs Surf.Area= 65 sf Storage= 200 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 33.7 min (778.8 - 745.1)

Volume	Invert	Avail.Storage	Storage Description
#1	171.50'	352 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)
#2	170.00'	42 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 106 cf Overall x 40.0% Voids
		394 cf	Total Available Storage

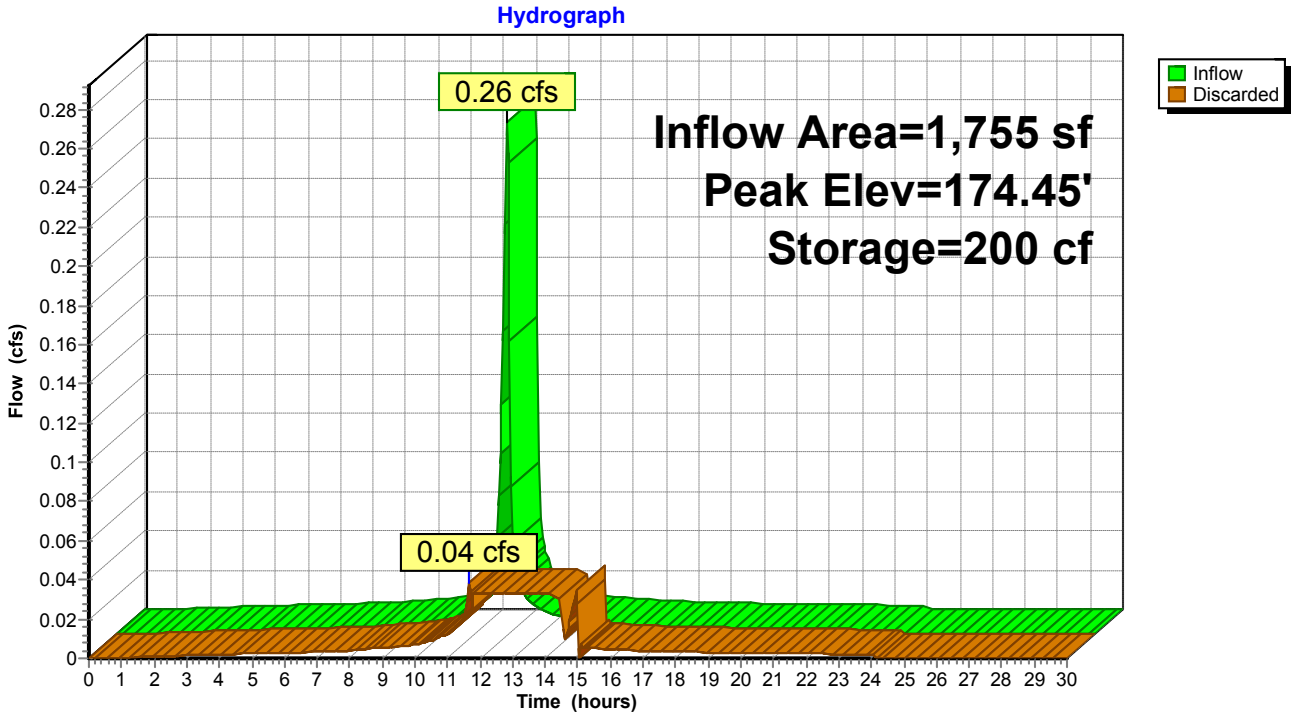
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
171.50	55	0	0
175.50	55	220	220
175.75	1,000	132	352

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
170.00	78	0	0
171.50	10	66	66
175.50	10	40	106

Device	Routing	Invert	Outlet Devices
#1	Discarded	170.00'	**22.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.04 cfs @ 11.66 hrs HW=170.12' (Free Discharge)
1=Exfiltration (Exfiltration Controls 0.04 cfs)

Pond DW-7: PROPOSED DRYWELL #7



Summary for Pond DW-8: PROPOSED DRYWELL #8

[85] Warning: Oscillations may require smaller dt or Finer Routing (severity=2)

Inflow Area = 1,734 sf,100.00% Impervious, Inflow Depth = 4.44" for 10-YEAR event
Inflow = 0.26 cfs @ 11.96 hrs, Volume= 642 cf
Outflow = 0.04 cfs @ 11.65 hrs, Volume= 642 cf, Atten= 86%, Lag= 0.0 min
Discarded = 0.04 cfs @ 11.65 hrs, Volume= 642 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 172.08' @ 12.23 hrs Surf.Area= 65 sf Storage= 199 cf

Plug-Flow detention time= 33.4 min calculated for 641 cf (100% of inflow)
Center-of-Mass det. time= 33.3 min (778.4 - 745.1)

Volume	Invert	Avail.Storage	Storage Description
#1	169.00'	484 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)
#2	168.00'	34 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 84 cf Overall x 40.0% Voids
		517 cf	Total Available Storage

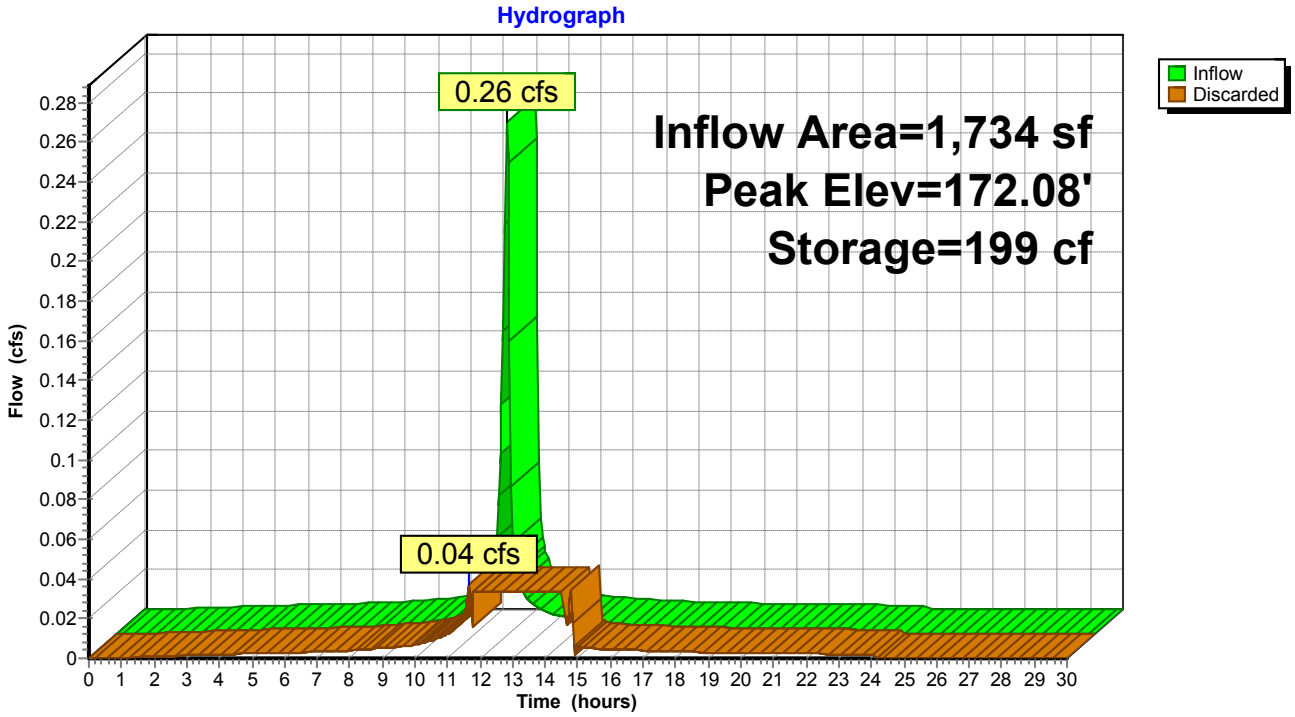
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
169.00	55	0	0
173.00	55	220	220
173.50	1,000	264	484

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
168.00	78	0	0
169.00	10	44	44
173.00	10	40	84

Device	Routing	Invert	Outlet Devices
#1	Discarded	168.00'	**22.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.04 cfs @ 11.65 hrs HW=168.10' (Free Discharge)
1=Exfiltration (Exfiltration Controls 0.04 cfs)

Pond DW-8: PROPOSED DRYWELL #8



Summary for Pond YD-1: PROPOSED DRAIN #1

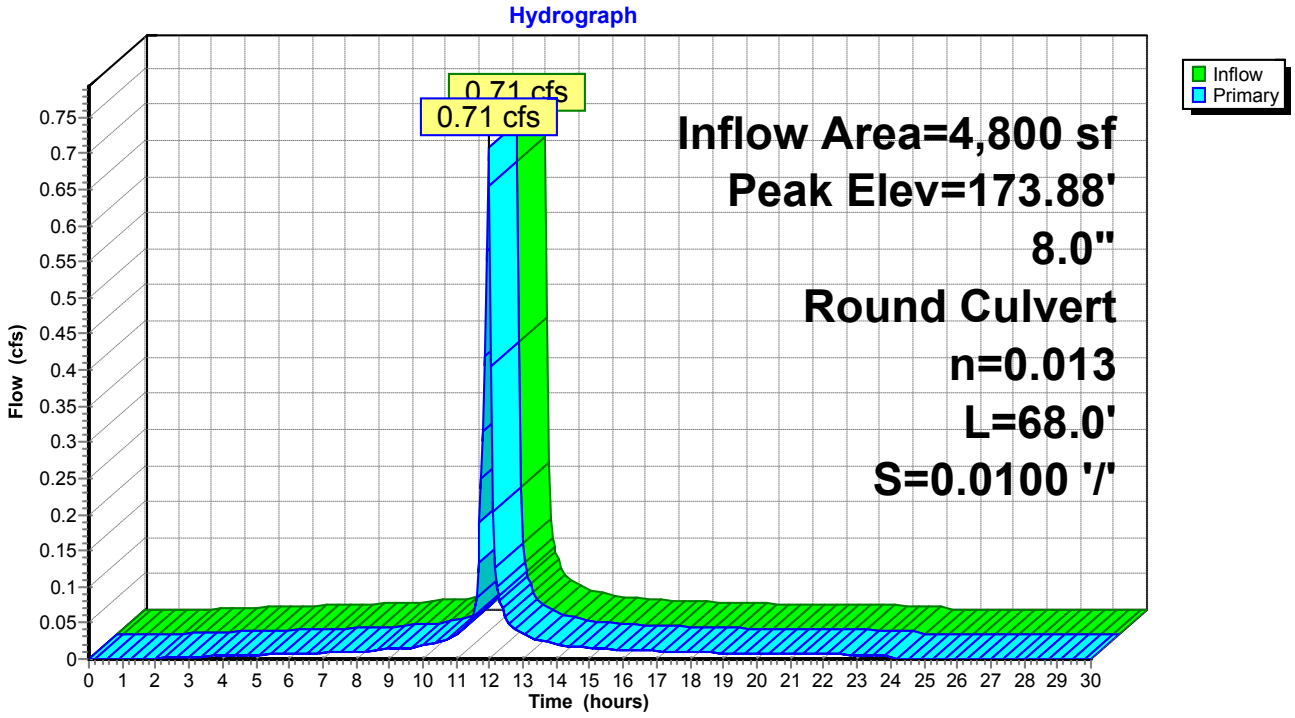
Inflow Area = 4,800 sf, 94.90% Impervious, Inflow Depth = 4.33" for 10-YEAR event
Inflow = 0.71 cfs @ 11.96 hrs, Volume= 1,731 cf
Outflow = 0.71 cfs @ 11.96 hrs, Volume= 1,731 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.71 cfs @ 11.96 hrs, Volume= 1,731 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 173.88' @ 11.96 hrs
Flood Elev= 175.44'

Device	Routing	Invert	Outlet Devices
#1	Primary	173.27'	**8.0" Round Culvert** L= 68.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 173.27' / 172.59' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 0.35 sf

Primary OutFlow Max=0.69 cfs @ 11.96 hrs HW=173.87' (Free Discharge)
1=Culvert (Inlet Controls 0.69 cfs @ 2.09 fps)

Pond YD-1: PROPOSED DRAIN #1



Summary for Pond YD-2: PROPOSED DRAIN #2

[58] Hint: Peaked 1.02' above defined flood level
[81] Warning: Exceeded Pond YD-1 by 0.89' @ 11.95 hrs

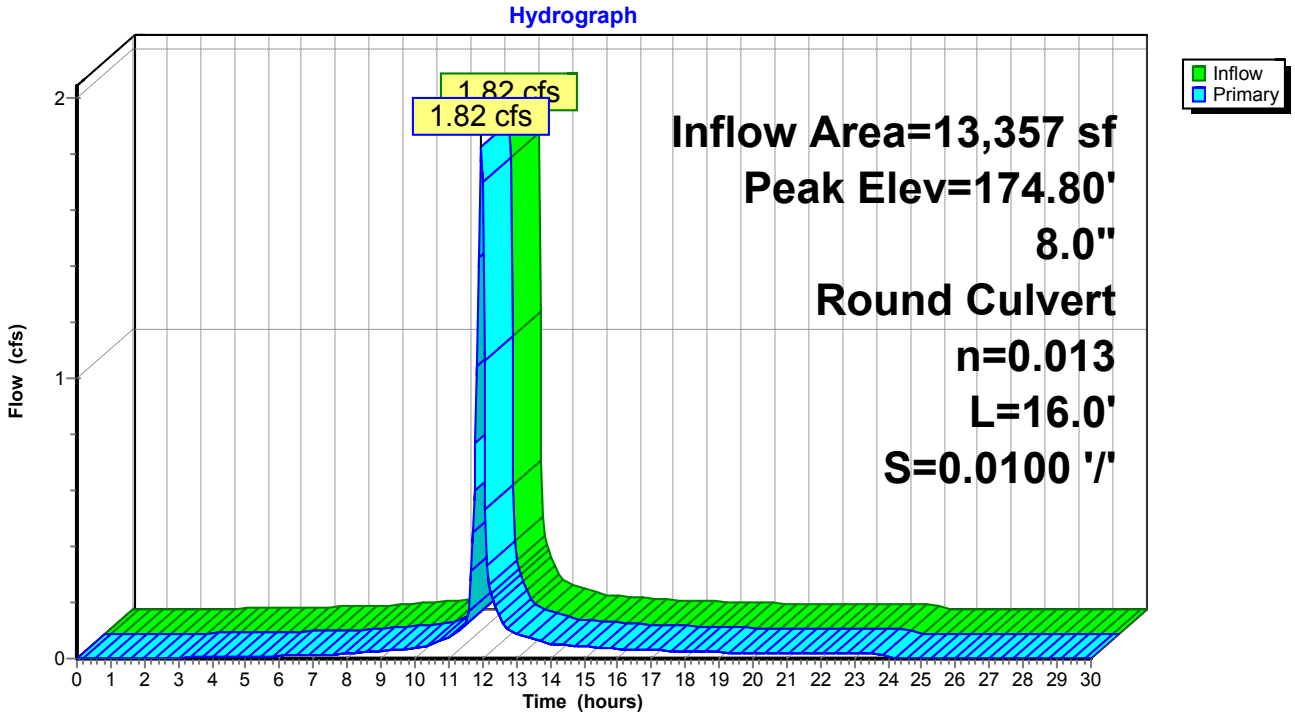
Inflow Area = 13,357 sf, 67.23% Impervious, Inflow Depth = 3.78" for 10-YEAR event
Inflow = 1.82 cfs @ 11.96 hrs, Volume= 4,203 cf
Outflow = 1.82 cfs @ 11.96 hrs, Volume= 4,203 cf, Atten= 0%, Lag= 0.0 min
Primary = 1.82 cfs @ 11.96 hrs, Volume= 4,203 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 174.80' @ 11.96 hrs
Flood Elev= 173.78'

Device	Routing	Invert	Outlet Devices
#1	Primary	172.59'	**8.0" Round Culvert** L= 16.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 172.59' / 172.43' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 0.35 sf

Primary OutFlow Max=1.77 cfs @ 11.96 hrs HW=174.71' (Free Discharge)
↑—**1=Culvert** (Inlet Controls 1.77 cfs @ 5.08 fps)

Pond YD-2: PROPOSED DRAIN #2



Summary for Pond YD-3: PROPOSED DRAIN #3

[58] Hint: Peaked 0.42' above defined flood level

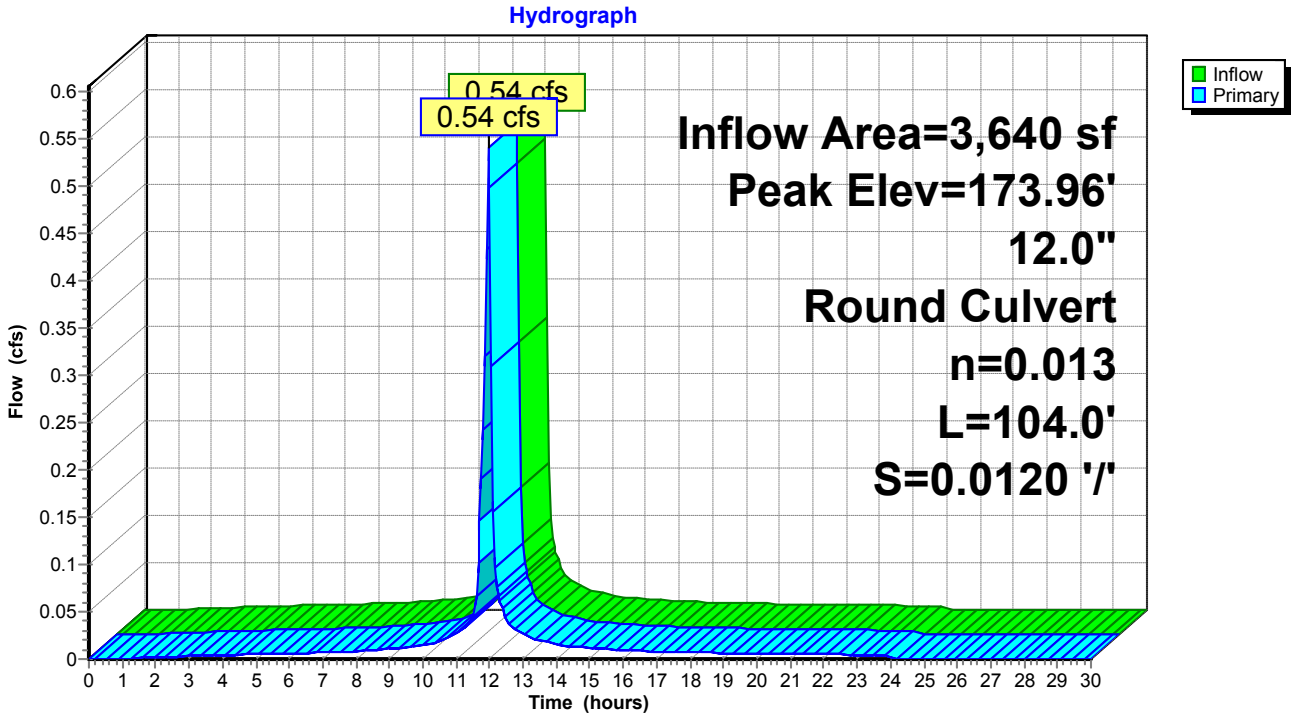
Inflow Area = 3,640 sf,100.00% Impervious, Inflow Depth = 4.44" for 10-YEAR event
Inflow = 0.54 cfs @ 11.96 hrs, Volume= 1,348 cf
Outflow = 0.54 cfs @ 11.96 hrs, Volume= 1,348 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.54 cfs @ 11.96 hrs, Volume= 1,348 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 173.96' @ 11.96 hrs
Flood Elev= 173.54'

Device	Routing	Invert	Outlet Devices
#1	Primary	173.54'	**12.0" Round Culvert** L= 104.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 173.54' / 172.29' S= 0.0120 '/' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf

Primary OutFlow Max=0.53 cfs @ 11.96 hrs HW=173.95' (Free Discharge)
1=Culvert (Inlet Controls 0.53 cfs @ 1.73 fps)

Pond YD-3: PROPOSED DRAIN #3



Summary for Pond YD-4: PROPOSED DRAIN #4

[58] Hint: Peaked 1.16' above defined flood level
[81] Warning: Exceeded Pond YD-3 by 1.62' @ 11.95 hrs

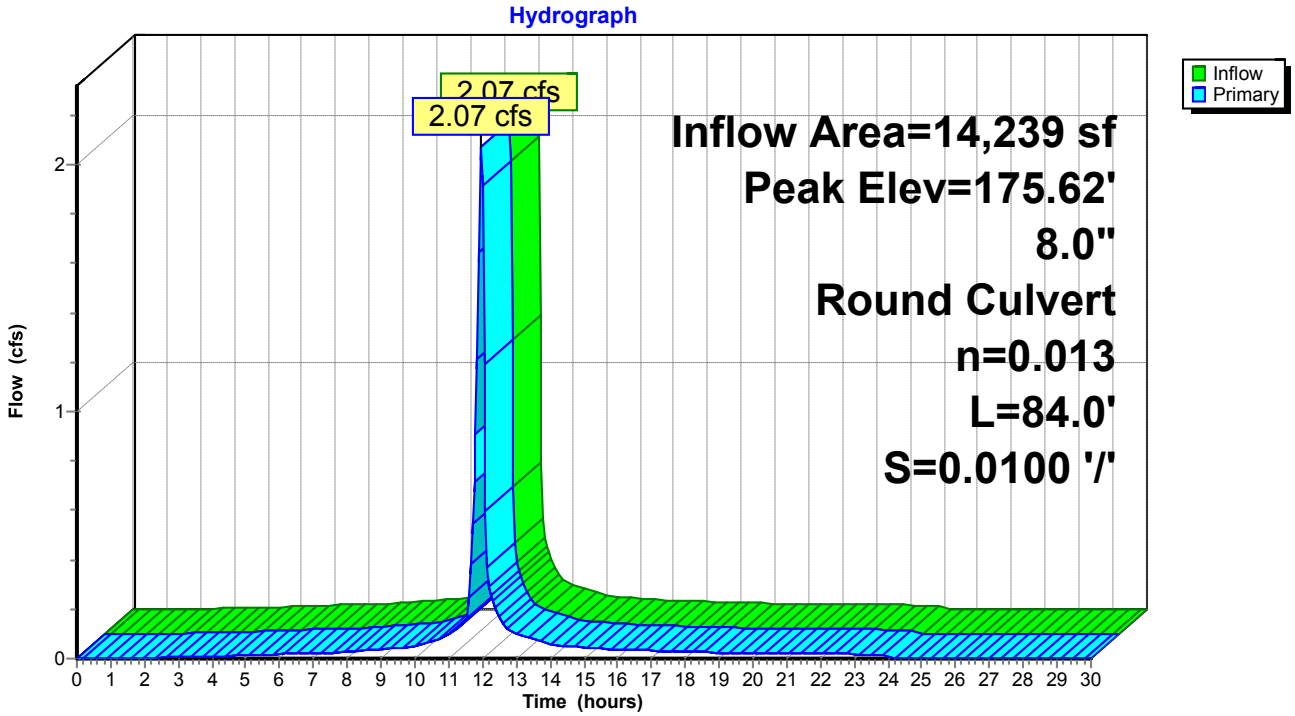
Inflow Area = 14,239 sf, 86.05% Impervious, Inflow Depth = 4.19" for 10-YEAR event
Inflow = 2.07 cfs @ 11.96 hrs, Volume= 4,972 cf
Outflow = 2.07 cfs @ 11.96 hrs, Volume= 4,972 cf, Atten= 0%, Lag= 0.0 min
Primary = 2.07 cfs @ 11.96 hrs, Volume= 4,972 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 175.62' @ 11.96 hrs
Flood Elev= 174.46'

Device	Routing	Invert	Outlet Devices
#1	Primary	172.29'	**8.0" Round Culvert** L= 84.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 172.29' / 171.45' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 0.35 sf

Primary OutFlow Max=2.02 cfs @ 11.96 hrs HW=175.47' (Free Discharge)
↑—**1=Culvert** (Barrel Controls 2.02 cfs @ 5.79 fps)

Pond YD-4: PROPOSED DRAIN #4



Time span=0.00-30.00 hrs, dt=0.05 hrs, 601 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment DA-1: DA-1 Runoff Area=21,412 sf 86.22% Impervious Runoff Depth=5.38"
Tc=6.0 min CN=96 Runoff=3.94 cfs 9,596 cf

Subcatchment DA-10: DA-10 Runoff Area=4,800 sf 94.90% Impervious Runoff Depth=5.49"
Tc=6.0 min CN=97 Runoff=0.89 cfs 2,198 cf

Subcatchment DA-11: DA-11 Runoff Area=8,557 sf 51.71% Impervious Runoff Depth=4.59"
Tc=6.0 min CN=89 Runoff=1.45 cfs 3,273 cf

Subcatchment DA-12: DRAINAGE AREA 12 Runoff Area=8,367 sf 100.00% Impervious Runoff Depth=5.61"
Tc=6.0 min CN=98 Runoff=1.56 cfs 3,913 cf

Subcatchment DA-13: DA-13 Runoff Area=2,574 sf 79.56% Impervious Runoff Depth=5.15"
Tc=6.0 min CN=94 Runoff=0.47 cfs 1,104 cf

Subcatchment DA-14: DRAINAGE AREA 14 Runoff Area=6,736 sf 69.73% Impervious Runoff Depth=5.03"
Tc=6.0 min CN=93 Runoff=1.21 cfs 2,826 cf

Subcatchment DA-15: DA-15 Runoff Area=1,734 sf 100.00% Impervious Runoff Depth=5.61"
Tc=6.0 min CN=98 Runoff=0.32 cfs 811 cf

Subcatchment DA-16: DA-16 Runoff Area=1,844 sf 100.00% Impervious Runoff Depth=5.61"
Tc=6.0 min CN=98 Runoff=0.34 cfs 862 cf

Subcatchment DA-17: DA-17 Runoff Area=1,755 sf 100.00% Impervious Runoff Depth=5.61"
Tc=6.0 min CN=98 Runoff=0.33 cfs 821 cf

Subcatchment DA-18: DRAINAGE AREA 18 Runoff Area=3,482 sf 85.96% Impervious Runoff Depth=5.26"
Tc=6.0 min CN=95 Runoff=0.64 cfs 1,527 cf

Subcatchment DA-2: DA-2 Runoff Area=7,036 sf 83.26% Impervious Runoff Depth=5.26"
Tc=6.0 min CN=95 Runoff=1.28 cfs 3,086 cf

Subcatchment DA-3: DRAINAGE AREA 3 Runoff Area=5,334 sf 65.88% Impervious Runoff Depth=4.92"
Tc=6.0 min CN=92 Runoff=0.94 cfs 2,188 cf

Subcatchment DA-4: DRAINAGE AREA 4 Runoff Area=4,099 sf 74.82% Impervious Runoff Depth=5.03"
Tc=6.0 min CN=93 Runoff=0.73 cfs 1,720 cf

Subcatchment DA-5: DRAINAGE AREA 5 Runoff Area=32,655 sf 61.00% Impervious Runoff Depth=4.81"
Flow Length=235' Tc=13.1 min CN=91 Runoff=4.63 cfs 13,090 cf

Subcatchment DA-6: DA-6 Runoff Area=11,493 sf 65.66% Impervious Runoff Depth=4.92"
Tc=6.0 min CN=92 Runoff=2.03 cfs 4,714 cf

Subcatchment DA-7: DA-7 Runoff Area=3,640 sf 100.00% Impervious Runoff Depth=5.61"
Tc=6.0 min CN=98 Runoff=0.68 cfs 1,702 cf

Subcatchment DA-8: DA-8 Runoff Area=10,599 sf 81.26% Impervious Runoff Depth=5.26"
Tc=6.0 min CN=95 Runoff=1.94 cfs 4,648 cf

Subcatchment DA-9: DRAINAGE AREA 9 Runoff Area=3,471 sf 65.57% Impervious Runoff Depth=4.92"
Tc=6.0 min CN=92 Runoff=0.61 cfs 1,424 cf

Reach DP-2: STREET Inflow=1.56 cfs 3,913 cf
Outflow=1.56 cfs 3,913 cf

Pond 2P: EXISTING DRYWELL Peak Elev=172.83' Storage=431 cf Inflow=2.67 cfs 6,546 cf
Discarded=0.67 cfs 3,873 cf Primary=1.97 cfs 2,673 cf Outflow=2.64 cfs 6,546 cf

Pond 3P: PROPOSED CB #3 Peak Elev=171.20' Inflow=0.64 cfs 1,527 cf
12.0" Round Culvert n=0.013 L=29.0' S=0.0100 '/' Outflow=0.64 cfs 1,527 cf

Pond 5P: EXISTING DRYWELL Peak Elev=173.52' Storage=790 cf Inflow=1.67 cfs 5,126 cf
Outflow=1.08 cfs 5,126 cf

Pond 8P: EXISTING YARD DRAIN Peak Elev=241.67' Inflow=0.73 cfs 1,720 cf
4.0" Round Culvert n=0.030 L=87.0' S=0.0100 '/' Outflow=0.73 cfs 1,720 cf

Pond 12P: EXISTING CB Peak Elev=172.05' Inflow=5.05 cfs 14,618 cf
12.0" Round Culvert n=0.013 L=142.0' S=0.0120 '/' Outflow=5.05 cfs 14,618 cf

Pond 14P: EXISTING CB Peak Elev=168.16' Inflow=1.21 cfs 2,826 cf
18.0" Round Culvert n=0.013 L=26.0' S=0.0346 '/' Outflow=1.21 cfs 2,826 cf

Pond CB-1: PROPOSED CATCH BASIN #1 Peak Elev=172.19' Inflow=1.28 cfs 3,086 cf
12.0" Round Culvert n=0.013 L=33.0' S=0.0100 '/' Outflow=1.28 cfs 3,086 cf

Pond CB-2: PR CB #2 Peak Elev=172.16' Inflow=5.23 cfs 12,682 cf
Primary=3.56 cfs 7,556 cf Secondary=1.67 cfs 5,126 cf Outflow=5.23 cfs 12,682 cf

Pond DP-1: Existing Catch Basin Peak Elev=169.28' Inflow=9.09 cfs 22,940 cf
18.0" Round Culvert n=0.013 L=191.0' S=0.0089 '/' Outflow=9.09 cfs 22,940 cf

Pond DW-1: PROPOSED DRYWELL #1 Peak Elev=169.37' Storage=411 cf Inflow=0.61 cfs 1,424 cf
Outflow=0.23 cfs 1,424 cf

Pond DW-2: PROPOSED DRYWELL #2 Peak Elev=175.79' Storage=818 cf Inflow=2.34 cfs 5,471 cf
Outflow=1.91 cfs 5,472 cf

Pond DW-3: PROPOSED DRYWELL #3 Peak Elev=174.84' Storage=929 cf Inflow=2.61 cfs 6,351 cf
Outflow=2.06 cfs 6,352 cf

Pond DW-4: PROPOSED DRYWELL #4 Peak Elev=174.18' Storage=1,194 cf Inflow=3.56 cfs 7,556 cf
Discarded=0.51 cfs 3,198 cf Secondary=1.80 cfs 4,358 cf Outflow=2.32 cfs 7,556 cf

Pond DW-5: PROPOSED DRYWELL #5 Peak Elev=172.72' Storage=1,057 cf Inflow=2.03 cfs 4,714 cf
Outflow=1.11 cfs 4,714 cf

Pond DW-6: PROPOSED DRYWELL #6 Peak Elev=174.09' Storage=267 cf Inflow=0.34 cfs 862 cf
Outflow=0.12 cfs 862 cf

Pond DW-7: PROPOSED DRYWELL #7 Peak Elev=175.52' Storage=264 cf Inflow=0.33 cfs 821 cf
Outflow=0.07 cfs 821 cf

Pond DW-8: PROPOSED DRYWELL #8 Peak Elev=173.04' Storage=257 cf Inflow=0.32 cfs 811 cf
Outflow=0.07 cfs 812 cf

Pond YD-1: PROPOSED DRAIN #1 Peak Elev=174.05' Inflow=0.89 cfs 2,198 cf
8.0" Round Culvert n=0.013 L=68.0' S=0.0100 '/' Outflow=0.89 cfs 2,198 cf

Pond YD-2: PROPOSED DRAIN #2 Peak Elev=176.02' Inflow=2.34 cfs 5,471 cf
8.0" Round Culvert n=0.013 L=16.0' S=0.0100 '/' Outflow=2.34 cfs 5,471 cf

Pond YD-3: PROPOSED DRAIN #3 Peak Elev=174.01' Inflow=0.68 cfs 1,702 cf
12.0" Round Culvert n=0.013 L=104.0' S=0.0120 '/' Outflow=0.68 cfs 1,702 cf

Pond YD-4: PROPOSED DRAIN #4 Peak Elev=177.69' Inflow=2.61 cfs 6,351 cf
8.0" Round Culvert n=0.013 L=84.0' S=0.0100 '/' Outflow=2.61 cfs 6,351 cf

Total Runoff Area = 139,588 sf Runoff Volume = 59,504 cf Average Runoff Depth = 5.12"
24.56% Pervious = 34,277 sf 75.44% Impervious = 105,311 sf

Summary for Subcatchment DA-1: DA-1

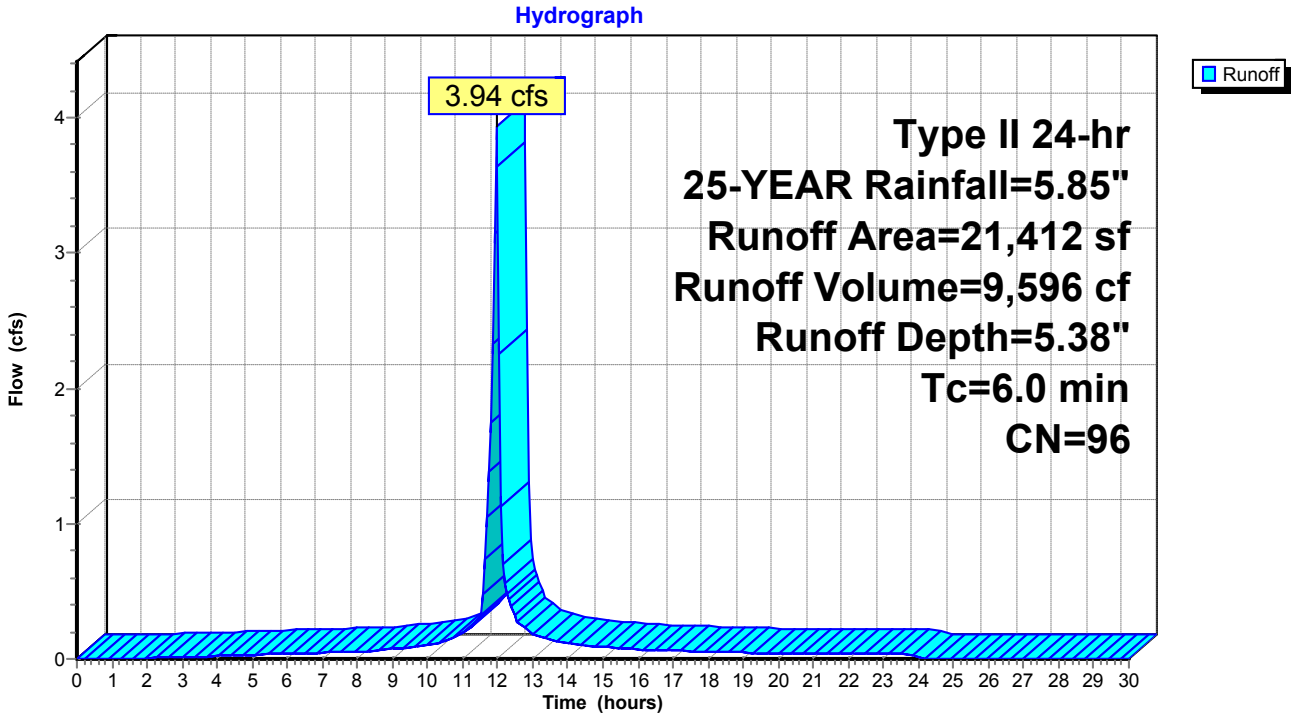
Runoff = 3.94 cfs @ 11.96 hrs, Volume= 9,596 cf, Depth= 5.38"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 25-YEAR Rainfall=5.85"

Area (sf)	CN	Description
2,951	80	>75% Grass cover, Good, HSG D
17,281	98	Roofs, HSG D
1,180	98	Paved parking, HSG D
21,412	96	Weighted Average
2,951		13.78% Pervious Area
18,461		86.22% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-1: DA-1



Summary for Subcatchment DA-10: DA-10

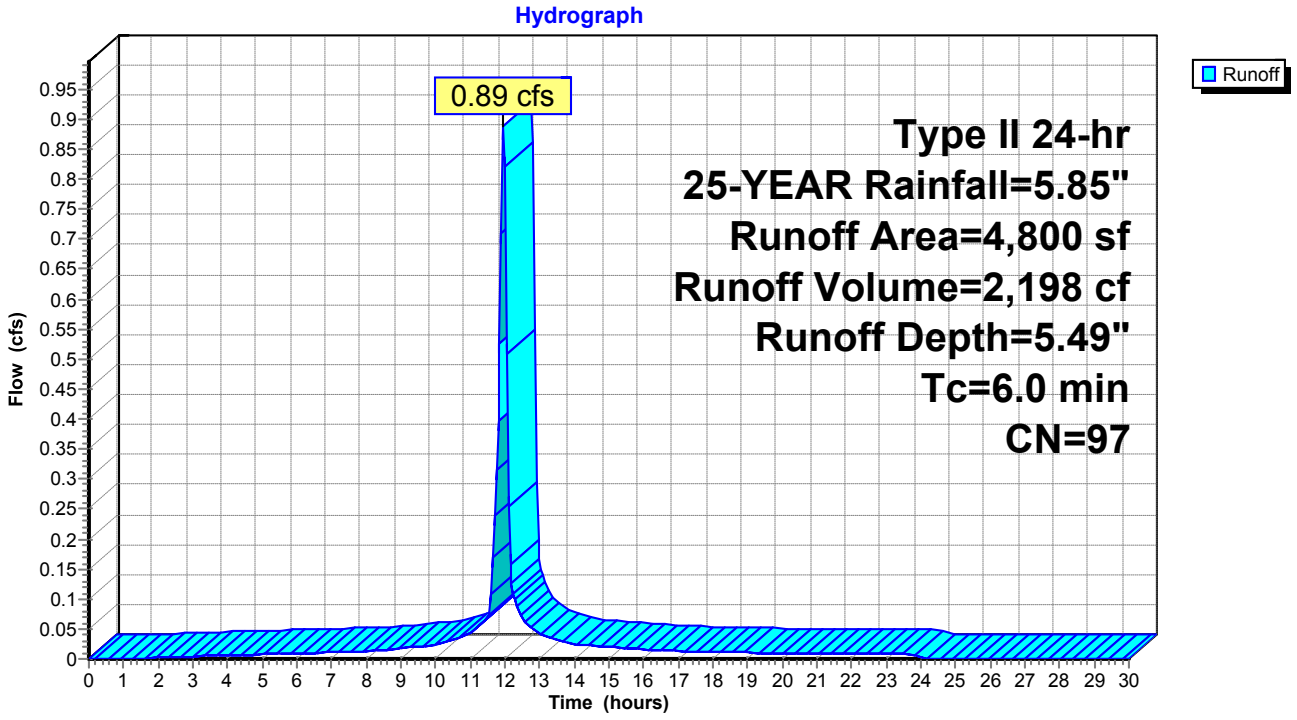
Runoff = 0.89 cfs @ 11.96 hrs, Volume= 2,198 cf, Depth= 5.49"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 25-YEAR Rainfall=5.85"

Area (sf)	CN	Description
245	80	>75% Grass cover, Good, HSG D
2,933	98	Roofs, HSG D
1,622	98	Paved parking, HSG D
4,800	97	Weighted Average
245		5.10% Pervious Area
4,555		94.90% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-10: DA-10



Summary for Subcatchment DA-11: DA-11

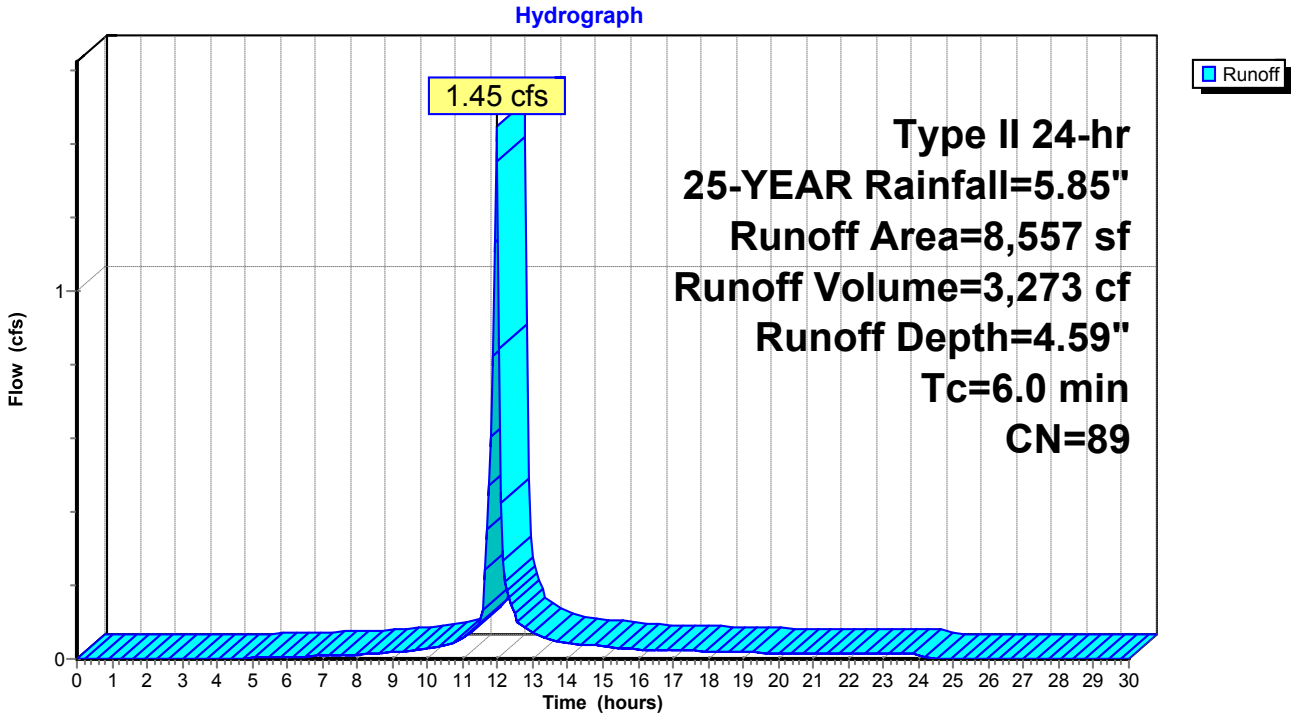
Runoff = 1.45 cfs @ 11.96 hrs, Volume= 3,273 cf, Depth= 4.59"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 25-YEAR Rainfall=5.85"

Area (sf)	CN	Description
4,132	80	>75% Grass cover, Good, HSG D
3,489	98	Roofs, HSG D
936	98	Paved parking, HSG D
8,557	89	Weighted Average
4,132		48.29% Pervious Area
4,425		51.71% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-11: DA-11



Summary for Subcatchment DA-12: DRAINAGE AREA 12

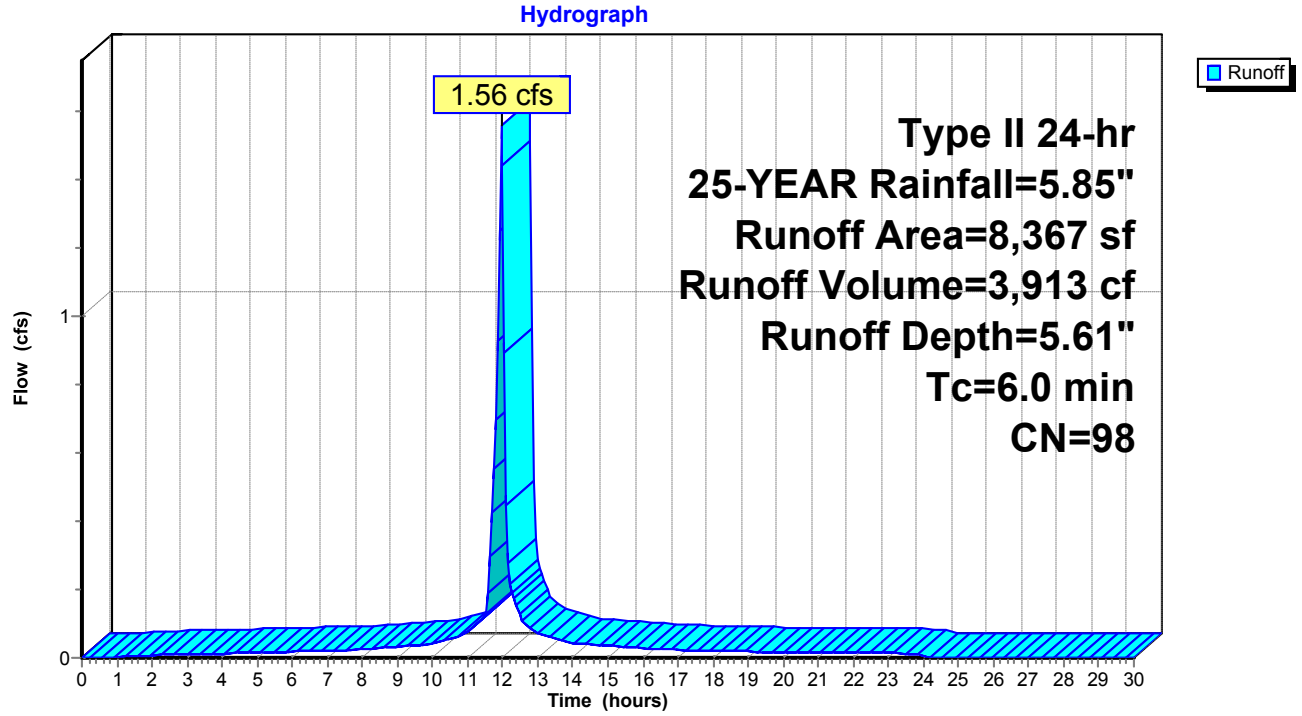
Runoff = 1.56 cfs @ 11.96 hrs, Volume= 3,913 cf, Depth= 5.61"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 25-YEAR Rainfall=5.85"

Area (sf)	CN	Description
8,367	98	Roofs, HSG D
8,367		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-12: DRAINAGE AREA 12



Summary for Subcatchment DA-13: DA-13

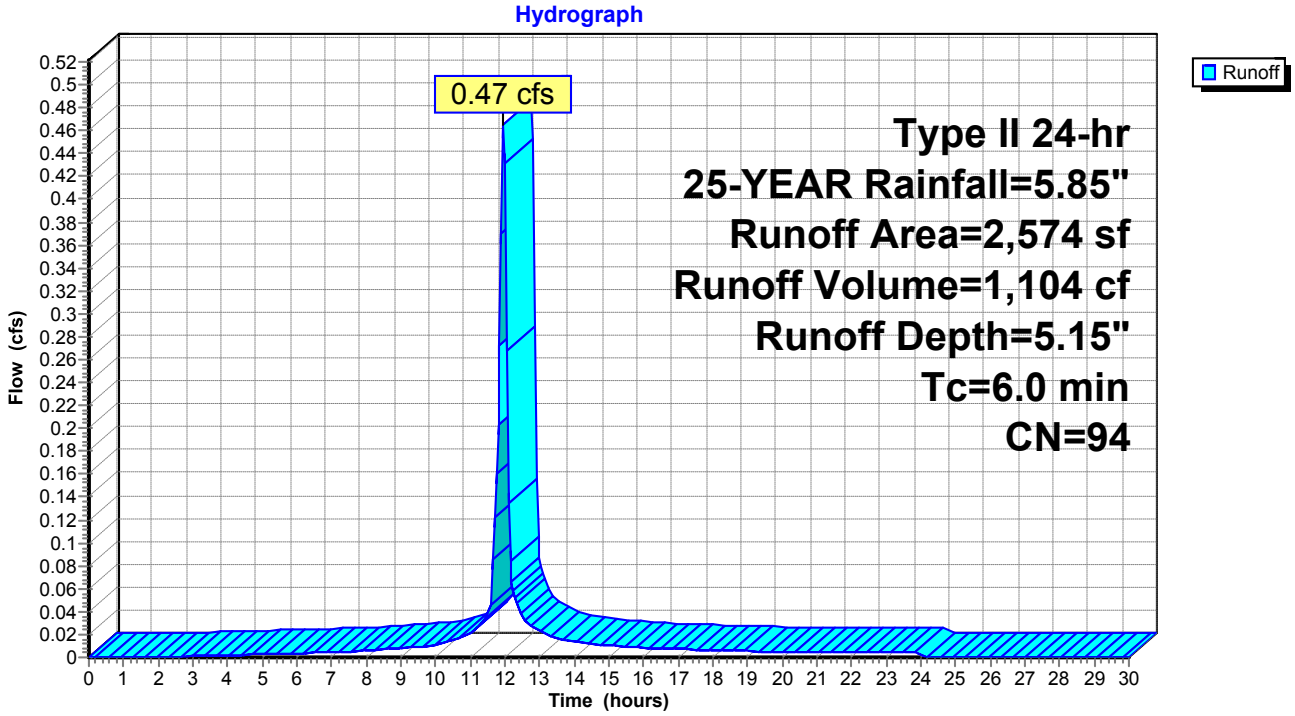
Runoff = 0.47 cfs @ 11.96 hrs, Volume= 1,104 cf, Depth= 5.15"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 25-YEAR Rainfall=5.85"

Area (sf)	CN	Description
526	80	>75% Grass cover, Good, HSG D
2,048	98	Paved parking, HSG D
2,574	94	Weighted Average
526		20.44% Pervious Area
2,048		79.56% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-13: DA-13



Summary for Subcatchment DA-14: DRAINAGE AREA 14

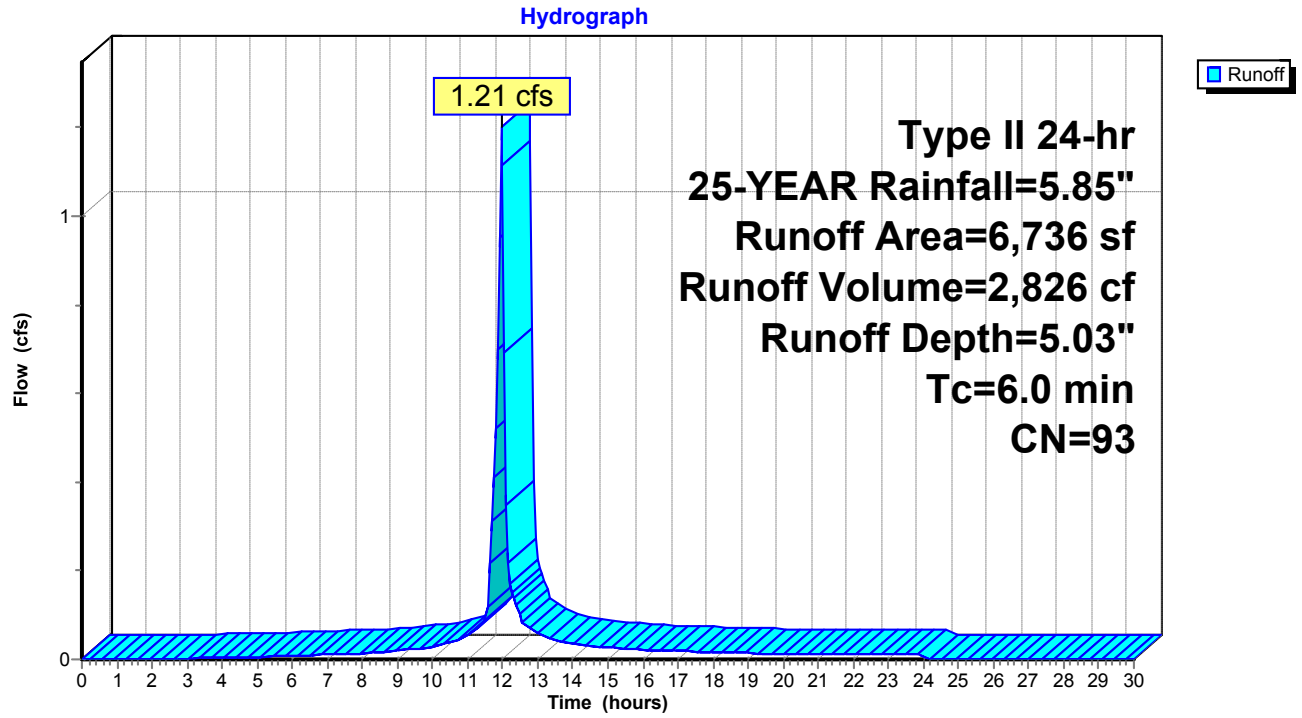
Runoff = 1.21 cfs @ 11.96 hrs, Volume= 2,826 cf, Depth= 5.03"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 25-YEAR Rainfall=5.85"

Area (sf)	CN	Description
2,039	80	>75% Grass cover, Good, HSG D
4,697	98	Paved parking, HSG D
6,736	93	Weighted Average
2,039		30.27% Pervious Area
4,697		69.73% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-14: DRAINAGE AREA 14



Summary for Subcatchment DA-15: DA-15

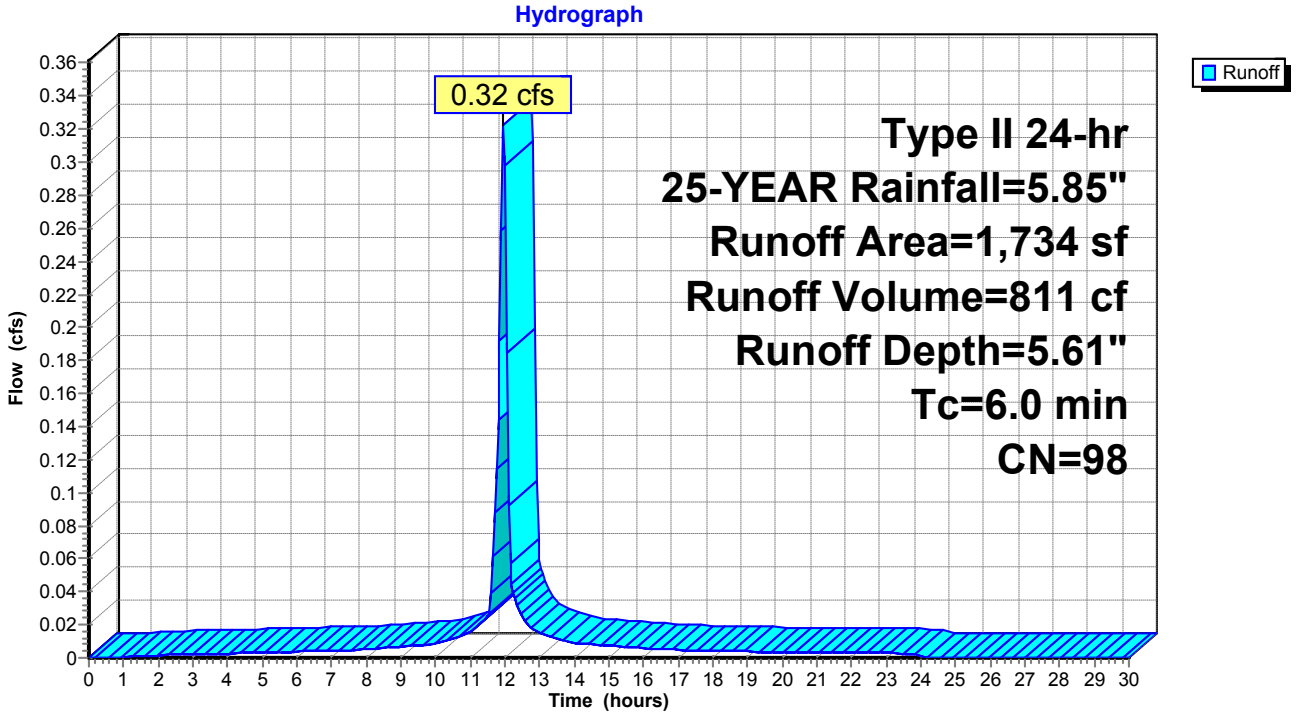
Runoff = 0.32 cfs @ 11.96 hrs, Volume= 811 cf, Depth= 5.61"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 25-YEAR Rainfall=5.85"

Area (sf)	CN	Description
1,734	98	Roofs, HSG D
1,734		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-15: DA-15



Summary for Subcatchment DA-16: DA-16

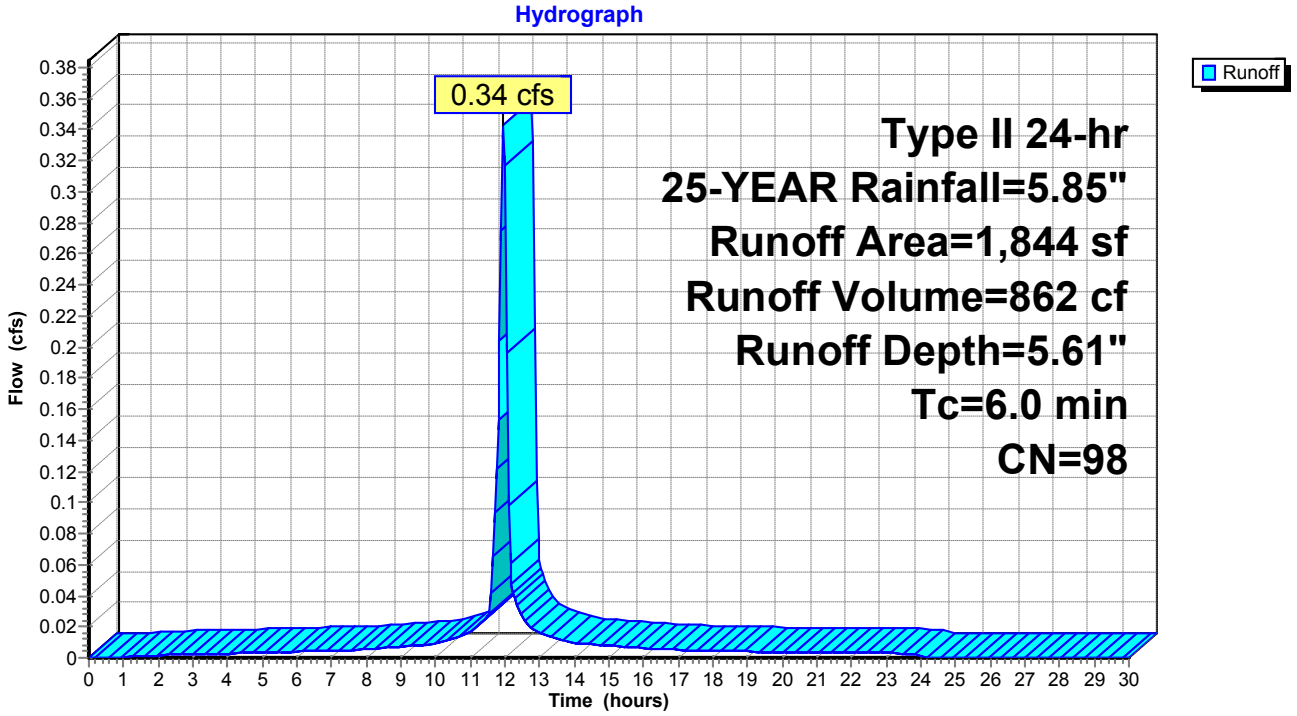
Runoff = 0.34 cfs @ 11.96 hrs, Volume= 862 cf, Depth= 5.61"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 25-YEAR Rainfall=5.85"

Area (sf)	CN	Description
1,844	98	Roofs, HSG D
1,844		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-16: DA-16



Summary for Subcatchment DA-17: DA-17

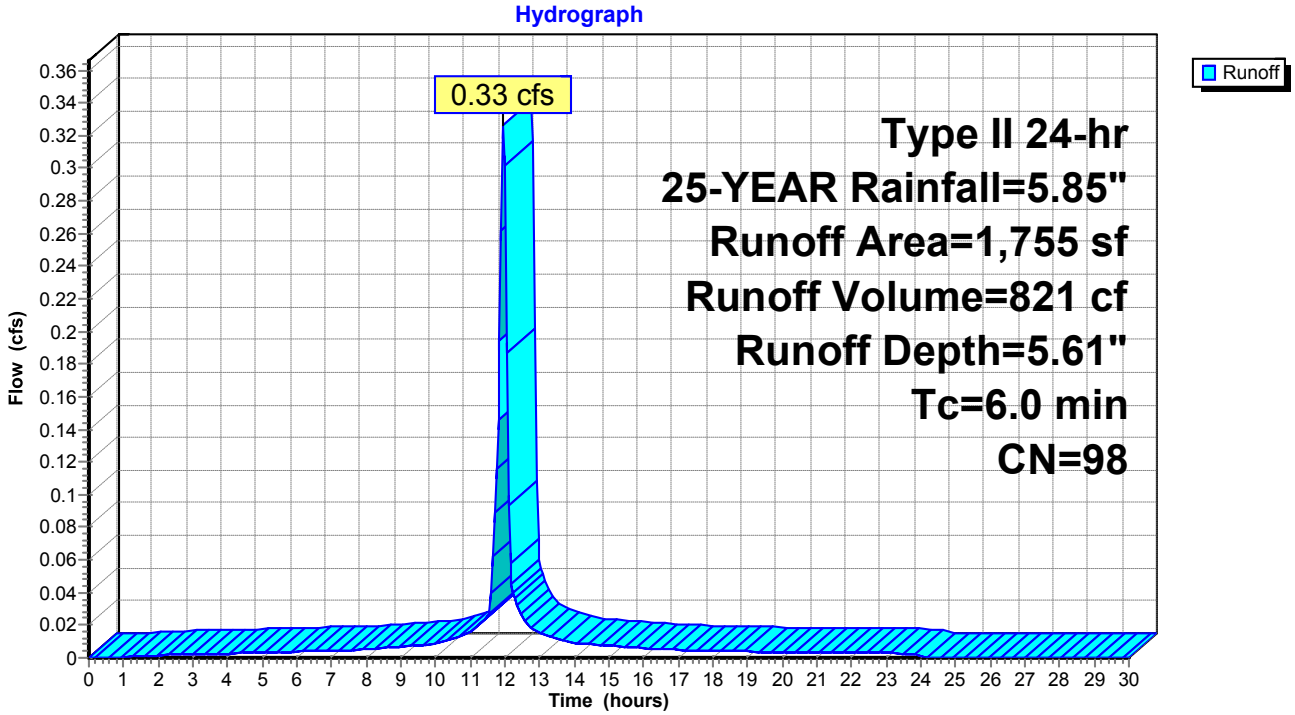
Runoff = 0.33 cfs @ 11.96 hrs, Volume= 821 cf, Depth= 5.61"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 25-YEAR Rainfall=5.85"

Area (sf)	CN	Description
1,755	98	Roofs, HSG D
1,755		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-17: DA-17



Summary for Subcatchment DA-18: DRAINAGE AREA 18

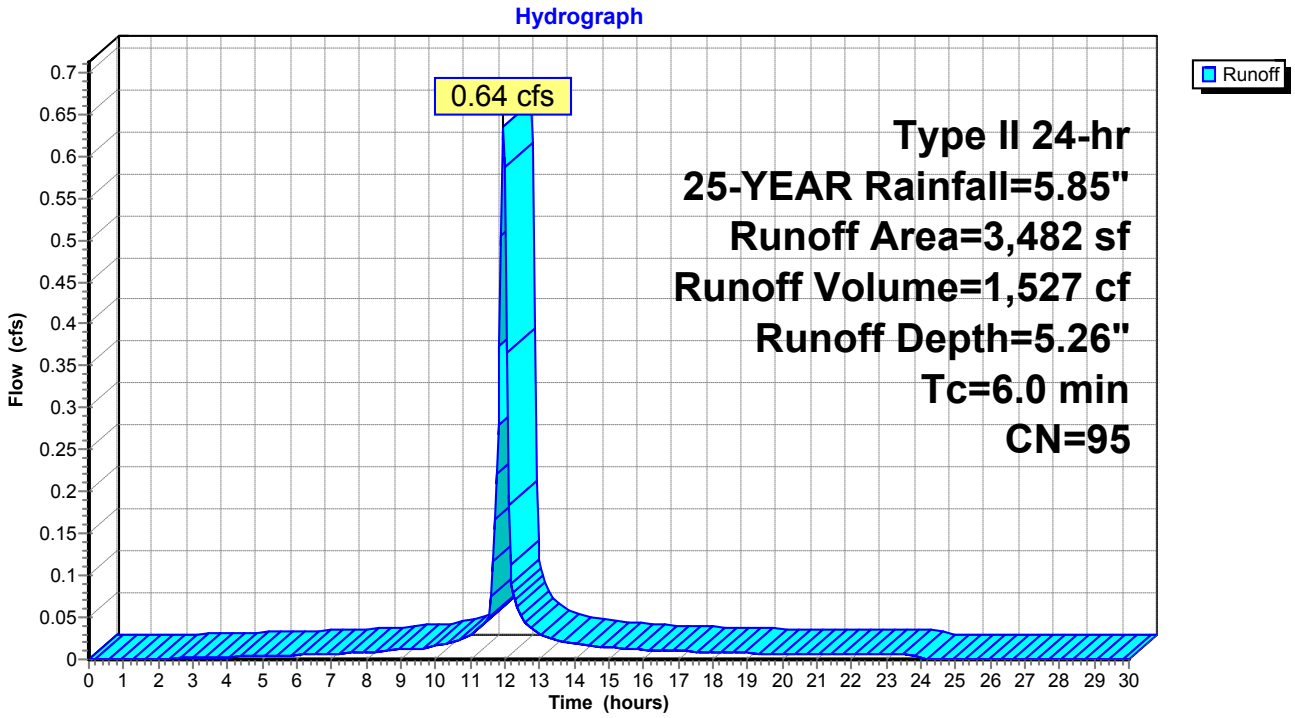
Runoff = 0.64 cfs @ 11.96 hrs, Volume= 1,527 cf, Depth= 5.26"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 25-YEAR Rainfall=5.85"

Area (sf)	CN	Description
489	80	>75% Grass cover, Good, HSG D
2,993	98	Paved parking, HSG D
3,482	95	Weighted Average
489		14.04% Pervious Area
2,993		85.96% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-18: DRAINAGE AREA 18



Summary for Subcatchment DA-2: DA-2

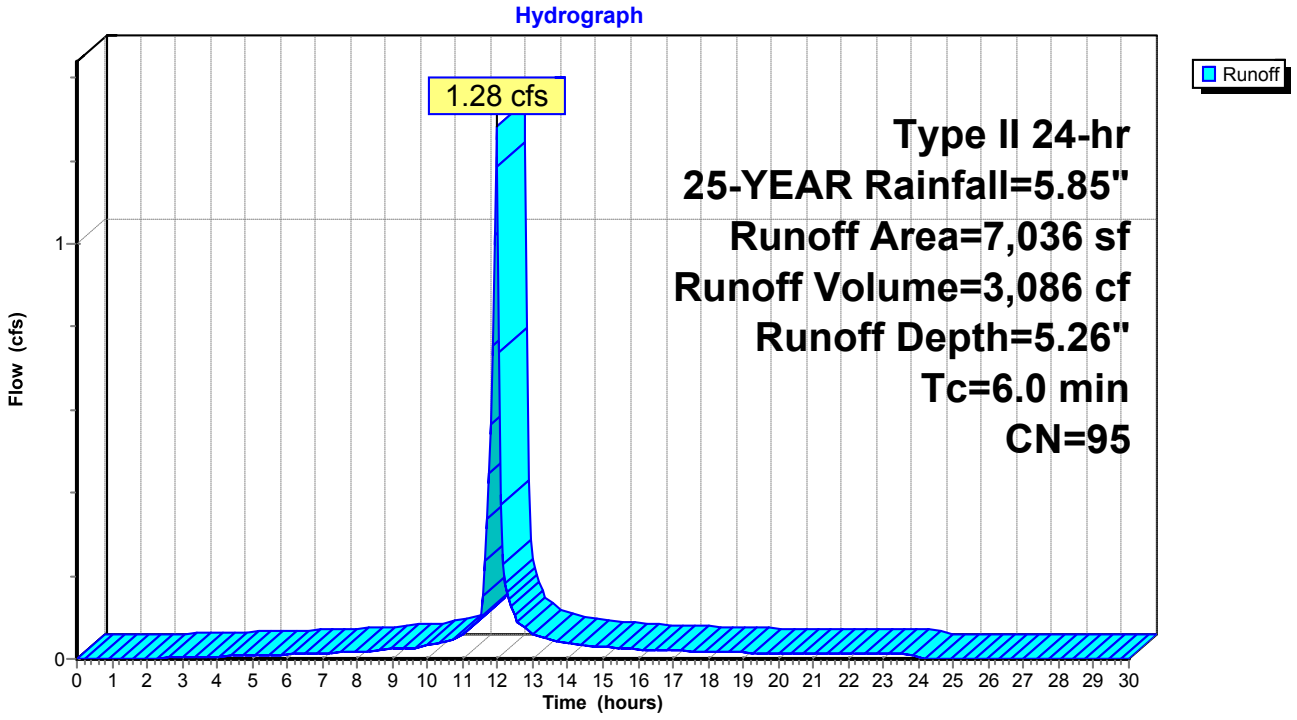
Runoff = 1.28 cfs @ 11.96 hrs, Volume= 3,086 cf, Depth= 5.26"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 25-YEAR Rainfall=5.85"

Area (sf)	CN	Description
1,178	80	>75% Grass cover, Good, HSG D
5,194	98	Roofs, HSG D
664	98	Paved parking, HSG D
7,036	95	Weighted Average
1,178		16.74% Pervious Area
5,858		83.26% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-2: DA-2



Summary for Subcatchment DA-3: DRAINAGE AREA 3

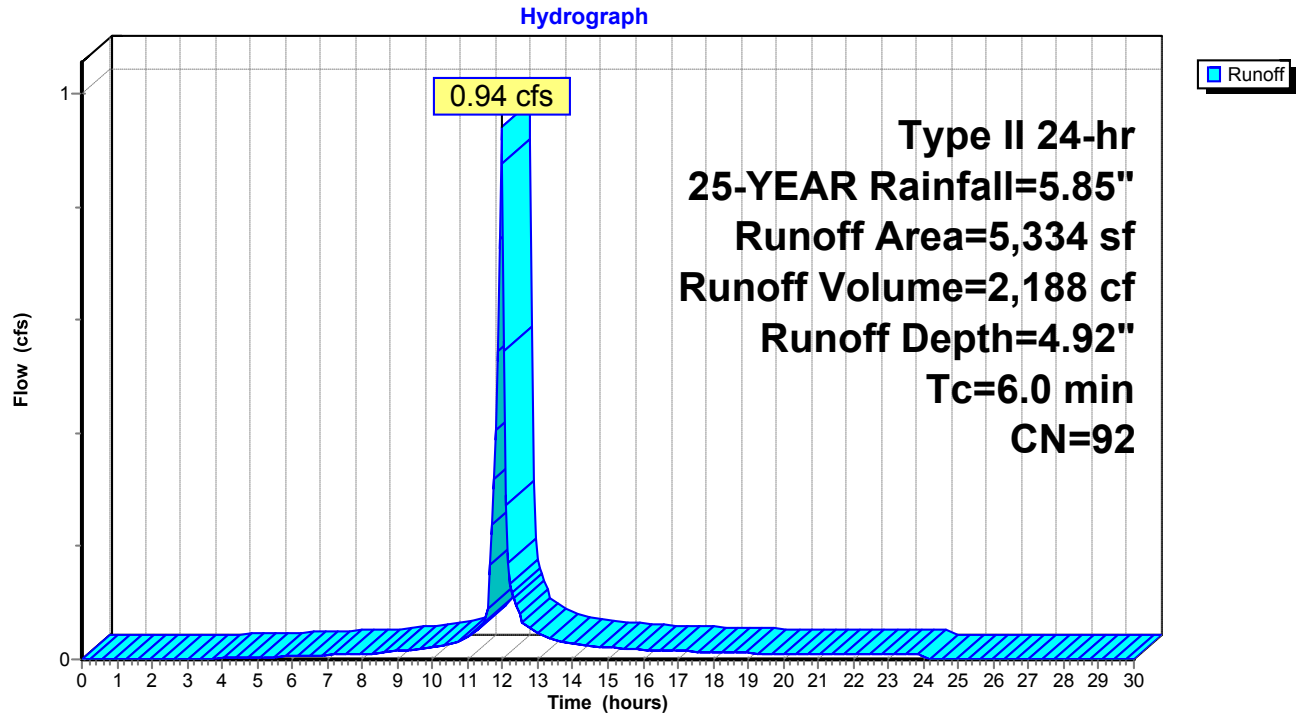
Runoff = 0.94 cfs @ 11.96 hrs, Volume= 2,188 cf, Depth= 4.92"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 25-YEAR Rainfall=5.85"

Area (sf)	CN	Description
1,820	80	>75% Grass cover, Good, HSG D
3,514	98	Paved parking, HSG D
5,334	92	Weighted Average
1,820		34.12% Pervious Area
3,514		65.88% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-3: DRAINAGE AREA 3



Summary for Subcatchment DA-4: DRAINAGE AREA 4

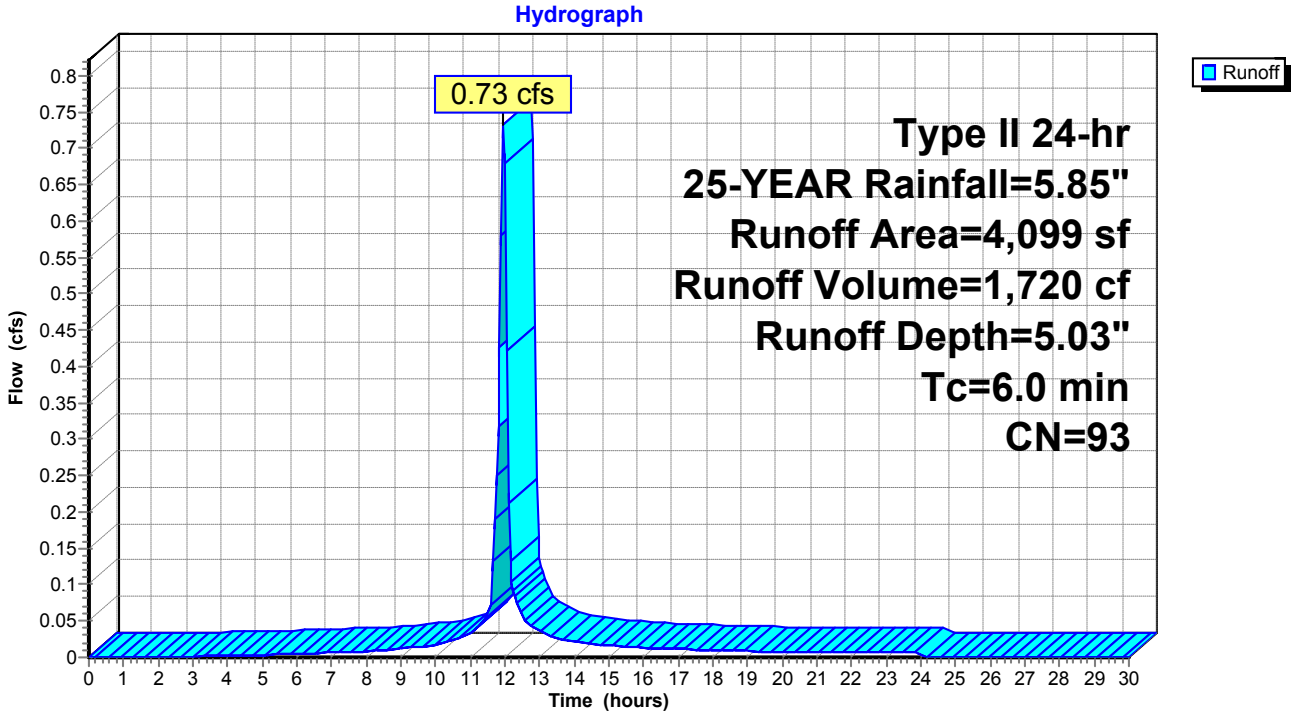
Runoff = 0.73 cfs @ 11.96 hrs, Volume= 1,720 cf, Depth= 5.03"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 25-YEAR Rainfall=5.85"

Area (sf)	CN	Description
1,032	80	>75% Grass cover, Good, HSG D
3,067	98	Paved parking, HSG D
4,099	93	Weighted Average
1,032		25.18% Pervious Area
3,067		74.82% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-4: DRAINAGE AREA 4



Summary for Subcatchment DA-5: DRAINAGE AREA 5

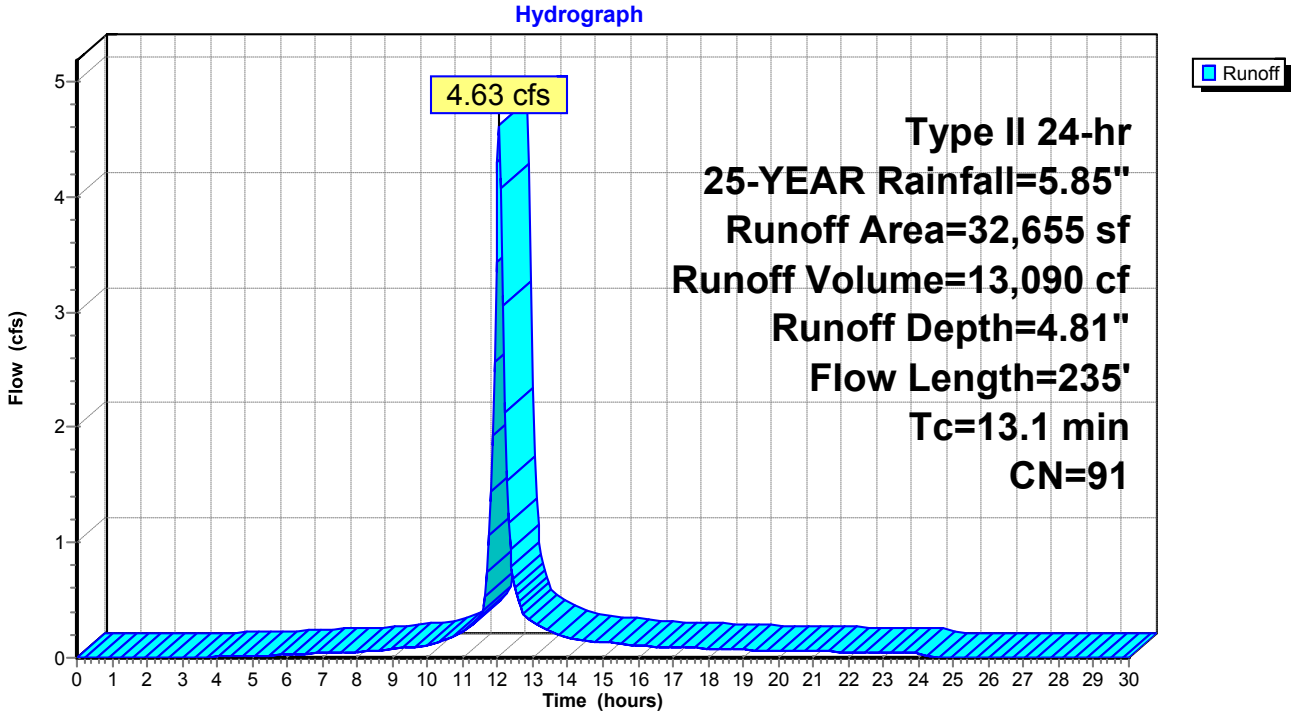
Runoff = 4.63 cfs @ 12.04 hrs, Volume= 13,090 cf, Depth= 4.81"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 25-YEAR Rainfall=5.85"

Area (sf)	CN	Description
12,737	80	>75% Grass cover, Good, HSG D
19,918	98	Paved parking, HSG D
32,655	91	Weighted Average
12,737		39.00% Pervious Area
19,918		61.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
11.1	100	0.0150	0.15		**Sheet Flow, A-B** Grass: Short n= 0.150 P2= 3.16"
1.7	81	0.0130	0.80		**Shallow Concentrated Flow, B-C** Short Grass Pasture Kv= 7.0 fps
0.3	54	0.0250	3.21		**Shallow Concentrated Flow, C-D** Paved Kv= 20.3 fps
13.1	235	Total			

Subcatchment DA-5: DRAINAGE AREA 5



Summary for Subcatchment DA-6: DA-6

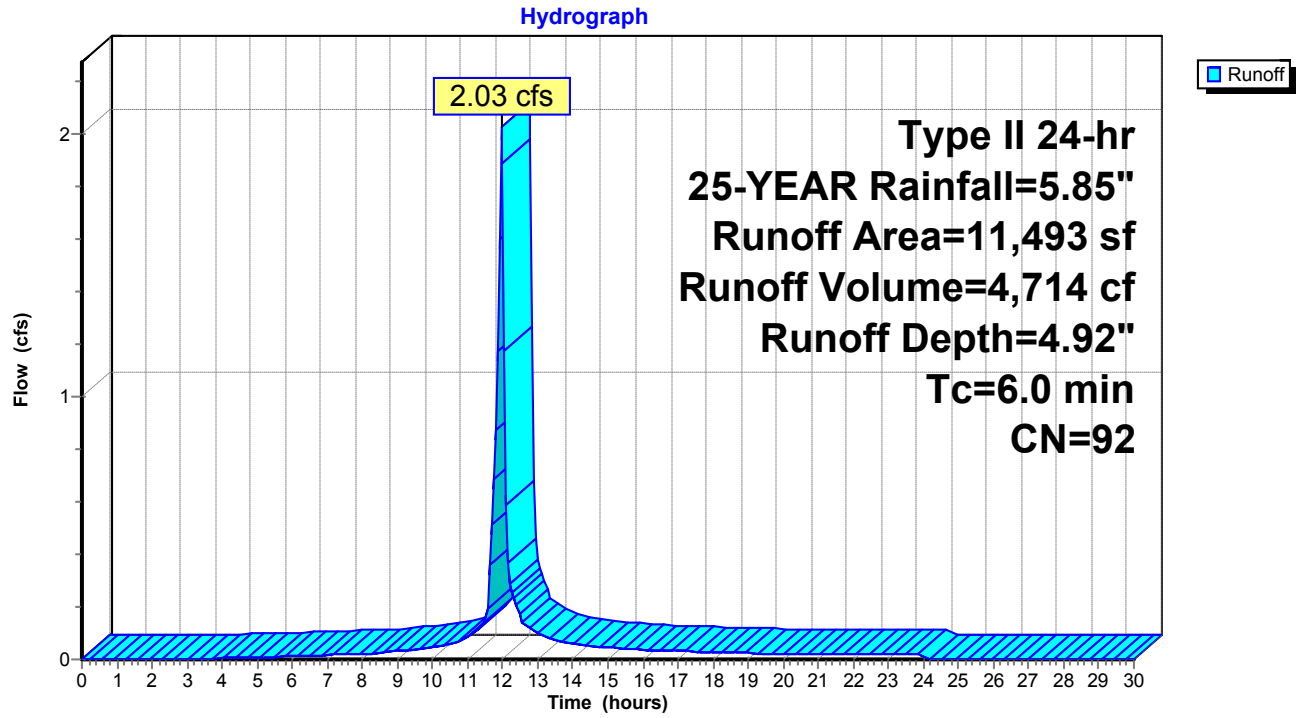
Runoff = 2.03 cfs @ 11.96 hrs, Volume= 4,714 cf, Depth= 4.92"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 25-YEAR Rainfall=5.85"

Area (sf)	CN	Description
3,947	80	>75% Grass cover, Good, HSG D
7,546	98	Paved parking, HSG D
11,493	92	Weighted Average
3,947		34.34% Pervious Area
7,546		65.66% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-6: DA-6



Summary for Subcatchment DA-7: DA-7

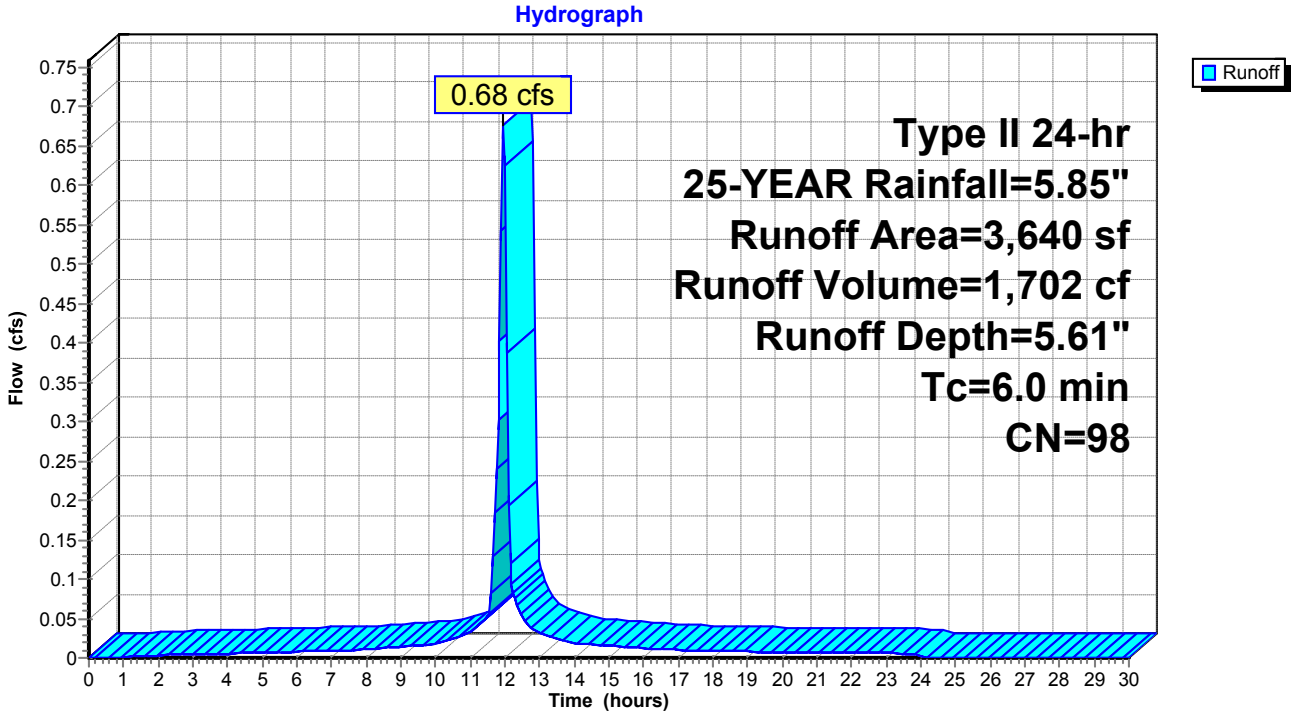
Runoff = 0.68 cfs @ 11.96 hrs, Volume= 1,702 cf, Depth= 5.61"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 25-YEAR Rainfall=5.85"

Area (sf)	CN	Description
1,587	98	Roofs, HSG D
2,053	98	Paved parking, HSG D
3,640	98	Weighted Average
3,640		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-7: DA-7



Summary for Subcatchment DA-8: DA-8

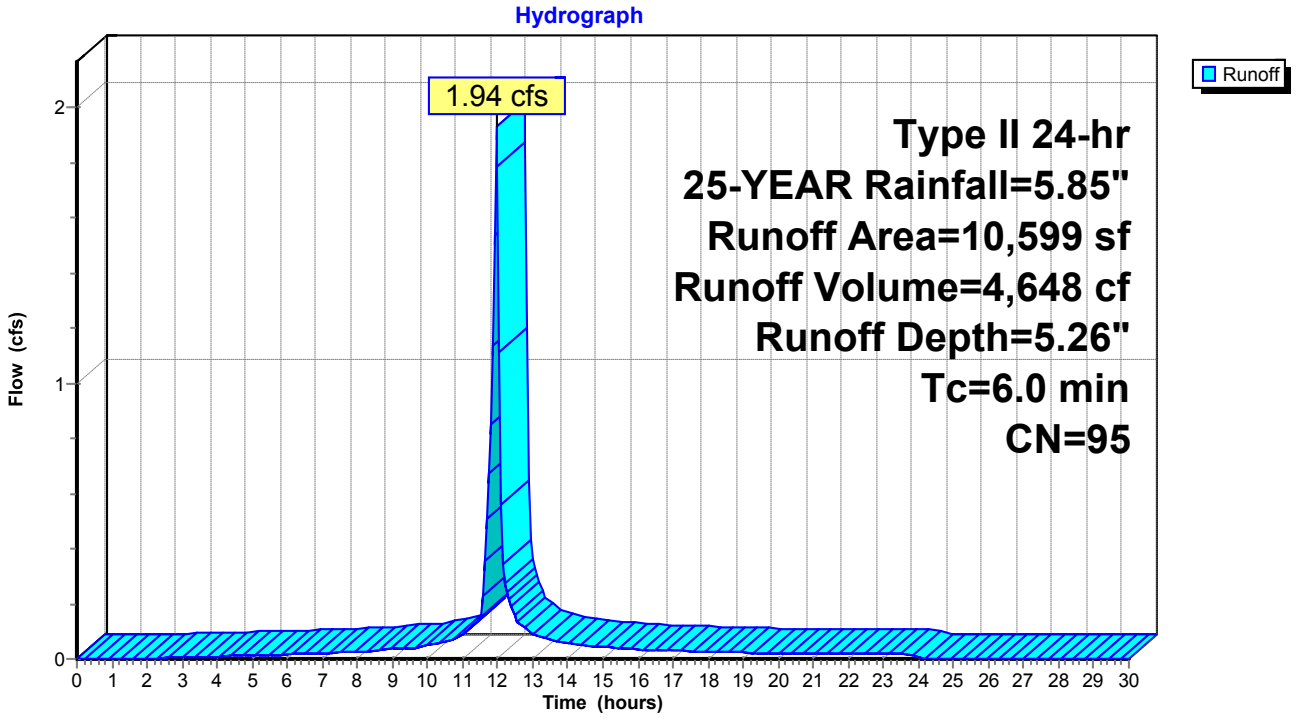
Runoff = 1.94 cfs @ 11.96 hrs, Volume= 4,648 cf, Depth= 5.26"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 25-YEAR Rainfall=5.85"

Area (sf)	CN	Description
1,986	80	>75% Grass cover, Good, HSG D
6,900	98	Roofs, HSG D
1,713	98	Paved parking, HSG D
10,599	95	Weighted Average
1,986		18.74% Pervious Area
8,613		81.26% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-8: DA-8



Summary for Subcatchment DA-9: DRAINAGE AREA 9

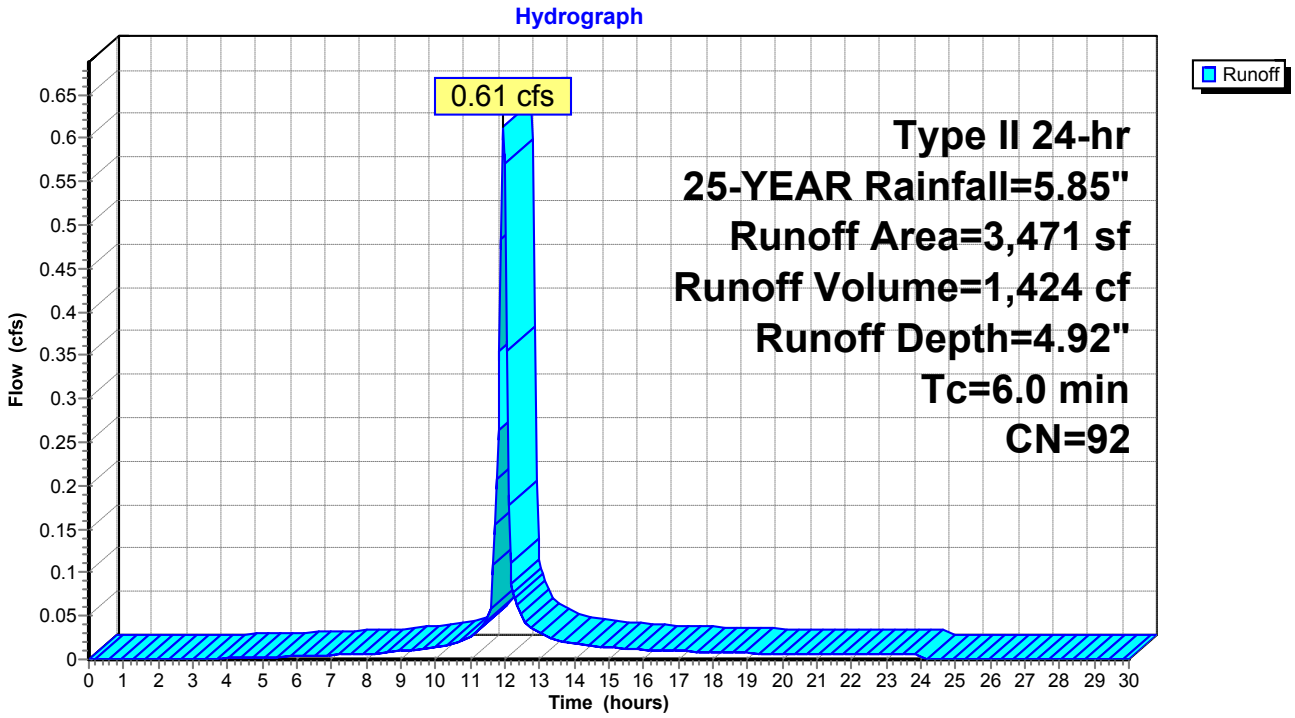
Runoff = 0.61 cfs @ 11.96 hrs, Volume= 1,424 cf, Depth= 4.92"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 25-YEAR Rainfall=5.85"

Area (sf)	CN	Description
1,195	80	>75% Grass cover, Good, HSG D
2,276	98	Paved parking, HSG D
3,471	92	Weighted Average
1,195		34.43% Pervious Area
2,276		65.57% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-9: DRAINAGE AREA 9



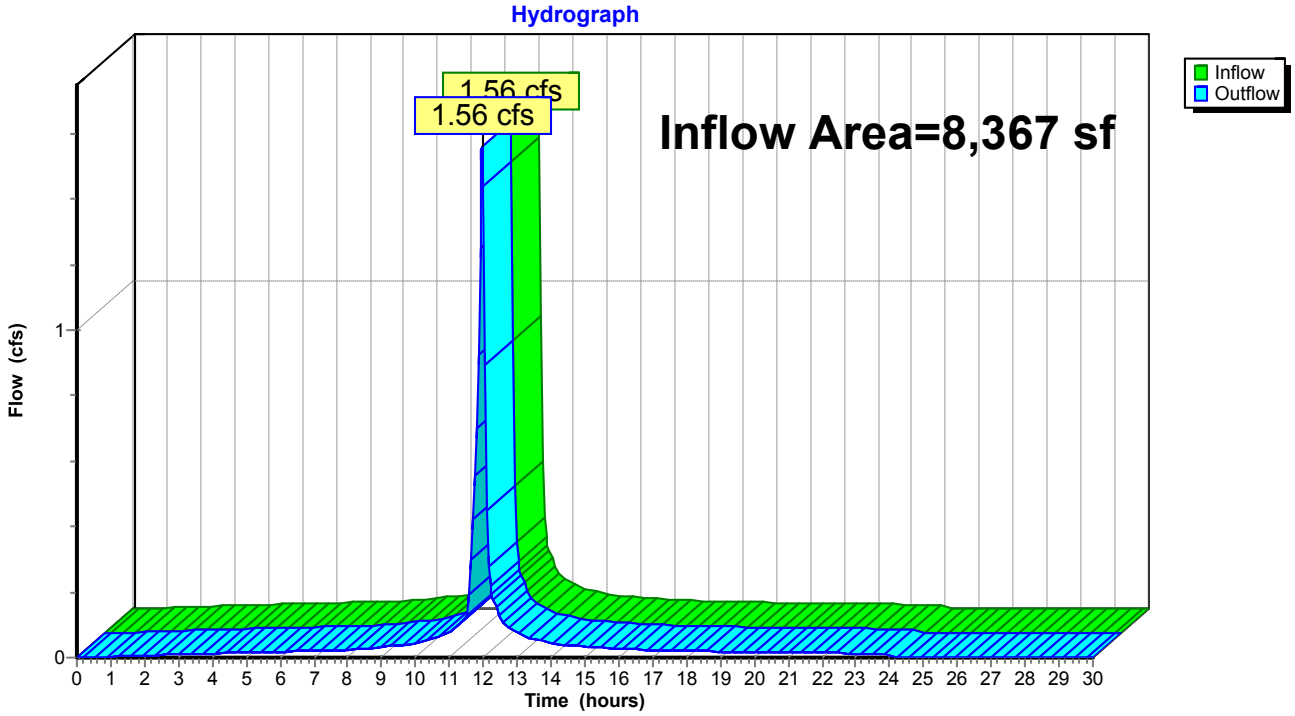
Summary for Reach DP-2: STREET

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 8,367 sf,100.00% Impervious, Inflow Depth = 5.61" for 25-YEAR event
Inflow = 1.56 cfs @ 11.96 hrs, Volume= 3,913 cf
Outflow = 1.56 cfs @ 11.96 hrs, Volume= 3,913 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs

Reach DP-2: STREET



Summary for Pond 2P: EXISTING DRYWELL

[81] Warning: Exceeded Pond DW-4 by 0.49' @ 18.55 hrs

Inflow Area = 5,334 sf, 65.88% Impervious, Inflow Depth = 14.73" for 25-YEAR event
Inflow = 2.67 cfs @ 11.98 hrs, Volume= 6,546 cf
Outflow = 2.64 cfs @ 12.00 hrs, Volume= 6,546 cf, Atten= 1%, Lag= 1.1 min
Discarded = 0.67 cfs @ 12.00 hrs, Volume= 3,873 cf
Primary = 1.97 cfs @ 12.00 hrs, Volume= 2,673 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 172.83' @ 12.00 hrs Surf.Area= 1,319 sf Storage= 431 cf

Plug-Flow detention time= 21.9 min calculated for 6,535 cf (100% of inflow)
Center-of-Mass det. time= 21.8 min (773.8 - 751.9)

Volume	Invert	Avail.Storage	Storage Description
#1	167.50'	1,717 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

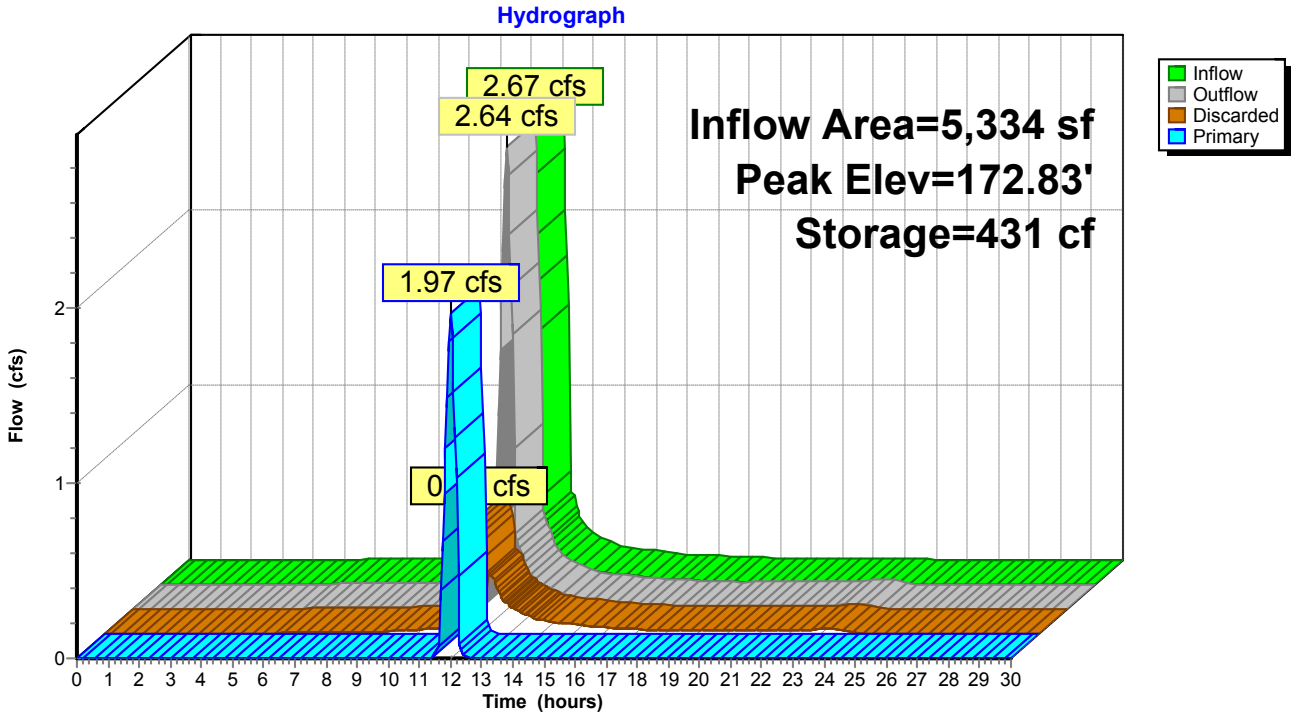
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
167.50	55	0	0
172.50	29	210	210
173.00	2,000	507	717
173.50	2,000	1,000	1,717

Device	Routing	Invert	Outlet Devices
#1	Discarded	167.50'	**22.000 in/hr Exfiltration over Surface area**
#2	Primary	172.65'	**24.0" x 24.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Discarded OutFlow Max=0.67 cfs @ 12.00 hrs HW=172.83' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.67 cfs)

Primary OutFlow Max=1.95 cfs @ 12.00 hrs HW=172.83' (Free Discharge)
↑—**2=Orifice/Grate** (Weir Controls 1.95 cfs @ 1.38 fps)

Pond 2P: EXISTING DRYWELL



Summary for Pond 3P: PROPOSED CB #3

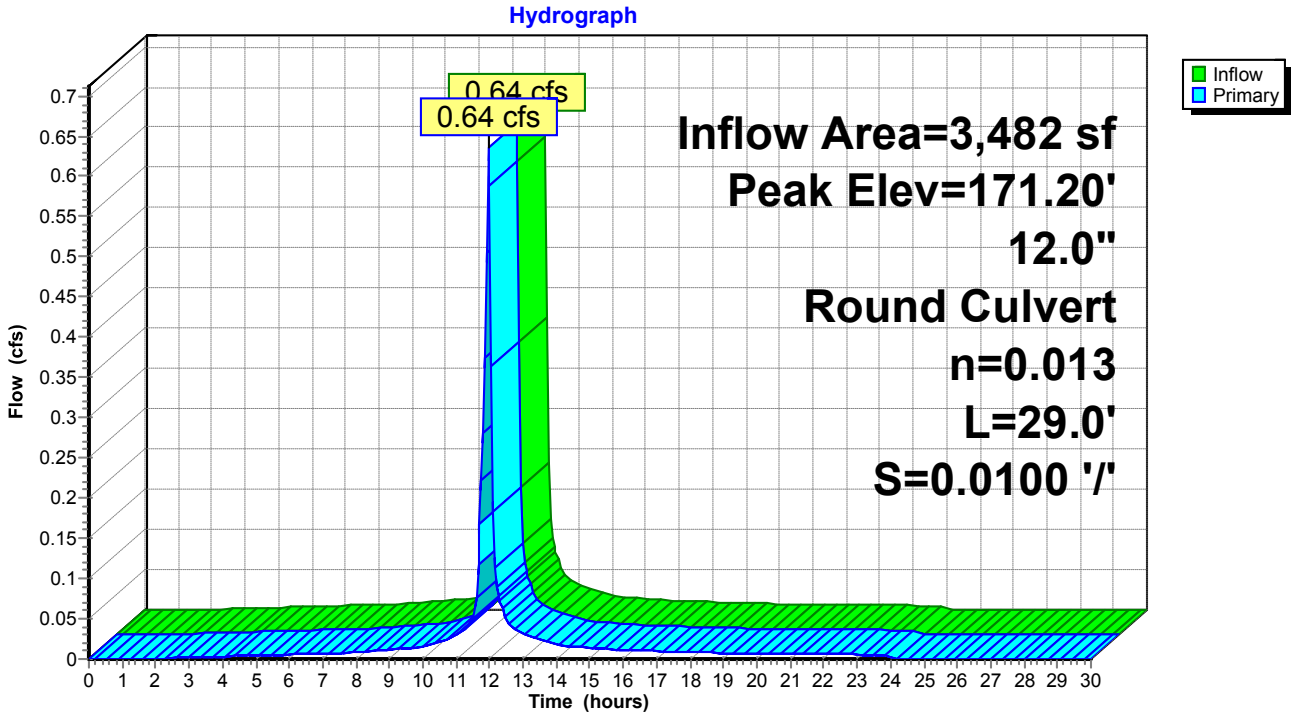
Inflow Area = 3,482 sf, 85.96% Impervious, Inflow Depth = 5.26" for 25-YEAR event
Inflow = 0.64 cfs @ 11.96 hrs, Volume= 1,527 cf
Outflow = 0.64 cfs @ 11.96 hrs, Volume= 1,527 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.64 cfs @ 11.96 hrs, Volume= 1,527 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 171.20' @ 11.96 hrs
Flood Elev= 172.74'

Device	Routing	Invert	Outlet Devices
#1	Primary	170.74'	**12.0" Round Culvert** L= 29.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 170.74' / 170.45' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf

Primary OutFlow Max=0.62 cfs @ 11.96 hrs HW=171.19' (Free Discharge)
1=Culvert (Inlet Controls 0.62 cfs @ 1.80 fps)

Pond 3P: PROPOSED CB #3



Summary for Pond 5P: EXISTING DRYWELL

[81] Warning: Exceeded Pond CB-2 by 2.79' @ 12.15 hrs

Inflow	=	1.67 cfs @	11.96 hrs,	Volume=	5,126 cf
Outflow	=	1.08 cfs @	12.05 hrs,	Volume=	5,126 cf, Atten= 35%, Lag= 5.3 min
Discarded	=	1.08 cfs @	12.05 hrs,	Volume=	5,126 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 173.52' @ 12.05 hrs Surf.Area= 2,121 sf Storage= 790 cf

Plug-Flow detention time= 42.2 min calculated for 5,126 cf (100% of inflow)
Center-of-Mass det. time= 42.2 min (802.5 - 760.3)

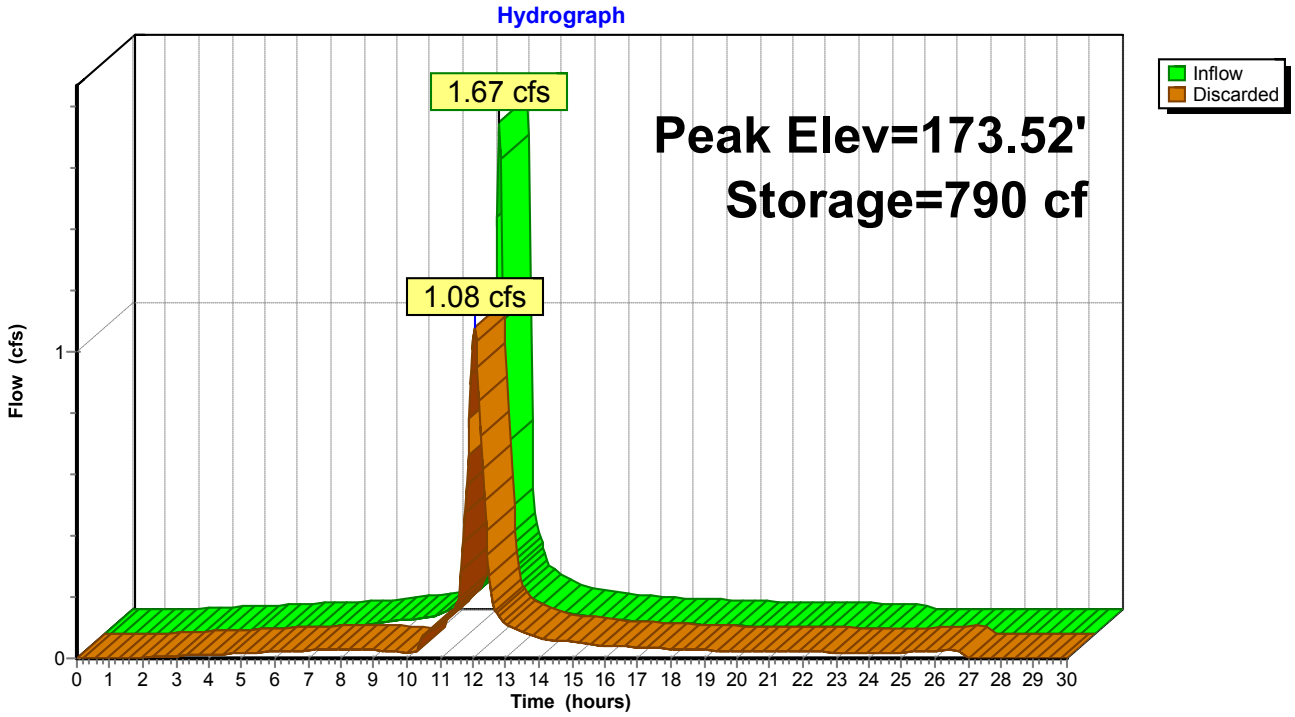
Volume	Invert	Avail.Storage	Storage Description
#1	168.00'	2,269 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
168.00	55	0	0
172.90	29	206	206
173.00	112	7	213
174.00	4,000	2,056	2,269

Device	Routing	Invert	Outlet Devices
#1	Discarded	168.00'	**22.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=1.08 cfs @ 12.05 hrs HW=173.52' (Free Discharge)
1=Exfiltration (Exfiltration Controls 1.08 cfs)

Pond 5P: EXISTING DRYWELL



Summary for Pond 8P: EXISTING YARD DRAIN

[58] Hint: Peaked 69.02' above defined flood level

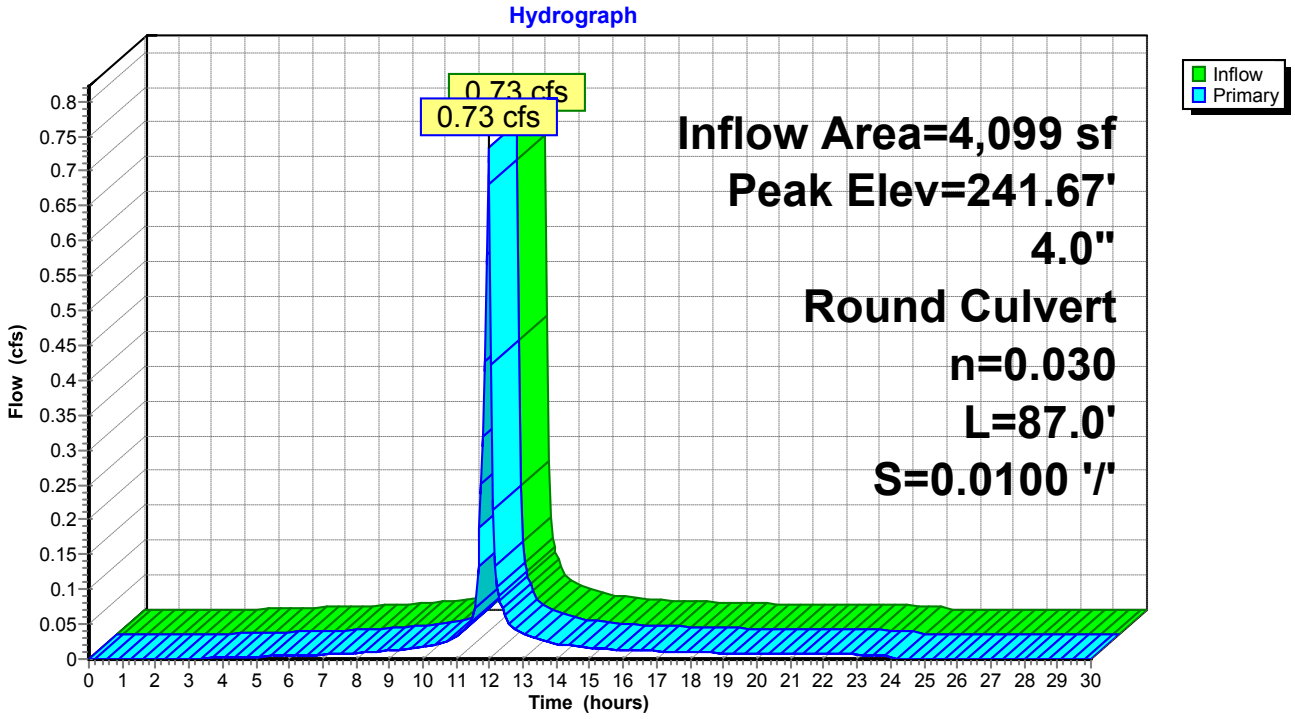
Inflow Area = 4,099 sf, 74.82% Impervious, Inflow Depth = 5.03" for 25-YEAR event
Inflow = 0.73 cfs @ 11.96 hrs, Volume= 1,720 cf
Outflow = 0.73 cfs @ 11.96 hrs, Volume= 1,720 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.73 cfs @ 11.96 hrs, Volume= 1,720 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 241.67' @ 11.96 hrs
Flood Elev= 172.65'

Device	Routing	Invert	Outlet Devices
#1	Primary	171.30'	**4.0" Round Culvert** L= 87.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 171.30' / 170.43' S= 0.0100 '/' Cc= 0.900 n= 0.030, Flow Area= 0.09 sf

Primary OutFlow Max=0.72 cfs @ 11.96 hrs HW=238.43' (Free Discharge)
└**1=Culvert** (Barrel Controls 0.72 cfs @ 8.20 fps)

Pond 8P: EXISTING YARD DRAIN



Summary for Pond 12P: EXISTING CB

[81] Warning: Exceeded Pond 3P by 0.91' @ 12.05 hrs

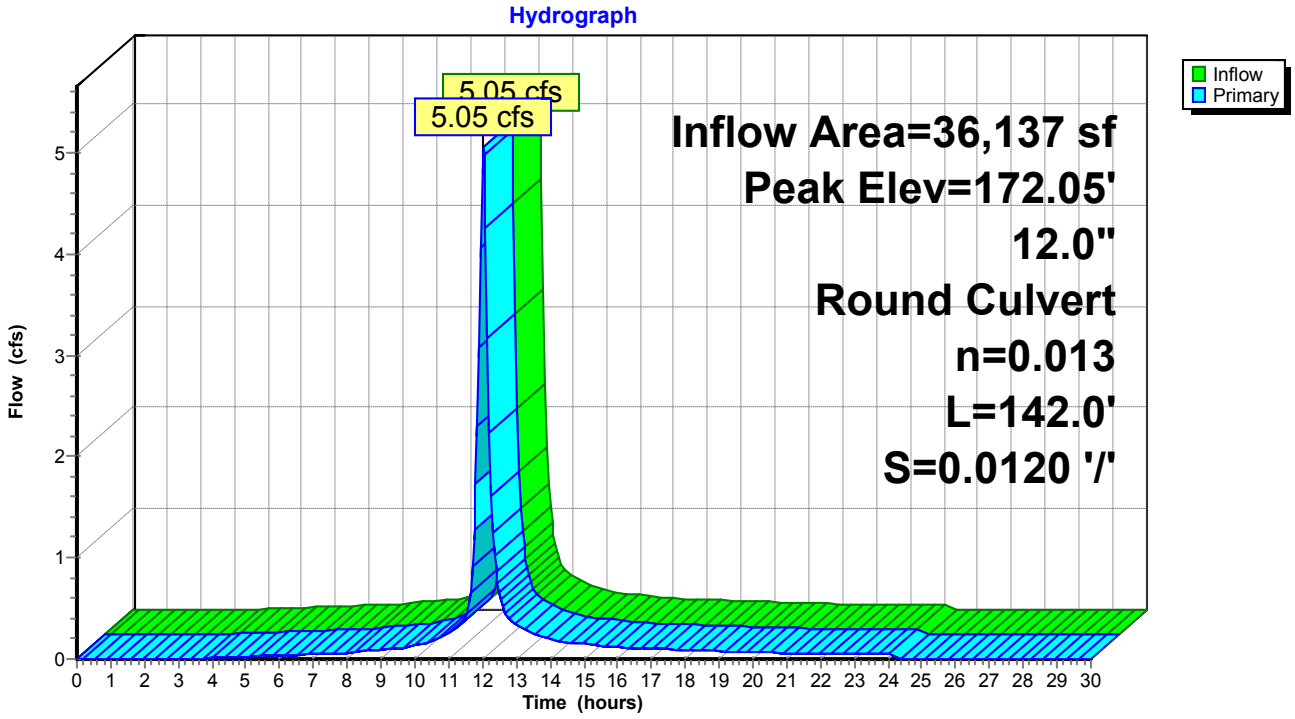
Inflow Area = 36,137 sf, 63.40% Impervious, Inflow Depth = 4.85" for 25-YEAR event
Inflow = 5.05 cfs @ 12.03 hrs, Volume= 14,618 cf
Outflow = 5.05 cfs @ 12.03 hrs, Volume= 14,618 cf, Atten= 0%, Lag= 0.0 min
Primary = 5.05 cfs @ 12.03 hrs, Volume= 14,618 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 172.05' @ 12.03 hrs
Flood Elev= 172.16'

Device	Routing	Invert	Outlet Devices
#1	Primary	168.70'	**12.0" Round Culvert** L= 142.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 168.70' / 167.00' S= 0.0120 '/' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf

Primary OutFlow Max=4.95 cfs @ 12.03 hrs HW=171.95' (Free Discharge)
1=Culvert (Inlet Controls 4.95 cfs @ 6.31 fps)

Pond 12P: EXISTING CB



Summary for Pond 14P: EXISTING CB

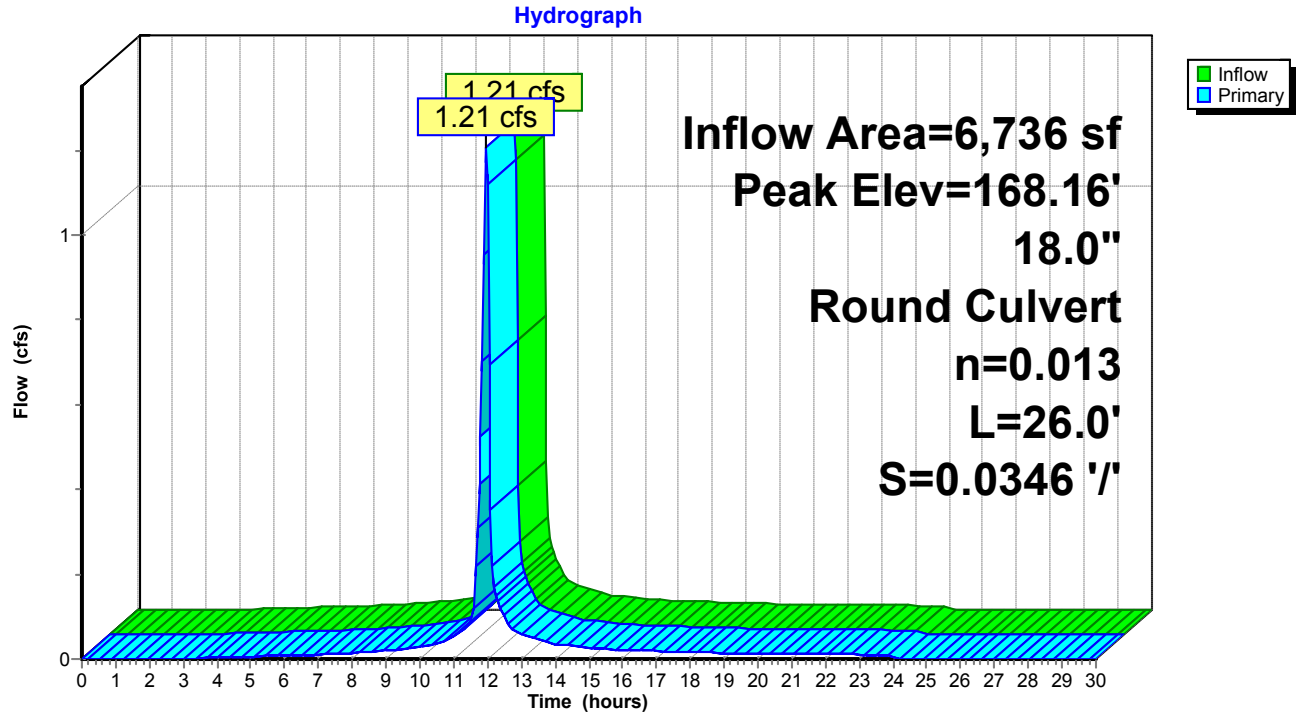
Inflow Area = 6,736 sf, 69.73% Impervious, Inflow Depth = 5.03" for 25-YEAR event
Inflow = 1.21 cfs @ 11.96 hrs, Volume= 2,826 cf
Outflow = 1.21 cfs @ 11.96 hrs, Volume= 2,826 cf, Atten= 0%, Lag= 0.0 min
Primary = 1.21 cfs @ 11.96 hrs, Volume= 2,826 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 168.16' @ 11.96 hrs
Flood Elev= 172.33'

Device	Routing	Invert	Outlet Devices
#1	Primary	167.60'	**18.0" Round Culvert** L= 26.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 167.60' / 166.70' S= 0.0346 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf

Primary OutFlow Max=1.17 cfs @ 11.96 hrs HW=168.15' (Free Discharge)
1=Culvert (Inlet Controls 1.17 cfs @ 2.00 fps)

Pond 14P: EXISTING CB



Summary for Pond CB-1: PROPOSED CATCH BASIN #1

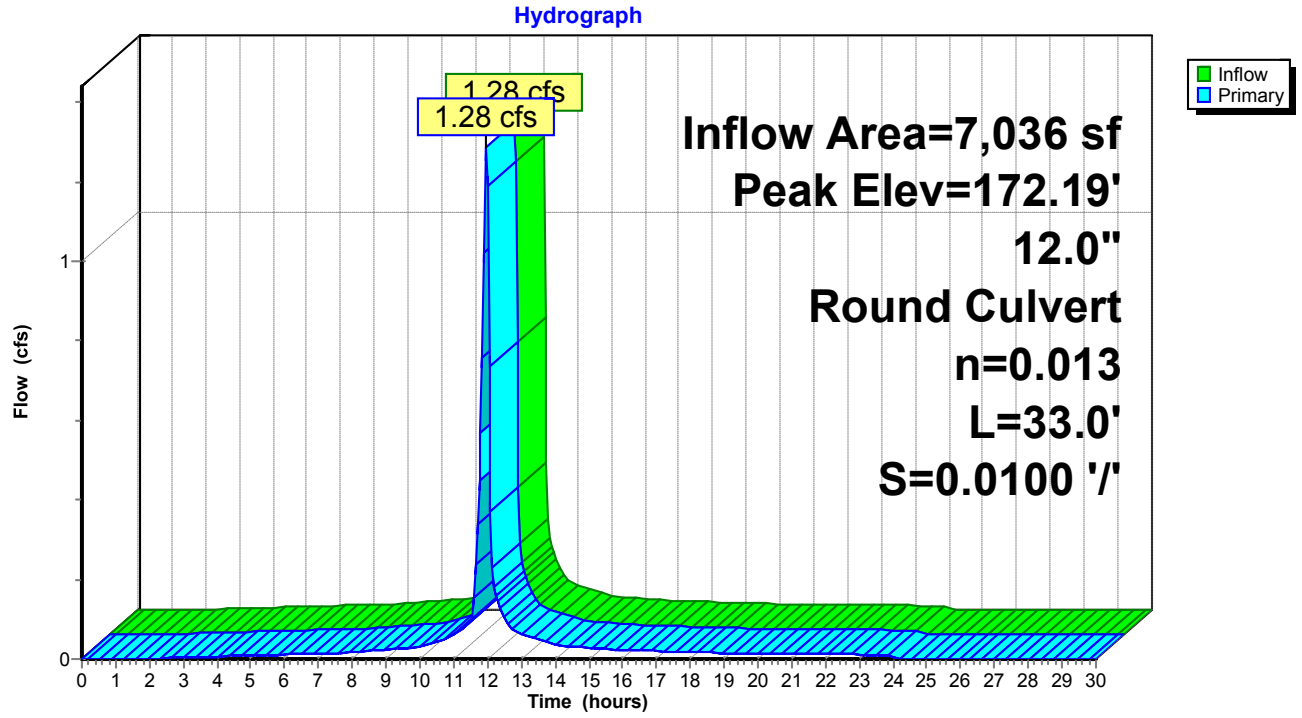
Inflow Area = 7,036 sf, 83.26% Impervious, Inflow Depth = 5.26" for 25-YEAR event
Inflow = 1.28 cfs @ 11.96 hrs, Volume= 3,086 cf
Outflow = 1.28 cfs @ 11.96 hrs, Volume= 3,086 cf, Atten= 0%, Lag= 0.0 min
Primary = 1.28 cfs @ 11.96 hrs, Volume= 3,086 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 172.19' @ 11.96 hrs
Flood Elev= 172.70'

Device	Routing	Invert	Outlet Devices
#1	Primary	171.50'	**12.0" Round Culvert** L= 33.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 171.50' / 171.17' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf

Primary OutFlow Max=1.25 cfs @ 11.96 hrs HW=172.18' (Free Discharge)
1=Culvert (Inlet Controls 1.25 cfs @ 2.21 fps)

Pond CB-1: PROPOSED CATCH BASIN #1



Summary for Pond CB-2: PR CB #2

[57] Hint: Peaked at 172.16' (Flood elevation advised)
[79] Warning: Submerged Pond CB-1 Primary device # 1 INLET by 0.65'

Inflow Area =	28,448 sf,	85.49% Impervious,	Inflow Depth =	5.35"	for 25-YEAR event
Inflow =	5.23 cfs @	11.96 hrs,	Volume=	12,682 cf	
Outflow =	5.23 cfs @	11.96 hrs,	Volume=	12,682 cf,	Atten= 0%, Lag= 0.0 min
Primary =	3.56 cfs @	11.96 hrs,	Volume=	7,556 cf	
Secondary =	1.67 cfs @	11.96 hrs,	Volume=	5,126 cf	

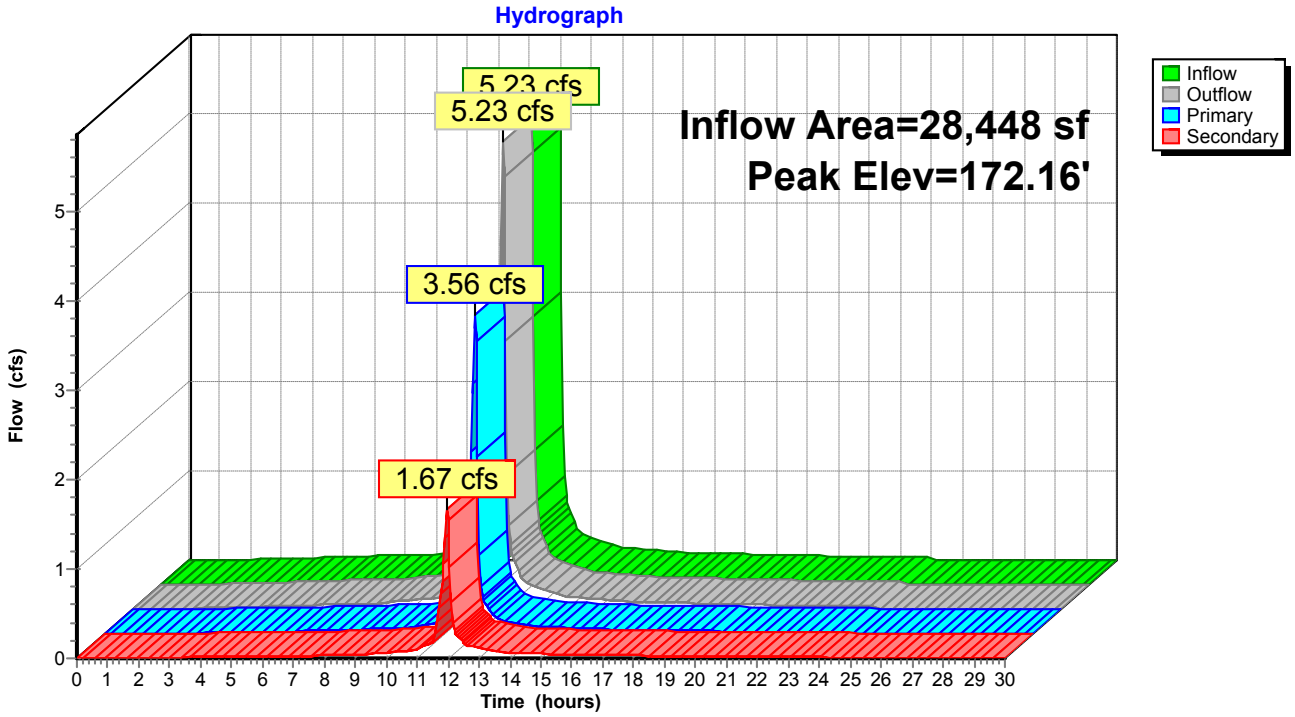
Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 172.16' @ 11.96 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	170.25'	**12.0" Round Culvert** L= 20.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 170.25' / 170.05' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf
#2	Secondary	170.25'	**8.0" Round Culvert** L= 12.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 170.25' / 170.05' S= 0.0167 '/' Cc= 0.900 n= 0.013, Flow Area= 0.35 sf

Primary OutFlow Max=3.47 cfs @ 11.96 hrs HW=172.10' (Free Discharge)
↑—**1=Culvert** (Inlet Controls 3.47 cfs @ 4.42 fps)

Secondary OutFlow Max=1.63 cfs @ 11.96 hrs HW=172.10' (Free Discharge)
↑—**2=Culvert** (Inlet Controls 1.63 cfs @ 4.68 fps)

Pond CB-2: PR CB #2



Summary for Pond DP-1: Existing Catch Basin

[79] Warning: Submerged Pond 12P Primary device # 1 INLET by 0.58'
[81] Warning: Exceeded Pond 14P by 1.15' @ 12.00 hrs

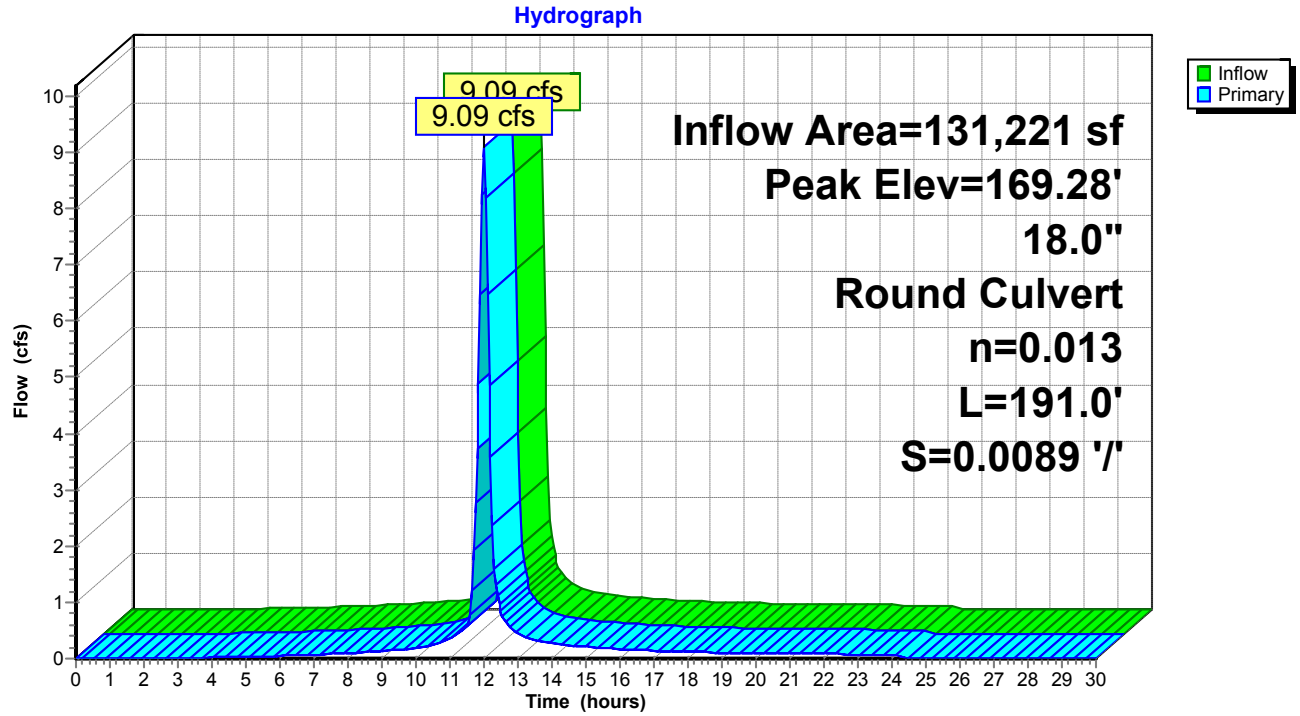
Inflow Area = 131,221 sf, 73.88% Impervious, Inflow Depth = 2.10" for 25-YEAR event
Inflow = 9.09 cfs @ 12.00 hrs, Volume= 22,940 cf
Outflow = 9.09 cfs @ 12.00 hrs, Volume= 22,940 cf, Atten= 0%, Lag= 0.0 min
Primary = 9.09 cfs @ 12.00 hrs, Volume= 22,940 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 169.28' @ 12.00 hrs
Flood Elev= 171.87'

Device	Routing	Invert	Outlet Devices
#1	Primary	166.70'	**18.0" Round Culvert** L= 191.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 166.70' / 165.00' S= 0.0089 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf

Primary OutFlow Max=9.08 cfs @ 12.00 hrs HW=169.28' (Free Discharge)
↑—**1=Culvert** (Inlet Controls 9.08 cfs @ 5.14 fps)

Pond DP-1: Existing Catch Basin



Summary for Pond DW-1: PROPOSED DRYWELL #1

Inflow Area = 3,471 sf, 65.57% Impervious, Inflow Depth = 4.92" for 25-YEAR event
Inflow = 0.61 cfs @ 11.96 hrs, Volume= 1,424 cf
Outflow = 0.23 cfs @ 12.00 hrs, Volume= 1,424 cf, Atten= 63%, Lag= 2.2 min
Discarded = 0.23 cfs @ 12.00 hrs, Volume= 1,424 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 169.37' @ 12.09 hrs Surf.Area= 310 sf Storage= 411 cf

Plug-Flow detention time= 32.7 min calculated for 1,421 cf (100% of inflow)
Center-of-Mass det. time= 32.6 min (807.1 - 774.5)

Volume	Invert	Avail.Storage	Storage Description
#1	164.00'	712 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)
#2	163.00'	38 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 94 cf Overall x 40.0% Voids
		750 cf	Total Available Storage

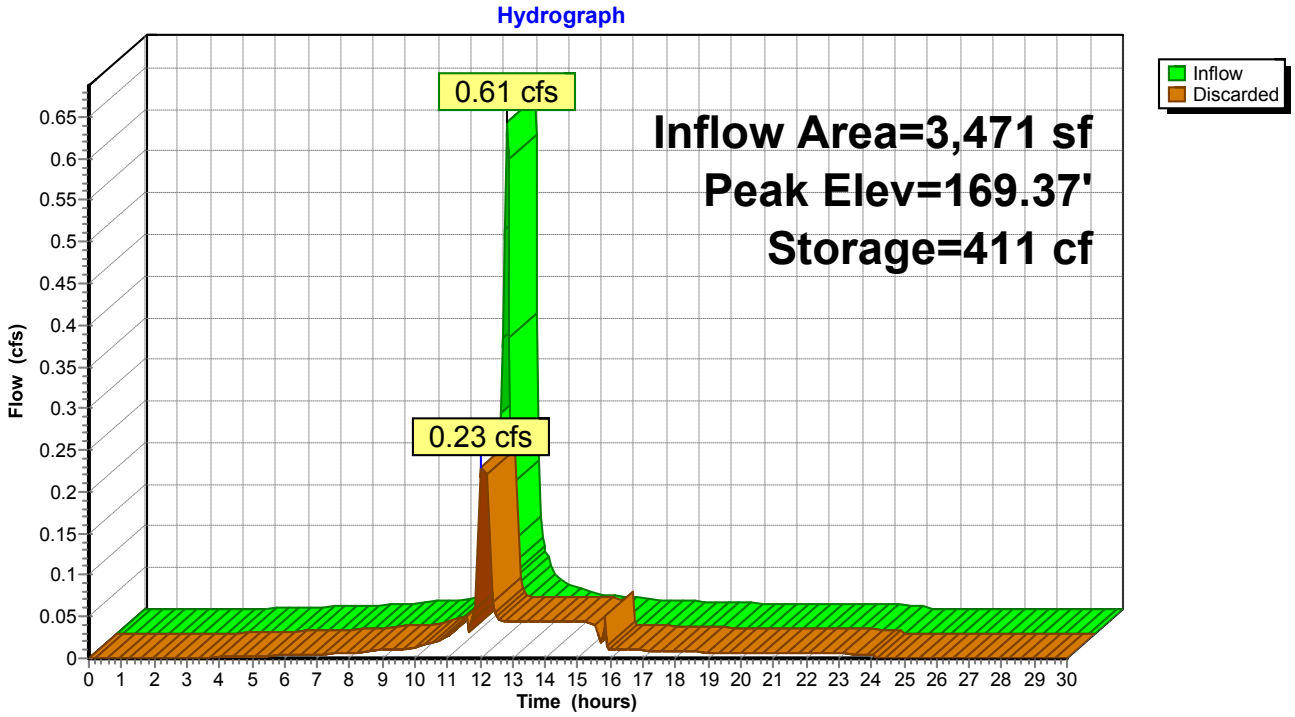
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
164.00	50	0	0
168.90	50	245	245
169.00	300	17	262
170.50	300	450	712

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
163.00	78	0	0
164.00	10	44	44
169.00	10	50	94

Device	Routing	Invert	Outlet Devices
#1	Discarded	163.00'	**32.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.23 cfs @ 12.00 hrs HW=169.21' (Free Discharge)
↑**1=Exfiltration** (Exfiltration Controls 0.23 cfs)

Pond DW-1: PROPOSED DRYWELL #1



Summary for Pond DW-2: PROPOSED DRYWELL #2

[81] Warning: Exceeded Pond YD-2 by 2.78' @ 15.80 hrs

Inflow Area = 13,357 sf, 67.23% Impervious, Inflow Depth = 4.92" for 25-YEAR event
Inflow = 2.34 cfs @ 11.96 hrs, Volume= 5,471 cf
Outflow = 1.91 cfs @ 12.02 hrs, Volume= 5,472 cf, Atten= 18%, Lag= 3.1 min
Discarded = 1.91 cfs @ 12.02 hrs, Volume= 5,472 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 175.79' @ 12.02 hrs Surf.Area= 2,577 sf Storage= 818 cf

Plug-Flow detention time= 45.1 min calculated for 5,463 cf (100% of inflow)
Center-of-Mass det. time= 45.2 min (816.1 - 770.9)

Volume	Invert	Avail.Storage	Storage Description
#1	167.78'	1,499 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)
#2	166.50'	53 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 134 cf Overall x 40.0% Voids
		1,552 cf	Total Available Storage

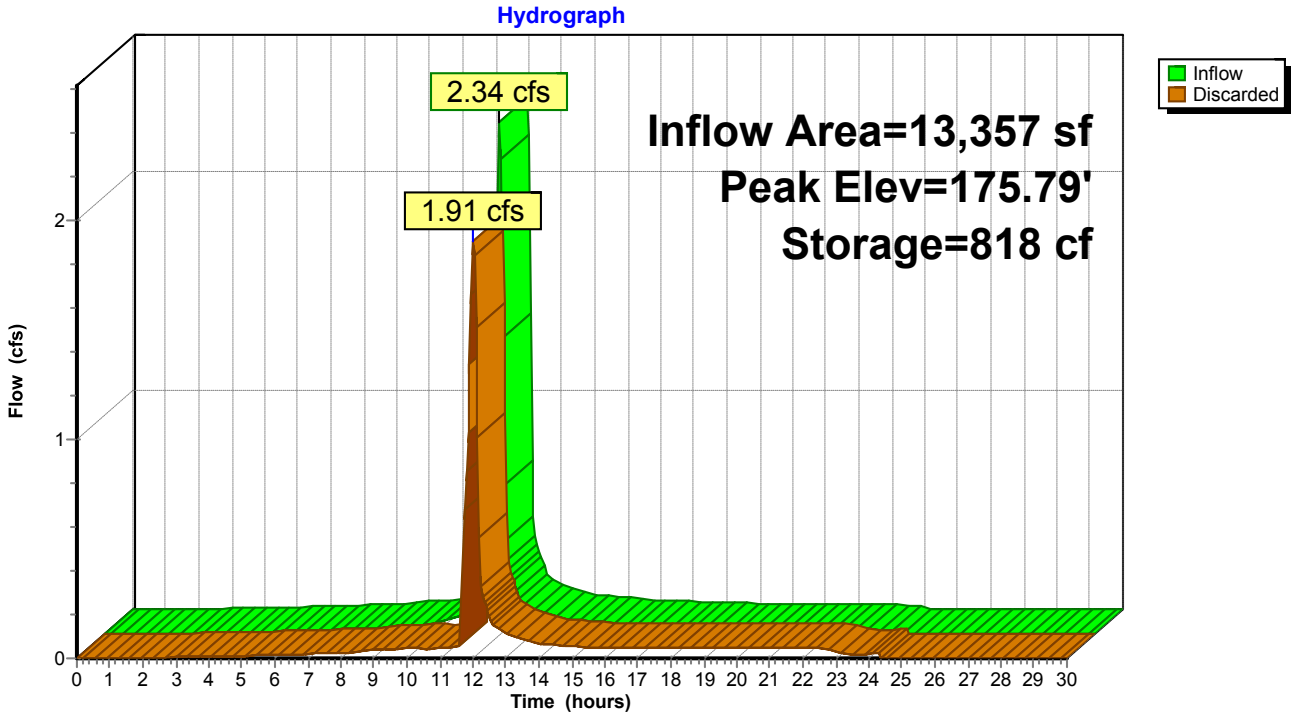
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
167.78	50	0	0
175.50	50	386	386
176.00	4,400	1,113	1,499

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
166.50	78	0	0
167.78	10	56	56
175.50	10	77	134

Device	Routing	Invert	Outlet Devices
#1	Discarded	166.50'	**32.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=1.88 cfs @ 12.02 hrs HW=175.78' (Free Discharge)
1=Exfiltration (Exfiltration Controls 1.88 cfs)

Pond DW-2: PROPOSED DRYWELL #2



Summary for Pond DW-3: PROPOSED DRYWELL #3

[81] Warning: Exceeded Pond YD-4 by 2.08' @ 16.10 hrs

Inflow Area = 14,239 sf, 86.05% Impervious, Inflow Depth = 5.35" for 25-YEAR event
Inflow = 2.61 cfs @ 11.96 hrs, Volume= 6,351 cf
Outflow = 2.06 cfs @ 12.02 hrs, Volume= 6,352 cf, Atten= 21%, Lag= 3.5 min
Discarded = 2.06 cfs @ 12.02 hrs, Volume= 6,352 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 174.84' @ 12.02 hrs Surf.Area= 2,774 sf Storage= 929 cf

Plug-Flow detention time= 43.5 min calculated for 6,341 cf (100% of inflow)
Center-of-Mass det. time= 43.6 min (799.0 - 755.4)

Volume	Invert	Avail.Storage	Storage Description
#1	166.69'	1,403 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)
#2	165.50'	55 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 138 cf Overall x 40.0% Voids
		1,458 cf	Total Available Storage

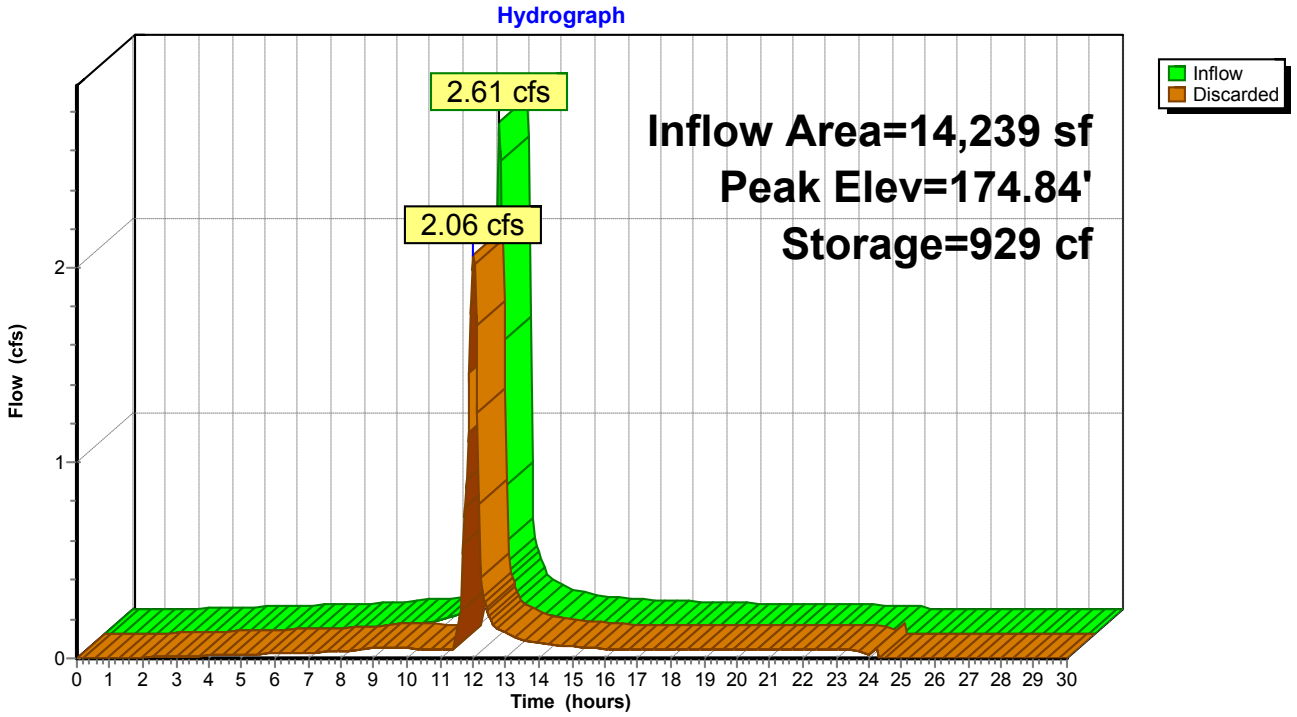
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
166.69	50	0	0
174.50	50	391	391
175.00	4,000	1,013	1,403

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
165.50	79	0	0
165.69	79	15	15
166.69	10	45	60
174.50	10	78	138

Device	Routing	Invert	Outlet Devices
#1	Discarded	165.50'	**32.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=2.02 cfs @ 12.02 hrs HW=174.84' (Free Discharge)
↑**1=Exfiltration** (Exfiltration Controls 2.02 cfs)

Pond DW-3: PROPOSED DRYWELL #3



Summary for Pond DW-4: PROPOSED DRYWELL #4

[81] Warning: Exceeded Pond CB-2 by 3.22' @ 12.10 hrs

Inflow Area = 28,448 sf, 85.49% Impervious, Inflow Depth = 3.19" for 25-YEAR event
Inflow = 3.56 cfs @ 11.96 hrs, Volume= 7,556 cf
Outflow = 2.32 cfs @ 12.04 hrs, Volume= 7,556 cf, Atten= 35%, Lag= 4.6 min
Discarded = 0.51 cfs @ 12.00 hrs, Volume= 3,198 cf
Secondary = 1.80 cfs @ 12.04 hrs, Volume= 4,358 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 174.18' @ 12.04 hrs Surf.Area= 1,010 sf Storage= 1,194 cf

Plug-Flow detention time= 51.1 min calculated for 7,543 cf (100% of inflow)
Center-of-Mass det. time= 51.3 min (804.9 - 753.6)

Volume	Invert	Avail.Storage	Storage Description
#1	165.00'	1,468 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)
#2	164.00'	50 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 124 cf Overall x 40.0% Voids
		1,517 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
165.00	55	0	0
173.00	55	440	440
174.00	1,000	528	968
174.50	1,000	500	1,468

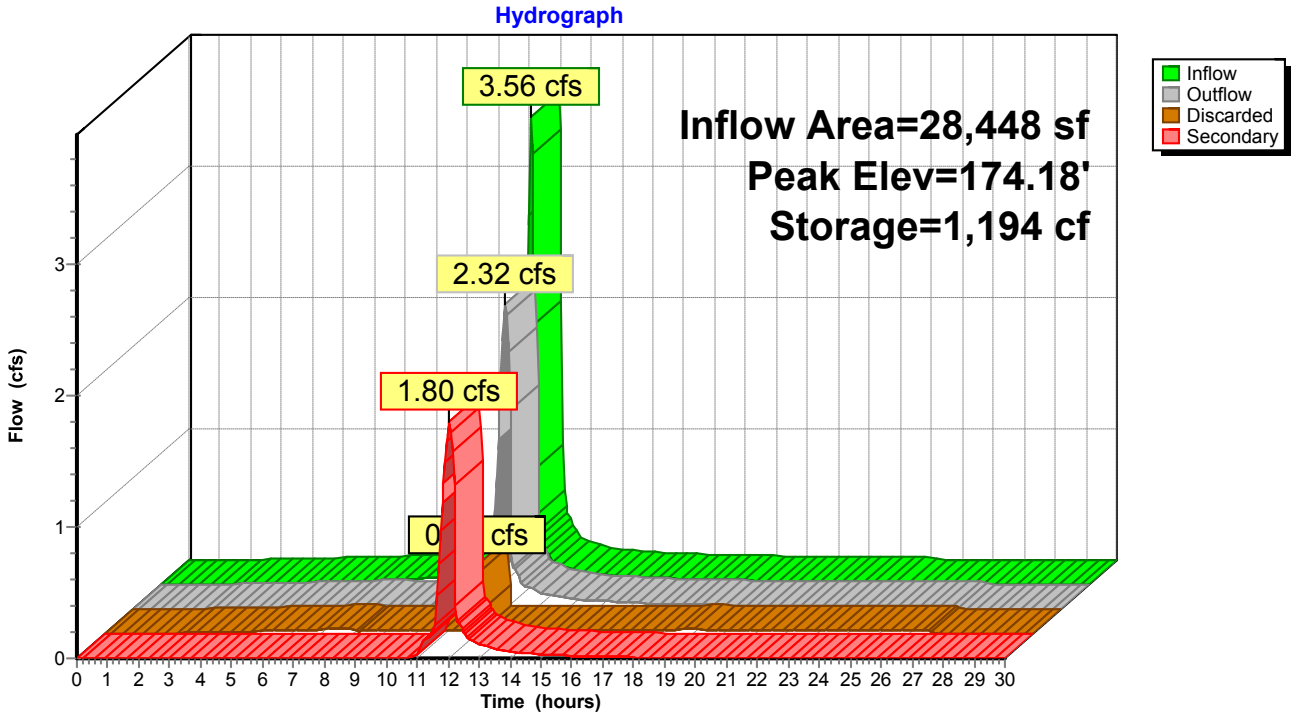
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
164.00	78	0	0
165.00	10	44	44
173.00	10	80	124

Device	Routing	Invert	Outlet Devices
#1	Discarded	164.00'	**22.000 in/hr Exfiltration over Surface area**
#2	Secondary	172.00'	**8.0" Round Culvert** L= 30.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 172.00' / 171.70' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 0.35 sf

Discarded OutFlow Max=0.51 cfs @ 12.00 hrs HW=174.11' (Free Discharge)
↑**1=Exfiltration** (Exfiltration Controls 0.51 cfs)

Secondary OutFlow Max=1.79 cfs @ 12.04 hrs HW=174.16' (Free Discharge)
↑**2=Culvert** (Inlet Controls 1.79 cfs @ 5.14 fps)

Pond DW-4: PROPOSED DRYWELL #4



Summary for Pond DW-5: PROPOSED DRYWELL #5

[85] Warning: Oscillations may require smaller dt or Finer Routing (severity=5)

Inflow Area = 11,493 sf, 65.66% Impervious, Inflow Depth = 4.92" for 25-YEAR event
Inflow = 2.03 cfs @ 11.96 hrs, Volume= 4,714 cf
Outflow = 1.11 cfs @ 12.06 hrs, Volume= 4,714 cf, Atten= 45%, Lag= 5.8 min
Discarded = 1.11 cfs @ 12.06 hrs, Volume= 4,714 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 172.72' @ 12.06 hrs Surf.Area= 2,186 sf Storage= 1,057 cf

Plug-Flow detention time= 36.7 min calculated for 4,707 cf (100% of inflow)
Center-of-Mass det. time= 36.7 min (811.2 - 774.5)

Volume	Invert	Avail.Storage	Storage Description
#1	168.00'	1,748 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)
#2	167.00'	34 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 84 cf Overall x 40.0% Voids
		1,781 cf	Total Available Storage

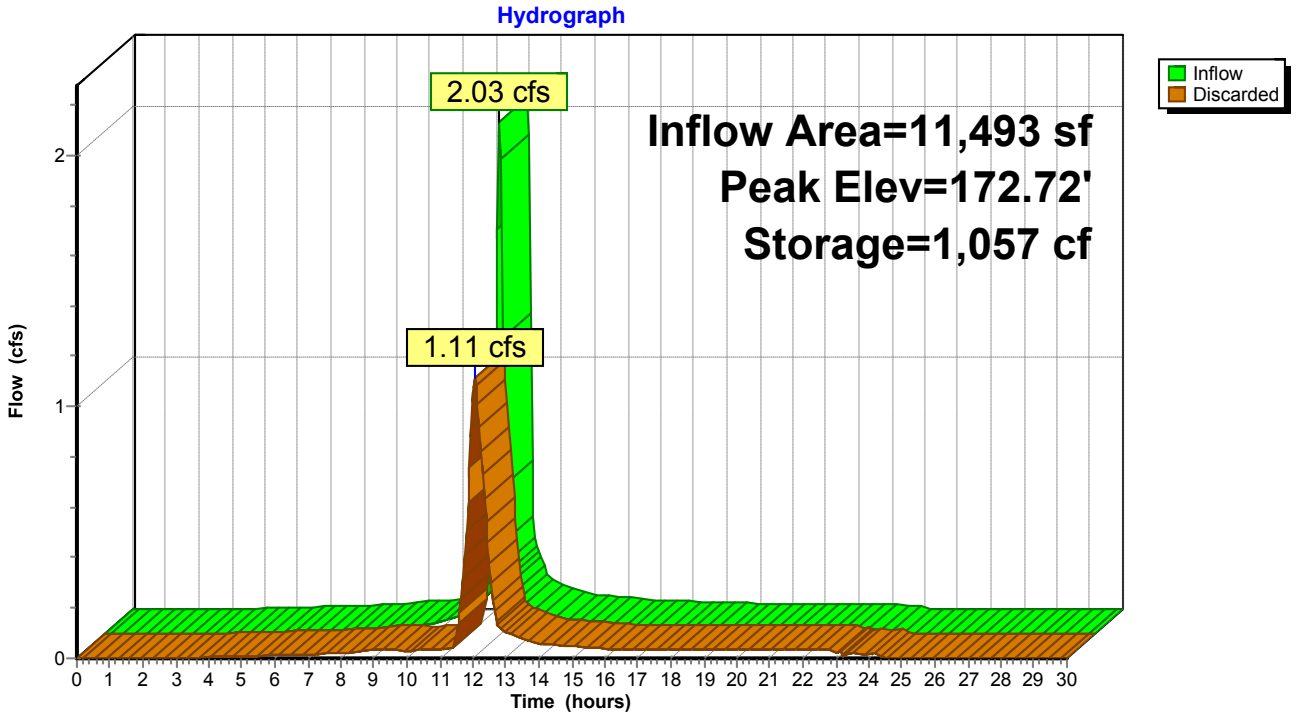
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
168.00	55	0	0
172.00	55	220	220
173.00	3,000	1,528	1,748

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
167.00	78	0	0
168.00	10	44	44
172.00	10	40	84

Device	Routing	Invert	Outlet Devices
#1	Discarded	167.00'	**22.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=1.11 cfs @ 12.06 hrs HW=172.72' (Free Discharge)
1=Exfiltration (Exfiltration Controls 1.11 cfs)

Pond DW-5: PROPOSED DRYWELL #5



Summary for Pond DW-6: PROPOSED DRYWELL #6

[85] Warning: Oscillations may require smaller dt or Finer Routing (severity=4)

Inflow Area = 1,844 sf,100.00% Impervious, Inflow Depth = 5.61" for 25-YEAR event
Inflow = 0.34 cfs @ 11.96 hrs, Volume= 862 cf
Outflow = 0.12 cfs @ 12.11 hrs, Volume= 862 cf, Atten= 65%, Lag= 9.2 min
Discarded = 0.12 cfs @ 12.11 hrs, Volume= 862 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 174.09' @ 12.11 hrs Surf.Area= 239 sf Storage= 267 cf

Plug-Flow detention time= 43.9 min calculated for 861 cf (100% of inflow)
Center-of-Mass det. time= 43.8 min (785.2 - 741.4)

Volume	Invert	Avail.Storage	Storage Description
#1	170.00'	484 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)
#2	169.00'	34 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 84 cf Overall x 40.0% Voids
		517 cf	Total Available Storage

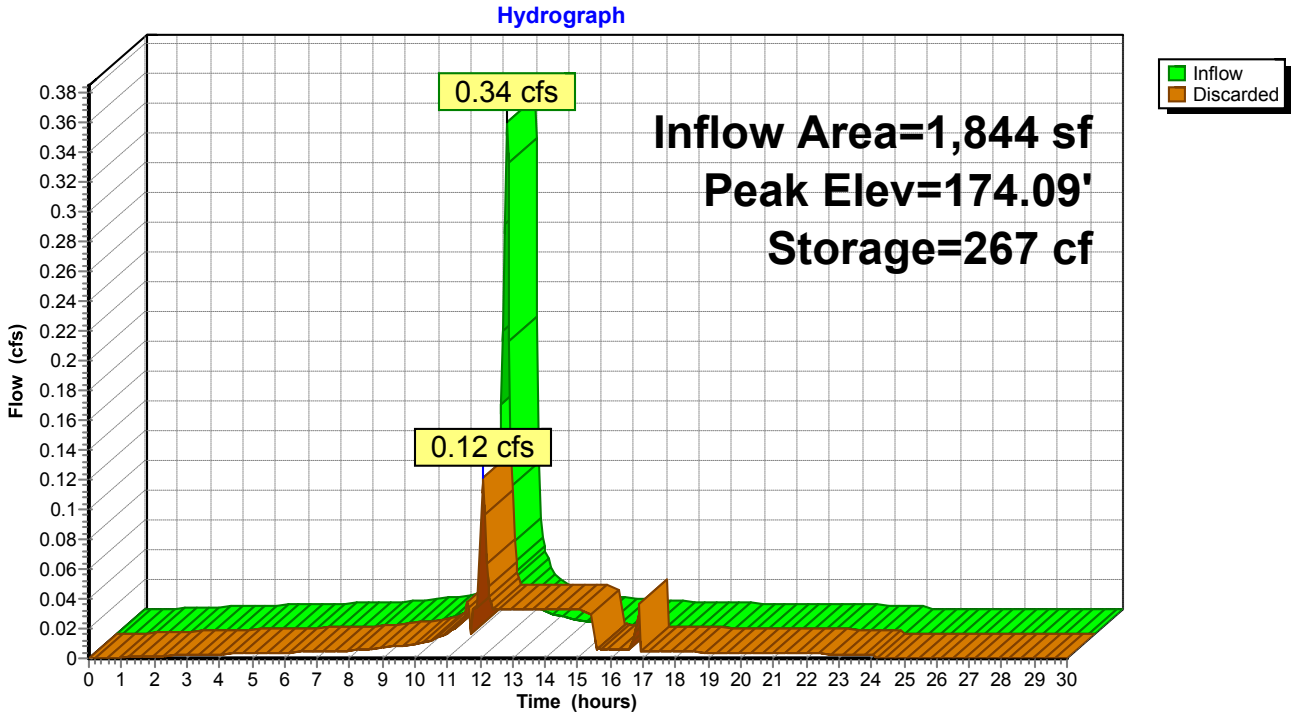
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
170.00	55	0	0
174.00	55	220	220
174.50	1,000	264	484

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
169.00	78	0	0
170.00	10	44	44
174.00	10	40	84

Device	Routing	Invert	Outlet Devices
#1	Discarded	169.00'	**22.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.11 cfs @ 12.11 hrs HW=174.08' (Free Discharge)
1=Exfiltration (Exfiltration Controls 0.11 cfs)

Pond DW-6: PROPOSED DRYWELL #6



Summary for Pond DW-7: PROPOSED DRYWELL #7

[85] Warning: Oscillations may require smaller dt or Finer Routing (severity=2)

Inflow Area = 1,755 sf,100.00% Impervious, Inflow Depth = 5.61" for 25-YEAR event
Inflow = 0.33 cfs @ 11.96 hrs, Volume= 821 cf
Outflow = 0.07 cfs @ 12.16 hrs, Volume= 821 cf, Atten= 79%, Lag= 11.6 min
Discarded = 0.07 cfs @ 12.16 hrs, Volume= 821 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 175.52' @ 12.15 hrs Surf.Area= 137 sf Storage= 264 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 45.7 min (787.1 - 741.4)

Volume	Invert	Avail.Storage	Storage Description
#1	171.50'	352 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)
#2	170.00'	42 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 106 cf Overall x 40.0% Voids
		394 cf	Total Available Storage

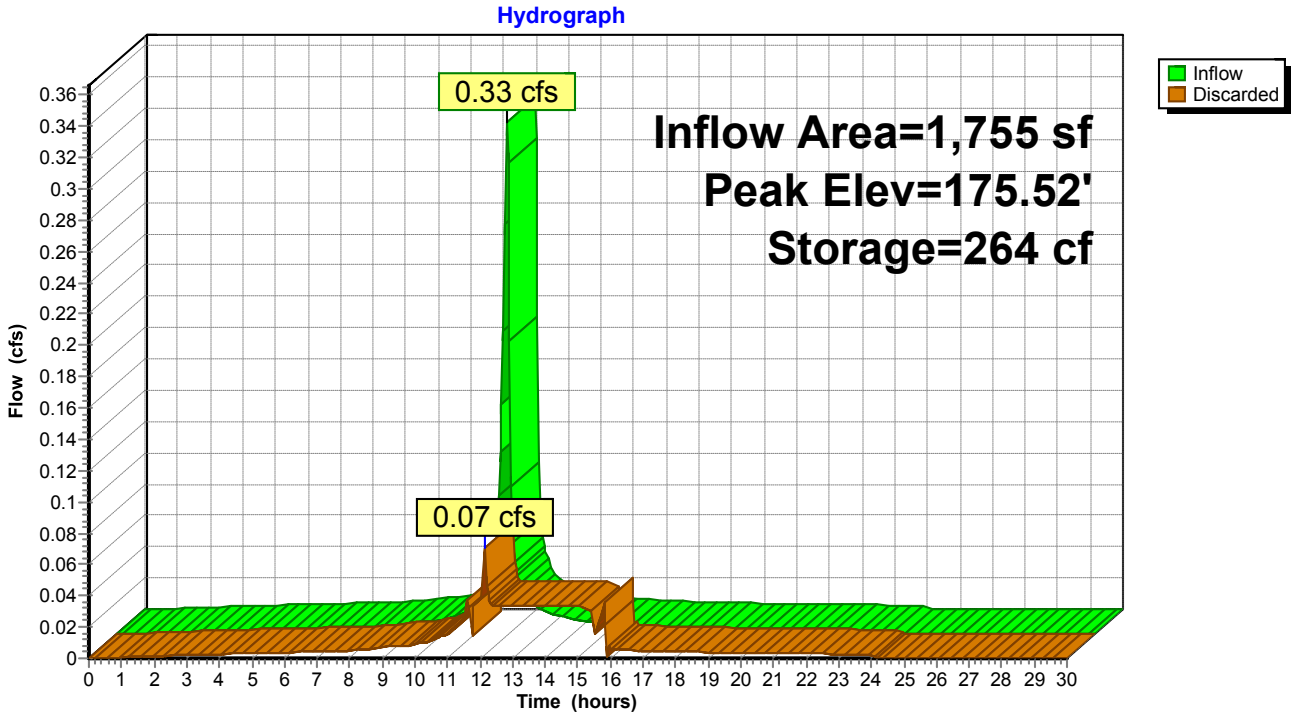
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
171.50	55	0	0
175.50	55	220	220
175.75	1,000	132	352

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
170.00	78	0	0
171.50	10	66	66
175.50	10	40	106

Device	Routing	Invert	Outlet Devices
#1	Discarded	170.00'	**22.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.07 cfs @ 12.16 hrs HW=175.52' (Free Discharge)
1=Exfiltration (Exfiltration Controls 0.07 cfs)

Pond DW-7: PROPOSED DRYWELL #7



Summary for Pond DW-8: PROPOSED DRYWELL #8

[85] Warning: Oscillations may require smaller dt or Finer Routing (severity=2)

Inflow Area = 1,734 sf,100.00% Impervious, Inflow Depth = 5.61" for 25-YEAR event
Inflow = 0.32 cfs @ 11.96 hrs, Volume= 811 cf
Outflow = 0.07 cfs @ 12.16 hrs, Volume= 812 cf, Atten= 78%, Lag= 11.8 min
Discarded = 0.07 cfs @ 12.16 hrs, Volume= 812 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 173.04' @ 12.16 hrs Surf.Area= 138 sf Storage= 257 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 43.6 min (785.0 - 741.4)

Volume	Invert	Avail.Storage	Storage Description
#1	169.00'	484 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)
#2	168.00'	34 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 84 cf Overall x 40.0% Voids
		517 cf	Total Available Storage

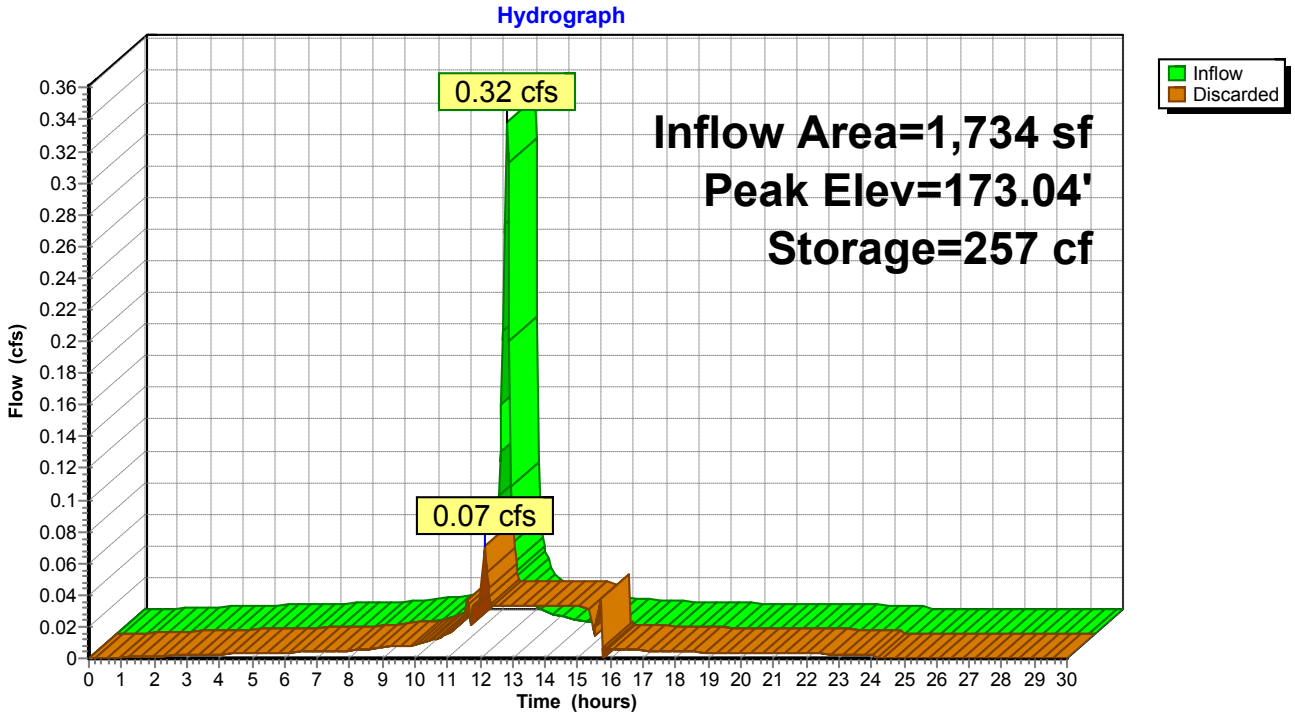
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
169.00	55	0	0
173.00	55	220	220
173.50	1,000	264	484

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
168.00	78	0	0
169.00	10	44	44
173.00	10	40	84

Device	Routing	Invert	Outlet Devices
#1	Discarded	168.00'	**22.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.07 cfs @ 12.16 hrs HW=173.04' (Free Discharge)
1=Exfiltration (Exfiltration Controls 0.07 cfs)

Pond DW-8: PROPOSED DRYWELL #8



Summary for Pond YD-1: PROPOSED DRAIN #1

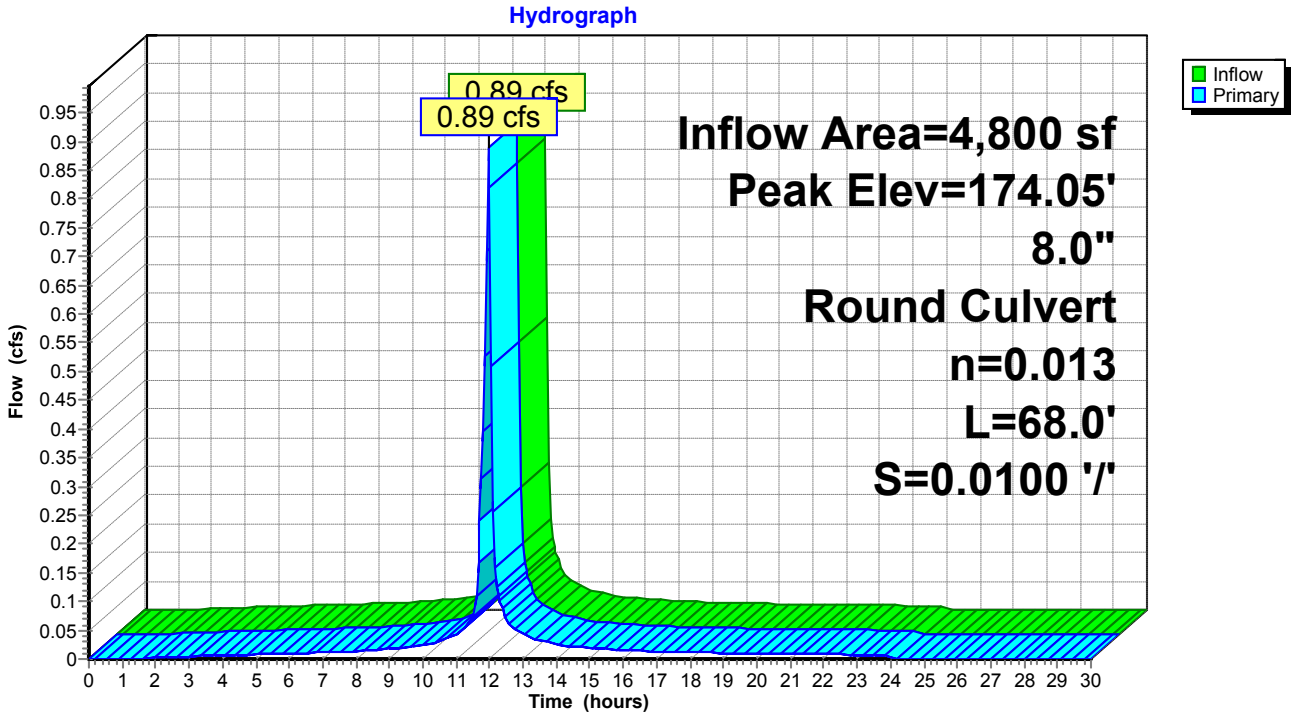
Inflow Area = 4,800 sf, 94.90% Impervious, Inflow Depth = 5.49" for 25-YEAR event
Inflow = 0.89 cfs @ 11.96 hrs, Volume= 2,198 cf
Outflow = 0.89 cfs @ 11.96 hrs, Volume= 2,198 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.89 cfs @ 11.96 hrs, Volume= 2,198 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 174.05' @ 11.96 hrs
Flood Elev= 175.44'

Device	Routing	Invert	Outlet Devices
#1	Primary	173.27'	**8.0" Round Culvert** L= 68.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 173.27' / 172.59' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 0.35 sf

Primary OutFlow Max=0.87 cfs @ 11.96 hrs HW=174.03' (Free Discharge)
1=Culvert (Inlet Controls 0.87 cfs @ 2.49 fps)

Pond YD-1: PROPOSED DRAIN #1



Summary for Pond YD-2: PROPOSED DRAIN #2

[58] Hint: Peaked 2.24' above defined flood level
[81] Warning: Exceeded Pond YD-1 by 1.93' @ 11.95 hrs

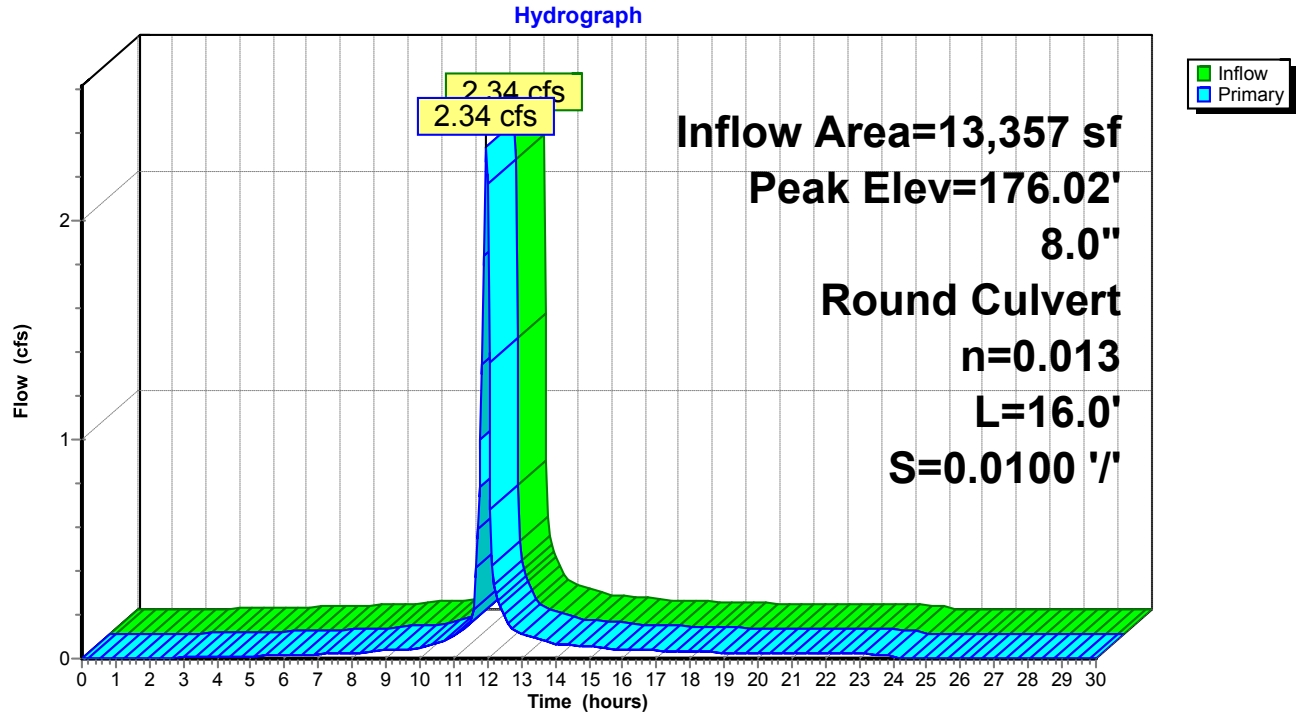
Inflow Area = 13,357 sf, 67.23% Impervious, Inflow Depth = 4.92" for 25-YEAR event
Inflow = 2.34 cfs @ 11.96 hrs, Volume= 5,471 cf
Outflow = 2.34 cfs @ 11.96 hrs, Volume= 5,471 cf, Atten= 0%, Lag= 0.0 min
Primary = 2.34 cfs @ 11.96 hrs, Volume= 5,471 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 176.02' @ 11.96 hrs
Flood Elev= 173.78'

Device	Routing	Invert	Outlet Devices
#1	Primary	172.59'	**8.0" Round Culvert** L= 16.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 172.59' / 172.43' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 0.35 sf

Primary OutFlow Max=2.28 cfs @ 11.96 hrs HW=175.88' (Free Discharge)
↑—**1=Culvert** (Inlet Controls 2.28 cfs @ 6.53 fps)

Pond YD-2: PROPOSED DRAIN #2



Summary for Pond YD-3: PROPOSED DRAIN #3

[58] Hint: Peaked 0.47' above defined flood level

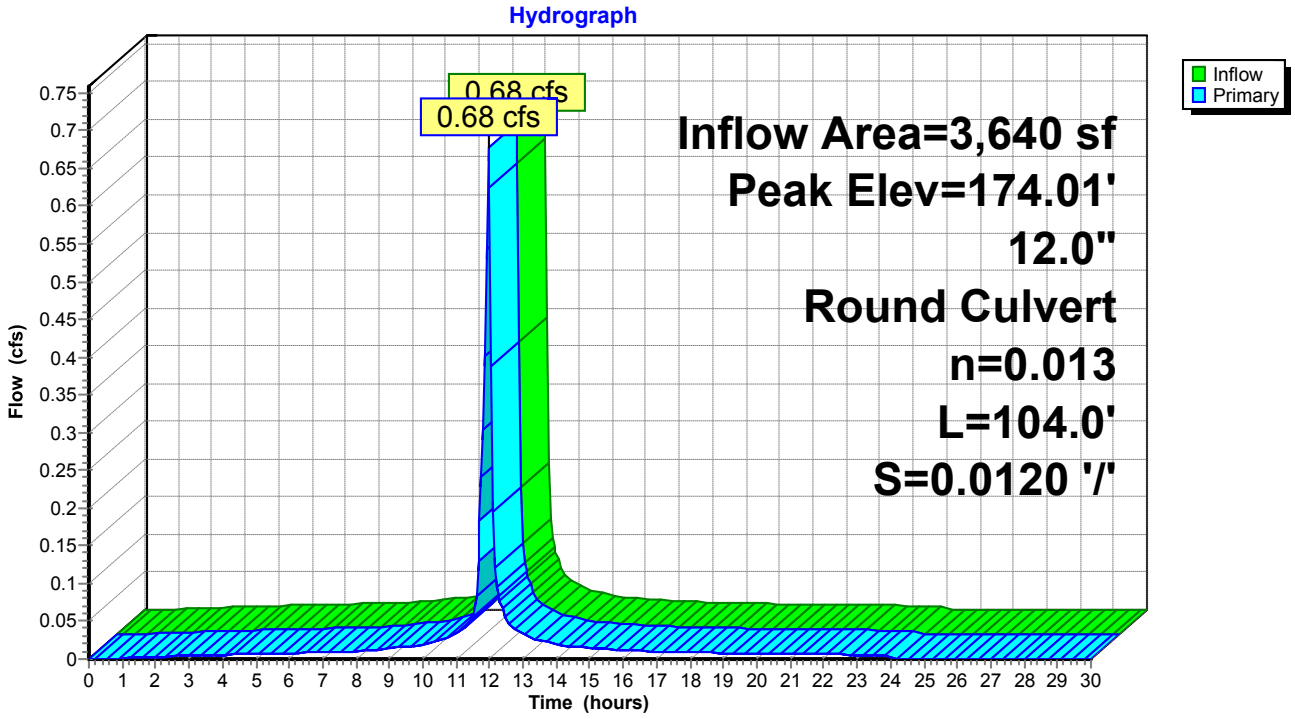
Inflow Area = 3,640 sf,100.00% Impervious, Inflow Depth = 5.61" for 25-YEAR event
Inflow = 0.68 cfs @ 11.96 hrs, Volume= 1,702 cf
Outflow = 0.68 cfs @ 11.96 hrs, Volume= 1,702 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.68 cfs @ 11.96 hrs, Volume= 1,702 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 174.01' @ 11.96 hrs
Flood Elev= 173.54'

Device	Routing	Invert	Outlet Devices
#1	Primary	173.54'	**12.0" Round Culvert** L= 104.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 173.54' / 172.29' S= 0.0120 '/' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf

Primary OutFlow Max=0.66 cfs @ 11.96 hrs HW=174.01' (Free Discharge)
1=Culvert (Inlet Controls 0.66 cfs @ 1.84 fps)

Pond YD-3: PROPOSED DRAIN #3



Summary for Pond YD-4: PROPOSED DRAIN #4

[58] Hint: Peaked 3.23' above defined flood level
[81] Warning: Exceeded Pond YD-3 by 3.61' @ 11.95 hrs

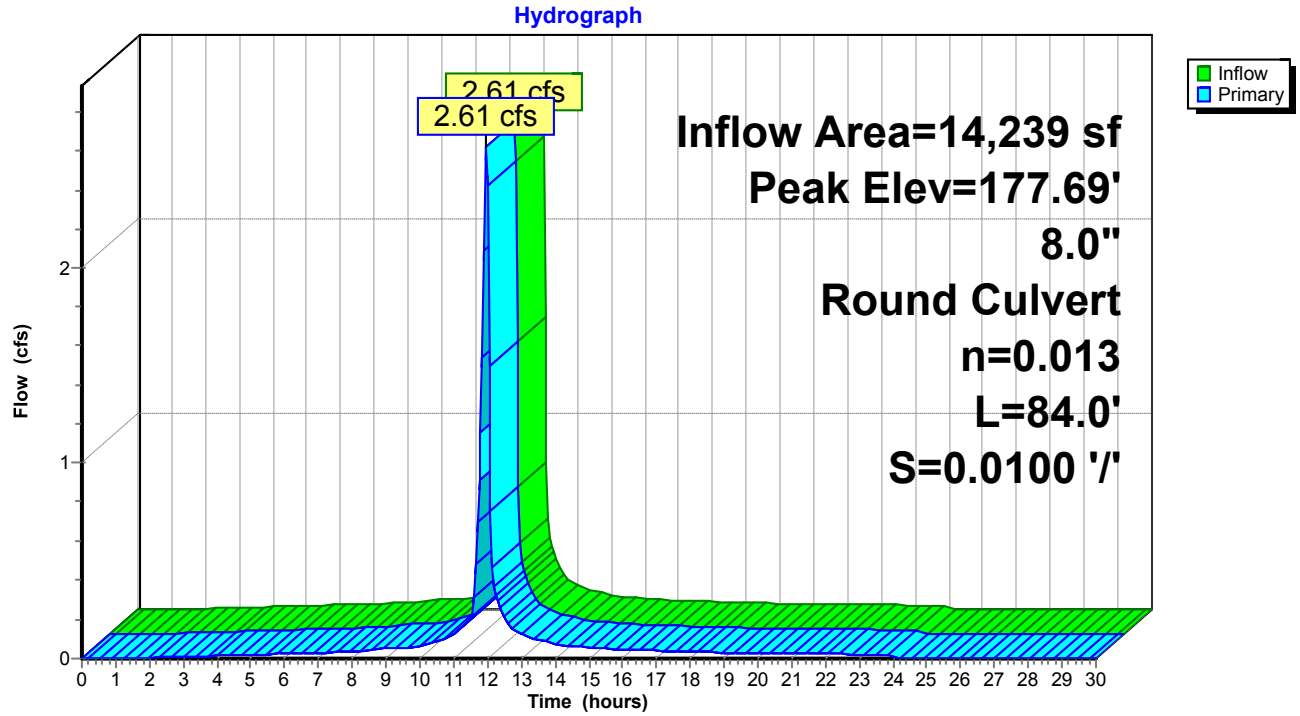
Inflow Area = 14,239 sf, 86.05% Impervious, Inflow Depth = 5.35" for 25-YEAR event
Inflow = 2.61 cfs @ 11.96 hrs, Volume= 6,351 cf
Outflow = 2.61 cfs @ 11.96 hrs, Volume= 6,351 cf, Atten= 0%, Lag= 0.0 min
Primary = 2.61 cfs @ 11.96 hrs, Volume= 6,351 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 177.69' @ 11.96 hrs
Flood Elev= 174.46'

Device	Routing	Invert	Outlet Devices
#1	Primary	172.29'	**8.0" Round Culvert** L= 84.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 172.29' / 171.45' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 0.35 sf

Primary OutFlow Max=2.55 cfs @ 11.96 hrs HW=177.45' (Free Discharge)
↑—**1=Culvert** (Barrel Controls 2.55 cfs @ 7.31 fps)

Pond YD-4: PROPOSED DRAIN #4



Time span=0.00-30.00 hrs, dt=0.05 hrs, 601 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment DA-1: DA-1 Runoff Area=21,412 sf 86.22% Impervious Runoff Depth=7.74"
Tc=6.0 min CN=96 Runoff=5.58 cfs 13,811 cf

Subcatchment DA-10: DA-10 Runoff Area=4,800 sf 94.90% Impervious Runoff Depth=7.86"
Tc=6.0 min CN=97 Runoff=1.25 cfs 3,144 cf

Subcatchment DA-11: DA-11 Runoff Area=8,557 sf 51.71% Impervious Runoff Depth=6.90"
Tc=6.0 min CN=89 Runoff=2.12 cfs 4,922 cf

Subcatchment DA-12: DRAINAGE AREA 12 Runoff Area=8,367 sf 100.00% Impervious Runoff Depth=7.98"
Tc=6.0 min CN=98 Runoff=2.19 cfs 5,564 cf

Subcatchment DA-13: DA-13 Runoff Area=2,574 sf 79.56% Impervious Runoff Depth=7.50"
Tc=6.0 min CN=94 Runoff=0.66 cfs 1,609 cf

Subcatchment DA-14: DRAINAGE AREA 14 Runoff Area=6,736 sf 69.73% Impervious Runoff Depth=7.38"
Tc=6.0 min CN=93 Runoff=1.73 cfs 4,143 cf

Subcatchment DA-15: DA-15 Runoff Area=1,734 sf 100.00% Impervious Runoff Depth=7.98"
Tc=6.0 min CN=98 Runoff=0.45 cfs 1,153 cf

Subcatchment DA-16: DA-16 Runoff Area=1,844 sf 100.00% Impervious Runoff Depth=7.98"
Tc=6.0 min CN=98 Runoff=0.48 cfs 1,226 cf

Subcatchment DA-17: DA-17 Runoff Area=1,755 sf 100.00% Impervious Runoff Depth=7.98"
Tc=6.0 min CN=98 Runoff=0.46 cfs 1,167 cf

Subcatchment DA-18: DRAINAGE AREA 18 Runoff Area=3,482 sf 85.96% Impervious Runoff Depth=7.62"
Tc=6.0 min CN=95 Runoff=0.90 cfs 2,211 cf

Subcatchment DA-2: DA-2 Runoff Area=7,036 sf 83.26% Impervious Runoff Depth=7.62"
Tc=6.0 min CN=95 Runoff=1.82 cfs 4,468 cf

Subcatchment DA-3: DRAINAGE AREA 3 Runoff Area=5,334 sf 65.88% Impervious Runoff Depth=7.26"
Tc=6.0 min CN=92 Runoff=1.36 cfs 3,228 cf

Subcatchment DA-4: DRAINAGE AREA 4 Runoff Area=4,099 sf 74.82% Impervious Runoff Depth=7.38"
Tc=6.0 min CN=93 Runoff=1.05 cfs 2,521 cf

Subcatchment DA-5: DRAINAGE AREA 5 Runoff Area=32,655 sf 61.00% Impervious Runoff Depth=7.14"
Flow Length=235' Tc=13.1 min CN=91 Runoff=6.72 cfs 19,434 cf

Subcatchment DA-6: DA-6 Runoff Area=11,493 sf 65.66% Impervious Runoff Depth=7.26"
Tc=6.0 min CN=92 Runoff=2.93 cfs 6,955 cf

Subcatchment DA-7: DA-7 Runoff Area=3,640 sf 100.00% Impervious Runoff Depth=7.98"
Tc=6.0 min CN=98 Runoff=0.95 cfs 2,421 cf

Subcatchment DA-8: DA-8 Runoff Area=10,599 sf 81.26% Impervious Runoff Depth=7.62"
Tc=6.0 min CN=95 Runoff=2.75 cfs 6,731 cf

Subcatchment DA-9: DRAINAGE AREA 9 Runoff Area=3,471 sf 65.57% Impervious Runoff Depth=7.26"
Tc=6.0 min CN=92 Runoff=0.88 cfs 2,100 cf

Reach DP-2: STREET Inflow=2.19 cfs 5,564 cf
Outflow=2.19 cfs 5,564 cf

Pond 2P: EXISTING DRYWELL Peak Elev=172.96' Storage=634 cf Inflow=6.85 cfs 10,541 cf
Discarded=0.93 cfs 6,074 cf Primary=4.43 cfs 4,467 cf Outflow=5.36 cfs 10,541 cf

Pond 3P: PROPOSED CB #3 Peak Elev=171.30' Inflow=0.90 cfs 2,211 cf
12.0" Round Culvert n=0.013 L=29.0' S=0.0100 '/' Outflow=0.90 cfs 2,211 cf

Pond 5P: EXISTING DRYWELL Peak Elev=173.66' Storage=1,126 cf Inflow=2.32 cfs 7,262 cf
Outflow=1.36 cfs 7,262 cf

Pond 8P: EXISTING YARD DRAIN Peak Elev=316.33' Inflow=1.05 cfs 2,521 cf
4.0" Round Culvert n=0.030 L=87.0' S=0.0100 '/' Outflow=1.05 cfs 2,521 cf

Pond 12P: EXISTING CB Peak Elev=176.54' Inflow=7.32 cfs 21,646 cf
12.0" Round Culvert n=0.013 L=142.0' S=0.0120 '/' Outflow=7.32 cfs 21,646 cf

Pond 14P: EXISTING CB Peak Elev=168.28' Inflow=1.73 cfs 4,143 cf
18.0" Round Culvert n=0.013 L=26.0' S=0.0346 '/' Outflow=1.73 cfs 4,143 cf

Pond CB-1: PROPOSED CATCH BASIN #1 Peak Elev=172.37' Inflow=1.82 cfs 4,468 cf
12.0" Round Culvert n=0.013 L=33.0' S=0.0100 '/' Outflow=1.82 cfs 4,468 cf

Pond CB-2: PR CB #2 Peak Elev=173.64' Inflow=7.40 cfs 18,279 cf
Primary=5.08 cfs 11,017 cf Secondary=2.32 cfs 7,262 cf Outflow=7.40 cfs 18,279 cf

Pond DP-1: Existing Catch Basin Peak Elev=172.24' Inflow=14.65 cfs 34,386 cf
18.0" Round Culvert n=0.013 L=191.0' S=0.0089 '/' Outflow=14.65 cfs 34,386 cf

Pond DW-1: PROPOSED DRYWELL #1 Peak Elev=170.14' Storage=642 cf Inflow=0.88 cfs 2,100 cf
Outflow=0.23 cfs 2,100 cf

Pond DW-2: PROPOSED DRYWELL #2 Peak Elev=175.89' Storage=1,134 cf Inflow=3.38 cfs 8,066 cf
Outflow=2.58 cfs 8,068 cf

Pond DW-3: PROPOSED DRYWELL #3 Peak Elev=174.96' Storage=1,295 cf Inflow=3.70 cfs 9,151 cf
Outflow=2.72 cfs 9,152 cf

Pond DW-4: PROPOSED DRYWELL #4 Peak Elev=190.06' Storage=1,517 cf Inflow=5.08 cfs 11,017 cf
Discarded=0.51 cfs 3,704 cf Secondary=5.59 cfs 7,313 cf Outflow=6.10 cfs 11,017 cf

Pond DW-5: PROPOSED DRYWELL #5 Peak Elev=172.93' Storage=1,588 cf Inflow=2.93 cfs 6,955 cf
Outflow=1.43 cfs 6,955 cf

Pond DW-6: PROPOSED DRYWELL #6 Peak Elev=174.25' Storage=325 cf Inflow=0.48 cfs 1,226 cf
Outflow=0.27 cfs 1,226 cf

Pond DW-7: PROPOSED DRYWELL #7 Peak Elev=175.63' Storage=304 cf Inflow=0.46 cfs 1,167 cf
Outflow=0.29 cfs 1,167 cf

Pond DW-8: PROPOSED DRYWELL #8 Peak Elev=173.22' Storage=310 cf Inflow=0.45 cfs 1,153 cf
Outflow=0.24 cfs 1,153 cf

Pond YD-1: PROPOSED DRAIN #1 Peak Elev=174.50' Inflow=1.25 cfs 3,144 cf
8.0" Round Culvert n=0.013 L=68.0' S=0.0100 '/' Outflow=1.25 cfs 3,144 cf

Pond YD-2: PROPOSED DRAIN #2 Peak Elev=179.39' Inflow=3.38 cfs 8,066 cf
8.0" Round Culvert n=0.013 L=16.0' S=0.0100 '/' Outflow=3.38 cfs 8,066 cf

Pond YD-3: PROPOSED DRAIN #3 Peak Elev=174.12' Inflow=0.95 cfs 2,421 cf
12.0" Round Culvert n=0.013 L=104.0' S=0.0120 '/' Outflow=0.95 cfs 2,421 cf

Pond YD-4: PROPOSED DRAIN #4 Peak Elev=183.32' Inflow=3.70 cfs 9,151 cf
8.0" Round Culvert n=0.013 L=84.0' S=0.0100 '/' Outflow=3.70 cfs 9,151 cf

Total Runoff Area = 139,588 sf Runoff Volume = 86,809 cf Average Runoff Depth = 7.46"
24.56% Pervious = 34,277 sf 75.44% Impervious = 105,311 sf

Summary for Subcatchment DA-1: DA-1

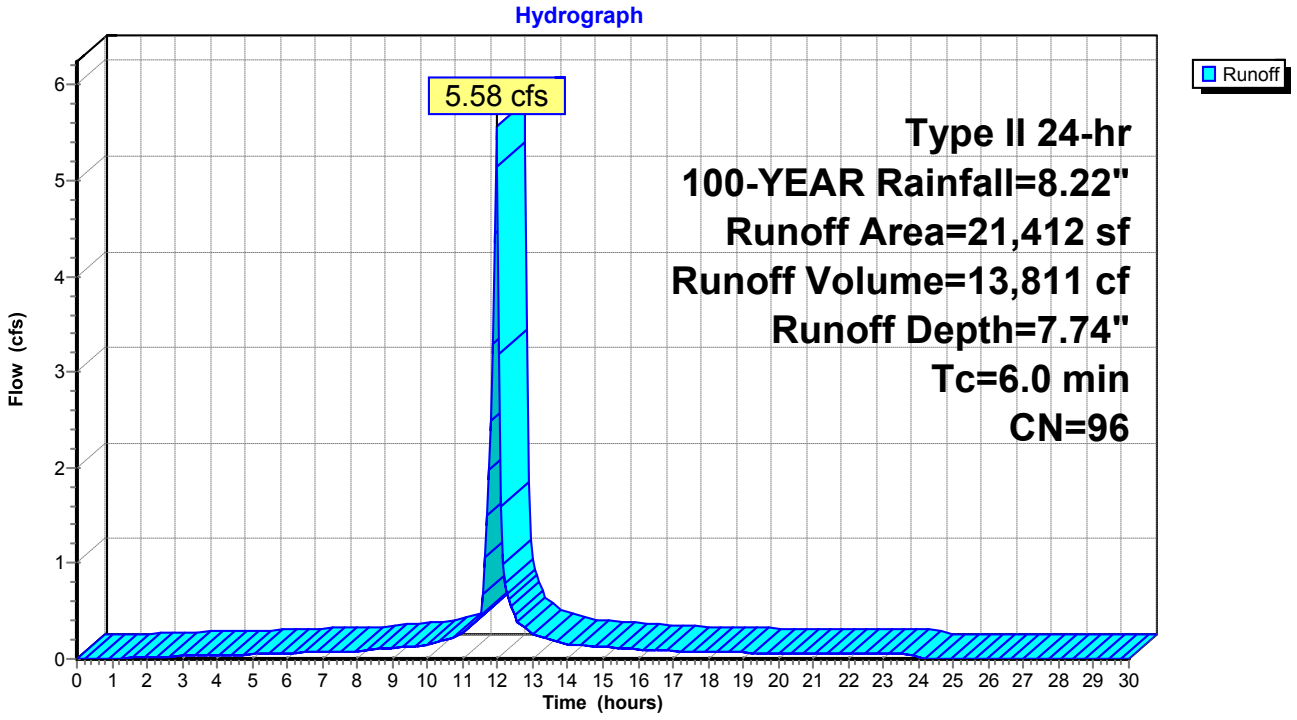
Runoff = 5.58 cfs @ 11.96 hrs, Volume= 13,811 cf, Depth= 7.74"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-YEAR Rainfall=8.22"

Area (sf)	CN	Description
2,951	80	>75% Grass cover, Good, HSG D
17,281	98	Roofs, HSG D
1,180	98	Paved parking, HSG D
21,412	96	Weighted Average
2,951		13.78% Pervious Area
18,461		86.22% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-1: DA-1



Summary for Subcatchment DA-10: DA-10

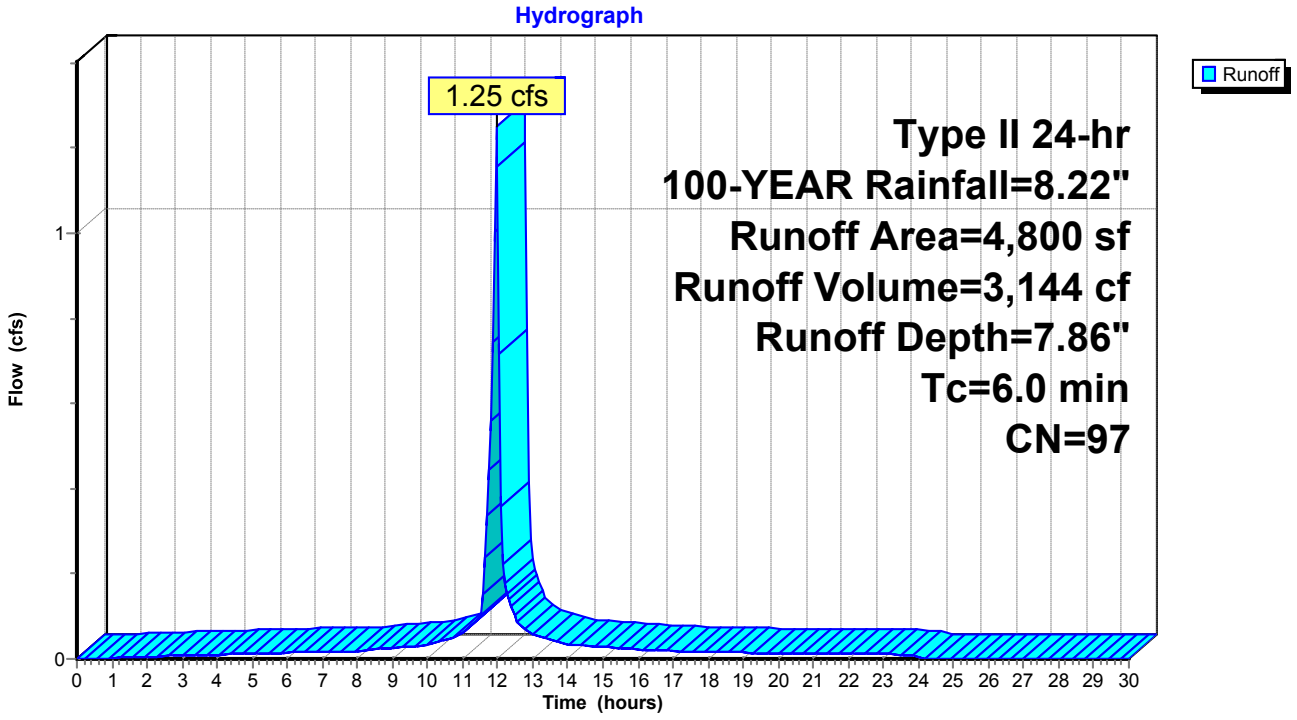
Runoff = 1.25 cfs @ 11.96 hrs, Volume= 3,144 cf, Depth= 7.86"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-YEAR Rainfall=8.22"

Area (sf)	CN	Description
245	80	>75% Grass cover, Good, HSG D
2,933	98	Roofs, HSG D
1,622	98	Paved parking, HSG D
4,800	97	Weighted Average
245		5.10% Pervious Area
4,555		94.90% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-10: DA-10



Summary for Subcatchment DA-11: DA-11

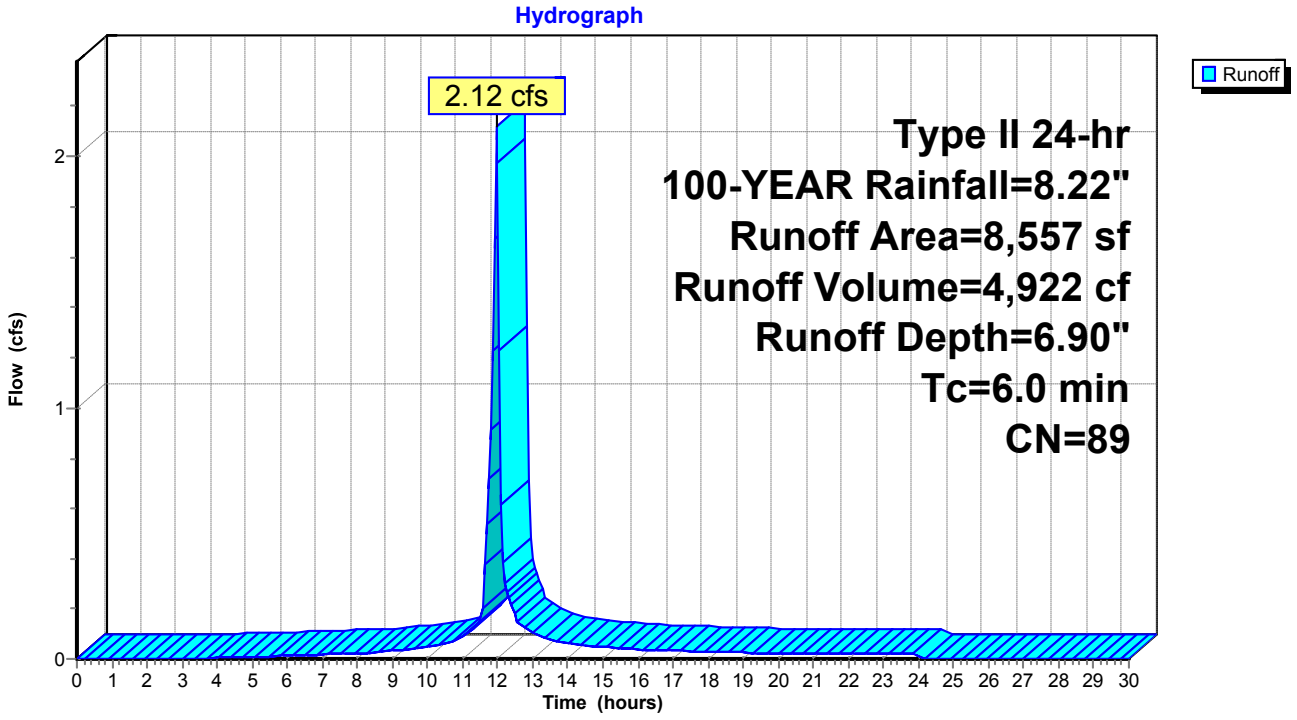
Runoff = 2.12 cfs @ 11.96 hrs, Volume= 4,922 cf, Depth= 6.90"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-YEAR Rainfall=8.22"

Area (sf)	CN	Description
4,132	80	>75% Grass cover, Good, HSG D
3,489	98	Roofs, HSG D
936	98	Paved parking, HSG D
8,557	89	Weighted Average
4,132		48.29% Pervious Area
4,425		51.71% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-11: DA-11



Summary for Subcatchment DA-12: DRAINAGE AREA 12

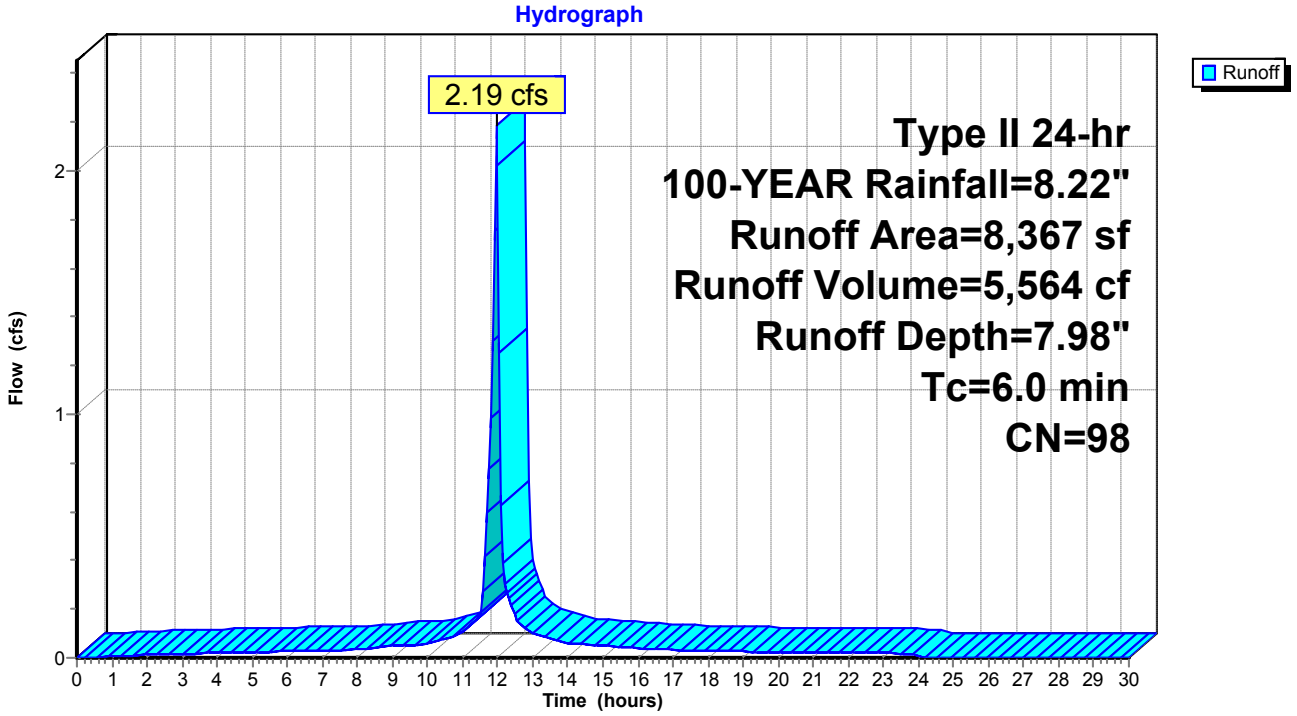
Runoff = 2.19 cfs @ 11.96 hrs, Volume= 5,564 cf, Depth= 7.98"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-YEAR Rainfall=8.22"

Area (sf)	CN	Description
8,367	98	Roofs, HSG D
8,367		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-12: DRAINAGE AREA 12



Summary for Subcatchment DA-13: DA-13

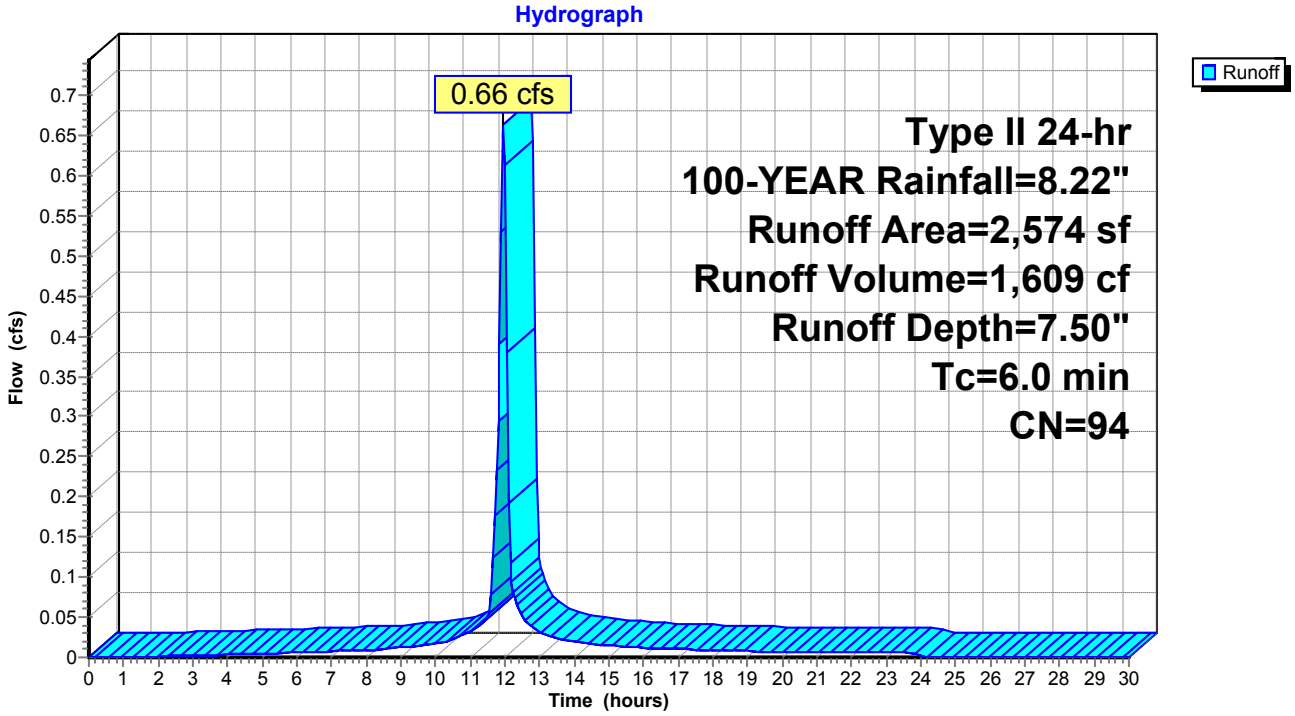
Runoff = 0.66 cfs @ 11.96 hrs, Volume= 1,609 cf, Depth= 7.50"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-YEAR Rainfall=8.22"

Area (sf)	CN	Description
526	80	>75% Grass cover, Good, HSG D
2,048	98	Paved parking, HSG D
2,574	94	Weighted Average
526		20.44% Pervious Area
2,048		79.56% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-13: DA-13



Summary for Subcatchment DA-14: DRAINAGE AREA 14

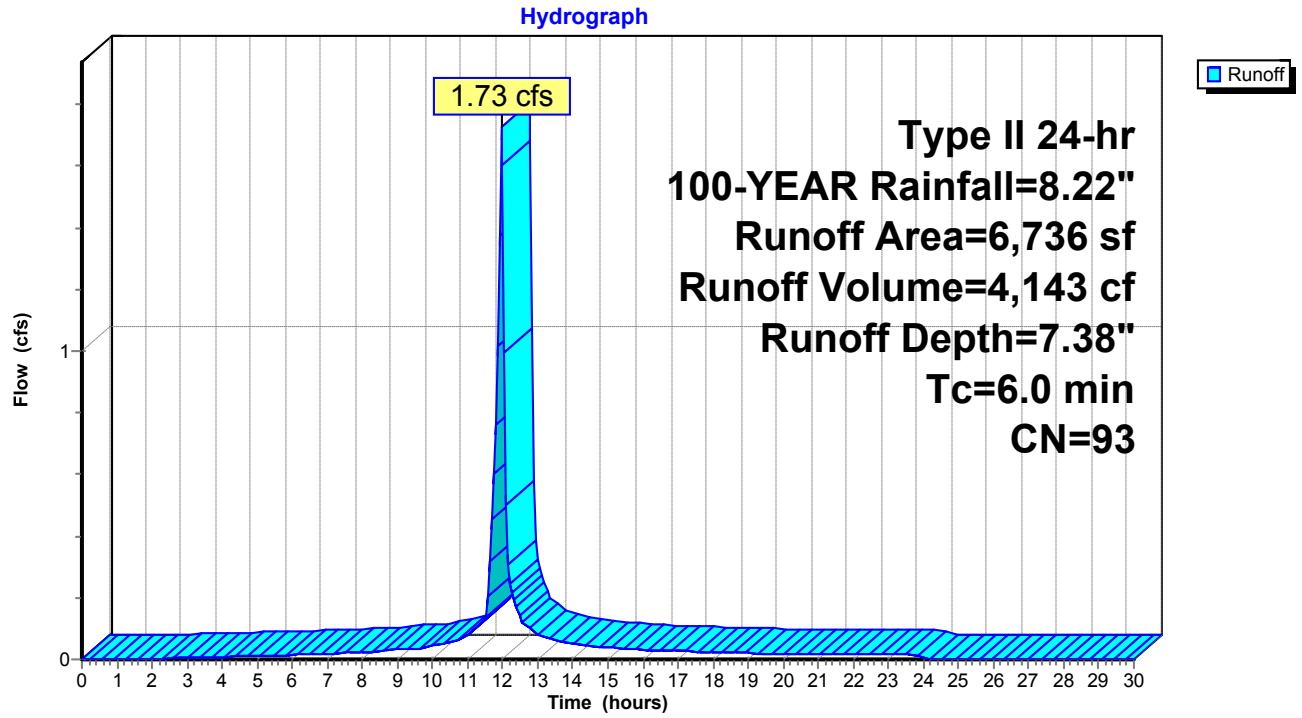
Runoff = 1.73 cfs @ 11.96 hrs, Volume= 4,143 cf, Depth= 7.38"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-YEAR Rainfall=8.22"

Area (sf)	CN	Description
2,039	80	>75% Grass cover, Good, HSG D
4,697	98	Paved parking, HSG D
6,736	93	Weighted Average
2,039		30.27% Pervious Area
4,697		69.73% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-14: DRAINAGE AREA 14



Summary for Subcatchment DA-15: DA-15

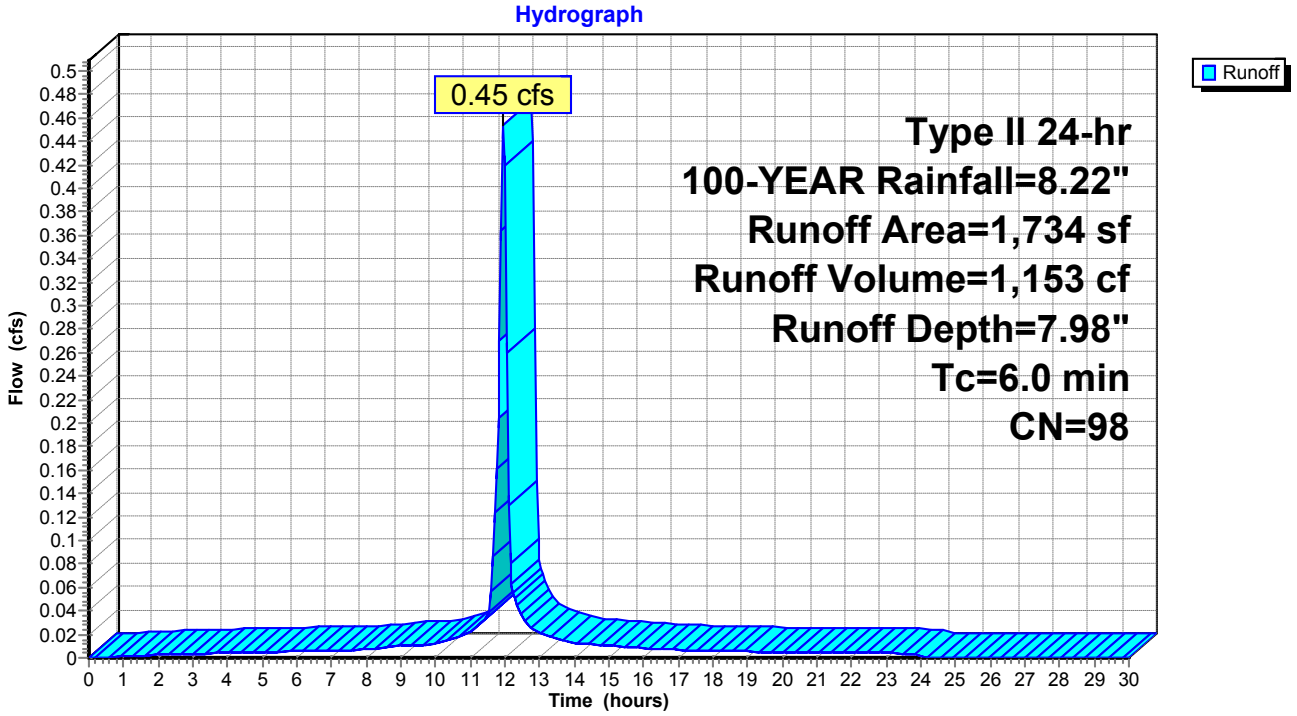
Runoff = 0.45 cfs @ 11.96 hrs, Volume= 1,153 cf, Depth= 7.98"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-YEAR Rainfall=8.22"

Area (sf)	CN	Description
1,734	98	Roofs, HSG D
1,734		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-15: DA-15



Summary for Subcatchment DA-16: DA-16

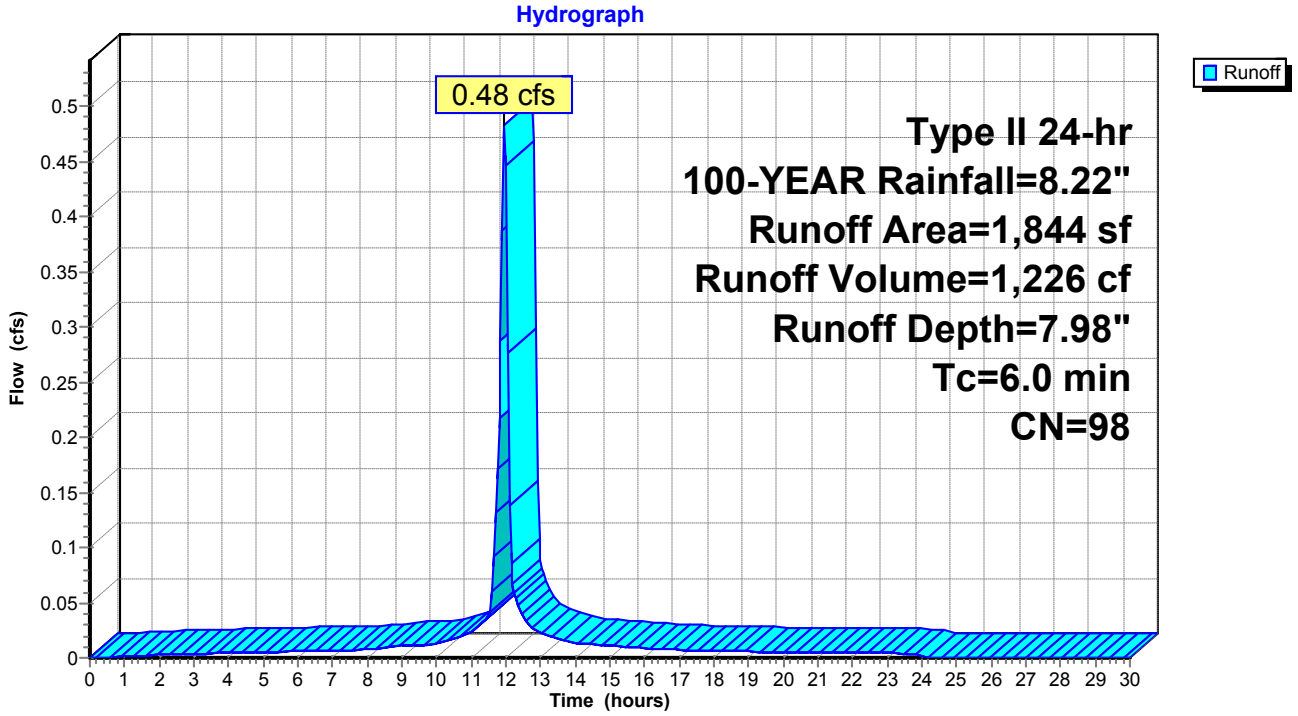
Runoff = 0.48 cfs @ 11.96 hrs, Volume= 1,226 cf, Depth= 7.98"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-YEAR Rainfall=8.22"

Area (sf)	CN	Description
1,844	98	Roofs, HSG D
1,844		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-16: DA-16



Summary for Subcatchment DA-17: DA-17

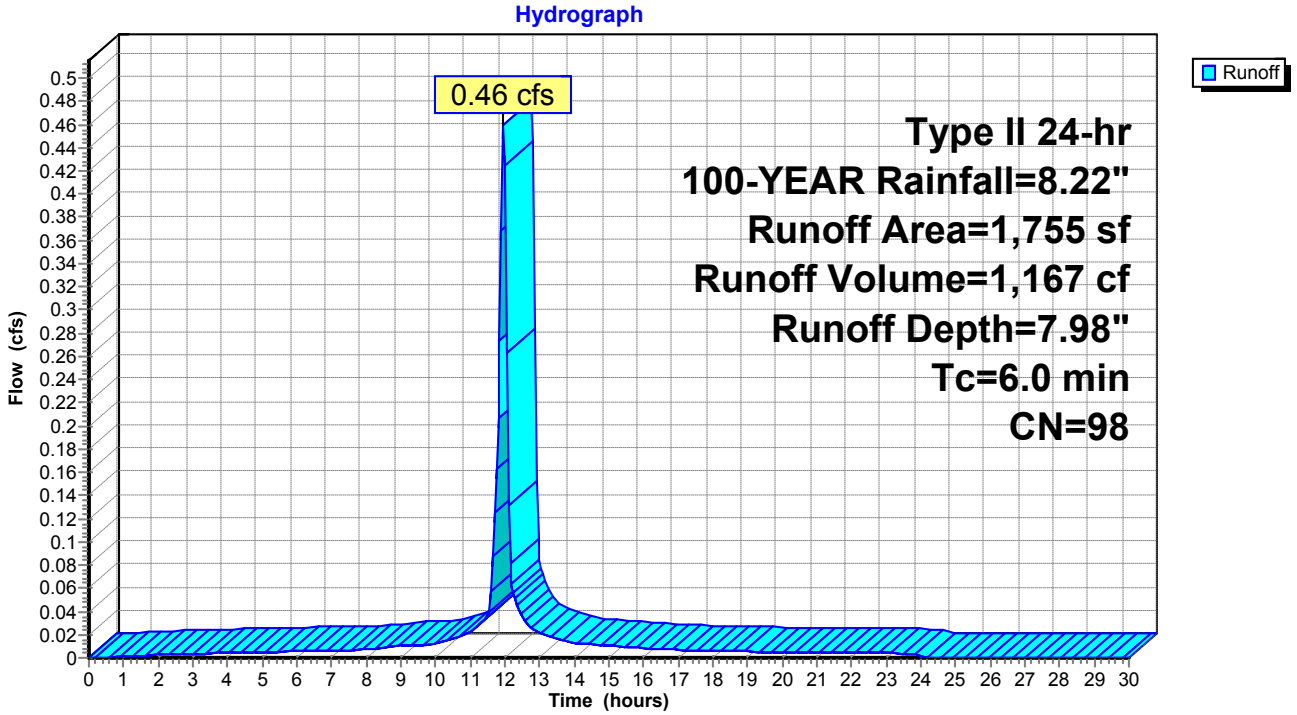
Runoff = 0.46 cfs @ 11.96 hrs, Volume= 1,167 cf, Depth= 7.98"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-YEAR Rainfall=8.22"

Area (sf)	CN	Description
1,755	98	Roofs, HSG D
1,755		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-17: DA-17



Summary for Subcatchment DA-18: DRAINAGE AREA 18

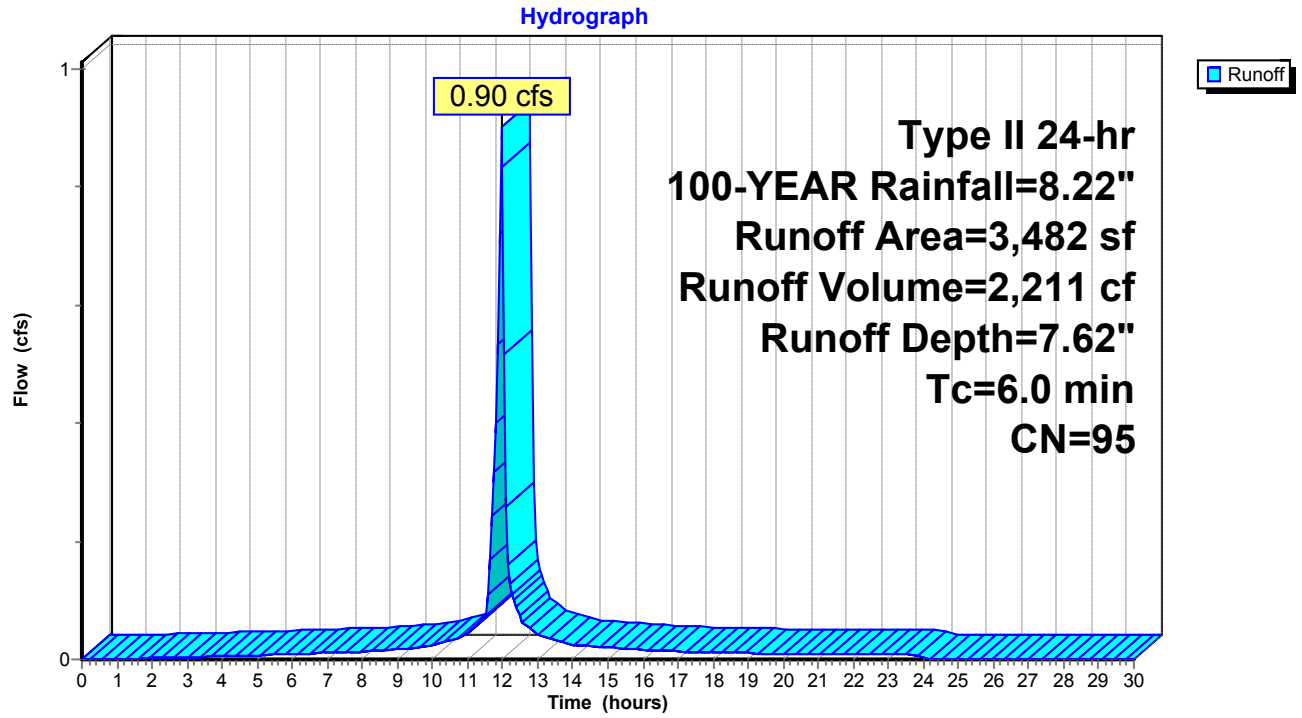
Runoff = 0.90 cfs @ 11.96 hrs, Volume= 2,211 cf, Depth= 7.62"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-YEAR Rainfall=8.22"

Area (sf)	CN	Description
489	80	>75% Grass cover, Good, HSG D
2,993	98	Paved parking, HSG D
3,482	95	Weighted Average
489		14.04% Pervious Area
2,993		85.96% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-18: DRAINAGE AREA 18



Summary for Subcatchment DA-2: DA-2

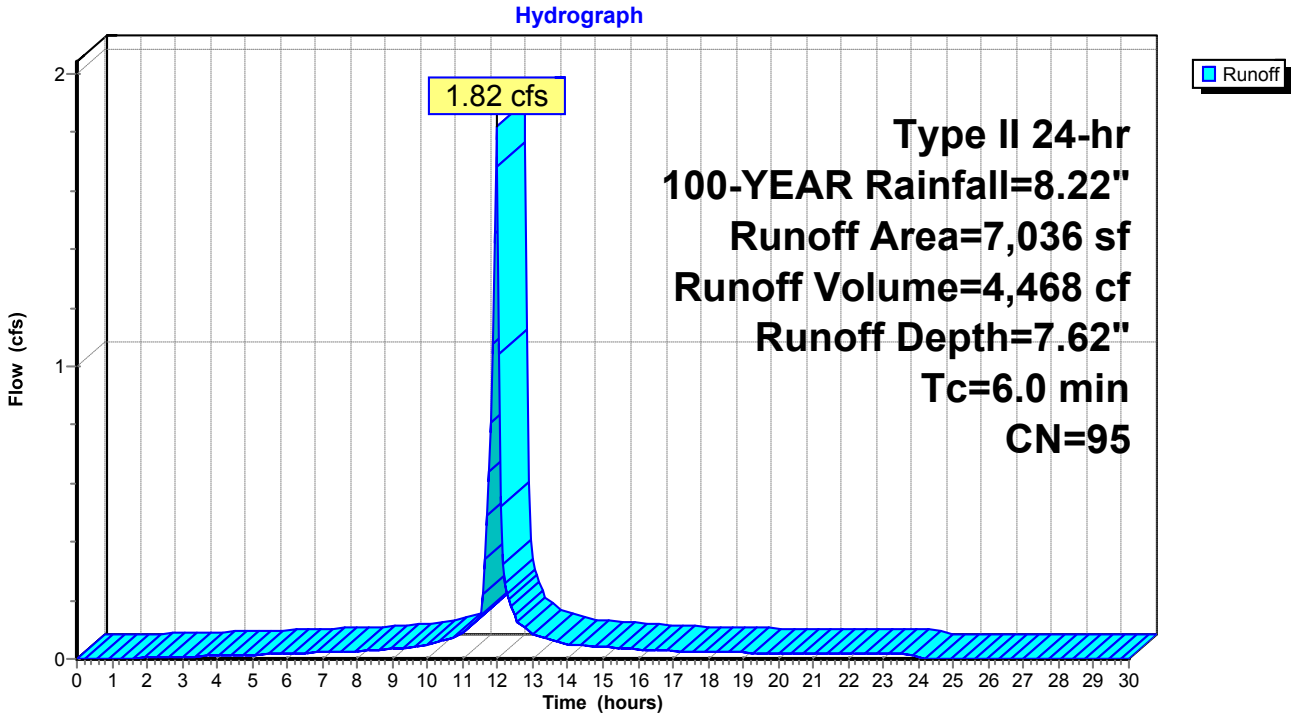
Runoff = 1.82 cfs @ 11.96 hrs, Volume= 4,468 cf, Depth= 7.62"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-YEAR Rainfall=8.22"

Area (sf)	CN	Description
1,178	80	>75% Grass cover, Good, HSG D
5,194	98	Roofs, HSG D
664	98	Paved parking, HSG D
7,036	95	Weighted Average
1,178		16.74% Pervious Area
5,858		83.26% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-2: DA-2



Summary for Subcatchment DA-3: DRAINAGE AREA 3

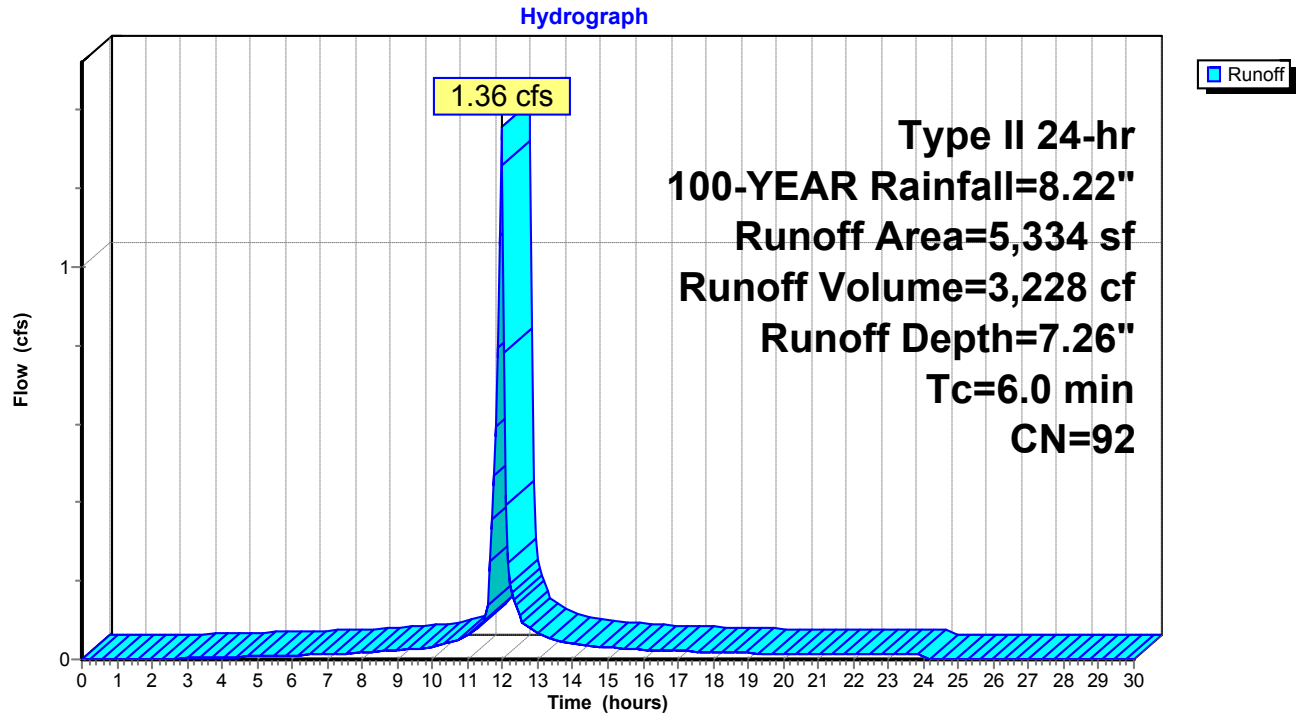
Runoff = 1.36 cfs @ 11.96 hrs, Volume= 3,228 cf, Depth= 7.26"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-YEAR Rainfall=8.22"

Area (sf)	CN	Description
1,820	80	>75% Grass cover, Good, HSG D
3,514	98	Paved parking, HSG D
5,334	92	Weighted Average
1,820		34.12% Pervious Area
3,514		65.88% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-3: DRAINAGE AREA 3



Summary for Subcatchment DA-4: DRAINAGE AREA 4

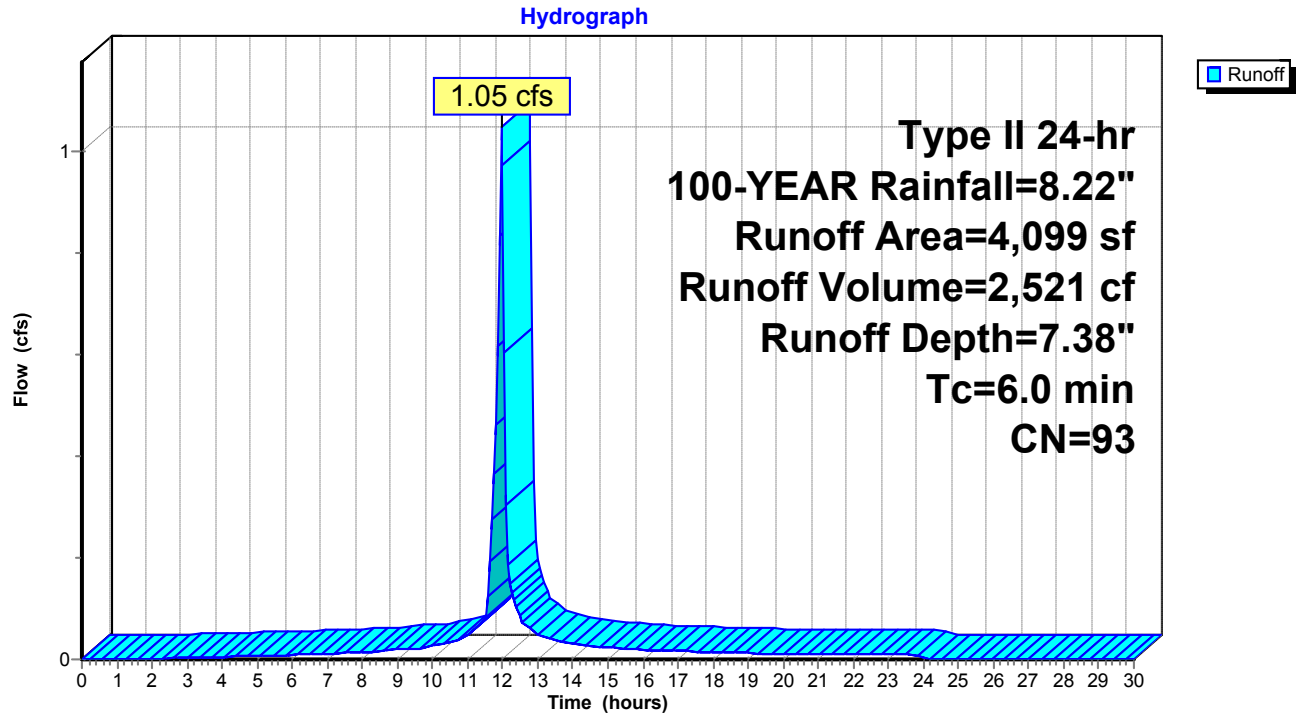
Runoff = 1.05 cfs @ 11.96 hrs, Volume= 2,521 cf, Depth= 7.38"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-YEAR Rainfall=8.22"

Area (sf)	CN	Description
1,032	80	>75% Grass cover, Good, HSG D
3,067	98	Paved parking, HSG D
4,099	93	Weighted Average
1,032		25.18% Pervious Area
3,067		74.82% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-4: DRAINAGE AREA 4



Summary for Subcatchment DA-5: DRAINAGE AREA 5

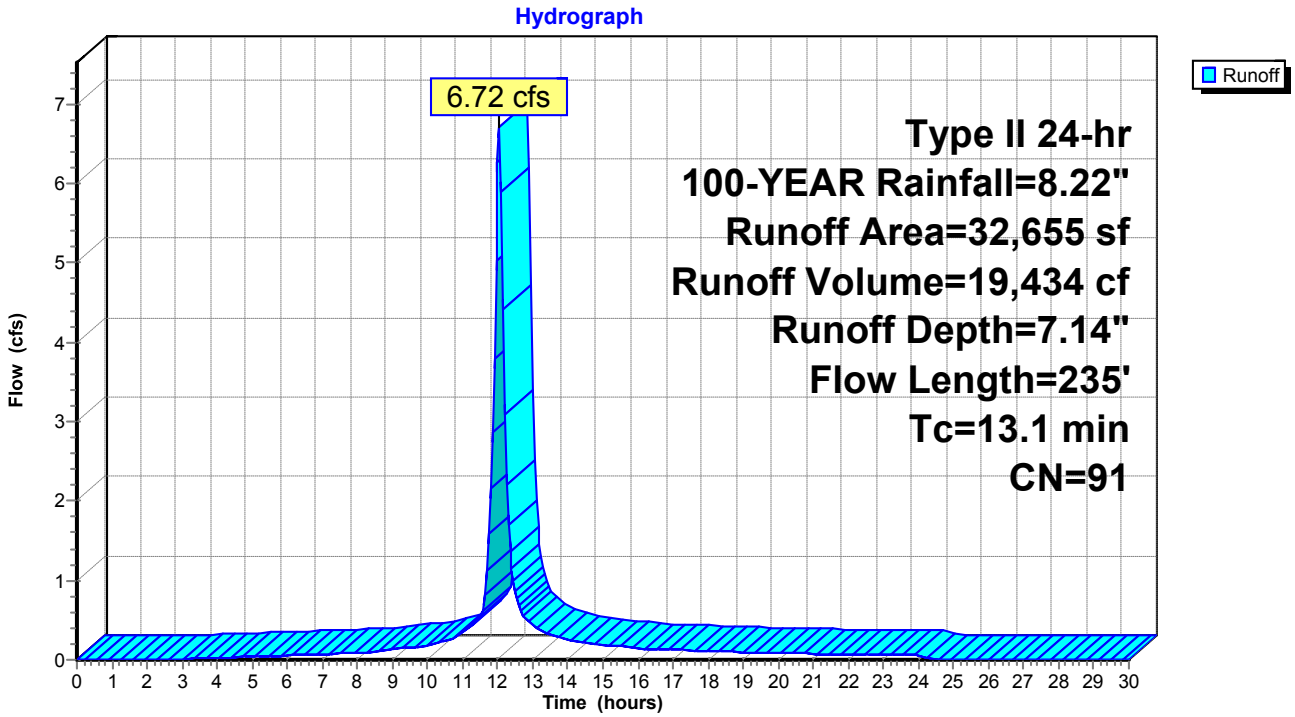
Runoff = 6.72 cfs @ 12.04 hrs, Volume= 19,434 cf, Depth= 7.14"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-YEAR Rainfall=8.22"

Area (sf)	CN	Description
12,737	80	>75% Grass cover, Good, HSG D
19,918	98	Paved parking, HSG D
32,655	91	Weighted Average
12,737		39.00% Pervious Area
19,918		61.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
11.1	100	0.0150	0.15		**Sheet Flow, A-B** Grass: Short n= 0.150 P2= 3.16"
1.7	81	0.0130	0.80		**Shallow Concentrated Flow, B-C** Short Grass Pasture Kv= 7.0 fps
0.3	54	0.0250	3.21		**Shallow Concentrated Flow, C-D** Paved Kv= 20.3 fps
13.1	235	Total			

Subcatchment DA-5: DRAINAGE AREA 5



Summary for Subcatchment DA-6: DA-6

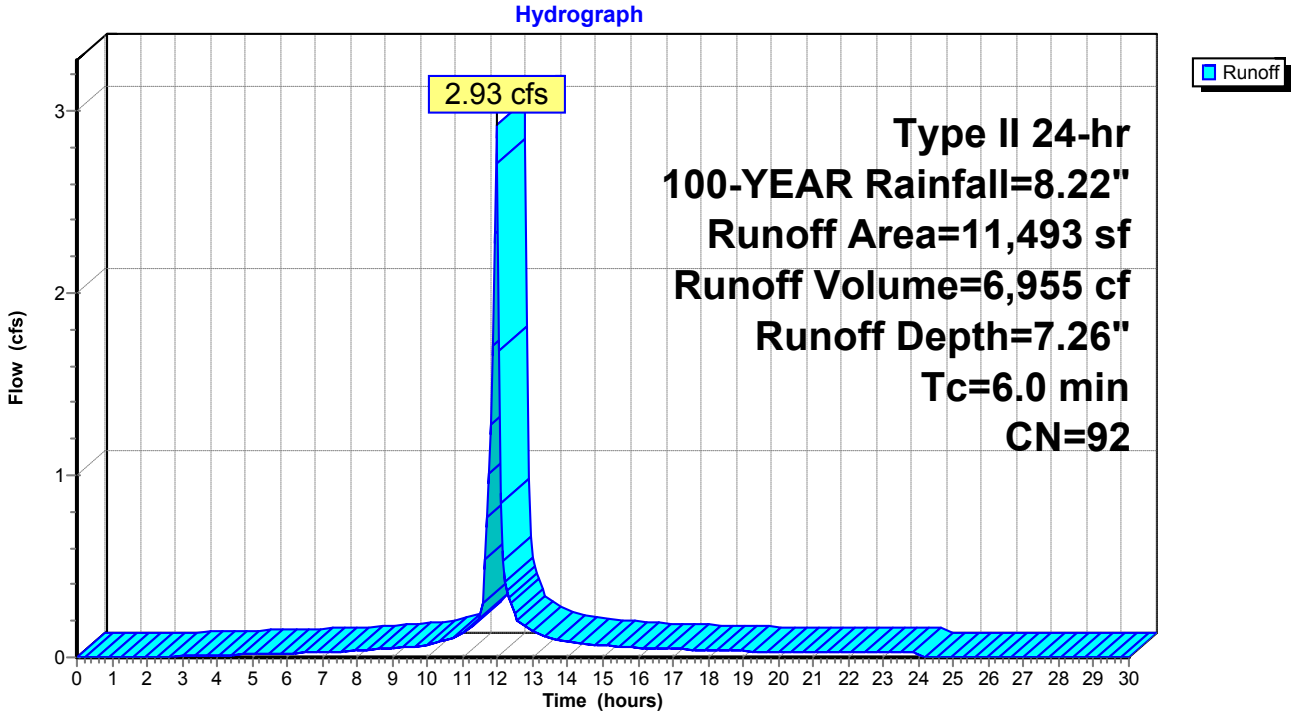
Runoff = 2.93 cfs @ 11.96 hrs, Volume= 6,955 cf, Depth= 7.26"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-YEAR Rainfall=8.22"

Area (sf)	CN	Description
3,947	80	>75% Grass cover, Good, HSG D
7,546	98	Paved parking, HSG D
11,493	92	Weighted Average
3,947		34.34% Pervious Area
7,546		65.66% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-6: DA-6



Summary for Subcatchment DA-7: DA-7

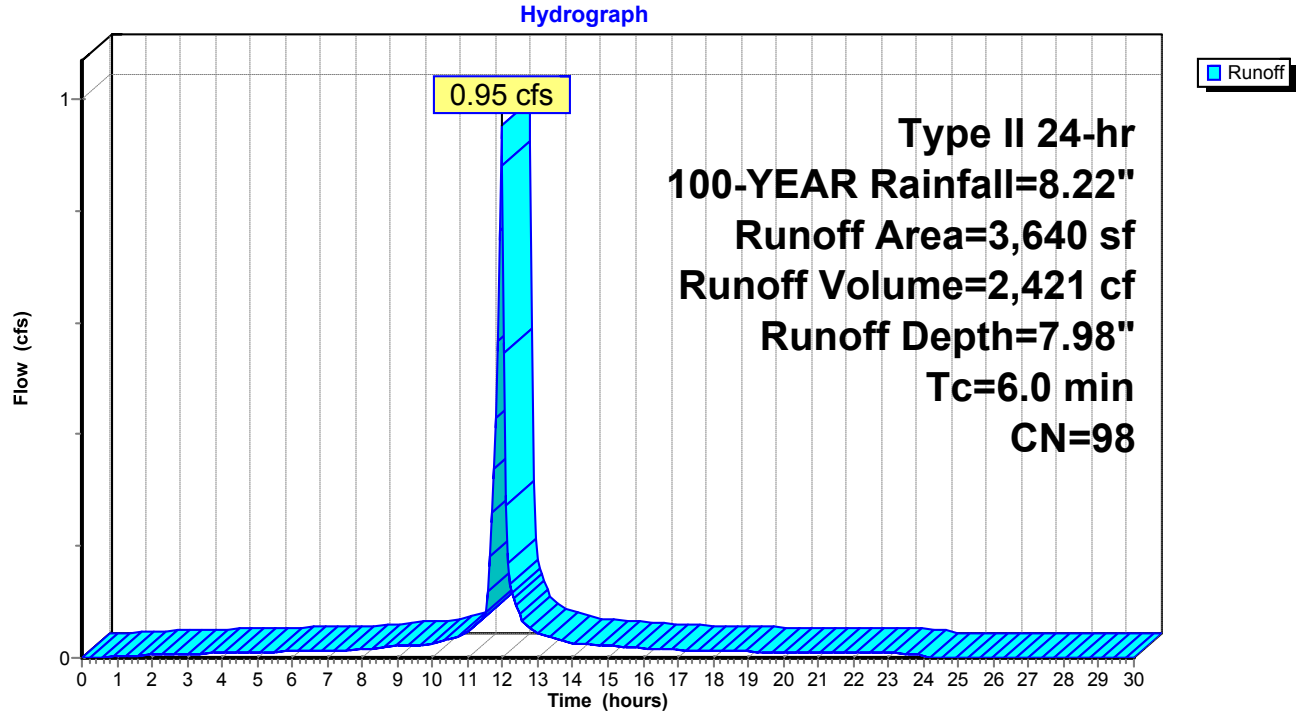
Runoff = 0.95 cfs @ 11.96 hrs, Volume= 2,421 cf, Depth= 7.98"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-YEAR Rainfall=8.22"

Area (sf)	CN	Description
1,587	98	Roofs, HSG D
2,053	98	Paved parking, HSG D
3,640	98	Weighted Average
3,640		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-7: DA-7



Summary for Subcatchment DA-8: DA-8

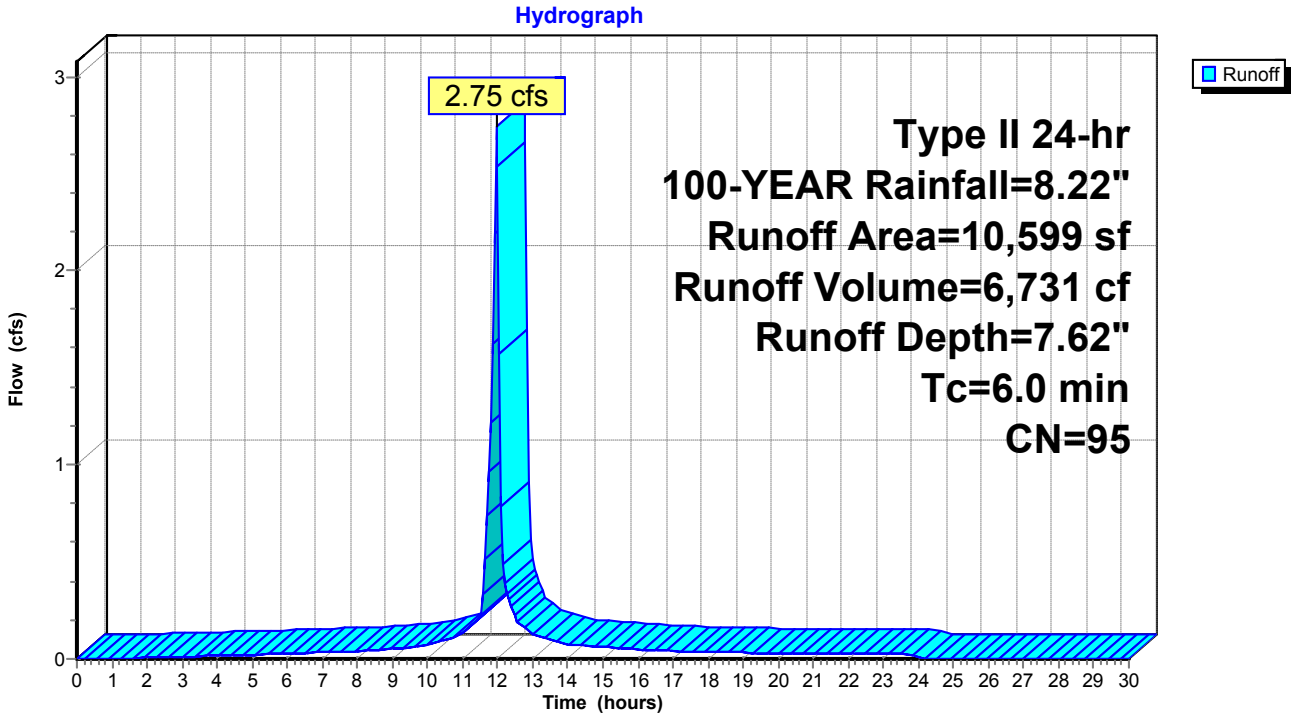
Runoff = 2.75 cfs @ 11.96 hrs, Volume= 6,731 cf, Depth= 7.62"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-YEAR Rainfall=8.22"

Area (sf)	CN	Description
1,986	80	>75% Grass cover, Good, HSG D
6,900	98	Roofs, HSG D
1,713	98	Paved parking, HSG D
10,599	95	Weighted Average
1,986		18.74% Pervious Area
8,613		81.26% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-8: DA-8



Summary for Subcatchment DA-9: DRAINAGE AREA 9

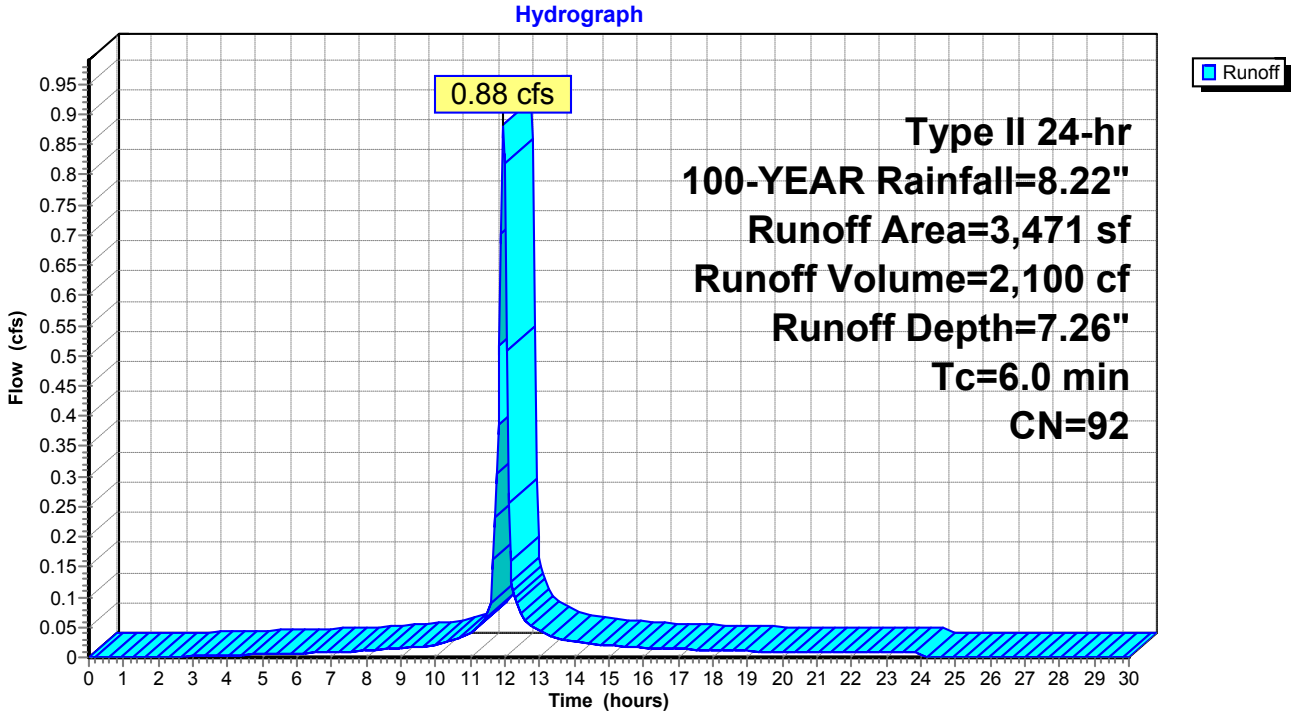
Runoff = 0.88 cfs @ 11.96 hrs, Volume= 2,100 cf, Depth= 7.26"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-YEAR Rainfall=8.22"

Area (sf)	CN	Description
1,195	80	>75% Grass cover, Good, HSG D
2,276	98	Paved parking, HSG D
3,471	92	Weighted Average
1,195		34.43% Pervious Area
2,276		65.57% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-9: DRAINAGE AREA 9



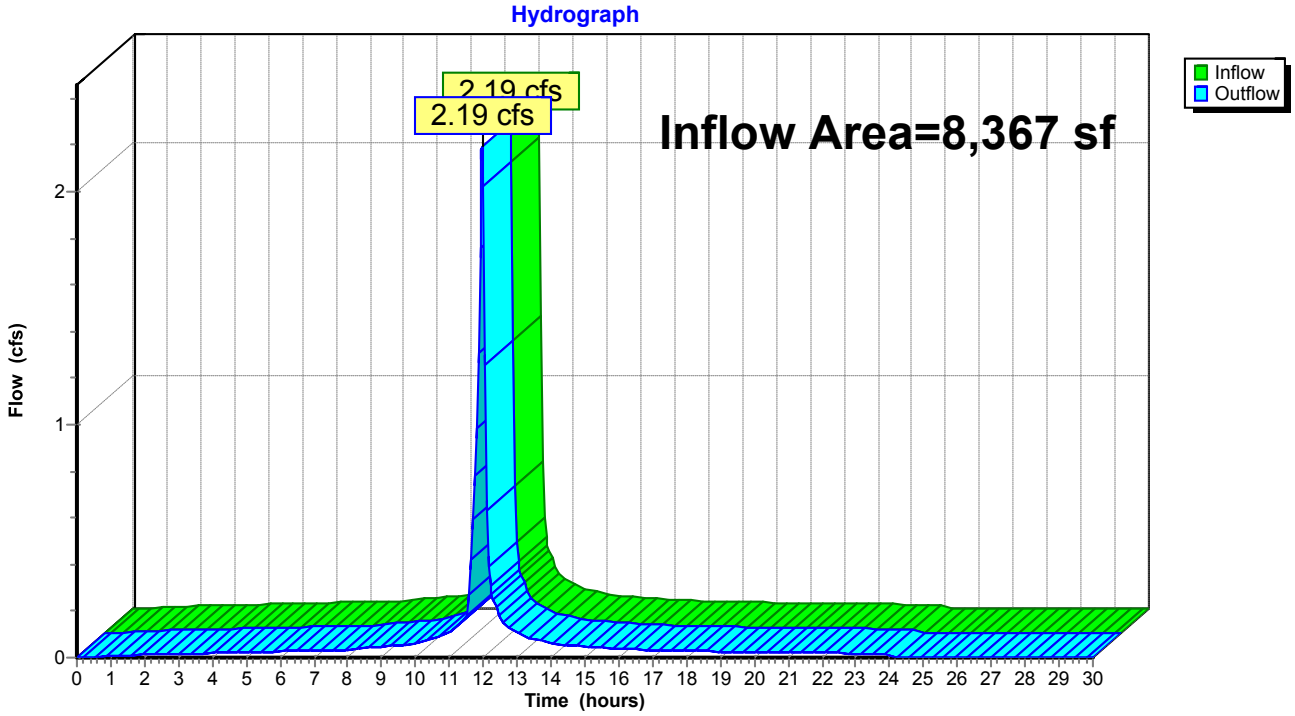
Summary for Reach DP-2: STREET

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 8,367 sf,100.00% Impervious, Inflow Depth = 7.98" for 100-YEAR event
Inflow = 2.19 cfs @ 11.96 hrs, Volume= 5,564 cf
Outflow = 2.19 cfs @ 11.96 hrs, Volume= 5,564 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs

Reach DP-2: STREET



Summary for Pond 2P: EXISTING DRYWELL

[81] Warning: Exceeded Pond DW-4 by 0.49' @ 22.20 hrs

Inflow Area = 5,334 sf, 65.88% Impervious, Inflow Depth = 23.71" for 100-YEAR event
Inflow = 6.85 cfs @ 12.00 hrs, Volume= 10,541 cf
Outflow = 5.36 cfs @ 12.02 hrs, Volume= 10,541 cf, Atten= 22%, Lag= 1.0 min
Discarded = 0.93 cfs @ 12.02 hrs, Volume= 6,074 cf
Primary = 4.43 cfs @ 12.02 hrs, Volume= 4,467 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 172.96' @ 12.02 hrs Surf.Area= 1,829 sf Storage= 634 cf

Plug-Flow detention time= 19.4 min calculated for 10,523 cf (100% of inflow)
Center-of-Mass det. time= 19.7 min (771.9 - 752.2)

Volume	Invert	Avail.Storage	Storage Description
#1	167.50'	1,717 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

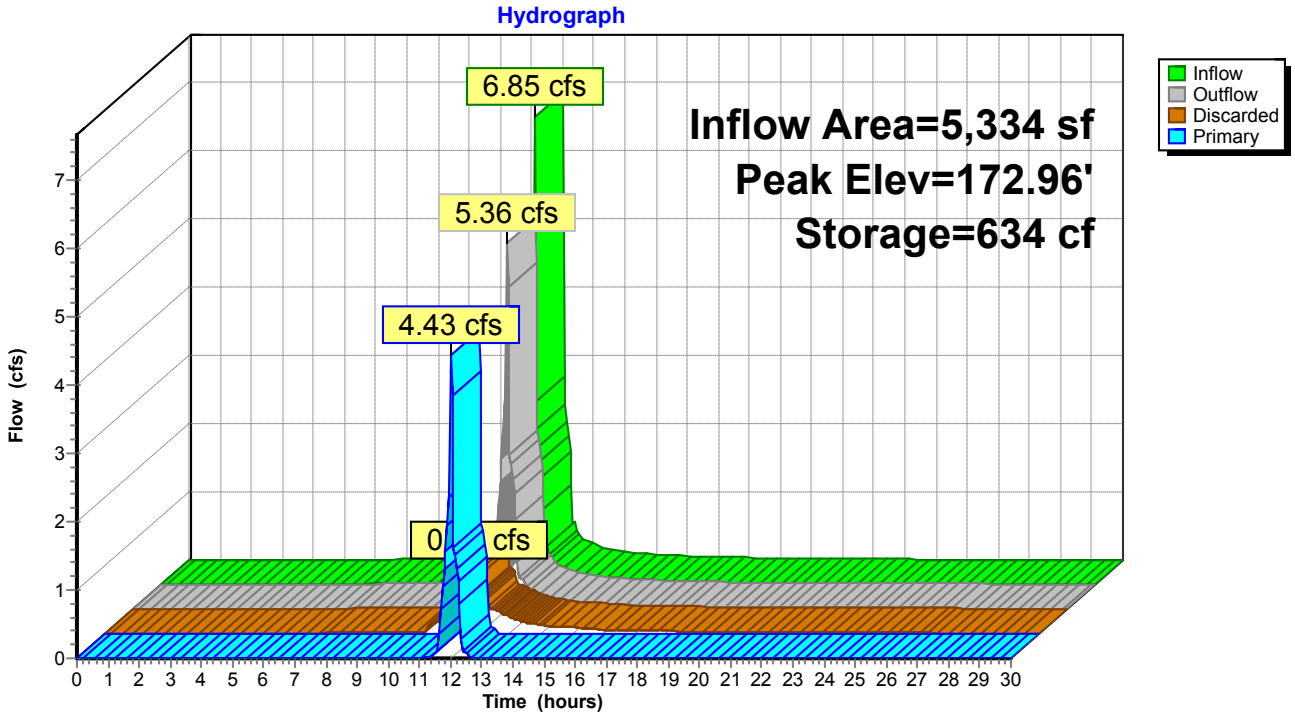
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
167.50	55	0	0
172.50	29	210	210
173.00	2,000	507	717
173.50	2,000	1,000	1,717

Device	Routing	Invert	Outlet Devices
#1	Discarded	167.50'	**22.000 in/hr Exfiltration over Surface area**
#2	Primary	172.65'	**24.0" x 24.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Discarded OutFlow Max=0.90 cfs @ 12.02 hrs HW=172.94' (Free Discharge)
↑**1=Exfiltration** (Exfiltration Controls 0.90 cfs)

Primary OutFlow Max=4.16 cfs @ 12.02 hrs HW=172.94' (Free Discharge)
↑**2=Orifice/Grate** (Weir Controls 4.16 cfs @ 1.77 fps)

Pond 2P: EXISTING DRYWELL



Summary for Pond 3P: PROPOSED CB #3

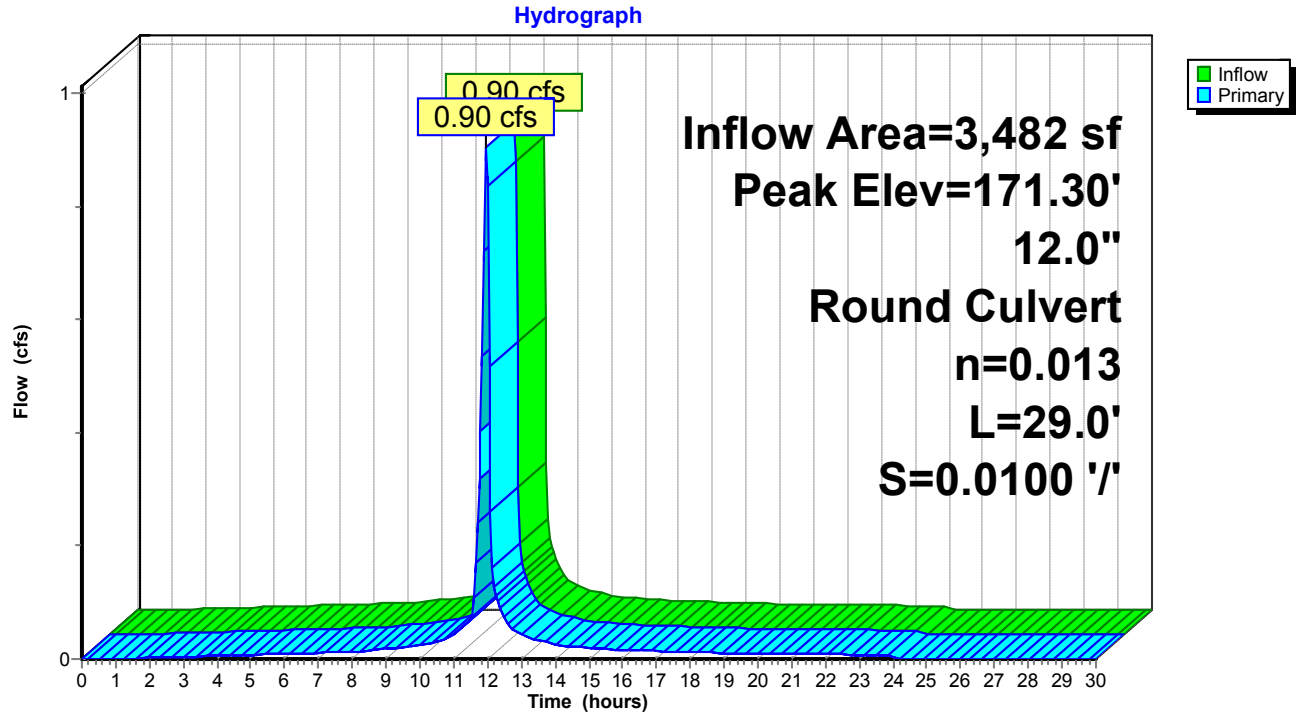
Inflow Area = 3,482 sf, 85.96% Impervious, Inflow Depth = 7.62" for 100-YEAR event
Inflow = 0.90 cfs @ 11.96 hrs, Volume= 2,211 cf
Outflow = 0.90 cfs @ 11.96 hrs, Volume= 2,211 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.90 cfs @ 11.96 hrs, Volume= 2,211 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 171.30' @ 11.96 hrs
Flood Elev= 172.74'

Device	Routing	Invert	Outlet Devices
#1	Primary	170.74'	**12.0" Round Culvert** L= 29.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 170.74' / 170.45' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf

Primary OutFlow Max=0.88 cfs @ 11.96 hrs HW=171.29' (Free Discharge)
1=Culvert (Inlet Controls 0.88 cfs @ 1.99 fps)

Pond 3P: PROPOSED CB #3



Summary for Pond 5P: EXISTING DRYWELL

[81] Warning: Exceeded Pond CB-2 by 2.85' @ 12.20 hrs

Inflow	=	2.32 cfs @	11.96 hrs,	Volume=	7,262 cf
Outflow	=	1.36 cfs @	12.06 hrs,	Volume=	7,262 cf, Atten= 42%, Lag= 5.7 min
Discarded	=	1.36 cfs @	12.06 hrs,	Volume=	7,262 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 173.66' @ 12.06 hrs Surf.Area= 2,666 sf Storage= 1,126 cf

Plug-Flow detention time= 34.9 min calculated for 7,250 cf (100% of inflow)
Center-of-Mass det. time= 35.1 min (788.0 - 752.9)

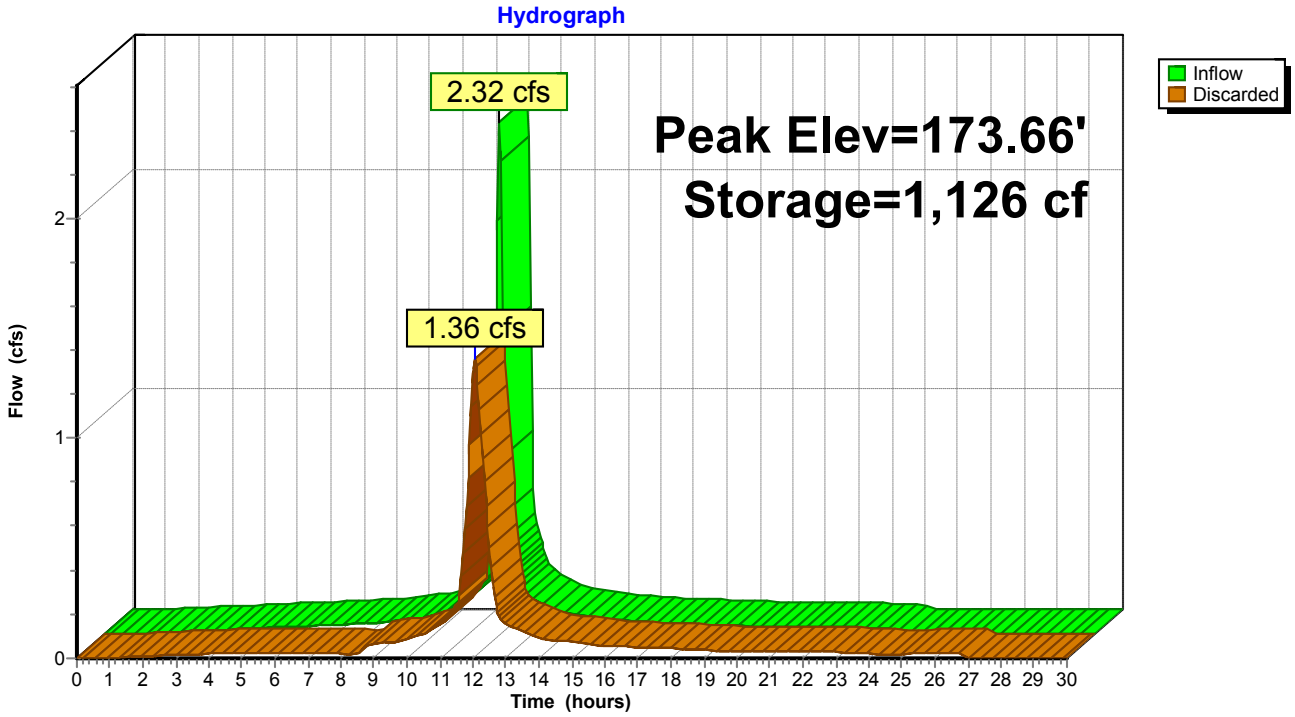
Volume	Invert	Avail.Storage	Storage Description
#1	168.00'	2,269 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
168.00	55	0	0
172.90	29	206	206
173.00	112	7	213
174.00	4,000	2,056	2,269

Device	Routing	Invert	Outlet Devices
#1	Discarded	168.00'	**22.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=1.35 cfs @ 12.06 hrs HW=173.65' (Free Discharge)
1=Exfiltration (Exfiltration Controls 1.35 cfs)

Pond 5P: EXISTING DRYWELL



Summary for Pond 8P: EXISTING YARD DRAIN

[58] Hint: Peaked 143.68' above defined flood level

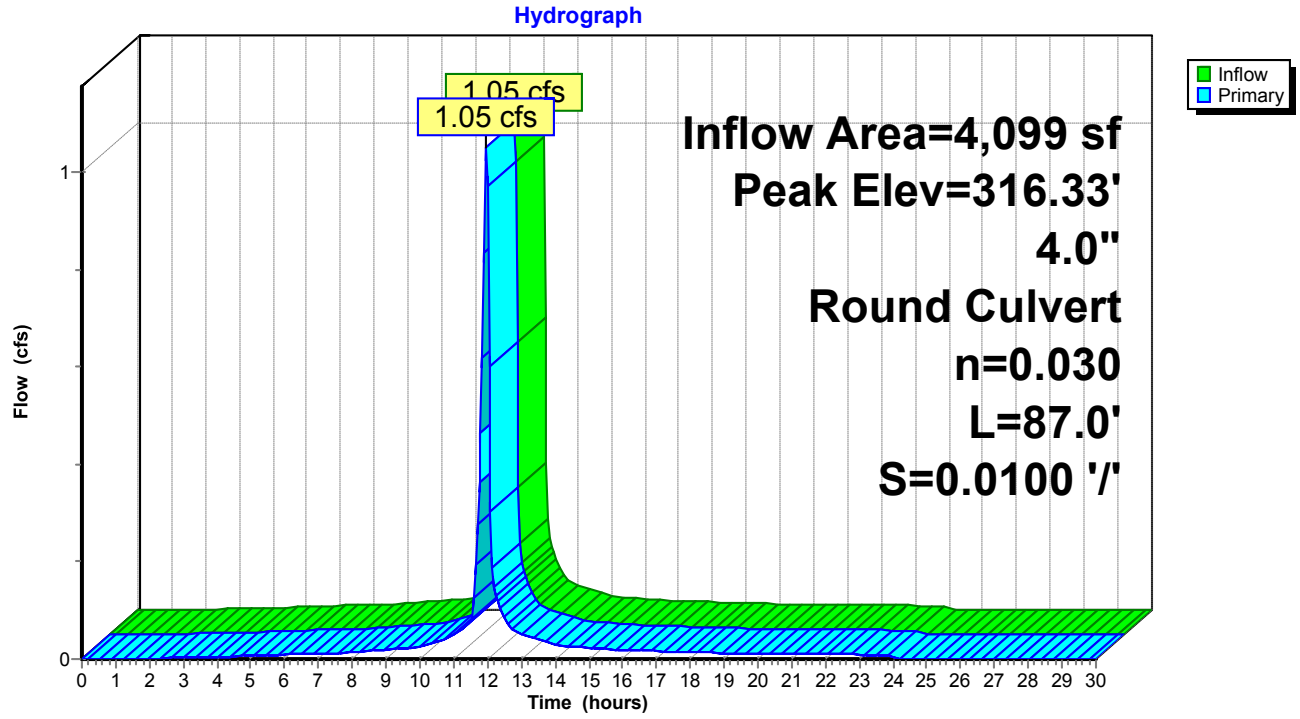
Inflow Area = 4,099 sf, 74.82% Impervious, Inflow Depth = 7.38" for 100-YEAR event
Inflow = 1.05 cfs @ 11.96 hrs, Volume= 2,521 cf
Outflow = 1.05 cfs @ 11.96 hrs, Volume= 2,521 cf, Atten= 0%, Lag= 0.0 min
Primary = 1.05 cfs @ 11.96 hrs, Volume= 2,521 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 316.33' @ 11.96 hrs
Flood Elev= 172.65'

Device	Routing	Invert	Outlet Devices
#1	Primary	171.30'	**4.0" Round Culvert** L= 87.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 171.30' / 170.43' S= 0.0100 '/' Cc= 0.900 n= 0.030, Flow Area= 0.09 sf

Primary OutFlow Max=1.03 cfs @ 11.96 hrs HW=309.86' (Free Discharge)
└**1=Culvert** (Barrel Controls 1.03 cfs @ 11.76 fps)

Pond 8P: EXISTING YARD DRAIN



Summary for Pond 12P: EXISTING CB

[58] Hint: Peaked 4.38' above defined flood level
[81] Warning: Exceeded Pond 3P by 5.19' @ 12.05 hrs

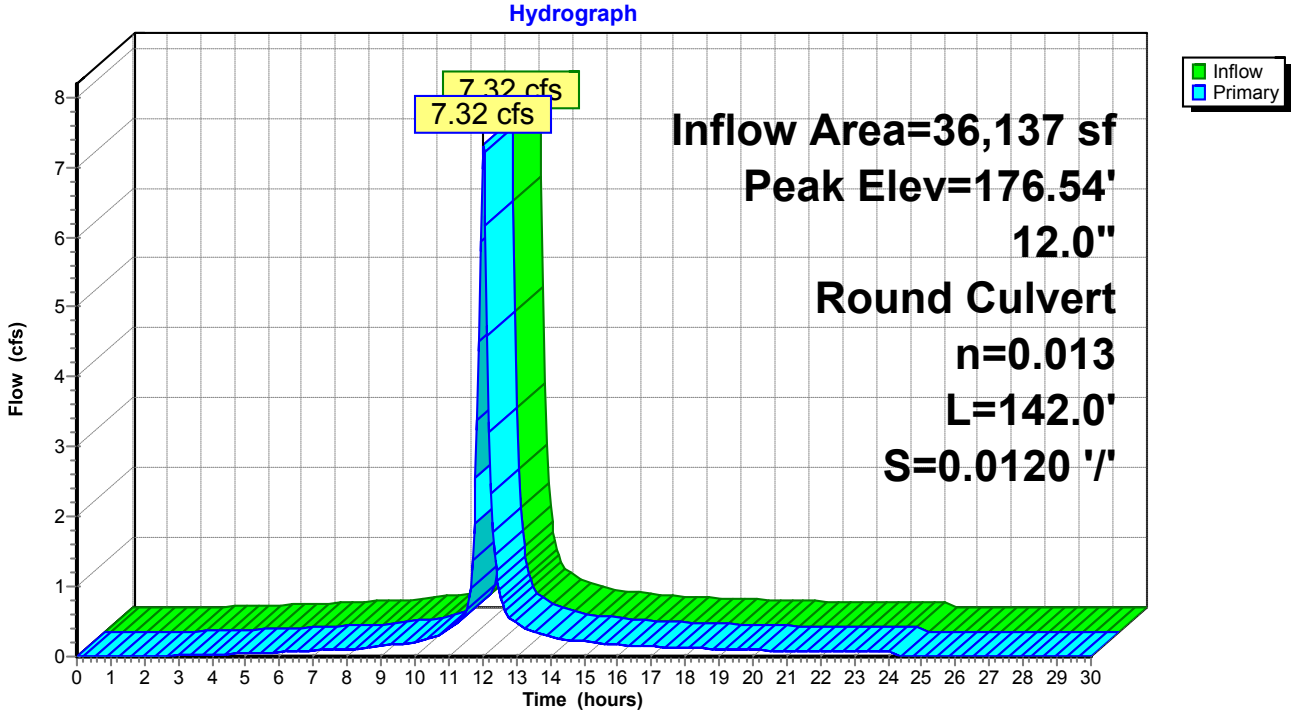
Inflow Area = 36,137 sf, 63.40% Impervious, Inflow Depth = 7.19" for 100-YEAR event
Inflow = 7.32 cfs @ 12.03 hrs, Volume= 21,646 cf
Outflow = 7.32 cfs @ 12.03 hrs, Volume= 21,646 cf, Atten= 0%, Lag= 0.0 min
Primary = 7.32 cfs @ 12.03 hrs, Volume= 21,646 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 176.54' @ 12.03 hrs
Flood Elev= 172.16'

Device	Routing	Invert	Outlet Devices
#1	Primary	168.70'	**12.0" Round Culvert** L= 142.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 168.70' / 167.00' S= 0.0120 '/' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf

Primary OutFlow Max=7.17 cfs @ 12.03 hrs HW=176.24' (Free Discharge)
↑**1=Culvert** (Barrel Controls 7.17 cfs @ 9.13 fps)

Pond 12P: EXISTING CB



Summary for Pond 14P: EXISTING CB

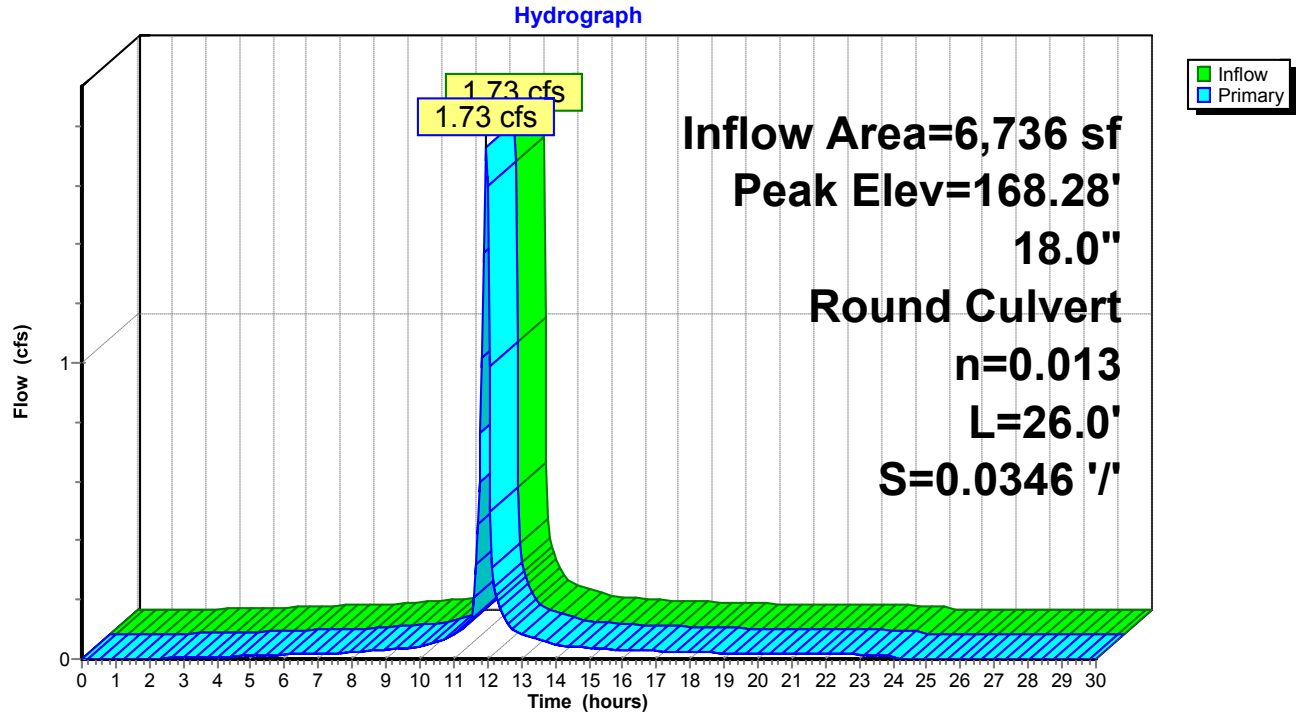
Inflow Area = 6,736 sf, 69.73% Impervious, Inflow Depth = 7.38" for 100-YEAR event
Inflow = 1.73 cfs @ 11.96 hrs, Volume= 4,143 cf
Outflow = 1.73 cfs @ 11.96 hrs, Volume= 4,143 cf, Atten= 0%, Lag= 0.0 min
Primary = 1.73 cfs @ 11.96 hrs, Volume= 4,143 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 168.28' @ 11.96 hrs
Flood Elev= 172.33'

Device	Routing	Invert	Outlet Devices
#1	Primary	167.60'	**18.0" Round Culvert** L= 26.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 167.60' / 166.70' S= 0.0346 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf

Primary OutFlow Max=1.68 cfs @ 11.96 hrs HW=168.27' (Free Discharge)
1=Culvert (Inlet Controls 1.68 cfs @ 2.20 fps)

Pond 14P: EXISTING CB



Summary for Pond CB-1: PROPOSED CATCH BASIN #1

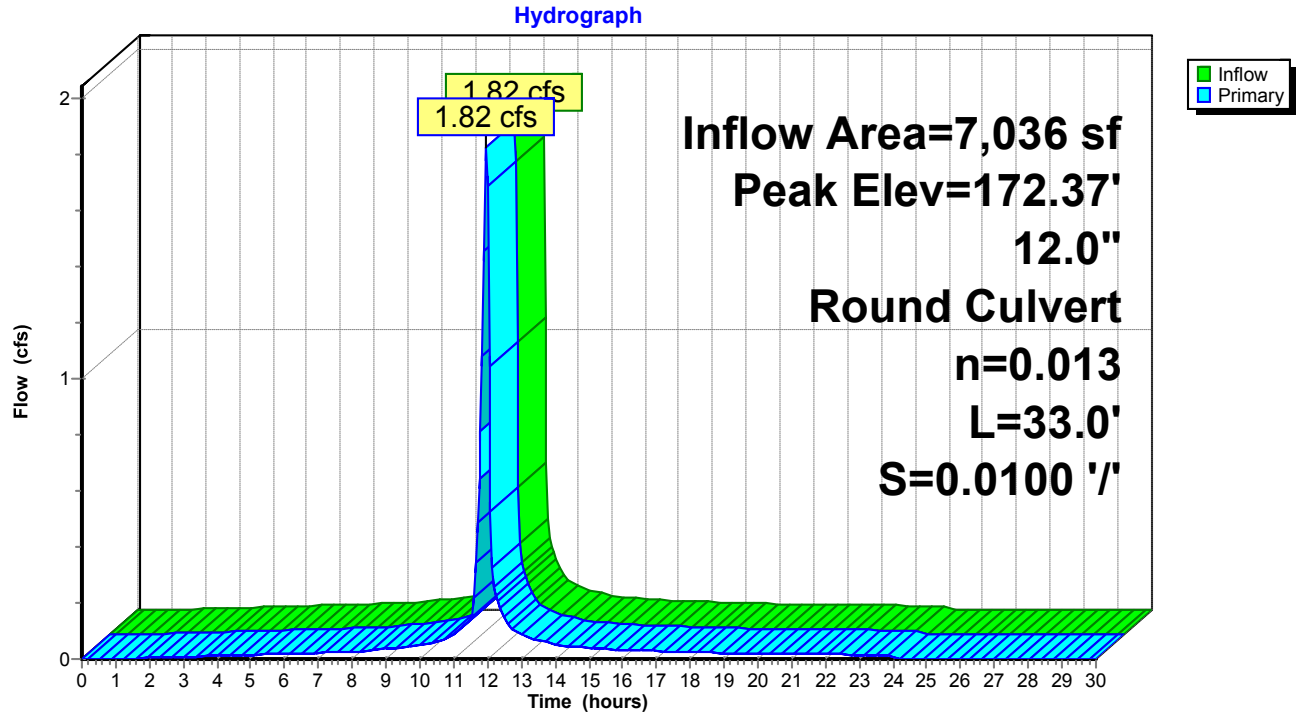
Inflow Area = 7,036 sf, 83.26% Impervious, Inflow Depth = 7.62" for 100-YEAR event
Inflow = 1.82 cfs @ 11.96 hrs, Volume= 4,468 cf
Outflow = 1.82 cfs @ 11.96 hrs, Volume= 4,468 cf, Atten= 0%, Lag= 0.0 min
Primary = 1.82 cfs @ 11.96 hrs, Volume= 4,468 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 172.37' @ 11.96 hrs
Flood Elev= 172.70'

Device	Routing	Invert	Outlet Devices
#1	Primary	171.50'	**12.0" Round Culvert** L= 33.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 171.50' / 171.17' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf

Primary OutFlow Max=1.78 cfs @ 11.96 hrs HW=172.36' (Free Discharge)
1=Culvert (Inlet Controls 1.78 cfs @ 2.49 fps)

Pond CB-1: PROPOSED CATCH BASIN #1



Summary for Pond CB-2: PR CB #2

[57] Hint: Peaked at 173.64' (Flood elevation advised)
[81] Warning: Exceeded Pond CB-1 by 1.24' @ 11.95 hrs

Inflow Area = 28,448 sf, 85.49% Impervious, Inflow Depth = 7.71" for 100-YEAR event
Inflow = 7.40 cfs @ 11.96 hrs, Volume= 18,279 cf
Outflow = 7.40 cfs @ 11.96 hrs, Volume= 18,279 cf, Atten= 0%, Lag= 0.0 min
Primary = 5.08 cfs @ 11.96 hrs, Volume= 11,017 cf
Secondary = 2.32 cfs @ 11.96 hrs, Volume= 7,262 cf

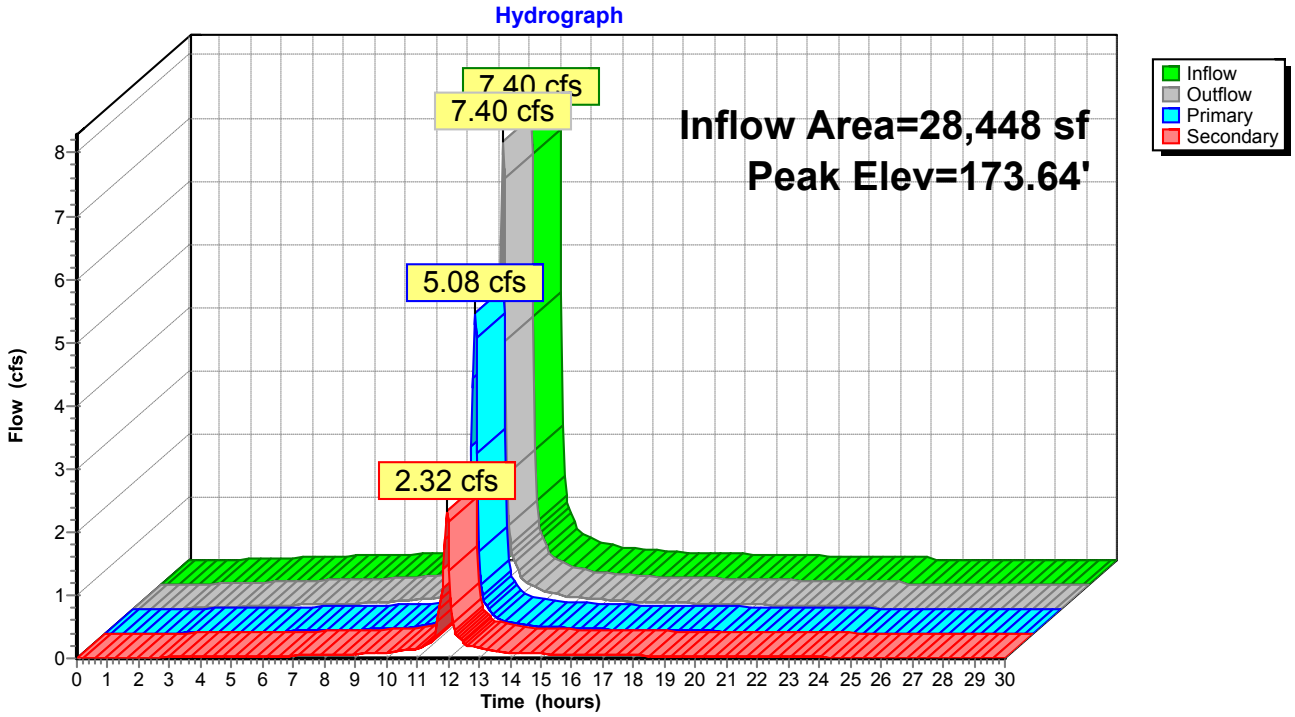
Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 173.64' @ 11.96 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	170.25'	**12.0" Round Culvert** L= 20.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 170.25' / 170.05' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf
#2	Secondary	170.25'	**8.0" Round Culvert** L= 12.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 170.25' / 170.05' S= 0.0167 '/' Cc= 0.900 n= 0.013, Flow Area= 0.35 sf

Primary OutFlow Max=4.96 cfs @ 11.96 hrs HW=173.51' (Free Discharge)
↑—**1=Culvert** (Inlet Controls 4.96 cfs @ 6.32 fps)

Secondary OutFlow Max=2.27 cfs @ 11.96 hrs HW=173.51' (Free Discharge)
↑—**2=Culvert** (Inlet Controls 2.27 cfs @ 6.50 fps)

Pond CB-2: PR CB #2



Summary for Pond DP-1: Existing Catch Basin

[58] Hint: Peaked 0.37' above defined flood level
[79] Warning: Submerged Pond 8P Primary device # 1 INLET by 0.92'
[79] Warning: Submerged Pond 12P Primary device # 1 INLET by 3.52'
[81] Warning: Exceeded Pond 14P by 3.97' @ 12.00 hrs

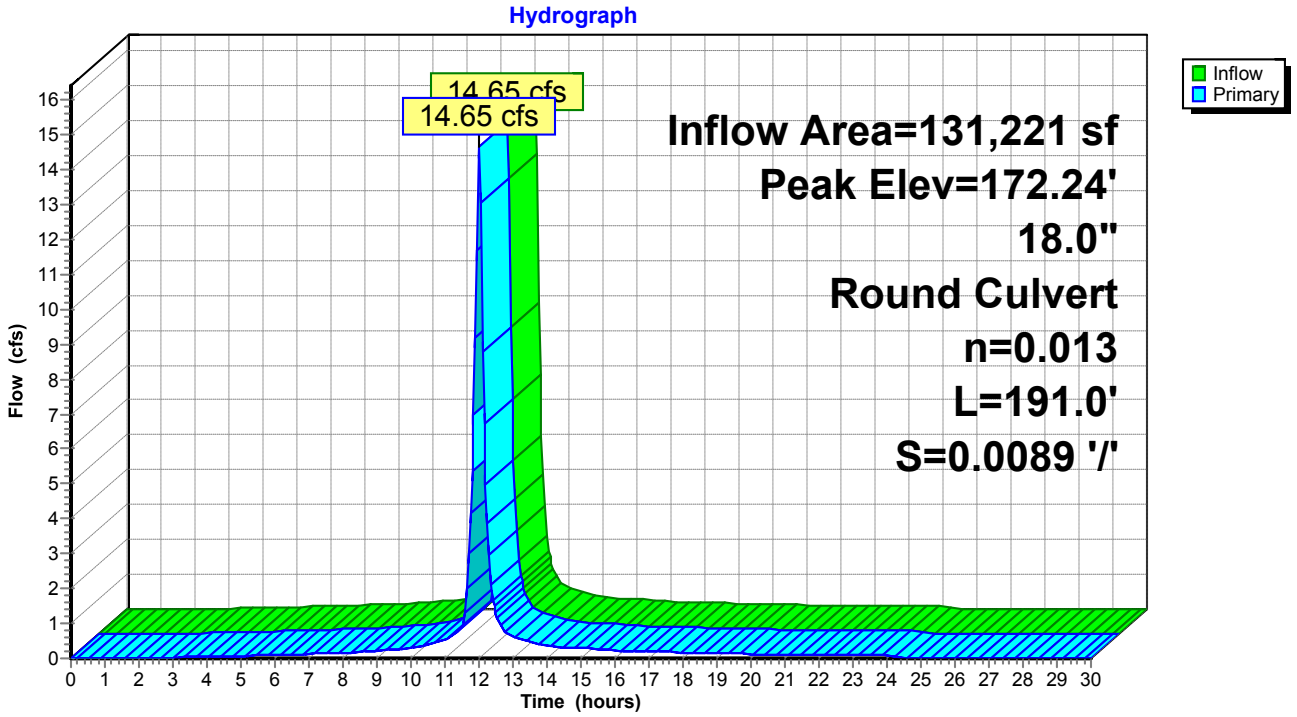
Inflow Area = 131,221 sf, 73.88% Impervious, Inflow Depth = 3.14" for 100-YEAR event
Inflow = 14.65 cfs @ 12.01 hrs, Volume= 34,386 cf
Outflow = 14.65 cfs @ 12.01 hrs, Volume= 34,386 cf, Atten= 0%, Lag= 0.0 min
Primary = 14.65 cfs @ 12.01 hrs, Volume= 34,386 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 172.24' @ 12.01 hrs
Flood Elev= 171.87'

Device	Routing	Invert	Outlet Devices
#1	Primary	166.70'	**18.0" Round Culvert** L= 191.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 166.70' / 165.00' S= 0.0089 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf

Primary OutFlow Max=14.41 cfs @ 12.01 hrs HW=172.07' (Free Discharge)
↑**1=Culvert** (Barrel Controls 14.41 cfs @ 8.15 fps)

Pond DP-1: Existing Catch Basin



Summary for Pond DW-1: PROPOSED DRYWELL #1

[85] Warning: Oscillations may require smaller dt or Finer Routing (severity=1)

Inflow Area = 3,471 sf, 65.57% Impervious, Inflow Depth = 7.26" for 100-YEAR event
Inflow = 0.88 cfs @ 11.96 hrs, Volume= 2,100 cf
Outflow = 0.23 cfs @ 11.90 hrs, Volume= 2,100 cf, Atten= 74%, Lag= 0.0 min
Discarded = 0.23 cfs @ 11.90 hrs, Volume= 2,100 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 170.14' @ 12.12 hrs Surf.Area= 310 sf Storage= 642 cf

Plug-Flow detention time= 33.1 min calculated for 2,097 cf (100% of inflow)
Center-of-Mass det. time= 33.0 min (797.7 - 764.7)

Volume	Invert	Avail.Storage	Storage Description
#1	164.00'	712 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)
#2	163.00'	38 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 94 cf Overall x 40.0% Voids
		750 cf	Total Available Storage

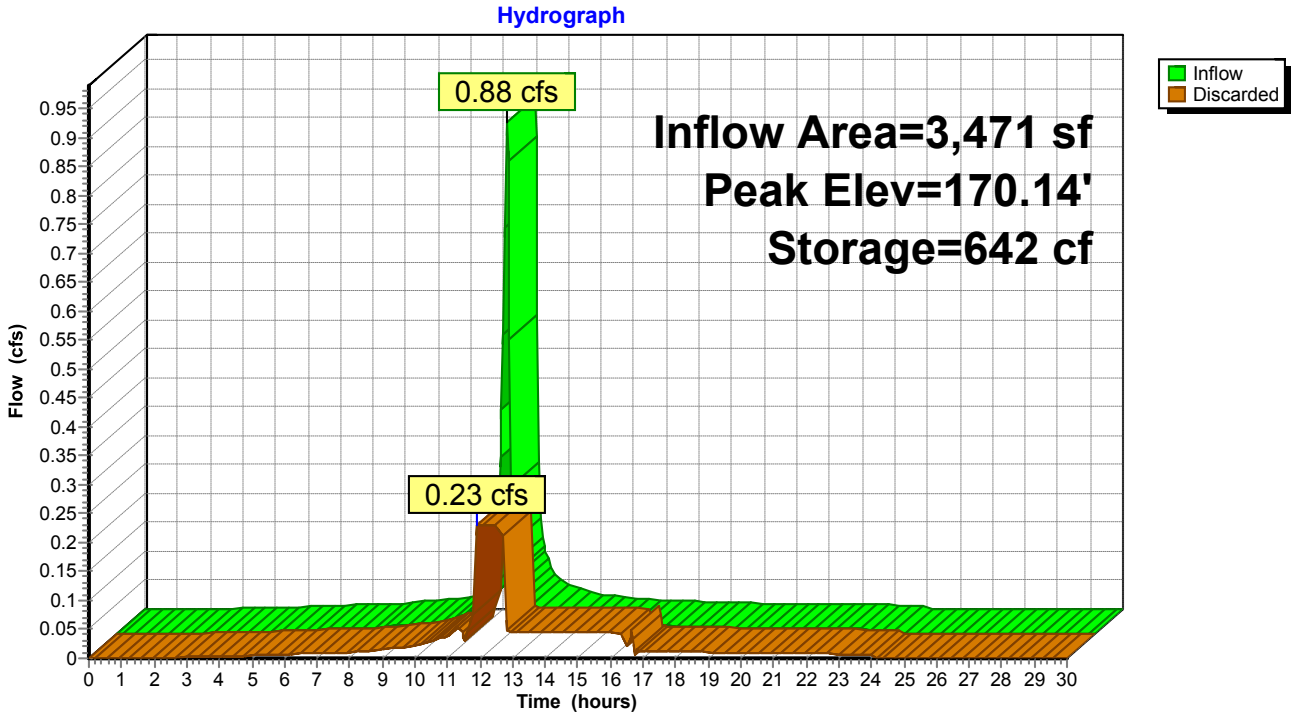
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
164.00	50	0	0
168.90	50	245	245
169.00	300	17	262
170.50	300	450	712

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
163.00	78	0	0
164.00	10	44	44
169.00	10	50	94

Device	Routing	Invert	Outlet Devices
#1	Discarded	163.00'	**32.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.23 cfs @ 11.90 hrs HW=169.08' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.23 cfs)

Pond DW-1: PROPOSED DRYWELL #1



Summary for Pond DW-2: PROPOSED DRYWELL #2

[81] Warning: Exceeded Pond YD-2 by 2.78' @ 18.20 hrs

Inflow Area = 13,357 sf, 67.23% Impervious, Inflow Depth = 7.25" for 100-YEAR event
Inflow = 3.38 cfs @ 11.96 hrs, Volume= 8,066 cf
Outflow = 2.58 cfs @ 12.02 hrs, Volume= 8,068 cf, Atten= 24%, Lag= 3.7 min
Discarded = 2.58 cfs @ 12.02 hrs, Volume= 8,068 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 175.89' @ 12.02 hrs Surf.Area= 3,487 sf Storage= 1,134 cf

Plug-Flow detention time= 42.7 min calculated for 8,055 cf (100% of inflow)
Center-of-Mass det. time= 42.9 min (805.2 - 762.3)

Volume	Invert	Avail.Storage	Storage Description
#1	167.78'	1,499 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)
#2	166.50'	53 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 134 cf Overall x 40.0% Voids
		1,552 cf	Total Available Storage

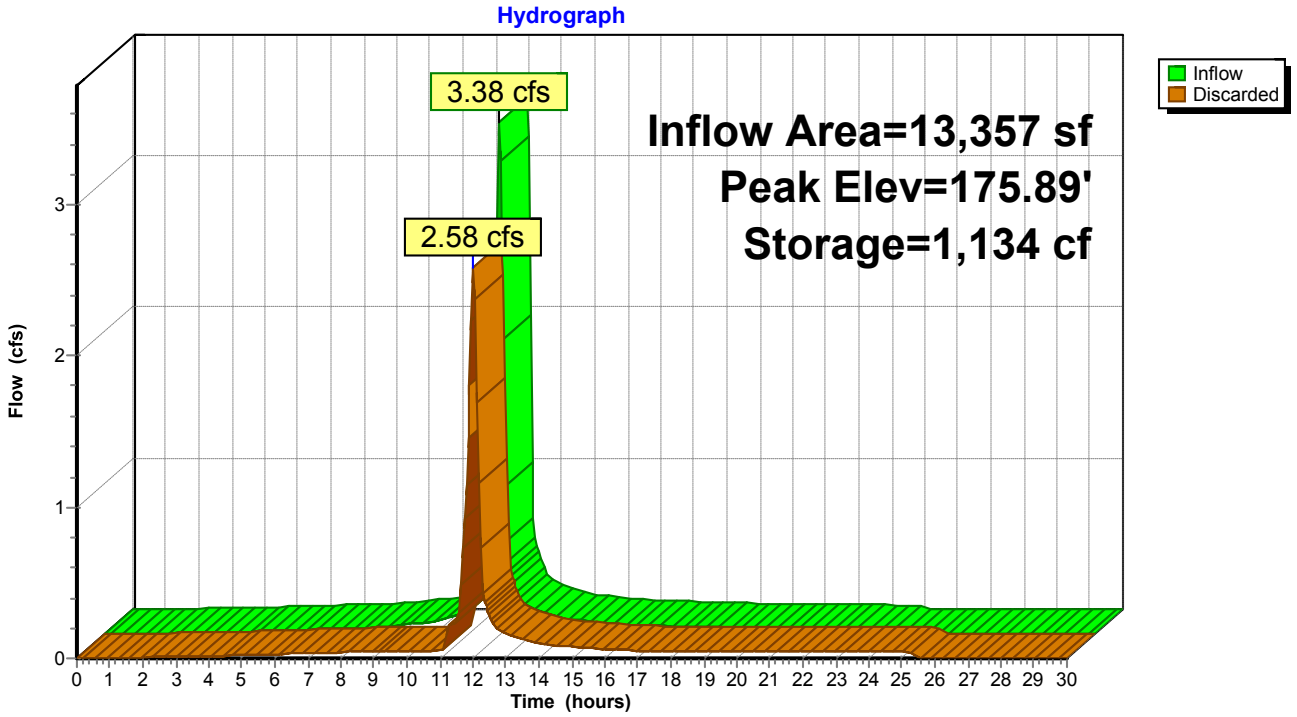
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
167.78	50	0	0
175.50	50	386	386
176.00	4,400	1,113	1,499

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
166.50	78	0	0
167.78	10	56	56
175.50	10	77	134

Device	Routing	Invert	Outlet Devices
#1	Discarded	166.50'	**32.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=2.54 cfs @ 12.02 hrs HW=175.89' (Free Discharge)
↑**1=Exfiltration** (Exfiltration Controls 2.54 cfs)

Pond DW-2: PROPOSED DRYWELL #2



Summary for Pond DW-3: PROPOSED DRYWELL #3

[85] Warning: Oscillations may require smaller dt or Finer Routing (severity=1)
[81] Warning: Exceeded Pond YD-4 by 2.09' @ 18.70 hrs

Inflow Area = 14,239 sf, 86.05% Impervious, Inflow Depth = 7.71" for 100-YEAR event
Inflow = 3.70 cfs @ 11.96 hrs, Volume= 9,151 cf
Outflow = 2.72 cfs @ 12.03 hrs, Volume= 9,152 cf, Atten= 26%, Lag= 4.0 min
Discarded = 2.72 cfs @ 12.03 hrs, Volume= 9,152 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 174.96' @ 12.03 hrs Surf.Area= 3,675 sf Storage= 1,295 cf

Plug-Flow detention time= 41.3 min calculated for 9,137 cf (100% of inflow)
Center-of-Mass det. time= 41.5 min (789.9 - 748.4)

Volume	Invert	Avail.Storage	Storage Description
#1	166.69'	1,403 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)
#2	165.50'	55 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 138 cf Overall x 40.0% Voids
		1,458 cf	Total Available Storage

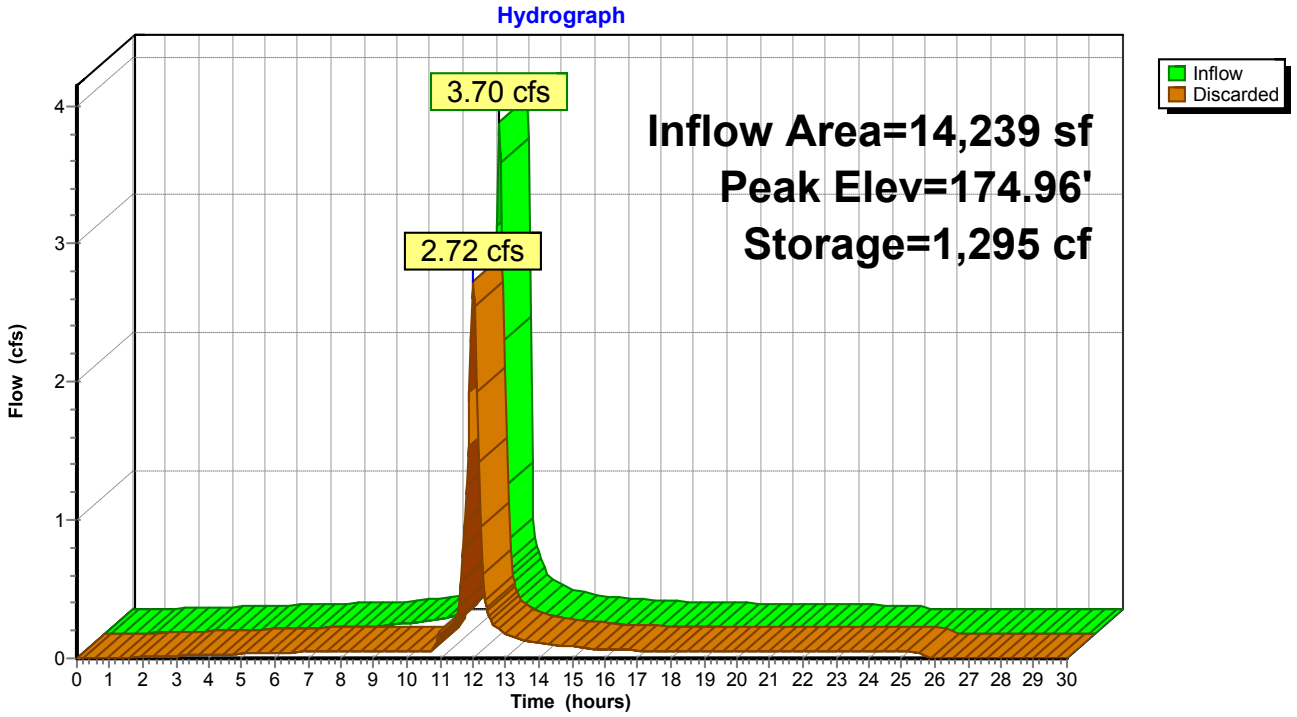
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
166.69	50	0	0
174.50	50	391	391
175.00	4,000	1,013	1,403

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
165.50	79	0	0
165.69	79	15	15
166.69	10	45	60
174.50	10	78	138

Device	Routing	Invert	Outlet Devices
#1	Discarded	165.50'	**32.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=2.68 cfs @ 12.03 hrs HW=174.95' (Free Discharge)
↑**1=Exfiltration** (Exfiltration Controls 2.68 cfs)

Pond DW-3: PROPOSED DRYWELL #3



Summary for Pond DW-4: PROPOSED DRYWELL #4

[93] Warning: Storage range exceeded by 15.56'
[88] Warning: Qout>Qin may require smaller dt or Finer Routing
[81] Warning: Exceeded Pond CB-2 by 16.85' @ 12.00 hrs

Inflow Area = 28,448 sf, 85.49% Impervious, Inflow Depth = 4.65" for 100-YEAR event
Inflow = 5.08 cfs @ 11.96 hrs, Volume= 11,017 cf
Outflow = 6.10 cfs @ 12.00 hrs, Volume= 11,017 cf, Atten= 0%, Lag= 2.3 min
Discarded = 0.51 cfs @ 11.95 hrs, Volume= 3,704 cf
Secondary = 5.59 cfs @ 12.00 hrs, Volume= 7,313 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 190.06' @ 12.00 hrs Surf.Area= 1,010 sf Storage= 1,517 cf

Plug-Flow detention time= 44.1 min calculated for 11,017 cf (100% of inflow)
Center-of-Mass det. time= 44.0 min (790.5 - 746.4)

Volume	Invert	Avail.Storage	Storage Description
#1	165.00'	1,468 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)
#2	164.00'	50 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 124 cf Overall x 40.0% Voids
		1,517 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
165.00	55	0	0
173.00	55	440	440
174.00	1,000	528	968
174.50	1,000	500	1,468

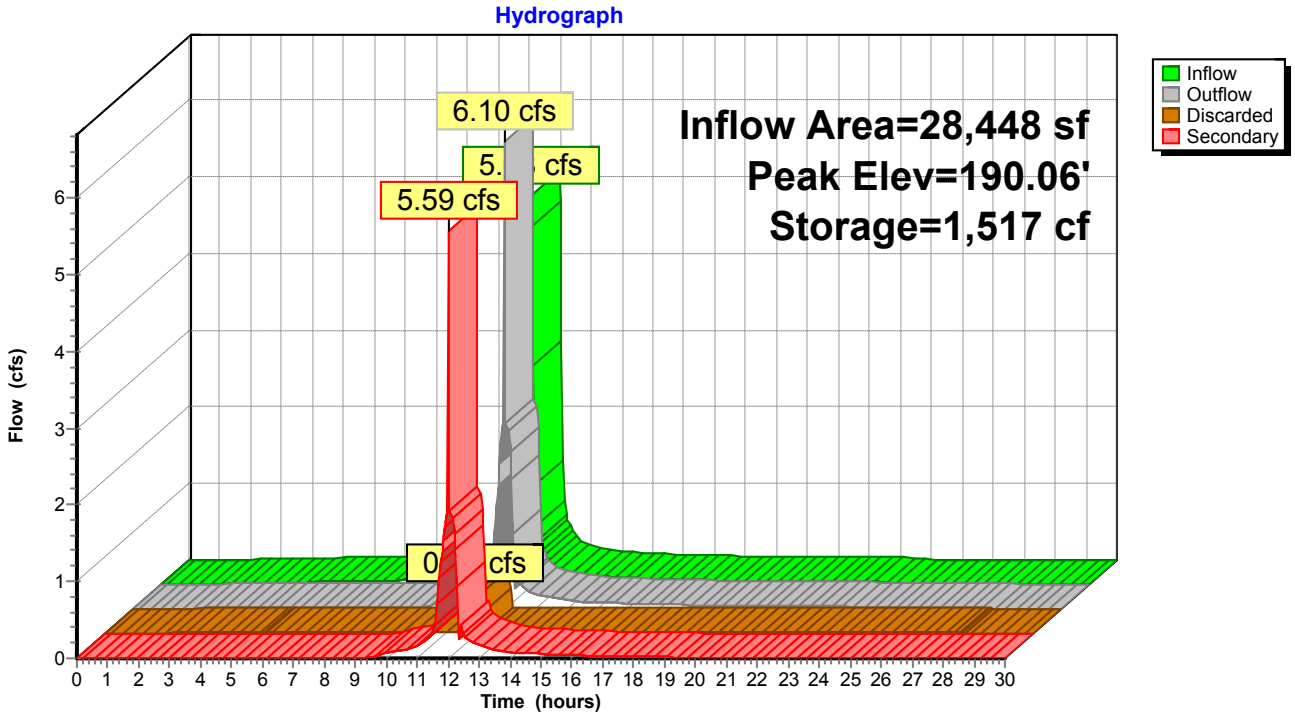
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
164.00	78	0	0
165.00	10	44	44
173.00	10	80	124

Device	Routing	Invert	Outlet Devices
#1	Discarded	164.00'	**22.000 in/hr Exfiltration over Surface area**
#2	Secondary	172.00'	**8.0" Round Culvert** L= 30.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 172.00' / 171.70' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 0.35 sf

Discarded OutFlow Max=0.51 cfs @ 11.95 hrs HW=174.39' (Free Discharge)
↑**1=Exfiltration** (Exfiltration Controls 0.51 cfs)

Secondary OutFlow Max=5.59 cfs @ 12.00 hrs HW=190.05' (Free Discharge)
↑**2=Culvert** (Inlet Controls 5.59 cfs @ 16.00 fps)

Pond DW-4: PROPOSED DRYWELL #4



Summary for Pond DW-5: PROPOSED DRYWELL #5

Inflow Area = 11,493 sf, 65.66% Impervious, Inflow Depth = 7.26" for 100-YEAR event
Inflow = 2.93 cfs @ 11.96 hrs, Volume= 6,955 cf
Outflow = 1.43 cfs @ 12.07 hrs, Volume= 6,955 cf, Atten= 51%, Lag= 6.3 min
Discarded = 1.43 cfs @ 12.07 hrs, Volume= 6,955 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 172.93' @ 12.07 hrs Surf.Area= 2,814 sf Storage= 1,588 cf

Plug-Flow detention time= 35.9 min calculated for 6,943 cf (100% of inflow)
Center-of-Mass det. time= 36.0 min (800.7 - 764.7)

Volume	Invert	Avail.Storage	Storage Description
#1	168.00'	1,748 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)
#2	167.00'	34 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 84 cf Overall x 40.0% Voids
		1,781 cf	Total Available Storage

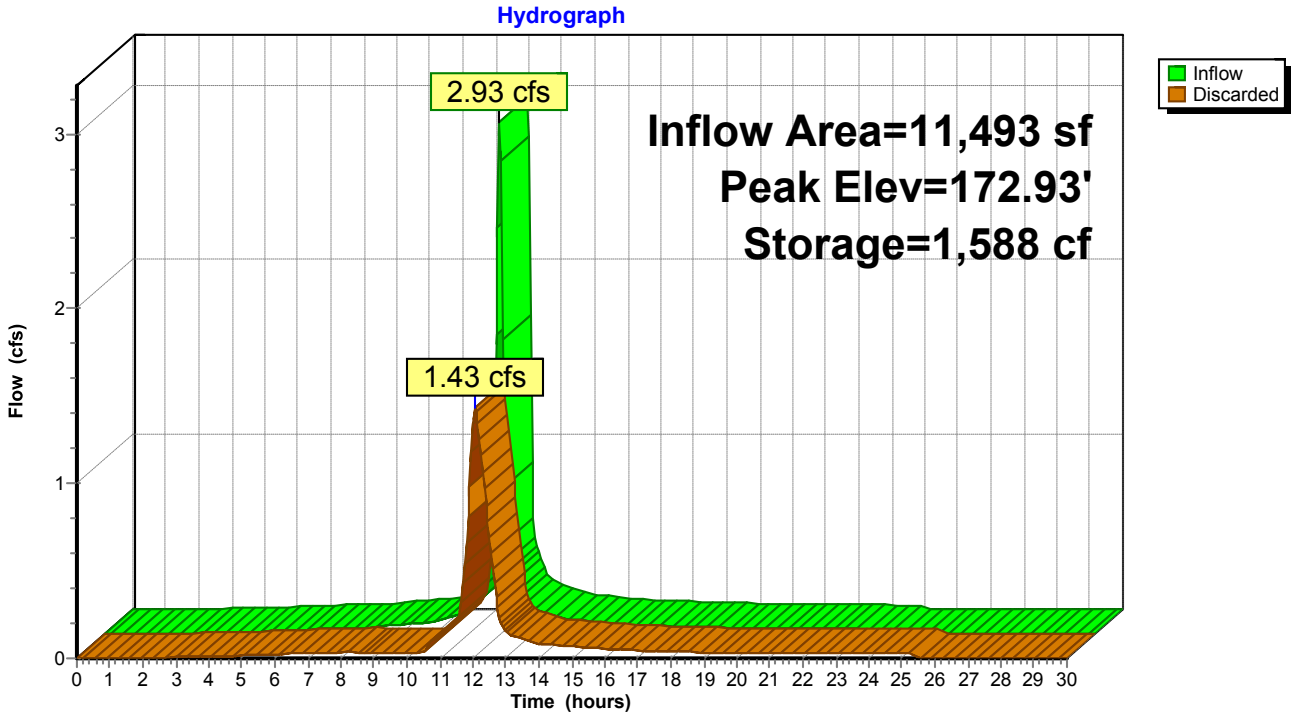
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
168.00	55	0	0
172.00	55	220	220
173.00	3,000	1,528	1,748

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
167.00	78	0	0
168.00	10	44	44
172.00	10	40	84

Device	Routing	Invert	Outlet Devices
#1	Discarded	167.00'	**22.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=1.42 cfs @ 12.07 hrs HW=172.93' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 1.42 cfs)

Pond DW-5: PROPOSED DRYWELL #5



Summary for Pond DW-6: PROPOSED DRYWELL #6

[85] Warning: Oscillations may require smaller dt or Finer Routing (severity=1)

Inflow Area = 1,844 sf,100.00% Impervious, Inflow Depth = 7.98" for 100-YEAR event
Inflow = 0.48 cfs @ 11.96 hrs, Volume= 1,226 cf
Outflow = 0.27 cfs @ 12.06 hrs, Volume= 1,226 cf, Atten= 44%, Lag= 5.9 min
Discarded = 0.27 cfs @ 12.06 hrs, Volume= 1,226 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 174.25' @ 12.06 hrs Surf.Area= 534 sf Storage= 325 cf

Plug-Flow detention time= 37.3 min calculated for 1,224 cf (100% of inflow)
Center-of-Mass det. time= 37.3 min (773.9 - 736.6)

Volume	Invert	Avail.Storage	Storage Description
#1	170.00'	484 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)
#2	169.00'	34 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 84 cf Overall x 40.0% Voids
		517 cf	Total Available Storage

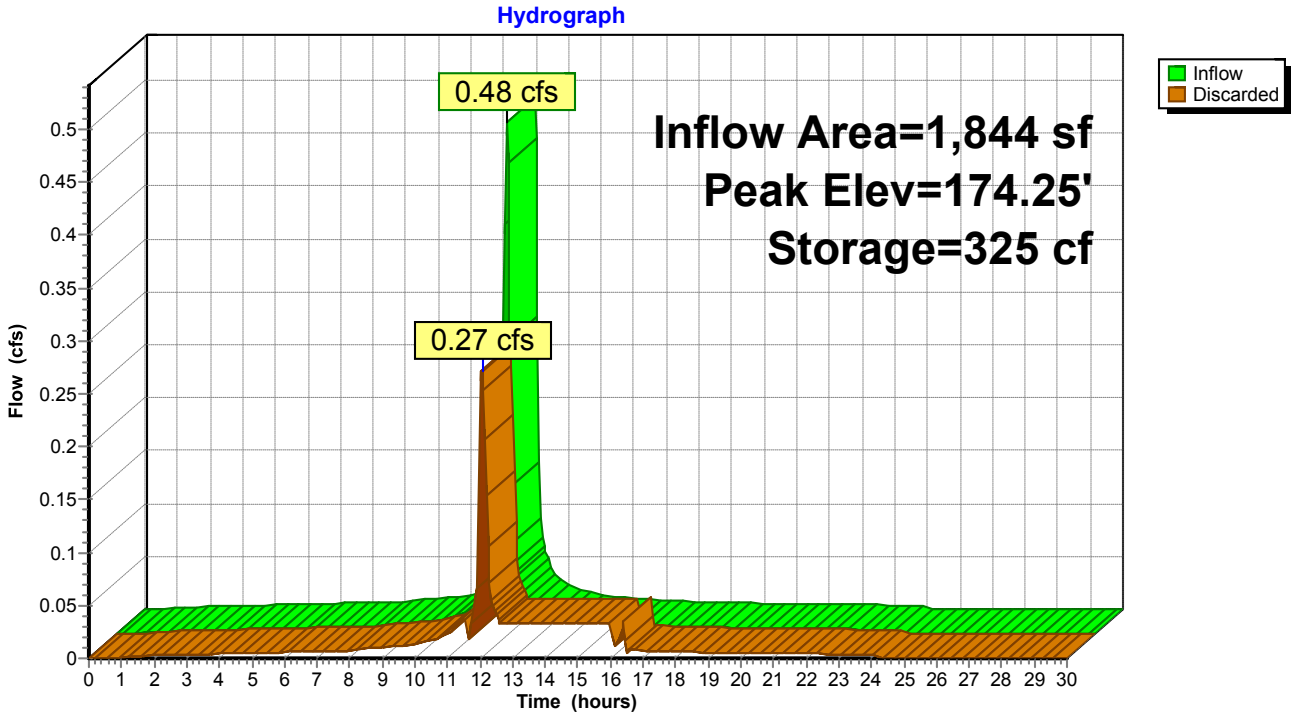
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
170.00	55	0	0
174.00	55	220	220
174.50	1,000	264	484

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
169.00	78	0	0
170.00	10	44	44
174.00	10	40	84

Device	Routing	Invert	Outlet Devices
#1	Discarded	169.00'	**22.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.27 cfs @ 12.06 hrs HW=174.24' (Free Discharge)
1=Exfiltration (Exfiltration Controls 0.27 cfs)

Pond DW-6: PROPOSED DRYWELL #6



Summary for Pond DW-7: PROPOSED DRYWELL #7

[85] Warning: Oscillations may require smaller dt or Finer Routing (severity=1)

Inflow Area = 1,755 sf,100.00% Impervious, Inflow Depth = 7.98" for 100-YEAR event
Inflow = 0.46 cfs @ 11.96 hrs, Volume= 1,167 cf
Outflow = 0.29 cfs @ 12.05 hrs, Volume= 1,167 cf, Atten= 37%, Lag= 5.5 min
Discarded = 0.29 cfs @ 12.05 hrs, Volume= 1,167 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 175.63' @ 12.05 hrs Surf.Area= 573 sf Storage= 304 cf

Plug-Flow detention time= 39.8 min calculated for 1,165 cf (100% of inflow)
Center-of-Mass det. time= 39.8 min (776.4 - 736.6)

Volume	Invert	Avail.Storage	Storage Description
#1	171.50'	352 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)
#2	170.00'	42 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 106 cf Overall x 40.0% Voids
		394 cf	Total Available Storage

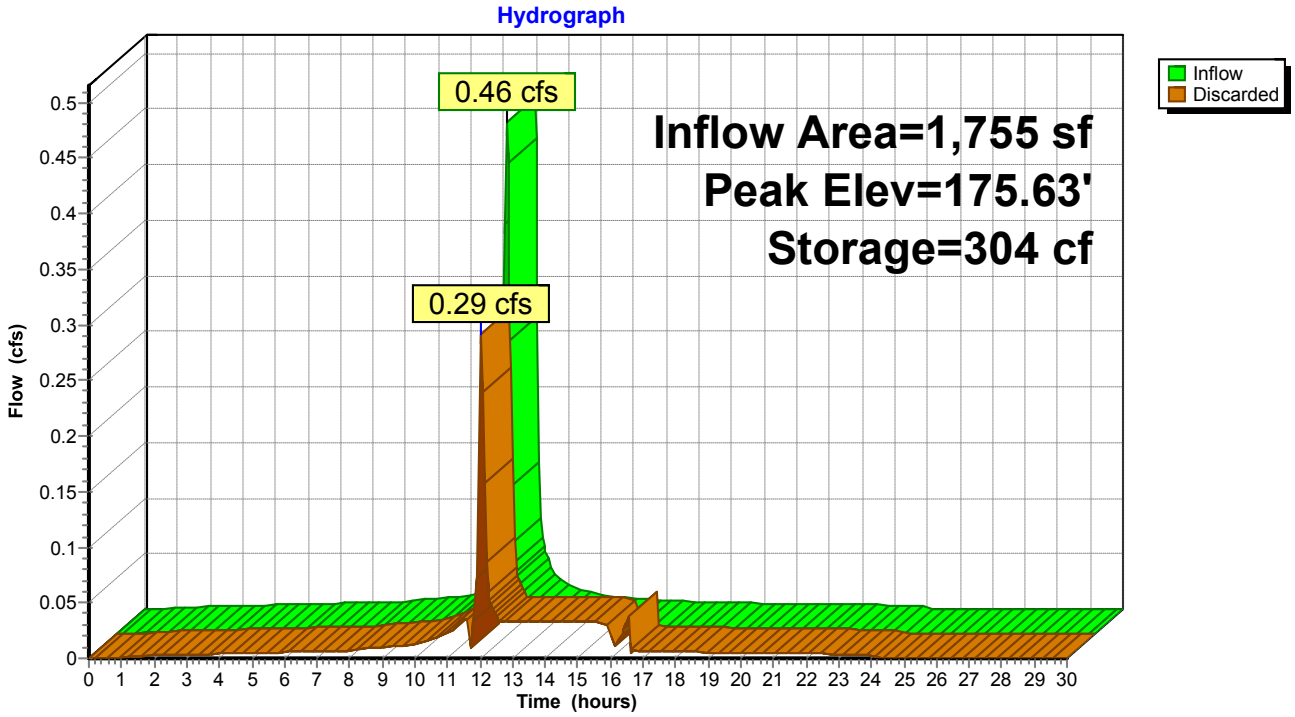
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
171.50	55	0	0
175.50	55	220	220
175.75	1,000	132	352

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
170.00	78	0	0
171.50	10	66	66
175.50	10	40	106

Device	Routing	Invert	Outlet Devices
#1	Discarded	170.00'	**22.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.29 cfs @ 12.05 hrs HW=175.63' (Free Discharge)
1=Exfiltration (Exfiltration Controls 0.29 cfs)

Pond DW-7: PROPOSED DRYWELL #7



Summary for Pond DW-8: PROPOSED DRYWELL #8

[85] Warning: Oscillations may require smaller dt or Finer Routing (severity=1)

Inflow Area = 1,734 sf,100.00% Impervious, Inflow Depth = 7.98" for 100-YEAR event
Inflow = 0.45 cfs @ 11.96 hrs, Volume= 1,153 cf
Outflow = 0.24 cfs @ 12.06 hrs, Volume= 1,153 cf, Atten= 47%, Lag= 6.2 min
Discarded = 0.24 cfs @ 12.06 hrs, Volume= 1,153 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 173.22' @ 12.06 hrs Surf.Area= 475 sf Storage= 310 cf

Plug-Flow detention time= 38.0 min calculated for 1,151 cf (100% of inflow)
Center-of-Mass det. time= 37.9 min (774.5 - 736.6)

Volume	Invert	Avail.Storage	Storage Description
#1	169.00'	484 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)
#2	168.00'	34 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 84 cf Overall x 40.0% Voids
		517 cf	Total Available Storage

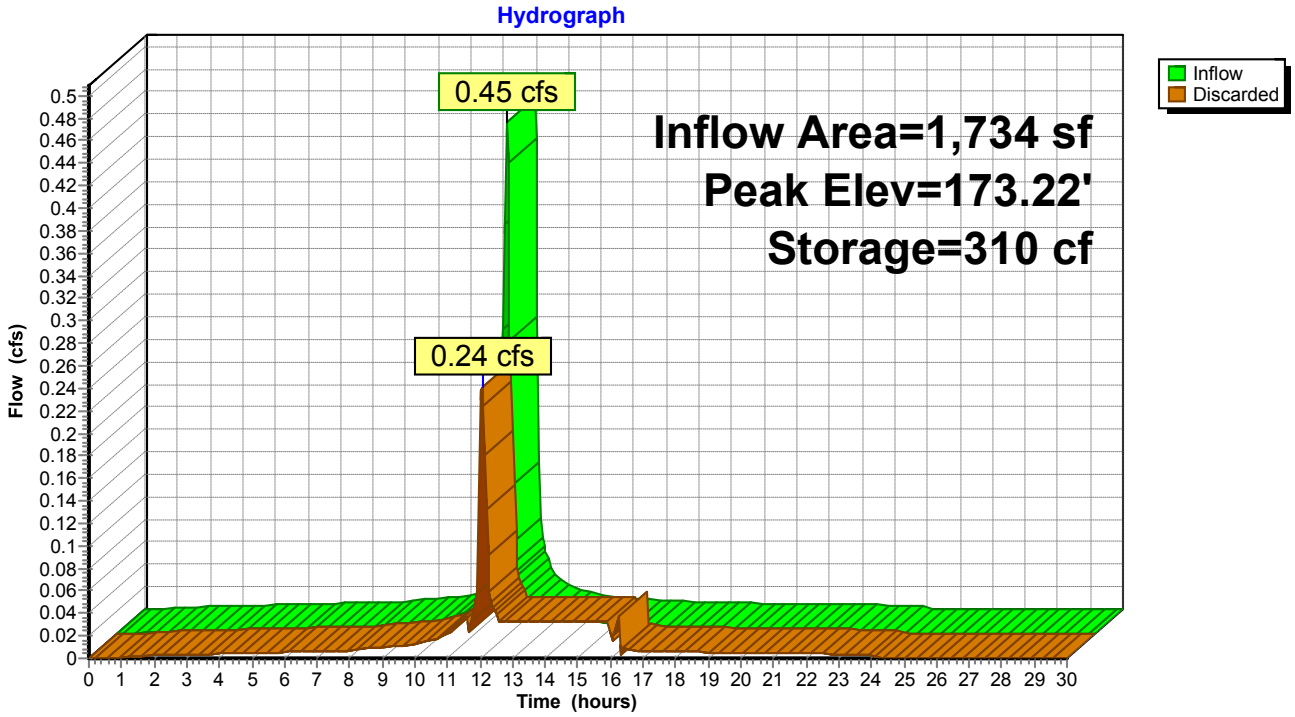
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
169.00	55	0	0
173.00	55	220	220
173.50	1,000	264	484

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
168.00	78	0	0
169.00	10	44	44
173.00	10	40	84

Device	Routing	Invert	Outlet Devices
#1	Discarded	168.00'	**22.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.23 cfs @ 12.06 hrs HW=173.21' (Free Discharge)
1=Exfiltration (Exfiltration Controls 0.23 cfs)

Pond DW-8: PROPOSED DRYWELL #8



Summary for Pond YD-1: PROPOSED DRAIN #1

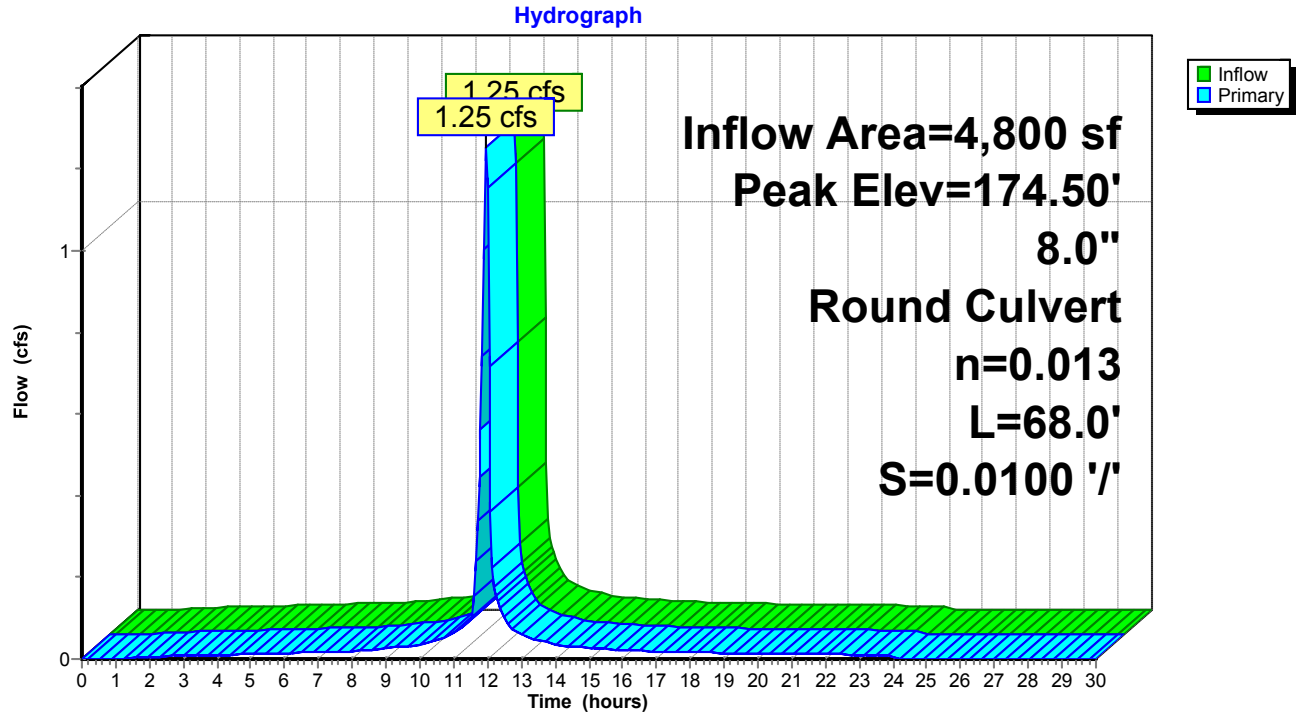
Inflow Area = 4,800 sf, 94.90% Impervious, Inflow Depth = 7.86" for 100-YEAR event
Inflow = 1.25 cfs @ 11.96 hrs, Volume= 3,144 cf
Outflow = 1.25 cfs @ 11.96 hrs, Volume= 3,144 cf, Atten= 0%, Lag= 0.0 min
Primary = 1.25 cfs @ 11.96 hrs, Volume= 3,144 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 174.50' @ 11.96 hrs
Flood Elev= 175.44'

Device	Routing	Invert	Outlet Devices
#1	Primary	173.27'	**8.0" Round Culvert** L= 68.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 173.27' / 172.59' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 0.35 sf

Primary OutFlow Max=1.23 cfs @ 11.96 hrs HW=174.46' (Free Discharge)
1=Culvert (Inlet Controls 1.23 cfs @ 3.51 fps)

Pond YD-1: PROPOSED DRAIN #1



Summary for Pond YD-2: PROPOSED DRAIN #2

[58] Hint: Peaked 5.61' above defined flood level
[81] Warning: Exceeded Pond YD-1 by 4.82' @ 11.95 hrs

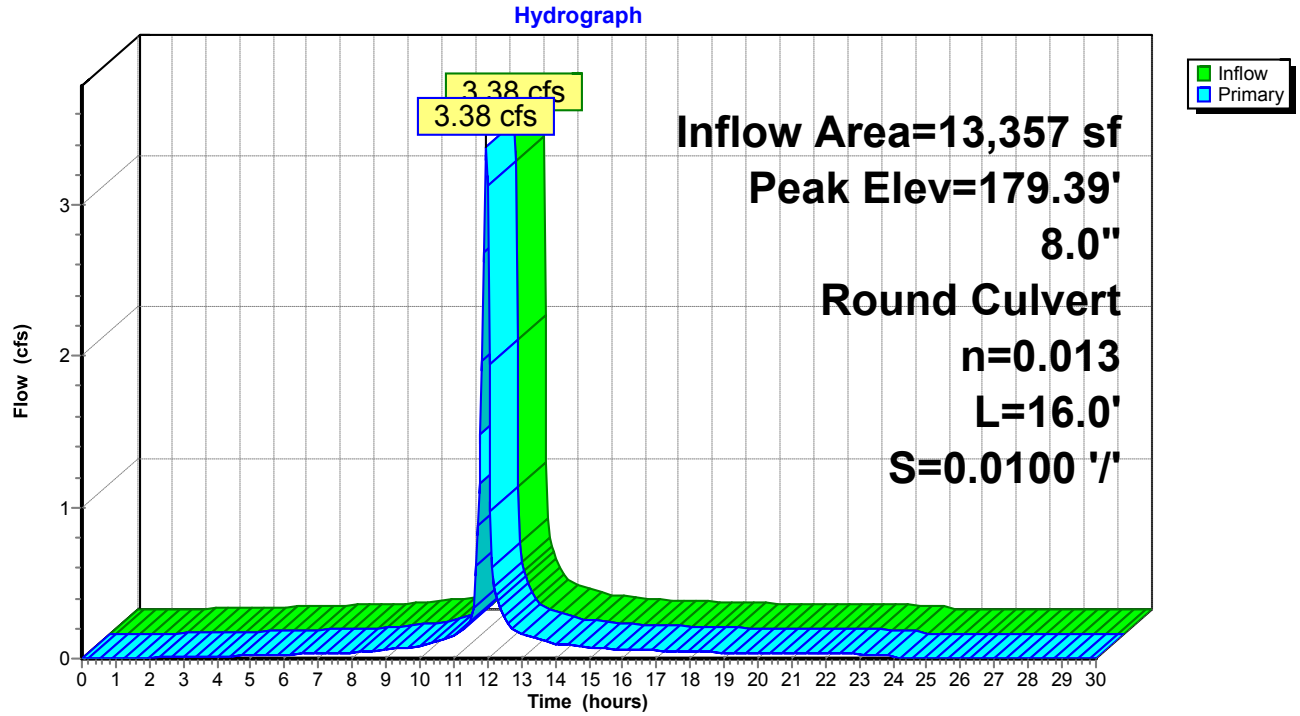
Inflow Area = 13,357 sf, 67.23% Impervious, Inflow Depth = 7.25" for 100-YEAR event
Inflow = 3.38 cfs @ 11.96 hrs, Volume= 8,066 cf
Outflow = 3.38 cfs @ 11.96 hrs, Volume= 8,066 cf, Atten= 0%, Lag= 0.0 min
Primary = 3.38 cfs @ 11.96 hrs, Volume= 8,066 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 179.39' @ 11.96 hrs
Flood Elev= 173.78'

Device	Routing	Invert	Outlet Devices
#1	Primary	172.59'	**8.0" Round Culvert** L= 16.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 172.59' / 172.43' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 0.35 sf

Primary OutFlow Max=3.30 cfs @ 11.96 hrs HW=179.10' (Free Discharge)
↑—**1=Culvert** (Inlet Controls 3.30 cfs @ 9.44 fps)

Pond YD-2: PROPOSED DRAIN #2



Summary for Pond YD-3: PROPOSED DRAIN #3

[58] Hint: Peaked 0.58' above defined flood level

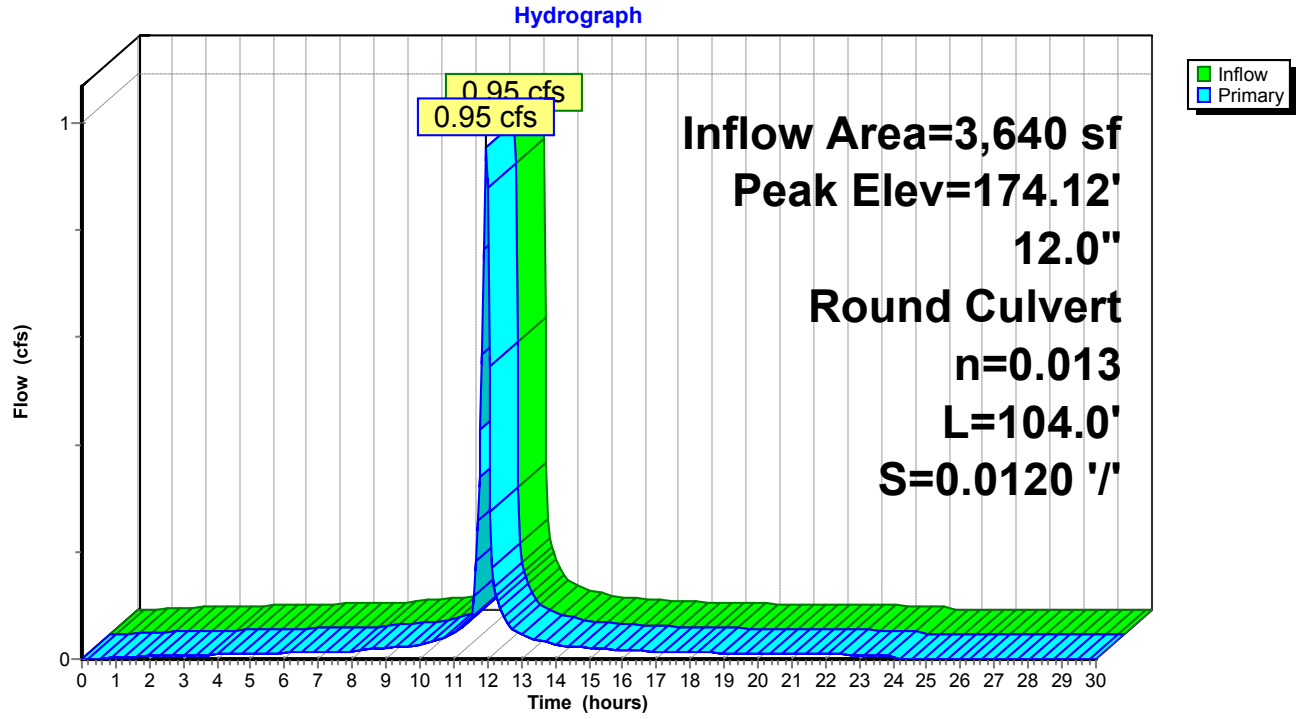
Inflow Area = 3,640 sf,100.00% Impervious, Inflow Depth = 7.98" for 100-YEAR event
Inflow = 0.95 cfs @ 11.96 hrs, Volume= 2,421 cf
Outflow = 0.95 cfs @ 11.96 hrs, Volume= 2,421 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.95 cfs @ 11.96 hrs, Volume= 2,421 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 174.12' @ 11.96 hrs
Flood Elev= 173.54'

Device	Routing	Invert	Outlet Devices
#1	Primary	173.54'	**12.0" Round Culvert** L= 104.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 173.54' / 172.29' S= 0.0120 '/' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf

Primary OutFlow Max=0.93 cfs @ 11.96 hrs HW=174.11' (Free Discharge)
└**1=Culvert** (Inlet Controls 0.93 cfs @ 2.03 fps)

Pond YD-3: PROPOSED DRAIN #3



Summary for Pond YD-4: PROPOSED DRAIN #4

[58] Hint: Peaked 8.86' above defined flood level
[81] Warning: Exceeded Pond YD-3 by 9.07' @ 11.95 hrs

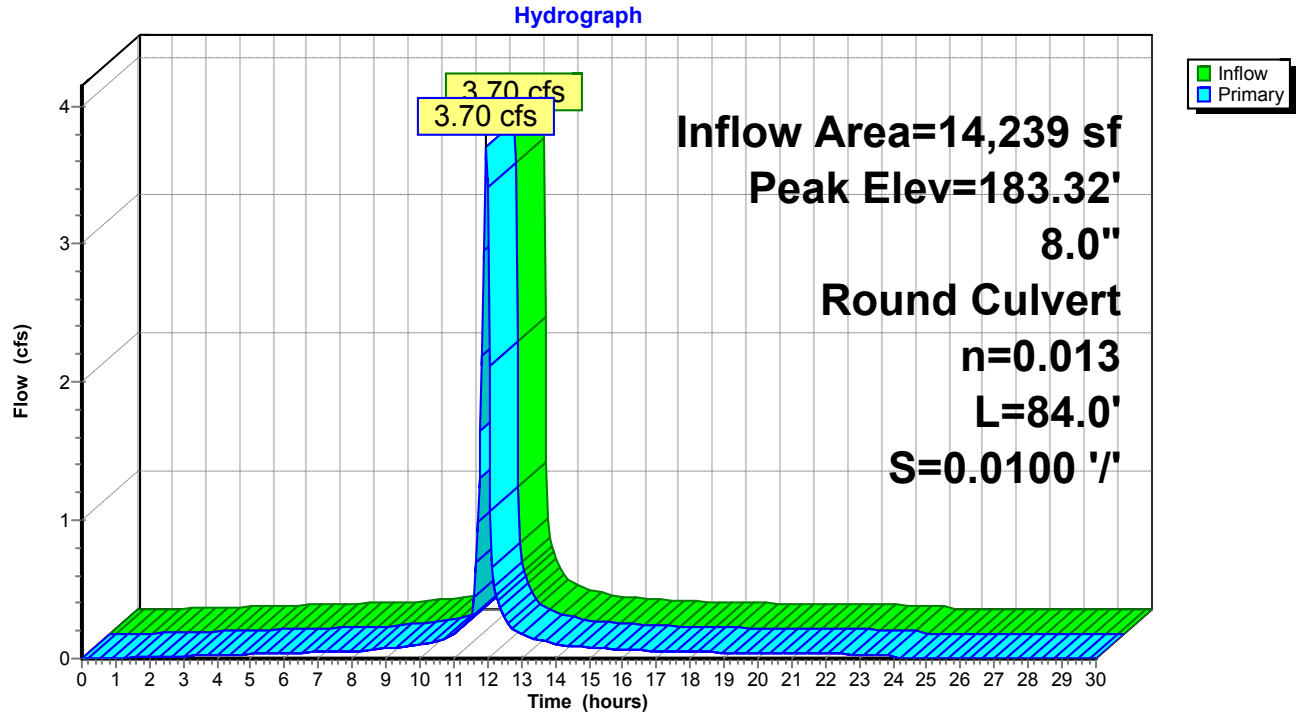
Inflow Area = 14,239 sf, 86.05% Impervious, Inflow Depth = 7.71" for 100-YEAR event
Inflow = 3.70 cfs @ 11.96 hrs, Volume= 9,151 cf
Outflow = 3.70 cfs @ 11.96 hrs, Volume= 9,151 cf, Atten= 0%, Lag= 0.0 min
Primary = 3.70 cfs @ 11.96 hrs, Volume= 9,151 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 183.32' @ 11.96 hrs
Flood Elev= 174.46'

Device	Routing	Invert	Outlet Devices
#1	Primary	172.29'	**8.0" Round Culvert** L= 84.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 172.29' / 171.45' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 0.35 sf

Primary OutFlow Max=3.62 cfs @ 11.96 hrs HW=182.83' (Free Discharge)
↑—**1=Culvert** (Barrel Controls 3.62 cfs @ 10.36 fps)

Pond YD-4: PROPOSED DRAIN #4



APPENDIX D

Supporting Design Information and Calculations
NYSOPRHP Correspondence
Soils Map

Extreme Precipitation Tables

Northeast Regional Climate Center

Data represents point estimates calculated from partial duration series. All precipitation amounts are displayed in inches.

Smoothing	Yes
State	New York
Location	
Longitude	73.926 degrees West
Latitude	41.704 degrees North
Elevation	0 feet
Date/Time	Wed, 28 Oct 2020 06:41:32 -0400

Extreme Precipitation Estimates

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.32	0.48	0.60	0.79	0.98	1.22	**1yr**	0.85	1.15	1.40	1.73	2.13	2.61	2.96	**1yr**	2.31	2.85	3.32	3.97	4.58	**1yr**
2yr	0.38	0.58	0.72	0.95	1.20	1.50	**2yr**	1.03	1.38	1.72	2.11	2.59	3.16	3.57	**2yr**	2.80	3.43	3.92	4.62	5.25	**2yr**
5yr	0.45	0.70	0.88	1.17	1.50	1.89	**5yr**	1.30	1.71	2.17	2.67	3.26	3.95	4.50	**5yr**	3.50	4.33	4.95	5.72	6.47	**5yr**
10yr	0.51	0.80	1.01	1.37	1.78	2.26	**10yr**	1.54	2.01	2.60	3.20	3.88	4.68	5.37	**10yr**	4.14	5.17	5.91	6.72	7.59	**10yr**
25yr	0.60	0.95	1.21	1.68	2.23	2.85	**25yr**	1.93	2.49	3.30	4.05	4.90	5.85	6.79	**25yr**	5.18	6.53	7.48	8.33	9.36	**25yr**
50yr	0.68	1.10	1.41	1.97	2.65	3.41	**50yr**	2.29	2.93	3.95	4.84	5.83	6.93	8.12	**50yr**	6.13	7.81	8.95	9.80	10.98	**50yr**
100yr	0.78	1.27	1.64	2.32	3.16	4.08	**100yr**	2.73	3.45	4.73	5.79	6.95	8.22	9.71	**100yr**	7.27	9.33	10.71	11.53	12.89	**100yr**
200yr	0.90	1.47	1.90	2.73	3.77	4.89	**200yr**	3.25	4.07	5.67	6.93	8.28	9.75	11.61	**200yr**	8.63	11.17	12.82	13.58	15.14	**200yr**
500yr	1.10	1.80	2.35	3.40	4.76	6.21	**500yr**	4.11	5.06	7.20	8.78	10.45	12.22	14.72	**500yr**	10.82	14.16	16.28	16.87	18.73	**500yr**

Lower Confidence Limits

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.28	0.42	0.52	0.70	0.86	1.03	**1yr**	0.74	1.01	1.21	1.53	1.91	2.33	2.57	**1yr**	2.06	2.47	3.07	3.60	4.09	**1yr**
2yr	0.37	0.56	0.69	0.94	1.16	1.36	**2yr**	1.00	1.33	1.54	1.97	2.50	3.05	3.46	**2yr**	2.70	3.33	3.81	4.56	5.18	**2yr**
5yr	0.41	0.64	0.79	1.09	1.38	1.59	**5yr**	1.19	1.56	1.80	2.32	2.88	3.67	4.15	**5yr**	3.24	3.99	4.68	5.42	6.14	**5yr**
10yr	0.46	0.71	0.88	1.23	1.59	1.78	**10yr**	1.37	1.74	2.02	2.59	3.20	4.18	4.75	**10yr**	3.70	4.57	5.40	6.14	6.96	**10yr**
25yr	0.54	0.82	1.02	1.45	1.91	2.05	**25yr**	1.65	2.00	2.33	2.87	3.67	4.99	5.67	**25yr**	4.41	5.45	6.48	7.27	8.23	**25yr**
50yr	0.60	0.92	1.15	1.65	2.22	2.27	**50yr**	1.91	2.22	2.63	3.18	4.09	5.70	6.49	**50yr**	5.05	6.24	7.41	8.26	9.34	**50yr**
100yr	0.69	1.04	1.30	1.88	2.58	2.54	**100yr**	2.22	2.48	2.96	3.52	4.56	6.54	7.42	**100yr**	5.79	7.14	8.48	9.37	10.61	**100yr**
200yr	0.78	1.18	1.50	2.16	3.02	2.82	**200yr**	2.61	2.76	3.33	3.91	5.07	7.48	8.52	**200yr**	6.62	8.19	9.69	10.66	12.04	**200yr**
500yr	0.95	1.41	1.81	2.63	3.74	3.27	**500yr**	3.23	3.20	3.91	4.49	5.85	8.98	10.22	**500yr**	7.95	9.83	11.57	12.63	14.27	**500yr**

Upper Confidence Limits

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.35	0.54	0.65	0.88	1.08	1.31	**1yr**	0.93	1.28	1.46	1.87	2.35	2.87	3.21	**1yr**	2.54	3.09	3.62	4.23	4.87	**1yr**
2yr	0.39	0.61	0.75	1.02	1.25	1.50	**2yr**	1.08	1.46	1.69	2.18	2.73	3.27	3.72	**2yr**	2.90	3.58	4.10	4.71	5.34	**2yr**
5yr	0.49	0.75	0.93	1.28	1.63	1.91	**5yr**	1.40	1.87	2.21	2.82	3.56	4.27	4.89	**5yr**	3.78	4.70	5.24	6.07	6.83	**5yr**
10yr	0.58	0.89	1.10	1.54	1.99	2.33	**10yr**	1.72	2.28	2.70	3.46	4.37	5.23	6.05	**10yr**	4.63	5.81	6.44	7.37	8.25	**10yr**
25yr	0.73	1.10	1.37	1.96	2.58	3.03	**25yr**	2.23	2.96	3.56	4.72	5.74	6.87	8.01	**25yr**	6.08	7.70	8.50	9.57	10.59	**25yr**
50yr	0.86	1.31	1.63	2.34	3.16	3.70	**50yr**	2.72	3.61	4.39	5.86	7.04	8.43	9.93	**50yr**	7.46	9.55	10.51	11.66	12.83	**50yr**
100yr	1.03	1.55	1.94	2.81	3.85	4.53	**100yr**	3.32	4.43	5.41	7.29	8.65	10.36	12.31	**100yr**	9.17	11.83	13.01	14.23	15.53	**100yr**
200yr	1.22	1.83	2.32	3.36	4.69	5.52	**200yr**	4.04	5.40	6.68	9.05	10.63	12.73	15.27	**200yr**	11.26	14.68	16.14	17.39	18.81	**200yr**
500yr	1.54	2.29	2.95	4.28	6.09	7.21	**500yr**	5.26	7.05	8.81	12.09	13.98	16.69	20.29	**500yr**	14.77	19.51	21.52	22.69	24.29	**500yr**

Powered by ACIS Northeast Regional Climate Center



Map Scale: 1:1,850 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 25 50 100 150

Feet: 0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Dutchess County, New York
Survey Area Data: Version 17, Jun 11, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 7, 2013—Feb 26, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Ur	Urban land	8.9	100.0%
Totals for Area of Interest		**8.9**	**100.0%**

Test Pit Log

Wallace Campus

Completed By: SMC

Dated:

Test Hole	Total Depth	Water Level	Rock Level	Soils
1	8'	NA	NA	0-4" Top Soil
				4"-18" Dark Brown Sandy Soil, Small Cobbles
				18"-4' Light Brown Sandy Loamy Soil with Clay, Silty
				4'-8' Dark Brown Sandy Soil, Small Stones, No Silt
2	9'	NA	NA	0-4" Topsoil
				4"-2' Dark Brown Sandy Soil with Samll Stones
				2'-4' Fill Material, Bricks, Stones
				4'-9' Light Brown Sandy Soil, No silt.

Location of test pits shown on DA-1

Infiltration Test Log

Wallace Campus

Completed By: SMC

Dated:

Test Hole	Total Depth	Run One (in/hr)	Run Two (in/hr)	Run Three (in/hr)	Avg. Run (in/hr)
IT-1	5	34.8	32.4	31.2	32.8
IT-2	4	25.2	20.4	20.4	22.0

Location of Infiltration Tests shown on DA-1

Design Criteria & Performance Summary

SUMMARY OF OVERALL WATERSHEDS

Design Criteria	*min req'd*		Performance Summary:		
criteria	*amount*	*unit*	*Provided*		*notes/information*
WQv:					
total	8,912	cft	2,829	cft	Drywells
	0.20	ac-ft	0.06	ac-ft	
Redevelopment	2,228	cft			
	0.05	ac-ft			
Cpv:					
volume	NA	cft	NA	cft	NA if reduction of CPv achieed through RRv Practices
Qp:					
discharge	15.6	cfs	8.5	cfs	Pre to Post reduced See Hydro CAD
Qf					
discharge	27.8	cfs	16.8	cfs	Pre to Post reduced See Hydro CAD
RRv Min:	1,346	cft	2,253	cft	
	0.03	ac-ft	0.05	ac-ft	

WQv BY DRAINAGE AREA										
DA	Tributary Area	Impervious Cover	Percent Impervious	P	Rv	WQv (AC-FT)	WQv (CF)	S	Min RRv (AC-FT)	Min RRv (CF)
1	0.49	0.42	86.22	1.05	0.83	0.04	1,547.5	0.2	0.007	306.9
2	0.16	0.13	83.26	1.05	0.80	0.01	492.1	0.2	0.002	97.4
3	0.12	0.08	65.88	1.05	0.64	0.01	300.1	0.2	0.001	58.4
4	0.09	0.07	74.82	1.05	0.72	0.01	259.5	0.2	0.001	51.0
5	0.75	0.46	61.00	1.05	0.60	0.04	1,711.4	0.2	0.008	331.1
6	0.26	0.17	65.66	1.05	0.64	0.01	644.5	0.2	0.003	125.5
7	0.08	0.08	100.00	1.05	0.95	0.01	302.6	0.2	0.001	60.5
8	0.24	0.20	81.26	1.05	0.78	0.02	724.6	0.2	0.003	143.2
9	0.08	0.05	65.57	1.05	0.64	0.00	194.4	0.2	0.001	37.8
10	0.11	0.11	96.96	1.05	0.92	0.01	387.5	0.2	0.002	77.4
11	0.20	0.10	51.71	1.05	0.52	0.01	385.9	0.2	0.002	73.6
12	0.19	0.19	100.00	1.05	0.95	0.02	695.5	0.2	0.003	139.1
13	0.06	0.05	79.56	1.05	0.77	0.00	172.5	0.2	0.001	34.0
14	0.15	0.11	69.73	1.05	0.68	0.01	399.4	0.2	0.002	78.1
15	0.04	0.04	100.00	1.05	0.95	0.00	144.1	0.2	0.001	28.8
16	0.04	0.04	100.00	1.05	0.95	0.00	153.3	0.2	0.001	30.7
17	0.04	0.04	100.00	1.05	0.95	0.00	145.9	0.2	0.001	29.2
18	0.08	0.07	85.96	1.05	0.82	0.01	250.9	0.2	0.001	49.8
TOTAL	**3.20**	**2.42**					**8,911.7**		**0.040**	**1752.4**

Water Quality Volume Calculations			REDEVELOPMENT
Trib Area	3.20	ac	
Imperv Cover:	2.42	ac	
Imperv. %	75.52		
Stormwater Management Practice Selection:			
Drywells			
Uniform Sizing Criteria:			
Water Quality (WQv)	P=	1.05	
	I=	*75.5*	
	Rv=	0.7296	
	A=	3.20	
	WQv=	0.20	AC-FT
		8,911.7	CF
25% WQv Redevelopment		**0.05**	AC-FT
		2227.9	CF

Minimum Runoff Reduction Requirements

RRV = 90% rain (P) x Rv* x S x total impervious area (AI from #2) / 12

with S = .55 (A soils); .40 (B soils); .30 (C soils); .20(D soils) OR weighted HSG average in DA

Weighted HSG= 0.2

Min RRV =	0.031	ac-ft
Min RRV =	1,345.9	cu ft

STORMWATER OPEN CHANNEL SYSTEM
SIZING PER CHAPTER 6 OF THE NYS STORM WATER DESIGN MANUAL

Drywell (I-3) Sizing Sheet	DW-1	DW-2	DW-3	DW-4 & EXISTING	DW-5	DW-6	DW-7	DW-8	EXISTING
Design Parameters:	**DA-9**	**DA-10&11**	**DA-7&8**	**DA-1&2**	**DA-6**	**DA-16**	**DA-17**	**DA-15**	**DA-3**
WQv - Required (cu ft)	194.4	773.4	1,027.2	2,039.6	644.5	153.3	145.9	144.1	300.1
Total Impervious Contributing Area (ac.)	0.05	0.21	0.28	0.56	0.17	0.04	0.04	0.04	0.08
Total Grass Area (ac.)	0.03	0.10	0.05	0.09	0.09	0.00	0.00	0.00	0.04
Total Contributing Area (ac.)	0.08	0.31	0.33	0.65	0.26	0.04	0.04	0.04	0.12
Land Cover Coefficient	0.6	0.6	0.7	0.7	0.6	0.8	0.8	0.8	0.6
Rainfall Intensity (in)	8.22	8.22	8.22	8.22	8.22	8.22	8.22	8.22	8.22
Area (sq ft)	3,471.0	13,357.0	14,239.0	28,448.0	11,493.0	1,844.0	1,755.0	1,734.0	5,334.0
Runoff (cu ft)	1,355.4	5,381.6	7,068.5	14,038.7	4,493.1	1,048.4	997.8	985.9	2,091.4
Runoff (gallons)	10,138.5	40,254.7	52,872.2	105,009.4	33,608.1	7,842.1	7,463.6	7,374.3	15,643.6
Soil Permiability (in/hr)	32.8	32.8	32.8	22.0	32.8	22.0	22.0	22.0	22.0
Drywell Area (sq ft)	50.24	50.24	50.24	100.48	50.24	50.24	50.24	50.24	50.24
Drain Rate (cu ft/hr)	137.3	137.3	137.3	184.2	137.3	92.1	92.1	92.1	92.1
Drain Time (hr)	**9.9**	**39.2**	**51.5**	**76.2**	**32.7**	**11.4**	**10.8**	**10.7**	**22.7**
WQv Treatment Volume (cu ft)	**255.2**	**347.7**	**347.7**	**510.4**	**255.2**	**255.2**	**255.2**	**255.2**	**347.7**
RRv Volume Provided (cu-ft)	**194.4**	**312.9**	**312.9**	**459.4**	**229.7**	**153.3**	**145.9**	**144.1**	**300.1**

WQv - RRv Summary

WQv REQUIRED	
DA-1	1547.5
DA-2	492.1
DA-3	300.1
DA-4	259.5
DA-5	1711.4
DA-6	644.5
DA-7	302.6
DA-8	724.6
DA-9	194.4
DA-10	387.5
DA-11	385.9
DA-12	695.5
DA-13	172.5
DA-14	399.4
DA-15	144.1
DA-16	153.3
DA-17	145.9
DA-18	250.9
TOTAL (CU FT)	**8,912**
TOTAL (AC FT)	**0.20**
REDEVELOPMENT TOTAL (CU FT)	**2,228**
REDEVELOPMENT TOTAL (AC FT)	**0.05**

WQv PROVIDED	
DW-1	255
DW-2	348
DW-3	348
DW-4 & EXISTING	510
DW-5	255
DW-6	255
DW-7	255
DW-8	255
EXISTING	348
TOTAL (CU FT)	**2,829**
TOTAL (AC FT)	**0.06**

RRv REQUIRED	
DA-1	307
DA-2	97
DA-3	58
DA-4	51
DA-5	331
DA-6	125
DA-7	61
DA-8	143
DA-9	38
DA-10	77
DA-11	74
DA-12	139
DA-13	34
DA-14	78
DA-15	29
DA-16	31
DA-17	29
DA-18	50
TOTAL (CU FT)	**1,752**
TOTAL (AC FT)	**0.04**

WQv PROVIDED	
DW-1	194
DW-2	313
DW-3	313
DW-4 & EXISTING	459
DW-5	230
DW-6	153
DW-7	146
DW-8	144
EXISTING	300
TOTAL (CU FT)	**2,253**
TOTAL (AC FT)	**0.05**

Pre Post Flow analysis

Peak Flow Discharge Rate DP-1			
Storm Event	**Pre (cfs)**	**Post (cfs)**	**Net Reduction (cfs)**
1	7.4	3.7	**-3.7**
2	9.1	4.7	**-4.4**
10	13.6	7.2	**-6.4**
25	17.2	9.1	**-8.1**
100	24.2	14.7	**-9.6**

Peak Flow Discharge Rate DP-2			
Storm Event	**Pre (cfs)**	**Post (cfs)**	**Net Reduction (cfs)**
1	1.1	0.7	**-0.4**
2	1.4	0.8	**-0.6**
10	2.0	1.2	**-0.8**
25	2.5	1.6	**-0.9**
100	3.6	2.2	**-1.4**

Peak Flow Discharge Rate OVERALL			
Storm Event	**Pre (cfs)**	**Post (cfs)**	**Net Reduction (cfs)**
1	8.5	4.4	**-4.1**
2	10.5	5.5	**-5.0**
10	15.6	8.5	**-7.2**
25	19.7	10.7	**-9.1**
100	27.8	16.8	**-11.0**

Peak Flow Discharge Rate TOWN CB			
Storm Event	**Pre (cfs)**	**Post (cfs)**	**Net Reduction (cfs)**
1	168.7	167.8	**-0.9**
2	169.3	167.9	**-1.4**
10	171.6	168.6	**-3.0**
25	174.4	169.3	**-5.1**
100	182.2	172.2	**-10.0**

APPENDIX E

Map Pocket: Pre- & Post-Development Drainage Area Maps
Pre & Post Development Routing Diagrams

302 Mill Existing
1 Story Structure
To Remain

304 Mill
Existing
Residential
To Remain

306 Mill Existing
2 1/2 Story
Building To Remain

310 Mill Existing
2 1/2 Story
Building To Remain

331 Main
Existing
4 Story
To Remain

7
8,324 SF
0.19 AC.
To Remain

10
3,125 SF
0.07 AC.

6
72,169 SF
1.66 AC.

5
13,552 SF
0.31 AC.

4
5,589 SF
0.13 AC.

8
4,173 SF
0.10 AC.

9
9,135 SF
0.21 AC.

1
15,019 SF
0.34 AC.

2
3,749 SF.
0.09 AC.

3
4,132 SF
0.09 AC.

BENCH MARK
Top NW Bolt
Elev.=176.55

BENCH MARK
Cutnail Set in Pole
Elev.=175.52

A–B
SHEET FLOW
L=100' S=2.2%

A–B
SHEET FLOW
L=60' S=1.0%

A–B
SHEET FLOW
L=100' S=3.01%

A–B
SHEET FLOW
L=48' S=2.35%

A–B
SHEET FLOW
L=42' S=1.75%

A–B
SHEET FLOW
L=29' S=3.9%

A–B
SHEET FLOW
L=26' S=1.73%

A–B
SHEET FLOW
L=30' S=2.17%

A–B
SHEET FLOW
L=19' S=1.5%

A–B
SHEET FLOW
L=31' S=1.75%

B–C
SHALLOW FLOW
L=193' S=1.26%

B–C
SHALLOW FLOW
L=83' S=1.24%

B–C
SHALLOW FLOW
L=40' S=2.0%

B–C
SHALLOW FLOW
L=30' S=3.5%

B–C
SHALLOW FLOW
L=35' S=2.5%

B–C
SHALLOW FLOW
L=12' S=2.5%

B–C
SHALLOW FLOW
L=29' S=1.69%

B–C
SHALLOW FLOW
L=12' S=2.08%

DP-1

DP-2

CONKLIN STREET

MAIN STREET

MILL STREET

3 Story Brick Building

2 Story Concrete Block Building

4 Story Brick Building

1 Story

2 Story Brick Building

Existing 3 Story To Remain

Bituminous Concrete Drive

Bituminous Concrete Parking Area

Edge of Bituminous Concrete

Chain Link Fence

Chainlink Swing Gate

Jersey Barrier (Typ.)

Chain Link Fence on Retaining Wall

Stone Walk

Stairs to Upper Level

Stairs to Lower Level

Gravel & Dirt Parking Area

Concrete Pad

Concrete Ramp

Wooden Fence

Plywood Wall

Flush Concrete Pads with Flush Metal Remains (Typ.)

Raised Concrete Island

Covered Entrance

Covered Porch

Gravel Area

Grass Area

Concrete Walk

Concrete Curb

Granite Curb

Granite Walk

Concrete Support Wall

Metal Fence

Gate

Visitor Parking Sign

12" Handicap Tree Parking Sign

Sidewalk Ramp to Flush with Road Typ.

Curb Transition to Flush (Typ.)

Flush Curb

4" Metal pipe Bollard

Concrete Pad

Drywell TF=173.04

CLCB TF=171.87 Inv=168.7

CLCB TF=172.99 Inv=171.6 Top Cap

CLCB TF=172.85 Inv=171.3 Top Cap

CLCB TF=172.73 Inv=171.6

CCB TF=172.33 Inv=167.6 (E) Inv=167.6 (W)

CCB TF=172.25 Inv=171.3 Top Cap

CCB TF=170.70 Inv=166.8 Top Cap

CCB TF=170.65 Inv=169.4 Top Cap

CCB TF=170.37

Storm MH TF=174.97

Storm MH TF=175.21

CCB TF=174.55

Storm MH TF=175.19

CCB TF=174.49

Storm MH TF=175.67

Storm MH TF=175.89

Storm MH TF=175.99

CCB TF=175.71

CCB TF=175.70 Inv=171.3

Storm MH TF=176.22

Storm MH TF=176.16

Gate TF=173.13

Gate TF=172.65

Gate TF=172.44 Inv=171.3

Gate TF=172.38

Gate TF=172.07

Gate TF=171.38

Gate TF=171.07

Gate TF=170.38

Gate TF=170.03

Gate TF=169.38

Gate TF=169.21

IP Found

DT-1

IT-1

IT-2

#319–#321

#325

#327–#329

#14–#20

#302

#304

#306

#310

#312

#314

#316

#318

#320

LEGEND

- 120 — EXISTING MAJOR CONTOUR LINE
- 123 — EXISTING MINOR CONTOUR LINE
- DRAINAGE LINE
- SOIL BOUNDARY LINE
- A ——> B TIME OF CONCENTRATION LINE
- TEST PIT LOCATION
- MgB SOIL TYPE DESIGNATION
- 1 / XX,XXX SF / X.XX AC. DRAINAGE AREA DESIGNATION

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

No.	Date	Description
2	07.10.20	PLANNING BOARD RE-SUBMISSION
3	11.03.20	PLANNING BOARD RE-SUBMISSION
4	01.05.21	RESPONSE TO CONSULTANT COMMENTS
5	03.02.21	RESPONSE TO CONSULTANT COMMENTS
6	05.07.21	RESPONSE TO CONSULTANT COMMENTS

Revisions

STATE OF NEW YORK
RODNEY E. MORRISON
LICENSED PROFESSIONAL ENGINEER
072486

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DRAINAGE AREA MAP (PRE-CONDITIONS)

WALLACE CAMPUS MANAGER, LLC

WALLACE CAMPUS
CITY OF POUGHKEEPSIE,
DUTCHESS COUNTY, NEW YORK

Design/Calcs	LRC	CAD File	DA20254801.dwg
Drawn	SMC	Project No.	20-2548
Checked	KFC	Date	2020.04.10
Approved	REM	Scale	1"=20'

Sheet No. DA-1

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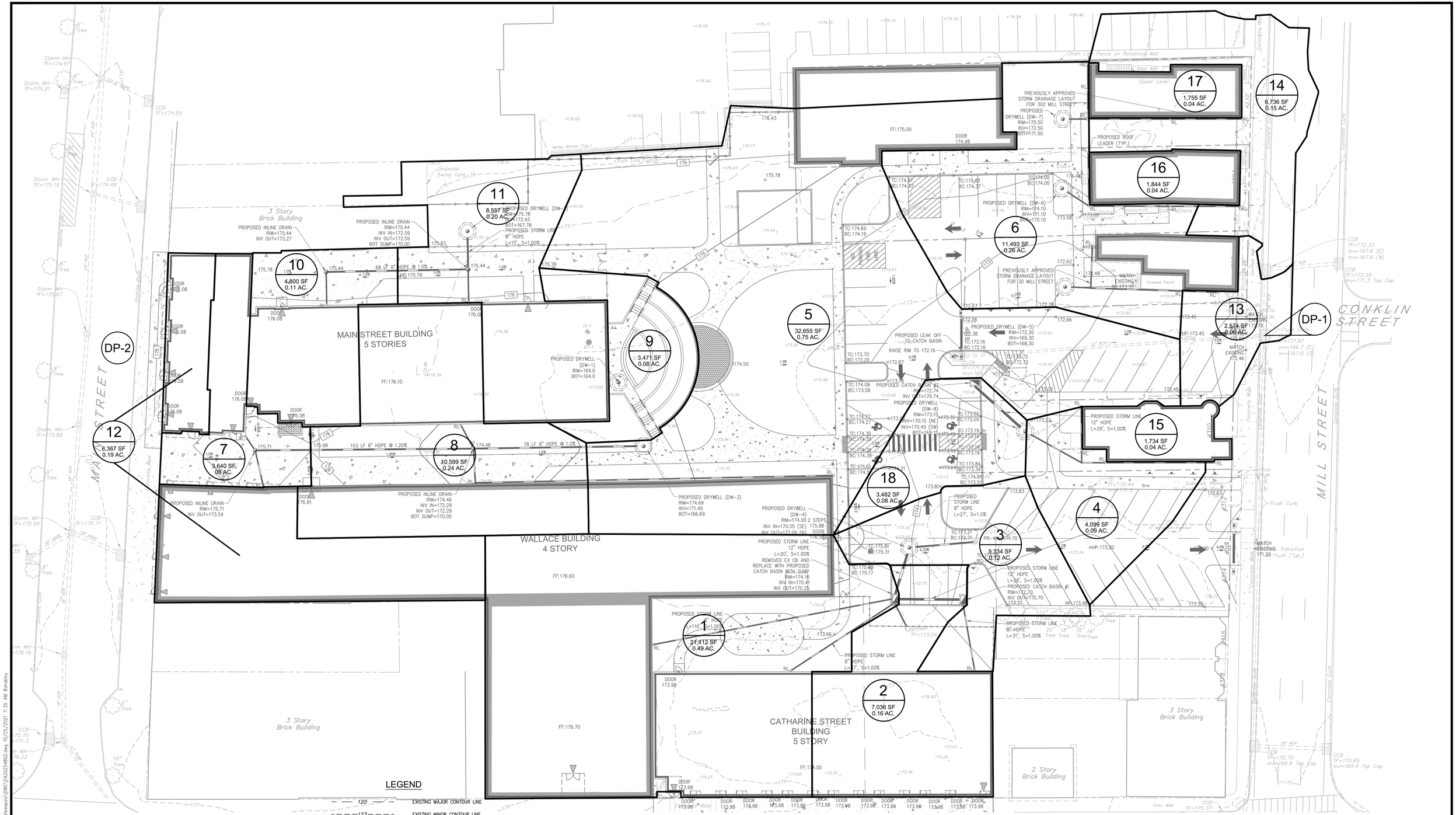
MAIN STREET
MILL STREET
CONKLIN STREET
DP-1
DP-2
MAIN STREET BUILDING
5 STORIES
FF:176.10
WALLACE BUILDING
4 STORY
FF:176.60
CATHARINE STREET
BUILDING
5 STORY
FF:174.00
3 Story
Brick Building
2 Story
Brick Building
FF:175.00
FF:176.70
1
21,412 SF
0.49 AC.
2
7,036 SF
0.16 AC.
3
5,334 SF
0.12 AC.
4
4,099 SF
0.09 AC.
5
32,655 SF
0.75 AC.
6
11,493 SF
0.26 AC.
7
3,640 SF
0.08 AC.
8
10,599 SF
0.24 AC.
9
3,471 SF
0.08 AC.
10
4,800 SF
0.11 AC.
11
8,557 SF
0.20 AC.
12
8,367 SF
0.19 AC.
13
2,574 SF
0.06 AC.
14
6,736 SF
0.15 AC.
15
1,734 SF
0.04 AC.
16
1,844 SF
0.04 AC.
17
1,755 SF
0.04 AC.
18
3,482 SF
0.08 AC.
PROPOSED DRYWELL (DW-1) RIM=169.0 BOT=164.0
PROPOSED DRYWELL (DW-2) RIM=175.78 INV=172.43 BOT=167.78
PROPOSED DRYWELL (DW-3) RIM=174.69 INV=171.45 BOT=166.69
PROPOSED DRYWELL (DW-4) RIM=174.00 2 STEPS INV IN=170.05 (SE) INV OUT=172.00 (N)
PROPOSED DRYWELL (DW-5) RIM=172.30 INV=169.30 BOT=168.30
PROPOSED DRYWELL (DW-6) RIM=174.10 INV=171.10 BOT=170.10
PROPOSED DRYWELL (DW-7) RIM=175.50 INV=172.50 BOT=171.50
PROPOSED DRYWELL (DW-8) RIM=173.15 INV=170.15 (NE) INV=170.45 (SW) BOT=169.15
PROPOSED INLINE DRAIN RIM=175.44 INV OUT=173.27
PROPOSED INLINE DRAIN RIM=175.44 INV IN=172.59 INV OUT=172.59 BOT SUMP=170.00
PROPOSED INLINE DRAIN RIM=174.46 INV IN=172.29 INV OUT=172.29 BOT SUMP=170.00
PROPOSED INLINE DRAIN RIM=175.71 INV OUT=173.54
68 LF 8" HDPE @ 1.0%
103 LF 8" HDPE @ 1.20%
78 LF 8" HDPE @ 1.0%
PROPOSED STORM LINE 8" HDPE L=15', S=1.00%
PROPOSED STORM LINE 12" HDPE L=20', S=1.00%
PROPOSED STORM LINE 12" HDPE L=29', S=1.00%
PROPOSED STORM LINE 8" HDPE L=27', S=1.0%
PROPOSED STORM LINE 8" HDPE L=31', S=1.00%
PROPOSED STORM LINE 8" HDPE L=7', S=1.00%
PROPOSED CATCH BASIN #1 RIM=172.74 INV=170.74
PROPOSED CATCH BASIN #1 RIM=172.70 INV OUT=170.70
PROPOSED LEAK OFF TO CATCH BASIN
RAISE RIM TO 172.16
REMOVED EX CB AND REPLACE WITH PROPOSED CATCH BASIN WITH SUMP RIM=174.16 INV IN=170.46 INV OUT=170.25
PREVIOUSLY APPROVED STORM DRAINAGE LAYOUT FOR 302 MILL STREET
PREVIOUSLY APPROVED STORM DRAINAGE LAYOUT FOR 30 MILL STREET
PROPOSED ROOF LEADER (TYP.)
MATCH EXISTING 172.46
MATCH EXISTING 171.20
MATCH EXISTING 172.79
Chain Link Fence on Retaining Wall
Chainlink Swing Gate
Jersey Barrier (Typ.)
Upper Level
Lower Level
Covered Porch
Concrete Pad
Concrete Walk
Sidewalk Ramp
Flush Curb
Transition
Flush (Typ.)
Granite Curb
Concrete Curb
Concrete Walk
Concrete Curb Edge
Concrete Wall
Concrete Step
CCB TF=175.71
CCB TF=174.55
CCB TF=174.49
CCB TF=175.70 Inv=171.3
CCB TF=172.33 Inv=167.6 (E) Inv=167.6 (W)
CCB TF=172.25 Inv=171.3 Top Cap
CCB TF=171.87 Inv=166.7 (E) Inv=167.0 (S)
CCB TF=170.70 Inv=166.8 Top Cap
CCB TF=170.65 Inv=169.4 Top Cap
CCB TF=170.37
Storm MH TF=174.97
Storm MH TF=175.21
Storm MH TF=175.19
Storm MH TF=175.67
Storm MH TF=175.89
Storm MH TF=175.99
Storm MH TF=176.16
Storm MH TF=176.22
6" Tree
8" Tree
9" Tree
10" Tree
20" Tree
18" Tree
16" Tree
36" Tree
DOOR 176.08
DOOR 174.98
DOOR 173.98
DOOR 176.81
HP:175.78
HP:173.45
HP:173.20
TF=173.07 (Max)
TF=172.44
TF=171.87
TF=171.81
TF=171.80
TF=171.79
TF=171.77
TF=171.76
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TF=171.74
TF=171.73
TF=171.72
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TF=171.04
TF=171.03
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TF=171.01
TF=171.00
TF=170.99
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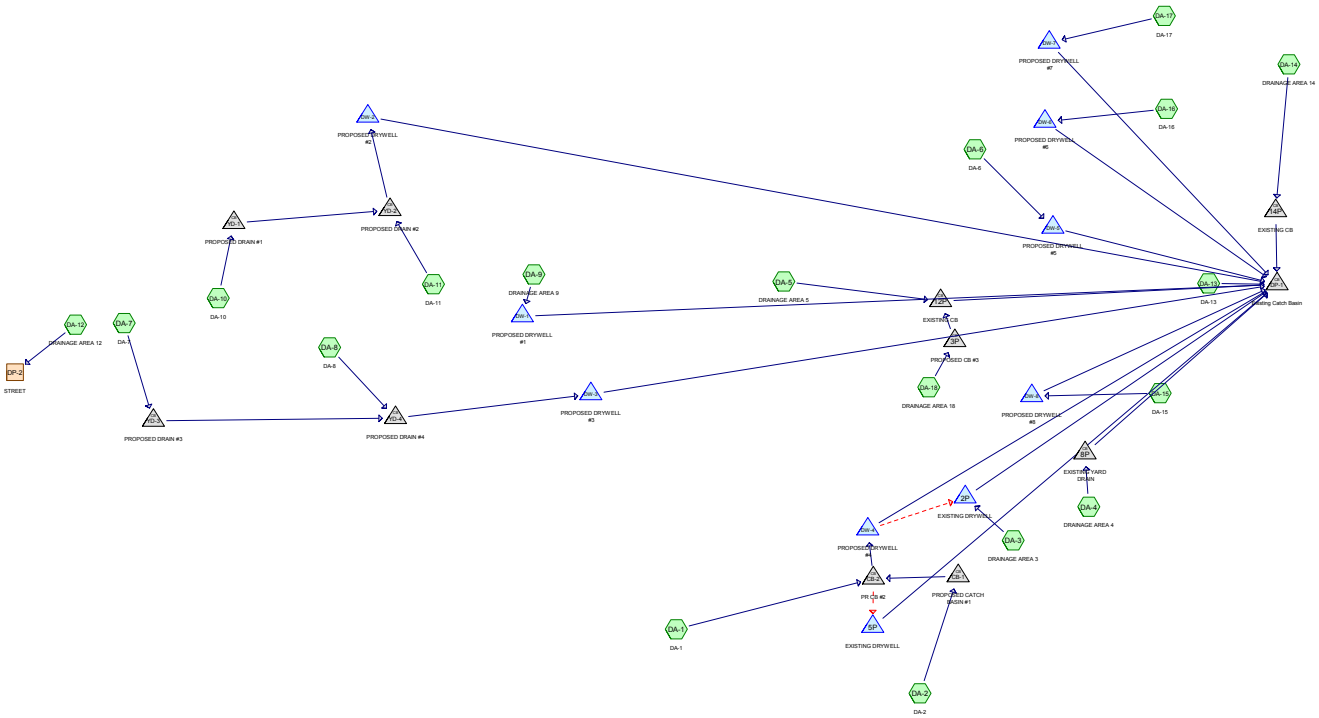
TF=170.24

APPENDIX F

25 Year Hydraulic Grade Evaluation



Subcat Reach Pond Link

Routing Diagram for Wallace-POST
Prepared by LRC Group, Printed 10/25/2021
HydroCAD® 10.00-19 s/n 02009 © 2016 HydroCAD Software Solutions LLC

Area Listing (all nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
34,277	80	>75% Grass cover, Good, HSG D (DA-1, DA-10, DA-11, DA-13, DA-14, DA-18, DA-2, DA-3, DA-4, DA-5, DA-6, DA-8, DA-9)
54,227	98	Paved parking, HSG D (DA-1, DA-10, DA-11, DA-13, DA-14, DA-18, DA-2, DA-3, DA-4, DA-5, DA-6, DA-7, DA-8, DA-9)
51,084	98	Roofs, HSG D (DA-1, DA-10, DA-11, DA-12, DA-15, DA-16, DA-17, DA-2, DA-7, DA-8)
139,588	**94**	**TOTAL AREA**

Soil Listing (all nodes)

Area (sq-ft)	Soil Group	Subcatchment Numbers
0	HSG A	
0	HSG B	
0	HSG C	
139,588	HSG D	DA-1, DA-10, DA-11, DA-12, DA-13, DA-14, DA-15, DA-16, DA-17, DA-18, DA-2, DA-3, DA-4, DA-5, DA-6, DA-7, DA-8, DA-9
0	Other	
139,588		**TOTAL AREA**

Ground Covers (all nodes)

HSG-A (sq-ft)	HSG-B (sq-ft)	HSG-C (sq-ft)	HSG-D (sq-ft)	Other (sq-ft)	Total (sq-ft)	Ground Cover	Sub Num
0	0	0	34,277	0	34,277	>75% Grass cover, Good	
0	0	0	54,227	0	54,227	Paved parking	
0	0	0	51,084	0	51,084	Roofs	
0	**0**	**0**	**139,588**	**0**	**139,588**	**TOTAL AREA**	

Pipe Listing (all nodes)

Line#	Node Number	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	n	Diam/Width (inches)	Height (inches)	Inside-Fill (inches)
1	3P	170.74	170.45	29.0	0.0100	0.013	12.0	0.0	0.0
2	8P	171.30	170.43	87.0	0.0100	0.030	4.0	0.0	0.0
3	12P	168.70	167.00	142.0	0.0120	0.013	12.0	0.0	0.0
4	14P	167.60	166.70	26.0	0.0346	0.013	18.0	0.0	0.0
5	CB-1	171.50	171.17	33.0	0.0100	0.013	12.0	0.0	0.0
6	CB-2	170.25	170.05	20.0	0.0100	0.013	12.0	0.0	0.0
7	CB-2	170.25	170.05	12.0	0.0167	0.013	8.0	0.0	0.0
8	DP-1	166.70	165.00	191.0	0.0089	0.013	18.0	0.0	0.0
9	DW-4	172.00	171.70	30.0	0.0100	0.013	8.0	0.0	0.0
10	YD-1	173.27	172.59	68.0	0.0100	0.013	8.0	0.0	0.0
11	YD-2	172.59	172.43	16.0	0.0100	0.013	8.0	0.0	0.0
12	YD-3	173.54	172.29	104.0	0.0120	0.013	12.0	0.0	0.0
13	YD-4	172.29	171.45	84.0	0.0100	0.013	8.0	0.0	0.0

Time span=0.00-30.00 hrs, dt=0.05 hrs, 601 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment DA-1: DA-1 Runoff Area=21,412 sf 86.22% Impervious Runoff Depth=5.38"
Tc=6.0 min CN=96 Runoff=3.94 cfs 9,596 cf

Subcatchment DA-10: DA-10 Runoff Area=4,800 sf 94.90% Impervious Runoff Depth=5.49"
Tc=6.0 min CN=97 Runoff=0.89 cfs 2,198 cf

Subcatchment DA-11: DA-11 Runoff Area=8,557 sf 51.71% Impervious Runoff Depth=4.59"
Tc=6.0 min CN=89 Runoff=1.45 cfs 3,273 cf

Subcatchment DA-12: DRAINAGE AREA 12 Runoff Area=8,367 sf 100.00% Impervious Runoff Depth=5.61"
Tc=6.0 min CN=98 Runoff=1.56 cfs 3,913 cf

Subcatchment DA-13: DA-13 Runoff Area=2,574 sf 79.56% Impervious Runoff Depth=5.15"
Tc=6.0 min CN=94 Runoff=0.47 cfs 1,104 cf

Subcatchment DA-14: DRAINAGE AREA 14 Runoff Area=6,736 sf 69.73% Impervious Runoff Depth=5.03"
Tc=6.0 min CN=93 Runoff=1.21 cfs 2,826 cf

Subcatchment DA-15: DA-15 Runoff Area=1,734 sf 100.00% Impervious Runoff Depth=5.61"
Tc=6.0 min CN=98 Runoff=0.32 cfs 811 cf

Subcatchment DA-16: DA-16 Runoff Area=1,844 sf 100.00% Impervious Runoff Depth=5.61"
Tc=6.0 min CN=98 Runoff=0.34 cfs 862 cf

Subcatchment DA-17: DA-17 Runoff Area=1,755 sf 100.00% Impervious Runoff Depth=5.61"
Tc=6.0 min CN=98 Runoff=0.33 cfs 821 cf

Subcatchment DA-18: DRAINAGE AREA 18 Runoff Area=3,482 sf 85.96% Impervious Runoff Depth=5.26"
Tc=6.0 min CN=95 Runoff=0.64 cfs 1,527 cf

Subcatchment DA-2: DA-2 Runoff Area=7,036 sf 83.26% Impervious Runoff Depth=5.26"
Tc=6.0 min CN=95 Runoff=1.28 cfs 3,086 cf

Subcatchment DA-3: DRAINAGE AREA 3 Runoff Area=5,334 sf 65.88% Impervious Runoff Depth=4.92"
Tc=6.0 min CN=92 Runoff=0.94 cfs 2,188 cf

Subcatchment DA-4: DRAINAGE AREA 4 Runoff Area=4,099 sf 74.82% Impervious Runoff Depth=5.03"
Tc=6.0 min CN=93 Runoff=0.73 cfs 1,720 cf

Subcatchment DA-5: DRAINAGE AREA 5 Runoff Area=32,655 sf 61.00% Impervious Runoff Depth=4.81"
Flow Length=235' Tc=13.1 min CN=91 Runoff=4.63 cfs 13,090 cf

Subcatchment DA-6: DA-6 Runoff Area=11,493 sf 65.66% Impervious Runoff Depth=4.92"
Tc=6.0 min CN=92 Runoff=2.03 cfs 4,714 cf

Subcatchment DA-7: DA-7 Runoff Area=3,640 sf 100.00% Impervious Runoff Depth=5.61"
Tc=6.0 min CN=98 Runoff=0.68 cfs 1,702 cf

Subcatchment DA-8: DA-8 Runoff Area=10,599 sf 81.26% Impervious Runoff Depth=5.26"
Tc=6.0 min CN=95 Runoff=1.94 cfs 4,648 cf

Subcatchment DA-9: DRAINAGE AREA 9 Runoff Area=3,471 sf 65.57% Impervious Runoff Depth=4.92"
Tc=6.0 min CN=92 Runoff=0.61 cfs 1,424 cf

Reach DP-2: STREET Inflow=1.56 cfs 3,913 cf
Outflow=1.56 cfs 3,913 cf

Pond 2P: EXISTING DRYWELL Peak Elev=172.83' Storage=431 cf Inflow=2.67 cfs 6,546 cf
Discarded=0.67 cfs 3,873 cf Primary=1.97 cfs 2,673 cf Outflow=2.64 cfs 6,546 cf

Pond 3P: PROPOSED CB #3 Peak Elev=171.20' Inflow=0.64 cfs 1,527 cf
12.0" Round Culvert n=0.013 L=29.0' S=0.0100 '/' Outflow=0.64 cfs 1,527 cf

Pond 5P: EXISTING DRYWELL Peak Elev=173.52' Storage=790 cf Inflow=1.67 cfs 5,126 cf
Outflow=1.08 cfs 5,126 cf

Pond 8P: EXISTING YARD DRAIN Peak Elev=241.67' Inflow=0.73 cfs 1,720 cf
4.0" Round Culvert n=0.030 L=87.0' S=0.0100 '/' Outflow=0.73 cfs 1,720 cf

Pond 12P: EXISTING CB Peak Elev=172.05' Inflow=5.05 cfs 14,618 cf
12.0" Round Culvert n=0.013 L=142.0' S=0.0120 '/' Outflow=5.05 cfs 14,618 cf

Pond 14P: EXISTING CB Peak Elev=168.16' Inflow=1.21 cfs 2,826 cf
18.0" Round Culvert n=0.013 L=26.0' S=0.0346 '/' Outflow=1.21 cfs 2,826 cf

Pond CB-1: PROPOSED CATCH BASIN #1 Peak Elev=172.19' Inflow=1.28 cfs 3,086 cf
12.0" Round Culvert n=0.013 L=33.0' S=0.0100 '/' Outflow=1.28 cfs 3,086 cf

Pond CB-2: PR CB #2 Peak Elev=172.16' Inflow=5.23 cfs 12,682 cf
Primary=3.56 cfs 7,556 cf Secondary=1.67 cfs 5,126 cf Outflow=5.23 cfs 12,682 cf

Pond DP-1: Existing Catch Basin Peak Elev=169.28' Inflow=9.09 cfs 22,940 cf
18.0" Round Culvert n=0.013 L=191.0' S=0.0089 '/' Outflow=9.09 cfs 22,940 cf

Pond DW-1: PROPOSED DRYWELL #1 Peak Elev=169.37' Storage=411 cf Inflow=0.61 cfs 1,424 cf
Outflow=0.23 cfs 1,424 cf

Pond DW-2: PROPOSED DRYWELL #2 Peak Elev=175.79' Storage=818 cf Inflow=2.34 cfs 5,471 cf
Outflow=1.91 cfs 5,472 cf

Pond DW-3: PROPOSED DRYWELL #3 Peak Elev=174.84' Storage=929 cf Inflow=2.61 cfs 6,351 cf
Outflow=2.06 cfs 6,352 cf

Pond DW-4: PROPOSED DRYWELL #4 Peak Elev=174.18' Storage=1,194 cf Inflow=3.56 cfs 7,556 cf
Discarded=0.51 cfs 3,198 cf Secondary=1.80 cfs 4,358 cf Outflow=2.32 cfs 7,556 cf

Pond DW-5: PROPOSED DRYWELL #5 Peak Elev=172.72' Storage=1,057 cf Inflow=2.03 cfs 4,714 cf
Outflow=1.11 cfs 4,714 cf

Pond DW-6: PROPOSED DRYWELL #6 Peak Elev=174.09' Storage=267 cf Inflow=0.34 cfs 862 cf
Outflow=0.12 cfs 862 cf

Pond DW-7: PROPOSED DRYWELL #7 Peak Elev=175.52' Storage=264 cf Inflow=0.33 cfs 821 cf
Outflow=0.07 cfs 821 cf

Pond DW-8: PROPOSED DRYWELL #8 Peak Elev=173.04' Storage=257 cf Inflow=0.32 cfs 811 cf
Outflow=0.07 cfs 812 cf

Pond YD-1: PROPOSED DRAIN #1 Peak Elev=174.05' Inflow=0.89 cfs 2,198 cf
8.0" Round Culvert n=0.013 L=68.0' S=0.0100 '/' Outflow=0.89 cfs 2,198 cf

Pond YD-2: PROPOSED DRAIN #2 Peak Elev=176.02' Inflow=2.34 cfs 5,471 cf
8.0" Round Culvert n=0.013 L=16.0' S=0.0100 '/' Outflow=2.34 cfs 5,471 cf

Pond YD-3: PROPOSED DRAIN #3 Peak Elev=174.01' Inflow=0.68 cfs 1,702 cf
12.0" Round Culvert n=0.013 L=104.0' S=0.0120 '/' Outflow=0.68 cfs 1,702 cf

Pond YD-4: PROPOSED DRAIN #4 Peak Elev=177.69' Inflow=2.61 cfs 6,351 cf
8.0" Round Culvert n=0.013 L=84.0' S=0.0100 '/' Outflow=2.61 cfs 6,351 cf

Total Runoff Area = 139,588 sf Runoff Volume = 59,504 cf Average Runoff Depth = 5.12"
24.56% Pervious = 34,277 sf 75.44% Impervious = 105,311 sf

Summary for Subcatchment DA-1: DA-1

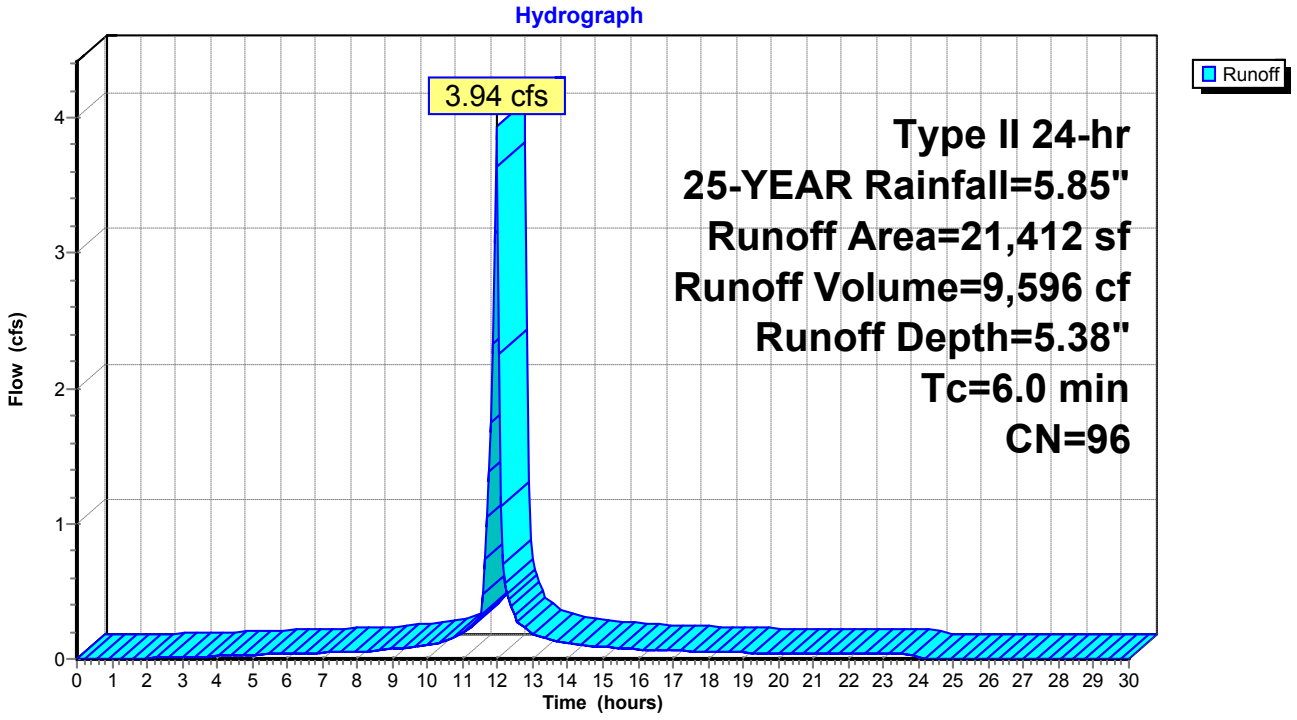
Runoff = 3.94 cfs @ 11.96 hrs, Volume= 9,596 cf, Depth= 5.38"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 25-YEAR Rainfall=5.85"

Area (sf)	CN	Description
2,951	80	>75% Grass cover, Good, HSG D
17,281	98	Roofs, HSG D
1,180	98	Paved parking, HSG D
21,412	96	Weighted Average
2,951		13.78% Pervious Area
18,461		86.22% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-1: DA-1



Summary for Subcatchment DA-10: DA-10

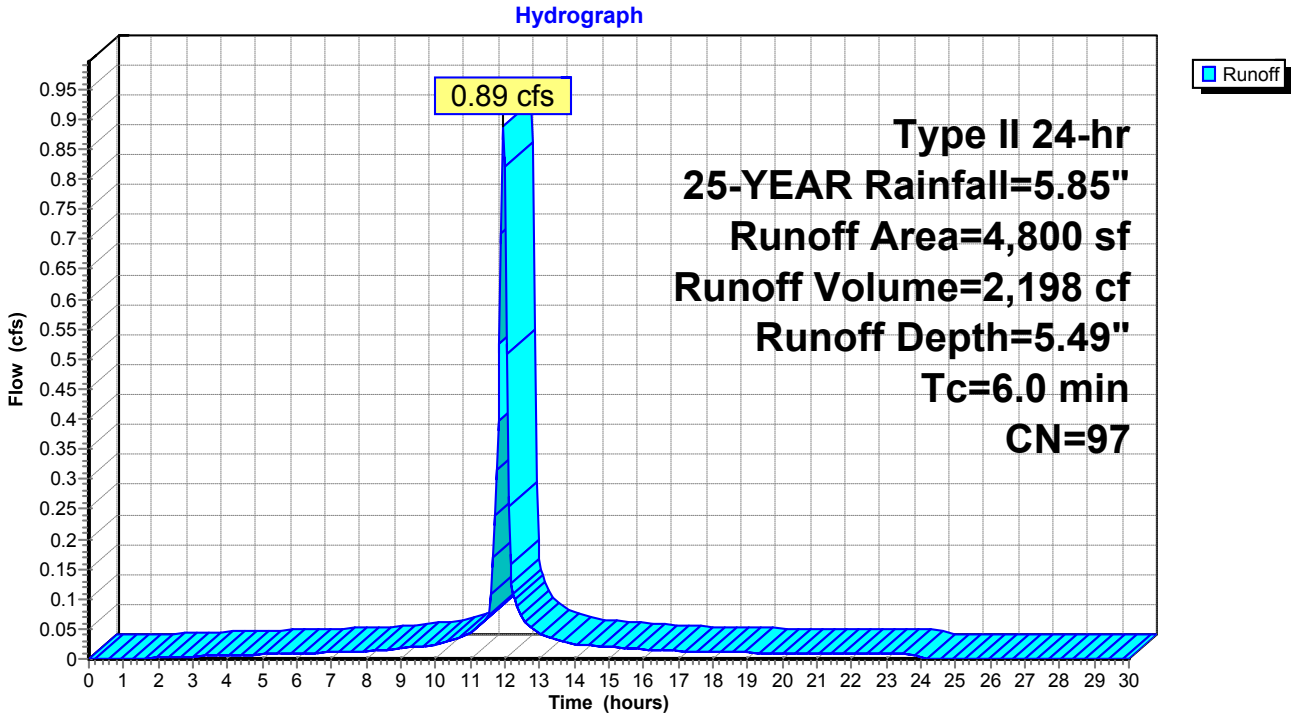
Runoff = 0.89 cfs @ 11.96 hrs, Volume= 2,198 cf, Depth= 5.49"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 25-YEAR Rainfall=5.85"

Area (sf)	CN	Description
245	80	>75% Grass cover, Good, HSG D
2,933	98	Roofs, HSG D
1,622	98	Paved parking, HSG D
4,800	97	Weighted Average
245		5.10% Pervious Area
4,555		94.90% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-10: DA-10



Summary for Subcatchment DA-11: DA-11

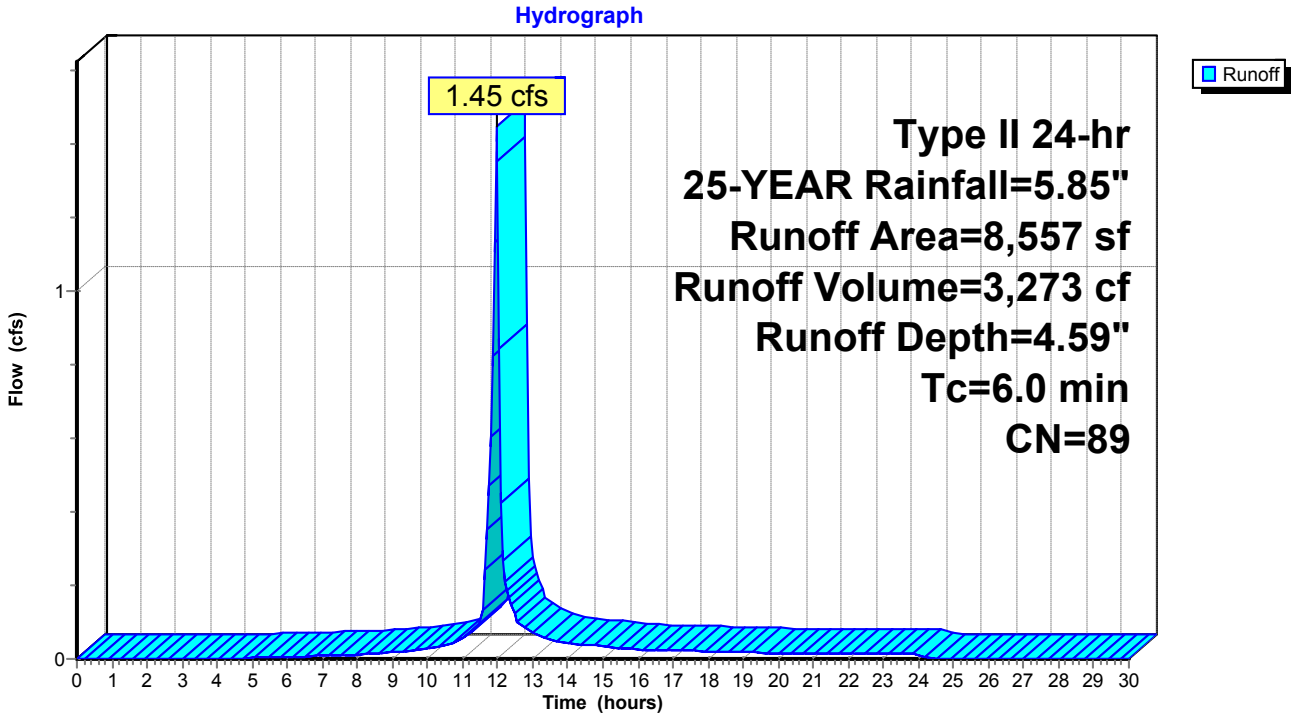
Runoff = 1.45 cfs @ 11.96 hrs, Volume= 3,273 cf, Depth= 4.59"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 25-YEAR Rainfall=5.85"

Area (sf)	CN	Description
4,132	80	>75% Grass cover, Good, HSG D
3,489	98	Roofs, HSG D
936	98	Paved parking, HSG D
8,557	89	Weighted Average
4,132		48.29% Pervious Area
4,425		51.71% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-11: DA-11



Summary for Subcatchment DA-12: DRAINAGE AREA 12

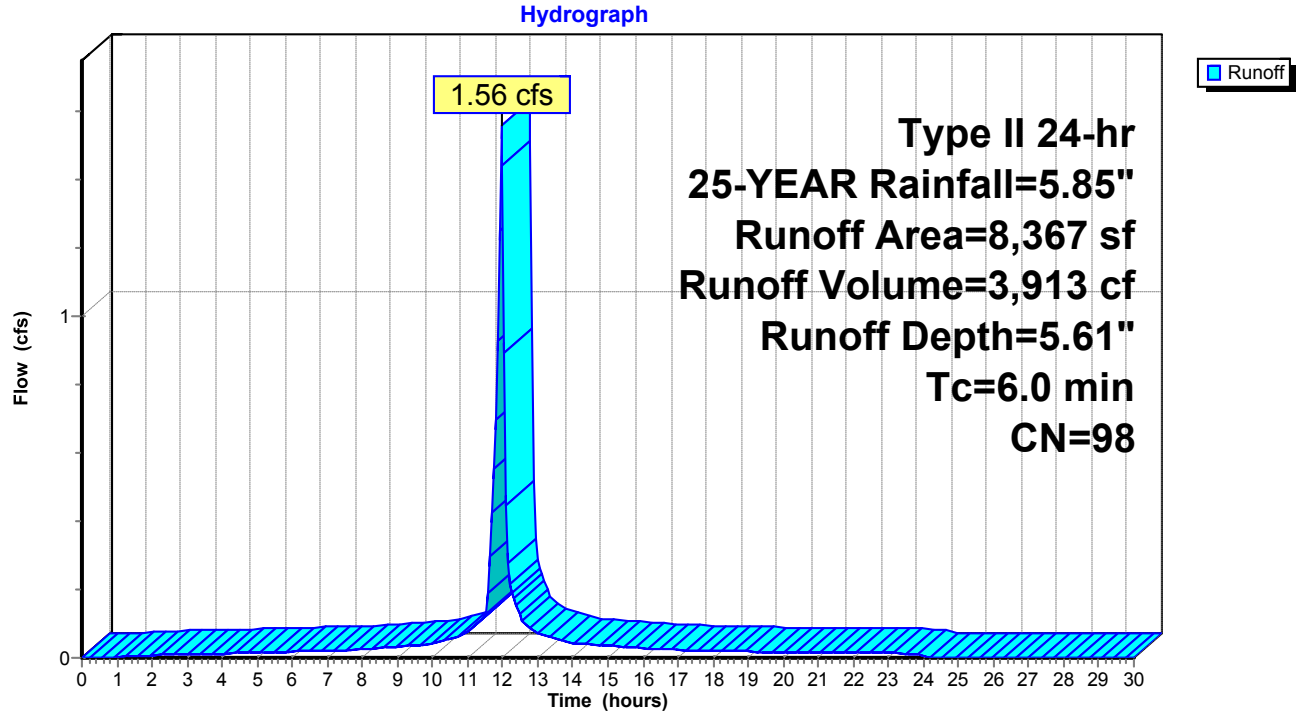
Runoff = 1.56 cfs @ 11.96 hrs, Volume= 3,913 cf, Depth= 5.61"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 25-YEAR Rainfall=5.85"

Area (sf)	CN	Description
8,367	98	Roofs, HSG D
8,367		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-12: DRAINAGE AREA 12



Summary for Subcatchment DA-13: DA-13

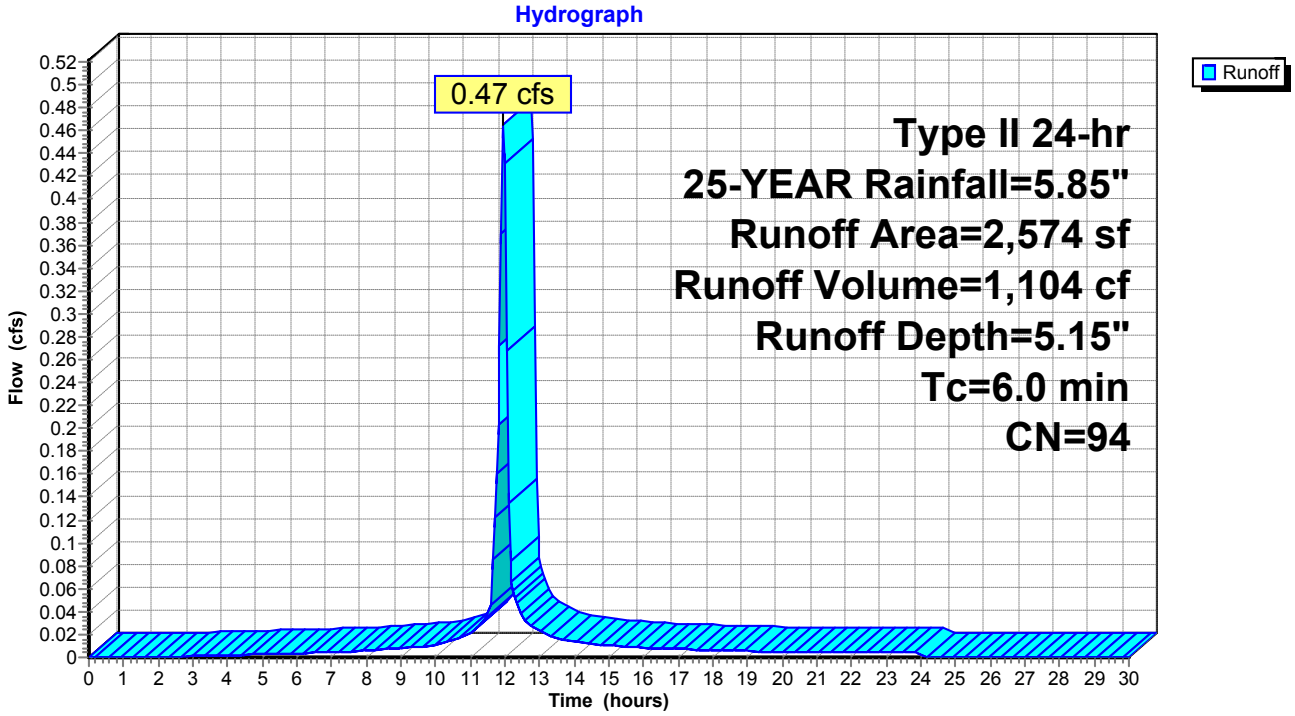
Runoff = 0.47 cfs @ 11.96 hrs, Volume= 1,104 cf, Depth= 5.15"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 25-YEAR Rainfall=5.85"

Area (sf)	CN	Description
526	80	>75% Grass cover, Good, HSG D
2,048	98	Paved parking, HSG D
2,574	94	Weighted Average
526		20.44% Pervious Area
2,048		79.56% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-13: DA-13



Summary for Subcatchment DA-14: DRAINAGE AREA 14

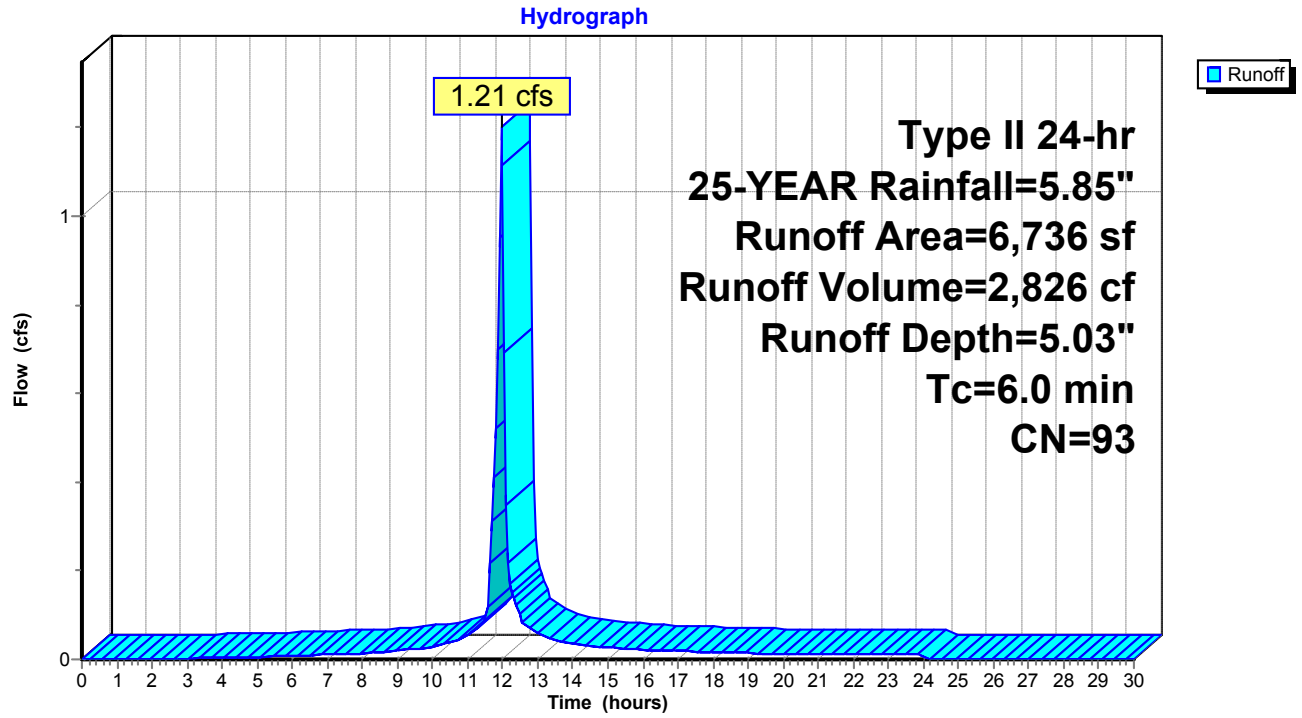
Runoff = 1.21 cfs @ 11.96 hrs, Volume= 2,826 cf, Depth= 5.03"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 25-YEAR Rainfall=5.85"

Area (sf)	CN	Description
2,039	80	>75% Grass cover, Good, HSG D
4,697	98	Paved parking, HSG D
6,736	93	Weighted Average
2,039		30.27% Pervious Area
4,697		69.73% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-14: DRAINAGE AREA 14



Summary for Subcatchment DA-15: DA-15

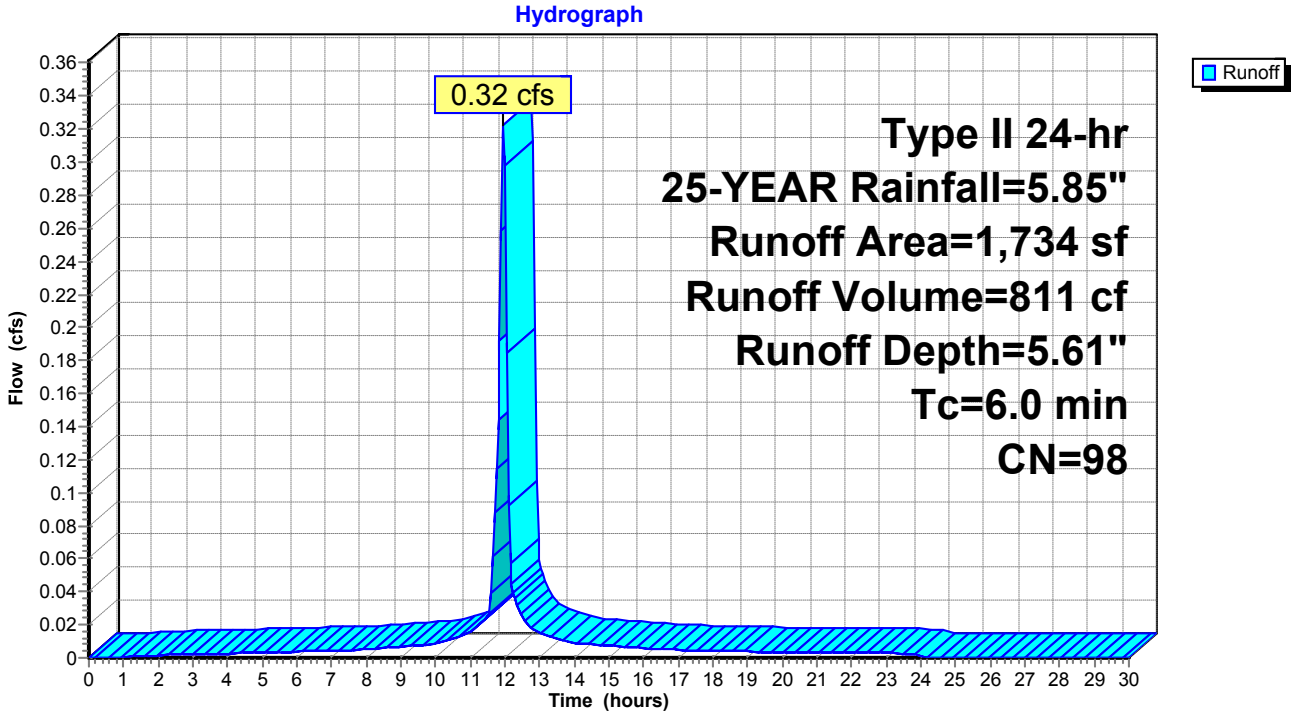
Runoff = 0.32 cfs @ 11.96 hrs, Volume= 811 cf, Depth= 5.61"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 25-YEAR Rainfall=5.85"

Area (sf)	CN	Description
1,734	98	Roofs, HSG D
1,734		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-15: DA-15



Summary for Subcatchment DA-16: DA-16

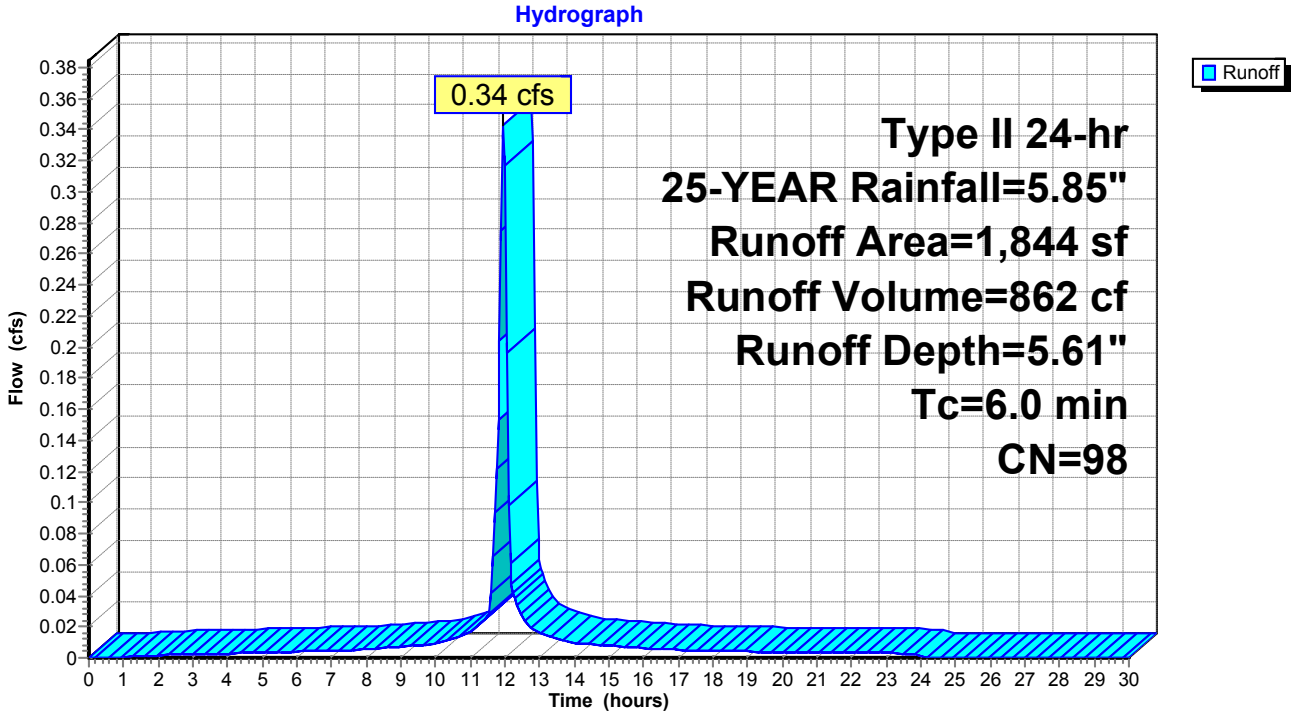
Runoff = 0.34 cfs @ 11.96 hrs, Volume= 862 cf, Depth= 5.61"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 25-YEAR Rainfall=5.85"

Area (sf)	CN	Description
1,844	98	Roofs, HSG D
1,844		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-16: DA-16



Summary for Subcatchment DA-17: DA-17

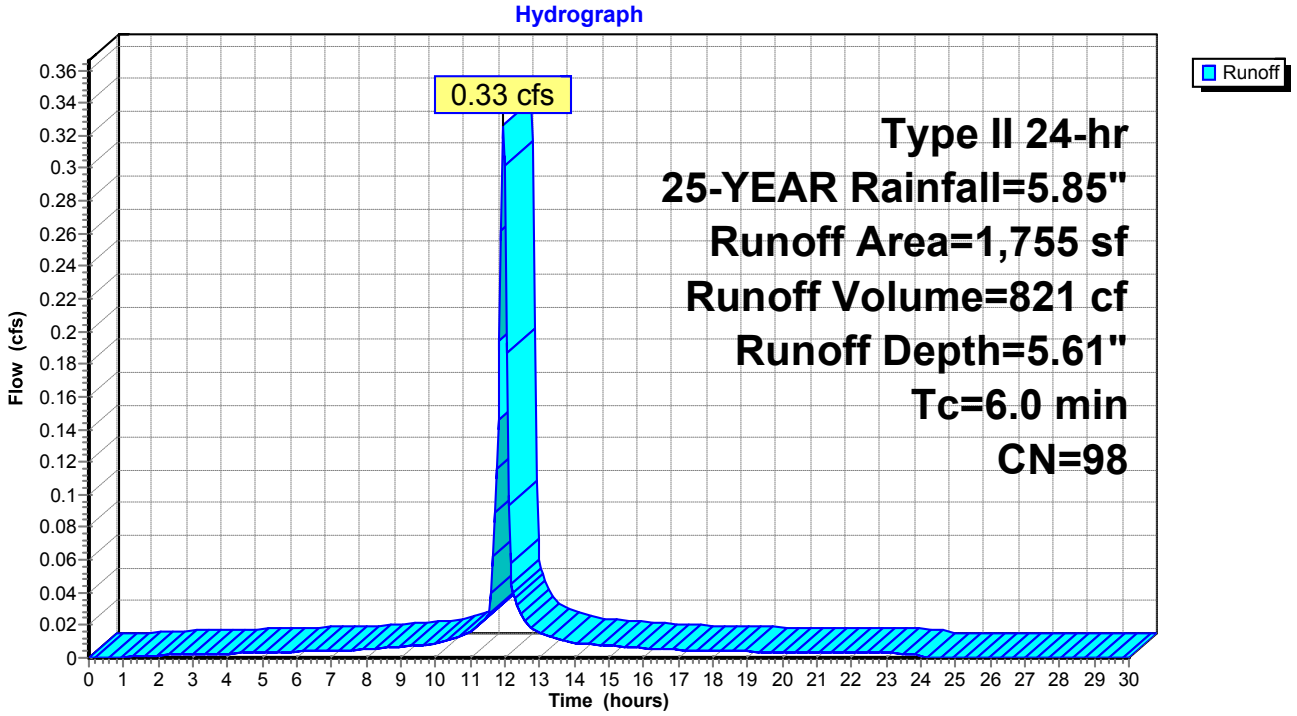
Runoff = 0.33 cfs @ 11.96 hrs, Volume= 821 cf, Depth= 5.61"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 25-YEAR Rainfall=5.85"

Area (sf)	CN	Description
1,755	98	Roofs, HSG D
1,755		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-17: DA-17



Summary for Subcatchment DA-18: DRAINAGE AREA 18

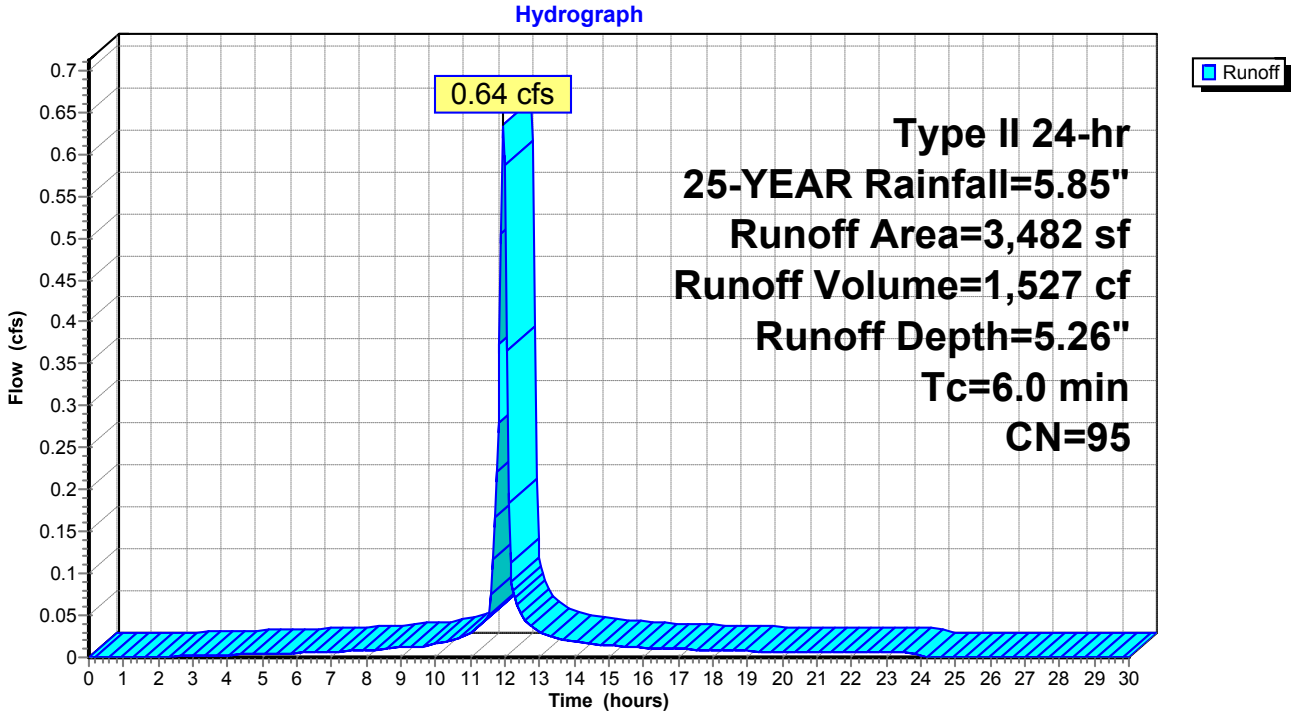
Runoff = 0.64 cfs @ 11.96 hrs, Volume= 1,527 cf, Depth= 5.26"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 25-YEAR Rainfall=5.85"

Area (sf)	CN	Description
489	80	>75% Grass cover, Good, HSG D
2,993	98	Paved parking, HSG D
3,482	95	Weighted Average
489		14.04% Pervious Area
2,993		85.96% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-18: DRAINAGE AREA 18



Summary for Subcatchment DA-2: DA-2

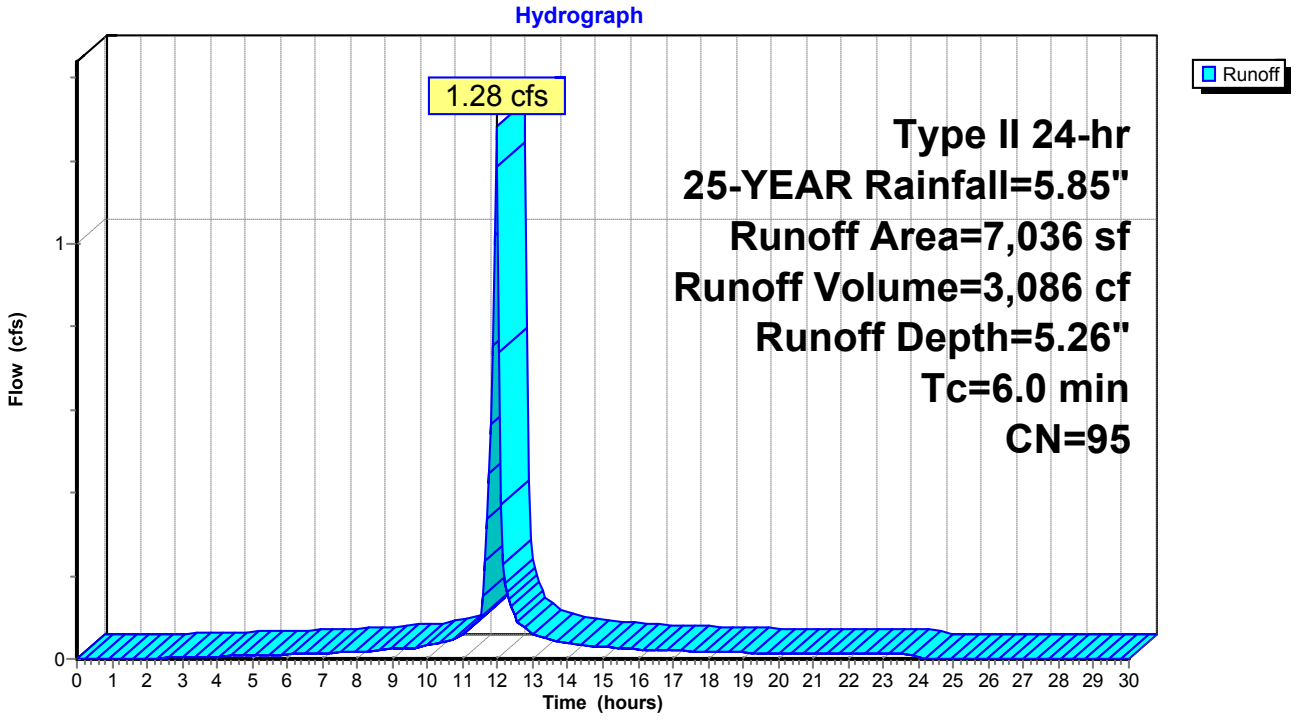
Runoff = 1.28 cfs @ 11.96 hrs, Volume= 3,086 cf, Depth= 5.26"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 25-YEAR Rainfall=5.85"

Area (sf)	CN	Description
1,178	80	>75% Grass cover, Good, HSG D
5,194	98	Roofs, HSG D
664	98	Paved parking, HSG D
7,036	95	Weighted Average
1,178		16.74% Pervious Area
5,858		83.26% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-2: DA-2



Summary for Subcatchment DA-3: DRAINAGE AREA 3

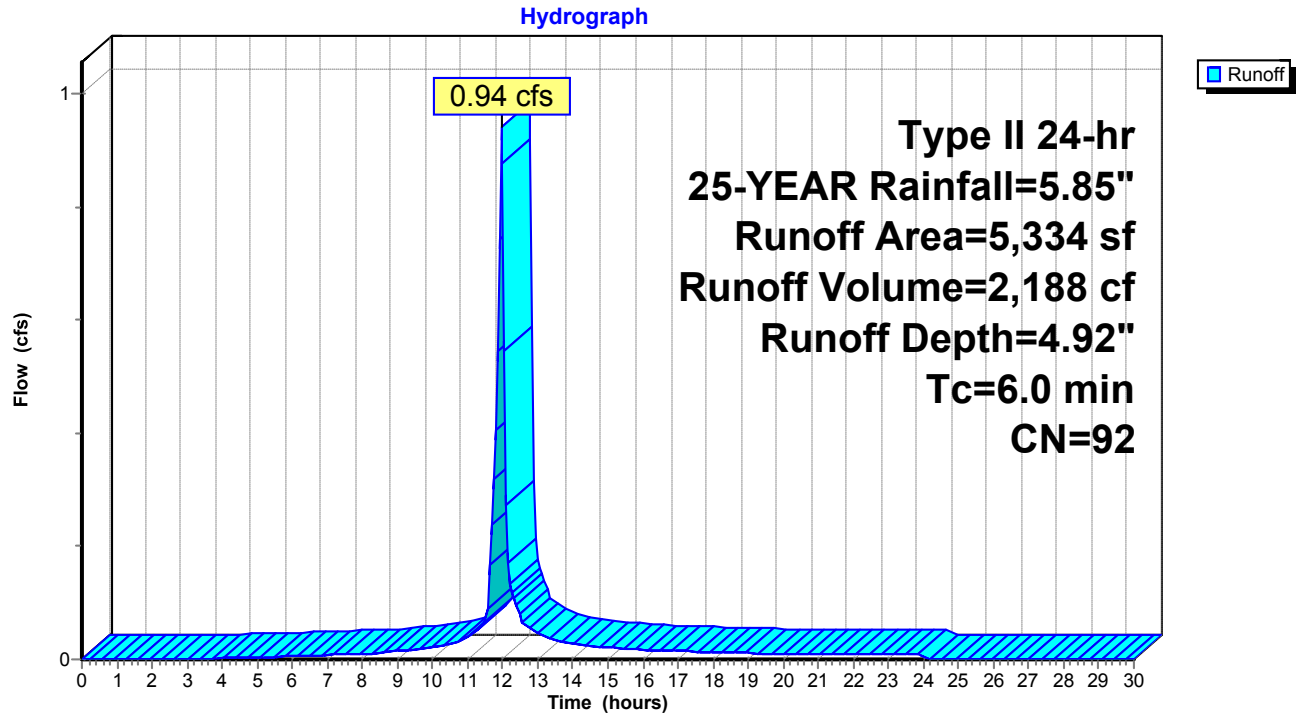
Runoff = 0.94 cfs @ 11.96 hrs, Volume= 2,188 cf, Depth= 4.92"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 25-YEAR Rainfall=5.85"

Area (sf)	CN	Description
1,820	80	>75% Grass cover, Good, HSG D
3,514	98	Paved parking, HSG D
5,334	92	Weighted Average
1,820		34.12% Pervious Area
3,514		65.88% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-3: DRAINAGE AREA 3



Summary for Subcatchment DA-4: DRAINAGE AREA 4

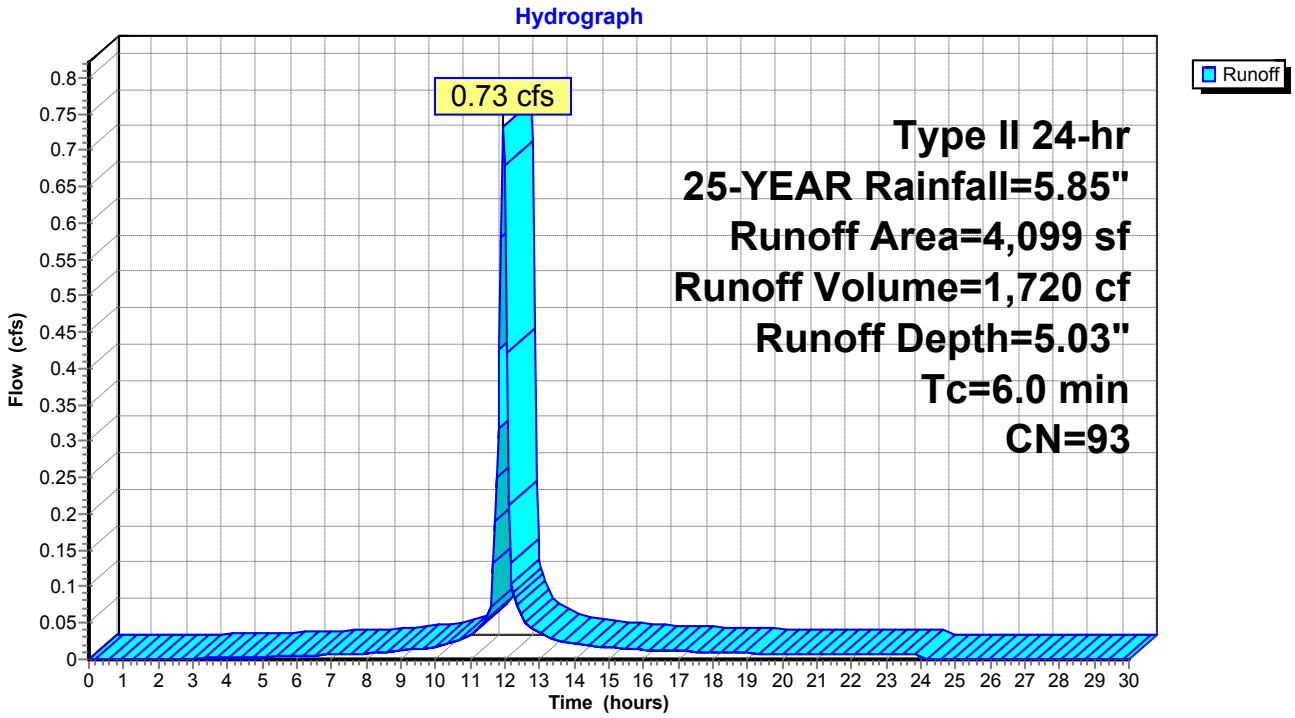
Runoff = 0.73 cfs @ 11.96 hrs, Volume= 1,720 cf, Depth= 5.03"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 25-YEAR Rainfall=5.85"

Area (sf)	CN	Description
1,032	80	>75% Grass cover, Good, HSG D
3,067	98	Paved parking, HSG D
4,099	93	Weighted Average
1,032		25.18% Pervious Area
3,067		74.82% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-4: DRAINAGE AREA 4



Summary for Subcatchment DA-5: DRAINAGE AREA 5

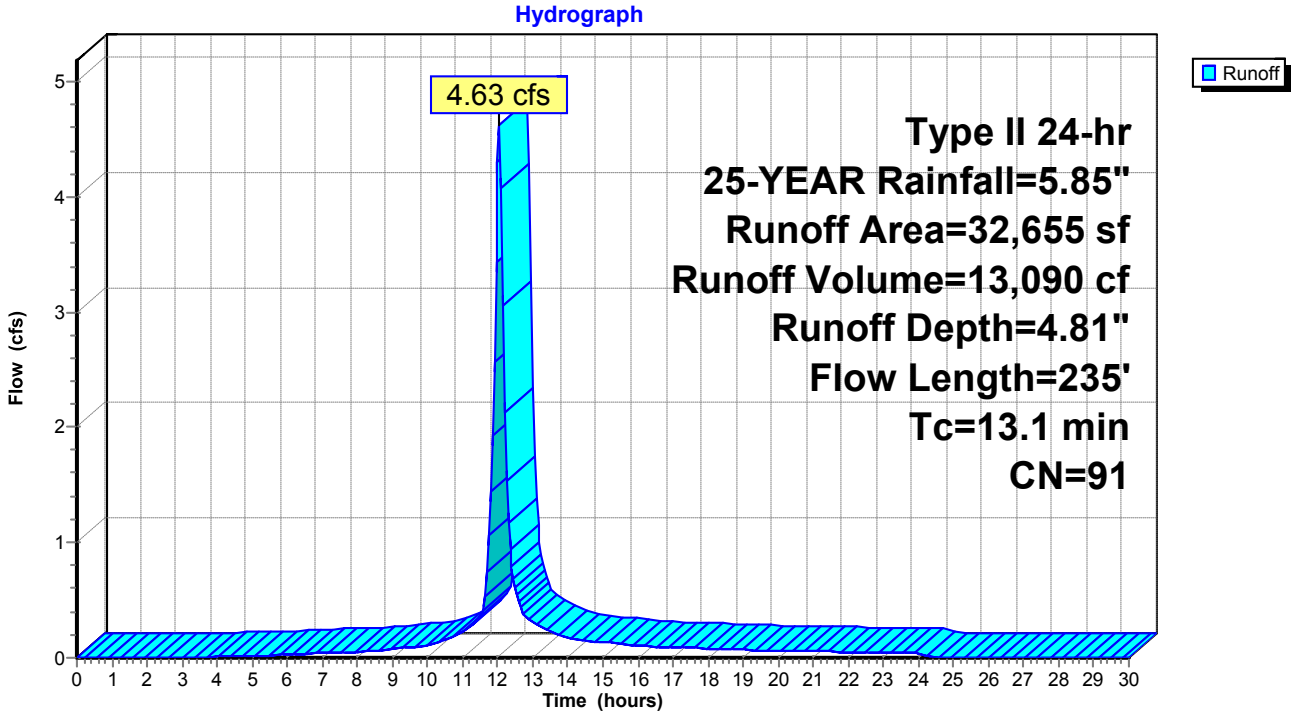
Runoff = 4.63 cfs @ 12.04 hrs, Volume= 13,090 cf, Depth= 4.81"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 25-YEAR Rainfall=5.85"

Area (sf)	CN	Description
12,737	80	>75% Grass cover, Good, HSG D
19,918	98	Paved parking, HSG D
32,655	91	Weighted Average
12,737		39.00% Pervious Area
19,918		61.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
11.1	100	0.0150	0.15		**Sheet Flow, A-B** Grass: Short n= 0.150 P2= 3.16"
1.7	81	0.0130	0.80		**Shallow Concentrated Flow, B-C** Short Grass Pasture Kv= 7.0 fps
0.3	54	0.0250	3.21		**Shallow Concentrated Flow, C-D** Paved Kv= 20.3 fps
13.1	235	Total			

Subcatchment DA-5: DRAINAGE AREA 5



Summary for Subcatchment DA-6: DA-6

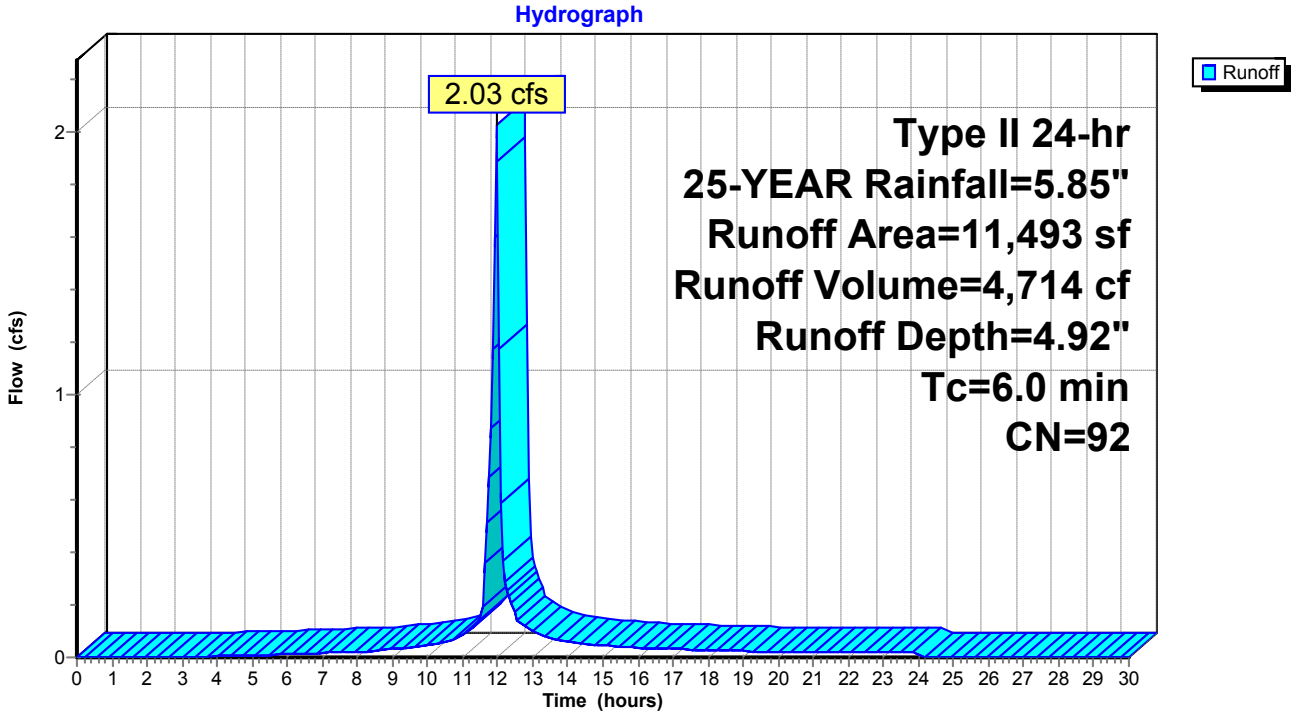
Runoff = 2.03 cfs @ 11.96 hrs, Volume= 4,714 cf, Depth= 4.92"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 25-YEAR Rainfall=5.85"

Area (sf)	CN	Description
3,947	80	>75% Grass cover, Good, HSG D
7,546	98	Paved parking, HSG D
11,493	92	Weighted Average
3,947		34.34% Pervious Area
7,546		65.66% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-6: DA-6



Summary for Subcatchment DA-7: DA-7

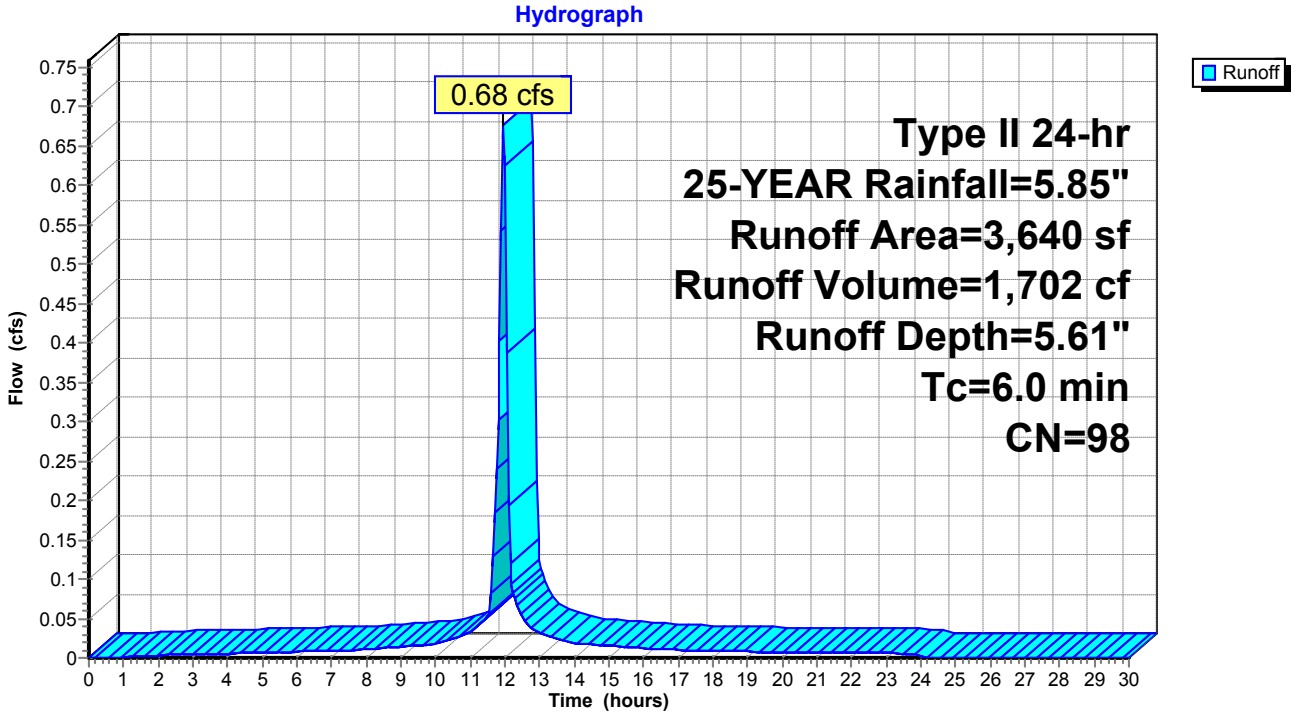
Runoff = 0.68 cfs @ 11.96 hrs, Volume= 1,702 cf, Depth= 5.61"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 25-YEAR Rainfall=5.85"

Area (sf)	CN	Description
1,587	98	Roofs, HSG D
2,053	98	Paved parking, HSG D
3,640	98	Weighted Average
3,640		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-7: DA-7



Summary for Subcatchment DA-8: DA-8

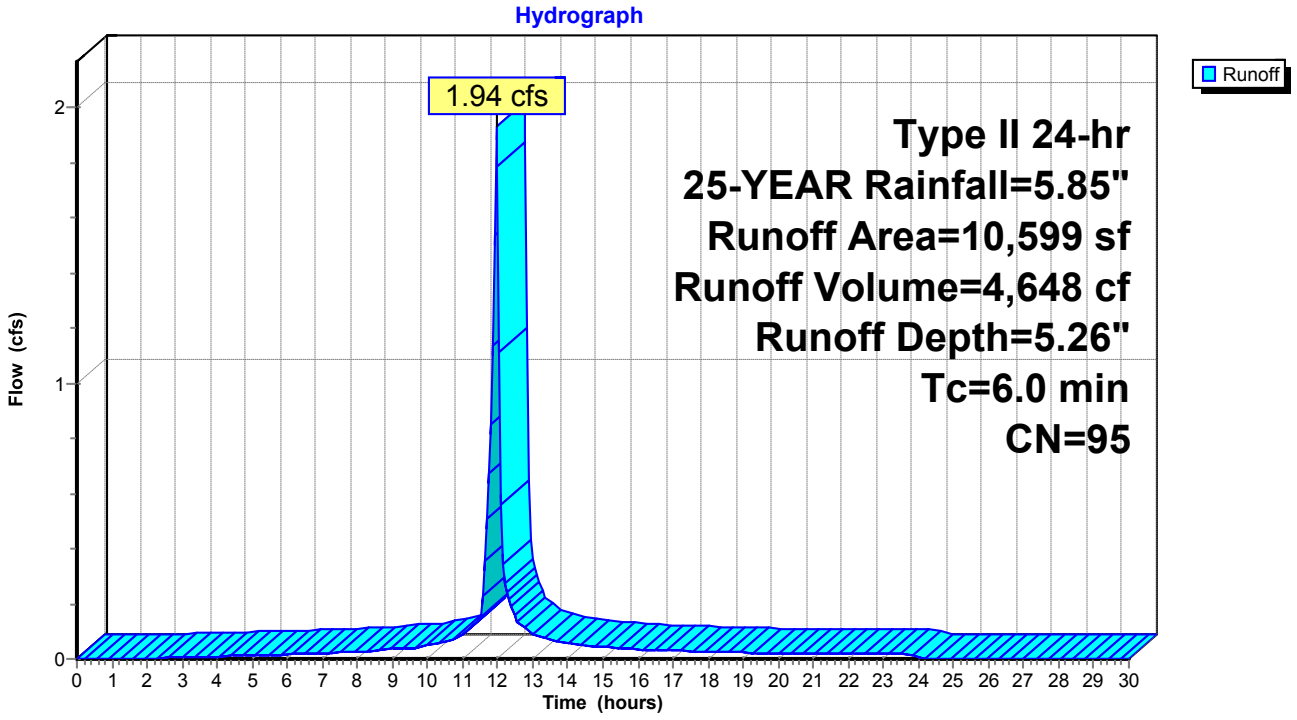
Runoff = 1.94 cfs @ 11.96 hrs, Volume= 4,648 cf, Depth= 5.26"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 25-YEAR Rainfall=5.85"

Area (sf)	CN	Description
1,986	80	>75% Grass cover, Good, HSG D
6,900	98	Roofs, HSG D
1,713	98	Paved parking, HSG D
10,599	95	Weighted Average
1,986		18.74% Pervious Area
8,613		81.26% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-8: DA-8



Summary for Subcatchment DA-9: DRAINAGE AREA 9

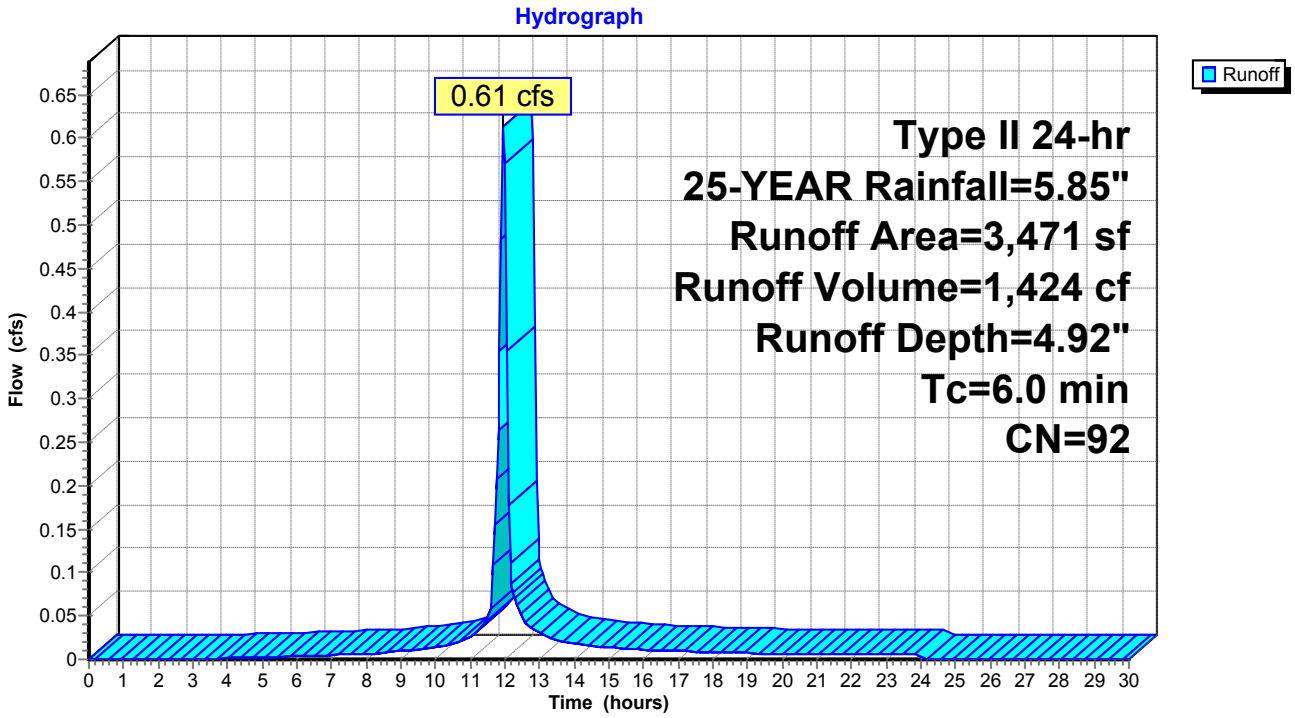
Runoff = 0.61 cfs @ 11.96 hrs, Volume= 1,424 cf, Depth= 4.92"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 25-YEAR Rainfall=5.85"

Area (sf)	CN	Description
1,195	80	>75% Grass cover, Good, HSG D
2,276	98	Paved parking, HSG D
3,471	92	Weighted Average
1,195		34.43% Pervious Area
2,276		65.57% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA-9: DRAINAGE AREA 9



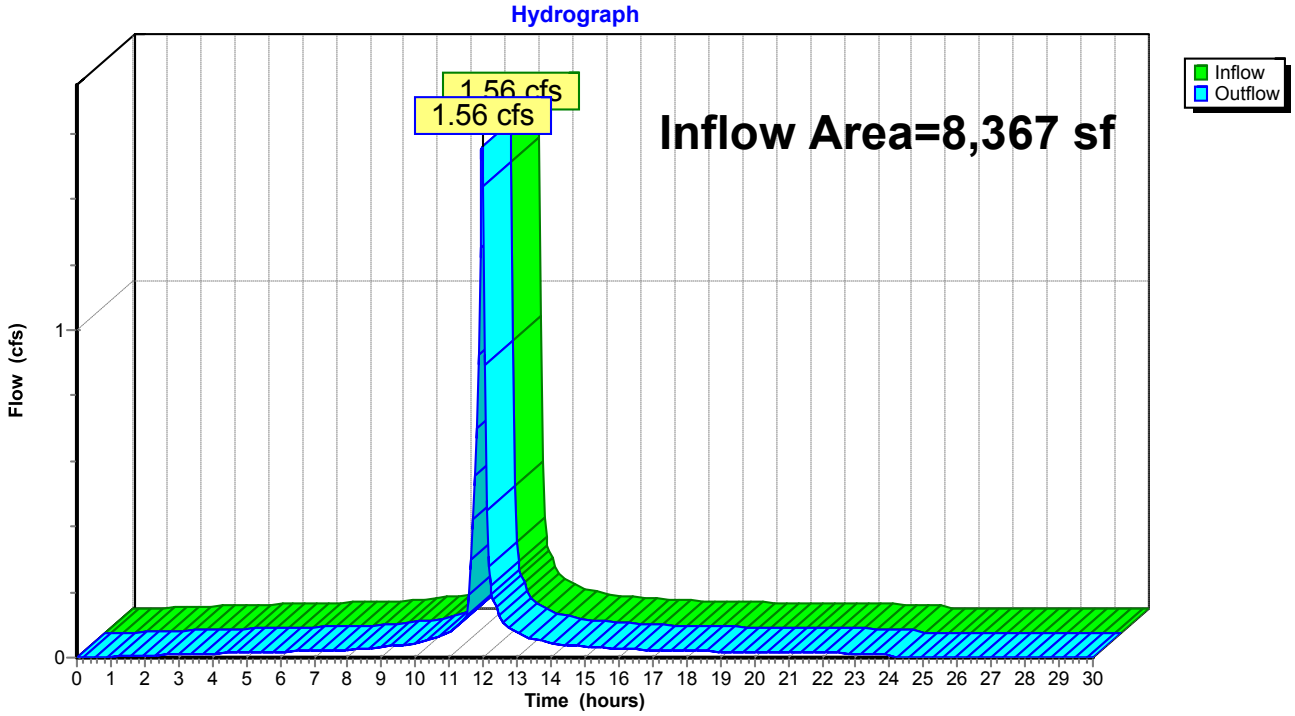
Summary for Reach DP-2: STREET

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 8,367 sf,100.00% Impervious, Inflow Depth = 5.61" for 25-YEAR event
Inflow = 1.56 cfs @ 11.96 hrs, Volume= 3,913 cf
Outflow = 1.56 cfs @ 11.96 hrs, Volume= 3,913 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs

Reach DP-2: STREET



Summary for Pond 2P: EXISTING DRYWELL

[81] Warning: Exceeded Pond DW-4 by 0.49' @ 18.55 hrs

Inflow Area = 5,334 sf, 65.88% Impervious, Inflow Depth = 14.73" for 25-YEAR event
Inflow = 2.67 cfs @ 11.98 hrs, Volume= 6,546 cf
Outflow = 2.64 cfs @ 12.00 hrs, Volume= 6,546 cf, Atten= 1%, Lag= 1.1 min
Discarded = 0.67 cfs @ 12.00 hrs, Volume= 3,873 cf
Primary = 1.97 cfs @ 12.00 hrs, Volume= 2,673 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 172.83' @ 12.00 hrs Surf.Area= 1,319 sf Storage= 431 cf

Plug-Flow detention time= 21.9 min calculated for 6,535 cf (100% of inflow)
Center-of-Mass det. time= 21.8 min (773.8 - 751.9)

Volume	Invert	Avail.Storage	Storage Description
#1	167.50'	1,717 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

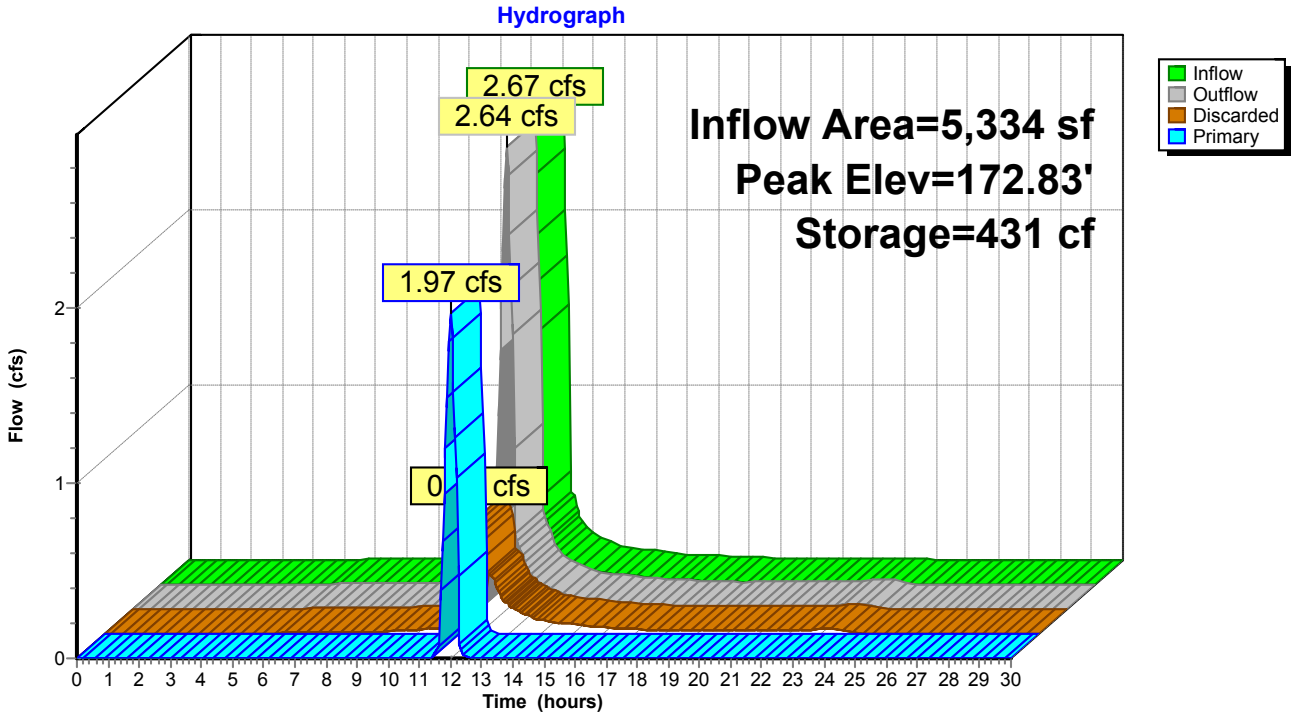
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
167.50	55	0	0
172.50	29	210	210
173.00	2,000	507	717
173.50	2,000	1,000	1,717

Device	Routing	Invert	Outlet Devices
#1	Discarded	167.50'	**22.000 in/hr Exfiltration over Surface area**
#2	Primary	172.65'	**24.0" x 24.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Discarded OutFlow Max=0.67 cfs @ 12.00 hrs HW=172.83' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.67 cfs)

Primary OutFlow Max=1.95 cfs @ 12.00 hrs HW=172.83' (Free Discharge)
↑—**2=Orifice/Grate** (Weir Controls 1.95 cfs @ 1.38 fps)

Pond 2P: EXISTING DRYWELL



Summary for Pond 3P: PROPOSED CB #3

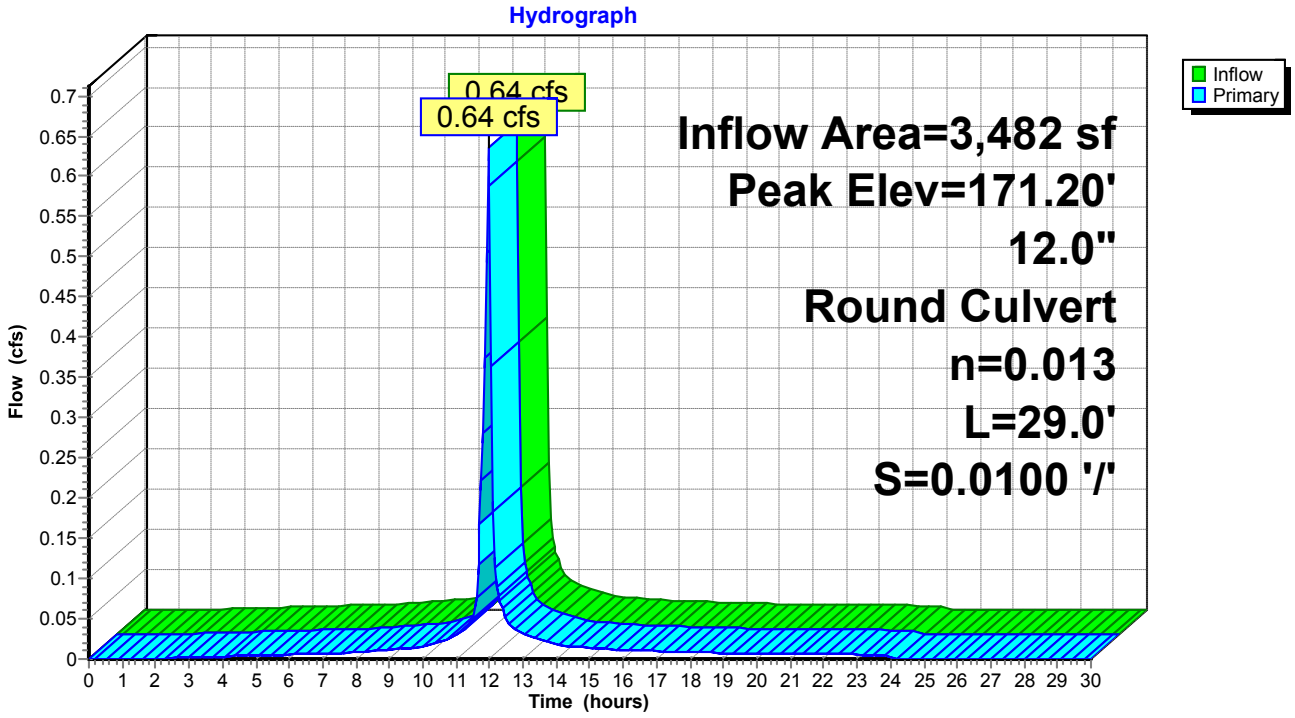
Inflow Area = 3,482 sf, 85.96% Impervious, Inflow Depth = 5.26" for 25-YEAR event
Inflow = 0.64 cfs @ 11.96 hrs, Volume= 1,527 cf
Outflow = 0.64 cfs @ 11.96 hrs, Volume= 1,527 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.64 cfs @ 11.96 hrs, Volume= 1,527 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 171.20' @ 11.96 hrs
Flood Elev= 172.74'

Device	Routing	Invert	Outlet Devices
#1	Primary	170.74'	**12.0" Round Culvert** L= 29.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 170.74' / 170.45' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf

Primary OutFlow Max=0.62 cfs @ 11.96 hrs HW=171.19' (Free Discharge)
1=Culvert (Inlet Controls 0.62 cfs @ 1.80 fps)

Pond 3P: PROPOSED CB #3



Summary for Pond 5P: EXISTING DRYWELL

[81] Warning: Exceeded Pond CB-2 by 2.79' @ 12.15 hrs

Inflow	=	1.67 cfs @	11.96 hrs,	Volume=	5,126 cf
Outflow	=	1.08 cfs @	12.05 hrs,	Volume=	5,126 cf, Atten= 35%, Lag= 5.3 min
Discarded	=	1.08 cfs @	12.05 hrs,	Volume=	5,126 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 173.52' @ 12.05 hrs Surf.Area= 2,121 sf Storage= 790 cf

Plug-Flow detention time= 42.2 min calculated for 5,126 cf (100% of inflow)
Center-of-Mass det. time= 42.2 min (802.5 - 760.3)

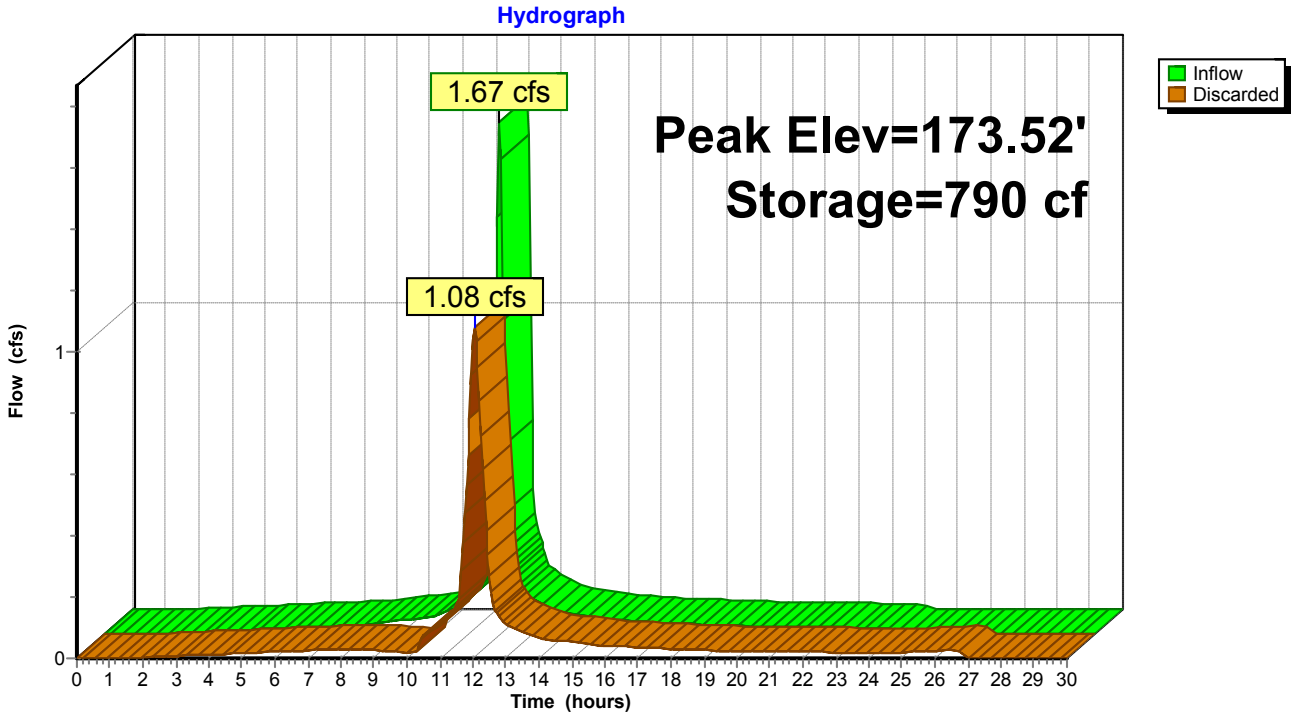
Volume	Invert	Avail.Storage	Storage Description
#1	168.00'	2,269 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
168.00	55	0	0
172.90	29	206	206
173.00	112	7	213
174.00	4,000	2,056	2,269

Device	Routing	Invert	Outlet Devices
#1	Discarded	168.00'	**22.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=1.08 cfs @ 12.05 hrs HW=173.52' (Free Discharge)
↑**1=Exfiltration** (Exfiltration Controls 1.08 cfs)

Pond 5P: EXISTING DRYWELL



Summary for Pond 8P: EXISTING YARD DRAIN

[58] Hint: Peaked 69.02' above defined flood level

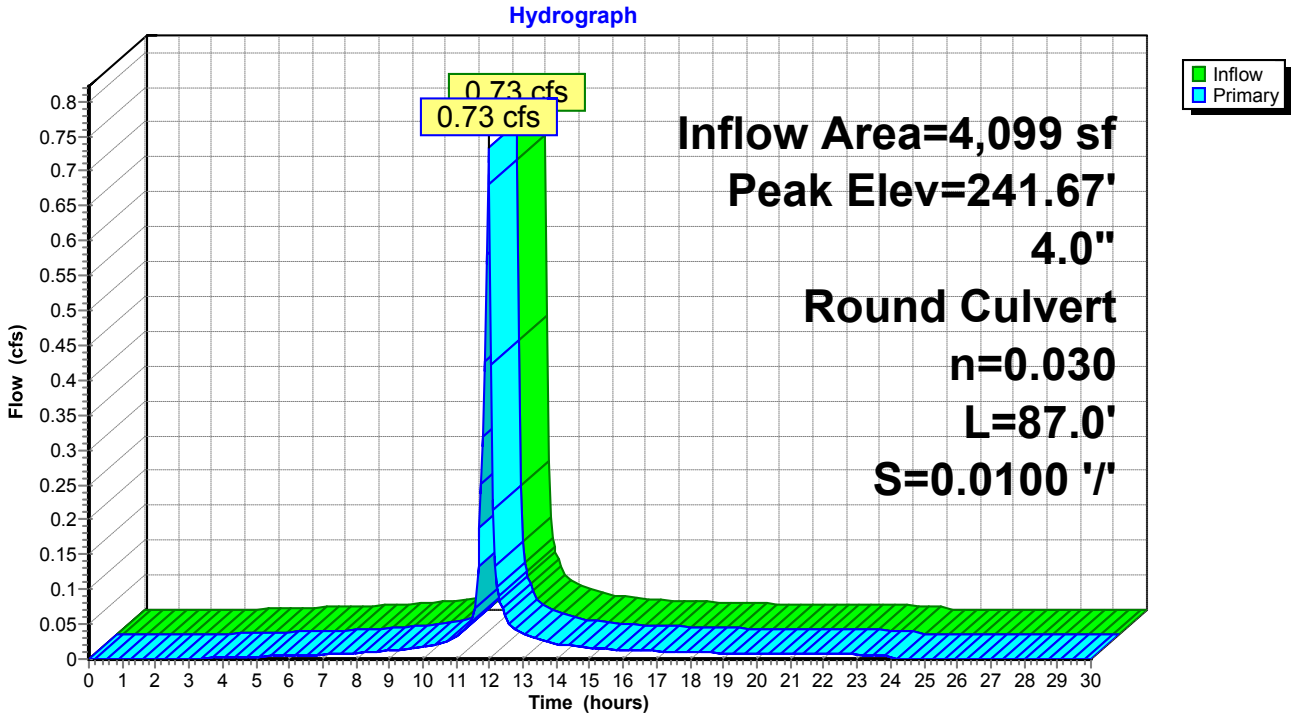
Inflow Area = 4,099 sf, 74.82% Impervious, Inflow Depth = 5.03" for 25-YEAR event
Inflow = 0.73 cfs @ 11.96 hrs, Volume= 1,720 cf
Outflow = 0.73 cfs @ 11.96 hrs, Volume= 1,720 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.73 cfs @ 11.96 hrs, Volume= 1,720 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 241.67' @ 11.96 hrs
Flood Elev= 172.65'

Device	Routing	Invert	Outlet Devices
#1	Primary	171.30'	**4.0" Round Culvert** L= 87.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 171.30' / 170.43' S= 0.0100 '/' Cc= 0.900 n= 0.030, Flow Area= 0.09 sf

Primary OutFlow Max=0.72 cfs @ 11.96 hrs HW=238.43' (Free Discharge)
└**1=Culvert** (Barrel Controls 0.72 cfs @ 8.20 fps)

Pond 8P: EXISTING YARD DRAIN



Summary for Pond 12P: EXISTING CB

[81] Warning: Exceeded Pond 3P by 0.91' @ 12.05 hrs

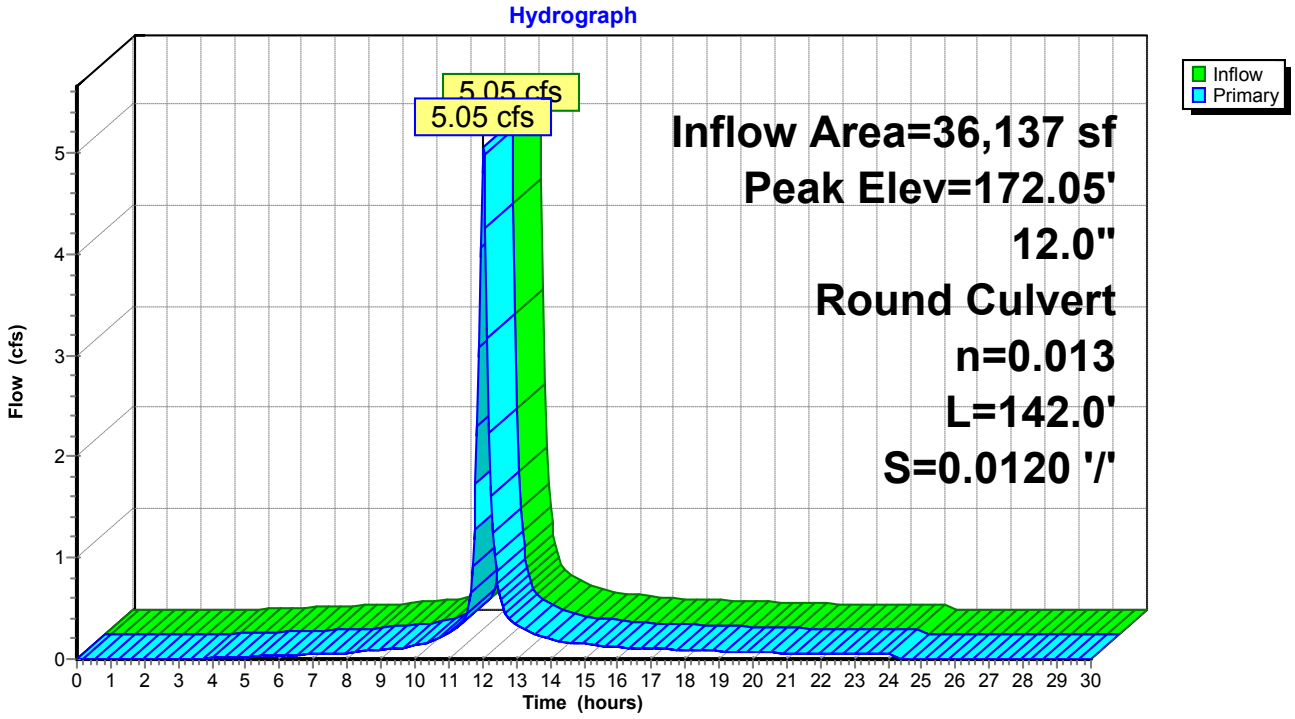
Inflow Area = 36,137 sf, 63.40% Impervious, Inflow Depth = 4.85" for 25-YEAR event
Inflow = 5.05 cfs @ 12.03 hrs, Volume= 14,618 cf
Outflow = 5.05 cfs @ 12.03 hrs, Volume= 14,618 cf, Atten= 0%, Lag= 0.0 min
Primary = 5.05 cfs @ 12.03 hrs, Volume= 14,618 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 172.05' @ 12.03 hrs
Flood Elev= 172.16'

Device	Routing	Invert	Outlet Devices
#1	Primary	168.70'	**12.0" Round Culvert** L= 142.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 168.70' / 167.00' S= 0.0120 '/' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf

Primary OutFlow Max=4.95 cfs @ 12.03 hrs HW=171.95' (Free Discharge)
└**1=Culvert** (Inlet Controls 4.95 cfs @ 6.31 fps)

Pond 12P: EXISTING CB



Summary for Pond 14P: EXISTING CB

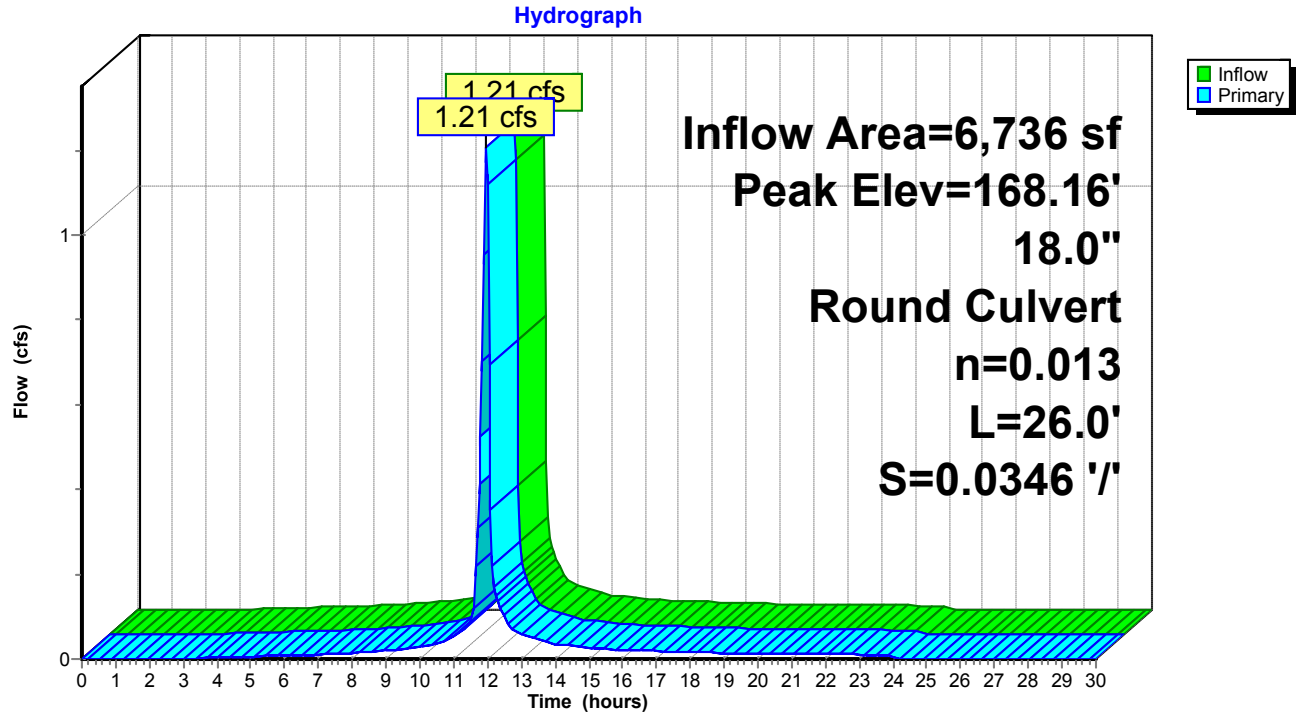
Inflow Area = 6,736 sf, 69.73% Impervious, Inflow Depth = 5.03" for 25-YEAR event
Inflow = 1.21 cfs @ 11.96 hrs, Volume= 2,826 cf
Outflow = 1.21 cfs @ 11.96 hrs, Volume= 2,826 cf, Atten= 0%, Lag= 0.0 min
Primary = 1.21 cfs @ 11.96 hrs, Volume= 2,826 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 168.16' @ 11.96 hrs
Flood Elev= 172.33'

Device	Routing	Invert	Outlet Devices
#1	Primary	167.60'	**18.0" Round Culvert** L= 26.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 167.60' / 166.70' S= 0.0346 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf

Primary OutFlow Max=1.17 cfs @ 11.96 hrs HW=168.15' (Free Discharge)
1=Culvert (Inlet Controls 1.17 cfs @ 2.00 fps)

Pond 14P: EXISTING CB



Summary for Pond CB-1: PROPOSED CATCH BASIN #1

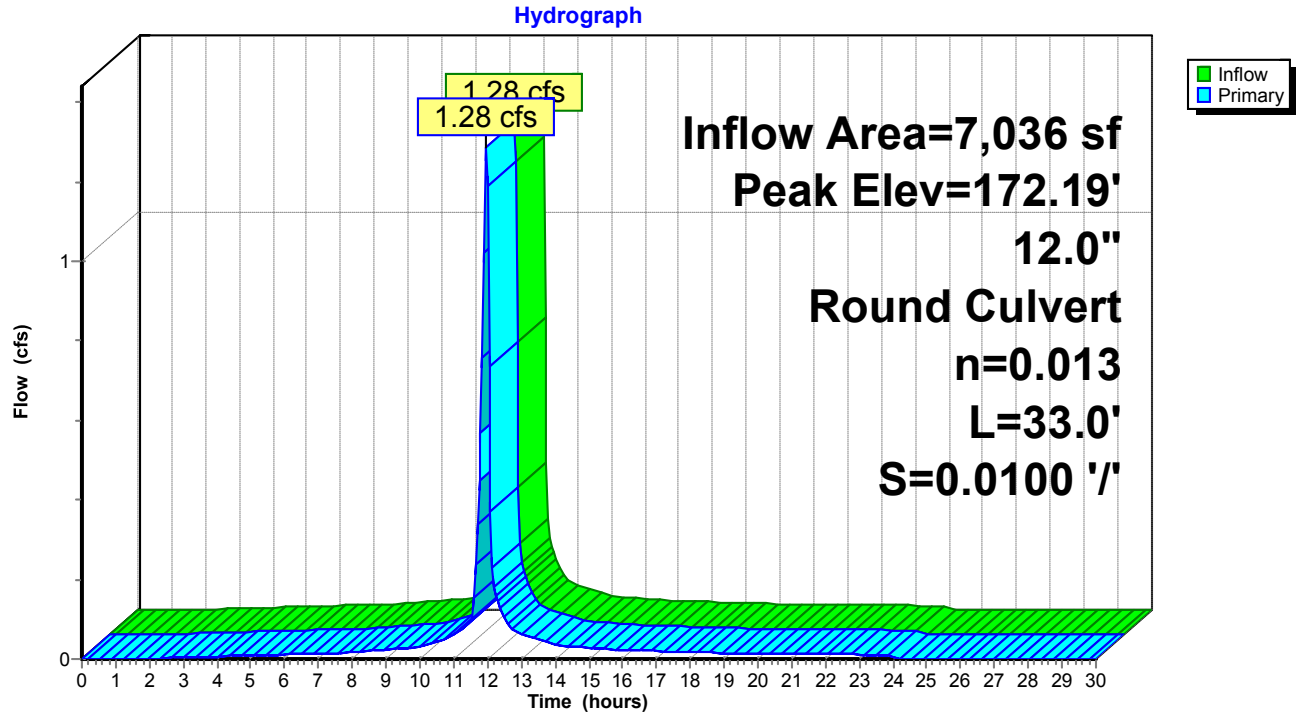
Inflow Area = 7,036 sf, 83.26% Impervious, Inflow Depth = 5.26" for 25-YEAR event
Inflow = 1.28 cfs @ 11.96 hrs, Volume= 3,086 cf
Outflow = 1.28 cfs @ 11.96 hrs, Volume= 3,086 cf, Atten= 0%, Lag= 0.0 min
Primary = 1.28 cfs @ 11.96 hrs, Volume= 3,086 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 172.19' @ 11.96 hrs
Flood Elev= 172.70'

Device	Routing	Invert	Outlet Devices
#1	Primary	171.50'	**12.0" Round Culvert** L= 33.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 171.50' / 171.17' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf

Primary OutFlow Max=1.25 cfs @ 11.96 hrs HW=172.18' (Free Discharge)
1=Culvert (Inlet Controls 1.25 cfs @ 2.21 fps)

Pond CB-1: PROPOSED CATCH BASIN #1



Summary for Pond CB-2: PR CB #2

[57] Hint: Peaked at 172.16' (Flood elevation advised)
[79] Warning: Submerged Pond CB-1 Primary device # 1 INLET by 0.65'

Inflow Area =	28,448 sf,	85.49% Impervious,	Inflow Depth =	5.35"	for 25-YEAR event
Inflow =	5.23 cfs @	11.96 hrs,	Volume=	12,682 cf	
Outflow =	5.23 cfs @	11.96 hrs,	Volume=	12,682 cf,	Atten= 0%, Lag= 0.0 min
Primary =	3.56 cfs @	11.96 hrs,	Volume=	7,556 cf	
Secondary =	1.67 cfs @	11.96 hrs,	Volume=	5,126 cf	

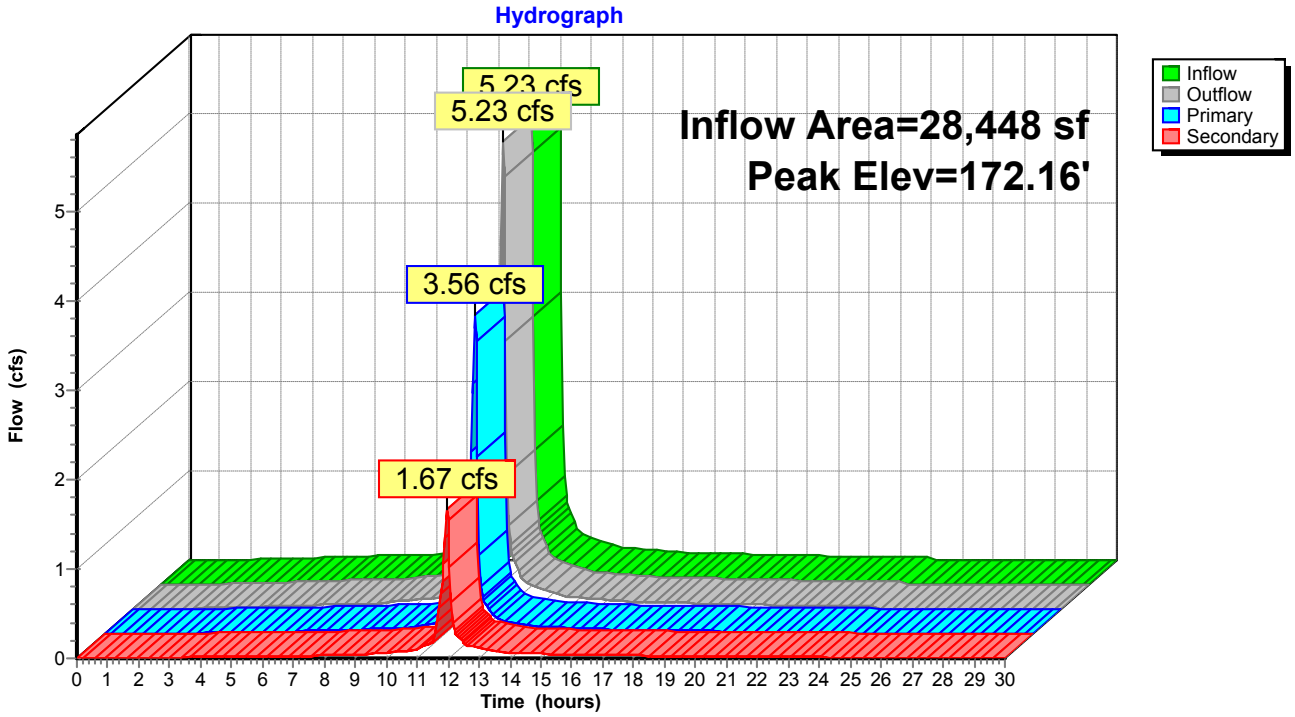
Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 172.16' @ 11.96 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	170.25'	**12.0" Round Culvert** L= 20.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 170.25' / 170.05' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf
#2	Secondary	170.25'	**8.0" Round Culvert** L= 12.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 170.25' / 170.05' S= 0.0167 '/' Cc= 0.900 n= 0.013, Flow Area= 0.35 sf

Primary OutFlow Max=3.47 cfs @ 11.96 hrs HW=172.10' (Free Discharge)
↑—**1=Culvert** (Inlet Controls 3.47 cfs @ 4.42 fps)

Secondary OutFlow Max=1.63 cfs @ 11.96 hrs HW=172.10' (Free Discharge)
↑—**2=Culvert** (Inlet Controls 1.63 cfs @ 4.68 fps)

Pond CB-2: PR CB #2



Summary for Pond DP-1: Existing Catch Basin

[79] Warning: Submerged Pond 12P Primary device # 1 INLET by 0.58'
[81] Warning: Exceeded Pond 14P by 1.15' @ 12.00 hrs

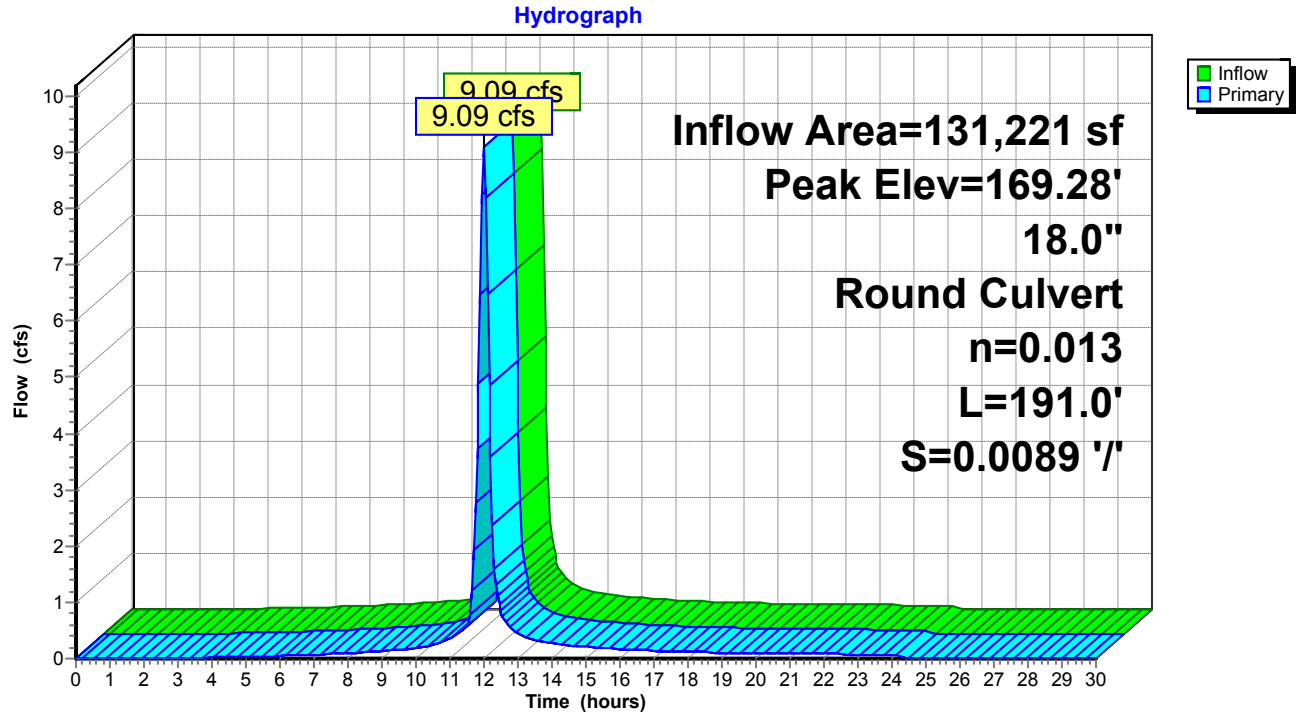
Inflow Area = 131,221 sf, 73.88% Impervious, Inflow Depth = 2.10" for 25-YEAR event
Inflow = 9.09 cfs @ 12.00 hrs, Volume= 22,940 cf
Outflow = 9.09 cfs @ 12.00 hrs, Volume= 22,940 cf, Atten= 0%, Lag= 0.0 min
Primary = 9.09 cfs @ 12.00 hrs, Volume= 22,940 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 169.28' @ 12.00 hrs
Flood Elev= 171.87'

Device	Routing	Invert	Outlet Devices
#1	Primary	166.70'	**18.0" Round Culvert** L= 191.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 166.70' / 165.00' S= 0.0089 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf

Primary OutFlow Max=9.08 cfs @ 12.00 hrs HW=169.28' (Free Discharge)
↑—**1=Culvert** (Inlet Controls 9.08 cfs @ 5.14 fps)

Pond DP-1: Existing Catch Basin



Summary for Pond DW-1: PROPOSED DRYWELL #1

Inflow Area = 3,471 sf, 65.57% Impervious, Inflow Depth = 4.92" for 25-YEAR event
Inflow = 0.61 cfs @ 11.96 hrs, Volume= 1,424 cf
Outflow = 0.23 cfs @ 12.00 hrs, Volume= 1,424 cf, Atten= 63%, Lag= 2.2 min
Discarded = 0.23 cfs @ 12.00 hrs, Volume= 1,424 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 169.37' @ 12.09 hrs Surf.Area= 310 sf Storage= 411 cf

Plug-Flow detention time= 32.7 min calculated for 1,421 cf (100% of inflow)
Center-of-Mass det. time= 32.6 min (807.1 - 774.5)

Volume	Invert	Avail.Storage	Storage Description
#1	164.00'	712 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)
#2	163.00'	38 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 94 cf Overall x 40.0% Voids
		750 cf	Total Available Storage

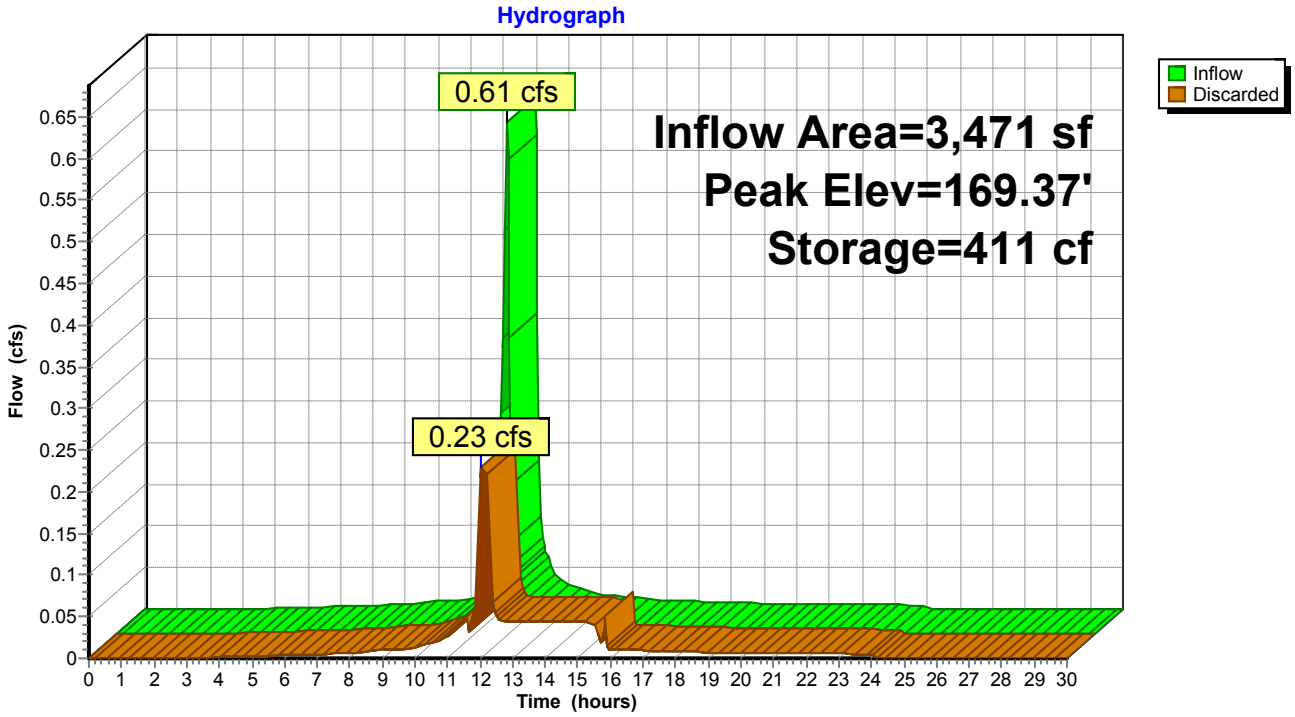
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
164.00	50	0	0
168.90	50	245	245
169.00	300	17	262
170.50	300	450	712

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
163.00	78	0	0
164.00	10	44	44
169.00	10	50	94

Device	Routing	Invert	Outlet Devices
#1	Discarded	163.00'	**32.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.23 cfs @ 12.00 hrs HW=169.21' (Free Discharge)
↑**1=Exfiltration** (Exfiltration Controls 0.23 cfs)

Pond DW-1: PROPOSED DRYWELL #1



Summary for Pond DW-2: PROPOSED DRYWELL #2

[81] Warning: Exceeded Pond YD-2 by 2.78' @ 15.80 hrs

Inflow Area = 13,357 sf, 67.23% Impervious, Inflow Depth = 4.92" for 25-YEAR event
Inflow = 2.34 cfs @ 11.96 hrs, Volume= 5,471 cf
Outflow = 1.91 cfs @ 12.02 hrs, Volume= 5,472 cf, Atten= 18%, Lag= 3.1 min
Discarded = 1.91 cfs @ 12.02 hrs, Volume= 5,472 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 175.79' @ 12.02 hrs Surf.Area= 2,577 sf Storage= 818 cf

Plug-Flow detention time= 45.1 min calculated for 5,463 cf (100% of inflow)
Center-of-Mass det. time= 45.2 min (816.1 - 770.9)

Volume	Invert	Avail.Storage	Storage Description
#1	167.78'	1,499 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)
#2	166.50'	53 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 134 cf Overall x 40.0% Voids
		1,552 cf	Total Available Storage

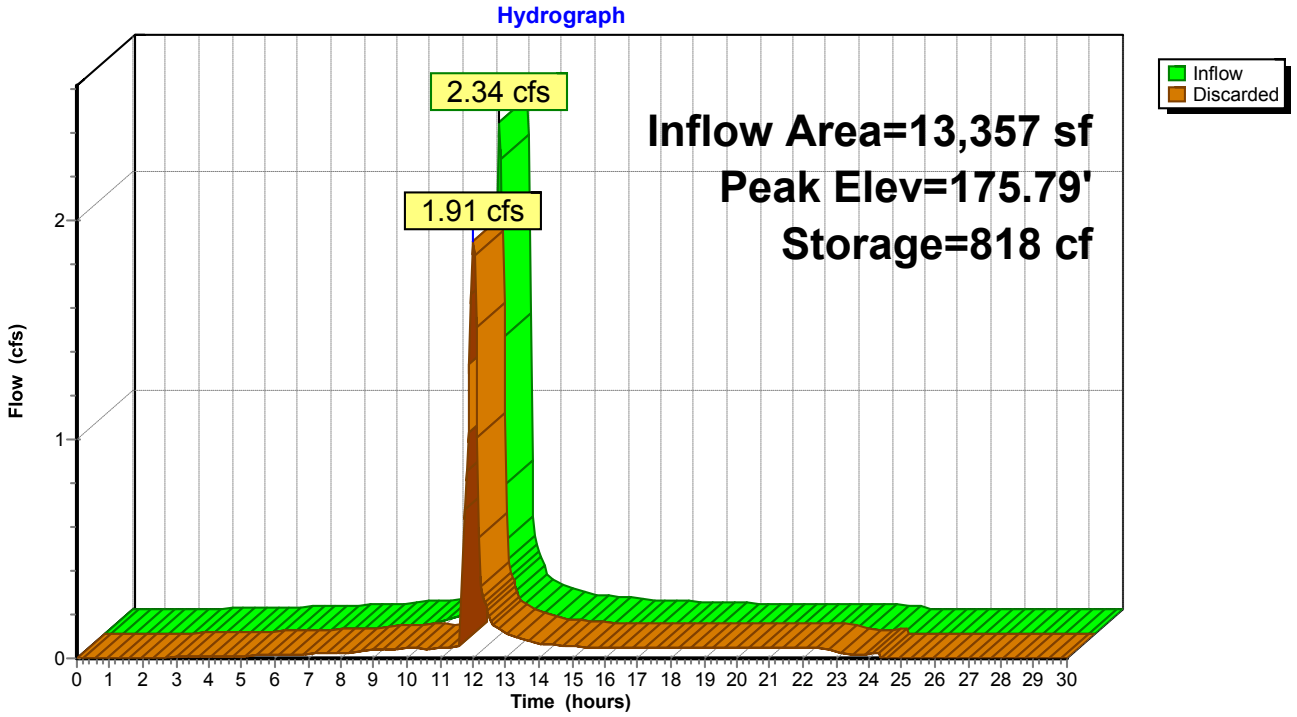
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
167.78	50	0	0
175.50	50	386	386
176.00	4,400	1,113	1,499

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
166.50	78	0	0
167.78	10	56	56
175.50	10	77	134

Device	Routing	Invert	Outlet Devices
#1	Discarded	166.50'	**32.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=1.88 cfs @ 12.02 hrs HW=175.78' (Free Discharge)
1=Exfiltration (Exfiltration Controls 1.88 cfs)

Pond DW-2: PROPOSED DRYWELL #2



Summary for Pond DW-3: PROPOSED DRYWELL #3

[81] Warning: Exceeded Pond YD-4 by 2.08' @ 16.10 hrs

Inflow Area = 14,239 sf, 86.05% Impervious, Inflow Depth = 5.35" for 25-YEAR event
Inflow = 2.61 cfs @ 11.96 hrs, Volume= 6,351 cf
Outflow = 2.06 cfs @ 12.02 hrs, Volume= 6,352 cf, Atten= 21%, Lag= 3.5 min
Discarded = 2.06 cfs @ 12.02 hrs, Volume= 6,352 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 174.84' @ 12.02 hrs Surf.Area= 2,774 sf Storage= 929 cf

Plug-Flow detention time= 43.5 min calculated for 6,341 cf (100% of inflow)
Center-of-Mass det. time= 43.6 min (799.0 - 755.4)

Volume	Invert	Avail.Storage	Storage Description
#1	166.69'	1,403 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)
#2	165.50'	55 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 138 cf Overall x 40.0% Voids
		1,458 cf	Total Available Storage

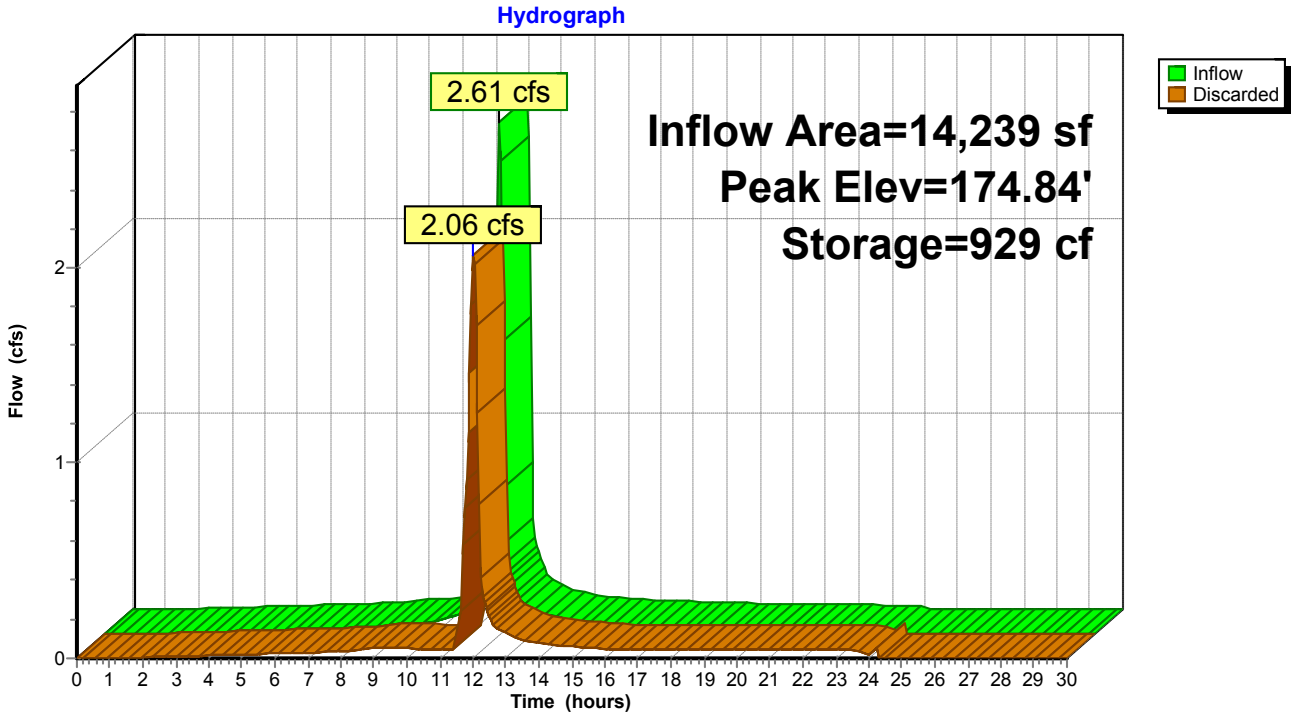
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
166.69	50	0	0
174.50	50	391	391
175.00	4,000	1,013	1,403

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
165.50	79	0	0
165.69	79	15	15
166.69	10	45	60
174.50	10	78	138

Device	Routing	Invert	Outlet Devices
#1	Discarded	165.50'	**32.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=2.02 cfs @ 12.02 hrs HW=174.84' (Free Discharge)
1=Exfiltration (Exfiltration Controls 2.02 cfs)

Pond DW-3: PROPOSED DRYWELL #3



Summary for Pond DW-4: PROPOSED DRYWELL #4

[81] Warning: Exceeded Pond CB-2 by 3.22' @ 12.10 hrs

Inflow Area = 28,448 sf, 85.49% Impervious, Inflow Depth = 3.19" for 25-YEAR event
Inflow = 3.56 cfs @ 11.96 hrs, Volume= 7,556 cf
Outflow = 2.32 cfs @ 12.04 hrs, Volume= 7,556 cf, Atten= 35%, Lag= 4.6 min
Discarded = 0.51 cfs @ 12.00 hrs, Volume= 3,198 cf
Secondary = 1.80 cfs @ 12.04 hrs, Volume= 4,358 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 174.18' @ 12.04 hrs Surf.Area= 1,010 sf Storage= 1,194 cf

Plug-Flow detention time= 51.1 min calculated for 7,543 cf (100% of inflow)
Center-of-Mass det. time= 51.3 min (804.9 - 753.6)

Volume	Invert	Avail.Storage	Storage Description
#1	165.00'	1,468 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)
#2	164.00'	50 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 124 cf Overall x 40.0% Voids
		1,517 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
165.00	55	0	0
173.00	55	440	440
174.00	1,000	528	968
174.50	1,000	500	1,468

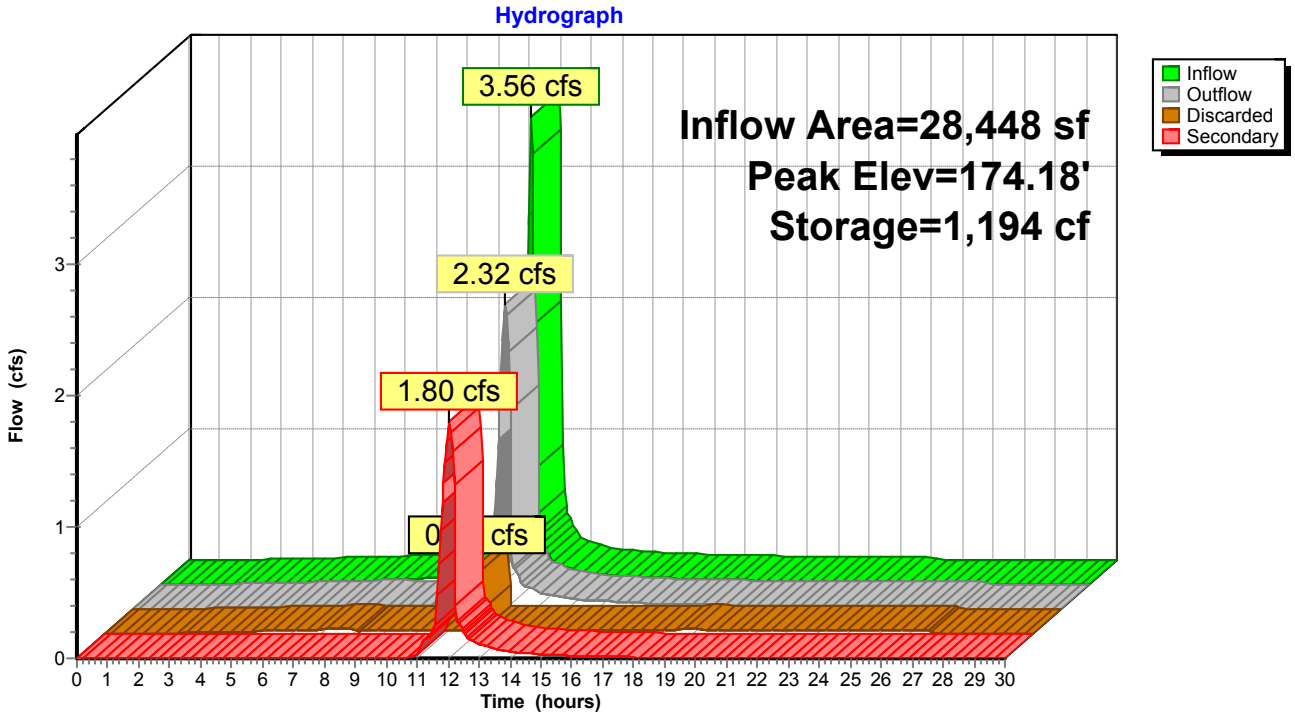
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
164.00	78	0	0
165.00	10	44	44
173.00	10	80	124

Device	Routing	Invert	Outlet Devices
#1	Discarded	164.00'	**22.000 in/hr Exfiltration over Surface area**
#2	Secondary	172.00'	**8.0" Round Culvert** L= 30.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 172.00' / 171.70' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 0.35 sf

Discarded OutFlow Max=0.51 cfs @ 12.00 hrs HW=174.11' (Free Discharge)
↑**1=Exfiltration** (Exfiltration Controls 0.51 cfs)

Secondary OutFlow Max=1.79 cfs @ 12.04 hrs HW=174.16' (Free Discharge)
↑**2=Culvert** (Inlet Controls 1.79 cfs @ 5.14 fps)

Pond DW-4: PROPOSED DRYWELL #4



Summary for Pond DW-5: PROPOSED DRYWELL #5

[85] Warning: Oscillations may require smaller dt or Finer Routing (severity=5)

Inflow Area = 11,493 sf, 65.66% Impervious, Inflow Depth = 4.92" for 25-YEAR event
Inflow = 2.03 cfs @ 11.96 hrs, Volume= 4,714 cf
Outflow = 1.11 cfs @ 12.06 hrs, Volume= 4,714 cf, Atten= 45%, Lag= 5.8 min
Discarded = 1.11 cfs @ 12.06 hrs, Volume= 4,714 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 172.72' @ 12.06 hrs Surf.Area= 2,186 sf Storage= 1,057 cf

Plug-Flow detention time= 36.7 min calculated for 4,707 cf (100% of inflow)
Center-of-Mass det. time= 36.7 min (811.2 - 774.5)

Volume	Invert	Avail.Storage	Storage Description
#1	168.00'	1,748 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)
#2	167.00'	34 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 84 cf Overall x 40.0% Voids
		1,781 cf	Total Available Storage

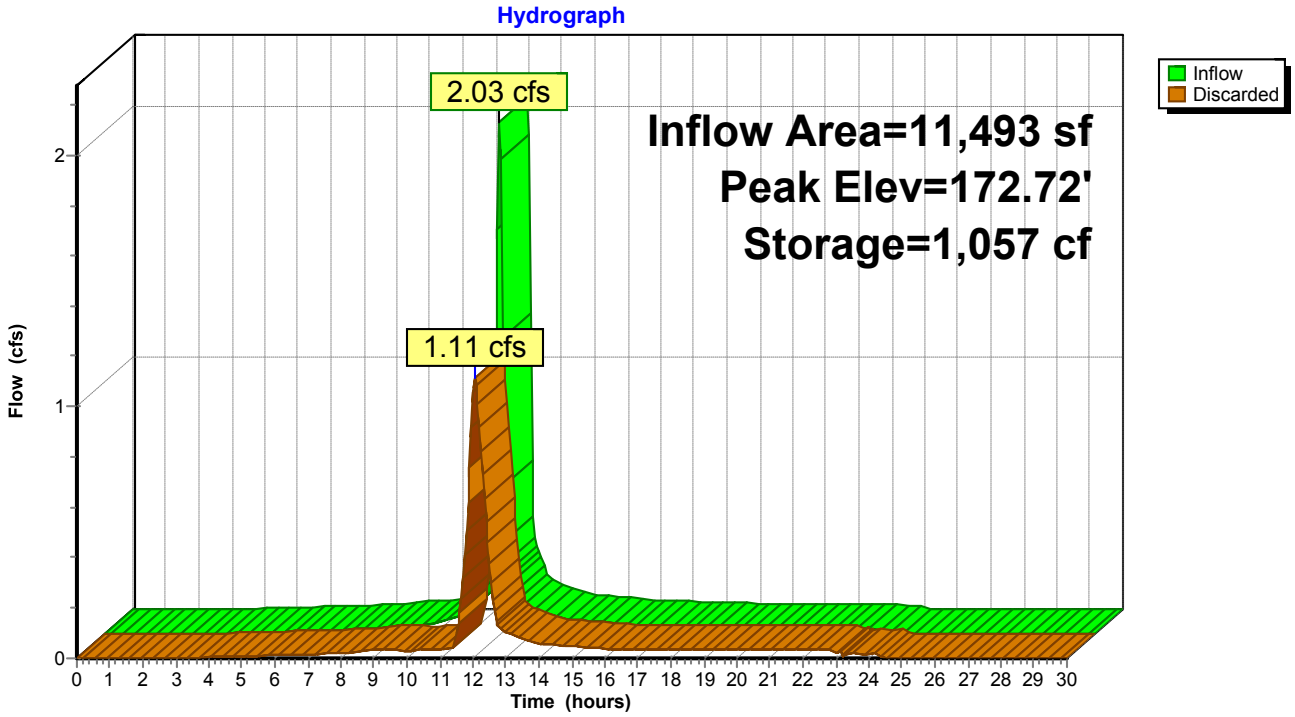
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
168.00	55	0	0
172.00	55	220	220
173.00	3,000	1,528	1,748

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
167.00	78	0	0
168.00	10	44	44
172.00	10	40	84

Device	Routing	Invert	Outlet Devices
#1	Discarded	167.00'	**22.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=1.11 cfs @ 12.06 hrs HW=172.72' (Free Discharge)
1=Exfiltration (Exfiltration Controls 1.11 cfs)

Pond DW-5: PROPOSED DRYWELL #5



Summary for Pond DW-6: PROPOSED DRYWELL #6

[85] Warning: Oscillations may require smaller dt or Finer Routing (severity=4)

Inflow Area = 1,844 sf,100.00% Impervious, Inflow Depth = 5.61" for 25-YEAR event
Inflow = 0.34 cfs @ 11.96 hrs, Volume= 862 cf
Outflow = 0.12 cfs @ 12.11 hrs, Volume= 862 cf, Atten= 65%, Lag= 9.2 min
Discarded = 0.12 cfs @ 12.11 hrs, Volume= 862 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 174.09' @ 12.11 hrs Surf.Area= 239 sf Storage= 267 cf

Plug-Flow detention time= 43.9 min calculated for 861 cf (100% of inflow)
Center-of-Mass det. time= 43.8 min (785.2 - 741.4)

Volume	Invert	Avail.Storage	Storage Description
#1	170.00'	484 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)
#2	169.00'	34 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 84 cf Overall x 40.0% Voids
		517 cf	Total Available Storage

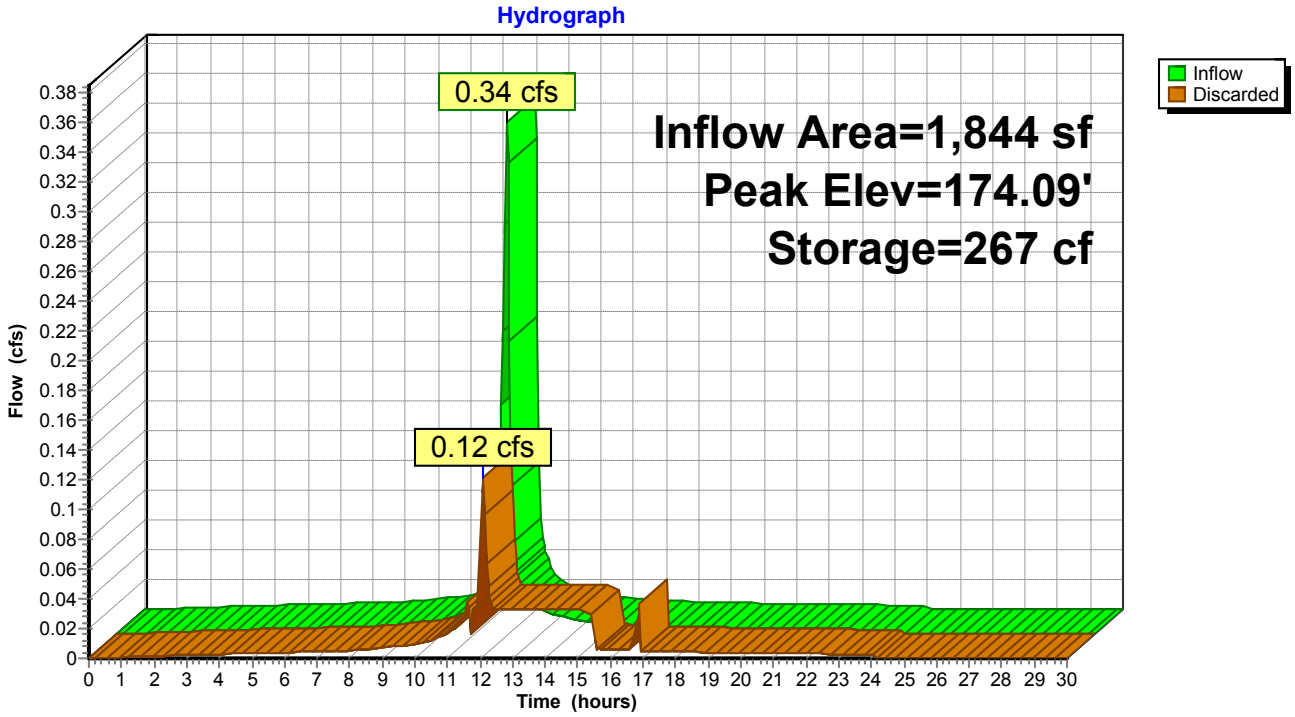
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
170.00	55	0	0
174.00	55	220	220
174.50	1,000	264	484

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
169.00	78	0	0
170.00	10	44	44
174.00	10	40	84

Device	Routing	Invert	Outlet Devices
#1	Discarded	169.00'	**22.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.11 cfs @ 12.11 hrs HW=174.08' (Free Discharge)
1=Exfiltration (Exfiltration Controls 0.11 cfs)

Pond DW-6: PROPOSED DRYWELL #6



Summary for Pond DW-7: PROPOSED DRYWELL #7

[85] Warning: Oscillations may require smaller dt or Finer Routing (severity=2)

Inflow Area = 1,755 sf,100.00% Impervious, Inflow Depth = 5.61" for 25-YEAR event
Inflow = 0.33 cfs @ 11.96 hrs, Volume= 821 cf
Outflow = 0.07 cfs @ 12.16 hrs, Volume= 821 cf, Atten= 79%, Lag= 11.6 min
Discarded = 0.07 cfs @ 12.16 hrs, Volume= 821 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 175.52' @ 12.15 hrs Surf.Area= 137 sf Storage= 264 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 45.7 min (787.1 - 741.4)

Volume	Invert	Avail.Storage	Storage Description
#1	171.50'	352 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)
#2	170.00'	42 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 106 cf Overall x 40.0% Voids
		394 cf	Total Available Storage

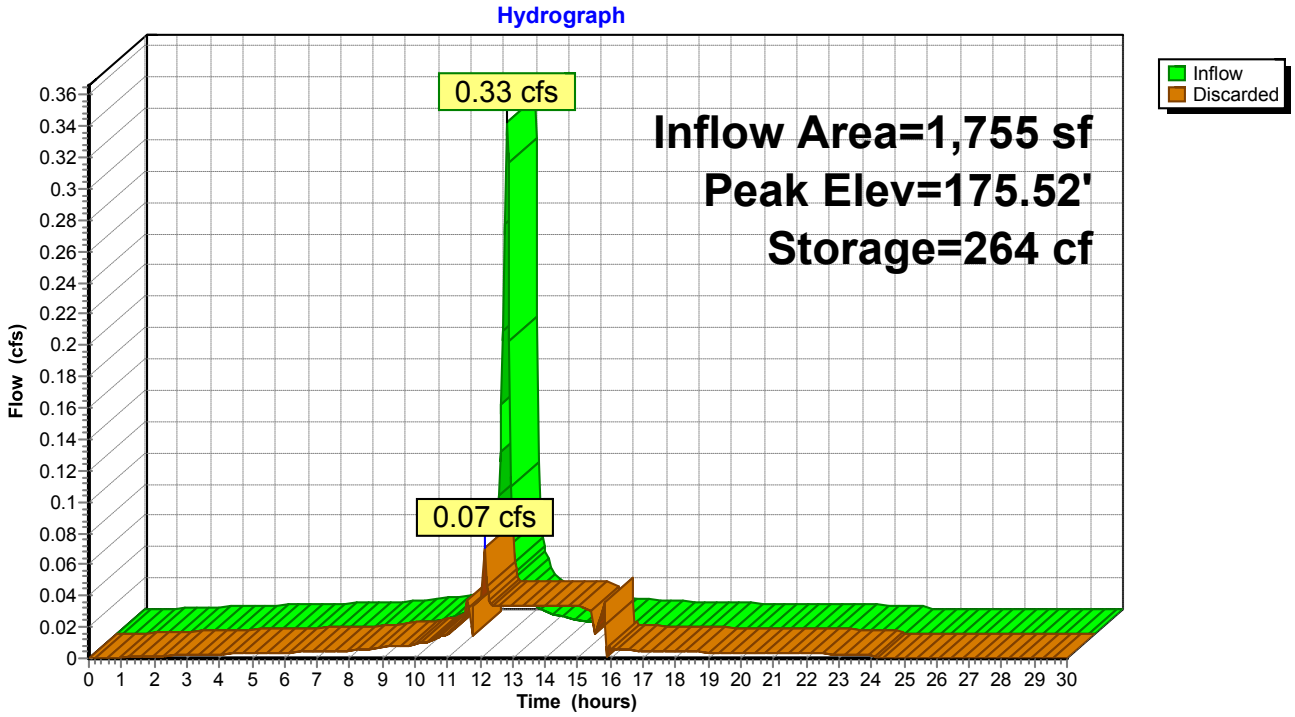
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
171.50	55	0	0
175.50	55	220	220
175.75	1,000	132	352

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
170.00	78	0	0
171.50	10	66	66
175.50	10	40	106

Device	Routing	Invert	Outlet Devices
#1	Discarded	170.00'	**22.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.07 cfs @ 12.16 hrs HW=175.52' (Free Discharge)
1=Exfiltration (Exfiltration Controls 0.07 cfs)

Pond DW-7: PROPOSED DRYWELL #7



Summary for Pond DW-8: PROPOSED DRYWELL #8

[85] Warning: Oscillations may require smaller dt or Finer Routing (severity=2)

Inflow Area = 1,734 sf,100.00% Impervious, Inflow Depth = 5.61" for 25-YEAR event
Inflow = 0.32 cfs @ 11.96 hrs, Volume= 811 cf
Outflow = 0.07 cfs @ 12.16 hrs, Volume= 812 cf, Atten= 78%, Lag= 11.8 min
Discarded = 0.07 cfs @ 12.16 hrs, Volume= 812 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 173.04' @ 12.16 hrs Surf.Area= 138 sf Storage= 257 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 43.6 min (785.0 - 741.4)

Volume	Invert	Avail.Storage	Storage Description
#1	169.00'	484 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)
#2	168.00'	34 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 84 cf Overall x 40.0% Voids
		517 cf	Total Available Storage

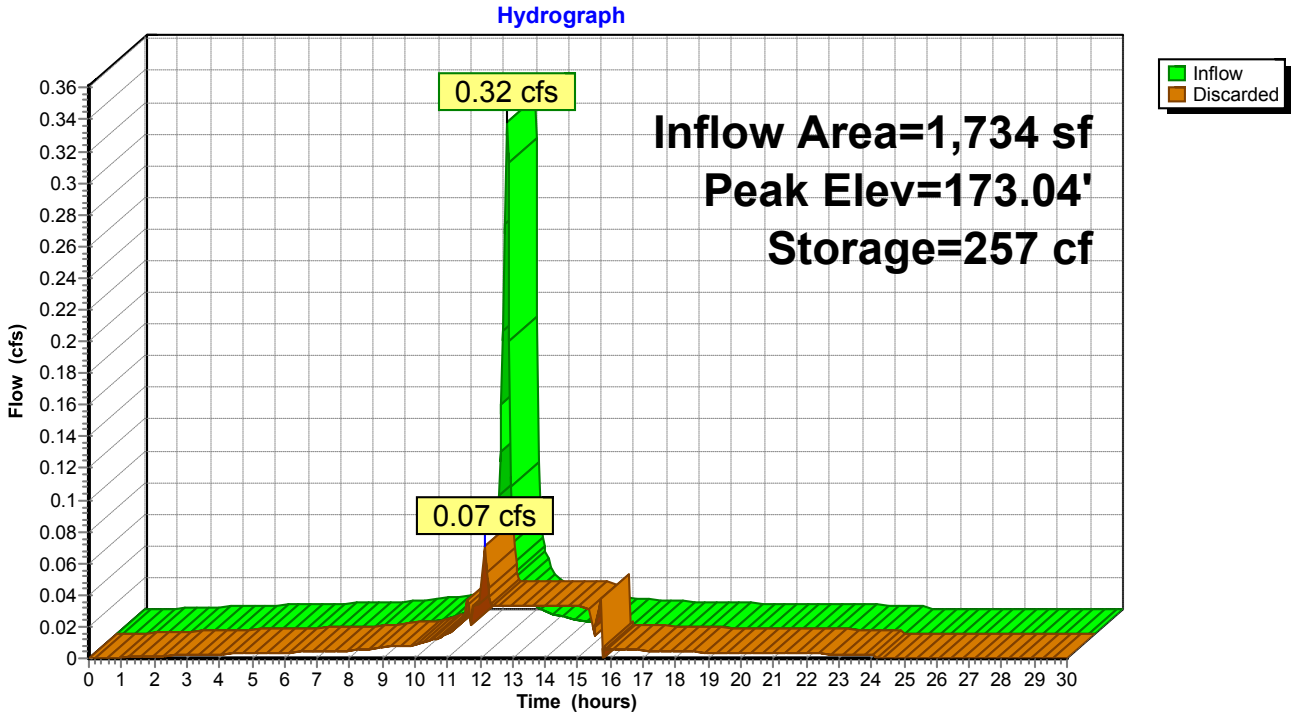
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
169.00	55	0	0
173.00	55	220	220
173.50	1,000	264	484

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
168.00	78	0	0
169.00	10	44	44
173.00	10	40	84

Device	Routing	Invert	Outlet Devices
#1	Discarded	168.00'	**22.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.07 cfs @ 12.16 hrs HW=173.04' (Free Discharge)
1=Exfiltration (Exfiltration Controls 0.07 cfs)

Pond DW-8: PROPOSED DRYWELL #8



Summary for Pond YD-1: PROPOSED DRAIN #1

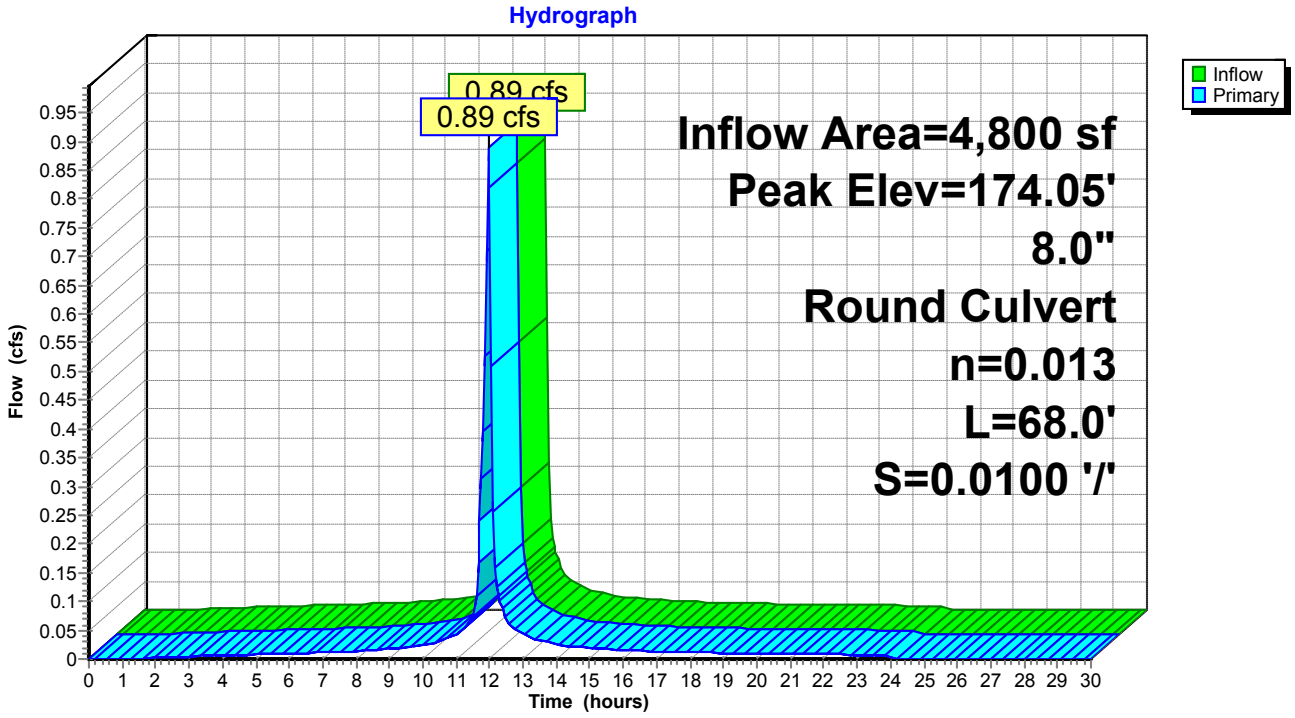
Inflow Area = 4,800 sf, 94.90% Impervious, Inflow Depth = 5.49" for 25-YEAR event
Inflow = 0.89 cfs @ 11.96 hrs, Volume= 2,198 cf
Outflow = 0.89 cfs @ 11.96 hrs, Volume= 2,198 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.89 cfs @ 11.96 hrs, Volume= 2,198 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 174.05' @ 11.96 hrs
Flood Elev= 175.44'

Device	Routing	Invert	Outlet Devices
#1	Primary	173.27'	**8.0" Round Culvert** L= 68.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 173.27' / 172.59' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 0.35 sf

Primary OutFlow Max=0.87 cfs @ 11.96 hrs HW=174.03' (Free Discharge)
1=Culvert (Inlet Controls 0.87 cfs @ 2.49 fps)

Pond YD-1: PROPOSED DRAIN #1



Summary for Pond YD-2: PROPOSED DRAIN #2

[58] Hint: Peaked 2.24' above defined flood level
[81] Warning: Exceeded Pond YD-1 by 1.93' @ 11.95 hrs

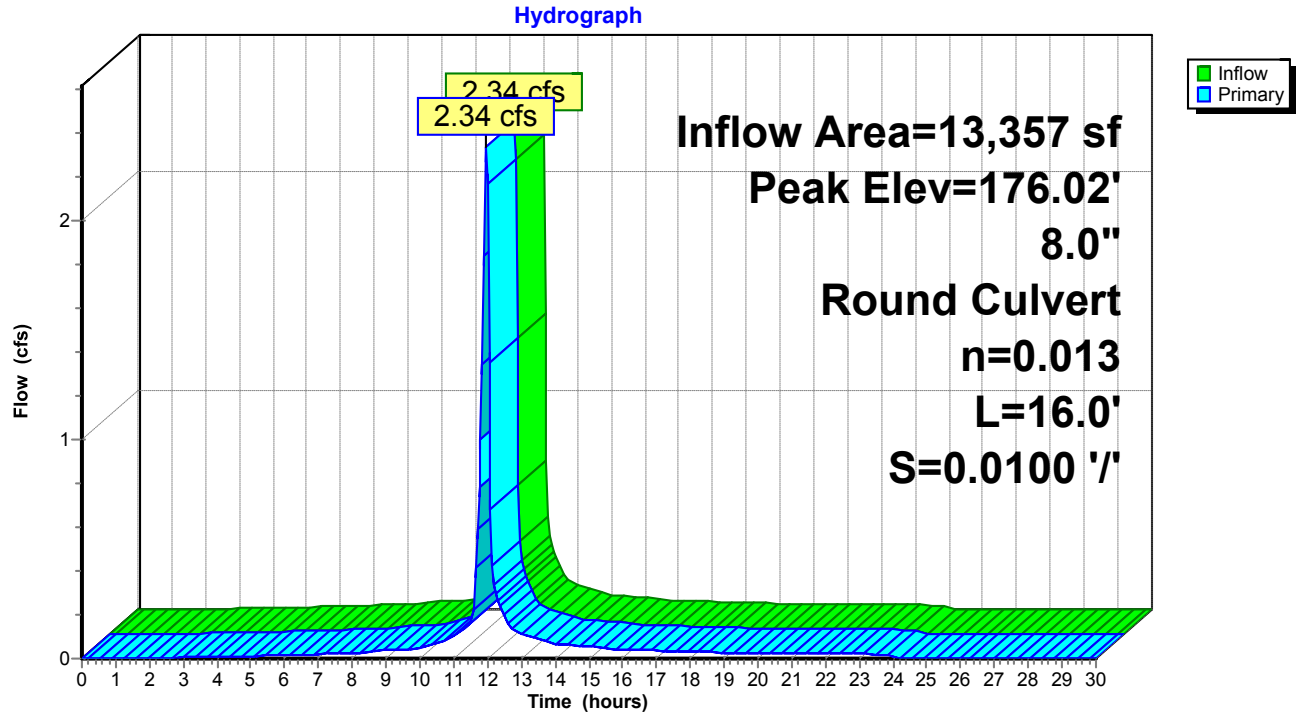
Inflow Area = 13,357 sf, 67.23% Impervious, Inflow Depth = 4.92" for 25-YEAR event
Inflow = 2.34 cfs @ 11.96 hrs, Volume= 5,471 cf
Outflow = 2.34 cfs @ 11.96 hrs, Volume= 5,471 cf, Atten= 0%, Lag= 0.0 min
Primary = 2.34 cfs @ 11.96 hrs, Volume= 5,471 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 176.02' @ 11.96 hrs
Flood Elev= 173.78'

Device	Routing	Invert	Outlet Devices
#1	Primary	172.59'	**8.0" Round Culvert** L= 16.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 172.59' / 172.43' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 0.35 sf

Primary OutFlow Max=2.28 cfs @ 11.96 hrs HW=175.88' (Free Discharge)
↑—**1=Culvert** (Inlet Controls 2.28 cfs @ 6.53 fps)

Pond YD-2: PROPOSED DRAIN #2



Summary for Pond YD-3: PROPOSED DRAIN #3

[58] Hint: Peaked 0.47' above defined flood level

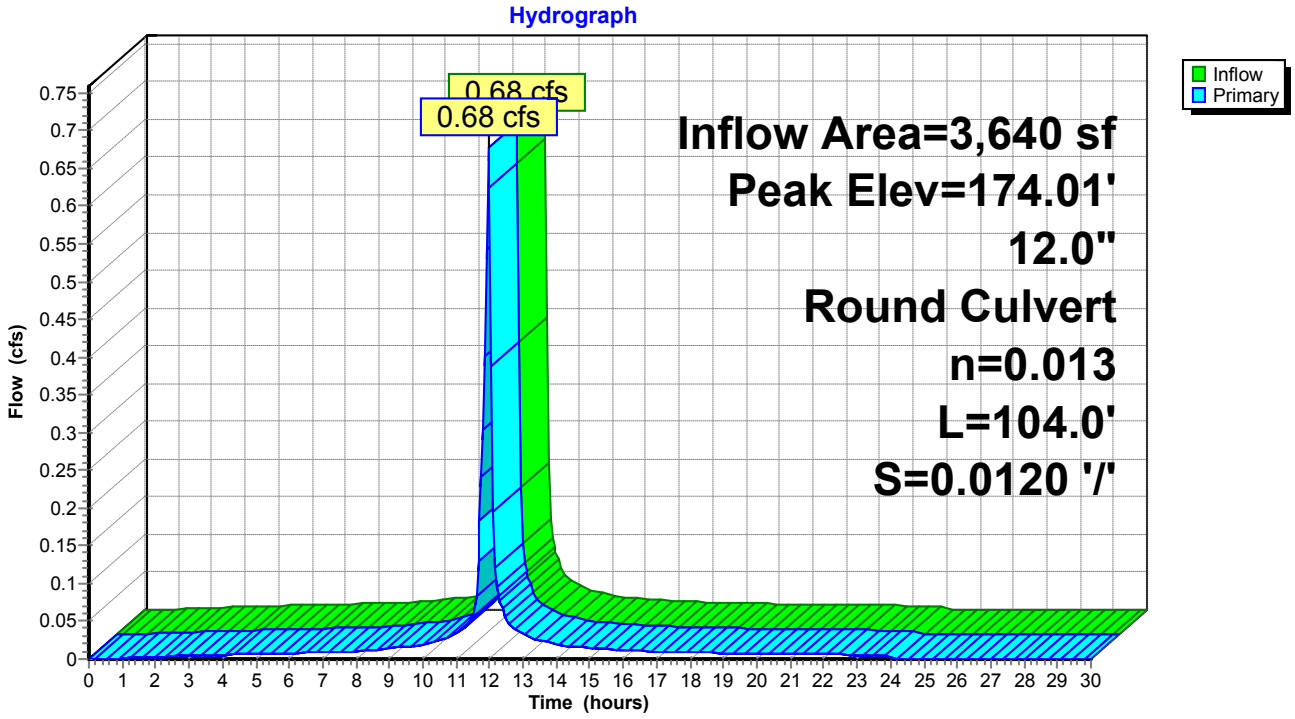
Inflow Area = 3,640 sf,100.00% Impervious, Inflow Depth = 5.61" for 25-YEAR event
Inflow = 0.68 cfs @ 11.96 hrs, Volume= 1,702 cf
Outflow = 0.68 cfs @ 11.96 hrs, Volume= 1,702 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.68 cfs @ 11.96 hrs, Volume= 1,702 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 174.01' @ 11.96 hrs
Flood Elev= 173.54'

Device	Routing	Invert	Outlet Devices
#1	Primary	173.54'	**12.0" Round Culvert** L= 104.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 173.54' / 172.29' S= 0.0120 '/' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf

Primary OutFlow Max=0.66 cfs @ 11.96 hrs HW=174.01' (Free Discharge)
1=Culvert (Inlet Controls 0.66 cfs @ 1.84 fps)

Pond YD-3: PROPOSED DRAIN #3



Summary for Pond YD-4: PROPOSED DRAIN #4

[58] Hint: Peaked 3.23' above defined flood level
[81] Warning: Exceeded Pond YD-3 by 3.61' @ 11.95 hrs

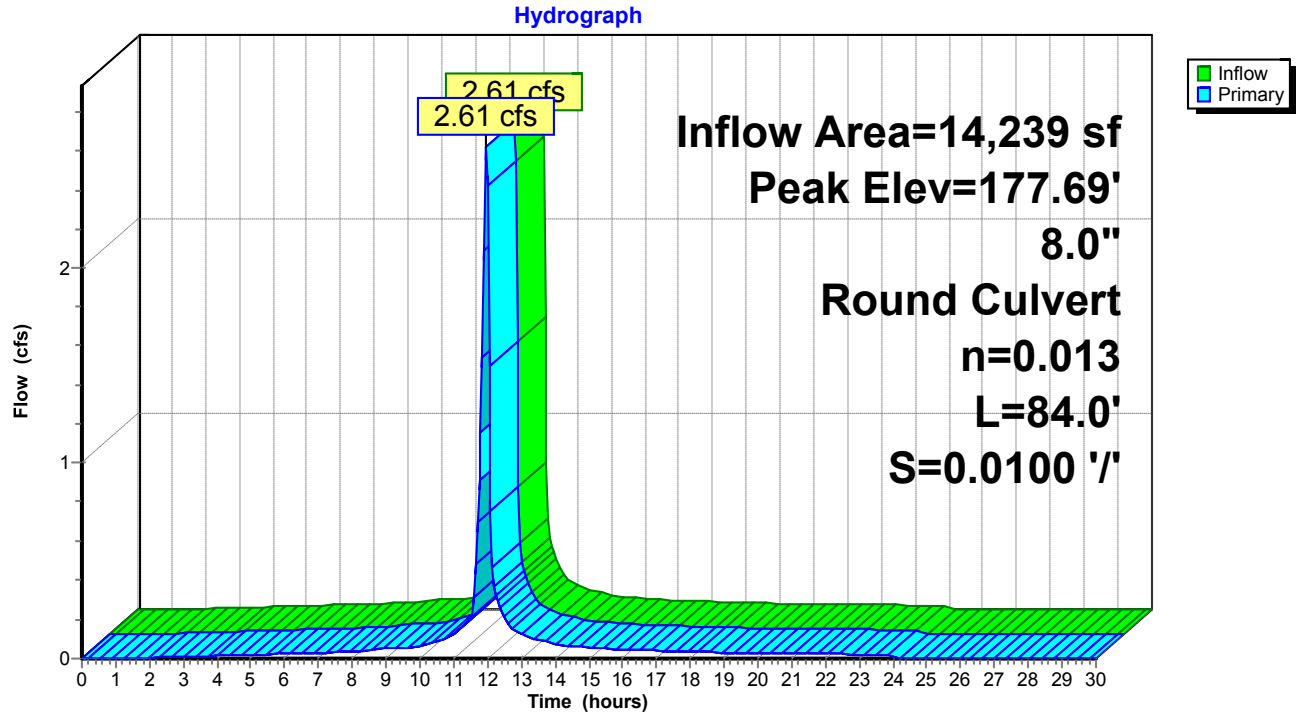
Inflow Area = 14,239 sf, 86.05% Impervious, Inflow Depth = 5.35" for 25-YEAR event
Inflow = 2.61 cfs @ 11.96 hrs, Volume= 6,351 cf
Outflow = 2.61 cfs @ 11.96 hrs, Volume= 6,351 cf, Atten= 0%, Lag= 0.0 min
Primary = 2.61 cfs @ 11.96 hrs, Volume= 6,351 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 177.69' @ 11.96 hrs
Flood Elev= 174.46'

Device	Routing	Invert	Outlet Devices
#1	Primary	172.29'	**8.0" Round Culvert** L= 84.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 172.29' / 171.45' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 0.35 sf

Primary OutFlow Max=2.55 cfs @ 11.96 hrs HW=177.45' (Free Discharge)
↑—**1=Culvert** (Barrel Controls 2.55 cfs @ 7.31 fps)

Pond YD-4: PROPOSED DRAIN #4



PRELIMINARY ENGINEERING REPORT

Prepared for

WALLACE CAMPUS

Located at

319, 325, 327-329, 331 Main Street,
City of Poughkeepsie, Dutchess County, NY
Tax ID 6162-77-114098, 109079, 109077
& 6162-78-127091

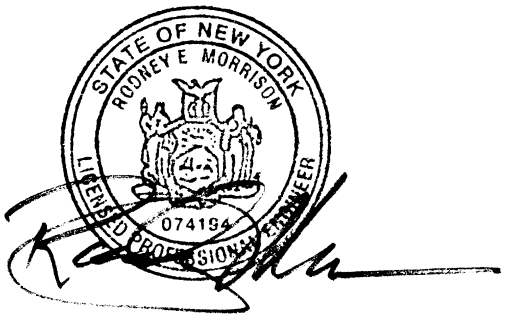
Submitted

April 10, 2020
Revised: November 19, 2021

Prepared for

Wallace Campus Manager, LLC

48-02 25th Ave, Suite 400
Astoria, NY 11103



Prepared by

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.

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- 2.2 Proposed Water Supply
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- 2.4 Fire Suppression

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- 3.1 Design Wastewater Flows
- 3.2 Existing Wastewater Treatment
- 3.3 Wastewater Infrastructure Improvements

4.0 WATER AND WASTEWATER SERVICES – CONCLUSION

APPENDICES

Appendix A – Existing Property Cards
Appendix B – Sewer and Water Consumption Calculations

1.0 INTRODUCTION

The Wallace Campus is 2.52 acres consisting of 5 parcels located at 319, 325, 327-329, 331 Main Street, in the City of Poughkeepsie. The properties are identified as Tax ID#'s 6162-77-114098, 109079, 109077 and 6162-78-127091. Parcels 6162-77-121116, 116114, 116113,128113 and 112116 are adjoining lots only part of site work for parking; no utilities are proposed. The site is located on the north side of Main Street, the west side of Catharine Street, and the south side of Mill Street (Westbound Arterial). The project has UTM coordinates of 589367 Easting and 4617455 Northing.

The Wallace campus drawing sets forth the boundaries of the Wallace campus consolidated lot and shows the site plan for that lot. Four adjoining parcels outside the Wallace campus are also shown on the drawing set, for the limited purpose of depicting the off-site improvements to be made on those properties pursuant to shared parking and easement agreements, and to show the manner in which those physical improvements and access provisions will improve pedestrian and vehicular circulation in the neighborhood, as well as landscaping, lighting, and community character.

The project sponsor will enter into shared parking and permanent access easement agreements with the owners of these adjoining parcels, which will be approved by the planning board as part of the project approvals. The drawing set depicts the off-site work to be performed by the project sponsor on these parcels to implement the shared parking and access agreements. The work on 302, 304 and 306 Mill Street ("the 3 Mill Street lots") would eliminate two existing curb cuts on Mill Street (between 302 and 304 Mill and between 304 and 306 Mill), and provide additional green space on those lots, including along the Mill Street frontage to replace those driveways. No water or sewer modifications to the existing services are proposed for these properties.

The Wallace campus owner will provide a permanent access easement to the owner of the 3 Mill Street lots for the benefit of owners and tenants, to access the parking areas located on these lots via the Wallace campus access drives. The shared parking agreement would maintain the allocation of dedicated parking (9 spaces) to the 3 Mill Street lots in compliance with the PID zoning. Lighting improvements, pedestrian walkways, and stormwater improvements will be provided to serve the offsite shared parking areas in the same manner as the parking areas on the Wallace campus parcel.

Pursuant to a separate shared parking agreement with the Hudson River Housing ("HRH") property, the project sponsor will be granted a permanent easement to construct pedestrian sidewalk paths within the Hudson River Housing property connecting to Mill Street and providing access from that parking area to the rear entrance to the HRH office building, and parking improvements along the HRH lot southerly boundary that integrate with the Wallace campus parking area, and to place a portion of the project dumpster. Lighting improvements and landscaping will be installed as shown on the drawing set. The project sponsor will provide HRH with a permanent access easement to use the two Wallace campus Mill Street entrances and exits for access to, and use of, 6 parking spaces which are located on Wallace campus property directly abutting the westerly boundary of HRH's property (as shown on the drawing set), which spaces will be reserved for use by HRH employees during working hours 8 am to 6 pm Monday to Friday.

The 6 spaces to be available for Wallace campus parking outside of those hours. No water or sewer modifications to the existing services are proposed for these properties.

Tax Lots 6162-78-127091, 6162-77-114098, 109077, & 109079 will be combined into one tax parcel. The proposed project will demolish the existing buildings at 319, 325, and 327-329 Main Street and will replace them with a building which will include retail and residential units. The project will also include a new building to be located along Catharine Street, which will include residential and day care units. The proposed project will remove a large amount of impervious surface from behind 325 and 327-329 Main Street to construct a new green area.

2.0 WATER SERVICES

2.1 Domestic Water Demand

The site is currently developed. Due to the change in owners and recent vacancies, historic water usage records are not available for all of the parcels. Assuming all parcels are fully occupied as they exist, the estimated consumption values for the existing buildings were derived from Table B-3 "Typical per Unit Hydraulic Loading Rates" of the New York State Department of Environmental Conservation (NYSDEC) Division of Water "Design Standards for Intermediate Sized Wastewater Treatment Systems", March 5, 2014. For the office space however, because the number of existing employees are not known, calculation for this was used from a previous Design Manual based on square footage instead of number employees. The existing property cards from the Dutchess County Parcel Access with the breakdown of existing square footage for each of the buildings have been provided in **Appendix A.** A summary of the projected sanitary sewer flow/water consumption is as follows:

Sanitary Sewer Flow / Water Consumption Projections						
EXISTING SITE						
Location	**Use**	**Size**		**Rate***		**Flow (GPD)**
Parcel D	Restaurant	150	Seats	28	Per Seat	4,200
	Club	800	Persons	16	Per Person	12,800
Parcel E	Office	10,920	sq ft	0.08	Per sq ft	874
Parcel F	Office	13,047	sq ft	0.08	Per sq ft	1,044
Parcel G	Office	114,856	sq ft	0.08	Per sq ft	9,188
					Total Existing Daily Flow:	**28,106**

The Wallace Campus will include Residential, Retail, and a Day Care. The estimated consumption values for the new additions and renovations were derived from Table B-3 "Typical per Unit Hydraulic Loading Rates" of the New York State Department of Environmental Conservation (NYSDEC) Division of Water "Design Standards for Intermediate Sized Wastewater Treatment Systems", March 5, 2014. A summary of the projected sanitary sewer flow/water consumption is as follows:

PROPOSED RE-DEVELOPMENT WATER/SEWER						
Location	**Use**	**Size**		**Rate***		**Flow (GPD)**
Parcel D - Wallace Bldg	Residential	69	Beds	110	Per Bedroom	7,590
Parcel D - Wallace Bldg	Retail	7,649	sq ft	0.08	Per sq ft	612
Parcel D - Wallace Bldg	Employees	13	Employees	15	Per employee	195
Parcel D - Main Str Bldg	Residential	69	Beds	110	Per Bedroom	7,590
Parcel D - Main Str Bldg	Retail	3,309	sq ft	0.08	Per sq ft	265
Parcel D - Main Str Bldg	Employees	6	per	15	Per sq ft	90
Parcel D - Catherine Str Bldg	Residential	49	Beds	110	Per Bedroom	5,390
Parcel D - Catherine Str Bldg	Retail	3,255	sq ft	0.08	Per sq ft	260
Parcel D - Catherine Str Bldg	Employees	5	per	15	Per sq ft	75
					Total Proposed Daily Flow:	**22,067**

* Rates based on New York State Design Standards for Intermediate Sized Wastewater Treatment Works (March 5, 2014), with a 20% reduction for the use of modern water saving fixtures.

2.2 Proposed Water Supply

Water supply for the project will be provided from the City of Poughkeepsie Municipal Water System. The water is supplied by the joint Town and City water treatment facility located at 3431 North Road, Poughkeepsie, NY 12601.

The water is supplied from the municipal lines in Main Street and Catharine Streets. The existing 6" sanitary line (one to Main and one to Catharine) and 6" and 2" water supply services for 331 Main Street/14 Catharine Street will remain unchanged. The new Main Street Building will utilize the existing water supply for former 319 Main Street, formerly Bull and Buddha, and includes a 6" sanitary sewer line, 6" fire line and 2" domestic line. Water supply for the proposed Catharine Street building will be provide by a new 6" connection for water and sewer to the municipal system located in Catharine Street. See ***Figure 1*** below for the building distinction.

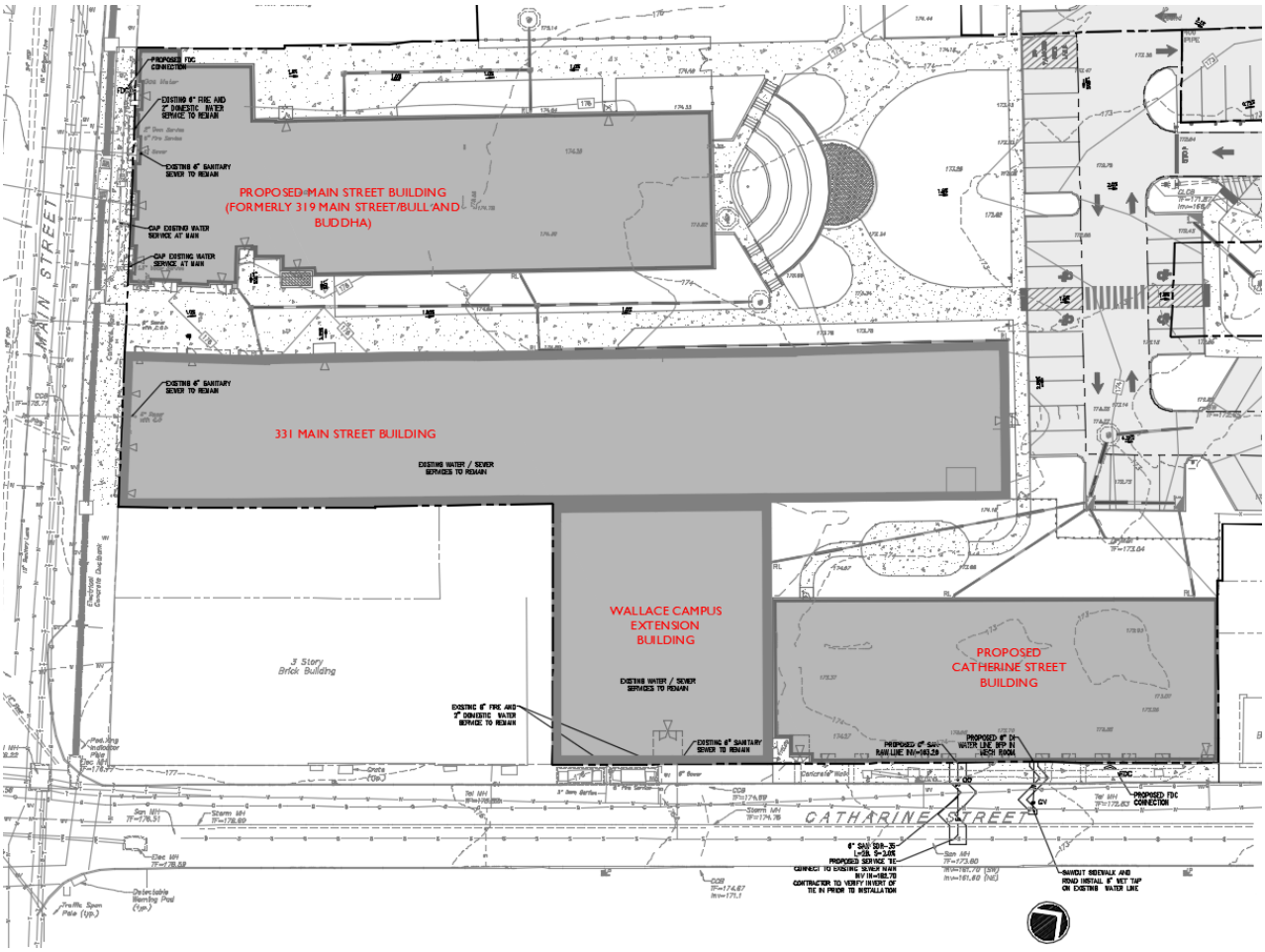

Figure 1: Building Distinction

2.3 Water Infrastructure Improvements

A new water meter and backflow prevention devices will be installed in the mechanical rooms in 331 Main Street and Main Street Buildings. A new 6" water service line will be installed for the new Catharine Street Building and will include a water meter and backflow prevention device to be located in the mechanical room. All building will include a new FDC connection and knox box on the building frontage.

2.4 Fire Suppression

The proposed buildings will be equipped with sprinkler systems in accordance with NFPA guidelines. There are no new fire hydrants proposed as part of the site plan. Existing municipal fire hydrants are located on Main Street, Mill Street, and Catharine Street. During final design of the fire suppression system the City Fire Department will be consulted to determine if any additional requirements will be required to meet the city's fire department needs.

3.0 WASTEWATER SERVICES

3.1 Design Wastewater Flows

As discussed in section 2.1 the estimated consumption values are derived from Table B-3 "Typical per Unit Hydraulic Loading Rates" of the New York State Department of Environmental Conservation (NYSDEC) Division of Water "Design Standards for Intermediate Sized Wastewater Treatment Systems", March 5, 2014. The total average day demand for sewer and water is 22,067 GPD for the project. Using a peaking factor of 4.0 as recommended by the NYSDEC the design max hourly flow rate is 61.30 GPM.

3.2 Existing Wastewater Treatment

The project will connect to the existing municipal sewer collection system. Wastewater generated at the site will be treated by the City/Town of Poughkeepsie Municipal Wastewater Treatment Plant. The plant is located off Hudson Street in the Town of Poughkeepsie.

3.3 Wastewater Infrastructure Improvements

The wastewater is discharged to the municipal lines in Main Street and Catharine Streets. The existing 6" sanitary line (one to Main and one to Catharine) for 331 Main Street/14 Catharine Street will remain unchanged. The new Main Street Building will utilize the existing wastewater lines for the former 319 Main Street, formerly Bull and Buddha, and includes a 6" sanitary sewer line. Wastewater for the Catharine Street building will be provided by a new 6" connection for sewer to the municipal system located in Catharine Street.

4.0 WATER AND WASTEWATER SERVICES – CONCLUSION

Based on the planned re-development water/wastewater consumption estimates, the site will have an decrease sewer and water usage of 6,039 GPD. The water and sewer system will be connected to the City of Poughkeepsie water and sewer systems, using the existing infrastructure at the site. The proposed water and wastewater services, from the City of Poughkeepsie Department of Public Works, have adequate infrastructure and capacity.

The City of Poughkeepsie Engineering Department will, as part of the site plan approval process, review and approve the water and sewer connections. The required testing parameters are also reviewed by the City Engineering Department and included on the approved plans.

APPENDIX A

Existing Property Cards

ParcelAccess



Final Roll

Parcel Grid Identification #:
131300-6162-77-114098-0000
Municipality: City of Poughkeepsie

Parcel Location
319 Main St

Owner Name on March 1
IIC Properties Inc , *(P)*

Primary *(P)* Owner Mail Address
331 Main St
Poughkeepsie NY 126010000

Parcel Details

Size (acres):	1.13 AC (d)	Land Use Class:	(421) Commercial: Dining Establishments: Restaurants
File Map:		Agri. Dist.:	(0)
File Lot #:		School District:	(131300) Poughkeepsie City School District
Split Town			

Assessment Information (Current)

Land:	Total:	County Taxable:	Town Taxable:	School Taxable:	Village Taxable:
$138000	$803600	$803600	$803600	$803600	$0

Tax Code:	Roll Section:	Uniform %:	Full Market Value:
N: Non-Homestead	1	100	$ 803600

Tent. Roll:	Final. Roll:	Valuation:
5/1/2021	7/1/2021	7/1/2020

Last Sale/Transfer

Sales Price:	Sale Date:	Deed Book:	Deed Page:	Sale Condition:	No. Parcels:
$3800000	4/22/2021 3:49:51 PM	22021	51852	(J)	2

Site Information:
Site Number: 1

Water Supply:	Sewer Type:	Desirability:	Zoning Code:	Used As:
(3) Comm/public	(3) Comm/public	(3) Normal		(C01) Restaurant

Commercial/Industrial/Utility Building Information:
Site Number: 1
Bldg Sec.: 1 Bldg. Number: 1

Year Built:	No. Stories:	Gross Floor Area:	Boeck Model	Const. Qual.:
1955	2	10792	(0223) 2-4 sty office load sup	(1) Average -

Air Cond. %:	Sprinkler %:	Alarm %:	No. Elevator:	Basement sf.:
100	0	0	0	0

Number Identical:	Condition Code:
0	3

Commercial Rental Information:
Site Number: 1
Use Number: 1
Used As: (E03) Profssnl off

Unit Code:	Total Rent Area:	Area 1 Bdrms Apts	Area 2 Bdrms Apts	Area 3 Bdrms Apts
( )	10792	0	0	0

Total Units:	No. 1 Bdrms Apts	No. 2 Bdrms Apts	No. 3 Bdrms Apts
0	0	0	0

Site Number: 1
Use Number: 2
Used As: (Z98) Non-contrib

Unit Code:	Total Rent Area:	Area 1 Bdrms Apts	Area 2 Bdrms Apts	Area 3 Bdrms Apts
(18) Sites	15000	0	0	0

Total Units:	No. 1 Bdrms Apts	No. 2 Bdrms Apts	No. 3 Bdrms Apts
125	0	0	0

Improvements:
Site Number: 1
Improvement Number: 1

Structure Code:	Dim 1:	Dim 2	Quantity	Year Built
(CP8) Canpy-com st	0	0	1	1955

Condition:	Grade	Sq. Ft.
(3) Normal	C	646

Site Number: 1
Improvement Number: 2

Structure Code:	Dim 1:	Dim 2	Quantity	Year Built
(LP4) Pavng-asphlt	0	0	0	1960

Condition:	Grade	Sq. Ft.
(2) Fair	C	15000

Special District Information:
Special District: GP000

Spec. Dist. Name:	Primary Units:	Advalorem Value
Greater Pok Lib Dist	0	803600

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ParcelAccess

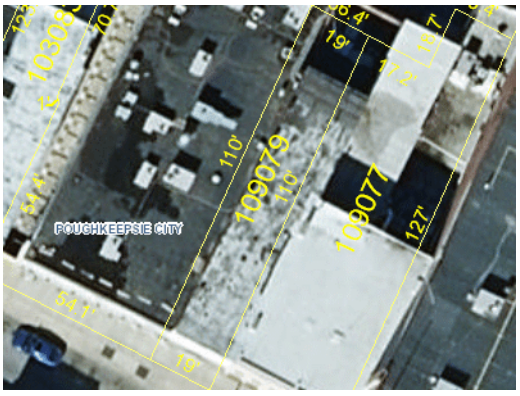
Final Roll

Parcel Grid Identification #:
131300-6162-77-109079-0000
Municipality: City of Poughkeepsie

Parcel Location
325 Main St

Owner Name on March 1
Wallace Campus Manager LLC , *(P)*

Primary *(P)* Owner Mail Address
4802 25th Ave
Astoria NY 111030000



Parcel Details

Size (acres):	0.04 AC	Land Use Class:	(481) Commercial: Multiple Use or Multipurpose: Downtown Row Type (with common wall)
File Map:		Agri. Dist.:	(0)
File Lot #:		School District:	(131300) Poughkeepsie City School District
Split Town			

Assessment Information (Current)

Land:	Total:	County Taxable:	Town Taxable:	School Taxable:	Village Taxable:
$30000	$393100	$393100	$393100	$393100	$0

Tax Code:	Roll Section:	Uniform %:	Full Market Value:
N: Non-Homestead	1	100	$ 393100

Tent. Roll:	Final. Roll:	Valuation:
5/1/2021	7/1/2021	7/1/2020

Last Sale/Transfer

Sales Price:	Sale Date:	Deed Book:	Deed Page:	Sale Condition:	No. Parcels:
$129800	11/5/2020 2:08:33 PM	22021	51338	(B)	1

Site Information:
Site Number: 1

Water Supply:	Sewer Type:	Desirability:	Zoning Code:	Used As:
(3) Comm/public	(3) Comm/public	(3) Normal		(Z98) Non-contrib

Commercial/Industrial/Utility Building Information:
Site Number: 1
Bldg Sec.: 1 Bldg. Number: 1

Year Built:	No. Stories:	Gross Floor Area:	Boeck Model	Const. Qual.:
1981	0	8740	(0223) 2-4 sty office load sup	(0)

Air Cond. %:	Sprinkler %:	Alarm %:	No. Elevator:	Basement sf.:
0	0	0	0	2185

Number Identical:	Condition Code:
0	

Commercial Rental Information:
Site Number: 1
Use Number: 1
Used As: (Z98) Non-contrib

Unit Code:	Total Rent Area:	Area 1 Bdrms Apts	Area 2 Bdrms Apts	Area 3 Bdrms Apts
( )	8740	0	0	0

Total Units:	No. 1 Bdrms Apts	No. 2 Bdrms Apts	No. 3 Bdrms Apts
0	0	0	0

Special District Information:
Special District: GP000

Spec. Dist. Name:	Primary Units:	Advalorem Value
Greater Pok Lib Dist	0	393100

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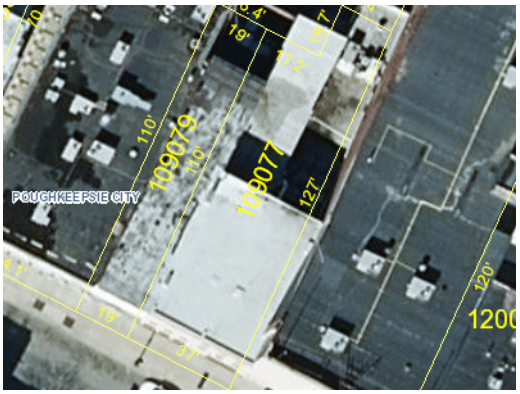
ParcelAccess



Final Roll

Parcel Grid Identification #:
131300-6162-77-109077-0000
Municipality: City of Poughkeepsie

Parcel Location
327-329 Main St

Owner Name on March 1
Key Main LLC , *(P)*

Primary *(P)* Owner Mail Address
327-329 Main St
Poughkeepsie NY 126010000

Parcel Details

Size (acres):	0.09 AC (C)	Land Use Class:	(465) Commercial: Banks and Office Buildings: Professional Building
File Map:		Agri. Dist.:	(0)
File Lot #:		School District:	(131300) Poughkeepsie City School District
Split Town			

Assessment Information (Current)

Land:	Total:	County Taxable:	Town Taxable:	School Taxable:	Village Taxable:
$50000	$440400	$440400	$440400	$440400	$0

Tax Code:	Roll Section:	Uniform %:	Full Market Value:
N: Non-Homestead	1	100	$ 440400

Tent. Roll:	Final. Roll:	Valuation:
5/1/2021	7/1/2021	7/1/2020

Last Sale/Transfer

Sales Price:	Sale Date:	Deed Book:	Deed Page:	Sale Condition:	No. Parcels:
$625000	4/20/2021 12:51:12 PM	22021	51853	(J)	1

Site Information:
Site Number: 1

Water Supply:	Sewer Type:	Desirability:	Zoning Code:	Used As:
(3) Comm/public	(3) Comm/public	(3) Normal		(E03) Profssnl off

Commercial/Industrial/Utility Building Information:
Site Number: 1
Bldg Sec.: 1 Bldg. Number: 1

Year Built:	No. Stories:	Gross Floor Area:	Boeck Model	Const. Qual.:
1893	4	3800	(0223) 2-4 sty office load sup	(2) Average

Air Cond. %:	Sprinkler %:	Alarm %:	No. Elevator:	Basement sf.:
0	0	0	0	0

Number Identical:	Condition Code:
1	3

Site Number: 1
Bldg Sec.: 1 Bldg. Number: 2

Year Built:	No. Stories:	Gross Floor Area:	Boeck Model	Const. Qual.:
1900	4	3600	(0223) 2-4 sty office load sup	(1) Average -

Air Cond. %:	Sprinkler %:	Alarm %:	No. Elevator:	Basement sf.:
0	0	0	0	0

Number Identical:	Condition Code:
0	3

Site Number: 1
Bldg Sec.: 2 Bldg. Number: 1

Year Built:	No. Stories:	Gross Floor Area:	Boeck Model	Const. Qual.:
1893	1	1327	(0212) 1 sty office load sup	(1) Average -

Air Cond. %:	Sprinkler %:	Alarm %:	No. Elevator:	Basement sf.:
0	0	0	0	0

Number Identical:	Condition Code:
0	3

Site Number: 1
Bldg Sec.: 2 Bldg. Number: 2

Year Built:	No. Stories:	Gross Floor Area:	Boeck Model	Const. Qual.:
1900	2	2160	(0223) 2-4 sty office load sup	(1) Average -

Air Cond. %:	Sprinkler %:	Alarm %:	No. Elevator:	Basement sf.:
0	0	0	0	0

Number Identical:	Condition Code:
0	3

Commercial Rental Information:
Site Number: 1
Use Number: 1
Used As: (E03) Profssnl off

Unit Code:	Total Rent Area:	Area 1 Bdrms Apts	Area 2 Bdrms Apts	Area 3 Bdrms Apts
( )	2160	0	0	0

Total Units:	No. 1 Bdrms Apts	No. 2 Bdrms Apts	No. 3 Bdrms Apts
0	0	0	0

Site Number: 1
Use Number: 2
Used As: (E03) Profssnl off

Unit Code:	Total Rent Area:	Area 1 Bdrms Apts	Area 2 Bdrms Apts	Area 3 Bdrms Apts
( )	1327	0	0	0

Total Units:	No. 1 Bdrms Apts	No. 2 Bdrms Apts	No. 3 Bdrms Apts

0	0	0	0	

Site Number: 1
Use Number: 3
Used As: (E03) Profssnl off

Unit Code:	Total Rent Area:	Area 1 Bdrms Apts	Area 2 Bdrms Apts	Area 3 Bdrms Apts
( )	3600	0	0	0

Total Units:	No. 1 Bdrms Apts	No. 2 Bdrms Apts	No. 3 Bdrms Apts
0	0	0	0

Site Number: 1
Use Number: 4
Used As: (E03) Profssnl off

Unit Code:	Total Rent Area:	Area 1 Bdrms Apts	Area 2 Bdrms Apts	Area 3 Bdrms Apts
( )	3800	0	0	0

Total Units:	No. 1 Bdrms Apts	No. 2 Bdrms Apts	No. 3 Bdrms Apts
0	0	0	0

Site Number: 1
Use Number: 5
Used As: (E03) Profssnl off

Unit Code:	Total Rent Area:	Area 1 Bdrms Apts	Area 2 Bdrms Apts	Area 3 Bdrms Apts
( )	2160	0	0	0

Total Units:	No. 1 Bdrms Apts	No. 2 Bdrms Apts	No. 3 Bdrms Apts
0	0	0	0

Special District Information:
Special District: GP000

Spec. Dist. Name:	Primary Units:	Advalorem Value
Greater Pok Lib Dist	0	440400

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ParcelAccess



Final Roll

Parcel Grid Identification #:
131300-6162-78-127091-0000
Municipality: City of Poughkeepsie

Parcel Location
331 Main St

Owner Name on March 1
I I C Properties Inc , *(P)*

Primary *(P)* Owner Mail Address
331 Main Mall
Poughkeepsie NY 126010000

Parcel Details

Size (acres):	1.22 ac (c)	Land Use Class:	(481) Commercial: Multiple Use or Multipurpose: Downtown Row Type (with common wall)
File Map:		Agri. Dist.:	(0)
File Lot #:		School District:	(131300) Poughkeepsie City School District
Split Town			

Assessment Information (Current)

Land:	Total:	County Taxable:	Town Taxable:	School Taxable:	Village Taxable:
$154500	$2106800	$2106800	$2106800	$2106800	$0

Tax Code:	Roll Section:	Uniform %:	Full Market Value:
N: Non-Homestead	1	100	$ 2106800

Tent. Roll:	Final. Roll:	Valuation:
5/1/2021	7/1/2021	7/1/2020

Last Sale/Transfer

Sales Price:	Sale Date:	Deed Book:	Deed Page:	Sale Condition:	No. Parcels:
$3800000	4/22/2021 3:49:51 PM	22021	51852	(J)	2

Site Information:
Site Number: 1

Water Supply:	Sewer Type:	Desirability:	Zoning Code:	Used As:
(3) Comm/public	(3) Comm/public	(3) Normal		(E03) Profssnl off

Commercial/Industrial/Utility Building Information:
Site Number: 1
Bldg Sec.: 1 Bldg. Number: 1

Year Built:	No. Stories:	Gross Floor Area:	Boeck Model	Const. Qual.:
1900	4	73112	(0223) 2-4 sty office load sup	(1) Average -

Air Cond. %:	Sprinkler %:	Alarm %:	No. Elevator:	Basement sf.:
100	100	100	2	18278

Number Identical:	Condition Code:
0	3

Site Number: 1
Bldg Sec.: 2 Bldg. Number: 1

Year Built:	No. Stories:	Gross Floor Area:	Boeck Model	Const. Qual.:
1900	2	19380	(0226) 2-4 sty office reinf conc	(1) Average -

Air Cond. %:	Sprinkler %:	Alarm %:	No. Elevator:	Basement sf.:
100	100	100	1	9690

Number Identical:	Condition Code:
0	3

Commercial Rental Information:
Site Number: 1
Use Number: 1
Used As: (E03) Profssnl off

Unit Code:	Total Rent Area:	Area 1 Bdrms Apts	Area 2 Bdrms Apts	Area 3 Bdrms Apts
( )	19380	0	0	0

Total Units:	No. 1 Bdrms Apts	No. 2 Bdrms Apts	No. 3 Bdrms Apts
0	0	0	0

Special District Information:
Special District: GP000

Spec. Dist. Name:	Primary Units:	Advalorem Value
Greater Pok Lib Dist	0	2106800

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APPENDIX B

Sewer and Water Consumption Calculations

Project: Wallace Campus | Project #: 20-2548

Calculations by: KFC | Checked by: REM | Date: 11/19/2021

Wallace Campus						
Sanitary Sewer Flow / Water Consumption Projections						
EXISTING SITE						
Location	**Use**	**Size**		**Rate***		**Flow (GPD)**
Parcel D	Restaurant	150	Seats	28	Per Seat	4,200
	Club	800	Persons	16	Per Person	12,800
Parcel E	Office	10,920	sq ft	0.08	Per sq ft	874
Parcel F	Office	13,047	sq ft	0.08	Per sq ft	1,044
Parcel G	Office	114,856	sq ft	0.08	Per sq ft	9,188
					Total Existing Daily Flow:	**28,106**

* Rates based on New York State Design Standards for Intermediate Sized Wastewater Treatment Works (March 5, 2014), with a 20% reduction for the use of modern water saving fixtures.

Project: Wallace Campus | Project #: 20-2548
Calculations by: KFC | Checked by: REM | Date: 2/22/2021

Wallace Campus						
Sanitary Sewer Flow / Water Consumption Projections						
PROPOSED RE-DEVELOPMENT						
Location	**Use**	**Size**		**Rate***		**Flow (GPD)**
Parcel D - Wallace Bldg	Residential	67	Beds	110	Per Bedroom	7,370
Parcel D - Wallace Bldg	Retail	3,085	sq ft	0.08	Per sq ft	247
Parcel D - Wallace Bldg	Fitness	160	Patrons	16	Per Patron	2,560
Parcel D - Main Str Bldg	Residential	87	Beds	110	Per Bedroom	9,570
Parcel D - Main Str Bldg	Retail	3,331	sq ft	0.08	Per sq ft	266
Parcel D - Catherine Str Bldg	Residential	60	Beds	110	Per Bedroom	6,600
Parcel D - Catherine Str Bldg	Daycare	140	Person	16	Per Person	2,240
					Total Proposed Daily Flow:	**28,853**

* Rates based on New York State Design Standards for Intermediate Sized Wastewater Treatment Works (March 5, 2014), with a 20% reduction for the use of modern water saving fixtures.

400 Columbus Avenue
Suite 180E
Valhalla New York 10595
Main: 877 627 3772
colliersengineering.com

Colliers
Engineering
& Design

September 28, 2021
Revised December 7, 2021

Natalie Quinn, Planning Director
City of Poughkeepsie
62 Civic Center Plaza, 2nd Floor
Poughkeepsie, NY 12601

Wallace Campus Development City of Poughkeepsie, Dutchess County, New York
Colliers Engineering & Design Project No. 20003474A

Dear Natalie,

Colliers Engineer & Design (formerly Maser Consulting) has conducted a review of the reduced size proposed development plan for the Wallace Campus Development ("the Reduced Size Project") as it relates to the potential traffic and parking impacts of the Project. The prior development plan ("7-Story/Daycare Project"), which was previously analyzed in our February 27, 2021 letter report, was formerly proposed to consist of 214 mixed income affordable housing units, a 10,197 sq. ft. daycare facility, an approximately 29,000 sq. ft. community fitness center/climbing gym, 6,416 sq. ft of retail/commercial space and an approximately 1-acre privately owned, but publicly accessible green space ("Wallace Green").

The Reduced Size Project is now proposed to consist of 187 mixed income affordable housing units, 14,213 sq. ft. of retail/commercial space along with the Wallace Green. The fitness center/climbing gym and daycare facility are no longer part of the development.

The Reduced Size Project also includes changes to the onsite parking and circulation patterns resulting from the elimination of the previously proposed daycare facility and the associated drop-off/pick-up areas. A total of 60 parking spaces are proposed under this modified development plan as compared to the 62 parking spaces under the previously proposed plan.

The following provides a detailed discussion of the potential traffic and parking impacts of the Project based on this modified development plan as well as a comparison to the previously proposed development plan where appropriate.

Colliers Engineering & Design

Reduced Size Project Parking Demand

As previously identified in our February 27, 2021 letter report, the Project falls within the Poughkeepsie Innovation District Historic Core (PID-HC) and Urban Village (PID-UV) zones. The City of Poughkeepsie Zoning Code (Section 19-3.37.(13)) identifies the minimum parking requirements for the proposed uses within the development. These parking requirements and the total number of required parking spaces for the Reduced Size Project are identified in the Table No. 1 below.

Table No. 1 – Code Required Parking Summary – Reduced Size Project

Building	Proposed Use	Size	Zone	Code Required Parking Ratio	Required Spaces
Main Street Building	Residential (69 Units Total)	17 Units	PID-HC	0 Spaces/Unit	0
		52 Units	PID-UV	0.5 Spaces/Unit	26
				1 Visitor Space/10 Units	6
	Retail	3,309 Sq. Ft.	PID-UV	0 Spaces/ Sq. Ft.	0
Catharine Street Building	Residential	49 Units	PID-HC	0 Spaces/Unit	0
	Retail	3,255 Sq. Ft.		0 Spaces/ Sq. Ft.	0
Wallace Building	Residential	69 Units	PID-HC	0 Spaces/Unit	0
	Retail	7,649 Sq. Ft.		0 Spaces/ Sq. Ft.	0
				Total	32

As indicated in the table above, per the City Code parking requirements, the Reduced Size Project is required to provide a total of 32 off-street parking spaces. The total of 32 required parking spaces is less than half of the required number of parking spaces under the 7-Story/Daycare Project, which was required to provide approximately 90 total parking spaces prior to accounting for shared parking amongst the uses.

The shared parking accommodations for the 302, 304 & 306 Mill Street parcels, which will be provided 12 dedicated parking spaces, will still remain within the overall Wallace Campus parking lot. Similarly, The Wallace consolidated lot will continue to provide the adjacent Hudson River Housing (HRH) with six (6) reserved parking spaces on the Wallace Property during weekday office hours only (8 AM to 6 PM) for employee and client parking. These spaces would be available to Wallace Campus residents and visitors for parking outside these hours. Together with the 32 spaces required for the Reduced Size Project, the total required parking spaces is 50 spaces during HRH office hours and 44 spaces all other times on Weekdays and all day on Weekends.

Colliers Engineering & Design

As previously indicated, the Site Plan for the Reduced Size Project will provide 60 off-street parking spaces, which will accommodate the total parking requirements of the Wallace Campus, 302, 304 & 306 Mill Street Parcels and the HRH facility. Furthermore, as identified in our February 27, 2021 study, there is also sufficient available on-street parking in the vicinity of the Site to accommodate any potential excess parking demand that may be generated by the Project. It is the intent of the PID zone to leverage this availability of underutilized surplus parking in the PID downtown area for future development.

It should also be noted that the typical use of the Wallace Green is proposed to remain as a passive green space for both residents and visitors. As indicated in our prior study, it is the opinion of Colliers Engineer and Design that this space will not generate any additional parking demand, but rather will draw patrons who are already within the proposed development and immediate surrounding neighborhood to utilize the space.

The Reduced Size Project will also hold occasional Public Performances/Community Gatherings within the Wallace Green & Tiered Seating area. The parking accommodations for these performances/gatherings can be accommodated by available on-street parking in the area of the Site as previously identified in our February 27, 2021 study.

Reduced Size Project Traffic Generation & Traffic Related Impacts

In order to assess the potential traffic related impacts of the Project, estimates of the amount of traffic to be generated by the modified Wallace Campus development during each of the peak hours (Weekday AM, Weekday PM and Saturday) were developed based on information published by the Institute of Transportation Engineers (ITE) as contained in the report entitled ***Trip Generation***, 10th Edition, 2017, based on Land Use Categories; 223 - Affordable Housing; 411 - Public Park and; 820 - Retail. It should be noted that where applicable ITE data For Dense Multi-Use Urban Locations was referenced to reflect traffic generation rates commensurate with the downtown location of the proposed development.

Table No. 2, below, provides a summary of the traffic generation estimates for the Reduced Size Proejct based on the ITE data. This table also takes similar internal and multi-modal credits as identified in our February 27, 2021 report, which are based on the credits identified in the ***Poughkeepsie Downtown Parking Improvement Plan – Analysis of Further Parking Demand*** prepared by Nelson Nygaard dated April 2018.

Colliers Engineering & Design

Table No. 2 – Anticipated Site Generated Traffic Volumes for Reduced Size Project

Time Period	Entry			Exit		
	HTGR[1]	Volume	External Vehicle Trips[2]	HTGR[1]	Volume	External Vehicle Trips[2]
Residential – Affordable Housing (187 Units)						
Peak AM Hour	0.34	63	29	0.14	27	13
Peak PM Hour	0.24	44	21	0.14	26	12
Saturday Peak Hour	0.24	45	21	.24	45	21
Commercial Space (14,213 Sq. Ft.)						
Peak AM Hour	1.26	18	9	1.12	16	8
Peak PM Hour	2.39	34	16	2.53	36	17
Saturday Peak Hour	3.16	45	21	3.16	45	21
Public Park (1 Acre)						
Peak AM Hour	1.00	1	1	1.00	1	1
Peak PM Hour	6.00	6	3	5.00	5	3
Saturday Peak Hour	8.00	8	4	6.00	6	3
Total						
Peak AM Hour	---	---	**39**	---	---	**22**
Peak PM Hour	---	---	**40**	---	---	**32**
Saturday Peak Hour	---	---	**46**	---	---	**45**

Notes:

1. The Hourly Trip Generation Rates (HTGR) are based on data published by the Institute of Transportation Engineers (ITE) as contained in the Trip Generation Handbook, 10th Edition, 2017. ITE Land Use Code - 223 - Affordable Housing, ITE Land Use Code - 411 - Public Park and ITE Land Use Code - 820 - Retail. Note where applicable ITE data for dense multi-use urban locations was referenced.
2. "External Vehicle Trips" include a 30% internal capture trip credit for all land uses as well as a 35% multi-modal trip credit to account for internal trips within the development and between the development and other nearby uses as well as non-personal vehicle trips to the Site. These credits are based on data provided in the Poughkeepsie Downtown Parking Improvement Plan - Analysis of Future Parking Demand prepared by Nelson Nygaard dated April 2018.

Table No. 3 below provides a comparison of the above traffic generation estimates for the Reduced Size Project to the previously proposed 7-Story/Daycare Project. The trip generation estimates for the 7-Story/Daycare Project were identified in Table No. 7 of our February 27, 2021 report.

Colliers Engineering & Design

Table No. 3 – Traffic Generation Comparison – 7-Story/Daycare Project vs. Reduced Size Project

Time Period	7-Story/Daycare Project			Reduced Size Project		
	Entry Volume	Exit Volume	Total Volume	Entry Volume	Exit Volume	Total Volume
Peak AM Hour	72	58	130	39	22	61
Peak PM Hour	71	63	134	40	32	72
Saturday Peak Hour	54	56	110	46	45	91

As indicated in the above table, the Reduced Size Project is generally anticipated to generate less traffic than the previously proposed 7-Story/Daycare Project. This is attributable to the reduction in the number of residential units as well as the elimination of the daycare and fitness center/climbing gym uses.

Based on the above traffic generation estimates, the Reduced Size Project is expected to generate less than 100 entering vehicle trips during each of the peak hours analyzed and a portion of these trips are anticipated to be attracted from the existing traffic stream along Mill Street as pass-by and/or diverted link trips. As indicated in our February 27, 2021 report, ITE and NYSDOT guidelines indicate that developments generating less than 100 entering vehicle trips will not result in a significant impact to the surrounding area traffic operations. It should also be noted that no credit has been taken for the existing traffic generation of the existing buildings and/or possible re-occupancies of these spaces.

Reduced Size Project Site Access and Internal Circulation

The elimination of the proposed Daycare facility from the development plan has allowed for the elimination of the previously proposed drop-off area on the eastern one-way entry driveway. This has also allowed for a reconfiguration of the on-site parking areas to maximize the number of parking spaces provided. As a result of these changes, the driveways have been modified to be a one-way pair, with the western driveway to be one-way entering and the eastern driveway to be one-way exiting. This configuration provides the greatest Site distance for exiting vehicles onto Mill Street. Appropriate “One-Way” and “Do Not Enter” signage should be provided at each of the driveway locations as well as internally at the driveway connections to the internal east-west parking aisle.

Conclusions

Based on the data discussed herein, it is the opinion of Colliers Engineering & Design that the Reduced Size Project will not have a significant impact on traffic and parking conditions in the vicinity of the Site. It should also be noted that based on the parking calculations identified above the previous request for a waiver to be granted by the Planning Board for excess parking spaces under the waiver with fee-in-lieu provision of the PID Zoning District, section 19-3.37 (13) (e) is no longer required.

It is also noted, as indicated in our February 27, 2021 report, the proposed modifications to the two (2) Site access driveway connections to Mill Street, as well as the closure of the existing driveways to 302, 304 and 306 Mill Street, will require a NYSDOT Highway Work Permit to be obtained prior to implementation of these modifications.

Sincerely,

Colliers Engineering & Design CT, P.C.
(DBA Maser Consulting Engineering & Land Surveying)

Richard D'Andrea, P.E., PTOE
Assistant Department Manager

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ELIMINATION AND MINIMIZATION OF PROJECT VARIANCES

The original Site Plan (May 2021) required a number of area variances, including a 2-story height variance for the Main Street building and a 1-story variance for the Catharine Street building. During the summer of 2021, the Applicants met with their design team to minimize variances to the maximum extent possible. The October 2021 site plan improvements eliminated all height variances, bringing both new buildings into conformance with height regulations and assuring that they are lower in height than the existing Wallace building.

In addition to totally eliminating these two height variances, which were the most substantial variances sought, the Applicant has now been able to materially reduce the extent of the landscaping/parking lot variances relating to the two existing driveways into the site from Mill Street. The driveways have existed at their current width since the mid 1950's, and so are a pre-existing condition. There is presently no landscaping at the Mill Street frontage of either driveway (see photos of existing conditions). Nonetheless, because the development of the Wallace Campus is a comprehensive redevelopment of a large site, the Zoning Administrator has ruled that the new PID standards are applicable, and variances are required. The Applicant has developed a modified Site Plan relating to the parking entrances from Mill Street that substantially increase the areas of landscape screening in the entrance drives, and pulls parking further into the site, away from Mill Street. While the same types of variances are required, the *extent* of the variances has been significantly minimized.

The December 2021 site plan ("reduced variance plan") accomplishes the following on each of the Mill Street Driveways:

- It narrows the width of the drive aisles.
- Expands the width of the landscaped area along each driveway frontage, and thus the percentage of the opening that is occupied with landscape screening. While this screening doesn't technically meet the requirement of "frontage occupancy," which requires a building, it does serve to screen views into the site and provide a finished streetscape.
- It expands the depth of landscape screening in the drive aisles
- It significantly increases the area of landscaping along Mill Street.

These measures materially improve existing conditions. They are shown on the following chart:

CHART SHOWING CHANGES IN DRIVEWAY WIDTHS & LANDSCAPING AT MILL STREET ENTRANCES

Westerly Drive	**May 2021 ("Variance Plan")**	**December 2021 ("Reduced Variance Plan")**
Frontage (in feet)	45.5 FT	45.5 FT
Drive Lanes	2	1
Drive aisle width	24 feet	16 FT
Landscape width	4.8 FT (west side) 5.9 FT (east side)	7.5 FT (west side) 22 FT (east side)
Landscape depth (min)	0 FT	10.8 FT
Landscape depth (max)	24 FT	24 FT
Landscape area	144 SF	473 SF

Easterly Drive	**May 2021 ("Variance Plan")**	**December 2021 ("Reduced Variance Plan")**
Frontage width (in feet)	70.7 FT	70.7 FT
# Drive Lanes	2	1
Drive aisle width	24 FT	16 FT
Landscape width	19 FT (west side) 21 FT (east side)	20 FT (west side) 24 FT (east side)
Landscape depth (min)	1 FT	12 FT
Landscape depth (max)	12 FT	24 FT
Landscape area	254 SF	729 SF

COMPARISON OF MAY 2021 VARIANCES AND DECEMBER 2021 REDUCED VARIANCES

I. HEIGHT VARIANCES:

SECTION	REQ/PROHIBITED	MAY 2021 VARIANCES	DECEMBER 2021 VARIANCES
19-3.37(8) Table 3.37-2(b)	5 Story maximum height	Allow 7 story height – Main Street Building	VARIANCE ELIMINATED
19-3.37(8) Table 3.37-2(b)	5 Story maximum height	Allow 6 story height for Catharine Street building	VARIANCE ELIMINATED

II. VARIANCES REGARDING EXISTING MILL STREET DRIVEWAYS AND SCREENING OF VIEWS INTO PARKING LOTS:

WESTERLY DRIVE:

Landscape Screening

SECTION	REQ/PROHIBITED	MAY 2021 VARIANCES	DECEMBER 2021 VARIANCES
19-3.37(13)(b)2 19-3.37(13)(g)(2)(i)	Parking spaces must be setback at least 40 feet from front property line	Parking spaces within 2.5 feet of front property line; minimal landscaping (144 SF) and two drive aisles	Landscaping now covers 29.5 feet of the 45.5 foot frontage, at depths ranging from 10.8 to 24 feet (473 SF); one drive aisle
19-3.37(7)(b)(2)	Parking spaces must be on the interior of a lot and not visible from the street		

Frontage Occupancy

SECTION	REQ/PROHIBITED	MAY 2021 VARIANCES	DECEMBER 2021 VARIANCES
19-3.37(8) Table 3.37-2(h)	80% minimum Frontage occupancy	0% frontage occupancy (pre-existing) with minimal landscaping screening two drive aisles	Drive aisle width reduced from 24 feet to 16 feet. Landscaping covers 29.5 feet of the 45.5 feet frontage, at depths ranging from 10.8 to 24 feet

SECTION	REQ/PROHIBITED	MAY 2021 VARIANCES	DECEMBER 2021 VARIANCES

EASTERN DRIVE:

Landscape Screening

SECTION	REQ/PROHIBITED	MAY 2021 VARIANCES	DECEMBER 2021 VARIANCES
19-3.37(13)(b)2 19-3.37(13)(g)(2)(i)	Parking spaces must be setback at least 40 feet from front property line	Parking spaces within 1.5 feet of the front property line; minimal landscaping (254 SF) and two drive aisles	Landscaping at frontage now covers 44 feet of the total 70.7 FT frontage at depths ranging from 12 to 24 feet (729 SF); one drive aisle
19-3.37(7)(b)(2)	Parking spaces must be on the interior of a lot and not visible from the street		

Frontage Occupancy

SECTION	REQ/PROHIBITED	MAY 2021 VARIANCES	DECEMBER 2021 VARIANCES
19-3.37(8) Table 3.37-2(h)	100% minimum Frontage occupancy PID-HC Subdistrict	0% frontage occupancy (pre-existing) with minimal landscaping screening two drive aisles	Drive aisle reduced from 24 feet to 16 feet; landscaping covers 44 feet of 70.7 FT frontage at depths ranging from 12 to 24 feet

Placement of Islands

SECTION	REQ/PROHIBITED	MAY 2021 VARIANCES	DECEMBER 2021 VARIANCES
19-3.37(13)(g)(2)(iii)	Parking rows with more than 8 spaces require a landscape island every ninth parking space	In eastern drive, eliminated islands within both rows while providing minimal landscaping along frontage (see above)	Eliminate island in both rows, but provide extensive landscaping at the Mill Street frontage (see above)

III. ROUTINE BUILDING AREA VARIANCES:

SECTION	REQ/PROHIBITED	MAY 2021 VARIANCES	DECEMBER 2021 VARIANCES
19-3.37(8) Table 3.37-2(f)	10-foot maximum side yard in PID-UV Subdistrict	Increase maximum side yard to 25 feet 9.6 inches along rear portion of T-Shape Main Street building	SAME
19-3.37 Table 3.37-2(h)	100% minimum Frontage occupancy PID-HC Subdistrict	Allow frontage occupancy of 76.57% along Main Street (pedestrian access to Wallace Green)	SAME

To: **City of Poughkeepsie Planning Board**

From: **Wallace Campus Partners**

Date: **December 7, 2021**

Re: **Long-Term Management and Ownership of Wallace Campus**

Maintenance and Site Administration:

The Wallace Campus Development Team will identify and enter into an agreement with a qualified property manager via a competitive request for proposal process. The proposal review process will be rigorous, with applicants fully vetted and assessed. The RFP process will commence after completion of the site plan approval process, as we work through New York State Division of Homes and Community Renewal ("HCR") finance closing process. A management company will be identified in advance of construction commencement and chosen via a competitive and open RFP process. A draft RFP is included as an attachment to this memo.

Please note that in addition to our own high standards, the Development Team must also adhere to NYS HCR's management guidelines:
https://hcr.ny.gov/system/files/documents/2018/11/managementagreementguidelines.pdf

While selecting the management company, we will ensure that all NYS HCR guidelines are met in addition to our own standards for a high quality building manager. As we stated in a previous submission to the Planning Board, through the RFP process, we will review:

- management company's current portfolio
- track record and local reputation
- experience utilizing best practices to successfully manage affordable and mixed-use housing developments

While we will adhere to the HCR guidelines, equally as important to our selection process will be to engage and get feedback from local Poughkeepsie stakeholders and organizations. As noted previously, all candidates will be vetted by both the Wallace Campus development team and the project funders, including the HCR, LIHTC investors, and the senior lender. We anticipate this process to include in- person interviews as well as site visits. To raise awareness about the opportunity, the Development Team will work with the Dutchess Chamber of Commerce and other local business organizations.

To maintain the property to industry and developer standards, the Development Team is required by the LIHTC investor and HCR to set aside reserve funds to fund unexpected and preventative maintenance capital projects to ensure the quality of the buildings is maintained for the long term. The development team will capitalize approximately $500,000 for a building reserve at the time the building is placed in service. In addition, approximately $45,000 per year will be added to the reserve account to ensure the reserve is adequately funded throughout the life of the building.

Long-Term Ownership:

Per previous responses to the Planning Board, the Development Team will own and operate Wallace for the long term. An impeccable reputation is central to Mega's and ALCD's core business values and long-term plan. For example, Mega has developed and built Cliffside Apartments – the affordable housing

project was completed in 2009, and Mega continues to maintain an ownership interest. This is emphasized to an even greater extent with our work in affordable housing and relationships with the governing agencies and can be witnessed first-hand at the properties Mega has owned for years. We are extremely motivated to operate and maintain a first-class property at Wallace Campus. Anything less would be unacceptable. In addition to our unwavering commitment to the long-term ownership of this property, there are several regulatory agreements that restrict the sale of the Development Team's interests in the project, which are outlined below.

New York State Housing and Finance Agency

Per the HFA regulatory agreement that is a standard part of all funding agreements with HFA, the Development Team faces a substantial financial penalty for transferring or selling the property within 8 years from the date that the first unit is occupied. For example, if the Development Team transfers or sells its interests, a charge of 5% of the outstanding loan amount would be charged to the partnership. In addition, ownership cannot be transferred to any entity that is considered a "Prohibited Person". A prohibited person includes, but is not limited to, entities that own apartment buildings that have three violations in which tenants have withheld rent due to an owner's violation. Please contact the NYS HCR project contact for Wallace, Darren Scott, if you have any questions about HCR/HFA's regulatory requirements at Darren.scott@nyshcr.org.

State Historic Preservation Office ("SHPO")

The project will also be financed via the State Historic Preservation tax credits. Per SHPO's requirements, the Development Team is restricted from selling its interests for at least five-years upon the completion of the project. The National Park Service and IRS require the project to maintain the same ownership for at least five years. The development team is dedicated to rehabilitating the historic Wallace Department Store building back to its original charm as a beacon of history and vitality on Main Street. As mentioned, the development team has no intention of selling the renovated building even after the 5-year compliance period. We are in the business of long-term ownership of our buildings, and it is important to us that our buildings are managed properly in perpetuity.

PROPERTY MANAGEMENT FOR WALLACE CAMPUS
POUGHKEEPSIE, NY

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I. Introduction

II. Qualification Requirements

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I. INTRODUCTION

Through this Request for Proposals ("RFP"), Wallace Campus Managers ("Owner") seeks to enter a contract with a qualified firm ("Property Manager") to provide property management services at Wallace Campus ("Wallace"). Property Manager may be not-for-profit or for-profit organizations and must have the legal authority and a demonstrated capacity to maintain the long-term physical and financial viability, regulatory compliance and responsible supervision of affordable housing.

II. QUALIFICATION REQUIREMENTS

Applicants must submit a full response to this RFP and meet the minimum criteria set forth herein to be further considered. Applicants must also demonstrate they have the legal authority, experience, and capacity to become a Property Manager.

A. Completeness of Qualifications

Interested Applicants must submit their qualifications and supporting documents. Upon review the Owner at its discretion may notify an Applicant that additional information or clarification is necessary.

B. Experience and Capacity

Owner will determine if Applicants meet minimum qualification requirements based on the criteria specified in Section III. Owner will only consider Applicants that demonstrate the requisite experience and capacity required to manage multifamily buildings.

C. Adverse Findings

An Applicant may be rejected at any time during the evaluation process or removed from the Qualified List if adverse findings are made about the Applicant or any of its Principals or related entities, including, but not limited to, adverse findings with respect to any of the following:

- Past or pending suspension, debarment, or finding of non-responsibility by any government agency.
- Findings of tenant harassment or a pending case of harassment.
- Arson, fraud, bribery, or grand larceny conviction or a pending case.
- A past or pending voluntary or involuntary bankruptcy proceeding.
- False information or failure to disclose information
- Violation of any anti-discrimination or fair housing laws, rules or regulations.

III. EVALUATION CRITERIA

Owner will evaluate an Applicant's cover letter, completed Statement of Qualifications and any additional documentation or responses required by this RFP.

Applicants will be evaluated based on the following criteria:

A. **Affordable Housing Management Experience** the Property Manager must have experience in successfully managing at least 200 units of income-restricted, residential rental and/or co-operative properties, including scattered site projects. Owner will evaluate the Property Manager by conducting a review of properties under its management and may consider, among other areas, the physical and financial condition of the properties; the ability to assess and prioritize capital needs and the timely completion of capital projects, the number and severity of any building and/or housing maintenance code violations against such properties; payment record for municipal taxes, water and sewer charges and any other municipal charges; Property Manager's track record and capacity to provide effective management services in a timely and responsive manner including the handling of tenant complaints; and Property Manager's ability to supervise building employees and maintain appropriate records.

B. **Local Presence** the Property Manager's primary Wallace manager must be based within a 30-minute drive of the Wallace Campus. The Property Manager must have a strong local presence and local experience.

C. **Management Plan and Operations** Applicants must provide a management plan for the operation of government subsidized and regulated projects as outlined in the attached **New York State Housing and Renewal Agency's Management Agreement Checklist**. The proposed property manager should be identified as a member of the development team in the application and the Property Manager should be certified by an accredited organization issuing certification in property management.

IV. SUBMISSION REQUIREMENTS AND QUALIFICATION PROCESS

All Applicants must follow all submission procedures as outlined below. Submission of an incomplete application or failure to follow any of the below procedures or conform to any of the requirements of this RFQ may be grounds for disqualification of the Applicant.

A. Inquiries

Applicants should direct all communications and inquiries this RFP to the Owner at:

TBD

B. Time and Place of Submission

TBD.

C. Application Materials

Applicants must submit a full response with addenda to this RFP and meet the minimum criteria set forth in Section III. Owner may request additional information or eliminate from further consideration all submissions that are not complete or do not conform to the requirements of the RFP. Owner may request additional information, interviews, site visits, or presentations from any or all applicants.

A complete package shall include a cover letter, a completed Statement of Qualifications, Broker's license, Bonding requirements along with all required attachments and/or exhibits and additional documentation as outlined below.

a) Cover Letter

One-page letter on company letterhead, signed by a Principal of the Applicant, that summarizes the Applicant's interest in, and ability to be, the Property Manager.

b) Financial Statements

Applicants are required to provide the year to date operating statement and the most recent 3 years of CPA prepared Financial Statements for the Applicant.

c) Statement of Qualifications

The Statement of Qualifications Form must be completed, signed by a Principal and notarized, and must include all required supporting documentation and/or exhibits as attachment

d) Property Management Plan

Applicant must provide responses to the guidelines outlined by the New York State Housing and Community Renewal agency. The agreement is attached as Appendix A.

e) Site Administration and Preventive Maintenance Plan

The Applicant shall agree to adhere to a property preventative maintenance plan, which will be incorporated into the Property Management Contract. Appendix B outlines the standard preventative maintenance plan—the Property Manager's preventative maintenance plan is expected to be largely similar.

APPENDIX A: NEW YORK STATE HOUSING AND COMMUNITY RENEWAL AGENCY'S MANAGEMENT AGREEMENT CHECKLIST

Link to NYS HCR's MANAGEMENT AGREEMENT CHECKLIST:
https://hcr.ny.gov/system/files/documents/2018/11/managementagreementguidelines.pdf

**subject to change post completion of the project

SAMPLE APPENDIX B: SITE ADMINISTRATION AND PREVENTATIVE MAINTENANCE

SITE ADMINISTRATION

Management Staff

The Property Manager will provide central office employees to perform services, which can best be handled on a centralized basis. The centralized services will include, but are not limited to, assistance in rental and recertification, procurement of supplies and equipment, technical assistance, risk management, receivables and payables processing, and bookkeeping and accounting.

Maintenance Staff

It expected that five staff members, including administrative staff, will be funded by the Owner. The maintenance needs will be evaluated in he first few months of the Property Manager's assignment. If required, additional training of staff will be conducted. If inefficiencies in the structure of the maintenance department are noted, necessary changes will be made.

PREVENTIVE MAINTENANCE

Program for Preventive Maintenance

The Property Manager will make sure that the maintenance staff and especially the resident superintendent have a complete understanding of the servicing of the mechanical equipment and appliances in the development.

The following schedule is anticipated for the maintenance staff to ensure that all areas of maintenance will be covered as needed:

- Daily cleaning of entryways, picking up of debris around the property, ensuring that laundry rooms are clean, processing of resident work requests and replacement, as needed, of any lightbulbs that either have been burnt out or broken.
- On a weekly basis, the resident superintendent will make sure that all of the service equipment has been checked out and that the outside shrubberies are being maintained properly. During the maintenance staff's daily or weekly workload, they will check out heating systems, appliances, roofs and grounds to make sure everything is in order. During the spring and summer, the lawn areas, trees and shrubs will be checked to see whether any seeding and/or fertilizing or trimming is necessary.
- The Property Manager and Superintendent are on call 24-hours a day, seven days a week. Any emergencies that occur will be addressed immediately.

Scheduled Maintenance (Installed Equipment)

Scheduled maintenance and repair for installed equipment will be implemented by the Managing Agent in accordance with manufacturers' recommendations and the requirements of equipment operating manuals.

Scheduled maintenance largely will entail cleaning or replacement of equipment parts. Maintenance records will be kept on each piece of equipment to ensure proper service.

Regular Inspection and Inspection Reports

Building Inspections: The Superintendent will inspect all public areas from cellar to roof on a daily basis. Work orders will be created for any conditions identified during these inspections that require attention. The Superintendent will submit a written inspection report to the Property Manager on a weekly basis. The Property Manager will submit a written inspection report to the Property Manger's senior management on a monthly basis. In addition, the Owner will be notified immediately of any serious problems identified during any inspections.

Apartment Inspections: All apartments will be inspected once a year. The Property Manager will send a written notice of inspection to residents well in advance in order to schedule a time that is convenient for them. Inspections will be conducted whenever a resident either moves into or vacates a unit. When a resident gives notice to vacate, a date of the inspection of his/her unit will be scheduled before his/her departure. At this time, both the Superintendent and the resident will inspect the unit, compare any damages or wear, with that on the move-in checklist and determine whether the resident must pay for repairs. Prior to releasing the unit, the Superintendent, using the same inspection sheet, will make all necessary repairs, have the unit painted (if necessary), and thoroughly cleaned, and check all equipment and appliances for proper operation.

Energy Conservation
Energy conservation measures will include preventive maintenance of heating systems and maintenance of fuel consumption logs and monitoring of usage. Where appropriate, capital improvements may be considered to achieve greater energy efficiencies. In addition, programs will be developed to educate the residents in methods of energy conservation.

Common Area Painting
All entrance ways, including frames, doors and overhangs (when necessary) will be painted every five years. Graffiti will be removed on a continual basis.

Trash Removal/Recycling
Trash removal will be handled in accordance with local mandates. The Property Manager will work with residents to adhere to these local requirements.

Major Repairs
Major repairs that cannot be handled by the on-site maintenance staff will be contracted. Quality of workmanship and performance, as well as cost, will be the criteria for approval of bids. Contracts will be competitively bid. Proposed contracts that exceed a specific dollar amount will be handled in accordance with regulatory procedures and requirements, unless the work must be done on an emergency basis. Efforts will be made to solicit bids from minority and women-owned business enterprises.

Building and Common Areas
A schedule for cleaning entryways and all common areas will be maintained by the Superintendent. All common areas will be cleaned daily. A schedule for cleaning of sidewalks and general ground maintenance will be developed as well.

Requests for Maintenance Service
Tenants will request for maintenance service through the Property Manager's main office. A work order will be generated and give to the Superintendent and will be reviewed by the Property Manager. The work order will indicate the date and time the request was made and the nature of the request. When the request has been satisfied, the employee completing the work signs the request along with the resident and enters the date and time of the completion. The work order will be sent to the Property Manager's main office to be deemed completed.

Emergencies will be handled immediately. Non-emergency work orders will usually be completed within 48 hours. In some cases, the work may take a little longer, for example, when parts are required or a vendor is needed. In these instances, every effort will be made to complete the
work orders as quickly as possible. In the event of fire, flood, personal injury, or other serious problems involving insurance, the Owner and the Insurance Company will be advised immediately by the Property Manager.

Management Agreement Guidelines Checklist

1. Basic Information
   - A) Identify development, owner, agent, # affordable units and provide a brief description of the project including commercial space, if any.
   - B) Indicate programs the project is financed under (HTF, LIHTC, etc.)

2. Ownership / Management Relations
   - A) Describe the role and responsibility of the Owner and the delegation of authority to the Managing Agent.
   - B) Indicate the chain of command from all site staff to senior management.
   - C) State conditions which would require the Managing Agent to consult the Owner prior to taking action (i.e., maximum amount Agent can spend) and when management may act without consulting the Owner.
   - D) Specify site office hours and frequency of visits by senior management staff and Ownership representatives.

3. Marketing and Tenant Selection Plans
   - A) Indicate that management will market affordable units in accordance with the Agency's fair housing guidelines and/or AFHMP.
   - B) Indicate that management will select tenants in accordance with the Tenant Selection Plan stipulated in the proposed marketing plan.

4. Personnel Policy and Staffing Arrangements
   - A) Statement regarding recruiting procedures and conformance with EEO requirements.
   - B) Description of staffing requirements and job titles.
   - C) Indicate that staff is familiar with LIHTC program or has had recent training in the program
   - D) Statement that management is committed to ongoing staff training in areas of LIHTC compliance and professional property management techniques.
   - E) Statement that ownership/management concurs with the Agency minimum staffing requirements based on size of the project.

5. Plans For Carrying Out Preventive Maintenance and Repair Programs
   - A) Description of PM and repair program. Repairs will be made by site staff, independent contractors or identity-of-interest contractors.
   - B) Schedule for interior and exterior painting.
   - C) Schedule for PM on major systems (heating, etc.)
   - D) Description of procedures for inspecting and carrying out maintenance activities in units including upon move-in and move-out.
   - E) Description of procedures to address resident service/repair requests. Is there a work order system? How will service requests be handled during normal business hours and after hours?
   - F) Is there a statement confirming that HFA must be notified within 24 hours in the event of damage to the property and/or liability insurance claims.

6. Rent Collection Policies and Procedures
   - A) Description of rent collection procedures
   - B) Description of actions to be taken against tenants in arrears.
   - C) Description of the process for writing off bad debts.

7. Books of Account and Administrative Records
   A) Explanation of how books are to be kept-paid bills, unpaid bills, insurance policies, tenant security deposit accounts and other documents pertaining to the project.
   B) Include statement that management shall make this info. available to HFA upon request.
   C) Submission of reports in HFA-required format, including C-1, MORs, annual budgets, and annual audits.

8. Low Income Housing Tax Credit Compliance and Record Keeping
   A) Description of procedure for maintaining tenant files; 3rd party verification, etc. as required by the LIHTC program
   B) Description of procedure for tracking next available unit rule.
   C) Description of lease renewal and annual recertification procedures

9. Fidelity Bond
   A) Statement that managing agent is required to maintain fidelity bond insurance equal to 2 months Gross Potential Rental Income.

10. Management Compensation
   A) Description of management fee, and any additional fees.

11. Term of Agreement
   A) Description of term of agreement
   B) Description of causes for termination by Owner, Agent of HFA with a minimum of 30 days notice.

December 7, 2021

To: Robert Levine, Chair - City of Poughkeepsie Planning Board
Natalie Quinn, Senior Planner - City of Poughkeepsie

From: Wallace Campus Partners

Re: Public & Planning Board Comments Regarding Historic Importance of:
319 Main Street
325 Main Street
327-329 Main Street

The Planning Board has inquired about the historic status of 319, 325, and 327-329 Main Street which will be demolished to make way for a new 5-story building at Wallace Campus.

Age and alterations of the buildings:
The three buildings in question, listed above, comprise approximately 111 linear feet of Main Street, on the North side of the street, facing south. Approximately ten feet of this existing façade is an existing alleyway so the building frontage facing onto Main St is about 100 linear feet. Of the three buildings in question 319 Main Street makes up more than 50% of the frontage.

Finally, both 325 Main Street and 327-329 Main Street have each had their Main Street facades substantially altered – 325 in the past 15 years – where the historic integrity of the two buildings has been irrevocably harmed. While the two buildings are akin to the historic Main Mall Row in scale at four stories, the buildings are otherwise entirely unlike anything currently deemed historic on Main Street. The new construction building proposed to replace these three buildings is actually more aesthetically contextual to the existing historic character on Main Street.

SHPO has determined that the buildings are not eligible for listing:
New York State Historic Preservation Office (NYSHPO) has, through several avenues and over five decades, analyzed the three buildings and has <u>not</u> found them to hold any substantive historic value. On May 18th, 2021, the Division for Historic Preservation of the Office of Parks, Recreation and Historic Preservation (OPRHP) issued a "No Adverse Effect" letter, based on a review of the Wallace project in its entirety, inclusive of the planned demolition and replacement of the 319, 325 and 327-329 Main Street buildings. Separately, NYSHPO – maintains a catalogue of "Resource Evaluations" and, in each instance NYSHPO staff has declared that the buildings in question are "Not Eligible" for addition to the historic register. In their finding none of the four "Criteria for Inclusion in the National Register" have been met. The No Adverse Effect Letter and evidence of all three buildings' ineligibility are attached here. The criteria that have not been met include:

(A) Association with events that have made a significant contribution to the broad patterns in our history;

(B) Association with the lives of persons significant in our past;

(C) Embodies the distinctive characteristics of a type, period or method of construction; or represents the work of a master; or possesses high artistic values; or represents a significant and distinguishable entity whose components may lack individual distinction;

(D) Have yielded, or may be likely to yield information important in prehistory

This completely contrasts with the situation of 331 Main Street, the former Wallace Department store, SHPO with the full support of the Wallace Campus partnership, has recognized the building's historic significance through its addition to the National Registry, and developed an architectural plan to carefully restore the building and preserve its historic details.

The SHPO findings on the three buildings are consistent with the local historic preservation community's response to these buildings since they were first considered as potentially historic properties as part of the Poughkeepsie inventory of historic structures, which survey ran from October 1976 through December 1977. That survey identified 59 properties that should be nominated to the national register but did not include the three buildings in question. Poughkeepsie's own Historic District and Landmark's Preservation Commission (HDLPC) has its own historic register; none of the three buildings are on, or have been nominated for inclusion on, the HDLPC's list. **The City declined to list the buildings at 319, 325, and 327-329 Main Street locally when a comprehensive study of Main Street was done.**

In addition to lack of historical value, the 3 buildings cannot practically be rehabilitated for adaptive reuse:
The three buildings slated for demolition would be difficult to rehabilitate efficiently. Like the width of 325 Main – approximately 19' – renders that building and adjoining buildings not conducive to an economic adaptive re-use. Combining the existing three buildings into a single structure is further delimited by their poor condition, differing floor-to-floor heights, and differing floor count, i.e. two floors vs four floors.

The Applicants will explore all reasonable possibilities of salvaging any interior architectural elements within the buildings.
In addition, at the request of the planning board and community, the Wallace Campus partners have worked with architectural salvagers to repurpose interiors (existing plumbing and remaining furniture and fixtures) of 331 Main Street and 325 Main Street. The architectural salvage company, Zarborkski Emporium, has declined to utilize any items in 319 Main Street. 329 Main Street is fully occupied – once the site is vacant, we will work with interested parties, and allow access for potential architectural salvage before demolitions. We have also reached out to Historic Albany Foundation to see if any exteriors of 319, 325, and 329 Main Street can be preserved and donated. In addition, we have reached out to the Poughkeepsie's Historic District and Landmark Commission to photo document the buildings per their request.

NEW YORK STATE OF OPPORTUNITY. Parks, Recreation, and Historic Preservation

Resource Evaluation

Date: 01/06/2021

Staff: Chelsea Towers

USN Number: 02740.000991

Name: former restaurant and club

Location: 319 Main St, Poughkeepsie NY 12601

Resource Status:

1. **Determination:** Not Eligible
2. **Contributing:**

Criteria for Inclusion in the National Register:

A. ☐ Associated with events that have made a significant contribution to the broad patterns in our history.

B. ☐ Associated with the lives of persons significant in our past.

C. ☐ Embodies the distinctive characteristics of a type, period or method of construction; or represents the work of a master; or possesses high artistic values; or represents a significant and distinguishable entity whose components may lack individual distinction.

D. ☐ Have yielded, or may be likely to yield information important in prehistory or history.



Summary Statement:

NEW YORK STATE OF OPPORTUNITY. Parks, Recreation, and Historic Preservation

Resource Evaluation

Date: 01/06/2021

Staff: Chelsea Towers

USN Number: 02740.000998

Name:

Location: 325 Main Street, Poughkeepsie NY 12601

Resource Status:

1. **Determination:** Not Eligible
2. **Contributing:**

Criteria for Inclusion in the National Register:

A. ☐ Associated with events that have made a significant contribution to the broad patterns in our history.

B. ☐ Associated with the lives of persons significant in our past.

C. ☐ Embodies the distinctive characteristics of a type, period or method of construction; or represents the work of a master; or possesses high artistic values; or represents a significant and distinguishable entity whose components may lack individual distinction.

D. ☐ Have yielded, or may be likely to yield information important in prehistory or history.



Summary Statement:

NEW YORK STATE OF OPPORTUNITY. Parks, Recreation, and Historic Preservation

Resource Evaluation

Date: 01/06/2021

Staff: Chelsea Towers

USN Number: 02740.000999

Name:

Location: 327-329 Main Street, Poughkeepsie NY 12601

Resource Status:

1. **Determination:** Not Eligible
2. **Contributing:**

Criteria for Inclusion in the National Register:

A. ☐ Associated with events that have made a significant contribution to the broad patterns in our history.

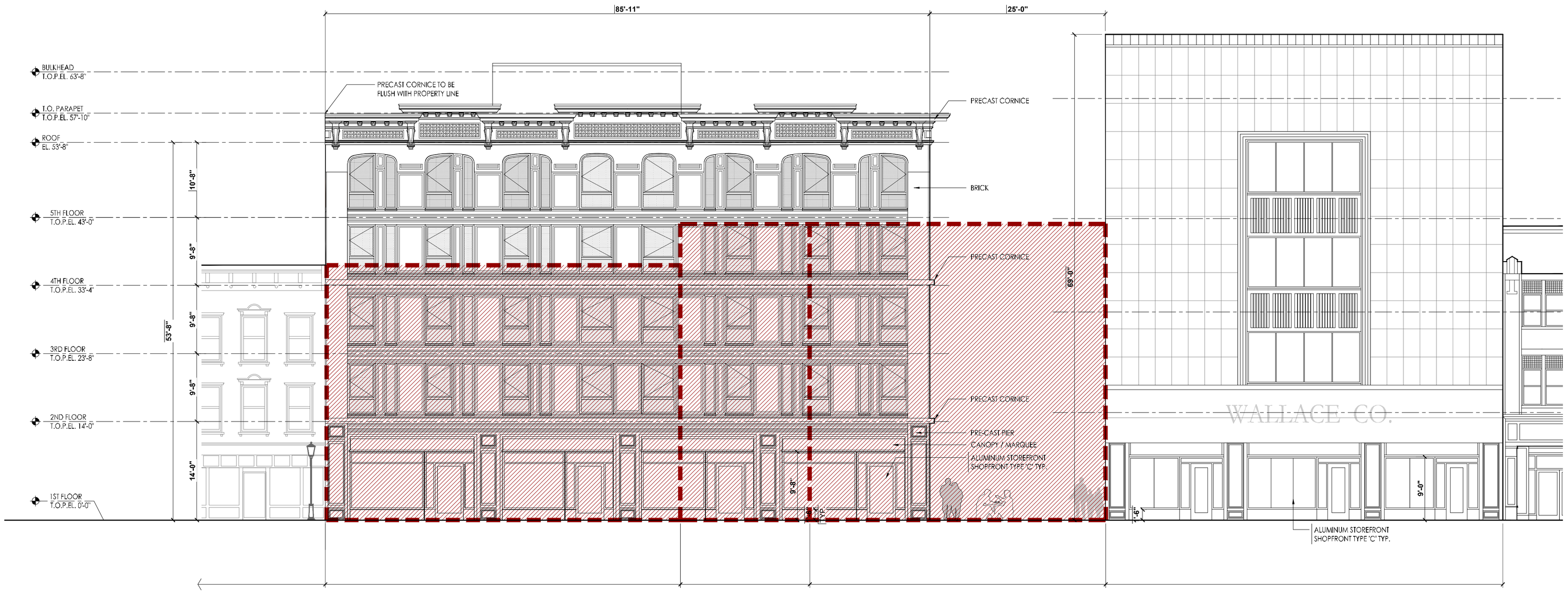
B. ☐ Associated with the lives of persons significant in our past.

C. ☐ Embodies the distinctive characteristics of a type, period or method of construction; or represents the work of a master; or possesses high artistic values; or represents a significant and distinguishable entity whose components may lack individual distinction.

D. ☐ Have yielded, or may be likely to yield information important in prehistory or history.



Summary Statement:



MAIN STREET ELEVATION
1/8"=1'-0"

PROJECT:

WALLACE CAMPUS

331 MAIN STREET
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

OWNER:
WALLACE CAMPUS MANAGER LLC
48-02 25TH AVENUE, SUITE 400
ASTORIA, NY 11103

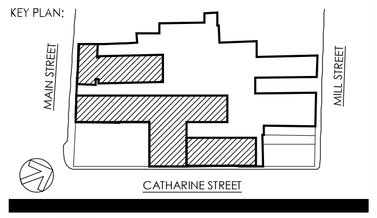
ARCHITECT:
SLCE*Architects*
1359 BROADWAY
NEW YORK, NEW YORK 10018
TEL: (212) 979-8400
FAX: (212) 979-8387

LANDSCAPE / CIVIL
THE LRC GROUP
85 CIVIC CENTER PLAZA, SUITE 103
POUGHKEEPSIE, NY 12601
TEL: (845) 243-2880
FAX: (845) 265-8175

No:	Date:	Distribution:
1	6/5/2020	REVISED PER CITY COMMENTS
2	7/10/2020	PLANNING BOARD RE-SUBMISSION
3	10/30/2020	PLANNING BOARD RE-SUBMISSION
4	12/8/2020	PLANNING BOARD RE-SUBMISSION
5	3/5/2021	PLANNING BOARD RE-SUBMISSION
5	11/2/2021	PLANNING BOARD RE-SUBMISSION

DOB NUMBER:

KEY PLAN:



DRAWING TITLE:

EXISTING BUILDING DEMOLITION DIAGRAM

SEAL / SIGNATURE:

REGISTERED ARCHITECT
SAKY YAKAS
No. 018047
STATE OF NEW YORK

PROJECT No:	2020-30
DRAWN BY:	AA, LB
CHECKD BY:	SY
DWG. No:	-

NEW YORK STATE OF OPPORTUNITY. Parks, Recreation, and Historic Preservation

ANDREW M. CUOMO
Governor

ERIK KULLESEID
Commissioner

May 18, 2021

Mr. Charles Vandrei
Agency Historic Preservation Officer
NYS Environmental Conservation - Division of Lands and Forests
625 Broadway
Albany, NY 12233-4255

Re: DEC
Wallace Campus
City of Poughkeepsie, Dutchess County, NY
20PR06244

Dear Mr. Vandrei:

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 submitted materials 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.

Our office has reviewed the revisions made to the updated scope of work. We understand that none of the proposed new construction will have an interior connection to the Wallace Department Store building. Based upon our review, it is the OPRHP's opinion that the project will have No Adverse Effect on historic resources provided the following conditions are met:

1. The Part-2 Federal Commercial Tax Credit application for the Wallace Department Store at 331 Main Street must be reviewed and approved by the National Parks Service.
2. A demolition and construction protection plan for the neighboring historic buildings must be developed and implemented. This plan should include physical protection options - if necessary, as well as include monitoring of the historic resources during the proposed work.
3. If these conditions cannot be met, or if there are substantive changes to the project, consultation with our office will resume.

Our office reminds you that the Federal Tax Credit program is administered by the National Park Service (NPS) in coordination with our office. While our office makes recommendations for the program, it is only the NPS that can approve the Tax Credit application. The opinions expressed in this letter are with regards to the Section 14.09 review in place for this project and do not guarantee approval by the NPS for the Tax Credit program. If you have any questions, I am best reached by email.

Sincerely,

Derek Rohde
Historic Site Restoration Coordinator
e-mail: derek.rohde@parks.ny.gov

via e-mail only

POLICE DEPARTMENT
CITY OF POUGHKEEPSIE
New York

Thomas M. Pape
Chief of Police

December 14, 2021

Natalie Quinn
Acting Development Director
City of Poughkeepsie
62 Civic Center Plaza, 2nd Floor
Poughkeepsie, NY 12601

Re: City of Poughkeepsie Planning Board Review of Wallace Campus Project

Dear Ms. Quinn:

The City Police Department has reviewed the plans related to the Wallace Campus project and has been providing comments to you throughout the site plan review process as part of the typical procedure of circulating proposed plans to all City Departments.

You have inquired on behalf of the City of Poughkeepsie Planning Board whether the City Police Department has sufficient existing capacity to serve the Wallace Campus project which is proposed to be located in the Poughkeepsie Innovation District and which will result in the reuse of the Wallace Building for both ground floor retail and upper floor multiple family housing, with a new building replacing three existing buildings on Main Street and with a new building located in an infill area on Catharine Street. The total number of proposed multi-family residential units is 187 spread out in the three buildings.

The City Police Department has the capacity to serve this Project.

Thank you for meeting with us to discuss the project and the arrangement of outdoor space provided in both the pedestrian walkway and behind the Main Street building. We agree that it would be a good idea to allow for the project sponsor to install a security fence and gates around the outdoor space in the future, if necessary. At this time, nighttime gates would not appear to be necessary given the proposed provision of security cameras, sufficient lighting, and increased activity in the area as a result of the elimination of vacant buildings and proposed multi-family housing.

Steven W. Minard
Police Captain

The City of Poughkeepsie Fire Department
Poughkeepsie, New York

Mark W. Johnson
Fire Chief
mjohnson@cityofpoughkeepsie.com

505 Main Street
Poughkeepsie, New York 12601
Phone: 845.451.4080
Fax: 845.451.4191

Natalie Quinn
Acting Development Director
City of Poughkeepsie
62 Civic Center Plaza, 2nd Floor
Poughkeepsie, NY 12601

Re: City of Poughkeepsie Planning Board Review of Wallace Campus Project

Dear Ms. Quinn:

The City Fire Department has reviewed the plans related to the Wallace Campus project and has been providing comments to you throughout the site plan review process as part of the typical procedure of circulating proposed plans to all City Departments.

You have inquired on behalf of the City of Poughkeepsie Planning Board whether the City Police Department has sufficient existing capacity to serve the Wallace Campus project which is proposed to be located in the Poughkeepsie Innovation District and which will result in the reuse of the Wallace Building for both ground floor retail and upper floor multiple family housing, with a new building replacing three existing buildings on Main Street and with a new building located in an infill area on Catharine Street. The total number of proposed multi-family residential units is 187 spread out in the three buildings.

The Fire Department has the capacity to serve this Project.

The buildings will all be newly renovated or newly constructed and will meet the existing building codes for fire purposes making firefighting in the future less of a concern than in the existing non-compliant buildings, i.e. the three buildings on Main Street and the Wallace building.

If you have any further questions please do not hesitate to contact me.

Mark W Johnson
Chief of Department

MARCUS J. MOLINARO
COUNTY EXECUTIVE

EOIN WRAFTER, AICP
COMMISSIONER

COUNTY OF DUTCHESS

DEPARTMENT OF PLANNING AND DEVELOPMENT

December 9, 2021

To: Planning Board, City of Poughkeepsie
Re: ZR21-349, Wallace Campus Site Plan
Lots: 114098/109079/109077/112116/116114/121116/127091, Main Street and US44/NY55 (Mill St.)

The Dutchess County Department of Planning and Development has reviewed the subject referral within the framework of General Municipal Law (Article 12B, §239-l/m).

ACTION

The applicant is seeking site plan approval for the following:

- Restoration of the former Wallace Department Store building on Main Street, to contain a mix of non-residential and multi-family residential uses;
- Construction of a 5-story building on Main Street immediately west of the Wallace building (involving the demolition of three existing buildings) to contain residential and ground-floor retail uses;
- Construction of a 5-story addition to the Wallace building along the Catharine Street frontage, to contain residential and ground-floor retail uses;
- 187 units of mixed-income and supportive residential;
- Over 14,000 square feet of retail space, located primarily on the ground floors of all three buildings (note: daycare facility and climbing gym have been eliminated in exchange for additional retail space);
- A privately-owned public greenspace, and reconfiguration of parking and circulation patterns, in the interior of the block.

COMMENTS

We are pleased to see the applicant has incorporated local feedback and adjusted the proposal accordingly. In particular, the reduction of building heights to meet code, continued refinement of the architecture, and adjustments to the mix of unit sizes and target income levels are positive changes. Our only comment relates to lighting; it appears that changes have been made to the lighting plan which result in several areas showing unnecessarily high levels (e.g. between the Catharine and Wallace buildings (8+ fc), east of 310 Mill (3-5+ fc), and along the sidewalk east of Catharine Street building (3-4+ fc)). There are other small pockets of hot spots as well. The applicant could make modifications to the number, location and/or specs of the fixtures to create a lower (average of approximately one (1) footcandle), more even level of lighting site wide.

RECOMMENDATION

The Department recommends that the Board rely upon its own study of the facts in the case with due consideration of the above comments.

Eoin Wrafter, AICP, Commissioner
By

Heather M. LaVarnway, CNU-A, Senior Planner

85 Civic Center Plaza, Suite 107, Poughkeepsie, New York 12601 • (845) 486-3600 • Fax (845) 486-3610
www.dutchessny.gov

Dutchess County Department of Planning and Development

Fax Info Only		
To	Date	#pgs
Co./Dept.	From	
Fax #	Phone #	

239 Planning/Zoning Referral - Exemption Communities

Please Fill in this section

Municipality: **City of Poughkeepsie**

Referring Agency: **Planning Board**

Tax Parcel Numbers(s): **1140980000, 1090790000, 1090770000, 1121160000, 1161140000, 1211160000, 1270910000**

Project Name: **Wallace Campus**

Applicant: **Wallace Campus Manager LLC**

Address of Property: **319 Main St, Poughkeepsie, NY 126010000**

Exempt Actions:*
239 Review is NOT Required

- Administrative Amendments (fees, procedures, penalties, etc.)
- Special Permits for residential uses (accessory apts, home occupations, etc.)
- Use Variances for residential uses
- Area Variances for residential uses
- Renewals/Extension of Site Plans or Special Permits that have no changes from previous approvals

No Authority to review these Actions

- Subdivisions / Lot Line Adjustments
- Interpretations

☐ Exempt Action submitted for informal review

Actions Requiring 239 Review

- ☐ Comprehensive/Master Plans
- ☐ Zoning Amendments (standards, uses, definitions, district regulations, etc.)
- ☐ Other Local Laws associated with zoning (wetlands, historic preservation, affordable housing, architectural review, etc.)
- ☐ Rezonings involving all map changes
- ☐ Architectural Review
- ☑ Site Plans (all)
- ☐ Special Permits for all non-residential uses
- ☐ Use Variances for all non-residential uses
- ☐ Area Variances for all non-residential uses
- ☐ Other (Describe):

Parcels within 500 feet of:

- ☑ State Road:
- ☐ County Road:
- ☐ State Property (with recreation area or public building)
- ☑ County Property (with recreation area or public building)
- ☐ Municipal Boundary
- ☐ Farm operation in an Agricultural District

Date Response Requested: **12/13/2021**

Entered By: **Knauss, Judith**

These actions are only exempt in municipalities that signed an intermunicipal agreemment with Dutchess County to that effect.

For County Office Use Only

Response From Dutchess County Department of Planning and Development

No Comments:

- ☐ Matter of Local Concern
- ☐ No Jurisdiction
- ☐ No Authority
- ☐ Withdrawn
- ☐ Incomplete - municipality must resubmit to County
- ☐ Exempt from 239 Review
- ☐ None

Comments Attached:

- ☑ Local Concern with Comments
- ☐ Conditional
- ☐ Denial
- ☐ Incomplete with Comments- municipality must resubmit to County
- ☐ Informal Comments Only (Action Exempt from 239 Review)

Date Submitted: **11/18/2021**	Notes: **Courier delivery to DCP.**	☑ Major Project
Date Received: **11/18/2021**		Referral #: **ZR21-349**
Date Requested: **12/13/2021**		
Date Required: **12/17/2021**	☐ Also mailed hard copy	Reviewer: Heather M. LaV
Date Transmitted: **12/9/2021**		

THE Chazen COMPANIES
Civil Engineers
Land Surveyors
Planners
Environmental & Safety Professionals
Landscape Architects
Transportation Planners & Engineers
Proud to be Employee Owned

HUDSON VALLEY OFFICE
21 Fox Street
Poughkeepsie, NY 12601
P: 845.454.3980 or 888.539.9073
www.chazencompanies.com

November 15, 2021

Ms. Natalie Quinn
City Planner
City of Poughkeepsie
62 Civic Center Plaza
Poughkeepsie, New York 12601

Re: Wallace Campus Project Review
Chazen Project #82029

Dear Ms. Quinn:

The Chazen Companies has reviewed the Wallace Campus project materials submitted by ALC Planning and Development dated November 5, 2021. We have the following comments.

Environmental Assessment Form (EAF) Part 1

1. Revisions were made to the EAF to address our minor comments previously submitted (e.g. Coastal Zone status; nearby historic sites).
2. Section B.c. identifies the possible need for variances. The project was revised to eliminate the need for height variances. We did not find identification of the need for other variances. This section could be revised if no variances are sought.
3. The energy use on Section D.k.i. increased over that projected in the prior EAF. It is not clear why that should be the case since the revised project has been downsized and would presumably use less energy.
4. Section D.r. should identify construction and operations solid waste (i.e. non-hazardous waste) generation.

Parking and Circulation

1. Chazen concurs with the results of the sight distance evaluation for the site driveways. A one-way sign at the exit driveway should be shown on the site plans to prevent wrong way travel when turning onto Mill Street.

Engineering

While revised plans were submitted, most of the engineering comments in our April 12, 2021 review letter have not been responded to. We also have several new comments in response to the latest submission. Note also we did not have time to conduct a detailed review of pipe sizing calculations. We will do so when the next submission addressing our comments is made.

Our consolidated comments are as follows.

Water

1. Engineering Report, Section 1.0: Site improvements are shown to 310 Mill Street (Tax Parcel 6162-78- 128113) but it's not included in the project description. Clarify this parcel's involvement in the project.
   Comment not addressed. The description still doesn't accurately describe the Wallace Campus. The description states there are 5 tax parcels involved and provides 4 addresses & tax parcel identification numbers where 8 individual tax parcels are part of the project. Similarly, the revised Lot Line Consolidation Plan includes Lots A-G and 310 Mill Street still isn't included. The description still describes a proposed day care.

2. Engineering Report, Section 2.2: References to "331 Catharine Street" were removed as requested. However, Section 2.2 includes a reference to "the Catharine Street building." As the project contains multiple buildings along Catharine Street, the building references should be checked to make sure they are clearly referencing a single building. The building references throughout the report should be reviewed for clarity and revised as needed.
   Comment not addressed. Response indicates that there is only one *proposed* building and that there are no revisions proposed to the existing services. This is a correct statement but doesn't address the comment.

3. Engineering Report, Section 2.2: provide correspondence from City Engineering that the existing water treatment facility and distribution mains located in the vicinity of the project site have sufficient capacity to supply the additional demand resulting from the proposed project. The engineer's response indicates the project results in a slight increase in water demand. However, this is not based on actual current demand/meter readings so it's not a reflection of the actual increase in demand over the current existing condition.
   Comment not addressed. No correspondence has been provided from City Engineering related to sufficient capacity.

4. Engineering Report, Section 2.1: existing sewer generation: office use generation shall be based on number of employees, per Table B-3 "Typical per Unit Hydraulic Loading Rates" of the NYSDEC "Design Standards for Intermediate Sized Wastewater Treatment Systems", March 5, 2014. As previously requested, revise calculations or provide methodology for converting to square footage.
   Comment not addressed. The engineering report continues to reference the NYSDEC "Design Standards for Intermediate Sized Wastewater Treatment Systems" (2014) which is based on number of employees, not square footage. The response indicates the methodology relies on the previous NYSDEC design manual. Either clarify the engineering report methodology reference or provide a conversion for square footage to number of employees based on the previous NYSDEC design manual.

5. Engineering report, Section 2.1: Existing square footage for Parcel E was increased by approximately 45,000 square feet. Additional information regarding where the square footages, restaurant seats and number of club patrons shall be provided.
   Comment not addressed. The response indicates the information was obtained from "Dutchess County Parcel Access as well as the project Architect for total SF of the building. The number of seats and club patrons was provided by the project architect when reviewing historical documentation for the building." No such supporting documentation has been added to or provided in the engineering report to support the estimated existing flows (ie. the methodology utilized by the project architect). Additionally, references to the fitness center and daycare uses should be removed from Section 2.1.

6. Engineering report, Section 2.1: Provide methodology for determining number of employees for the retail spaces included in the Sanitary Sewer Flow / Water Consumption Projections.
   Comment not addressed. The response indicates the estimated flows were provided by the project Architect and previous experience but no such supporting information has been added to or provided in the engineering report to support the estimated flows (ie. the methodology utilized by the project architect).

7. Engineering report, Section 2.1: A sentence that "sizing for the fitness and daycare are based on occupancy and parking calculations determine estimated number of patrons" has been added to the engineering report. Provide the correlation and calculations used to convert occupancy and parking calculations into number of patrons and number of people used for average daily sewage generation.
   Comment no longer applicable, as the fitness center and daycare are no longer proposed.

8. Engineering report, Section 2.4: Obtain hydrant flow testing data (if available) from the City Fire Department to verify what the available fire flows are in the vicinity of the project. Alternatively, perform hydrant testing in the vicinity of the project in coordination with the City Fire Department.
   Comment not addressed.

9. Engineering report, Section 2.4: Additional fire suppression methods may be required for the proposed buildings (standpipe, as an example). Revise fire suppression description accordingly.
   Comment addressed.

10. Engineering report, Section 4.0: Provide correspondence from Dutchess County Department of Behavioral and Community Health that their review and approval is not required for the proposed project and associated lot consolidation.
    Comment not addressed. No correspondence from DCDBCH has been provided.

Sewer

1. Sheets EX-1 & UT-1: The size of the existing sewer main in Catharine Street is shown on plan EX-1. The inverts for one sewer manhole have been provided on UT-1. The invert at the manhole on the opposite side of the connection point shall be shown in order to determine the invert of the existing sewer at the location of the proposed service lateral connection.
   Comment not addressed. The applicant now proposed connecting the sewer lateral directly

into the existing sanitary manhole within Catherine Street, which results in less than the minimum 10' horizontal separation to the water line to an existing hydrant. Indicate mitigation proposed at this location.

2. Engineering Report, Section 3.2: verify with City Engineering that the existing wastewater plant and the collection lines in the vicinity of the project site have sufficient capacity to serve the additional wastewater generation resulting from the proposed project. The engineer's response indicates the project results in a slight increase in sewer generation. However, this is not based on actual current demand/meter readings so it's not a reflection of the actual increase in demand over the current existing condition.
   Comment not addressed. No correspondence from City Engineering has been provided.

3. Engineering Report, Section 3.3: References to "331 Catharine Street" were removed as requested. However, Section 3.3 now references "the Catharine Street building." As the project contains multiple buildings along Catharine Street, the building references should be checked to make sure they are clearly referencing a single building. The building references throughout the report should be reviewed for clarity and revised as needed.
   Comment not addressed. Response indicates that there is only one *proposed* building and that there are no revisions proposed to the existing services. This is a correct statement but doesn't address the comment.

4. Provide correspondence from Dutchess County Department of Behavioral and Community Health that their review and approval is not required for the proposed project and associated lot consolidation.
   Comment not addressed. No correspondence from DCDBCH has been provided.

<u>Stormwater</u>

1. SWPPP: it's noted that the current General Permit (GP-0-20-001) is provided in Appendix A. However, the narrative and table of contents include references to the previous general permit. Update all references to the current GP number.
   Comment partially addressed. The Owner/Operator Certification Form provided in the SWPPP references GP-0-15-002 and should be replaced with the current version. The Appendix B divider page also contains a reference to GP-0-15-002.

2. SWPPP Narrative, page 8: describes one existing dry well to remain. Based on the Demolition Plan and HydroCAD modeling provided, it appears there may be 2 existing dry wells to remain. Clarify/revise as needed.
   Comment addressed.

3. SWPPP Narrative, page 8: states "all proposed piping is sized to accommodate peak flow from 25-year 24-hour storm, as prescribed by the local authority." Provide pipe sizing calculations for review.
   Pipe sizing calculations have been provided but have not yet been reviewed due to the delayed submission and resulting review timeframe. Related comment(s), if any, will be provided at a

later date.

4. SWPPP Narrative, page 9: Section 5.2 states there are seven different design points. However, only two are shown on the pre-development and post-development watershed maps. Clarify/revise as needed.
   Comment not responded to. Response letter includes responses for stormwater comments 1-3 only. The Applicant shall provide a response for all previous comments.

5. SWPPP Narrative, page 10: clarify what the "TOWN CB" peak flow discharge rate table refers to.
   Comment not responded to. Response letter includes responses for stormwater comments 1-3 only. The Applicant shall provide a response for all previous comments.

6. SWPPP: provide calculations for the provided WQv pretreatment.
   Comment not responded to. Response letter includes responses for stormwater comments 1-3 only. The Applicant shall provide a response for all previous comments.

7. SWPPP NOI: answer question 9
   Comment not responded to. Response letter includes responses for stormwater comments 1-3 only. The Applicant shall provide a response for all previous comments.

8. SWPPP NOI: answer question 10
   Comment not responded to. Response letter includes responses for stormwater comments 1-3 only. The Applicant shall provide a response for all previous comments.

9. SWPPP NOI: in question 29, provide the green roof contributing impervious area.
   Comment not responded to. Response letter includes responses for stormwater comments 1-3 only. The Applicant shall provide a response for all previous comments.

10. SWPPP NOI: answer question 42.
    Comment not responded to. Response letter includes responses for stormwater comments 1-3 only. The Applicant shall provide a response for all previous comments.

11. SWPPP Test Pit Log: 2 test holes are provided in a test pit log, though it's not clear if they were performed at the project site. The log is for "Springside Neighborhood" and states that the location of the test pits are shown on DA-1. However, no test pits can be located on DA-1.
    Comment not responded to. Response letter includes responses for stormwater comments 1-3 only. The Applicant shall provide a response for all previous comments.

12. SWPPP Infiltration Test Log: 2 infiltration test holes are provided in an infiltration test log, though it's not clear if they were performed at the project site. The log is for "Springside Neighborhood" and states that the location of the test pits are shown on DA-1. However, no test pits can be located on DA-1.
    Comment not responded to. Response letter includes responses for stormwater comments 1-3 only. The Applicant shall provide a response for all previous comments.

13. SWPPP: provide preliminary infiltration testing for the proposed infiltration practices in accordance with Section 6.3.1 and Appendix D of the NYSDEC Stormwater Design Manual.

Comment not responded to. Response letter includes responses for stormwater comments 1-3 only. The Applicant shall provide a response for all previous comments.

14. Dry wells should include rooftop runoff only per Section 6.3.1 of the Design Manual. Alternatively, question 23 in the NOI shall be answered "No" and the SWPPP will be submitted for 60-day review from NYSDEC.
    Comment not responded to. Response letter includes responses for stormwater comments 1-3 only. The Applicant shall provide a response for all previous comments.

15. SWPPP Narrative: Identify which existing and proposed buildings have cellars and provide a discussion of the proximity of proposed dry wells to those buildings.
    Comment not responded to. Response letter includes responses for stormwater comments 1-3 only. The Applicant shall provide a response for all previous comments.

16. SWPPP Narrative: Provide the design calculations in Appendix D that are referenced in the narrative.
    Comment not responded to. Response letter includes responses for stormwater comments 1-3 only. The Applicant shall provide a response for all previous comments.

17. SWPPP DA-2: show existing dry well(s) to remain.
    Comment not responded to. Response letter includes responses for stormwater comments 1-3 only. The Applicant shall provide a response for all previous comments.

Plans

1. OP-1: Existing Zoning Maps show the scale as 1"=1,000' where it appears the scale is 1"=100'
   Comment not responded to. The Applicant shall provide a response for all previous comments.

2. SP-1: Title block states scale is 1"=20', plan states scale as 1"=40' where it appears the scale is 1"=30'
   Comment not responded to. The Applicant shall provide a response for all previous comments.

3. SG-1: dimension the separation from the proposed dry wells to the existing and proposed structures to ensure at least 10 feet of separation.
   Comment not responded to. The Applicant shall provide a response for all previous comments.

4. SG-1: less than 6" of cover is provided at Catch Basin #1. Revise accordingly.
   Comment not responded to. The Applicant shall provide a response for all previous comments.

5. SG-1: Rim elevation of DW-4 doesn't match the proposed grading.
   Comment not responded to. The Applicant shall provide a response for all previous comments.

6. SG-1: show what appears to be an existing drywell to remain on the east side of the CB to be replaced with proposed catch basin with sump (vicinity of CB#1). Alternatively, if this existing dry well isn't proposed to remain, remove the proposed piping shown tributary to it.
   Comment not responded to. The Applicant shall provide a response for all previous comments.

7. A number of improvements are shown on the 310 Mill St parcel, but it has not otherwise

been identified as a project parcel.
Comment not responded to. The Applicant shall provide a response for all previous comments.

8. Additional technical review comments of the site plan set will be provided once the general engineering comments provided herein have been addressed.
Comment not responded to. The Applicant shall provide a response for all previous comments.

Please do not hesitate to contact me with any comments or questions.

Sincerely,



Stuart F. Mesinger, AICP
Vice President, Land Development

cc: Kyle Ahearn, PE
Tom Johnson, PE
Teresa Bakner, Esq

MASS DESIGN GROUP

1 Chandler Street Suite 101
Boston, MA 02116

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massdesigngroup.org

October 15, 2021

City of Poughkeepsie Planning Board
Attn: Robert Levine, Chairman
63 Civic Center Plz
Poughkeepsie, NY 12601

cc: Natalie Quinn, Senior Planner

RE: 2020-010: 319, 325, 327-329 and 331 Main Street "Wallace Campus" Resubmission

Dear City of Poughkeepsie Planning Board,

On October 8th, the applicant and design team convened with Chris Kroner and Natalie Quinn to discuss the latest iteration of their Wallace Campus project. The latest presented version of the design has reduced their new construction to five stories in an effort to follow zoning codes.

Main Street Building
The Main Street Building has been revised to the original proposal's fenestration which was encouraged by the planning board at their previous public meeting. The cornice work for the Main Street building has also been simplified and appears to be in more successful dialogue with both the detail and massing with other main street neighbors.

The north volume of the Main Street building has simplified the cornice detail work further to create a slightly more modern appearance on the east and north elevations. Interestingly, the west elevation retains the cornice work. As this building has a few public "fronts" - the elevation from Main Street, along the new proposed pedestrian street and as perceived from the arterial (Mill Street) - see below. ***The planning board and design team may want to discuss the resolution of the top coping of that massing, as lower level precast details appear to have more visual weight, and the west resolution has additional cornice detail in the currently proposed version.***



Catherine Street Building
As a trade off for the reduction in height, the Catherine Street building now has a continuous street front, with no public exterior connection through to the midblock. Instead, tenants of the building have a protected yard to the rear of the building which we

understand to be gated. **Planning board may wish to clarify the intent of this space.**

Wallace Building

One clarification about the proposed changes to the Wallace Building is regarding the previously discussed possible restoration of the East Side Mural (See White Area of Photo below). While we understood that the design team was originally considering that idea, which appears to be feasible (the current elevations on 1/A-200C do not currently show fenestration changes on that side of the building), the renderings on 1 & 2/A201, and 2/A203 show added windows which conflict with this mural's restoration. ***The design team should clarify which drawing best shows the proposal's intent.***



One related opportunity is for the west facade of the Main Street Building to host a new mural, which might be worth a conversation with the planning board.



We thank the design team for all the time, energy and consideration that they have put into these discussions, and we continue to see this project for downtown Poughkeepsie as an important discussion for public participation.

Sincerely,
Chris Kroner

Principal
ckroner@mass-group.org

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October 14, 2021

Ms. Natalie Quinn
City Planner
City of Poughkeepsie
62 Civic Center Plaza
Poughkeepsie, New York 12601

Re: Wallace Campus Project Review
Chazen Project #82029

Dear Ms. Quinn:

The Chazen Companies has reviewed the Wallace Campus project materials submitted by ALC Planning and Development dated September 28, 2021. We have the following comments.

Parking and Circulation

1. Removal of the Daycare facility and fitness center/climbing gym reduces the parking demand. Chazen concurs with the parking demand calculations for the revised project.

2. Chazen concurs with the trip generation calculations and findings that the revised project will not have a significant impact on traffic.

3. The site circulation has been revised from earlier plans so that a one-way pair is provided with the eastern driveway as one-way exiting and the western driveway as one-way entering. The traffic assessment states that this configuration provides the greatest sight distance for the exiting vehicles.

   A sight distance evaluation that includes actual measurements at the access points should be provided. The proximity of adjacent building faces, stairs, and hedges appears to limit the sight distance at the eastern driveway such that the reversal of the one-way pair may be appropriate. Although the speed limit on Mill Street is 30 mph, the evaluation should be based on NYSDOT's data showing an 85th percentile speed of 37 mph.

Engineering Details

Revised engineering details have not been submitted. The applicant should address the engineering comments in our April 12, 2021 review letter.

SEQRA Review

The revised project is reduced in size and scale. Specifically, it incorporates ~22,000 less SF, the main building is two stories smaller, includes 27 fewer units and no longer includes a day care facility and gym/climbing

facility. Collectively these revisions result in less parking demand such that the parking demand can be accommodated on site; result in fewer vehicle trips; and result in less visual impact.

It is therefor our opinion that the project will have fewer impacts than the prior project and that the revised project will not result in significant adverse impact.

Please do not hesitate to contact me with any comments or questions.

Sincerely,



Stuart F. Mesinger, AICP
Vice President, Land Development

cc: Kyle Ahearn, PE
Tom Johnson, PE
Teresa Bakner, Esq

THE CITY OF POUGHKEEPSIE
NEW YORK
PLANNING & ZONING
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601
Phone: (845) 451-4055 Fax: (845) 451-4006

MEMORANDUM OF TRANSMITTAL

To: Planning Board

From Natalie Quinn, Planning Director

Date: June 15, 2021

Re: **Existing and Proposed Project Densities in the Downtown**

The Planning Department looked at a number of apartment and mixed-use buildings throughout the city in order to understand their residential densities and have points of comparison for the proposed Wallace Campus project. Existing structures, recent rehabilitations, proposed projects yet to be built, and new construction projects currently underway were looked at to determine the number of dwelling units per acre.

Below is a table that includes the developments that were examined. Of the 13 developments, there exists a range of density levels, from a low of 28 du/ac to a high of 200 du/ac. The average is 71 du/ac and the median is 51 du/ac. The Wallace project, at 214 units across three buildings within approximately 2.5 acres, has a density of 85 du/ac, 19.7% higher than the average. This is a dense project, but not as dense as projects such as Luckey Platt (135 du/ac), the proposed building at 316 Main St (200 du/ac), or even older apartment buildings such as 60 Carroll St (119 du/ac).

Development	Address	# of Units	Lot Size (ac)	DU/ac
Luckey Platt	332 Main St	138	1.02	135
Behrends Court	386 Main St	40	0.81	49
Crannell Square	35 Catharine St	75	1.22	61
40 Cannon	40 Cannon St	49	0.63	78
Executive Towers	160 Academy St	72	1.9	38
Queen City Lofts	178-188 Main St	70	1.07	65
316 Main St	316 Main St	80	0.4	200
Up To Date	278 Main St	24	0.47	51
Heart of the Block	472 Maple	40	1.43	28
60 Carroll	60 Carroll	25	0.21	119
The Hamilton	417-449 Main	54	1.59	34
One Dutchess	One Dutchess Ave	300	8.7	34
Eastman Tower	22 Montgomery	152	5.2	29
Wallace Campus total	Campus	214	2.52	85

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If the Wallace project were "broken up" among the three separate buildings, the Main St. buildings become much more in line with the average dwelling units per acre, while the Catharine St. building on its own becomes a much denser development. We offer this admittedly arbitrary view of the project simply as a discussion point, as Wallace is a campus-style development spread across multiple parcels and fronting on two different streets.

Wallace Campus breakout 1	Main Street Building	87	1.2	73
Wallace Campus breakout 2	Wallace Building	67	0.9	74
Wallace Campus breakout 3	Catharine St Building	60	0.306	196







Ultimately, the Planning Department feels that this project is not out of scale with other developments within the city's core and addresses the goal of increased residential density that is supported within the Poughkeepsie Innovation District.

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MEMORANDUM

To: Natalie Quinn, Planning Director

From: Stuart Mesinger, AICP; Tom Johnson, P.E., PTOE

cc:

Date: May 14, 2021

Re: Wallace Campus, Parking Review

Job #: 82029.00

Chazen has reviewed the revised parking analysis completed by Colliers Engineering & Design, dated May 3, 2021. Chazen generally agrees with the Colliers methodology and conclusions including the use of parking data from similar climbing gyms. However, we note the following items:

1. The project's weekday peak parking demand was calculated to be 89 spaces and occurred at 6:00 -7:00 p.m. An error in the parking calculations for the Daycare Center reduces the peak parking demand to 86 spaces during this period. This reduces the excess parking demand from 27 spaces to 24 spaces to be accommodated off-site.

2. It is noted that the Daycare Center parking demand noted above was calculated using an "average" rate. Chazen recommends the use of the 85th percentile parking rate for the Daycare Center which increases the parking demand of the Daycare Center from 7 spaces to 11 spaces at the 6:00 – 7:00 period. This increases the overall peak parking demand to 90 spaces.

In summary, a weekday peak parking demand of 90 spaces and an on-site parking supply of 62 spaces leaves an excess parking demand of 28 spaces to be accommodated off-site.

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April 12, 2021

Ms. Natalie Quinn
City Planner
City of Poughkeepsie
62 Civic Center Plaza
Poughkeepsie, New York 12601

Re: Wallace Campus Project Review
Chazen Project #82029

Dear Ms. Quinn:

The Chazen Companies has reviewed the Wallace Campus project materials submitted by ALC Planning and Development dated March 2, 2021, including the Revised Site and Landscape Plan Set, Preliminary Engineering Report and Stormwater Pollution Prevention Plan by LRC Engineering and Surveying, LLC dated March 2, and the Updated Parking and Traffic Report by Maser Engineering dated February 27, 2021. We have the following comments.

Water

1. Engineering Report, Section 1.0: Site improvements are shown to 310 Mill Street (Tax Parcel 6162-78-128113) but it's not included in the project description. Clarify this parcel's involvement in the project.
2. Engineering Report, Section 2.2: References to "331 Catharine Street" were removed as requested. However, Section 2.2 includes a reference to "the Catharine Street building." As the project contains multiple buildings along Catharine Street, the building references should be checked to make sure they are clearly referencing a single building. The building references throughout the report should be reviewed for clarity and revised as needed.
3. Engineering Report, Section 2.2: provide correspondence from City Engineering that the existing water treatment facility and distribution mains located in the vicinity of the project site have sufficient capacity to supply the additional demand resulting from the proposed project. The engineer's response indicates the project results in a slight increase in water demand. However, this is not based on actual current demand/meter readings so it's not a reflection of the actual increase in demand over the current existing condition.
4. Engineering Report, Section 2.1: existing sewer generation: office use generation shall be based on number of employees, per Table B-3 "Typical per Unit Hydraulic Loading Rates" of the NYSDEC "Design Standards for Intermediate Sized Wastewater Treatment Systems", March 5, 2014. As previously requested, revise calculations or provide methodology for converting to square footage.
5. Engineering report, Section 2.1: Existing square footage for Parcel E was increased by approximately 45,000 square feet. Additional information regarding where the square footages, restaurant seats and number of club patrons shall be provided.

6. Engineering report, Section 2.1: Provide methodology for determining number of employees for the retail spaces included in the Sanitary Sewer Flow / Water Consumption Projections.
7. Engineering report, Section 2.1: A sentence that "sizing for the fitness and daycare are based on occupancy and parking calculations determine estimated number of patrons" has been added to the engineering report. Provide the correlation and calculations used to convert occupancy and parking calculations into number of patrons and number of people used for average daily sewage generation.
8. Engineering report, Section 2.4: Obtain hydrant flow testing data (if available) from the City Fire Department to verify what the available fire flows are in the vicinity of the project. Alternatively, perform hydrant testing in the vicinity of the project in coordination with the City Fire Department.
9. Engineering report, Section 2.4: Additional fire suppression methods may be required for the proposed buildings (standpipe, as an example). Revise fire suppression description accordingly.
10. Engineering report, Section 4.0: Provide correspondence from Dutchess County Department of Behavioral and Community Health that their review and approval is not required for the proposed project and associated lot consolidation.

Sewer

1. Sheets EX-1 & UT-1: The size of the existing sewer main in Catharine Street is shown on plan EX-1. The inverts for one sewer manhole have been provided on UT-1. The invert at the manhole on the opposite side of the connection point shall be shown in order to determine the invert of the existing sewer at the location of the proposed service lateral connection.
2. Engineering Report, Section 3.2: verify with City Engineering that the existing wastewater plant and the collection lines in the vicinity of the project site have sufficient capacity to serve the additional wastewater generation resulting from the proposed project. The engineer's response indicates the project results in a slight increase in sewer generation. However, this is not based on actual current demand/meter readings so it's not a reflection of the actual increase in demand over the current existing condition.
3. Engineering Report, Section 3.3: References to "331 Catharine Street" were removed as requested. However, Section 3.3 now references "the Catharine Street building." As the project contains multiple buildings along Catharine Street, the building references should be checked to make sure they are clearly referencing a single building. The building references throughout the report should be reviewed for clarity and revised as needed.
4. Provide correspondence from Dutchess County Department of Behavioral and Community Health that their review and approval is not required for the proposed project and associated lot consolidation.

Stormwater

1. SWPPP: it's noted that the current General Permit (GP-0-20-001) is provided in Appendix A. However, the narrative and table of contents include references to the previous general permit. Update all references to the current GP number.
2. SWPPP Narrative, page 8: describes one existing dry well to remain. Based on the Demolition Plan and HydroCAD modeling provided, it appears there may be 2 existing dry wells to remain. Clarify/revise as needed.
3. SWPPP Narrative, page 8: states "all proposed piping is sized to accommodate peak flow from 25-year 24-hour storm, as prescribed by the local authority." Provide pipe sizing calculations for review.

4. SWPPP Narrative, page 9: Section 5.2 states there are seven different design points. However, only two are shown on the pre-development and post-development watershed maps. Clarify/revise as needed.
5. SWPPP Narrative, page 10: clarify what the "TOWN CB" peak flow discharge rate table refers to.
6. SWPPP: provide calculations for the provided WQv pretreatment.
7. SWPPP NOI: answer question 9
8. SWPPP NOI: answer question 10
9. SWPPP NOI: in question 29, provide the green roof contributing impervious area.
10. SWPPP NOI: answer question 42.
11. SWPPP Test Pit Log: 2 test holes are provided in a test pit log, though it's not clear if they were performed at the project site. The log is for "Springside Neighborhood" and states that the location of the test pits are shown on DA-1. However, no test pits can be located on DA-1.
12. SWPPP Infiltration Test Log: 2 infiltration test holes are provided in an infiltration test log, though it's not clear if they were performed at the project site. The log is for "Springside Neighborhood" and states that the location of the test pits are shown on DA-1. However, no test pits can be located on DA-1.
13. SWPPP: provide preliminary infiltration testing for the proposed infiltration practices in accordance with Section 6.3.1 and Appendix D of the NYSDEC Stormwater Design Manual.
14. Dry wells should include rooftop runoff only per Section 6.3.1 of the Design Manual. Alternatively, question 23 in the NOI shall be answered "No" and the SWPPP will be submitted for 60-day review from NYSDEC.
15. SWPPP Narrative: Identify which existing and proposed buildings have cellars and provide a discussion of the proximity of proposed dry wells to those buildings.
16. SWPPP Narrative: Provide the design calculations in Appendix D that are referenced in the narrative.
17. SWPPP DA-2: show existing dry well(s) to remain.

Plans

1. OP-1: Existing Zoning Maps show the scale as 1"=1,000' where it appears the scale is 1"=100'
2. SP-1: Title block states scale is 1"=20', plan states scale as 1"=40' where it appears the scale is 1"=30'
3. SG-1: dimension the separation from the proposed dry wells to the existing and proposed structures to ensure at least 10 feet of separation.
4. SG-1: less than 6" of cover is provided at Catch Basin #1. Revise accordingly.
5. SG-1: Rim elevation of DW-4 doesn't match the proposed grading.
6. SG-1: show what appears to be an existing drywell to remain on the east side of the CB to be replaced with proposed catch basin with sump (vicinity of CB#1). Alternatively, if this existing dry well isn't proposed to remain, remove the proposed piping shown tributary to it.
7. A number of improvements are shown on the 310 Mill St parcel, but it has not otherwise been identified as a project parcel.
8. Additional technical review comments of the site plan set will be provided once the general engineering comments provided herein have been addressed.

Parking

1. From a parking generation standpoint, Maser defines the project area as a Dense Urban Area rather than a General Urban/Suburban Area and Chazen agrees with this. However, parking data for the Daycare Center and Fitness Center in the Dense Urban Area classification is limited to one study and should not be used for the parking estimates; therefore, parking rates for the General Urban/Suburban Area classification should be used.
2. Parking estimates were only provided using "average" rates. It is common to also present parking estimates using an "85th percentile" rate as this is often used for parking design applications. It is important to note that neither the average rate nor the 85th percentile rate represent a parking standard.
3. Using the General Urban/Suburban rates, Chazen has estimated the parking demand using average and 85th percentile rates:

Daycare Center & Fitness Center
Parking Demand (Spaces)

Parking Demand	Daycare Center		Fitness Center	
	Average	85th %-tile	Average	85th %-tile
Unadjusted Demand	25	38	60	110
Internal and Multi-use credits	-13	-21	-32	-60
Adjusted Demand	12	17	28	50

4. The combined parking demand for the Daycare Center and the Fitness Center is 40 spaces using average parking rates. Estimates provided by Maser using average rates is 35 spaces. The combined parking demand for the Daycare Center and the Fitness Center is 67 spaces using 85th percentile parking rates, a difference of 32 spaces as estimated by Maser using average rates.
5. The shared parking analysis provided by Maser shows that there are 231 available public parking spaces within 600 feet of Wallace Campus on a weekday; therefore, there is enough parking available to accommodate the additional demand of 32 spaces as estimated using the 85th percentile rates.

We would be pleased to discuss these comments at the Board's next meeting. In the meantime, please do not hesitate to contact me with any comments or questions.

Sincerely,

Stuart F. Mesinger, AICP
Vice President, Land Development

cc: Kyle Ahearn, PE
Tom Johnson, PE

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April 11, 2021

City of Poughkeepsie Planning Board
Attn: Robert Levine, Chairman
63 Civic Center Plz
Poughkeepsie, NY 12601

cc: Natalie Quinn, Senior Planner

RE: 2020-010: 319, 325, 327-329 and 331 Main Street "Wallace Campus" Resubmission

Dear City of Poughkeepsie Planning Board,

On March 16, the applicant and design team updated the planning board with their latest iteration of their Wallace Campus project.

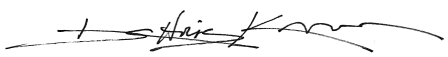
Catharine Street Building
Notably, there have been architectural changes that reproportion the building footprint along Catherine Street to extend to the full lot line, which reduced the massing to six stories. This design appears to fit more successfully alongside the building's immediate neighbors along Catharine Street.

Main Street Building
1) The Main Street building also has shown aesthetic evolution, especially along the cornice line. While some cornice work is advisable on a building of this scale, we advised the applicant during the meeting that the detailed historic cornice ornament feels a bit busy for a midblock building, and that this may be attributed to the proposed choice to show a highly ornamented cornice both atop of the street wall and atop of the setback massing. Since the meeting, we observe that historic cornice ornamentation along both streetwall massing and setback massing appears to establish a new architectural precedent for the Main Street Corridor. ***During the meeting it was advised that the design team consider options of either highlighting the streetwall massing with the historic cornice line or highlighting the setback massing with the cornice line, for review by the planning board.***

2) It was noted that in the current version the decorative cornice turns the southwest corner and appears to project over the west lot line wall, where ***we suggested the applicant to provide additional dimension and clarity of intent regarding the lotline projections to the board.***

As this project has significant scale both in footprint and in proposed massing heights, we continue to see this project for downtown of Poughkeepsie as an important discussion for public participation.

Sincerely,
Chris Kroner



Principal
ckroner@mass-group.org

MARCUS J. MOLINARO
COUNTY EXECUTIVE

EOIN WRAFTER, AICP
COMMISSIONER

COUNTY OF DUTCHESS

DEPARTMENT OF PLANNING AND DEVELOPMENT

April 2, 2021

To: Planning Board, City of Poughkeepsie
Re: Referral 21-060, Wallace Campus Site Plan
Parcels: 6162-77-114098 / 109079 / 109077 / 112116 / 116114 / 121116 and 6162-78-127091 / 128813, Main Street and US44/NY55 (Mill Street)

The Dutchess County Department of Planning and Development has reviewed the subject referral within the framework of General Municipal Law (Article 12B, §239-l/m).

ACTION

The applicant is requesting site plan approval for the following:

- Restoration of the former Wallace Department Store building on Main Street, to contain a mix of non-residential and multi-family residential uses;
- Construction of a stepped-height 5- and 7-story building on Main Street adjacent to the Wallace building (involving the demolition of three existing buildings) to contain non-residential and multi-family residential uses;
- Construction of a 6-story addition to the Wallace building along the Catharine Street frontage, to contain a daycare and multi-family residential;
- 214 units of mixed-income affordable rental housing (in the Wallace building and new construction);
- Approximately 6,400 square feet of ground-floor commercial on Main Street (in the Wallace building and new construction), as well as a 29,000 square foot climbing gym and fitness center (in the Wallace annex on Catharine Street);
- A privately-owned public greenspace, and reconfiguration of parking and circulation patterns, in the interior of the block.

COMMENTS

As noted previously, we appreciate the applicant's consideration of feedback received and the associated modifications to the site plan, building architecture, and site details. Upon review of this latest referral, we have the following comments:

Building Heights

The new buildings proposed still exceed the number of stories permitted in the PID zoning (5-story maximum in PID-HC, 6-story maximum in PID-UV). The PID governs height based on the number of stories, within which it also provides a maximum height per story (20' ground floor / 14' upper floors). We find the overall bulk of a building in relation to the historic fabric of the City's downtown to be the most important governing factor for functionally determining when a building is of an appropriate height versus when it is too tall and overwhelms its historic neighbors.

According to the documentation provided by the applicant, the Wallace building is 69' to the very top of its Main Street façade. This measurement provides a baseline from which to evaluate the other buildings in this block, as the Wallace building is one of the more prominent structures. The Main Street building appears to be approximately 60' to the top of the 5-story southern facade, and then steps up to approximately 80' at the top of the 7-story portion of the building (plus additional height for the roof mechanicals). Although the technique of stepping back the top two stories does aid in mitigating the impact of the bulk of the building along Main Street, the overall 80' height of the setback still contributes to the building visually overwhelming the block. View 1 shown on sheet A-202 illustrates how the 80' tall, 7-story portion looks top heavy, and competes with the 60' tall, 5-story facade.

The Catharine Street building has been redesigned to have a slightly larger footprint and six stories where seven were previously proposed. The current design of the Catharine Street building is approximately 68' to the top of the cornice, and no longer appears to dwarf it's 3-story neighbor to the south. The elimination of the seventh story (and associated reduction in height from approximately 79' to 68') has mitigated our concern about the size of the Catharine Street building in relation to its neighbors in the PID-HC district.

Main Street Upper Cornice

We note the design modifications to the Main Street building's cornice, which are more in keeping with the context of the building. We suggest evaluating whether a less detailed/ornate cornice on the stepped-back section could help reduce the visual prominence of it, allowing it to visually recede while giving the 5-story façade center stage along Main Street.

Lighting

We are pleased to see that overall lighting levels are much lower than previously proposed. In reviewing the fixture specs, we note that the wall and pole mounted fixtures have a color rendering index (CRI) of only 70, though a CRI of 80 or 90 are options for both types of fixtures. We recommend a minimum of CRI 80 to ensure that the color of objects is rendered as close to "natural" as possible.

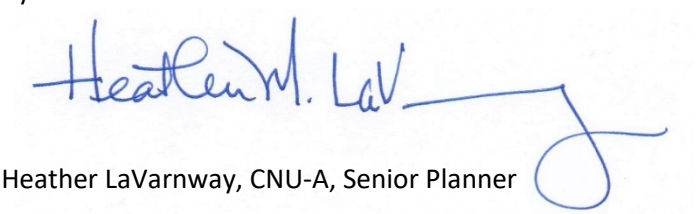
RECOMMENDATION

For the reasons stated above, we recommend the Board not grant the requested site plan approval until the following condition has been met:

1. The height of the Main Street building be reduced to complement rather than compete with the Wallace Building and other nearby historic structures.

   Voting and Reporting Requirements: If the Board acts contrary to our recommendation, the law requires that it do so by a majority plus one of the full membership of the Board and that it notify us of the reasons for its decision.

Eoin Wrafter, AICP, Commissioner
By



Heather LaVarnway, CNU-A, Senior Planner

Dutchess County Department of Planning and Development

Fax Info Only	To	Date #pgs
	Co./Dept.	From
	Fax #	Phone #

239 Planning/Zoning Referral - Standard Form

Please Fill in this section

Municipality: **City of Poughkeepsie**

Referring Agency: **Planning Board**

Tax Parcel Numbers(s): **1140980000, 1090790000, 1090770000, 1270910000, 1121160000, 1161140000, 1211160000, 1281130000**

Project Name: **Wallace Campus**

Applicant: **Wallace Campus Manager, LLC**

Address of Property: **319 Main St, Poughkeepsie, NY 126010000**

Type of Action

- [ ] Local Law/Text Amendment
- [ ] Rezoning
- [x] Site Plan
- [ ] Special Permit
- [ ] Use Variance
- [ ] Area Variance
- [ ] Other:

Parcels within 500 feet of:

- [x] State Road: **44/55 West**
- [ ] County Road:
- [ ] State Property (with recreation area or public building)
- [x] County Property (with recreation area or public building)
- [ ] Municipal Boundary
- [ ] Farm operation in an Agricultural District

Date Response Requested:

Entered By: **Knauss, Judith**

For County Office Use Only

Response From Dutchess County Department of Planning and Development

No Comments:

- [ ] Matter of Local Concern
- [ ] No Jurisdiction
- [ ] No Authority
- [ ] Withdrawn
- [ ] Incomplete - municipality must resubmit to County
- [ ] None

Comments Attached:

- [ ] Local Concern with Comments
- [x] Conditional
- [ ] Denial
- [ ] Incomplete with Comments- municipality must resubmit to County
- [ ] Informal Comments Only

Date Submitted: **3/4/2021**	Notes: **Responded via RAMP.**	[x] Major Project
Date Received: **3/4/2021**		Referral #: **ZR21-060**
Date Requested:		
Date Required: **4/2/2021**	[ ] Also mailed hard copy	Reviewer: Heather M. LaV
Date Transmitted: **4/2/2021**		

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Environmental & Safety Professionals
Landscape Architects
Transportation Planners & Engineers

Enterprise Green Communities Comparison

for

The Wallace Campus

City of Poughkeepsie
Dutchess County, New York

Issued: March 30, 2021



Prepared for:

Natalie Quinn, Planning Director
62 Civic Center Plaza, 2nd Floor
Poughkeepsie, NY 12601



Prepared by:

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www.chazencompanies.com

Chazen Project No. 82029.00

It is a violation of New York State Education Law for any person to alter this drawing or document in any way, unless he or she is acting under the direction of a licensed design professional (professional engineer, land surveyor, architect, landscape architect or professional geologist). If this drawing or document is altered, the altering design professional shall affix to the drawing or document his or her seal, the notation "altered by" followed by his or her signature, the date of such alteration, and a specific description of the alteration.

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1.0 INTRODUCTION

The Wallace Campus project is a mixed-use affordable housing development bounded by Main Street, Catharine Street and Mill Street in the City of Poughkeepsie. The applicant has requested a one-story height bonus based on "Green Building Practices." In accordance with the City's code, the applicant must demonstrate that the "proposed site and building techniques are of similar or greater value in terms of water use, energy efficiency, stormwater management, and carbon emissions, as LEED Gold or Platinum certification."

Figure 1:
City of Poughkeepsie Code Citation

> *Green building practices.* One additional story may be added to the maximum building height for developments that acquire Gold or Platinum certification through LEED Building and/or Neighborhood Development Rating System. If not LEED certified, the applicant is required to demonstrate, through submission of plans, details and certifications by accredited green building/architectural professionals, that the proposed site and building techniques are of similar or greater value in terms of water use, energy efficiency, stormwater management, and carbon emissions, as LEED Gold or Platinum certification. The applicant and the applicant's LEED-certified professional shall work in concert with City staff to identify the LEED rating system to be used to guide the development and advise the Planning Board accordingly.

Based on communication with the applicant we understand that at this phase of the project there is insufficient design detail to evaluate the proposed project for equivalency with LEED. To support the Planning Board and allow the project to move forward, this report provides an analysis of the Enterprise Green Community program, and how it compares to the LEED Certification process. This analysis is intended to demonstrate the basis for equivalency, and therefore qualification for the one-story height increase.

2.0 EQUIVALENCY ANALYSIS

Enterprise Green Communities is a non-profit organization that was developed to create a straightforward and unified path to incorporate sustainable, green building practices for low-income housing projects. The path for these projects is outlined by the Enterprise Green Communities Criteria (EGCC), which establishes mandatory and optional green building practices that must be incorporated into low-income housing projects to certify these projects as sustainable developments. The following is an equivalency analysis between the two programs.

2.1 Credit Category Comparison

The EGCC is similar to LEED V4.1 Residential: Multi-family criteria (LEED V4.1). Both standards require specific baseline credits or criteria and a specified number of additional optional credits. Required and optional credits for the EGCC and LEED V4.1 with respect to their credit categories are outlined below in Table 1. The EGCC has a greater number of required building practices than the LEED V4.1. Accordingly, the EGCC establishes a more stringent baseline with unified project goals for all certified projects than the LEED V4.1. For optional credits however, the EGCC has more leniency with a possible 290 credits and a requirement of only 40 credits for certification. LEED V4.1 requires various levels of optional credits for their four certification levels, bronze, silver, gold, and platinum, with a total of 110 possible credits. In a

side-by-side credit comparison, EGCC certified projects are at least equivalent to LEED V4.1 silver level projects, with the possibility of having a gold level certification based on the specific optional credits utilized. It should be noted that this comparison does not consider several requirements of the EGCC which do not exist within the requirements or optional credits of LEED V4.1.

Table 1:
EGCC Requirements and Credits Vs. LEED V4.1

Enterprise Green Communites Criteria Vs. LEED V4.1 Residential: Multifamily					
EGCC			LEED V4.1		
Category	Number of Requirements	Number of Optional Credits	Equivalent Category	Number of Requirements	Number of Optional Credits
Water	2	39	Water Efficiency	2	12
Operating Energy	4	55	Energy and Atmosphere	4	34
Site Improvements	5	16	Sustainable Sites	1	10
Intergrative Design	4	33	Intergrative Process	0	1
Location + Neighborhood Fabric	6	53	Location and Transportation	0	15
Materials	5	58	Materials, Resources, and Regional Priority	2	17
Healthy Living Enviornment	5	36	Indoor Enviornmental Quality	6	16
O+M and Resident Engagment	5	0			
			Innovation	0	6
Totals	36	290	Totals	15	111

2.2 Detail Level Comparison

While the EGCC and LEED V4.1 have very similar requirements within each comparable category, specific differences between the two standards exist that are important to this analysis. The two most important areas are the location and transportation criteria and the water use, stormwater control, and energy consumption/carbon emissions categories.

2.2.1 Location and Transportation

EGCC has mandatory requirements for the location of project sites and proximity to community amenities and transit routes. Projects are not allowed to be located in an area that would negatively impact a floodplain, waterway, ecosystem, or prime farmland. Projects are required to be located within 0.25 miles of a dedicated public open space, 0.5 miles of a public transit service, and 0.5 miles of four approved community amenities. These two caveats are designed to lessen the impact of projects on the environment and increase the engagement of residents with their surrounding communities. LEED V4.1

has no requirements for the location of project sites but does have optional low value credits for all of these criteria.

2.2.2 Water Use, Stormwater Control, and Energy Consumption/Carbon Emissions

Water use, stormwater control, and energy consumption/carbon emissions requirements of both EGCC and LEED V4.1 are the on the surface equal. However, EGCC has more stringent stormwater requirements and optional credits for both programs generally do not overlap.

Both standards require at least a 20% reduction in water use from the same referenced baseline standard and whole building water use monitoring. EGCC however, requires WaterSense fixtures be installed in all kitchens and bathrooms and for all projects to develop a Legionella water management program. LEED V4.1 only offers optional credits for additional water conservation techniques and more advanced water metering programs. EGCC offers credits for these two criteria and for efficient plumbing designs, non-potable reuse, and access to potable water in emergencies.

Stormwater management within LEED V4.1 is completely optional. This standard only requires that construction pollution prevention practices be observed. EGCC requires construction pollution prevention practices and stormwater management of all rainwater entering the site for up to the 60th percentile rain event. Efficient irrigation practices, such as rainwater harvesting and reuse, are also required on all projects that utilize irrigation or need water for landscaping.

EGCC and LEED V4.1 require the same baseline criteria for energy performance of structures, however, the EGCC requires more efficient appliances and interior lighting. LEED V4.1 requires a minimum energy performance via the ASHRAE 90.1 standard where EGCC requires all appliances and units be ENERGY STAR rated. The ENERGY STAR rating meets or exceeds the requirements of ASHRAE 90.1. Heating and cooling systems are required to meet the same efficiency standard as well, although interior lighting of EGCC projects must be through high efficiency fixtures. EGCC optional credits focus on projects reducing their energy consumption through renewable or green rated building practices and minimizing the use of combusting or gas-powered utilities. LEED V4.1 also addresses optional renewable energy credits but does not give credit to the use of all electric utilities and appliances.

2.3 Additional Requirements of the EGCC

While the side-by-side credit comparison highlights the overall similarities of EGCC and LEED V4.1, it is important to highlight the portions of the EGCC that are not included in the LEED V4.1. The most notable difference is the inclusion of a mandatory operation, maintenance, and resident engagement section within the EGCC. This category is not included in LEED V4.1. This category requires energy and water data collection, which must be submitted to the Enterprise Green Community organization for a minimum of 5 years after construction completion to ensure the energy and water goals for the project are being met. Additionally, the EGCC requires each project to have an integrative design process, which is only an optional credit for the LEED V4.1 criterion. These two criteria are further detailed below.

2.3.1 Operations, Maintenance, and Resident Engagement

A unique requirement of the EGCC is the mandatory incorporation of a thorough operations and maintenance plan and resident engagement criteria. There are five required criteria within this category,

to establish a benchmark for continued maintenance of the facilities and engagement of the residents. Additional criteria in this category requires monitoring and collection of water and energy use data.

Under the EGCC, a Building Operations and Maintenance Manual and Plan (O&M) and an Emergency Management Manual (EMM) are required to be created and issued to building staff and workers. The O&M must be developed in collaboration with the design team to ensure all implemented sustainability systems are maintained throughout the project's useful life. This plan must include a detailed list and layout of all items on the project site that will need to be maintained, their maintenance specifications, and repair information. Cleaning schedules, hardscape and landscape upkeep plans, and an occupant turnover plan highlighting common items that should be replaced with each new tenant are required for the O&M. The EMM must include a process for addressing natural disasters, system malfunctions, and power outages. This plan must prioritize resident safety in case of an emergency and outline how staff members will work to mitigate any emergency.

For resident engagement, a resident manual and walk-though/orientation process must be established. The resident manual should highlight all environmental, societal, and technological advantages of the building and how residents can positively impact the structure and its community. Recycling and refuse management, basic O&M procedures, and a briefing of community amenities for residents to utilize should be covered by this plan. In conjunction with this manual, each project must provide walk-throughs and an orientation on the building operations for all prospective residents.

The last piece of the O&M and resident engagement category is the requirement for collecting and storing energy and water use of the project. This data can be collected on a whole building or individual unit basis and must be made available for all residents to view. Additionally, the Enterprise Green Communities organization must be able to monitor the data for 5 years from the project's date of completion to ensure that the water and energy use goals are being met.

LEED V4.1 does not have any mandatory or optional credits for O&M or resident engagement practices. There is a required credit for monitoring energy and water use however, this collected data is not required to be viewed by a third party and not required to be assessed against project goals.

2.3.2 Integrative Design Process

The EGCC prioritizes an integrated design and construction process to ensure that the criteria specified in each project is met during and after construction is completed. In this process, a "project priorities survey" must be submitted and approved by the Enterprise Green Communities organization before design can begin. This survey includes information on who may be future residents, how various resident needs will be met, how all required EGCC will be met, which optional criteria will be included, and all geographic and climatic information of the community surrounding the project.

Once the survey is approved, coordination meetings must be scheduled and outlined between the various design teams and construction managers which highlight who is responsible for each criteria and how each team will be held accountable for their given tasks. Then, the EGCC requires that the construction documents reflect all applicable criteria and that this information is communicated to the construction management team. Project teams are required to create and implement a contractor education plan which will inform all parties working to construct the project of the sustainability goals, project timeline, and accountability structure for each task. Each phase of the integrated design process must be proven to have been completed to the EGCC standards with through direct submission to the Enterprise Green

Community organization and/or through thorough documentation of the process within the construction documents.

The required EGCC integrative design process is much more stringent and structured than the optional process which may be utilized for LEED V4.1. Within LEED V4.1, projects can either provide contractor education or implement an integrative process. No incentive is given for projects to include both of these facets. Additionally, the optional integrative process does not require pre-approval of project goals and criteria.

3.0 CONCLUSION

As made evident by a high-level comparison of categories, the Enterprise Green Communities Certification is comparable to a LEED V4.1 Residential: Multi-family Certification. Through analysis of categories and criteria alone, the EGCC falls between LEED Silver and Gold. This comparison however does not account for the many additional requirements of the EGCC certification which are not included in the LEED V4.1 criteria list. More importantly, the areas where EGCC goes above and beyond LEED V4.1 provide critical enhancements that improve the sustainability of the project. The most important of these enhancements is through resident engagement and reporting of operational data. Residents have a tremendous impact on the functional sustainability of a development. EGCC, through the integrative design process, resident engagement and reporting will ensure a higher level of sustainability and is critical to this analysis.

Given this detailed analysis, it is our opinion that the Enterprise Green Communities Certifications is of similar or greater value in terms of water use, energy efficiency, stormwater management, and carbon emissions as LEED Gold certification.

Moving forward the integrative design process will allow for the City to be engaged in the advancement of design documents and ensure that the project meets the requirements of EGCC which are necessary to justify the one-story height bonus.

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March 31, 2021

Wallace Campus Manager LLC
c/o Emanuel Kokinakis
48-02 25th Ave, Suite 400
Astoria, NY 11103

Dear Mr. Kokinakis:

The Wallace Campus site plan bearing the revision date of March 2, 2021 has been reviewed for compliance with the provisions of the Zoning Ordinance, and the following deficiencies were noted to exist:

Note: As noted on the site plan set and related materials, the "Main Street Building" refers to the proposed new construction building located on the properties currently listed as 319-329 Main Street, the "Wallace Building" refers to the existing building located at 331 Main Street with an annex fronting on Catharine Street, and the "Catharine Street Building" refers to the proposed new construction building on the existing accessory parking area located on the 331 Main Street property, which is proposed to front entirely on Catharine Street.

1. Section 19-3.37 Table 3.37-2(h) requires that in the PID-HC, 100% frontage occupancy must be provided, while the PID-UV allows a minimum of 80% up to 100% frontage occupancy; while Table 3.37-2(1) permits side yards in PID-UV to be between zero (0) to ten (10) feet. The portion of the proposed consolidated lot located in the PID-HC provides less than 100% frontage occupancy. The side yard along the lot's western boundary in the PID-UV district is 0 feet at the street and widens to 25 feet 9.6 inches.

2. Section 19-3.37 (8) (c) and Table 3.37-2(b) allow for a maximum height of five stories in the PID-HC, with no allowance for bonus stories. The same table allows buildings in the PID-UV to be a maximum of six stories, with bonus stories permitted. The Main Street Building is proposed to be seven stories. The Main Street Building straddles the two subdistricts, and is subject to the zoning provisions governing the land upon which each section is located.

3. Section 19-3.37 (8) (c) and Table 3.37-2(b) allow for a maximum height of five stories in the PID-HC, with no allowance for bonus stories. The Catharine Street building is proposed to be six stories.

4. Section 19-3.37 Table 3.37-2(h) requires a minimum of 80% frontage occupancy in the PID-UV and 100% frontage occupancy in the PID-HC. There is zero (0) frontage occupancy at the two sections of the site that abut Mill Street.

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5. Section 19-3.37 (7) (b) (2) requires that off-street parking be beyond the front building line, on the interior of the lot and not visible from street: the parking is not entirely on the interior of the lot and is visible from the street.

6. Section 19-3.37 (13) (b)(2) requires that all parking spaces shall be set back at least 40 feet from the front property line and screened from view of the street by landscaping. Parking is within 40 feet of the front property line and is not notably screened from view.

7. Section 19-3.37 (13) (g) (2) (i) requires that all parking spaces shall be set back at least 40 feet from the front property line and screened from view of the street by landscaping at least three feet in height, opaque fencing with the finished side facing the street, or other means as approved by the Planning Board. Both entrances/exits to the site contain off-street parking spaces which are within the required set-back and are not notably landscaped.

8. Section 19-3.37(13)(g)(2)(iii) requires that a landscape island shall be provided every ninth parking space for rows of parking that are more than eight spaces in length. There shall be no more than eight continuous parking spaces in a row without a landscape island. There are two diagonal rows with more than eight (8) spaces. While these rows are existing, and previously approved by the Planning Board, the change of use of the site and the overall site alterations require compliance, or a variance.

Please see the attached zoning analysis for details and further discussion items.

You may, within thirty (30) days of the date of this letter, either:

1. Appeal to the Zoning Board of Appeals, including any request for variances; or
2. Modify the plan to reflect compliance for any or all of the items noted above.

Please feel free to contact me if you have any further questions in this regard.

Very truly yours,

Judith Knauss
Deputy Zoning Administrator

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WALLACE CAMPUS ZONING ANALYSIS
MARCH 23, 2021

NEW MAIN STREET BUILDING (NEW CONSTRUCTION) DEFICIENCIES ZONING DISTRICT: PID-UV/PID-HC

The uses proposed for this building are residential and commercial. All proposed uses are permitted in both the PID-UV and PID-HC, pursuant to the provisions of Section 19-3.37, Table 3.37-1 of the Zoning Ordinance. Please note that the range of commercial uses permitted is wide.

Section 19-3.37 Table 3.37-2(h) provides that in the PID-HC, buildings must occupy 100% of the property frontage, while the PID-UV allows a minimum of 80% up to 100% frontage occupancy, and Table 3.37-2(f) permits side yards in the PID-UV District to be between zero (0) to ten (10) feet. The frontage of the consolidated lot on Main Street is partially located in PID-UV and partially located in PID-HC, and is occupied by the proposed Main Street Building and the existing Wallace Building. The proposed Main Street Building straddles the district boundary between the PID-HC and the PID-UV. The Wallace Building is entirely in the PID-HC District. The proposed frontage occupancy in the PID-UV district is 100%. The proposed frontage occupancy in the PID-HC district is less than 100% (78.13%). An area variance is required. The Main Street Building has a side yard along the lot's western boundary in the PID-UV District that is zero feet at the street that widens to 25.8 feet. A variance is required for the portion of the side yard that exceeds 10 feet.

Section 19-3.37 (8) (c) and Table 3.37-2(b) allow for a maximum height of 5 stories in the PID-HC, with no allowance for bonus stories. The same table allows buildings in the PID-UV to be a maximum of 6 stories, with bonus stories permitted. As previously noted, the proposed building straddles a district boundary. The building is proposed to be 7 stories. The applicant has applied to the Planning Board for a one-story height bonus for this portion of the building, to allow 7 stories where 6 stories is permitted in the district, based on green building practices pursuant to section 19-3.37 (9) (a) (2), and the Planning Board is considering this request. A two-story height variance is required for the PID-HC portion of the building.

331 MAIN STREET BUILDING (EXISTING BUILDING CONVERSION) ZONING DISTRICT: PID-HC

The uses proposed for this building are: residential, fitness center (including rock climbing component) and commercial space. All proposed uses are permitted in the PID-HC pursuant to the provisions of Section 19-3.37, Table 3.37-1 of the Zoning Ordinance.

As this building is existing, no area variances are required except those that apply to the general development of the site (specifically off-street parking).

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CATHARINE STREET BUILDING (NEW CONSTRUCTION) DEFICIENCIES
ZONING DISTRICT: PID-HC

The uses proposed for this building are: residential and daycare. All proposed uses are permitted in the PID-HC pursuant to the provisions of Section 19-3.37, Table 3-.37-1 of the Zoning Ordinance.

Section 19-3.37 (8) (c) and Table 3.37-2(b) allow for a maximum height of five stories in the PID-HC, with no allowance for bonus stories. The building is proposed to be six stories. A one-story height variance is required.

GENERAL SITE DEFICIENCIES
ZONING DISTRICT: PID-UV/PID-HC

The development of the site includes various site improvements, including pedestrian walkways, open space, and parking, which are subject to review and approval of the Planning Board as part of the site plan approval process. The lot is considered a through lot with three frontages. Please note that Section 19-3.37(9)(b) provides that on a through lot in any subdistrict, front yard setbacks and frontage occupancy requirements as mandated in Table 3.37-2 are required to be met on both, or, in this case, all street frontages. The proposed consolidated lot is larger than one acre and is governed by the large lot provisions in Section 19-3.37 (12) (c). The proposed mid-block pedestrian pathway/throughway between Main Street and Mill Street is encouraged in conjunction with the development of the large lot (Section 19-3.37 (12) (c) (1) (ii)), and subject to Planning Board Site Plan review.

The development of the site includes substantial redesigning of the existing off-street parking, including the elimination of a significant amount of pavement and construction, adjacent to the Main Street/Mill Street pedestrian connector, of Wallace Green, privately-owned open space accessible to the public, while utilizing two extant curb cuts, one towards the eastern edge of the property and one nearer to the western edge of the property, separated by the property at 310 Mill Street. This parking lot will also incorporate portions of the rear yards of four adjoining parcels: 302, 304, 306 and 310 Mill Street, as part of shared-parking agreements. The Planning Board has the authority to approve such arrangements as part of the site plan review process.

While the proposed site uses are allowed, review of this plan reveals the following deficiencies relating to the Mill Street frontages and access-drives and on-site parking accessed by these frontages requiring area variances:

Section 19-3.37 Table 3.37-2(h) requires a minimum of 80% frontage occupancy in the PID-UV and 100% frontage occupancy in the PID-HC. There is zero frontage occupancy at the two existing sections of the site that abut Mill Street. Area variances are required.

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Section 19-3.37 (7) (b) (2) requires that off-street parking be beyond the front building line, on the interior of the lot and not visible from street. The "Front Building Line" is defined in the zoning law as "the plane of a building that borders the public right-of-way, parallel to or coterminous with the front property line." Portions of the parking which are closest to, and within 40-feet of, the two existing access points to Mill Street are not entirely on the interior of the lot and appear to be visible from the street due to the vehicle entrance points. Area variances are required relative to the location and visibility of proposed parking.

Section 19-3.37 (13) (b)(2) requires that all parking spaces shall be set back at least 40 feet from the front property line and screened from view of the street by landscaping in accordance with subsection (13) (g)[1]. Portions of the parking at each of the two existing access points to Mill Street are located within 40 feet of the front property line along Mill Street. Additionally, such parking is not wholly screened from view at either entrance due to the vehicle entrance points. Area variances are required. Planning Board has jurisdiction to determine sufficiency of landscaping during site plan review, but a variance is required regarding the 40 foot setback.

Section 19-3.37 (13) (g) (2) (i) requires that all parking spaces shall be set back at least 40 feet from the front property line and screened from view of the street by landscaping at least three feet in height, opaque fencing with the finished side facing the street, or other means as approved by the Planning Board. Both entrances/exits to the site contain off-street parking spaces which are within the required set-back. Additionally, such parking is not wholly screened from view at either entrance by landscaping or other means, due to the vehicle entrance points. Area variances are required. The Planning Board has jurisdiction to determine sufficiency of landscaping and/or the type of screening required during site plan review, but a variance is required regarding the 40 foot setback.

Section 19-3.37(13)(g)(2)(iii) requires that a landscape island shall be provided every ninth parking space for rows of parking that are more than eight spaces in length. There shall be no more than eight continuous parking spaces in a row without a landscape island. There are two rows with more than eight (8) spaces. While these rows are existing, and previously approved by the Planning Board, the change of use of the site and the overall site alterations require compliance, or a variance.

Additionally, snow storage is shown. Planning Board shall determine if the storage provided is sufficient.

[1] The reference to section 13(f) in the Code of Ordinances is intended to refer to the landscaping provisions in Section 13 (g). Section 13 (f) does not address landscaping, and section 13 (g) does.

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PARKING REQUIREMENTS

Section 19-3.37 Table 3-37.4 requires off-street parking as follows:

- No parking requirements for residential uses in the PID-HC
- .5 spaces per unit in the PID-UV, plus 1 visitor space per 10 units
- Planning Board determines the parking requirement for the day care center and recreational facility
- Planning Board determines whether loading berths are required
- Planning Board reviews requests for shared parking and ascertains whether overall demand for parking is satisfied by the proposed arrangement
- Once the parking requirement is determined, the need for waivers and any fee-in-lieu of parking shall be determined by the Planning Board.

BICYCLE PARKING

Long Term: .5 space per bedroom, 1 spaces for each 12,000 square feet for retail/2 minimum, 1 spaces for each 10,000 square feet for office/non-retail commercial/2 minimum. Other uses determined by the Planning Board during site plan review. The Main Street Building requires 46 long-term bicycle parking spaces, the Wallace Building requires 37 long-term bicycles parking spaces, and the Catharine Street Building requires 32 long-term bicycle parking spaces, for a total of 115 bicycle parking spaces.

Long term bicycle parking is being provided inside the Wallace Building and Catharine Street Building, with a total area of 831 square feet. The applicant shall provide justification that the square footage provided is sufficient to support 115 bicycles, and clarify how residents of the Main Street Building will have access to the bicycle parking located in the Wallace Building and Catharine Street Building.

Short Term: .05 spaces per bedroom, 1 space for each 5000 square feet for retail/2 minimum, 1 space per 20,000 square feet for office/nonretail commercial/2 space minimum. Other uses determined by the Planning Board. The Main Street Building requires 6 short-term bicycle parking spaces, the Wallace Building requires 7 short-term bicycles parking spaces, and the Catharine Street Building requires 3 short-term bicycle parking spaces, for a total of 16 short-term bicycle parking spaces.

45 short term bicycle parking spaces are claimed. The Planning Board shall determine if the bicycle parking provided is sufficient.

MARCUS J. MOLINARO
COUNTY EXECUTIVE

EOIN WRAFTER, AICP
COMMISSIONER

COUNTY OF DUTCHESS

DEPARTMENT OF PLANNING AND DEVELOPMENT

December 8, 2020

To: Planning Board, City of Poughkeepsie
Re: Referral 20-298, Wallace Campus Site Plan
Parcels: 6162-77-114098 / 109079 / 109077 / 112116 / 116114 / 121116 and 6162-78-127091 / 128813, Main Street and US44/NY55 (Mill Street)

The Dutchess County Department of Planning and Development has reviewed the submitted referral for countywide and intermunicipal impacts as outlined in General Municipal Law (Article 12B, §239-l/m).

ACTION

The applicant is requesting site plan approval for the following:

- Restoration of the former Wallace Department Store building on Main Street, to contain a mix of non-residential and multi-family residential uses;
- Construction of a stepped-height 5- and 7-story building on Main Street adjacent to the Wallace building (involving the demolition of three existing buildings) to contain non-residential and multi-family residential uses;
- Construction of a 7-story addition to the Wallace building along the Catharine Street frontage, to contain a daycare and multi-family residential;
- 220 units of mixed-income affordable rental housing (in the Wallace building and new construction);
- Approximately 6,400 square feet of ground-floor commercial on Main Street (in the Wallace building and new construction), as well as a climbing gym and fitness center;
- A privately-owned public greenspace, and reconfiguration of parking and circulation patterns, in the interior of the block.

COMMENTS

We appreciate the comprehensive responses provided to our comments from July 2020, and are pleased to see that the proposed Main Street and Catharine Street buildings have been redesigned to better reflect the existing historic architectural patterns and forms as required by the PID zoning, and that other modifications to the site design are proposed. Many of the issues expressed in our earlier letter have been ameliorated by the redesign. However, we do continue to have a few concerns:

Building Heights

The proposed building heights are still in conflict with the bulk table shown in the PID zoning. The applicant has suggested that the maximum numerical height measurement of 76', as outlined in the formula found in §19-3.37(8)(c), should outweigh the stated 5-story maximum. This question will require the City to make a determination as to what the ultimate intent of the PID zoning was --- does the maximum number of stories noted in the bulk table take precedence over the mathematical formula found in §19-3.37(8)(c)? While this is not a question we can answer, we would suggest that in reviewing the PID zoning during its drafting and subsequent adoption, an assumption could have been made that the intent of the 5-story maximum outlined in the bulk table was meant to reflect the building heights found in existing 5-story historic structures located in the PID-HC subdistrict. As per the applicant's

documentation, the Wallace Building is 64 feet tall and Luckey Platt is 71 feet tall. The City could survey the heights of other historic buildings in the district to inform the question of intent.

Portions of the Main Street building are within the PID-HC district. While the stepped approach to the Main Street building height, with the street wall being 5 stories (56 feet tall) and the taller portion being set back 22', does lessen some of the visual bulk of the extra stories, it does not fully alleviate the concern. We also note that the proposed Main Street building is 86 feet tall at the peak of the setback gabled parapet, so portions of the building are still in conflict with both the bulk table and §19-3.37(8)(c). The Catharine Street building, which is wholly within the PID-HC subdistrict, is proposed at 7 stories tall and appears to visually dwarf it's 3-story neighbor to the south.

The 5-story maximum height limit in the PID-HC district should serve to ensure that new development blends into its historic surroundings.

Architecture

While we find the new design of the Main Street building more in keeping with the letter and intent of the PID zoning, the dual gabled parapets capping the 5-story streetfront portion, as well as the single gabled parapet on the 7-story setback, are somewhat incongruous with the majority of the historic buildings along Main Street. The Catharine Street building has an institutional look, and as per the perspective views included for review, the upper two floors make the building look top-heavy.

Lighting

Our concerns about the site lighting remain. Although the applicant has redesigned the lighting, overall levels are now even higher than previously proposed. As per the photometrics, levels throughout the site range upwards of 2-7+ footcandles. This is much brighter than necessary, and will result in unwanted glare and light pollution. A lower, more evenly distributed level of lighting ranging from just 0.1-1 footcandle would provide for both the safety and comfort of pedestrians and vehicles traversing the site. We note that the fixtures are dark-sky compliant and of a preferred color temperature.

RECOMMENDATION

For the reasons stated above, we recommend the Board not grant the requested site plan approval until the following condition has been met:

1. The building heights are reduced to no higher than 5 stories, in compliance with the bulk table in the zoning.

   Voting and Reporting Requirements: If the Board acts contrary to our recommendation, the law requires that it do so by a majority plus one of the full membership of the Board and that it notify us of the reasons for its decision.

Eoin Wrafter, AICP, Commissioner
By

Heather M. LaVarnway, CNU-A, Senior Planner

Dutchess County Department of Planning and Development

Fax Info Only	To	Date	#pgs
	Co./Dept.	From	
	Fax #	Phone #	

239 Planning/Zoning Referral - Standard Form

Please Fill in this section

Municipality: **City of Poughkeepsie**

Referring Agency: **Planning Board**

Tax Parcel Numbers(s): **1140980000, 1090790000, 1090770000, 1121160000, 1161140000, 1211160000, 1270910000, 1281130000**

Project Name: **Wallace Campus**

Applicant: **Wallace Campus Manager LLC**

Address of Property: **319 Main St, Poughkeepsie, NY 126010000**

Type of Action

- [ ] Local Law/Text Amendment
- [ ] Rezoning
- [x] Site Plan
- [ ] Special Permit
- [ ] Use Variance
- [ ] Area Variance
- [ ] Other:

Parcels within 500 feet of:

- [x] State Road: **Route 44/55**
- [ ] County Road:
- [ ] State Property (with recreation area or public building)
- [x] County Property (with recreation area or public building)
- [ ] Municipal Boundary
- [ ] Farm operation in an Agricultural District

Date Response Requested: ~~**12/1/2020**~~ 12/8/2020 (as per N.Quinn)

Entered By: **Quinn, Natalie**

For County Office Use Only

Response From Dutchess County Department of Planning and Development

No Comments:

- [ ] Matter of Local Concern
- [ ] No Jurisdiction
- [ ] No Authority
- [ ] Withdrawn
- [ ] Incomplete - municipality must resubmit to County
- [ ] None

Comments Attached:

- [ ] Local Concern with Comments
- [x] Conditional
- [ ] Denial
- [ ] Incomplete with Comments- municipality must resubmit to County
- [ ] Informal Comments Only

Date Submitted: 11/12/20

Date Received: 11/12/20

Date Requested: ~~**12/1/2020**~~ 12/8/20 (as per N.Quinn)

Date Required: 12/11/20

Date Transmitted: 12/8/20

Notes:

- [x] Major Project

Referral #: **ZR20-298**

- [ ] Also mailed hard copy

Reviewer: Heather M. LaV

RECD 2020 NOV 12 PM 3:29 DOC

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December 8, 2020

City of Poughkeepsie Planning Board
Attn: Robert Levine, Chairman
63 Civic Center Plz
Poughkeepsie, NY 12601

cc: Natalie Quinn, Senior Planner

RE: 2020-010: 319, 325, 327-329 and 331 Main Street "Wallace Campus" Resubmission

Dear City of Poughkeepsie Planning Board,

Our office is in receipt of the latest drawings (plans and elevations) for Wallace Campus on November 06, 2020, and were able to participate in the preliminary presentation of the project to the City of Poughkeepsie Planning Board on November 17. A project introduction meeting was convened via teleconference on November 24, 2020. This video conference included Natalie Quinn, Saky Yakas, Lasha Brown, Rachel Goodfriend, Jennifer Van Tuyl, Adam Augenblick, Anne Saylor and Rosaura Andújar-McNeil and myself. The applicant's architects and design team introduced the drawings and the conversation took a constructive workshop approach to understanding opportunities that the design team could continue to investigate. Generally, MASS would like to make the following comments to assist the Planning Board's review, and would encourage the design to develop.

URBAN APPROACH

1. General

   This particular application has many facades, on Main Street and on Catherine Street, but given the new scale of the residential structures, these also will be seen from the Arterial—first from the Crannell Street parking lot and second from directly north of the project on Mill Street. ***Please submit a rendering of project massing from Mill Street and North Facades for planning board review.***

   There are also no images of the project looking east. This might help the planning board understand the project's visual impact and congruence with the historic buildings of Main Mall Row, including 317 Main, which we understand to be on the local register but not the national register. ***Please submit a rendering of project massing looking east on Main Street, with at least four buildings west of the site shown for planning board review.***

2. Public Corridor

   We typically discourage any demolition, especially along Main Street, from the perspective of embodied carbon and environmental impact. That said, the development team has found a compelling approach to flip the pedestrian link between Main Street and the rear garden court to the eastern side of their property line (along the Wallace Building). This 29' pedestrian way appears to function similarly to others found in Poughkeepsie—such as Garden Street and Liberty Street—with the exception that a security gate closes off the majority of the access to the public.

   Our first question to the team was ***is the gate absolutely necessary, or can the corridor link be designed to remain public?*** In the meeting it was described that its purpose was to control the privately owned public space. Without any public function in the corridor, we are concerned that the corridor would become a significant void space after hours, which contradicts the lively renderings presented to the planning board. ***Some clear understanding of the operation and security features of the gate should be clarified. We would encourage the applicant to reconsider the gate, or at minimum, to push the gate north as much as possible and***

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program the corridor with enough lighting, seating, or perhaps an outdoor feature such that the public would feel welcome at all hours in that space.

3. Alignment and Relationship through to the Arterial

We are enthusiastic about the notion of a public amphitheater space to be added to the downtown core of the City of Poughkeepsie. However, we do feel that the site plan, paths, and northern gated access could offer more of a connection to the urban fabric for both the public and the residents of 220 new housing units. By moving the public corridor to the east, it nearly realigns one axis of porosity to Mill Street (Arterial) at the east side of 310 Mill Street, but there could also be a second axis extended into the project from Conklin Street. This second axis would help the project support a more walkable downtown historic core and create more demand for an additional crosswalk across the arterial (see diagram below). ***Please comment on gate placement and site circulation strategies.***



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ARCHITECTURAL DETAILS, MATERIALS, AND METHODS

1. **Wallace Building**

The original Wallace Building renovation package included elevations and views from the "public green." **Please provide those with any related updates in the next submission.**

We understand that the design team came to Poughkeepsie and studied historical features to incorporate into each building. Had the team visited in the decades prior, they may have seen how Wallace's cursive logo was once painted on the exposed East Facade, a renowned feature of the Poughkeepsie Skyline (see photo below). ***This logo has since been whitewashed, but we would highly encourage the development team to consider reinstalling this logo as a nod to Poughkeepsie's urban history.***



Similarly, any efforts to restore fenestration or perhaps the Wallace Co. front signage would be appreciated.

2. **Main Street Building**

The architecture team explained to us that they were inspired to pick up on cues of surrounding historical fabric to tie the building into downtown. Lasha specifically referenced the frontal symmetry and meter of the Windsor Hotel as the spacing of the structural bays, which are supportable. The strong horizontal banding, thickened facade with inset windows, and brickwork are all very clearly reasoned. ***Please submit physical material samples for planning board review of color and texture.***

Ground Floor
The ground floor material is called out as precast concrete panels with shallow reliefs, similar to the stamped tin plate ceilings derived from Wallace Co and seen throughout downtown Poughkeepsie. We find this material approach to be very inspired and supportable. We similarly are in favor of the contemporary storefront canopies that deeply extend into the structure.

Upper Floors
We remain very curious about the reiteration of arches and deep extruded cornice at the top of the fifth floor that appear to resemble some of the features of 329 Main Street (we understand that 329 Main was remodeled in the 1970s to the pink stucco exterior we see today). ***Have other cornice ideas been considered?***

Similarly, we remain hesitant with regards to the double gabled cornice being

shown as a parapet wall for a residential terrace for the sixth floor residents and the similar central pediment at the roof level. While the design team shared that this approach was to help reinforce the scale of the building as compared to the central medallion cornice articulation found on historic buildings throughout Main Street (referred to in the meeting as a "camel bump"), we find this double gabled parapet with gable beyond offering an awkward resolution, as a gable would typically indicate a roof structure of similar shape behind. ***We would encourage the design team to consider alternative cornice articulations.***

Residential Layout - Massing/Floorplate Considerations
As the height between Wallace and Main Street Buildings creates a deep canyon space between them, we would encourage the applicant to consider modulating the floor plate of their new residential apartments to help windows to face more southward and not be directly opposite to new residential windows cut into the western wall of the Wallace Building.

Please clarify any rooftop programming intent.
Please clarify areas and any visible mechanical systems or meters that will be incorporated into the project.

3. **Catherine Street Building**
The references to the massing of Luckey Platt are explicit, but from a material standpoint, we would encourage the lower floor to relate to the proposed Main Street Building of this application. This is a very tall structure that appears to successfully use fenestration and glass to help alleviate some of the bulk. It is unclear how the upper floors turn the corner from the renderings (specifically A-204). Much like the Main Street Building, for a building of this height and scale, we would hope that the facade detailing and materiality would wrap the corners. ***Please clarify intent in this rendering and submit a full elevation package for the planning board to review.***

In the workshop, we discussed the opportunity to reconsider the floor plate of the building to fully extend to the lot line as a strategy to alleviate the height of the building and to create a more clear entry to the proposed Day Care Center from Catherine Street. It is notable that the sidewalk width in front of this building's facade is quite small in comparison to Main Street and therefore we encourage the design team to look again at storefront canopy/awning configurations to help create some a more welcoming streetscape for pedestrians.

Please clarify any rooftop programming intent.
Please clarify areas and any visible mechanical systems or meters that will be incorporated into the project.

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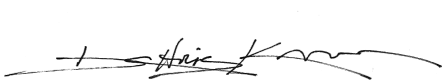
We see this reimagination of downtown of Poughkeepsie as an exciting discussion for the public to understand, a highly critical piece of the future of Main Street in Poughkeepsie, and therefore we look forward to the evolution of this important project and subsequent submissions that may incorporate elements that further design excellence.

Sincerely,
Chris Kroner



Principal
ckroner@mass-group.org

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Poughkeepsie, NY 12601
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www.chazencompanies.com

December 4, 2020

Ms. Natalie Quinn
City Planner
City of Poughkeepsie
62 Civic Center Plaza
Poughkeepsie, New York 12601

Re: Wallace Campus Project Review
Chazen Project #82029

Dear Ms. Quinn:

The Chazen Companies has reviewed the Wallace Campus project materials submitted November 3, 2020. We have the following comments.

Water

1. Engineering Report, Section 2.2: multiple references to a 331 Catherine Street expansion, which is believed to be a reference to the seven-story addition to 331 Main Street located along Catharine Street adjacent to #14. Revise references to this proposed addition in the report for clarity.
2. Engineering Report, Section 2.1: existing sewer generation: office use generation shall be based on number of employees, per Table B-3 "Typical per Unit Hydraulic Loading Rates" of the NYSDEC "Design Standards for Intermediate Sized Wastewater Treatment Systems", March 5, 2014. Revise calculations or provide methodology for converting to square footage.
3. Engineering Report, Section 2.1: Proposed sewer generation: for retail uses, add 15 gpd per employee/shift per Table B-3.
4. Engineering Report, Section 2.1: Proposed sewer generation: provide methodology for determining number of patrons for the proposed fitness center and number of people for the proposed daycare center.
5. Engineering Report, Section 2.2: verify with City Engineering that the existing water treatment facility and distribution mains located in the vicinity of the project site have sufficient capacity to supply the additional demand resulting from the proposed project.
6. Engineering report, Section 2.2: add a reference to the existing 6" water line supplying fire flow to 14 Catharine Street/331 Main Street to remain (in addition to the reference to the 2" potable water supply line).
7. Engineering report: add section discussing regulatory approvals required for the proposed water/sewer improvements.
8. Engineering report: add section discussing requirements for testing of the proposed water/sewer improvements.
9. Engineering report, Section 2.4: Verify that available fire flows are sufficient for sprinkler design.

Sewer

1. Sheet SN-2: Provide service lateral connection detail.

2. Sheet UT-1: Show size of existing sewer mains and ensure adequate invert at point of service lateral connection.
3. Engineering Report, Section 3.2: verify with City Engineering that the existing wastewater plant and the collection lines in the vicinity of the project site have sufficient capacity to serve the additional wastewater generation resulting from the proposed project.
4. Engineering Report, Section 3.3: reference made to 311 Main Street, which is not part of the proposed project- revise accordingly.
5. Reference made to 311 Catharine Street addition, which is believed to be a reference to the seven-story addition to 331 Main Street located along Catharine Street adjacent to #14. Revise references to this proposed addition in the report for clarity.

Stormwater

1. Show existing and proposed roof leader discharge locations
2. Show proposed area of disturbance. Project appears to result in disturbance in excess of 1 acre and will require a full Stormwater Pollution Prevention Plan (SWPPP).
3. Infiltration testing shall be performed to support the proposed stormwater infiltration practices.
4. Project proposes abandoning 3 of the 4 existing dry wells and the construction of 4 new dry wells. The project also results in a reduction in impervious surfaces. The project SWPPP shall analyze the existing and proposed conditions to ensure compliance with State and local water quality and quantity requirements.
5. Sheet SG-1: provide sufficient cover at all proposed drainage structures.
6. Per the NYS Stormwater Management Design Manual, January 2015, dry wells should receive rooftop runoff only. It appears the proposed dry wells are intended to receive parking lot runoff as well.
7. Per the Design Manual, all flows that exceed the capacity of the dry well should be passed through a surcharge pipe. No surcharge pipes are shown on the proposed plan.

Parking and Circulation

1. Chazen has reviewed the PID zoning requirements for the project's parking demand. It is our understanding that the Planning Department is continuing their review of the requirements and demand as well; therefore, we will withhold our final review of the calculated parking demand until the Department's review is completed.
2. Chazen concurs with the use of the Nelson\Nygaard Downtown Parking Improvement Plan for the data related to the area's parking supply, parking demand, and internal/multi-use credits.
3. The site plan does not show a trash and recycle pick-up area for residents and commercial use. The access and maneuvering of trucks for refuse pick-up should be shown.
4. The eastern site driveway aisle consists of angled parking on west side and 90-degree parking on the east side. Since it is a one-way driveway both parking areas should be angled. This will also help prevent wrong-way travel on the one-way driveway.
5. The following comments relate to the designated Day Care drop-off zone within the one-way entrance driveway aisle:
    a. Based on Maser's experience and observations of drop-off/pick-up times of 2-3 minutes, the study states that the driveway of 120 feet is enough for the Day Care drop-off or pick-up and that the queue will not extend to Mill Street. However, a recent study conducted by Chazen at a day-care

facility revealed that the average time required for drop-offs was 6 minutes and for pick-ups was 11 minutes. This is a significant difference in times from Maser's experience and will impact the number of vehicles queued within the driveway aisle. Maser should provide data to support their queuing findings.

b. Given the longer drop-off and pick-up times, it can be expected that the queue of vehicles for the Day Care will block use of the parking spaces on the east side of the driveway.
c. The striped drop-off zone is essentially in the parking aisle, and in Chazen's opinion, creates and unsafe condition with children entering and exiting vehicles and it should be removed.
d. Excluding the striped drop-off zone, two spaces are assigned for the Day Care use with a 15-minute restriction. Based on the shared parking demand analysis, the parking demand for the entire site is 130 spaces during peak periods with only 66 spaces provided on-site. Therefore, it is likely that no other spaces will be available on-site for Day Care pick-up and drops-offs as stated in the study and users of the Day Care will have to find other places to park off-site. Although there are "No Parking" restrictions on Catharine Street and Mill Street, parent's may be tempted to park on these roads. It does not appear that the site can adequately accommodate the parking demands of the Day Care center without impacting the adjoining street network.

We would be pleased to discuss these comments at the Board's next meeting. In the meantime, please do not hesitate to contact me with any comments or questions.

Sincerely,



Stuart F. Mesinger, AICP
Vice President, Land Development

cc: Kyle Ahearn, PE
Tom Johnson, PE

THE CITY OF POUGHKEEPSIE

DEPARTMENT OF PUBLIC WORKS & ENGINEERING

SITE PLAN REVIEW
Form #2

1.	Date:	December 1, 2020
2.	Name of Site Plan:	Wallace Campus
3.	Address or Location:	Main, Catherine and Mill Street
4.	Owner:	Wallace Campus Managers, LLC
5.	Engineer/ Architect:	LRC Group

6. Yes ☐ No ☐ The site plan as forwarded by the Planning Department is acceptable and will be signed off on with no condition(s).

7. Yes ☐ No ☐ The site plan as forwarded by the Planning Department is acceptable and has been signed off on with no condition(s).

8. Yes ☒ No ☐ The applicant should be notified that the Dept. of Public Works/Engineering requires the following comment(s) be addressed:

1. Please confirm that existing 331 Main Street and 14 Catharine Street share a water service and indicate in engineering report. Verify water services are adequate for fire suppression where appropriate.
2. New services larger than 2" require a tapping sleeve, right open tapping valve and right open curb valve. Show and label these proposed features for Catharine Street water tap and service on UT-1. Show trenches for new water and sewer services as hatched and sawcut.
3. Submit SWPPP for review. (We acknowledge this will be included in a forthcoming submission).
4. As-built information is to be provided to Engineering Department. Upon approval of the site plan, the approved site plan with signatures shall be provided in PDF format. Upon completion of construction, as-built drawings shall be provided to the City Engineering in AutoCAD format.
5. Indicate on Site Plan all sidewalks and curbs that are cracked and / or deteriorated along Church Street that are potential for pedestrian trip hazards are to be repaired to NYSDOT standards. Show these locations as hatched on Site Plan for all sidewalks, curbs and driveway aprons to be replaced. Include note on site plan indicating any curbs or sidewalks within City or NYSDOT ROW damaged by construction shall be replaced per City or NYSDOT standards as appropriate. The applicant shall obtain proper work permits from the NYSDOT and/or City of Poughkeepsie DPW.

302 Mill St:

1. Show location of roof drains on plan. Verify roof leaders are not connected to sanitary sewer.
2. Indicate if existing water and sewer services are sufficient for alterations. If new services are required show complete from building to main. All utility connections through the street must be delineated, hatched and edges shown as sawcut if required.

306 Mill St:

1. Show location of roof drains on plan. Verify roof leaders are not connected to sanitary sewer.
2. Indicate if existing water and sewer services are sufficient for alterations. If new services are required show complete from building to main. All utility connections through the street must be delineated, hatched and edges shown as sawcut if required.

Joseph A. Chenier, CPESC, CPMSM
Assistant Civil Engineer

Note: Additional comments will be forthcoming as the project progresses.

)UGHKEEPSIE POLICE DEPARTMENT

SITE PLAN REVIEW

DATE: 11-28-2020

PROJECT NAME: Wallace Campus Project

PROJECT ADDRESS: 319, 325, 327-329 and 331 Main Street

☒ THE SITE PLAN IS ACCEPTABLE AND WILL BE SIGNED WITH NO CONDITIONS

☐ THE SITE PLAN IS UNACCEPTABLE AS SUBMITTED. THE PLAN WILL BE SIGNED IF THE FOLLOWING CONDITIONS ARE SATISFIED.

CONDITIONS:

APPROVED BY CHIEF THOMAS PAPE OR AGENT:	DATE:
	11-28-20

RECEIVED
AUG 04 2020

MARCUS J. MOLINARO
COUNTY EXECUTIVE

EOIN WRAFTER, AICP
COMMISSIONER

COUNTY OF DUTCHESS

DEPARTMENT OF PLANNING AND DEVELOPMENT

July 30, 2020

To: Planning Board, City of Poughkeepsie
Re: Referral 20-166, Wallace Campus Site Plan
Parcels: 6162-77-114098 / 109079 / 109077 / 112116 / 116114 / 121116 and 6162-78-127091 / 128813, Main Street and US44/NY55 (Mill Street)

The Dutchess County Department of Planning and Development has reviewed the submitted referral for countywide and intermunicipal impacts as outlined in General Municipal Law (Article 12B, §239-l/m).

ACTION

The applicant is requesting site plan approval for the following:

- Restoration of the former Wallace Department Store building on Main Street, to contain a mix of non-residential and multi-family residential uses;
- Construction of a 7-story building on Main Street adjacent to the Wallace building (involving the demolition of three existing buildings) to contain non-residential and multi-family residential uses;
- Construction of a 7-story addition to the Wallace building along the Catharine Street frontage, to contain a daycare and multi-family residential;
- 220 units of affordable rental housing (in the Wallace building and new construction);
- 6,800 square feet of ground-floor commercial on Main Street (in the Wallace building and new construction), as well as a climbing gym and fitness center;
- A privately-owned public greenspace, and reconfiguration of parking and circulation patterns, in the interior of the block.

COMMENTS

In 2019, the City of Poughkeepsie adopted the Poughkeepsie Innovation District (PID) zoning "to implement the principles and overall objectives established in the Poughkeepsie Innovation District – Policy Framework (PID-PF)." The Wallace Campus project represents the largest test of the PID to date and could be precedent-setting in how future projects come to fruition. To that end, it is critical the City carefully evaluate this project to ensure it not only upholds but celebrates the vision the City has for the future of its historic downtown.

Upon careful review of the proposed project in the context of the PID Policy Framework and associated zoning regulations, we have numerous concerns:

Buildings Heights in Conflict with PID-HC Zoning

Portions of the proposed project associated with 319 Main Street and the parcels fronting on Mill Street are in the Urban Village subdistrict (PID-UV), while the remainder of the project is located in the Historic Core subdistrict (PID-HC). The maximum building height permitted in the Historic Core is five stories. As per §19-3.37(9)(a), height bonuses are only available for projects located in the PID-UV and PID-CC subdistricts, not in the PID-HC subdistrict. As such, the entire 7-story building proposed along Catharine Street, and a majority of the 7-story building proposed adjacent to the Wallace building on Main Street, are taller than allowed by code and not eligible for height bonuses. The Policy Framework, which provides the ideological foundation for the

PID zoning, is very clear about the importance of maintaining the historic form and "preservation of Main Street's historic character." As such, the 7-story building heights do not appear to conform to either the letter or intent of the PID zoning.

Demolition of Existing Main Street Buildings

Tearing down existing buildings that contribute to the overall character of the HC subdistrict should be an alternative of last resort, yet the applicant is proposing to demolish three buildings along Main Street to make room for the 7-story structure proposed adjacent to the Wallace building. The Policy Framework clearly states that the PID zoning should "facilitate the *adaptive reuse of underutilized commercial buildings* while incentivizing high-density mixed-use development *on vacant land* [emphases added]." The applicant asserts these three buildings are "blighted," but vacant and blighted are not the same thing. They all appear to be in decent shape and are not detracting from the streetscape, and the structure at 319 Main underwent extensive renovations about a decade ago to make it more compatible with the historic context along Main Street. Given the history of urban renewal in Poughkeepsie, the loss of three existing Main Street buildings, of varying styles but all worthy of adaptive reuse, sets an unsettling precedent for the application of the PID zoning.

Proposed Architecture Conflicts with Zoning

The Historic Core subdistrict objective outlined in §19-3.37(4)(a) states, in part, that "preservation of historic architecture is encouraged when possible, and *new development should complement the existing character of the corridor* [emphasis added]." In addition, §19-3.37(10)(c)(3) requires that "new construction and rehabilitation in the PID-HC...shall reflect the traditional architecture of Main Street in building and roof forms, window proportions, materials, colors and details." The proposed project involves the demolition of three existing buildings along Main Street and the construction of two oversized new structures of a style that does not appear to reflect the traditional architecture of the historic downtown. In fact, immediately adjacent to the proposed project along Main Street is a group of eight Italianate buildings, listed on the National Register of Historic Places as *Main Mall Row*. To quote the documentation on file with the National Register, "The Main Mall Row, one block east of Market Street, is the most architecturally significant group of commercial structures extant on Main Street and in the City of Poughkeepsie." Given the proximity of these and other historic buildings, any project developed in the vicinity should conform to the directive in the zoning code that new buildings complement and reflect, rather than compete with, the traditional architecture and historic character of the subdistrict. In addition, we note the following specific concerns regarding the new buildings:

Proposed New Building on Main Street:

- The ground floor storefront entrances are not located along Main Street but instead have been placed on the sides of the building, about 25' back from the Main Street sidewalk on the west and east façades. None of the permitted frontages outlined in §19-3.37(10)(b) allow for store entrances to be located as such, and §19-3.37(10)(c)(2) requires "the principal pedestrian entrances to shopfront buildings within the PID-HC Subdistrict shall be directly connected to the sidewalk." In addition, §19-3.37(10)(c)(1) requires "the main entrance for buildings in all subdistricts be located on the front façade...and the maximum distance between ground floor entrances shall be 50 feet." As designed, the shopfront entrances are located on the sides of the building and at least 100 feet apart.
- Rather than build right up to the side yard lot line as is commonplace in this section of Main Street, this building has been designed to functionally look like a standalone structure, which breaks up the street wall and interrupts the predominant historic form in the area. As per §19-3.37(8)-Table 3.37-2, the maximum side yard setback is 0' in the HC subdistrict and 10' in the UV subdistrict, so the setback along the east side does not meet code, and portions along the west side exceed the maximum as well.
- §19-3.37(10)(c)(7) requires buildings to have "roofs with articulated parapets and cornices. Parapets shall be a minimum of 42 inches high..." The building design does not appear to meet this requirement.

- There appears to be an open tunnel running east/west through the ground floor of the building, about two-thirds of the way back toward the interior of the block. What is the purpose of this tunnel, , and how will public safety concerns be addressed?
- The black-to-white color gradient treatment covering the north façade, along with the proposed terracotta rain screens covering most of the lower 5 stories on the south façade, do not appear to reflect the historic architecture of the HC subdistrict, as required by §19-3.37(4)(a) and §19-3.37(10)(c)(3).

Proposed New Building on Catharine Street:

- The ground-floor façade does not appear to meet the frontage requirements as per §19-3.37(10)(b), nor the building entrance requirements of §19-3.37(10)(c)(1). There is one residents-only entrance, and no active interaction with the public realm. The daycare entrance is located around to the back. Also, it is not clear if the requirement in §19-3.37(7)(c) limiting street-facing ground floor space to non-residential uses in the PID-HC has been met.
- §19-3.37(10)(c)(7) requires buildings to have "roofs with articulated parapets and cornices. Parapets shall be a minimum of 42 inches high..." The building design does not appear to meet this requirement.
- Why is the sidewalk adjacent to the north side of the building gated at the east and west ends?
- The bright yellow-to-orange color gradient treatment covering the west façade, along with the proposed terracotta rain screens covering most of the lower 5 stories on the east façade, do not appear to reflect the historic architecture of the HC subdistrict, as required by §19-3.37(4)(a) and §19-3.37(10)(c)(3).

100% Affordable Housing

The Policy Framework discusses housing affordability at length, touching on the need to develop inclusionary housing policies to make it "easier for developers to *include a wider mix of price points* for both sales and rental properties" and to "advance an optional inclusionary housing program in which developers are granted approval for a significantly greater amount of development in exchange for providing on-site affordable housing *as part of their project*" [emphases added]. Building on the Policy Framework, the zoning includes a density incentive, via the height bonuses mentioned above, for the development of affordable housing in the PID-UV and PID-CC subdistricts only. Those incentives require a minimum of 10%–20% affordable units. The applicant is proposing to build a 100% affordable project, but the general agreement amongst affordable housing experts is that it's best to create mixed-income developments whenever possible, and especially in a project of this size. Concentrating a large number of affordable units together can result in a stigma being associated with the development, whereas sensitively incorporating affordable and market-rate units within the same development allows the affordable units to blend in and become part of the larger neighborhood. Has the applicant investigated the idea of providing both affordable and market-rate units in this project?

Privately-Owned Public Greenspace

The project includes a privately-owned, publicly accessible greenspace located in the interior of the block. While the inclusion of such an amenity has potential, we have numerous concerns. Although the proposed greenspace is slated to be accessible to the public (during daylight hours only), its isolation within the interior of the block and surrounded by residential units will work against its ability to attract the general public – people may not "feel" welcome even if they technically are. In order to lock the greenspace after dark, the entire area will be fenced and users funneled through a limited number of access points, including a single gate along the entire length of the fence on the north side. The fencing and gates eliminate the opportunity for natural paths of travel through the space, and will emphasize the private nature of the greenspace and make it less comfortable for the public's use.

Other concerns include the amphitheater, which is dug down below grade and faces the exposed basement and rear-facing residential units of the new Main Street building. The disparate nature of a public performance space juxtaposed against private residential space could lead to a lack of use, and an unused amphitheater is worse than no amphitheater. And while we applaud the idea of having a contest for local students to design the greenspace, we suggest the contest could inform the design but that the final program and layout be done by a professional who understands the realities of park design and the particulars of how people use and move through space.

Other Items of Concern

Wallace Building Storefront – The architectural rendering of the former Wallace Department Store shows two building entrances along Main Street. Are these to be the commercial storefronts? We understand the applicant is working with New York's State Historic Preservation Office (SHPO) regarding the return of this façade to its more recent Art Moderne period, but are concerned about the diminutive approach applied to these entrances. The visual prominence of the storefront entrances should be sensitively enhanced so they contribute to a more vibrant, lively streetfront.

Lighting –Lighting levels throughout the site are much higher than necessary and will result in unwanted glare and light pollution. A lower, more even level of lighting ranging from 0.1-1 footcandle will provide comfortable lighting for both pedestrian and vehicular safety. In addition, fixtures should have a color temperature between 2,700K-3,000K; anything higher can result in a harsh, unpleasant glare. The number, arrangement and/or type of fixtures may need to be adjusted to achieve a lower, more even level of lighting site-wide.

Parking Lot Landscaping – It does not appear that the proposed landscaping for the interior parking lot meets the requirements as outlined in §19-3.37(13)(g).

RECOMMENDATION

For the reasons stated above, we recommend the Board not grant the requested site plan approval until the following conditions have been met:

1. An alternative is provided that does not involve demolition of any existing Main Street buildings;
2. The building heights are reduced to no higher than 5 stories, in compliance with the zoning;
3. The architecture is modified, particularly the "building and roof forms, window proportions, materials, colors and details," to sensitively complement and reflect the historic architecture of the PID-HC subdistrict, in compliance with the zoning;
4. The building details, such as the entrances, frontages and setbacks, comply with the zoning.

Voting and Reporting Requirements: If the Board acts contrary to our recommendation, the law requires that it do so by a majority plus one of the full membership of the Board and that it notify us of the reasons for its decision.

Eoin Wrafter, AICP, Commissioner
By

Heather M. LaVarnway, CNU-A
Senior Planner

Dutchess County Department of Planning and Development

Fax Info: To Judith Knauss | Date 7/30/20 | # pgs 5
Dept Planning | From DC Planning
Fax # | Phone #

239 Planning/Zoning Referral – Exemption Communities

Municipality: City of Poughkeepsie

Referring Agency: ☑ Planning Board ☐ Zoning Board of Appeals ☐ Municipal Board

Tax Parcel Number(s): 6162-77-114098, 109079, 109077, 112116, 116114 and ~~112116~~ 121116 and 6162-78-127091 and 128813

Project Name: "Wallace Campus"

Applicant: Wallace Partners, LLC

Address of Property: 319, 325, 327-329 and 331 Main Street (including rear yards of 302, 304, 306 & 310 Mill Street)

Please fill in this section

Parcel(s) within 500 feet of:
- ☑ State Road _____
- ☐ County Road _____
- ☐ State Property (w/public building or recreation area)
- ☐ County Property (w/public building or recreation area)
- ☐ Municipal Boundary
- ☐ Farm operation in an Agricultural District

Actions Requiring 239 Review
- ☐ Comprehensive/Master Plans
- ☐ Zoning Amendments (standards, uses, definitions, district regulations, etc.)
- ☐ Rezonings involving all map changes
- ☐ Other Local Laws associated with zoning (wetlands, historic preservation, affordable housing, architectural review, etc.)
- ☑ Site Plans (all)
- ☐ Special Permits for all non-residential uses
- ☐ Use Variances for all non-residential uses
- ☐ Area Variances for all non-residential uses

Exempt Actions:* 239 Review is NOT Required
- Administrative Amendments (fees, procedures, penalties, etc.)
- Special Permits for residential uses (accessory apts, home occupations, etc.)
- Use Variances for residential uses
- Area Variances for residential uses
- Renewals/Extension of Site Plans or Special Permits that have no changes from previous approvals
- Subdivisions / Lot Line Adjustments
- Interpretations

☐ Exempt Action submitted for informal review

Date Response Requested (if less than 30 days): ~~July 13, 2020~~ 8/3/20

If subject of a previous referral, please note County referral number(s):

** These actions are only exempt in municipalities that signed an intermunicipal agreement with Dutchess County to that effect.*

FOR COUNTY OFFICE USE ONLY

Response from Dutchess County Department of Planning and Development

No Comments:
- ☐ Matter of Local Concern
- ☐ No Jurisdiction
- ☐ No Authority
- ☐ Project Withdrawn
- ☐ Exempt from 239 Review

Comments Attached:
- ☐ Local Concern with Comments
- ☑ Conditional
- ☐ Denial
- ☐ Incomplete — *municipality must resubmit to County*
- ☐ Incomplete with Comments — *municipality must resubmit to County*
- ☐ Informal Comments Only (Action Exempt from 239 Review)

Date Submitted: ~~6/26/20~~ 7/16/20
Date Received: ~~6/26/20~~ 7/16/20
Date Requested: ~~7/13/20~~ 8/3/20
Date Required: ~~7/21/20~~ 8/14/20
Date Response Faxed: 7/30/20

Notes: Hand delivered 6/26/20. New submittal hand-delivered 7/16/20. HMW

☐ Also mailed hard copy

☑ Major Project

Referral #: ZR 20-166

Reviewer: Heather M. LaV

)UGHKEEPSIE POLICE DEPARTMENT

SITE PLAN REVIEW

DATE: 07-01-2020

PROJECT NAME: Wallace Campus

PROJECT ADDRESS: 319, 325, 327-329 and 331 Main Street

☒ THE SITE PLAN IS ACCEPTABLE AND WILL BE SIGNED WITH NO CONDITIONS

☐ THE SITE PLAN IS UNACCEPTABLE AS SUBMITTED. THE PLAN WILL BE SIGNED IF THE FOLLOWING CONDITIONS ARE SATISFIED.

CONDITIONS:

APPROVED BY CHIEF THOMAS PAPE OR AGENT:	DATE:
	7-1-20

505 Main Street
Poughkeepsie, NY 12601

Poughkeepsie Fire Department

To : **Planning Depattment**

From : **Fire Chief Johnson**

Date : **06/29 /2020**

Subject : **SITE PLAN REVIEW**

SITE PLAN NAME **Wallace Campus**
LOCATION **319-331 Main Street**

__X__ The Site Plan as forwarded by the Zoning Administrator is acceptable and will be signed with conditions*.

_____ The Site Plan as forwarded by the Zoning Administrator is acceptable and has been signed without conditions.

_____ The Site Plan as forwarded by the Zoning Administrator is unacceptable and will not be signed until the following items are satisfied:

_____

_____

*Conditions: (1) A Standpipe / Sprinkler system will be installed as per Code,
(2) An approved Fire alarm system will be installed throughout
(3) An approved Fire suppression system will be installed in all cooking areas as per Code and connected to Alarm system (commercial Kitchens)
(4) A Knox box entry system will be installed, and keys supplied for building
(5) For Public Assembly areas, occupancy permits, will be required.
(6) Where Elevators are installed, a FEO K1 Fire Dept override key shall be installed.

*** Further detailed information is required in reference to courtyard area before final approvals ***

Fire Chief

Fire Headquarters
(845)451-4079
(845)451-4191Fax

WATSON - BROWN

Phone 914 924-2921
123 S. Hamilton Street
Poughkeepsie, New York 12601

JenBrown@DJenBrownESQ.com

January 7, 2022

By Email: nquinn@cityofpoughkeepsie.com
To the Poughkeepsie City Planning Board
c/o Natalie Quinn
Planning Director
62 Civic Center Plaza, 2nd Floor
Poughkeepsie, New York 12601

Re: Support for Wallace Campus Project

Dear Board Members:

My husband (John Watson) and I (Deirdra "Jen" Brown) write in support of the Wallace Campus ("WC") Development. John and I are property tax paying homeowners who live in downtown Poughkeepsie just blocks from the planned demolition and construction. I have been a resident of Poughkeepsie for twelve years, John has been here for more than forty-five years.

We have reviewed the WC planning board submissions, attended Planning Board and WC informational meetings and consulted with other members of the community regarding this project and **we are of the firm belief that the benefits of the proposed development far outweigh the perceived costs.**

The project, in both the demolition and construction phases, will pull from the local workforce and use locally sourced building material, creating jobs and stimulating the economy. The proposed design is stunningly beautiful while simultaneously adhering to the context of the neighborhood's current architecture. The planned green space, market place and Promenade can only enhance our lovely city as it creates space for engagement with our neighbors and community building activities.

Finally, and most importantly, we endorse WC's commitment to provide deeply **affordable and supported housing units.** This commitment is consistent with our Mayor's expressed commitment to "celebrate the beauty and richness of the diverse peoples of our great City," and to ***"mindfully cultivate a communal spirit of amity toward one another across lines of race, ethnicity, and religion . . . every day."***[1] In the past, cities across the U.S. have used planning and zoning board decisions to separate the wealthy from the poor, the black from the white, the "us" from the "them," to the detriment of our entire community. The

[11] Mayoral Proclamation 14 June 2020

highspeed arterial separating North from South Poughkeepsie is a legacy of such policies that not only perpetuates residential segregation but impedes the economic and spiritual growth of our *entire city*. Several commentators at your meetings used the term **"Market Rate Units."** This phrase is a *dogwhistle for separation;* for what could possibly motivate a desire to impose 'market rates' on a private developmer other than a desire to create a residential climate that will draw in the money moving north from New York City, and exclude from the Poughkeepsie Innovation Zone people they wrongfully view as undesirable.

Do not let those voices prevail. We have an opportunity to get this right. To build a community animated by our diversity and our unity. Such communities benefit everyone.

With kind regards, we remain

Very truly yours,

John Watson and John D. Watson
John D. Watson (Jan 7, 2022 11:32 EST)
Deirdra Jeneva Brown, Esq. D. Jen Brown

2022_01_05 Comments

Final Audit Report 2022-01-07

Created:	2022-01-07
By:	Deirdra Brown (jenbrown@djenbrownesq.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAV09aggEHuWHM2HkDVPzb6SDtg9FI54Bp

"2022_01_05 Comments" History

Document created by Deirdra Brown (jenbrown@djenbrownesq.com)
2022-01-07 - 4:29:40 PM GMT- IP address: 24.168.40.140

Document emailed to John D. Watson (jwatson9@hotmail.com) for signature
2022-01-07 - 4:29:59 PM GMT

Email viewed by John D. Watson (jwatson9@hotmail.com)
2022-01-07 - 4:31:14 PM GMT- IP address: 24.168.40.140

Document e-signed by John D. Watson (jwatson9@hotmail.com)
Signature Date: 2022-01-07 - 4:32:14 PM GMT - Time Source: server- IP address: 24.168.40.140

Agreement completed.
2022-01-07 - 4:32:14 PM GMT

Adobe Sign

Mr. Robert Levine
Chair, Planning Board
And: all members of the City of Poughkeepsie Planning Board
62 Civic Center Plaza, 3rd Floor
Poughkeepsie, NY 12601

Ms. Natalie Quinn
Acting Development Director
62 Civic Center Plaza, 3rd Floor
Poughkeepsie, NY 12601

Re: Wallace Campus

January 7, 2022

Page 1 of 8—Laurie Sandow comments to City of Poughkeepsie Planning Board
re: Wallace Campus

I will preface my comments by saying that nobody but nobody, whether rich or poor, seeks to find themselves in housing that is not affordable. By federal standards, that means a household paying no more than 30% (or in some documents, 35%) of gross income on housing costs, including rent/mortgage payment, insurance, utilities, taxes, and maintenance. Despite this, when the general public hears "affordable", they are more than likely to react with thought along the lines of, "Oh, affordable housing? That's housing for the unwashed masses."

Affordable housing was of so little importance or consequence to City Planner Natalie Quinn that when she wrote the code for the "Innovation District", affordable housing was only included as an incentive, and not as an obligation. The comments and objections I voiced to that Innovation District proposal at the time of its public hearing are included further below in this letter, beginning on page 5.

And so we find ourselves today with an ever-growing number of "market rate"—i.e. projects affordable to only a select population—being approved by the City of Poughkeepsie Planning Board throughout the Innovation District, coupled with the simultaneous destruction of existing affordable housing in the very same District. As an example, I give you Baxter's purchase and conversion of Luckey Platt, where affordable housing was destroyed, and existing tenants who had been living in affordable apartments were driven out through construction that violated their warranty of habitability, and through new leases at rates that equaled only UN-affordable housing.

I have asked, more than once, that City Administrator Marc Nelson introduce property registration, so that first responders and others will have correct addresses and contact information if/when the need arises. Such registration would also document the number of single-, two-family, and multi-family of properties; the number of properties that are not locally owned, not owner-occupied, and/or fraudulently claimed to be owner-occupied. I've also requested annual Rental Property Income and Expense (RPIE) reporting, such as exists, for example, in New York City, so that this documented information can act as reference, and its data can be applied in various departments.

Similarly, I have asked, more than once, that Ms. Quinn produce a "heat map" of City of Poughkeepsie purchases, conversions, and parties behind the various LLCs purchasing and registering these parcels. Such an analysis, study and/or map has certainly never been released to the public. It is not known whether it has ever been produced behind closed doors. The refusal to do so has always been explained away as "one cannot control the free market", as if data collection would control the market. But as a consequence, applications are ushered through the Planning Board and other City agencies—the Common Council included—with each agency effectively wearing blinders. Projects seek approval, and even rezoning, and are considered as if each application exists in a vacuum and silo, entirely unrelated to a project and/or application that might be just a minute's walk away; entirely unrelated to the net effect of multiple project approvals; or even the projects and populations on just the other side of a certain zoning or district boundary.

And, in stark contrast to all the current approvals for market rate developments, and because of the incentive-only, and still-absent obligation in Innovation District zoning for affordable housing, we have the Wallace Campus proposal for one large, clustered, segregated "affordable" development, that would reserve slightly more than one-sixth of its units for supportive housing.

I believe the current developers are absolutely sincere in their commitment and desire to provide affordable housing. It's unlikely, of course, that intention was shared by Eric Anderson when he began accumulating all these parcels. Anderson continues to lurk in the background of the Wallace Campus development, in ways that are entirely unknown and opaque to the general public.

At the December 21, 2021, Planning Board meeting, I read this short quote from the movie "It's a Wonderful Life", where George Bailey said:
"Just remember this, Mr. Potter, that this rabble you're talking about…they do most of the working and living and dying in this community. Well, is it too much to have them work and pay and live and die in a couple of decent rooms and a bath? Anyway, my father didn't think so. People were human beings to him, but to you, a warped, frustrated old man, they're cattle. Well in my book, my father died a much richer man than you'll ever be!"

That quote has deep meaning to me. I absolutely believe in the necessity of providing, creating and/or preserving affordable housing. I believe that working people at all financial rungs; that people who've worked their whole lives and who now live on fixed incomes; and that people who've experienced illnesses, hard times and tragedies that have set them back on their heels, all these people and more deserve quality, affordable housing. So it pains me to object to this development as currently proposed because there are so many unanswered questions, and/or consequences that can be seen, known and already manifested today on Main Street, and at locations and developments, like the MHA/HRH/Dutchess County homeless pods, and the HRH Fallkill Commons.

Regarding Wallace Campus unanswered questions—for example, there are 30 studio units set aside as supportive housing which, by law, can be occupied by just one person. The income range to qualify for those units? Up to $35,850/yr. The subsidy, grants and/or other funding streams going to the developer and/or MHA for those units?—unknown. The criteria for selection in those units?—unknown. The number of veterans repeatedly featured on developer slides that will be selected for these supportive housing units?—unknown. The community opinion of the quality of MHA services?—widely differing opinions among different city ethnicities and demographics. Additionally, if occupants were not categorized as qualifying for supportive housing, the same income of $35,850/yr. would qualify them to apply for occupancy in 1- and even 2-bedroom units.

The terms of the leases for any unit?—unknown. Adjustments to leases and rents if/when vacancies?—unknown. The Property Management company?—still unknown. The problems that Main St. business owners can document, and that they are already encountering on a daily basis?—dismissed by MHA. The claims that this development will bring customers to these Main Street businesses?—unsubstantiated, and not supported through any increase in customer base currently being brought to these businesses by tenants in such developments as the revised Luckey Platt. On the contrary, should someone undertake a study, it is far more likely that City of Poughkeepsie residents will be reflected in the increase of business traffic, not at City locations, but at such Town of Poughkeepsie locations as Hudson Heritage and Eastdale.

The Planning Board's attention to any of these questions? Sadly, just as the Board has set its comment deadline prior to public's opportunity to hear and consider the variances that Wallace Campus developers will be bringing to the Tuesday, January 12, 2022, meeting of the Zoning Board of Appeals, this Board is almost certain to be instructed by Senior Planner and Acting Development Director Natalie Quinn that the public's questions, answers, and concerns are not relevant to the Planning Board's decision-making regarding the Wallace Campus.

I close by including the comments I first made at the Innovation District special meeting of February 11, 2019:

I am here today, as I am at most of the City's public comment periods. And I am wondering why I'm here, since it has become increasingly clear that public hearings and public comments in this City are staged for little purpose other than window dressing, And, also, that we have a situation leading up to tonight's meeting where councilmembers claim to have consulted one person, or one committee or another, behind closed doors, but have never asked their questions or had them answered out in public, enlightening the public, and creating a permanent public record.

Regarding tonight's vote on the Innovation District, I am unalterably opposed to the Ordinance as written—that is, if I actually knew what was written, because the final language of the Ordinance was not posted to the City's website or the Special Meeting notice. Once again, as is the City's habit, the public is deprived of the opportunity to comment knowledgeably because necessary documents have been withheld from them. So I will rely on an earlier draft, that I had to hunt for, and which was filled with typographical errors and incorrect section references, but which otherwise is unlikely to have been changed.

While tonight's Ordinance pretends to represent "best practices," and unlike the 2017-2018 Pace Land Use draft framework, it creates a District that does not include any guarantees of affordable commercial space, of affordable housing, of continuing open space, community space, or parkland. In fact, it codifies the exact opposite.

So much for lip service. What affordable housing is actually being retained? Is there a person on this Council who can point out existing affordable housing anywhere on the Innovation District map?

Making matters worse, the only other appearance of the word "affordable" anywhere else in the Ordinance is in a section offering Bonus Heights in only two of the four District subdivisions, for developments that include 10% or 20% or more of their total units as affordable housing, and where "affordable" is based on County AMI (Area Median Income) which is already two times City AMI. But that differential is actually irrelevant, because the gap between the amount a building is expected to produce from rents and the amount developers will need to pay lenders and investors is almost certain to mean that property owners will never take advantage of these bonus heights in exchange for affordable units. Tonight's Ordinance contains not one word of protection for a single one of this City's challenged populations—from service workers to seniors. I assure you, if affordable housing is not guaranteed in the Ordinance, it's not going to trickle down in the District.

"(9) Special Dimensional Standards

(a) Bonus Heights. **In order to encourage better design, sustainable land use, and inclusive development, an incentive of additional stories as described below is offered to applicants of housing developments in PID-UV and PID-CC subdistricts if their buildings incorporate anyone of the following features. Maximum cumulative bonuses shall not exceed 3 stories.**

1. Affordable Housing.

i. Three (3) additional stories may be added to the maximum permitted building height for developments that include 20% or more of the total units as affordable housing. 50% of the affordable units shall be priced to be affordable at 60-80% of Dutchess County AMI and 50% of the affordable units shall be priced to be affordable at 80% - 100% of Dutchess County AMI. - 3 additional stories.

ii. Two (2) additional stories may be added to the maximum permitted building height for developments that include more than 10% of units as affordable housing with 50% of the affordable units priced to be affordable at 60-80% of Dutchess County AMI and 50% of the affordable units priced to be affordable at 80% - 100% of Dutchess County AMI. - 2 additional stories."

Unlike the 2017-2018 Pace Land Use draft framework, nowhere in the Ordinance is there mention of an inclusionary housing mandate where new developments would include a certain percentage of on-site affordable units. Unlike the Pace Land Use draft framework, nowhere in the Ordinance is there a provision for enduring affordable commercial spaces that will support and retain locally owned businesses. And while the Ordinance also pays lip service to the creative economy, the District map already shows that economy pushed to the outskirts, in the subdistrict named the "Creative Edge".

According to the Ordinance, permanent parks and outdoor recreational spaces are specifically excluded from the Historic Core:

(7) Permitted Uses.

(d) Parks & Programming. **Permanent parks and outdoor recreational spaces are permitted as-of-right in all subdistricts, subject to design standards outlined in §193.37(I2)(d), with the exception of the PID-HC Subdistrict. The exclusion of parkland from the Historic Core Subdistrict is intended to encourage a consistent street wall and maximize the efficiency of land use within the commercial corridor.**

How can Poughkeepsie City planners be so uninformed about the value of parks in the urban landscape? Have they never been to places like New York City, where parks like Bryant Park, Union Square and Madison Square are in high demand, and generate tremendous revenue?

With this Ordinance, you can say goodbye to Mural Square, which the City named "square"—not "park"—long ago so that they wouldn't have to alienate it before selling it to a developer. Goodbye to Christmas Tree lighting, to public celebrations on Main Street, to the potential of pop-up restaurants, markets, and outdoor lunches. With this Ordinance, pedestrian plazas and parks will be permitted only in the subdistricts called the Urban Village, and the Civic Corridor.

The property owners on Main Street, in this so-called Innovation District are largely absentee landlords. They are the very ones who've kept downtown blighted and their properties vacant for the past many years. A change in name won't change their stripes, nor will it cause them to straighten up and fly right. In fact, it will do the opposite, delivering benefits in exchange for the harm they've been doing. And the councilmembers who vote in favor of tonight's Ordinance will be willing partners in that.

To add to the drama of backroom deals, it's pure comedy that last Monday—the same night the Exempts got their liquor license back—Councilmember Petsas walked into the Council meeting an hour late and three sheets to the wind, complaining about dictatorships and demanding that the Innovation District vote be added to the agenda. His own Council reign was a study in dictatorship and flipping the bird to the public. And need I point out that he and the other sponsors of tonight's Ordinance, are the very same Councilmembers who regularly block public access and comment on their social media accounts, practicing NOT democracy, but their own ongoing policies of censorship, propaganda and fake news.

Quinn, Natalie

From: Diamond Mima <mimasdiamond@gmail.com>
Sent: Friday, January 07, 2022 11:03 AM
To: Quinn, Natalie
Subject: Wallace Campus Comment

Good morning,
My name is Diamond Mima. I am a lifelong resident of the City of Poughkeepsie. I am also a mom of two daughters.
For the last 5 Years I have served my community as an activist, advocate an organizer for affordable, quality, permanent housing.
In my time of serving the community, I have come to know a great need for housing across all incomes, demographics and backgrounds of City of Poughkeepsie residents, including myself.
The city is indeed in a housing crisis. Currently less than 2.6% of unoccupied housing is available. There is also a backlog of eviction court dates not only for the City of Poughkeepsie but for the entire Dutchess County.
I believe our community will benefit greatly from the proposed Wallace campus project. As you know the project will provide 186 affordable housing units in over 14,000 square feet of commercial space, as well as half an acre of open Green Space.
For far too long, downtown Poughkeepsie has been underutilized, forgotten and passed by. A generation or so ago, downtown Poughkeepsie was the Regions, Center of economic and social activity. It is our duty to recreate a downtown that helps everyone in the city. We must invest in the people of the City of Poughkeepsie. I believe wholeheartedly that this project encompasses that.
The Wallace project will Revitalize the area with new commercial space and Green Space and is a major investment for the downtown area of Main Street.
As a City of Poughkeepsie resident and as your neighbor, I compel you to see not only the affordable housing it will bring but the hope that this development can bring to the entire city.
I fully support the new proposed development and ask that you, our planning board, approve this project.

Highest Regards,
Diamond Marie Mima
22 Balding Avenue, Poughkeepsie

Quinn, Natalie

From: Isis Benitez <isispascuala@gmail.com>
Sent: Friday, January 07, 2022 10:22 AM
To: Quinn, Natalie
Subject: Wallace Campus Support- I. Benitez

Good Morning,
My name is Isis Benitez and I am a current resident in the City of Poughkeepsie as well as working in the City of Poughkeepsie. Housing has always been an issue here in this City. I have grown up here and have seen so many people struggle to keep a roof over their heads let alone their families heads. I have seen people be evicted due to unforeseen circumstances. It has been both appalling and disheartening.

After hearing about the Wallace Campus building project, I assure you that this is much needed. I have never seen affordable housing in the City of Poughkeepsie and see this as a win. The City of Poughkeepsie holds the minority majority, black and brown people. People of color have always had a history of not being able to afford much compared to our white counterparts. To see that this City is now becoming gentrified and be dismayed by it is an understatement. There should be no reason as to why black and brown folks and folks of color in general are being pushed out of this city.

Affordable housing is long overdue. There was not much knowledge shared throughout the City of Poughkeepsie about the Wallace Campus Project, for reasons I cannot understand. This affordable housing project has to happen, it is needed, and the City needs to prioritize it being built. As someone who is up and coming and trying to find my own places to live, I cannot even think about trying to afford an apartment here. A lot of the people I grew up with and moved away cannot think about coming back to live here considering the high increase in rent.

Don't let the racist ties to the City of Poughkeepsie blind you from allowing this affordable housing project to be built. Vote in support and approval of the project, in support of this community!

In Community,
-Isis Benitez

Quinn, Natalie

From: Tamara "Tam-E" Bond-Williams <radiantlytam19@gmail.com>
Sent: Friday, January 07, 2022 6:42 AM
To: Quinn, Natalie
Cc: Knauss, Judith; Hesse, Paul
Subject: Wallace Project

Dear Natalie,

I'm a newly-returned Poughkeepsie Resident and I'm excited to see the new developments in City of Poughkeepsie. Particularly, I am very excited about the potential Wallace Campus restoration project. I want to express my support. I am happy to see quality affordable housing being built, especially since folks most in need of affordable housing are the folks who would benefit most from living in space where walking here and there is easy. This project is likely to become a generator of economic growth as it makes it easier for new residents to get to and from Main Street stores.

It is also exciting to see a public performance/community space being built on Main Street as this will create a broader sense of cohesive community.

The only aspect of the plan that I am disappointed (or confused?) about - is that there is a fence or barrier around the public space. I am not in favor of fencing in the community space - if it is community space it should be open. In inquiring of the developers, it seems this was done at the behest of the planning board. I hope the planning board reconsiders. As the developers noted, the Police Department does not anticipate trouble with the space if it is left open and accessible.

In every other way - I think this is a thoughtful project that will be great for City of Poughkeepsie. I urge the planning board to go forward with it!

Sincerely,
Tamara Bond-Williams
Poughkeepsie resident

Quinn, Natalie

From: Brian Robinson <brian.robinson@equitablefuture.org>
Sent: Thursday, January 06, 2022 1:23 PM
To: Quinn, Natalie
Subject: Wallace Campus Public Comment

To the City of Poughkeepsie Planning Board:

I write to you to implore your approval of the Wallace Campus site plan. It is apparent that the plan is beyond architecturally sound, and it additionally provides a needed and proper influx of affordable housing that exceeds habitability, a condition many of our residents are left without, through genuinely dignified standards of living.

I am grateful the planning board has made this a stringent process, demonstrating their commitment to this city and its residents. The developers' willingness to commit the time and financial resources toward compliance with the board's demands have led to a plan that not only meets zoning, building, and land use statute, but one that is successful in dialogue with the detail and massing of the project's neighbors. Both parties have executed their duties in these regards to the fullest.

As to the component of affordability, it is fortuitous that this vote occurs the day after Martin Luther King, Jr. Day. Affordable housing on this scale will leave a significant number of our community members with greater means that will serve to bolster their savings and disposable income; it moves beyond ending the indignity and humiliation of living in substandard conditions to the realm of ending poverty, which was a critical component to King's moral and political philosophy. In his book *All Labor Has Dignity*, King states that "northern ghettos are the prisons of forgotten men." It is our moral and civic duty to be cognizant of our neighbors who continue to live in such conditions and to act on this awareness by abolishing Poughkeepsie's ghettos. The Wallace Campus represents to many a necessary step in this abolition.

While there are innumerable reasons this site plan must be approved, having read and listened to comments and deliberations, it seems a moment needs to be taken to address the reasons a person appointed to represent this city cannot in good conscience vote against this site plan.

Among these reasons is that the crux of the debate has very clearly been about affordable and supportive housing and the people who occupy it, not just anecdotally, but from an evidentiary standpoint- the words and actions surrounding this debate are recorded. What's within a planning board's legal purview in NYS when reviewing site plans is to ensure compliance with zoning, building, and land use statute, all of which this site plan complies with. It is not within a planning board's legal purview to reject a site plan on the grounds of potential residents' income or disabilities, and if rejected the evidence in a resulting civil suit as having done such would be beyond preponderance. Voting against site plan approval would signal a public representative's willingness to deliberately step outside the bounds of law for private interests, the definition of corruption, and place the burden of the resulting civil action, which is inevitable given the developers' abundant financial resources, on the shoulders of the city's taxpayers.

Legal liability aside, government appointees have a moral responsibility to those they represent. Heeding comments of outspoken members of the public that express discriminatory views of those among us with low income and/or disabilities, often with racist undertones, would be unconscionable, as would yielding to one's own personal biases and prejudices. That these factors are already represented in comments and deliberations assigns an element of immorality to this process that will be in and of itself difficult for this community to recover from.

The rationale to approve this site plan stacks immeasurably higher than any legitimate grounds for rejection, and as such I and many other residents fully expect all planning board members to attend this session and unanimously approve this site plan.

Sincerely,

Brian Robinson
CEO
Equitable Future, Inc.
(518) 331-4059
EquitableFuture.org

Quinn, Natalie

From: MURIEL W Horowitz <murielhorowitz@gmail.com>
Sent: Wednesday, January 05, 2022 2:24 PM
To: Quinn, Natalie
Subject: Wallace Campus

As a person involved in many issues of equity in the City of Poughkeepsie and as mother of a son with a disability who currently lives in the city of Poughkeepsie, I wish to strongly advocate for the Wallace Campus project. THe lack of affordable housing even as market priced rentals proliferate is a real threat to the people who currently call Poughkeepsie home as well as to those of middle and lower income who cannot afford to rent in the city.

My son who has Down Syndrome has been residing in his own apartment in the city of Poughkeepsie since 2000, However, as he gets older, his needs are growing. I speak for him and many more individuals with disabilities who would benefit greatly from support services as they strive to live independent and productive lives in the City of Poughkeepsie. As resources from other agencies become more and more stressed, an opportunity such as the Wallace Campus becomes all the more important. Please support this project and approve its continuation.

Muriel Horowitz

Jeff Aman
5 Barnard Avenue
Poughkeepsie, NY 12601

December 27, 2021

Natalie Quinn
City of Poughkeepsie
Planning Board

Subject: Wallace Campus Project - Thank You

Natalie,

I had a chance to watch the Webcast of the 12/21/21 Planning Board meeting and public comments on the Wallace Project. I think it has come a long way forward since the initial submission, and I am now much less negative about the project than I was a few months ago. I remain a bit skeptical, based primarily on history. I like the changes that have evolved in the site plan. The building and property look much better than what was initially proposed, thanks to the work of the Planning Board reviews and the public comment.

The explanation of how "supportive housing" will be implemented sounds good. Just please keep in mind the number of questions that were answered by MHA with "we don't believe" or "I don't believe", or "we believe". What was explained was positive and appropriate, but I remain skeptical to a degree, mainly because when this was initially discussed many months ago the developer described it as "some units reserved for individuals in need of services" and the developer did not appear to have any idea what that actually meant at that time.

Given everything going on in Dutchess and Ulster Counties I remain fearful that the City of Poughkeepsie is growing as a dumping ground for individuals unwanted by other municipalities. My comments about urine and feces on Main Street were rapidly brushed off in the December 21 meeting, which I assume means that the speaker (from MHA) had his own special interests in mind or is unaware of current business conditions on Main Street. I hope the Planning Board keeps this in mind going forward, as we don't need more developments contributing to our current conditions. In the last few months we have seen closure of Zhane's Palette, the Great Studio, and the Queen City 15 gallery, with closure of the Barrett Art Center soon to follow, with none of these closures being driven by COVID.

While I am a strong supporter of affordable housing and well-implemented supportive housing, I stand firm in my belief that we need a balanced housing strategy supporting both market rate and affordable housing, with new developments having a mixture of both - which the Wallace Project does not. If I recall correctly "The RIP" was very unbalanced from the beginning, market rate

apartments could not be rented, and look at what it rapidly became. Recent trends of successful high density housing are greatly overweighted with market rate apartments, e.g. 50%+.

While I am less negative about the project at this time I still have concerns:

1. A founding argument of the Wallace Campus project is that we as a City need affordable housing. Implicit in this statement is a claim that this project will make a difference for our City. Given this, the preferential selection of residents for affordable housing in the project should be absolute, limited to City of Poughkeepsie residents. If we have such a need, as claimed, an inability of the developer to fill the project with City of Poughkeepsie residents should be a burden carried by the developer, as a result of business decisions by the developer to build affordable housing using public funds. Housing needs by Rhinebeck, Red Hook, Kingston, and other municipalities should be satisfied within those municipalities, and we should not participate in forced displacement of people from their communities due to a lack of affordable housing in those municipalities.
2. The residency requirements should also applied to the supportive housing component of the project, with City of Poughkeepsie residency being an absolute requirement. MHA supports multiple counties in our region and should not be allowed to "refer" or "transfer" people from outside the City of Poughkeepsie to this development, claiming some type of "business need" later, akin to what Kingston Health Alliance is currently doing. If they can't meet the numbers, then there isn't a need, and it should be the developers problem.
3. Numerous agreements and understandings have been discussed in the Planning Board meetings, some of which are described in the project documents while some are merely recorded in the meeting minutes and public comment responses. I think it is important that we all understand how long term oversight of these agreements will be monitored going forward, that the agreements are in writing, that the City of Poughkeepsie and the funding agencies are aware of them, and that proper oversight takes place. As what lawyers will always tell you, if it isn't in the contract you can't cry foul later. This project has the potential of good benefit to our City, with equal potential for long term economic damage.

I found the discussion about the Innovation District and role of the creative community in our future to be quite informative. The notion of not having a "north star" in the meeting webcast about 1:28 in, is precisely the problem I believe we have, and the lack of any type of vision of what our City should become in the future has far-reaching implications.

Jeff Aman

Quinn, Natalie

From: Cooper Miller <cooper@demonstro.us>
Sent: Tuesday, December 21, 2021 7:36 PM
To: Quinn, Natalie
Subject: City of Poughkeepsie Planning Board Meeting statement

Dear Ms. Quinn,

I missed some of the presentation and I am a new homeowner in the city of PK.
Some of the public comments that I heard at this hearing claimed that the rates of housing undermine market rate housing.
I was a renter in Brooklyn, NY for 20 years, so I have a good idea about Brooklyn market rates, which are some of the highest in the country.

Now I live on a block that is currently 90% owned by a single management company that through local monopoly has set rates very comparable Brooklyn apartments.

When folks are priced out of their rent they turn to crime to supplement their income. This project potentially could remedy the way that working class have been squeezed by the market during this pandemic.

As a community we should not prioritize economic development at the expense of human development. There are qualitative markers that are more important return on this investment.

Cooper Miller

Jeff Aman
5 Barnard Avenue
Poughkeepsie, NY 12601

December 21, 2021

Natalie Quinn
City of Poughkeepsie
Planning Board

Subject: Planning Board 12/21/2021 Meeting re: Wallace Campus Project

Natalie,

The Wallace Campus project is apparently slated for an approval vote at the Planning Board meeting tonight. Every time I read the latest revisions to their application I see a new set of questions that are avoided or unanswered. Unfortunately I will be unable to participate so I am sending you my latest set of questions and concerns, updated from my previous email:

1. The Maintenance Plan appendix mentions Site Maintenance within the campus, but does not describe any maintenance and cleanup that will be performed on sidewalks and streets around the Wallace Campus. Given the nature of some of the residents it can be expected that around gathering points and locations where drug sales will occur there will be cleanup necessary on a daily basis. Who is required to perform the cleanup?
2. What will the process be to request that the Wallace Campus management company send someone to clean urine and feces off of storefronts when one of their residents makes a mess? Will there be financial compensation?
3. What will the process be to get compensation for business loss or failure due to existence of the Wallace Campus or its residents? We will lose at least 3 Main Street businesses this month, with another closing soon after the new year. With several of these the closures have cited problems with the homeless in the Main Street corridor. And now apparently 40 Cannon / REVEL32 are up for sale. Is this how we revitalize our City?
4. The revised plan shows a new relationship with MHA, with services in the building. Will MHA perform services ONLY for the residents, or will this Main Street site now be the location of the new Psychiatric Center for Dutchess and Ulster Counties? With the total closure of Health Alliance in Kingston of mental health and addiction treatment services and the proposed expansion of Ulster County homeless and treatment centers in the City of Poughkeepsie, we are growing into a low or no-income center for the Hudson Valley. Is this what we want? Is the Wallace Campus just another step in lowering the AMI of the City of Poughkeepsie?

5. The revised plan makes no reference to addiction treatment services, so will those also be provided by MHA? ONLY for the residents?
6. Given that addiction and psychiatric services have been discontinued by Health Alliance in Kingston are referring all patients to Poughkeepsie, will the Wallace Campus now be an attraction for Ulster County as well as Dutchess County? FYI I called Health Alliance and asked for addiction treatment and they gave me the phone number for Poughkeepsie. I know that a patient was referred to Poughkeepsie (WMC) and was treated and then shown the door when the program ended, dumping the person here with no way home.
7. In the responses to the November 16 questions there is a claim that the City of Poughkeepsie has demonstrated a need for more affordable housing. I would like to see that demonstration - I just keep hearing the claim with no supporting facts. Recent affordable housing developments in our City have been populated primarily by people from outside the City of Poughkeepsie, so what proof do we have that this project will have any impact at all on affordable housing needs within our City? How will this be measured, and will a performance bond be required to ensure that the benefits are actually to individuals within our own community?
8. Dutchess County has a need for affordable housing, 28 of the 32 municipalities in our County have not built any, and many of those municipalities refuse to provide affordable housing and refuse to provide shelters for the homeless. What can be done to stop the flow of additional individuals into the City of Poughkeepsie in need of housing, mental health treatment, and addiction treatment? How can Dutchess County continue to cut services around the County to save money, then reduce taxes, and then claim they can't afford to expand help to those in need within the communities in which the services are needed?

Contrary to what has been stated in previous Planning Board meetings the Planning Board is responsible for determination of the "appropriateness" of proposed projects, and Planning Board members should not be told to support a project out of fear of developer lawsuits - filing lawsuits is a normal course of action and built in to the cost of doing business for developers, and it is why we have Corporation Counsel. I have heard this rumor going around and feel that Planning Board members should be cautioned about such threats.

Jeff Aman

Law Offices of Jeff Feigelson
458 Route 343
Millbrook, NY 12545
917-270-5774

Date: December 21, 2021

To: Robert Levine, Chairman
Planning Board for the City of Poughkeepsie
62 Civic Center Plaza
Poughkeepsie, NY 12601

Re: Wallace Campus site plan application (PB#2020-010)

Dear Chairman Levine:

I am submitting this letter on behalf of my client, Nobus Group LP, the owner of two properties directly across the street from the proposed project. Please include this letter in the Record for the Wallace Campus site plan application—PB#2020-010.

1. **This project presents one or more potential adverse environmental impacts necessitating an Environmental Impact Statement (EIS).**

   To find that an EIS is not required the Lead Agency ***must*** find that there are ***no*** adverse environmental impacts or that the environmental impacts will not be significant. *See* 6 NYCRR 617.7(a)(2). To the contrary, a Lead Agency ***must prepare an EIS*** when one or more potential adverse environmental ***impacts may exist***. *See* 6 NYCRR 617.7(a)(1). "Because the operative word triggering the requirement of an EIS is `may', there is a relatively ***low threshold for the preparation of an EIS.***" *Silvercup Studios v. Pwr. Auth. St. of N.Y*, 285 A.D.2d 598, 600 (N.Y. App. Div. 2001) *quoting In re Omni Partners*, 237 A.D.2d 440, 442 (N.Y. App. Div. 1997) (citations omitted) *emphasis added.*

   The Applicant has not presented any facts that rebut the presumption that an EIS is required. To the contrary, the public has presented many potential adverse environmental impacts that may result from this project necessitating the need for an EIS. Public comment has surely shown the litany of potential adverse environmental impacts that may exist

The Planning Board has not taken a hard look at multiple areas of environmental concern, including existing patterns of population concentration, distribution, or growth and existing community or neighborhood character. *See* 6 NYCRR. 617.2 (l).

a. *Population displacement* - the resulting displacement of neighborhood residents and businesses caused by a proposed action is an environmental impact within the purview of SEQRA. *Chinese Staff & Workers Ass'n v. City of New York*, 68 N.Y.2d 359 (N.Y. 1986). Many businesses and commercial property owners have spoken publicly about the resulting difficulty they will have attracting commercial tenants, and prospective patrons of commercial properties, if the Wallace Campus is approved.

   As such, an EIS is required to determine whether Wallace will indeed result in displacing businesses at or near the proposed site.

b. *Population Concentration* - the impact of increasing the concentration of subsidized housing in the City is particularly important as Poughkeepsie has approximately two-thirds[1] of Dutchess County's subsidized housing, and yet is home to only 10%[2] of the County's population.

   An EIS is needed to understand whether this project contributes to the clustering of subsidized housing and whether that contribution to clustering has negative environmental impact that should be mitigated.

c. *Financial Health* - The impact this project will have on the City's financial health has not been discussed. Financial health will affect existing patterns of population as it directly correlates with the City's ability to finance public works and infrastructure.

   Moody's explicitly stated the City of Poughkeepsie's bond rating would decrease if there were a decline in average wealth of City residents.[3]

[1] See 2020 Dutchess County Rental Housing Survey to calculate this number. http://dutchessny.gov/Departments/Planning/docs/2020-Rental-Housing-Survey-Report.pdf

[2] Dutchess County Population ~294,000 (https://www.census.gov/quickfacts/fact/table/dutchesscountynewyork/PST045219); Poughkeepsie Population ~30K (https://www.census.gov/quickfacts/fact/table/poughkeepsiecitynewyork/PST045219)

[3] See Exhibit 1.

This project has the potential to realize that negative impact and make it increasingly difficult for the City to finance important public works.

An EIS is needed to understand the impact this project will have on City financial health.

d. *Overbuilding Low-Income Housing in Poughkeepsie Is Not Working* - Poughkeepsie's economy has been struggling for a long time, and there is no empirical evidence showing that low income or affordable housing has helped economic development. Approximately 19%[4] of City residents live in poverty, this is almost double the national average (10.5%). Additionally, as defined by Dutchess County, poverty is concentrated in the City of Poughkeepsie.[5] Although there are some studies that suggest (or show) low income or affordable housing can drive economic development, this is, empirically, not the case for Poughkeepsie.

   An EIS is needed to determine whether this project contributes to the overbuilding of low-income housing and whether that contribution to overbuilding has a negative environmental impact that should be mitigated.

e. *Impact on Parking* -The parking study relied on by the Planning Board and the applicant was never adopted by the Common Council. There has been insufficient discussion or analysis on this issue. The Wallace proposal calls for a project where 187+ people will live; but is short 87+ parking spots.

   As there may be an adverse parking impact, An EIS is required to determine if such impacts can be mitigated.

f. *Project Scale* - This project is huge. Its scale in the context of the small City of Poughkeepsie necessitates the preparation of an EIS.

[4] https://www.towncharts.com/New-York/Economy/Poughkeepsie-city-NY-Economy-data.html

[5] Per Dutchess County, poverty is concentrated in a region when the poverty rate in that region is 10% higher than the County average. 2020-2024 Dutchess County and City of Poughkeepsie Consolidated Plan at page 94 https://cityofpoughkeepsie.com/wp-content/files/commdev/ConPlan_FinalDraft_7_2_21.pdf. Poverty in the County is 8.6% (https://www.census.gov/quickfacts/fact/table/dutchesscountynewyork/PST045219/). Poverty in the City is greater than 19%. Therefore poverty is concentrated in the City.

2. Ms. Anne Saylor has a conflict of interest by being on the Planning Board

Ms. Saylor's is the Deputy Commissioner of Housing with Dutchess County. Ms. Saylor's role with Dutchess County is to execute the County's strategy on homelessness, transitional housing, and affordable housing. See **Exhibit 2** for an official description of Ms. Saylor's role as Deputy Commissioner for Housing with Dutchess County. The County's strategy is to "centralize" (or concentrate) poverty and welfare-oriented services, including housing in the City of Poughkeepsie. *See* **Exhibit 4** which outlines the Dutchess County's strategy to "centralize" or concentrate[6] welfare-oriented services in Poughkeepsie[7]). This strategy, which is supported and implemented by Ms.Saylor, likely conflicts with the City's best interest because concentrating poverty and welfare-oriented services erodes the tax base, lowers the quality of public services and/or increases the cost of providing the same.

Given that the proposed Wallace Campus project is a low-income housing development, providing supportive and transitional housing and associated services, this project appears well aligned with the County's strategy of concentrating poverty and welfare-oriented facilities/services in the City. However, as the County's strategy may conflict with the best interest of the City, a conflict of interest is present having Ms. Saylor make a decision on this project. Certainly, at a minimum, there is the perception in the public's mind that a conflict of interest is present. Therefore, we believe the participation of Ms. Saylor – an employee of Dutchess County who will be supporting this project to advance the County's interest – in a decision making role on this project raises a conflict of interest.

3. The applicant's funding partner Leviticus Fund's other Poughkeepsie investments have been public safety failures.

Leviticus Fund is an investor in the Poughkeepsie Underwear Factory (PUF) and transitional housing on Rose St—Falkill Commons. PUF's pocket park is littered with drug dealing, drug use and prostitution. Rose Street has a relatively high amount of crime. Both areas have become public safety concerns.[8] More diligence needs to be done to ensure the long-term impacts of the Wallace

[6] The County has concentrated these services including low-income housing in the City of Poughkeepsie.
[7] As approximately two-thirds of Dutchess County's subsidized housing is located in the City of Poughkeepsie, the strategy of Dutchess County is clear - concentrate subsidized housing in the City of Poughkeepsie.
[8] See compilation of Police blotter attached as **Exhibit 5**

project are not a detriment to the City. The point here is that projects like the Wallace project do not have a history of turning around a neighborhood for the better.

4. **There are involved agencies other than those listed in the application.**

   These agencies include:

   a. NYS Attorney General (AG) -

      The AG's opinion as to Civil Rights violations related to concentrating poverty and welfare-oriented facilities in a City comprised largely of individuals from protected classes. This concentration drains resources on a community with a high concentration of individuals from protected classes and contributes to illegal segregation.[9]

   b. City of Poughkeepsie School District -

      To advise on whether the School District can afford to support new students, and whether a PILOT agreement is in the School District's best interest.

5. **This project conflicts with the City's current comprehensive planning efforts.**

   This project is massive and if approved the City will have to plan around it, rather than plan according to the will of the people[10]. The City residents through their elected officials (the Common Council) should have their voices heard in approving a comprehensive plan.

   As comprehensive planning is underway, it would be arbitrary and capricious to approve this project without considering the forthcoming comprehensive plan.

[9] https://www.nytimes.com/2017/07/02/us/federal-housing-assistance-urban-racial-divides.html
[10] The Common Council's approval of the comprehensive plan represents the will of the people who elected them.

Further this project, and housing policy generally, has significant impacts on the City's economy which is closely linked to the comprehensive plan. As explained in the Newburgh Housing Study conducted by Dwarka Consulting, and sponsored by Leviticus Fund, housing policy must be connected to economic development policy. Newburgh has similar size, demographics, and economy as Poughkeepsie and is within the same HUD Area Median Family Income Region as Poughkeepsie. As such, the Newburgh study is particularly relevant to Poughkeepsie. For Newburgh, Dwarka/Leviticus found:

> *The housing needs assessment revealed the importance of linking housing policy reform with broader economic development and neighborhood revitalization initiatives. While housing cost burdens are driven in part by rising rental costs and property tax burdens, relatively low-income levels and multi-generational poverty have made it difficult for many residents to pay market rents or build wealth through homeownership. The absence of a coordinated strategy aimed at increase tax revenue from commercial development places an increased burden on residential property owners and makes homeownership more elusive for long-time renters. Advancing strategies for redeveloping Newburgh's underutilized commercial properties and devising new pathways toward affordable homeownership could help improve the vitality of the City's neighborhoods while also strengthening residents' shared sense of community, inclusion, and opportunity.*[11]

Therefore, the Wallace project conflicts with the comprehensive planning efforts, especially because there is no link to economic development.

Additionally, the Wallace proposal contains nothing but conclusory statements when referencing how this project relates to economic development—a significant deficiency considering Dwarka/Leviticus' findings.

6. The PID is an illegal Municipal Theme District.

A Municipal Theme District is an area of not less than ten square acres that is designated by a county, city, town or village and formed for the purpose of

[11] https://leviticusfund.org/wp-content/uploads/2021/06/Working-Paper-I_Newburgh-Housing-Needs-Assessment.pdf at page 46

promoting, advancing or coordinating an approved theme—art, entertainment, education, culture or business. *See* N.Y. Gen. Mun. Law § 990-b & 990-c. A lawful municipal theme district is administered by a board that is appointed by the body which designated the district. *See* N.Y. Gen. Mun. Law § 990-f.

The Poughkeepsie Innovation District (the "PID") was formed for an approved municipal theme enumerated in N.Y. Gen. Mun. Law § 990-c, i.e. to promote business as shown by City Code Section 19-3.37(1). The purpose of the PID is to revitalize the City's historic Central Business District. *Id.* However, the PID, among other deficiencies, is not administered by a board which was designated by the body that created the district. *See* N.Y. Gen. Mun. Law § 990-f. Therefore, among other deficiencies, the PID is an illegal Municipal Theme District.

7. The Wallace Site Plan Application improperly combines two or more applications.

The Planning Board's Site Plan Application form asks for the proposed project's "zoning district."[12] "District" as written in the site plan application is singular. Therefore, pursuant to the Planning Department's procedure, a procedurally compliant site plan application can only comprise a single zoning district.

The Wallace proposal spans two zoning districts, the PID Urban Village (PID-UV) and the PID Historic Core (PID-HC). Both the PID-UV and PID-HC have different land use restrictions that are violated by the Wallace proposal. Therefore, this site plan application if approved as a single application violates lawful procedure.

8. Zoning restrictions for the Historic Core and Urban Village both apply to the entire project.

As this is a single proposal, comprising multiple parcels from separate zoning districts, the most restrictive zoning covenants of each zoning district should apply to the entire proposal. Pocket parks are prohibited in the PID. Since the Wallace proposal calls for a pocket park, this proposal is not permitted.

9. Other Impropriety Associated with this application.

The Applicant's funding partner Leviticus Fund is representing Wallace as if the project has already been approved and built. *See* **Exhibit 3**, a screen shot taken

[12] See Site Plan Application, Page 1 Paragraph VI.

from Leviticus Fund's website on 7/5/21. This raises questions as to whether the Planning Board and the Applicant have predetermined the project's approval without following lawful procedure.

10. The Wallace proposal conflicts with the Poughkeepsie Innovation District policy.

The PID code incentivizes mixed income development where 50% of the affordable units are priced to be affordable at 60%-80% AMI, and the remaining 50% of affordable units are priced to be affordable at 80%-100% AMI. *See* Poughkeepsie Cit Code §19-3.37(9)(a)(1).

Wallace's proposed affordability pricing is so far from that which is incentivized by the PID zoning code, that Wallace's proposal conflicts with the PID policy.

Respectfully,



Jeff Feigelson

Exhibit 1

MOODY'S
INVESTORS SERVICE

Rating Action: Moody's assigns Ba1 to Poughkeepsie, NY's GO bonds; outlook stable

09 Mar 2021

New York, March 09, 2021 -- Moody's Investors Service has assigned a Ba1 rating to the City of Poughkeepsie, NY's $5.2 million Public Improvement Refunding Bonds, 2021. Moody's maintains the Ba1 on the city's issuer and GOLT ratings. The outlook remains stable.

The issuer rating is equivalent to the city's hypothetical general obligation unlimited tax (GOULT) rating; there is no debt associated with the GOULT security.

RATINGS RATIONALE

The Ba1 issuer rating reflects the city's weak financial position. Although the city has made material strides in improving its operations and governance, its financial position remains weak as the negative fund balance position accumulated in previous years is still being dealt with. Favorably, the city is continuing to take action to run operating surpluses which are being used to reduce that deficit. Management's endeavors are aided by a recent uptick in development which is causing tax base, and revenue expansion.

The ongoing pandemic has had only a modest impact on the city. While sales taxes took a large hit before rebounding, the city's conservative budgeting and stable property taxes have largely blunted the financial impact of the pandemic.

We consider the outstanding debt to be GOLT because of limitations under New York State (Aa2 stable) law on property tax levy increases. The absence of distinction between the GOLT rating and the Issuer rating reflects the town council's ability to override the property tax cap and the faith and credit pledge in support of debt service.

RATING OUTLOOK

The stable outlook reflects our expectations that, despite ongoing improvements, it will take continued effort to restore financial health.

FACTORS THAT COULD LEAD TO AN UPGRADE OF THE RATING

-Significant and sustained improvement in reserves and liquidity

-Material tax base growth

-Improved resident wealth and income

FACTORS THAT COULD LEAD TO A DOWNGRADE OF THE RATING

-Reversion to structural imbalance

-Declines in the tax base or resident wealth and income

LEGAL SECURITY

Debt service on the bonds and notes is secured by the City's faith and credit supported by its pledge to levy ad valorem property taxes to pay debt service as limited by New York State's Property Tax Cap-Legislation (Chapter 97 (Part A) of the Laws of the State of New York, 2011).

USE OF PROCEEDS

Proceeds from the bonds will be used to refund all or a portion of the Public Improvement (Serial) Bonds, Series 2009A and Public Improvement (Serial) Bonds, Series 2020 for interest savings.

Exhibit 2

Description of Ms. Saylor's role with Dutchess County.

projects.

- **Creation of a Deputy Commissioner for Housing**, who will focus on addressing our community's challenges regarding affordable housing and homelessness issues. Anne Saylor, the Department of Planning and Development's current Community Development Administrator, will assume this role and lead the County's efforts to find solutions to address the transitional housing needs and appropriate support services, which will allow individuals to move to and maintain permanent housing and independent living.

Exhibit 3

Screenshot of Leviticus Fund's project map, showing Wallace Campus.

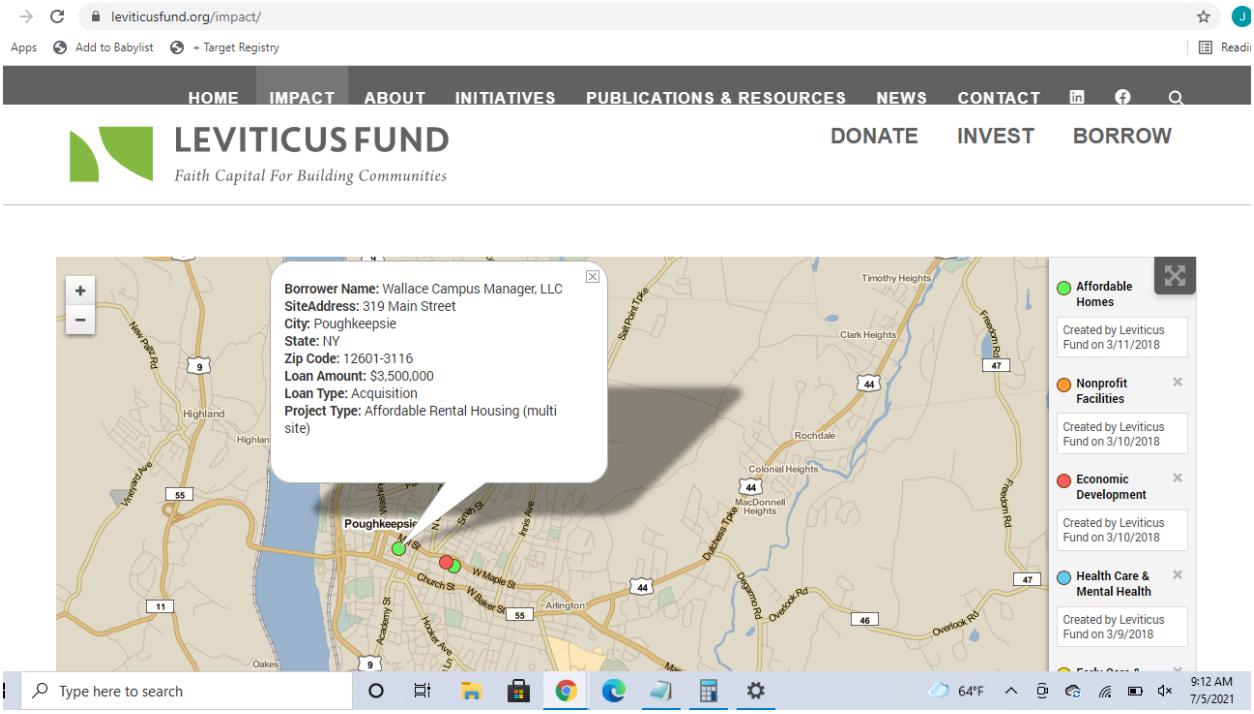

Exhibit 4

Excerpt from page 33 of Dutchess County Adopted 2021 Budget available at: https://www.dutchessny.gov/Departments/Budget/Docs/2021-Adopted-Budget-Document.pdf

Throughout 2019, an interdisciplinary team of housing service providers and officials from Dutchess County and local governments met to reimagine and reinvigorate how we address homelessness. This team identified areas of concern, including the increasing length of stay for those in shelters; cost and inefficiency of placing individuals and families in local motels; lack of diverse housing options; and difficulty in providing services to a dispersed homeless population.

To address these concerns, we will take four bold steps to reduce the homeless population, provide more effective transitional housing, and increase the availability of affordable housing:

1. Establishing a one-stop contact center for households facing eviction. This would be the first step towards a more comprehensive system to centralize our established housing services to provide information and support to those searching for affordable housing, help access available financial assistance, and connect with financial planning and legal services to prevent evictions.
2. Engaging local hospitals and state-run correctional facilities, to ensure appropriate re-entry planning before the release of patients or incarcerated individuals.
3. Reducing reliance on costly motels for providing temporary housing by developing new centralized emergency and transitional housing solutions.
4. Increasing access to affordable housing by working with local municipalities to add zoning language and land use policy to expand rental and housing options; engaging builders to earmark market- and submarket-rate housing as part of larger projects; and training local municipal, planning, and zoning board members on what affordable housing is and why it's important.

Exhibit 5
Police Blotter at Poughkeepsie Underwear Factory & Rose Street

Will be sent under separate cover

Quinn, Natalie

From: Carmella Schwab <carmella.schwab@gmail.com>
Sent: Monday, December 20, 2021 9:05 PM
To: Quinn, Natalie
Cc: Kyle Neiswender
Subject: Planning Board Meeting: Wallace Campus Plants Idea

Hi Natalie,

Last week, my husband Kyle and I attended an outreach meeting where I asked if it was possible to consider utilizing local nurseries specializing in New York native plants to promote sustainability and pollinators to fill the green space at Wallace Campus.

Since Monarchs migrate through the Hudson Valley, this could potentially become a Certified Monarch Waystation. A butterfly garden could provide beautiful summer and fall blooms along with educational sessions utilizing the space to teach the public about plants and butterflies!

My two suggestions are Catskill Native Nursery in Kerhonkson, NY or Rosedale Nurseries in Hawthorne, NY. Both supply Northeast native plants. Where typical turf grass can require added water, fertilizer and frequent mowing, native plants require less maintenance and are self-sustaining once rooted. Both nurseries are able to advise on best plant options for the sunlight, soil conditions and space available.

Let me know if there's anything to know for tomorrow or if I can bring this up as a topic.
Looking forward to the meeting!
Sincerely,
Carmella

--
Thank you,
Carmella Schwab, MBS
Account Manager at Kalsec
carmella.schwab@gmail.com | 908-487-8340

Natalie Quinn
Acting Development Director
62 Civic Center Plaza, 3rd Floor
Poughkeepsie, NY 12601

Hon Robert Levine
Chair, Planning Board
62 Civic Center Plaza, 3rd Floor
Poughkeepsie, NY 12601

Re: Wallace Campus

December 20, 2021

Dear Ms. Quinn and Members of the Planning Board:

As the Chair of the City of Poughkeepsie Common Council, I am writing to express support for the demolition, conversion and new construction at 319, 325, 327-329 and 331 Main Street in Poughkeepsie, New York. The proposed project will provide 186 affordable housing units and over 14,000 square feet of commercial space, as well as open green space accessible from Main Street ("Wallace Campus").

I believe that the Wallace Campus's affordable and supportive housing will benefit the City's residents. The City of Poughkeepsie's comprehensive plan community engagement process has indicated that lack of affordable housing is at the forefront of people's worries. By approving 186 units of affordable housing, the Planning Board will help secure the City's future. Additionally, the project's new commercial space will activate Main Street and enliven a commercial corridor located in the Poughkeepsie Innovation District.

I support the new proposed development and hope that the Planning Board approves the project.

Sincerely,

Sarah Salem
Councilmember At-Large
City of Poughkeepsie Common Council

November 11, 2021

Re: Wallace Campus Public Hearing, October 19, 2021, relevant to the upcoming meeting November 16, 2021

To: The City or Poughkeepsie Planning Board & Developers of the Wallace Campus Project

While I appreciate your efforts at these public hearings to create the best project possible for the City, nevertheless this project in its current state has failed to adequately address the following key issues:

Supportive Housing – Not appropriate for a downtown business district trying to rejuvenate

While the developer appears to continually include supportive housing units, it rarely is, if ever mentioned in this development. Why is this the case? Why does it appear that any discussion of this issue is hidden or avoided?

The logic of establishing a home base for people in need of mental health and treatment services right in the heart of our Downtown, our struggling Central Business District, does not make any sense when the City is attempting to attract new businesses, people who will spend money at retail establishments and wish to frequent fun and interesting restaurants and other business types.

This is not a case of NIMBY, this is a case of common sense

This project establishes a home base for a population that has a variety of issues including substance abuse who will be surrounded by attractive-nuisances catering to their urges.

Right next door to Wallace is a bodega which specializes in cheap beer, tobacco and unhealthy foods, while 50 yards across the street is a liquor store, our number one attractive nuisance for reasons obvious to us property/business owners. Will we just see this existing problem expand further?

Wallace Green Concept – The Realities of Poughkeepsie – How will it be managed?

Given the failure to police the other Downtown Poughkeepsie parks & recreational areas, it needs to be fully thought through and investigated how the Green is going to be utilized, managed, and maintained. What will prevent it from becoming another Poughkeepsie "Needle Park?" Without a carefully thought out plan, different from what has been tried before, it will be similar to all the other public spaces along the Main Street corridor. A review of the call records from the police, fire, and emergency medical services proves this out. One thing I did not see in the renderings were any trees to help create a welcoming natural streetscape & shade. Wallace ison the sunny side of the street where trees would thrive.

For many years I worked with your 1st ward representative to have trees planted in order to help soften the landscape, as many businesses owners complained about the detrimental effect of strong sunlight reflecting off their windows. This effort never came to fruition, leaving businesses frustrated and disappointed that the north side of the street, which is in constant shade, happens to be fully tree lined, yet theirs remains barren. This is your opportunity to change that.

Poughkeepsie A Failed History of Public Amenities -Murphy Park – Liberty Street Planter

All our Main St. parks/accessible open spaces have been shuttered, or have had seating areas removed. The population of homeless, loiterers, and substance abusers which really needs tender loving care, need be administered to yet they should not receive assistance on the sidewalks of our city, in the heart of our business district. Take a look at Murphy Park, right in front of the Poughkeepsie underwear factory. This once promising park has now been fully enclosed by chain-link fence to prevent access by anyone. Many businesses once located in PUF have left for greener pastures.

The city used to have a beautiful mature tree and raised-bed planter at Liberty Street, which the administration saw fit to remove -not because of the plan to remake the parking area: it was determined to be the best solution for dealing with substance-abusing drug addled loitering population who insist on soothing themselves with a variety of substances. Numerous calls to Police have resulted in Narcan being administered, while the majority drunkenly act-out, leaving copious amounts of empty liquor bottles throughout the corridor and on every inch of Main Street. Did I fail to mention public defecation, urination, & illicit sexual activities?

Prolonged Demolition and Construction Process

The prolonged demolition and construction process is going to have a damaging effect on the existing businesses, many which are already struggling to survive. It will also severely exacerbate the already difficult traffic/parking/loading situation.

Failure to embrace Historic Preservation

I find it very disappointing that you still choose to tear down three perfectly functional buildings which, though modified and refaced, are now part of the historic fabric of our existing streetscape. They are our familiar streetscape and have been for some time.

If you look at cities such as Boston Savannah GA,and Dublin Ireland, you're not allowed to just destroy a building's facade, you must preserve it. They support preserving historic facades while constructing modern buildings behind them. Feel free to consult with your colleagues at the Boston Planning & Development Agency, formerly known as the http://www.bostonplans.org/ Boston Redevelopment Authority. Yes, the facades at 319-325-329 have been muddled, but there is photographic evidence of what used to exist and can be remade.

There are plenty of examples of Main Street buildings which have been restored to present their facades and storefronts with relative historical accuracy, along with building envelopes rehabbed and brought up to current standards of energy efficiency and safety. Look no further than the two properties you face: 328 and 330 Main Street. They've been restored as such and hold a place on the local historic register, also making a rather prominent appearance in one of your streetscape renderings.

Thank you,

Doug Nobiletti
Managing Partner
Nobus Group, LP
328-330 Main Street
845-797-0547
jdnobil@gmail.com

November 16, 2021

Dear Natalie,

After our conversations and interviews, I'm well aware how supportive you are of the Wallace Campus Project. I am conflicted about the scope of the work the long-term upheaval of the blocks and surrounding areas. I am skeptical about the project actually being completed at all, although certain it will commence, no matter the cost.

What perplexes me is how one justifies our initial conversations regarding the Poughkeepsie Innovation District. I thought it was important to you, Mayor Rolison and the city to improve the Main Street Business Corridor for actual businesses. The Wallace Campus Project leans heavily on a high percentage of subsidized units in order to secure the highest financial incentives for the developer. Folks of all levels of financial means deserve to have access to affordable housing, but why does it have to be in this stretch of Main Street? How will this possibly attract new businesses that aren't barber shops, hair and nail salons, cell phone stores, bodegas, or smoke shops?

With a seemingly imminent approval for the WCP on the horizon, is there any example of another downtown business that has managed to grow and thrive while creating more subsidized and supportive housing? Will anything improve? When will the ongoing problems that happen daily be addressed? Drunks, addicts, sex workers and dealers work out in the open. Parking is a disaster, street sanitation is non-existent, and a lack of police presence keep people away. As much as I adore my new business and the customers who have been so supportive, I hesitate to make any long-term commitment to staying at its current location.

I used to feel the City of Poughkeepsie had potential. I have to say I am not feeling at all optimistic. I have lived here for over four decades. At the time, the Main Mall was a wonderful place. It was vibrant and bustling with activity, not an empty storefront in sight. Nothing would bring me more joy than being proven wrong. I just don't see it happening.

Tina Staniscia

Owner of Under The Stars Resale & Vintage

330 Main Street

Poughkeepsie, NY 12601

Quinn, Natalie

From: Kari rieser <karikuz777@gmail.com>
Sent: Monday, November 15, 2021 6:41 PM
To: Quinn, Natalie
Subject: Planning board comments

Owning a shop on Main Street has given me a particular vantage point for the wallace campus that I don't think many people have. If we are going to use our "innovation business district " as a place where we are now housing hundreds and hundreds of people, some whom have serious mental health issues, then I think we need to come to terms with the fact that having a downtown business district with a thriving downtown I not in the cards. I am all for supportive housing but in the only one or two intact blocks that we have left of our Main Street? , I can't believe this is the only place that this could happen. And if that is the case I think we should all be OK with businesses leaving this district and going someplace else and just write off our business district for the decades to come. The only businesses that will be able to thrive will be beauty supply, smoke shops and convenient stores. And all of that is fine as long as everyone understands that that is the choice that is being made. I believe in Poughkeepsie! I believe that housing is a human right, but I don't believe putting people most at risk for drug and alcohol addiction in the very place that it is most easily found is a good choice.

Thank you very much for all you do.

Sincerely, Kari Rieser

Sent from my iPhone

Liscum McCormack VanVoorhis LLP
ARCHITECTURE PLANNING INTERIORS

Principals:
Michael T.J. McCormack AIA
Raymond P. VanVoorhis AIA

October 25, 2021

Ms. Natalie Quinn
City of Poughkeepsie Planning Administrator
62 Civic Center Plaza
Poughkeepsie, NY 12601

Ms. Judith Knauss
City of Poughkeepsie Zoning Administrator
62 Civic Center Plaza
Poughkeepsie, NY 12601

Re: 317 Main Street Zoning

Dear Ms. Quinn & Knauss:

Our office has been retained to design interior alterations at 317 Main Street from office/business use on the second and third floors to residential use: four one bedroom units. There are several existing windows on the Easterly lot line on the second and third floors. Per my email inquiry to Judith for lot line window clarifications, I received a response regarding such in the zoning district as follows:

There are some zoning requirements in the PID relative to set-backs for new construction abutting lots with existing structures. These are outlined below.

- *Section 19-3.37(8)(f) provides that upper-story setbacks are utilized to reduce perceived building scale and height, ensuring a human-scaled urban form and sufficient access to light and air, while 19-3.37(8)(1) provides that upper-story setbacks on principal buildings adjacent to preexisting structures with wall openings shall be regulated by Section 19-3.23(4)(e).*

- *Section 19-3.24(4)(e) states:*
  Upper-story setbacks on principal buildings. In order to ensure that building height extensions or the construction of new principal buildings on infill lots do not create new nonconformities to preexisting adjacent structures with regard to wall openings and other requirements of the Uniform Fire Prevention and Building Code, or create functionally obsolete wall openings for the purposes of light and ventilation, or obstruct access of emergency service vehicles to upper floors of existing adjacent structures, the following setback requirements shall apply:
  [Added by Ord. No. O-15-06, 8-24-2015, § 1]
  1. *Where a height extension is proposed on an existing principal building, said extension shall be set back a minimum of five feet from any preexisting, legal exterior wall openings, such as windows, of an adjacent principal building located on an abutting lot.*
  2. *The construction of a new principal building on a lot that abuts a lot with a preexisting principal building with a side yard setback of zero is permitted to be constructed with a side yard setback of*

zero on the first floor. However, for all additional floors above the first floor, a setback of at least five feet shall be required from any existing exterior wall openings, such as windows, of the adjacent preexisting principal building. The setback shall be measured from the lot line.

We are aware that the Wallace Campus project is proposed adjacent to the easterly lot line of 317 Main Street and appears to be a multistory building on the lot line. If this is the case, the project would obstruct these easterly windows on 317 Main Street and be in non-conformance with the zoning law 19-3.24(e).

As the Wallace Campus project is open for public comment at the moment, we request a review of this condition by the planning board to confirm if it is in accordance with the law as currently designed.

Thank you,



Kimberly Ryan, RA
Senior Associate

October 25th, 2021

Re: Wallace Campus Public Hearing, October 19, 2021

To: The City or Poughkeepsie Planning Board & Developers of the Wallace Campus Project

While I appreciate your efforts at these public hearings to create the best project possible for the City, nevertheless this project in its current state has failed to adequately address the following key issues:

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Investigated how the Green is going to be utilized, managed, and maintained. What will prevent it from becoming another Poughkeepsie "Needle Park?" Without a carefully thought-out plan, different from what has been tried before, it will be similar to all the other public spaces along the Main Street corridor. A review of the call records from the police, fire, and emergency medical services proves this out. One thing I did not see in the renderings were any trees to help create natural shade. You are on the sunny side of the street where trees would thrive.

For many years I worked with your ward representative to have trees planted in order to help soften the landscape, as many businesses owners complained about the negative impact of strong sunlight reflecting off their windows. This effort never came to fruition, leaving businesses frustrated and disappointed that the north side of the street which is in constant shade happens to be fully tree lined, yet theirs remains barren. This is your opportunity to change that.

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Thank you,

Doug Nobiletti
Managing Partner
Nobus Group, LP
328-330 Main Street
845-797-0547
jdnobil@gmail.com

Family Services
communities without limits

RECEIVED
SEP 27 2021

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29 North Hamilton Street
Poughkeepsie, NY 12601
t. | 845.452.1110
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Chief Executive Officer
Brian Doyle

September 23, 2021

Mr. Robert Levine, Chairman
City of Poughkeepsie Planning Board
62 Civic Center Plaza
Poughkeepsie, NY 12601

Re: Wallace Campus

Dear Mr. Levine,

As a follow up to our discussion regarding the proposed Wallace Campus, I am writing to provide my observations.

Certainly, the city of Poughkeepsie and the people here are in need of more in the way of affordable and decent housing. We have seen that rental rates have accelerated at a faster pace than people's income.

In particular, people in those lower wage jobs are struggling in this regard. I know this from my observations around many of the people to whom we provide services, as well as those lower-paid staff of Family Services. The aspiration to bring more affordable rental housing into the city of Poughkeepsie is laudable.

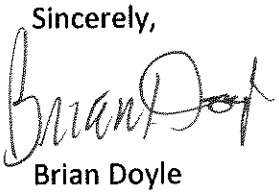
I am concerned, however, that affordable housing is best dispersed throughout the community so as to not create enclaves of people differentiated by their economic standing. An ideal model is one where development provides certain percentages of housing at market rate and within the same development provide housing that is affordable for working people with lower salaries as well as people who are experiencing poverty for whatever variety of reasons.

While Family Services is not in the "housing business", I do think that I've had the benefit of gaining certain perspectives around how best to have the City as one and not divided into districts differentiated by economic status.

I hope these observations are useful and I hope the developers of the Wallace Campus provide this type of integrated approach and then follow up with ensuring the supports that wrap around the housing that are so important for purposes of safety, upkeep and overall well-being of the tenants.

Thank you.

Sincerely,



Brian Doyle
Chief Executive Officer

Quinn, Natalie

From: Clifford Simanski <cliff@gp-81.com>
Sent: Wednesday, June 23, 2021 1:51 PM
To: Quinn, Natalie
Subject: Support for Wallace Campus Project

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Natalie,

I tuned in for the planning board call on June 15th which included public comments on the Wallace Campus project. I did not have the opportunity to speak but wanted to share my support for the project. The proposed climbing gym is of particular interest to me as I am a huge climber and would love to see that amenity added to downtown Poughkeepsie. Moreover, the proposed operator of the gym (Chris Scott) is someone I think very highly of and have worked with in the past. He's a great fit for the gym and the community and is committed to making the project a success for all parties involved.

Thank you,
Cliff

--
Clifford Simanski
Founder, Owner, Operator
He/Him/His

Hudson River Housing, Inc.

313 Mill Street
Poughkeepsie, NY
(845) 454-5176 (P)
(845) 485-1641 (F)
www.hudsonriverhousing.org

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Executive Director
Christa Hines

June 15, 2021

Members of the City of Poughkeepsie Planning Board:

Hudson River Housing shares the below statement with regard to current projects before the Planning Board, in particular the Wallace Campus.

We believe in and stand by affordable housing as the critical foundation of thriving communities that provide opportunity for all. Our home is the foundation from which we all can achieve our full potential.

Yet most residents in Poughkeepsie are struggling to maintain this foundation, and were even before the onset of the COVID-19 pandemic.

- According to a 2019 profile of Poughkeepsie written by Hudson Valley Pattern for Progress
  - ⅔ of all housing units in Poughkeepsie are renter-occupied
  - Poughkeepsie median rents rose over 25% between 2000-2018
  - 58% of Poughkeepsie renters are cost burdened, meaning they spend more than 30% of their income towards housing costs
  - 38% of renters are severely cost-burdened, paying more than 50% of their income towards housing
- In 2020, the Poughkeepsie-Newburgh-Middletown HUD Metro Fair Market Rent Area was ranked the fourth most expensive area in New York, with an average 2-bedroom apartment rented at $1,397.

As a community, we must be willing to step up to the challenge of providing opportunity for all. That means housing people can afford, combined with all the tools people need to thrive.

As it reviews the projects before them, we urge the City to consider:

- That affordable housing is desperately needed in the community
- That projects of any kind require active and present management and an array of services and supports that help individuals and families access opportunity
- That residents are right to express their concerns about the scale and pace of development in the city - the agenda for this evening's meeting is testament to that. All the more reason for the city to prioritize affordable housing as a bedrock for any additional changes that may come.
- That when possible and appropriate, mixed-income projects are ideal in that they replicate on a smaller scale how healthy communities exist as a whole, including exposure to an array of different people and opportunities. They also reduce stigma by lessening the separation between "housing" and "affordable housing"
- That the number of people on the precipice of homelessness must be faced as a

a reality the city will eventually bear regardless, and investing in affordable housing is certainly the proactive choice.

We are aware that projects currently proposed are sometimes being compared unfavorably to some of Hudson River Housing's work. We acknowledge the challenges that make the task of providing a continuum of housing options in our community difficult. Community challenges such as substance abuse, mental health crises, and homelessness have been exacerbated by the combined blows of the pandemic and skyrocketing housing costs. The trauma caused by poverty, homelessness, underemployment, discrimiation - societal shortfalls - means that our community has a responsibility to wrap its arms around those who are suffering, even when - especially when - it is most difficult.

As we face the reality of these challenges, low-income and unhoused families, and those that are in service to them, should not become the victims of a narrative of fear and discrimination. This allows stigma to grow unchecked, and limits the ability of our community to meet our present and future with innovative, compassionate solutions.

We must be willing to create communities that meet the needs of all people. We urge the City of Poughkeepsie to stand in support of affordable housing as the critical foundation of thriving communities that provide opportunity for all.

Respectfully,

Christa Hines

Christa Hines
Executive Director

Memorandum

TO : Members of the City of Poughkeepsie Planning Board; Ms. N. Quinn, Director of Planning Department
FROM : Sheila Newman
49 Loockerman Ave, Poughkeepsie NY 12601
RE : File #2020-010
WALLACE CAMPUS: DEMOLITION, CONVERSION & NEW CONSTRUCTION

The proposal before the Planning Board for the former Wallace Department Store site is a totally inappropriate project for the Central Business District(CBD) of the City of Poughkeepsie. And, at the outset, I wish to concur whole heartedly with the 14 people who spoke at the public hearing of May 18, 2021. Each and every critique should be enough to recommend rejection of this unfortunate redevelopment. Just to mention a few speaks volumes. the subsidies that the City would take on as a multi-million dollar burden; the inappropriate architectural and economic and social vision of the developers; the clearly exploitive aspect of using federal funding for the upfront money in the project.

Our voices are speaking out against a proposal destroying opportunities for future development. We are asking this body to look to the future. The Planning Board will doom our City if it goes forward with a proposal based on such obsolete thinking. The distinguished urban planning scholar Richard Florida says it well. It will be "… **higher-amenity neighborhoods that (are) key to attracting new residents to live in central cities….** . **A 2013 study documented shifts to more mixed-use, vibrant, live-work downtowns in cities of all shapes and sizes that were happening a decade ago. "**

Poughkeepsie is beginning to move in the direction of a live-work downtown--think Lucky-Platt re-use-- that will be throttled by the housing that is proposed. Moreover, there is already a generous share of low-income housing already on or adjacent to our Main Street corridor. Professor Florida tells us different CBD housing will be the future of successful cities and instead of a narrow focus on retail, imagining a work life of the future and the interests and needs of younger residents are necessary.

Professor Florida gets the last word: We have a once-in-a-century opportunity to turn our business districts and our cities into something better, less divided, and more inclusive. Shame on us if we fail to grasp it.

May 20, 2021

Poughkeepsie Planning Board Members:

Due to time conflicts I was unable to attend your recent public comment session about the proposed Wallace project, or to submit written comments until now. I hope what I'm providing here can still be considered as part of the public comment record on this matter. My position is opposed to the Wallace proposal.

I am a longtime City of Poughkeepsie resident, and will briefly mention my significant interest in quality housing that is affordable for people across the income spectrum. I have volunteered in various capacities for Hudson River Housing, beginning more than a decade ago with some of the earliest activities of its Middle Main project for downtown Poughkeepsie, and as a board member of the agency since 2011. In 2020 I completed a Master's in Community Development Policy and Practice, and focused on housing issues in the 5th Ward of Poughkeepsie for my culminating capstone research project.

What stands out to me most about the Wallace project, is the combination of three factors: 1) *The significant proportion of tenants it intends to serve well under the area's Average Medium Income*, including a large number of people who require on-site mental health services, 2) *The large scale of apartments and related facilities it would create* (also public green space, child care center, recreation facility), 3) The proposal comes *from entities based outside our local area*.

I consider the first two factors to be crucial topics of discussion for both the City of Poughkeepsie and Dutchess County more broadly. The County's recently released housing survey certainly demonstrates the rising prices of housing in our area that are exceeding wage trends. It indicates that we actually need to be addressing this housing gap *on a scale far greater than the number of apartments that the Wallace project would provide*. And to accomplish this, we surely need private developers who are interested to advance such housing, because the combined resources of nonprofits such as Hudson River Housing alongside of local governments aren't enough to solve the scale of this housing shortage – we absolutely need partnership among private for-profits, private non-profits, and the government sector, in plans that bring the three together.

If only the entities proposing the Wallace project would have initially approached City and County planning officials. Or similarly, they had approached a trusted and fiscally prudent local development partner, whether a for-profit or non-profit. In this case, Hudson River Housing would be a good candidate, because it incorporates human services for residents into its various developments. From the get-go, a constructive dialogue could have been undertaken to thoroughly consider options that meet both the Wallace developers' need for profit, and the public's need for quality housing at the below market rates. All the more importantly, observations, suggestions, and feedback from City and County residents could have been built

into the development process from the very outset, insuring the relevance and impact of such an urgently needed housing effort.

Instead, the Wallace proposal is being forced upon our locale by entities from elsewhere, who have neither local interest nor knowledge guiding their efforts. The only motives they have shown are to devise a profitable project, including through significant reliance on public grant funds meant to enhance housing affordability and environmental cleanup. Their math skills and their enterprise are surely impressive; they have determined that a project under the guise of expanding rental opportunities below market rate, and using earmarked public funds to do so, will yield them a healthy profit.

Could the City of Poughkeepsie use a new and well-financed child care facility downtown, of the kind proposed by the Wallace developers? No doubt. The additional downtown green space that's part of the proposal also sounds promising, but its location and management will make a significant difference in whether this component is a net positive for residents and the City overall. Similarly, while a recreation facility that features a climbing wall sounds good on paper, it would be fundamentally better for local residents to have a voice in how such a badly needed rec investment would best serve the public good.

Even more importantly, the Wallace proposal undermines the need for a countywide solution to housing affordability. It plops its profit-seeking intentions into the City with no consideration of the larger area context. Instead, it will only worsen the disproportion of apartments in Dutchess County specified for below market rents that are located in the City of Poughkeepsie. Municipalities throughout the county have a responsibility to share in a balanced effort to provide for the health and happiness of all residents.

The Wallace project is the cautionary moment when the City of Poughkeepsie Planning Board must draw a proverbial "line in the sand" to reject what would be a bad outcome for the public, and for the future of the City. This is a pivotal occasion when we must insist on a thoughtful, thorough, and equitable process to meeting the public's housing need, which finds solutions by bringing together parties from throughout our county – including members of the public, elected officials, municipal managers, housing developers, investors, financial institutions, philanthropists, and human service organizations.

Thank you for carefully deliberating your decision on the Wallace proposal, and I look forward to your decision on this urgent matter.

Best regards,

Jeffrey Kosmacher
51 Fountain Place
603.209.1320/mobile
kosmacherjeff@gmail.com

Quinn, Natalie

From: kevin thebluecollarbrewery.com <kevin@thebluecollarbrewery.com>
Sent: Tuesday, May 18, 2021 11:02 AM
To: Quinn, Natalie
Subject: Re: Public Comment 05-18-2021

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Natalie,

Thank you for the quick reply. I have addressed my concerns with the police department, as we have had interaction with them over the past few weeks. We have shared stills and videos of ongoing activity. My thought process with Planning was that constraints on police, coupled with increased illicit activity, might have a bearing on future large scale concentration of housing in the city, and the ability to attract retail to support this housing. Lawlessness does not provide a nurturing living environment for any income level, nor entice retailers to risk their fortune and safety. Housing appears to be sprouting fast and furious, with a curious mix of market and nonmarket based units, amidst a decreasing police presence.

If my above concerns are redundant and are already under consideration by the board, I understand. Thank you for your consideration. I think we all have a difficult path in front of us. Please share my concerns with the Board.

Regards,

Kevin

From: Quinn, Natalie <NQuinn@cityofpoughkeepsie.com>
Sent: Tuesday, May 18, 2021 9:53 AM
To: kevin thebluecollarbrewery.com <kevin@thebluecollarbrewery.com>
Subject: RE: Public Comment 05-18-2021

Hi Kevin –

I believe comments regarding police assets and criminal activity would be better posed at a Common Council meeting rather than a Planning Board meeting. The Planning Board's sole ability is to approve development site plans, whereas the Common Council has a say on things like police contracts and budget.

Unfortunately, the Common Council meeting was last night (the 1st and 3rd Monday of every month), so the next Common Council meeting will not be until June 7th. The contact for public comments at a common council meeting is the City Chamberlain:

> If you are interesting in commenting during Public Participation, please email jdavis@cityofpoughkeepsie.com before 4pm on Monday, May 17, 2021.

Let me know if you have any questions, or if you felt your comments are directly relevant to one of the three applications that will have public hearings at tonight's Planning Board meeting - https://cityofpoughkeepsie.com/planning-board/archives/6166

Best,
Natalie
--

Natalie Quinn
Planning Director
City of Poughkeepsie
62 Civic Center Plaza, 2nd Floor
Poughkeepsie, NY 12601
Phone: (845) 451-4047 Fax: (845) 451-4006

From: kevin thebluecollarbrewery.com [mailto:kevin@thebluecollarbrewery.com]
Sent: Tuesday, May 18, 2021 9:17 AM
To: Quinn, Natalie <NQuinn@cityofpoughkeepsie.com>
Subject: Public Comment 05-18-2021

Natalie,

Is it too late to register for public comment for tonight's meeting? I would like to address recent criminal activity and the dilemma caused by increasingly limited police assets. I believe this deteriorating situation will have a significant impact on any hopes for a vibrant retail sector for the City. Thanks.

Kevin

Chairman Levine and Planning Board members:

Thank you for the opportunity to comment on the proposed Wallace Campus.

I am a City native (my parents lived on Hooker Avenue when I was born), and lived virtually my entire life in Poughkeepsie, just selling our home on Kimball Road nine months ago. I do hope we will return to the City one day as part time or full-time residents.

My purpose in commenting is to urge the Planning Board to delay a decision on the Wallace Campus.

I am old enough to recall when our Main Street and downtown were vibrant and thriving, even after the first South Road shopping centers came along in the 1960s. The Wallace Campus, as proposed, is not the way to assure a return vibrancy. Its size, scope and density are simply too overwhelming for that corner and the block and create an array of concerns.

- The buildings to be constructed are too large, with the seven story Catherine Street building being of particular concern. Catherine is a narrow street with narrow sidewalks. Combined with the exceptionally large apartment building under construction on the opposite side of Catherine Street, it would create a canyon effect on that block.
- Parking is another concern, and I would not agree with the claims made by the developer and its consultants regarding available parking nearby, the number of cars that will be owned by residents, and the parking requirements of the day care, fitness center and other commercial uses. With all the development and apartments currently existing and planned in the city, parking is going to be an issue, especially for downtown business owners and their customers. While planners and others call for Poughkeepsie to be a walkable city, living in Poughkeepsie continues to be very car dependent.
- Traffic related to the day care center during drop off and pick up times can potentially lead to backups on Mill Street. It is assumed by the project proposers that most day care users will be Wallace Campus residents. Based on the overwhelming number of studio and one-bedroom units planned and the very small number of two-bedroom units, this doesn't really add up.
- The figures put forth about drop off and pick up times and potential back up are questionable.
- The traffic issue is further compounded considering the various discussions about redesigning Mill Street bringing it down to fewer than three lanes and slowing traffic down.
- The walkway through the proposed campus from Mill Street to Main Street brings up safety concerns. There was already one walkway in that vicinity that had to be blocked off due to safety problems. If it is necessary to have this walkway, can it

at least be accessible only to residents from dusk to dawn, and closed to the public during those hours?

- The project does not represent the balance of the most successful strategies regarding mixed income models. Further, supported housing located on the grounds of a day care center is another potential issue. There is a lack of detail in the proposal regarding the supported housing and the reference to it seems to have been eliminated from materials on the city website.

These are just some of the issues brought to light by the size and scope of this project. Several other apartment developments in the Main Street/Downtown area either already in operation, proposed or planned that are not nearly the size of this project. They do not generally carry the same concerns.

Additionally, I keep hearing/reading about different studies being done regarding housing, parking, and traffic in the city. With a project like this that will forever change the nature of the core downtown area, would it not be prudent to wait for any ongoing studies to be completed and to determine just what the city, its residents and other interested parties want this area to be?

Thank you for the opportunity to comment and for your service to the city, and again, please delay a decision on this matter.

Mary Kaye Dolan

Vero Beach, FL

May 18, 2021

Wallace Campus

The City of Poughkeepsie at a Crossroads in History

Norman Steinberg
Real Estate Asset Management Partners
nsteinberg@reassetmgmt.com
May 14, 2021

I. Introduction

A. The City of Poughkeepsie is at a crossroads in its history. The true potential of Downtown Poughkeepsie can be achieved only if the community works together to revitalize it

B. Organic growth is starting to occur in the business community, and it is reaching a critical mass. New establishments have opened up in Downtown including:

1. Breweries
2. Restaurants
3. Entertainment
4. And the further beautification of the Walkway Over the Hudson

C. The Wallace Campus as currently designed is very flawed:

1. With its concentration in the lowest economic/income cohorts it will not support this economic growth.
2. Lack of emphasis on retail/restaurants/entertainment will create empty streets in the 100% retail location at Academy/Catherine and Main. This will not increase needed foot traffic. This will reduce the vibrancy of the Downtown Core by reducing the potential number of commercial establishments that can open up on Main and Catherine Streets.
3. The project must be redesigned, or it will set back the entire revitalization effort of the City and is a significant economic underutilization of the site.

D. Competing Live/work Downtowns are being built as we speak within 5 miles of Downtown Poughkeepsie and will dramatically siphon off growth and the ability to change if we do not react quickly.

1. Downtowns
   a) *Hudson Heritage*
   b) *Eastdale Village*
2. Ramifications are significant
   a) *Regional residents no longer need to spend their dollars to go to Downtown Poughkeepsie for food or entertainment.*
   b) *The creation of 1,100 market rate units will offer an attractive alternative to middle income and above residents that can pull a meaningful tax base out of the City*

E. . A new housing/zoning plan to revitalize Downtown must be formulated. The City of Poughkeepsie needs to encourage responsible growth including market rate housing and an Entertainment District in the Downtown Core

1. Downtown must be re-zoned as a live/work area to compete with the surrounding developments.
2. There needs to be an appropriate balance of market rate vs subsidized/affordable housing.

F. Concluding:

1. The City of Poughkeepsie has an opportunity now that may never occur again to revitalize its Downtown Core and needs to act fast
2. The Wallace Campus Project will set the City's revitalization efforts back to a point where it may never recover. It must put the project on hold
3. Through effective planning and rezoning, the Downtown Core must encourage Market Rate housing, mixed-income housing with an even dispersion of incomes, restaurants, bars, entertainment so that a viable economic and safe Downtown Core can grow and thrive.

II. The Downtown Core needs to attract market rate housing because it supports a vibrant commercial area and creates a symbiotic relationship

A. The Benefits include:

1. Attracts consumers, customers, from outside the City to spend money in the City
2. Increases safety with more people walking the streets day and evening which
3. Increases Property Values which increases Property Taxes
4. Increases the sales taxes collected
5. Increases municipal parking revenue
6. Increases JOBS for the local community, especially service jobs that low income/less educated are qualified for and start their climb up the economic ladder and out of dependence

B. This creates a stable financial government for the City

1. that can support Affordable Housing
2. Which can upgrade the infrastructure
3. Pay for more municipal services

III. Poughkeepsie needs a new housing/zoning plan that benefits the City of Poughkeepsie and its residents first

A. It must provide an appropriate balance of market rate vs subsidized/affordable housing. Numerous studies show that the most benefits accruing to a community occurs when it is a meaningful blend of both market rate and affordable housing.

B. Need to address market rate and affordable housing in a thoughtful manner.

1. Create a 10 Year Plan.
2. what is the correct number of units?
3. What is the appropriate mix of income levels?
4. Where should it be located?
5. Where and how supportive housing should be located?

C. Needs to Resist being the Repository of Subsidized, Tax Credit and Inclusionary Units for Dutchess County and the surrounding area. According to the 2020 Dutchess County Rental Survey which analyzes apartment complexes over 20 units:

1. The City of Poughkeepsie has 65% of the subsidized housing units in Dutchess County while only 10% of the population. By Comparison, the Town of Poughkeepsie only has 5.4% of the subsidized units in Dutchess and has 15% of the population, significantly below its Fair Share. (Exhibit 1).
2. The City of Poughkeepsie has 71% of the non-senior subsidized housing which has a wider age dispersion with more social issues to address. In fact, only Beacon and the City of Poughkeepsie address this core constituency. Wallace Housing will only continue to add to this imbalance.
3. The City of Poughkeepsie has 25% of tax credit and inclusionary units in Dutchess County while only 10% of the population. By comparison, the Town of Poughkeepsie only has 23% of tax credit and inclusionary units in Dutchess County with 15% of the population (Exhibit 1)
4. The City of Poughkeepsie has become the destination for affordable housing for the Town of Poughkeepsie and Dutchess County.
    a) *According to a representative of the Planning Board the Town of Poughkeepsie has no mandate for affordable housing.*
    b) *Section 8 was turned over to the City of Poughkeepsie years ago*
    c) *Hudson Heritage will add over 750 units of market rate housing based on their master plan and no affordable housing. Hudson Heritage does show on a leasing plan that 160 units of affordable housing is under contract. It remains to be seen as to whether it comes to fruition.*

d) Eastdale Village has 400 units of market rate housing and no affordable units.

e) The Town has 2,320 market rate units vs 977 units for the City; twice as many units with only 44% more population

f) Moreover, the Town of Poughkeepsie has not built an entire subsidized housing complex since 2011. (see Exhibit2)

g) In the interim the City of Poughkeepsie has built 407 units of subsidized units since 2000 and only 544 units of market rate of which almost half are outside the core (One Dutchess and Water Club) and unique with river views.

IV. Two New Live-Work Downtowns are being built within a 5-mile distance with distinct advantages over Downtown Poughkeepsie (see overview in Exhibit 4) - Eastdale Village and Hudson Heritage

A. Combined they are almost ½ million SF of commercial space including restaurants, supermarket, medical facilities, office – How much does Downtown offer?

B. Set up as Main Streets –They will be NEW, clean, neat, safe, well maintained – live work with town center green and activities. These places attract not only residents but patrons from outside their communities during the evening. Why go to Downtown Poughkeepsie?

C. Pulling Business out of the City

1. The Crafted Kup, a Poughkeepsie-based coffeehouse with two other locations
2. Freddy B boutique, an extension of Poughkeepsie's Elizabeth Boutique.
3. Rosticccceria Ross & Sons

D. Both in Town of Poughkeepsie – they have no affordable housing in their master plans.

E. Hudson Heritage with 750 units and Eastdale Village with 400 units can pull a significant tax base out of the City.

F. The size of these developments is significant when compared to the 400 that were built in the City of Poughkeepsie in the last 10 years according to the Dutchess County Rental Survey.

G. Eastdale Village comes with a 20 Year Pilot Program for commercial space.

V. The Wallace Housing Campus is flawed:

A. Urban planners will agree that affordable housing is most effective when it is a combination of market rate and subsidized units. There are no market rate units included in this project.

B. The income levels are too low to support a viable commercial base that would allow for a revitalization of the Core area of Downtown.

25% of all units are below 30% AMI; 20% of all units are below 40% AMI; and 30% of all units are below 50% AMI (meaning that 75% of all units are below 50% AMI) - $28,600 – $50,000 according to the developer quoted in a recent Poughkeepsie Journal article.

C. Lack of emphasis on retail/restaurants/entertainment will create empty streets in the 100% location and reduce foot traffic and vibrancy of the Downtown Core.

D. On Catherine St, at 6-7 stories will dominate a narrow side street including shadows that will create an ominous effect on the streetscape.

E. The Unit Mix is skewed toward Studios and 1-Bedrooms which attract single people. When layered over a low-income/supportive housing requirement, if not carefully managed it can attract transients.

VI. Conclusion

A. Need to place the Wallace Campus Project on hold until the needs of the City in terms of market rate and affordable housing have been assessed

B. The City of Poughkeepsie needs an immediate action plan that will address the imminent competition for discretionary spending/tourism/market rate tenants that will be coming from Hudson Heritage and Eastdale Village

C. The City of Poughkeepsie needs a new housing/zoning plan that revitalizes the Downtown Core and benefits the City of Poughkeepsie and its residents first.

D. The City of Poughkeepsie needs to encourage responsible growth including market rate housing and an Entertainment District in the Downtown Core

Exhibit 1

Table 1 Market Rate Apartments

	Fair Share of Market Rate Housing	Units	% of Total	2018/2019 Population	% of County Population	1 / 2 / 3=1/2 Fair Share of Market Rate Housing
CITY of BEACON	less than Fair Share	108	1.3%	13,968	4.7%	0.28
CITY of POUGHKEEPSIE	More than Fair Share	977	12.0%	30,515	10.4%	1.16
TOWN of EAST FISHKILL	less than Fair Share	69	0.8%	29,430	10.0%	0.08
TOWN of FISHKILL	More than Fair Share	1,784	22.0%	23,339	7.9%	2.77
TOWN of HYDE PARK	More than Fair Share	816	10.0%	20,893	7.1%	1.41
TOWN of PAWLING	less than Fair Share	46	0.6%	8,221	2.8%	0.20
TOWN of PLEASANT VALLE	More than Fair Share	599	7.4%	9,696	3.3%	2.24
TOWN of POUGHKEEPSIE	More than Fair Share	2,320	28.6%	44,035	15.0%	1.91
TOWN OF RED HOOK		-	0.0%			
TOWN of RHINEBECK	less than Fair Share	144	1.8%	7,766	2.6%	0.67
TOWN of WAPPINGER	More than Fair Share	1,261	15.5%	26,593	9.0%	1.72
Total Dutchess County		8,124	100.0%	294,218 [1]		

Table 7 Tax Credit and Inclusionary Apartments

	Fair Share of Tax Credit and Inclusionary	Units	% of Total	2018/2019 Population	% of County Population	1 / 2 / 3=1/2 Fair Share of Tax Credit Inclusionary
CITY of BEACON	More than Fair Share	246	14.5%	13,968	4.7%	3.05
CITY of POUGHKEEPSIE	More than Fair Share	424	24.9%	30,515	10.4%	2.40
TOWN of EAST FISHKILL	less than Fair Share	89	5.2%	29,430	10.0%	0.52
TOWN of FISHKILL	less than Fair Share	-	0.0%	23,339	7.9%	0.00
TOWN of HYDE PARK	More than Fair Share	168	9.9%	20,893	7.1%	1.39
TOWN of PAWLING	More than Fair Share	80	4.7%	8,221	2.8%	1.68
TOWN of PLEASANT VALLE	less than Fair Share	-	0.0%	9,696	3.3%	0.00
TOWN of POUGHKEEPSIE	More than Fair Share	384	22.6%	44,035	15.0%	1.51
TOWN OF RED HOOK	less than Fair Share	96	5.6%	113,619	38.6%	0.15
TOWN of RHINEBECK	less than Fair Share	-	0.0%	7,766	2.6%	0.00
TOWN of WAPPINGER	More than Fair Share	214	12.6%	26,593	9.0%	1.39
Total Dutchess County		1,701	100.0%	294,218 [1]		

Table 16 Subsidized Housing

	Fair Share of subsidized Housing	Units	% of Total	2018/2019 Population	% of County Population	1 / 2 / 3=1/2 Fair Share of subsidized Housing
CITY of BEACON	More than Fair Share	522	21.2%	13,968	4.7%	4.46
CITY of POUGHKEEPSIE	More than Fair Share	1,612	65.4%	30,515	10.4%	6.31
TOWN of EAST FISHKILL	less than Fair Share	-	0.0%	29,430	10.0%	0.00
TOWN of FISHKILL	less than Fair Share	-	0.0%	23,339	7.9%	0.00
TOWN of HYDE PARK	less than Fair Share	-	0.0%	20,893	7.1%	0.00
TOWN of PAWLING	less than Fair Share	-	0.0%	8,221	2.8%	0.00
TOWN of PLEASANT VALLE	less than Fair Share	-	0.0%	9,696	3.3%	0.00
TOWN of POUGHKEEPSIE	less than Fair Share	132	5.4%	44,035	15.0%	0.36
TOWN OF RED HOOK	less than Fair Share	-	0.0%	113,619	38.6%	0.00
TOWN of RHINEBECK	less than Fair Share	-	0.0%	7,766	2.6%	0.00
TOWN of WAPPINGER	less than Fair Share	-	0.0%	26,593	9.0%	0.00
Vilaage of Milbrook	More than Fair Share	24	1.0%	1,443	0.5%	1.99
Vilaage of Pawling	More than Fair Share	75	3.0%	2,029	0.7%	4.42
Village of Rhinebeck	More than Fair Share	74	3.0%	2,570	0.9%	3.44
Village of Tivoli	More than Fair Share	24	1.0%	1,012	0.3%	2.83
Total Dutchess County		2,463	100%	294,218 [1]		

Source 2020 Dutchess County Rental Housing Survey

Conclusion

The City of Poughkeepsie has 16 subsidized projects, the next highest is Beacon at 4

65% of the subsidized housing in Dutchess County is in The City of Poughkeepsie while only having 10% of the population

The City of Poughkeepsie is carrying more than 5x times its fair share of subsidizing housing compared to the other municipalities in the County

[1] 294,218 Represents the entire County population. The Sum of the cities popualion do not equal the actual Total County Population.

Exhibit 2
Excerpt from Table 12

Apartment Complexes in the City of Poughkeepsie

Market

Year	Complex	No of Units	Location	Footnote
2020	North Point Commons	18	City	M
2020	One Dutchess (300 Planned)	55	City	M
2020	400 Maple St	20	City	M
2019	472 Maple	40	city	m
2019	One Dutchess (300 Planned)	84	city	M
2019	40 Cannon	49	city	M
2017	Water Club	135	city	M
2009	Lucky Platt	143	city	M
	Total	544		

Subsidized Housing Program

2021	Crannel Square (Catherine Mil lS	74	City	1
2020	Falkill Commons on Rose	78	City	1
2019	Queen City Lofts	69	city	1
2016	High Ridge Gardens	50	city	1
2015	High Ridge Gardens	24	City	1
2013	Poughkeepsie Commons	72	City	1
2008	Cannon Street	40	City	1
	total	407		

20000-2020 Total Construction	951	

Town Complexes

Market

Year	Complex	No of Units	Location	Footnote
2020	Eastdale Village (400 Planned)	218	Town	M
2016	Van Wagner Place	22	town	M
	Total	240		

Subsidized Housing Program

2011	Pendell Commons	72	town	1
2005	Sping Manor	88		1
2005	Castle Cour	60		1
2004	Lexington Court	160		1
2000	Hillside Terrace	64		1
	Total	444		

20000-2020 Total Construction	684	

Source 2020 Dutchess County Rental Housing Survey

Exhibit 3

Table 16 Subsidized Housing

	1									2	3=1/2
	Total Units	Municipality Total	Municipality % of Total	Seniors	Municipality Total	Municipality % of Total	Non-seniors	Municipality Total	Municipality % of Total	2019 Population	% of County	Fair Share
Davies South Terrace	124						124					
Forrestal Heights	135			135								
Hamilton Fish Plaza	70			70								
Tompkins Terrace	193						193					
		522	21.2%		205	15.2%		317	28.4%	13968	4.7%	4.46
Admiral Halsey	118			118								
Charles Street (Bixby) Apts.	100			24			76					
Dr. Joseph Brady	25						25					
Eastman Towers	140			80			60					
Harriet Tubman Terrace	200						200					
Hudson Gardens Apts.	185			20			165					
Interfaith Towers	136			136			0					
Maplewood	85			85			0					
MLK Jr. Garden Apts.	70			24			46					
Philip Allen Swartz Res.	33			33			0					
Poughkeepsie Sr. Village	50			50			0					
Rip Van Winkle	179						179					
St. Anna	70			70			0					
St. Simeon	100			100			0					
St. Simeon II	74			74			0					
Thurgood Marshall Terr.	47						47					
Total City of Poughkeepsie		1612	65.4%		814	60.4%		798	71.6%	30515	10.4%	6.31
Castle Court	60			60								
Lakeview Arms	72			72								
Total of Town of Poughkeepsie		132	5.4%		132	9.8%		0	0.0%	44035	15.0%	0.36
	24	24	1.0%	24	24	1.8%		0	0.0%	1443	0.5%	1.99
	75	75	3.0%	75	75	5.6%		0	0.0%	2029	0.7%	4.42
	74	74	3.0%	74	74	5.5%		0	0.0%	2570	0.9%	3.44
	24	24	1.0%	24	24	1.8%		0	0.0%	1012	0.3%	2.83
								0	0.0%			
TOTAL Dutchess County	2463	2463	100.0%	1348	1348	100.0%	1115	1115	100.0%	294218		

Source 2020 Dutchess County Rental Housing Survey

Conclusion

The City of Poughkeepsie has 16 subsidized projects, the next highest is Beacon at 4

65% of the subsidized housing in Dutchess County is in The City of Poughkeepsie while only having 10% of the population

Only Poughkeepsie and Beacon have non senior subsidized housing, which has a much wider age dispersion and other social issues

71% of the non-senior housing in Dutchess County is in Poughkeepsie; potentially

EXHIBIT 4

Hudson Heritage A New, Clean Downtown Moving Forward –

Commercial is under Construction

750 Residential Units including Assisted Living

350,000 SF Commercial including shops, restaurants, fitness center a 64,000 SF ShopRite

40,000 SF Urgent and primary care center

24,700 SF education/performing arts center

150 Room Hotel

Walking trails

60 acres of open Parkland

Eastdale Village - Half Completed

400 Luxury Rental Apartments

120,000 SF of commercial space

Restaurants, boutiques, office space

with 20 Year PILOT Program

Pulling Business out of the City

The Crafted Kup, a Poughkeepsie-based coffeehouse with two other locations

Freddy B boutique, an extension of Poughkeepsie's Elizabeth Boutique.

Rosticccceria Ross & Sons

Quinn, Natalie

From: Rose G moffett <rgm1976@icloud.com>
Sent: Monday, May 17, 2021 6:42 PM
To: Quinn, Natalie
Cc: Mayor Email; Nelson, Marc
Subject: Wallace Building Campus - Residential Building in the City of Poughkeepsie

To Members of the Planning Board:
Cc: Mr. Mayor and Mr. Nelson:

I am writing my comments regarding the Wallace Campus Project. Although there are many parts of the project that sound appealing, I don't believe this project is suitable for the downtown Poughkeepsie Main Street, Mill Street, Catherine Street corridor.

The site plan cites mixed use and technically this is correct as it includes retail space, open space, residential apartments and a daycare. However, when you look deeper at the actual mixed use, the residential portion is 88% (189 units) studio and one bedroom apartments. Two bedroom apartments (25 units) compromise the other 12%. Considering that the population this development is supposed to serve is wide - between 30% AMI to 80% AMI - it appears this development will be serving the lower end of the AMI scale.

Planning Board member Ann Saylor wisely commented on Page 17 of the "Comments at Planning Board Meeting December 15, 2020" that the public has concern about the concentration of lower income apartments in the area, and suggested that more units with different price points be included. The developers response was inadequate. The developers success in other communities is irrelevant to us, what we are concerned about in the City of Poughkeepsie is our Community and the type of growth we want in residential housing in the City of Poughkeepsie, especially the downtown Main Street area.

The 189 studio and one bedroom apartments coupled with the Kearney Project numbers have a large concentration of low income housing in the area. Couple this with the other sites being considered for development in this MIXED USE category the inner City of Poughkeepsie is being consumed by low income housing disguised as nixed use development.

I strongly urge the Planning Board to support the over-saturation of low income housing concern expressed by Ms. Saylor. It is my concern and of many of the people I have spoken to regarding this project.

Additionally there are concerns about the parking for the pick up and drop off at the Catherine Street building day care center. Comments from the planning board related to pick up and drop off times, and cars quad in the driveway are prudent. I draw your attention to the developers response that the expectation the residents of the Wallace Building will be using the daycare in addition to the surrounding area and they will be walking. Please explain how 88% (189) of studio and one bedroom apartments will be customers of a daycare center? The potential for Wallace Campus families to use the daycare amount to 25 families. In addition, that would mean that 100% of the 12% (25) two bedroom apartments would be rented to families vs. roommates.

On another note, the developers partnership with Hudson River Housing is concerning. We long time Poughkeepsie residents and tax payers know that the Hudson River Housing has been an abysmal failure. There are numerous problems associated with their developments. I will give one example; the Poughkeepsie Underwear Factory, a gorgeous building and wonderful renovation. I ask anyone to dare to use the open space on the corer of Main and Cherry Street to relax, enjoy a meal with your family. The area is littered with trash, and not suitable for a peaceful respite. The area ia a home to solicitation, drug use, and homeless panhandling. Hardly a successful open space suitable for quiet enjoyment free from danger.

I urge the Planning Board to reject this proposal. In addition, I ask that the Mayor and the City Administrator slow down this pace of residential development in the City of Poughkeepsie until a comprehensive plan for RESIDENTIAL DEVELOPMENT can be made and accepted by the Community.

Our City planners have made numerous mistakes that have not been good for our City and our Community. i.e. arterial highways, both north/south, especially east/west, urban renewal of downtown, the Main Mall and closing Main Street. As we have learned from some of these past mistakes - they cannot be reversed.

The Walkway over the Hudson, the growth of the area Hospitals into Medical Centers, Marist College, and surrounding educational institutions have made are area very desirable. Let those in charge of our City develop a comprehensive residential development plan that is good for all.

Respectfully,
Rose Graziano-Moffett

Good evening, my name is Lydia Hatfield and I live on Union Street in the City of Poughkeepsie. I am here tonight to speak in favor of development models like the Wallace Campus that seek to provide mixed income housing options for mid to low income residents.

As a person who has spent some time working for a housing agency, I'm someone who people come to for housing support and resources when unexpected things happen in their lives. In the last few weeks alone, I've connected with 3 individuals and 1 pair in need of places to live. These folks are of various races, income statuses, professions, ability statuses… and all are on the brink of "settling" for a $1500 one bedroom or studio apartment.

I deeply love my neighborhood on the outskirts of downtown and the people in it, and it makes me feel such grief to think that soon, this might be me. My neighborhood is rapidly gentrifying and and last year my landlord tried to raise my rent by $400 a month. We were ultimately able to negotiate a lower rate, but there were no laws to protect us and, for someone like me who makes less than $30,000, almost no options for where to go next. And this was before the impact of the pandemic.

Considering how essential secure and safe housing is to a person's ability to thrive, and how consuming it can be to not know where you'll live next month - this lack of options is unacceptable. In January alone at the start of 2021, there were about 117 eviction hearings in the Poughkeepsie City Courts. (Also, only 8 of those tenants had legal council on record at the time which almost guarantees their eviction.) Housing options FOR ALL have never been more important.

I am sure there will be many folks here tonight that have reservations about locating locating folks who need affordable housing downtown. I think it's important to point out that between the other developments discussed here tonight, and other new projects like the renovation of Luckey Platt, there are considerably more market rate units coming online than those reserved for individuals that fall in specific income categories.

If the Wallace Campus gets the necessary funding to offer this affordable housing model, they will be doing more than most to create these options.

My questions for the developer include:

1. Given the funding you are applying for, will you be able to offer these apartments at affordable rates indefinitely or will this program "sunset," meaning the Wallace Campus will ultimately become a part of the unregulated housing stock in Poughkeepsie?

2. Gentrification of a community does not just impact the cost of housing, but also the cost of living and availability of affordable services. What guarantee will you offer to your 30% AMI residents and residents of the broader neighborhood to ensure their continued ability to access these services?

And to the City of Poughkeepsie, I ask: My question for the City of Poughkeepsie is - At this point, it is well documented that increased development activity in urban centers like Poughkeepsie causes an increase in housing prices and overall cost of living surrounding that development. How will you balance the market-rate developments being advanced here with policies that preserve an affordable cost of living in the City for everyday people to feel secure and have stability here?

Quinn, Natalie

From: Nicolas Shearman <nicolas.shearman@gmail.com>
Sent: Tuesday, April 20, 2021 7:48 PM
To: Quinn, Natalie
Subject: 316 Main Street Comment, 4/20/21 Poughkeepsie Planning Board Hearing

Dear Director Natalie Queen and Poughkeepsie Planning Board,

My name is Nicolas Shearman, thank you to the Planning Board for this opportunity to comment. I am commenting on the 316 Main Street application per the 4/20/21 Planning Board hearing. From 2012-2016 I lived in the Poughkeepsie area while studying at Marist College currently live down river in Astoria NY at 3608 28th Ave.

While in Poughkeepsie I helped plan the 2016 Poughkeepsie Community Wealth Building Summit as a volunteer. Although I currently live in Astoria, NY, I continue to follow news about equitable community development efforts in the City of Poughkeepsie and construction of affordable housing. It is heartening to see the significant progress made by residents and government, nonprofit, and private sectors towards these ends. The Poughkeepsie Downtown Innovation district is a great example of this advancement.

The architecture urban design and amenities of 316 Main Street looks beautiful and complementary to the scale of the subject area of Main Street. The green and solar infrastructure is wonderful. My comment tonight is to express concern about the lack of affordable housing in this project proposal. There is mention of workforce housing in the graphic portion of the application before the Planning Board, but I could not locate any further detail in the application about the affordability breakdown for apartments.

The City of Poughkeepsie, like most cities in New York, are desperately in need of affordable housing development to prevent rampant gentrification in this time of shifting populations in the wake of COVID-19, so I'm concerned of projects built on Main Street that do not include affordable units. The City of Poughkeepsie is right in wanting to grow its population, but for social justice purposes it must retain and care for its current population. I urge the board to require the applicant to revise their application and/or provide supplementary information about the affordable housing plan for the project and, if there is no affordable component, assess how the project might work against the affordable development goals of the innovation district. The Wallace Campus proposal, I feel, should be the standard for what Cities like Poughkeepsie should look for in revitalizing their downtowns, and I hope 316 Main St takes a page from their book regarding providing affordable units. It's the right thing to do. Cities are not for extracting profit, but instead creating communities and shared prosperity.

Also, I urge the City of Poughkeepsie to pass the proposed ETHICs Act with at least a requirement of 20% affordable and mixed income units and to advance legislation to declare a housing emergency and rent stabilization.

Thank your consideration of this comment

Sincerely,
Nicolas Shearman
--
Nicolas Shearman (he/him/his)
Nicolas.Shearman@gmail.com

Received by email 4/20/2021 at 5:47PM

CVH Questions re: Wallace Campus

-What is the breakdown of units by %AMI for the Wallace Campus--how many of each type (1, 2 bedroom etc) at what level AMI?

-Why are there not more/any units for families larger than 2? How and why did developers choose to prioritize studios and 1-2 bedrooms?

-Will courtyard walkthroughs be accessible 24/7?

-Who will run the childcare center? Who will be able to access it and how? What are the costs to access?

-How will the public access the gym? What are the costs?

Eli Berkowitz

Dutchess County Organizer

Community Voices Heard

29 N. Hamilton St. Poughkeepsie, NY 12601

845-541-1122

Roy T. Budnik
117 Ridgeview Road
Poughkeepsie, NY 12603
Email: info.heritagecenter@gmail.com
Telephone: 914-474-0511

April 15, 2021

Planning Board
City of Poughkeepsie
62 Civic Center Plaza
Poughkeepsie, NY 12601

Re: Proposed Wallace Campus
Impacts on 317 Main Street

Dear Planning Board Members,

I have owned the 130-year old building at 317 Main Street since 1989. I'll let others address the appropriateness of the Wallace project; I'm more concerned as to how the new "Main Street" building will directly impact my building. For clarification of this matter, please have the applicant address the following questions:

1) How will the 317 Main Street building be protected during demolition of the Bull and Buddha building and construction of the new Main Street Building?
2) The foundation of my building is laid-up field stone. How will the foundation be protected during excavation for the new building?
3) The air intake and exhaust for my high efficiency boiler, the first floor bathroom vent, and the discharge from a roof drain are located about 8 feet above grade at various places along the alleyway wall of my building. How will these be affected by the new development?
4) Apparently, they plan to block the 8 windows on the second and third floors of my building, which were installed when the building was constructed in 1890. How will the windows be closed off?
5) The second and third floors of my building overhang the common building line by about a foot. How will the new construction address this situation?
6) Telephone and internet services for 317 Main and 315 Main come from cables via the Bull and Buddha building. How will these services be affected by the new development during and after construction?
7) How will my roof and related flashing on my building be protected?

None of these matters appear to be discussed in the Wallace application materials. Other questions may come to mind in response to answers received to these questions. Please accept these written questions in lieu of oral comments during the public hearing. Thank you for your consideration.

Sincerely,



Roy T. Budnik for 317 Main Mall Corp.

April 12, 2021

City of Poughkeepsie
Planning Board
62 Civic Center Plaza
Poughkeepsie, NY 12601
Attn: Natalie Quinn

RE: Wallace Campus

Dear Planning Board,

First, I would like to thank you for your service and all the work you do on the planning board for our city.

I had a question regarding the Wallace Campus.

Will the developer grant easements or access to the rear of the existing buildings along Main Street and Mill Street which are adjacent to the project? These buildings have existing businesses or residents which may have or require rear access for entrance/exits of the buildings and possibly even for garbage/recycling. The renderings appear to have fencing and even plantings along the property lines of these other buildings. Is this being considered?

Thank you again.

Best,

Andrew Crocco

Resolution ___ of the City of Poughkeepsie Planning Board

Site Plan Review for the Wallace Campus: Demolition, conversion & New Construction 319,325, 327-329 &331 Main Street & 302,304,306 & 310 Mill Street

Date: January 19, 2022

Moved by: _____; Seconded by: _____

Whereas, Wallace Campus Manager, LLC, the Applicant, has applied to the City of Poughkeepsie Planning Board for site plan approval for the Wallace Campus Project (the "Project") that involves the demolition, conversion and new construction, resulting in a mixed use development with 187 dwelling units, 14,235 SF of retail commercial space, and publicly-accessible open space on the parcels at 319, 325, 327-329 and 331 Main Street;

Whereas, the Project also involves the redevelopment of the existing off-street parking area that fronts on Mill Street and concerns properties at 302, 304, 306 and 310 Mill Street (Grid #6162-77-114098, 109079, 109077, 121116, 116114, 128113 and 6162-78-127091);

Whereas, the Project is located in the Poughkeepsie Innovation District Urban Village (PID-UV) and the Poughkeepsie Innovation District Historic Core (PID-HC);

Whereas, the Applicant seeks site plan approval for the Project which includes the demolition of the existing buildings at 319, 325, 327-329 Main Street, followed by new construction and conversion of existing structures, resulting in a mixed use development of three buildings with 187 dwelling units and various commercial spaces for unidentified tenants. The proposal involves combining the lots at 319, 325, 327-329 and 331 into a single lot of record. Also the redevelopment of the off-street parking area will involve the properties at 302, 304, 306 and 310 Mill Street;

Whereas, the Application was first presented to the City of Poughkeepsie Planning Board at the June 16, 2020 meeting and the project at that time included development of 214 dwelling units and commercial uses, including 6416 Sf of retail, a day care facility, a community recreation facility with a climbing wall, and publicly-accessible open space—the Planning Board passed a motion to hire outside consultants for architectural review, special counsel and engineering review due to the complexity of the proposed project; and

Whereas, the Application did not reappear before the Planning Board until the November 17, 2020 meeting after some outstanding and open building code violations on property included with the application had been addressed, at that meeting the Planning Board was presented with a revised project, project team and Applicant;

Whereas, the Application was considered at the December 15, 2020 Planning Board meeting and at that meeting the Planning Board declared its intent to be lead agency for the Project, determined that the Project is a type 1 action pursuant to SEQRA and directed Planning Staff to undertake a coordinated review with the other involved agencies to determine if the other involved agencies had any objection to the Planning Board serving as lead agency and if the other involved agencies had any comments on the Project application including Part 1 of the full Environmental Assessment Form;

Whereas, the lead agency coordination letters were circulated to all involved agencies on March 19, 2021, and no involved agency objected to the City of Poughkeepsie Planning Board serving as lead agency for the SEQRA review of the Project;

Whereas, at the City Planning Board meeting on March 16, 2021, the Applicant presented to the City Planning Board any further changes to the Project and the City Planning Board scheduled a public hearing on the Project for April 20, 2021;

Whereas, On April 20, 2021, the City Planning Board confirmed its status as SEQRA lead agency and opened the public hearing, receiving both oral and written comments from the public on the Project;

Whereas, the City Planning Board held two (2) special Planning Board meetings to thoroughly discuss the Full EAF Part 1 and the supporting environmental review documentation submitted by the Applicant and to carefully consider and complete Parts 2 and 3 of the Full EAF and on December 21, 2021 the City Planning Board issued a negative declaration of environmental significance finding that an Environmental Impact Statement would not be required to be prepared for this Action;

Whereas, the City Planning Staff duly filed and published the negative declaration as required by SEQRA;

Whereas, the public hearing on the Project was held open for public comment and the public was given the opportunity to comment at eight (8) Planning Board meetings and to submit written comments until January 7, 2022 (going beyond the last public hearing, which was closed at the Planning Board meeting on December 21, 2021), all of the public comments on the project and any responses to those public comments provided by the Applicant are on file with the City Planning Office—all comments either written or oral were carefully considered by the City Planning Board in site plan review;

Whereas, a full statement of the Application was first referred to the Dutchess County Planning Department as required by the NYS General Municipal Law in July of 2020, however, as the Project was revised to address Planning Board member comments and concerns and the technical review comments by the Planning Board's architectural and engineering consultants, and the City Departments, the Project was referred several more times to the Dutchess County Planning Department, this resulted in a final letter, dated December 9, 2021 from the Dutchess County Planning Department indicating that the Application was a matter of local concern with comments and stating as follows: *We are pleased to see the applicant has incorporated local feedback and*

adjusted the proposal accordingly, in particular , the reduction of building heights to meet code, continued refinement of the architecture, and adjustments to the mix of unit sizes and target income levels are positive changes. Our only comment relates to lighting…." The County comments concerning lighting are being addressed as a condition of this approval;

Whereas, based upon the zoning determination, the Applicant applied to the City Zoning Board of Appeals for a number of area variances and the City Zoning Board of Appeals approved the area variances for the Project at its meeting on January 11, 2022;

Whereas, the City Planning Board has carefully considered the record in this matter (a list of the documents entered in the record and the documents themselves are on file with the City Planning Office) and notes the following: 1) the Project has been redesigned several times to address concerns regarding the façade and massing of the new buildings to make them more compatible with surrounding historic buildings and to improve the aesthetics of the Project ; 2) the height of the new buildings has been reduced to comply with the PID zone; 3) the Project has been designed to meet the requirements of the Enterprise Green Communities Program; 4) the Project will renovate and adaptively reuse an existing historic building—the Wallace Building, ensuring its preservation into the future; 5) the Project is participating in the NYSDEC Brownfields program to ensure the remediation of any legacy contamination at the site and to clean it to residential standards; 6) the Project has consulted with the NYS Office of Parks, Recreation and Historic Preservation in the design of the project and that office has signed off on the Project as well as the National Park Service on the use of historic tax credits for the renovation and reuse of the Wallace Building; 7) the City Departments have commented on the Project and any comments that remain are minor and technical in nature and the City Police Department and the City Fire Department, as well as the City DPW, have provided letters confirming that they are able to serve the project and provide water and sewer services for the project; the Applicant has made efforts to address public concerns regarding the Project by changing the mix of units to be constructed by increasing the number of units offering two bedrooms and by offering information on the future management of the housing; and the Applicant has made efforts to engage with the community by having meetings with the public and local organizations concerning among others, reuse of historic elements from the buildings to be demolished or renovated and use of the proposed open space for artistic purposes.

Now Therefore Be It Resolved, that the City Planning Board after review of the standards set forth in the City Zoning Code at section 19-6.1 for the issuance of site plan approval and after review of the requirements of the PID-UV and PID-HC zone at section 19-3.37 have determined that the Project complies with both the site plan standards and the requirements of the PID zone finding as follows that:

a) The Project complies with several key components of the PID-Policy Framework including the preservation of Main Street's historic character, improving workforce development opportunities, improving multi-modal connections with the pedestrian walkway open space connecting to the existing parking area, increasing and enhancing affordable housing in the City, and remediating and redeveloping vacant properties, including surface parking lots;

b) The Project provides street level retail space that is consistent with the business goals of the City as expressed in the PID-HC subdistrict as "a medium -density corridor with vertically mixed buildings characterized by engaging ground floor uses… and galleries that are flush with the front property line and maintain high levels of ground floor transparency to create an engaging pedestrian environment. The project also preserves historic architecture when possible and has designed the new development to complement the existing character of the corridor;" the retail space that is proposed is consistent with the retail uses and professional uses, including creative spaces, allowed in the PID;

c) The Project is also consistent with the PID-UV which provides for similar ground floor uses and higher-density multi-family residential uses, the pedestrian plazas and public open spaces are encouraged in this area as well;

d) The Project provides sufficient parking for the proposed uses;

e) The Project site plans submitted as of December 7, 2021 (see attached list of the final plans) are hereby approved, subject to the following conditions:

i) that the lighting plans comply with the comments of the Dutchess County Planning Board and that the lighting be maintained throughout the life of the Project as dark sky compliant;

ii) all remaining technical comments on the site plan and the Stormwater Pollution Prevention Plan by the City Planning Board's consulting engineer, dated December 22, 2021 and the City Departments be addressed and the plans revised as necessary to satisfy the comments;

iii) that the Project comply with the conditions set forth in the memorandum dated June 29, 2020 from City of Poughkeepsie Fire Department, including (1) a standpipe/sprinkler system will be installed as per code, (2) an approved fire alarm system will be installed throughout, (3) an approved fire suppression system will be installed in all cooking areas as per Code and connected to alarm system (commercial Kitchens), (4) a knox box entry system will be installed, and keys supplied for building, (5) for public assembly areas, occupancy permits will be required, and (6) where elevators are installed, a FEO K1 Fire Dept override key shall be installed.

iv) that the requirements of the Brownfields Program be fulfilled to the satisfaction of the NYSDEC such that a certificate of completion is issued;

v) that historical salvage firms be given the opportunity to remove historic items from the structures to be demolished, excepting if the Applicant intends to use the items in this Project, e.g. the Wallace sign;

vi) that all State, local and City approvals needed for the Project be obtained and submitted to the City;

vii)
that the Applicant work with NYSDOT to address NYSDOT's comments regarding signal timing;

viii) that the Project meet the requirements of the Enterprise Green Communities Program;

ix) that the Project provide security for its residents and for the open space that will be made available to the public throughout the life of the Project;

x) that all landscaping for the Project be maintained and kept in good condition throughout the life of the Project, including the landscaping in the open space and in the parking lot;

xi) that the Project owner is required, if at any time requested by the City, to place a gate that blocks public access to the open space if the City determines that such a gate is necessary for the public health, safety or welfare;

xii) that the Applicant provide a plan for the demolition of the structures to the City Building Inspector prior to the issuance of the demolition permit addressing the timing and means of the demolition and showing how the demolition will be undertaken consistent with public safety and the requirements of the Brownfields Program;

xiii) **that the Applicant shall submit a fully executed easement agreement with the owners of 302,304, 306 and 310 Mill Street for access to and use of parking facilities at the parking lot located off of Mill Street as reconfigured by the site plan;**

xiv) that the Applicant shall provide a performance bond in an amount acceptable to the City Engineering Department and in the form acceptable to the City of Poughkeepsie Corporation Counsel prior to the issuance of demolition or building permits to secure the site improvements, including landscaping, relating to the pedestrian walkway, Wallace Commons, the parking lot improvements and any improvements related to sewer, water or stormwater; and,

xv) that the Applicant shall provide the Planning Board and Planning Department staff with the name and contact information of the management firm to manage the Project upon selection and that the Applicant shall maintain the highest level of care regarding the building, residents, tenants and occupants throughout the lifetime of the Project.

Vote:

Robert Levine	Yea	Nay	Abstain
Anne Saylor	Yea	Nay	Abstain
Rosaura Andújar-McNeil	Yea	Nay	Abstain
Robert Mallory	Yea	Nay	Abstain
Marjorie Smith	Yea	Nay	Abstain
Sean O'Donnell	Yea	Nay	Abstain
Nick DeLucca	Yea	Nay	Abstain
Brian Veltre, alt.	Yea	Nay	Abstain

Planning Board of the City of Poughkeepsie

_____

Robert Levine, Chairman

APPLICATION TO THE PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK

Application for Site Plan, Special Permit & Facade Approval

OFFICE USE ONLY

CODE: PLSF

ID #_____

FEE: _____
Total, from:
$500, plus
$_____
($150 per 1000 square feet of floor area), plus
$_____
($35 per number of required parking spaces), plus
$_____
($500 for special permit, if applicable)

I. PROPERTY ADDRESS: 135 Main Street, Poughkeepsie, NY 12601

II. PROPERTY OWNER: Omni New York
ADDRESS: 909 Third Avenue
21st Floor
NYC, NY 10022 (state and zip code)
PHONE NUMBER: (646)502-7200 (include area code)

III. NAME OF APPLICANT: Tinkelman Architecture
ADDRESS: 25 Van Wagner Road

Poughkeepsie, NY 12603 (state and zip code)
PHONE NUMBER: 845-473-0200 ext 103 (include area code)
EMAIL ADDRESS: Tink@tinkarch.com

(If applicant is NOT the owner, proof of owner's consent to the application MUST be provided.)

IV. CONSULTANT: Ken Casamento
ADDRESS: The LCR Group
85 Civic Center Plaza, Suite 103
Poughkeepsie, NY 12601 (state and zip code)
PHONE NUMBER: 845-243-2880 (include area code)

V. PROPOSED USE or FAÇADE CHANGE (Summarize proposed use or uses): Creation of multi-family 4/5 story residential apartment building at the corner of Main Street and North Perry Street

VI. ZONING DISTRICT: R-6

(Proceed to XVII for special permit & façade approval only)

PROJECT INFORMATION

New construction: XX (yes) _____ (no)

Change of use: _____ (yes) XX (no)

Expansion/addition: _____ (yes) XX (no)

Alteration: _____ (yes) XX (no)

Cost of Construction: $ $13,000,000 (Preliminary)

LOT AND BULK INFORMATION: For all Lot & Bulk Information refer to Addenda 'A' & 'B' for the two separate lots to be created.

Lot area: Addenda 'A' & 'B' (acres) _____ (square feet)

Building Footprint: Addenda 'A' & 'B' (proposed square feet for new construction)

Addenda 'A' & 'B' (existing square feet for change of use/expansion)

Addenda 'A' & 'B' (additional proposed square feet for expansion)

Addenda 'A' & 'B' (total building footprint, square feet)

Lot Coverage: Addenda 'A' & 'B' (percentage, building coverage only)

Gross Floor Area: 61,768 SF (proposed square feet for new construction) Admiral Halsey Two - Lot One

86,745 SF (existing square feet for change of use/expansion) Admiral Halsey One - Lot Two

N/A (additional proposed square feet for expansion)

N/A (total gross floor area, square feet)

Building Height: Addenda 'A' & 'B' (stories) _____ (feet)

Floor Area Ratio: Addenda 'A' & 'B' (ratio of gross floor area divided by lot area)

VIII. PROJECT PARKING INFORMATION

A) Number of Off-Street Parking Spaces required: See Addenda 'A' & 'B'

B) Number of Off-Street Parking Spaces provided: See Addenda 'A' & 'B'

C) Waiver Requested: XX (Yes) _____ (No)

Is municipal parking available within 600 feet? _____ (Yes) XX (No)

If yes, name all such municipal facilities: N/A

(If a waiver is requested based on proximity to municipal facilities, a written request for such waiver, addressed to the City Planning Staff and the Chairman of the Planning Board, must be submitted with the application.)

If a private parking facility is to be utilized, is such facility within 600 feet?

_____ (Yes) XX (No)

If yes, provide the address of the facility, name of the property owner, number of spaces in the lot, number of spaces available for lease, and length of lease. Attach copy of lease. Additional information may be required by the Planning Board): N/A

IX. RESIDENTIAL PROPOSALS

A) Type of Development: Multiple Family Senior Development
(Townhouse, condominium, multiple residence rental, etc.)

B) Unit Breakdown:

Number of efficiency or "studio" units: See Addenda 'A' & 'B'

Number of one (1) bedroom units: See Addenda 'A' & 'B'

Number of two (2) bedroom unit's See Addenda 'A' & 'B'

Number with three or more bedrooms: See Addenda 'A' & 'B'

Total number of units: See Addenda 'A' & 'B'

C) Is funding public? XX Yes ____ No
If yes, describe funding source: NYC Homes & Community Renewal Program

Section X is 'Not Applicable'

X. OFFICE PROPOSALS (____ Medical/Dental ____ Professional ____ Business)

A) Number of Employees: _____

B) Number of doctors/dentists/medical practitioners: _____

C) Days/Hours of Operation: _____

Section XI is 'Not Applicable'

XI. SERVICE BUSINESS PROPOSALS

A) Specify Business: _____
(e.g., laundromat, drycleaner, beauty parlor, travel agency, banks)

B) Number of Employees: _____

C) Number of Washing Machines (for laundromat): _____

D) Days/Hours of Operation: _____

Section XII is 'Not Applicable'

XII. MERCANTILE PROPOSALS (Retail _____ Wholesale _____)

A) Type of Mercantile (specify): _____

B) Number of Employees: _____

C) Days/Hours of Operation: _____

Section XIII is 'Not Applicable'

XIII. STANDARD RESTAURANT/FAST FOOD RESTAURANT/COFFEE SHOP/DONUT SHOP/NIGHTCLUB/DISCOTHEQUE/BAR PROPOSALS

A) Specify Use: _____

B) Number of seats (excluding bar stools and outdoor seating):_____

C) Meals served (i.e., breakfast, lunch, dinner): _____

D) Type of Menu: _____

E) Days/Hours of Operation: _____

F) Entertainment (live and/or recorded):_____

G) Will the restaurant contain a bar/lounge?: _____ Yes _____ No

H) If yes, how many seats at the bar? _____

I) Is a drive-through window proposed? _____

J) Is a walk-up window proposed? _____

K) Is an outdoor seating area proposed? _____

L) If yes, how many seats are proposed? _____

M) If yes, is outdoor cooking proposed? _____

Section XIV is 'Not Applicable'

XIV. INDUSTRIAL/COMMERCIAL PROPOSALS (Automobile repair, taxi, motor vehicle sales, warehouse, manufacturing, animal hospital, research facilities, etc.)

A) Specify Use: _____

B) Number of shifts (if any): _____

C) Number of employees: _____
(If shifts are proposed, list number of employees per shift)

E) Number of work bays (if automobile repair): _____

F) Days/Hours of operation: _____

Section XV is 'Not Applicable'

XV. EDUCATIONAL/INSTITUTIONAL/RECREATIONAL PROPOSALS (e.g., Museums, Theatres, Conference Centers, Hotels, Motels, Hospitals, Nursing Homes, Assisted Living Facilities, Nursery Schools, Private Schools, Day Care Centers, Places of Worship, Marinas, Membership Clubs, etc.)

A) Specify: _____

B) Number of shifts (if any): _____

C) Number of employees: _____
(If shifts are proposed, list number of employees per shift)

D) Number of beds (hospitals, nursing homes, etc): _____

E) Number of seats in largest assembly space: _____

F) Number of classrooms (schools): _____

G) Number of rental units (hotels, motels, etc.) _____

H) Number of boat slips/courts (e.g., tennis, handball, etc.), alleys: _____

I) Days/Hours of Operation: _____

XVI. PROPOSALS NOT MENTIONED ABOVE (Please be specific):

_____

_____

_____

_____

_____

XVII. APPLICANT CERTIFICATION

I, STEVEN TINKELMAN, certify that the this application has addressed the objectives outlined in the Zoning Ordinance with consideration given to the public health, safety and welfare; the comfort and convenience of the public in general or the residents or users of the proposed development and of the immediate neighborhood.

The applicant certifies that all information contained herein is accurate and complete as of the date of this application.

_____ 17JUN21

Signature of Applicant Date

ADDENDUM 'A'

ZONING & LAND USE REGULATIONS
Admiral Halsey Two (Proposed Lot 1)

PROPERTY ADDRESS: 135 MAIN STREET, POUGHKEEPSIE, NY 12601

ZONING DISTRICT: R-6

	REQUIRED	PROPOSED
* MINIMUM LOT AREA (ACRES)	1.33 ACRES (57,600.00 SF)	1.17 ACRES (50,782.00 SF)
MINIMUM LOT WIDTH (FEET)	100 ft	239.46 ft
MINIMUM LOT FRONTAGE (FEET)	100 ft	239.46 ft
MINIMUM FRONT YARD	20 ft	0.385 ft (CANOPY NEW BLDG.) 20.00 ft - (NEW BLDG.)
MINIMUM SIDE YARD #1	34.18 ft	73.25 ft
MINIMUM SIDE YARD #2	34.18 ft	10.31 ft
MINIMUM REAR YARD	34.18 ft	58.06 ft
MAXIMUM BUILDING HEIGHT (STORIES)	None	4/5 STORIES (68.375 FT)
MAXIMUM LOT COVERAGE	70%	25%
** MINIMUM USABLE OPEN SPACE	0.44 ACRES (19,200.00 SF)	0.12 ACRES (5,206.35 SF)
DISTANCE BETWEEN BUILDINGS ON ONE SITE	N/A	N/A
PARKING (w/ stacking) Based on 9x20 Stall Dimensions	40 SPACES	58 SPACES

*MINIMUM LOT AREA CALCULATION:

PROPOSED BUILDING:

STUDIO: 24 x 800 SF =	19,200 SF	
1 BEDROOM: 48 x 800 SF =	38,400 SF	
2 BEDROOM: 0 x 1,200 SF =	0 SF	
TOTAL REQUIRED MIN. LOT AREA =	57,600 SF	(1.33 ACRES)

TOTAL MINIMUM LOT AREA = 57,600 SF (1.33 ACRES)

**USABLE OPEN SPACE CALCULATION:

PROPOSED BUILDING:

STUDIO: 24 x 200 SF =	4,800 SF	
1 BEDROOM: 48 x 300 SF =	14,400 SF	
2 BEDROOM: 0 x 400 SF =	0 SF	
TOTAL REQUIRED USABLE OPEN SPACE =	19,200 SF	(0.44 ACRES)

TOTAL MINIMUM OPEN SPACE = 19,200 SF (0.44 ACRES)

PARKING CALCULATION

PARKING Based on 9x20 Stall Dimensions	FOR DWELLINGS DESIGNED TO BE OCCUPIED AT LEAST 90% BY PERSONS 62 YEARS OF AGE OR OLDER, 0.5 SPACES PER APARTMENT. PROPOSED BUILDING: # OF STUDIO UNITS = 24 = 24 X 0.5 = 12 SPACES # OF 1-BEDROOM UNITS = 48 = 48 X 0.5 = 24 SPACES TOTAL = 36 SPACES VISITOR: 10% OF 36 SPACES = 3.6 = 4 SPACES PROPOSED BUILDING GRAND TOTAL REQUIRED = 40 SPACES TOTAL REQUIRED FOR THE PROJECT = 40 TOTAL PROVIDED FOR THE PROJECT = 58

REQUIRED VARIANCES

1. SECTION 19-3.17(4)(a) - MINIMUM LOT AREA:
   - REQUIRED MINIMUM LOT AREA = 1.33 ACRES (57,600.00 SF)
   - PROVIDED MINIMUM LOT AREA = 1.17 ACRES (50,782.00 SF)
   - AREA SHORTFALL = 6,818 SF
2. SECTION 19-3.17(4)(e) - MINIMUM FRONT YARD:
   - FRONT YARD REQUIRED = 20.00 ft
   - FRONT YARD PROVIDED = 0.385 ft - NEW BUILDING CANOPY
   - DISTANCE SHORTFALL = 19.615 ft
3. SECTION 19-3.17(4)(f)(1) - MINIMUM SIDE & FRONT YARDS:
   - SIDE YARD #2 REQUIRED = 34.18 ft
   - SIDE YARD #2 PROVIDED = 10.31 ft
   - DISTANCE SHORTFALL = 23.87 ft
4. SECTION 19-3.15(4)(i) - REQUIRED OPEN SPACE:
   - REQUIRED OPEN SPACE = 19,200.00 SF
   - PROVIDED OPEN SPACE = 5,206.35 SF
   - OPEN SPACE SHORTFALL = 13,993.65 SF

ADDENDUM 'B'

ZONING & LAND USE REGULATIONS
Admiral Halsey One (Proposed Lot 2)

PROPERTY ADDRESS: 135 MAIN STREET, POUGHKEEPSIE, NY 12601

ZONING DISTRICT: R-6

	REQUIRED	PROPOSED
* MINIMUM LOT AREA. (ACRES)	2.185 ACRES (95,200.00 SF)	1.12 ACRES (48,773.00 SF)
MINIMUM LOT WIDTH (FEET)	100 ft	278.82 ft (NO CHANGE)
MINIMUM LOT FRONTAGE (FEET)	100 ft	278.82 ft (NO CHANGE)
MINIMUM FRONT YARD #1 (CORNER LOT)	20 ft	48.45 ft
MINIMUM FRONT YARD #2 (CORNER LOT)	20 ft	20.54 ft
MINIMUM SIDE YARD	68.04 ft	113.75 ft
MINIMUM REAR YARD	68.04 ft	34.66 ft
MAXIMUM BUILDING HEIGHT (STORIES)	None	13 STORIES (136.083 FEET)
MAXIMUM LOT COVERAGE	70%	14.2%
** MINIMUM USABLE OPEN SPACE	0.82 ACRES (35,700.00 SF)	0.205 ACRES (8,929 SF)
DISTANCE BETWEEN BUILDINGS ON ONE SITE	N/A	N/A
PARKING (w/ stacking) Based on 9x20 Stall Dimensions	66 SPACES	46 SPACES

*MINIMUM LOT AREA CALCULATION:

EXISTING BUILDING:

STUDIO: 0 x 800 SF =	0 SF	
1 BEDROOM: 119 x 800 SF =	95,200 SF	
2 BEDROOM: 0 x 1,200 SF =	0 SF	
TOTAL REQUIRED MIN. LOT AREA =	95,200 SF	(2.185 ACRES)

TOTAL REQUIRED MINIMUM LOT AREA = 95,200 SF (2.185 ACRES)

**USABLE OPEN SPACE CALCULATION:

EXISTING BUILDING:

STUDIO: 0 x 200 SF =	0 SF	
1 BEDROOM: 119 x 300 SF =	35,700 SF	
2 BEDROOM: 0 x 400 SF =	0 SF	
TOTAL REQUIRED USABLE OPEN SPACE =	35,700 SF	(0.819 ACRES)

TOTAL MINIMUM OPEN SPACE = 35,700 SF (0.819 ACRES)

PARKING CALCULATION

PARKING Based on 9x20 Stall Dimensions	FOR DWELLINGS DESIGNED TO BE OCCUPIED AT LEAST 90% BY PERSONS 62 YEARS OF AGE OR OLDER, 0.5 SPACES PER APARTMENT. EXISTING BUILDING: # OF 1-BEDROOM UNITS = 119 =119 X 0.5 = 60 SPACES TOTAL = 60 SPACES VISITOR: 10% OF 60 SPACES = 6 SPACES EXISTING BUILDING GRAND TOTAL REQUIRED = 66 SPACES TOTAL REQUIRED FOR THE PROJECT = 66 TOTAL PROVIDED FOR THE PROJECT = 46

REQUIRED VARIANCES

1. SECTION 19-3.17(4)(a) - MINIMUM LOT AREA:
   - REQUIRED MINIMUM LOT AREA = 2.185 ACRES (95,200.00 SF)
   - PROVIDED MINIMUM LOT AREA = 1.12 ACRES (48,773.00 SF)
   - AREA SHORTFALL = 1.065 ACRES (46,427.00 SF)

2. SECTION 19-3.17(4)(f)(1) - MINIMUM SIDE & REAR YARDS
   - REAR YARD REQUIRED = 68.04 ft
   - REAR YARD PROVIDED = 34.66 ft
   - DISTANCE SHORTFALL = 33.38 ft

3. SECTION 19-3.15(4)(i) - REQUIRED OPEN SPACE:
   - REQUIRED OPEN SPACE = 35,700.00 SF
   - PROVIDED OPEN SPACE = 8,929.00 SF
   - OPEN SPACE SHORTFALL = 26,771.00 SF

4. SECTION 19-4.3 - OFF-STREET PARKING.
   - REQUIRED PARKING = 66
   - PROVIDED PARKING = 46
   - PARKING SHORTFALL = 20

TINKELMAN ARCHITECTURE

June 22, 2021

Chairman Robert Levine and
Members of the Planning Board
City of Poughkeepsie
62 Civic Center Plaza
Poughkeepsie, NY 1260

Re: Admiral Halsey Apartments Inc. – Site Plan Review
Property: 135 Main Street, Poughkeepsie, New York

Dear Chairman Levine and Members of the Planning Board

On behalf of Admiral Halsey Apartments Inc. ("Applicant"), we respectfully submit this letter and enclosures in furtherance of the proposed multifamily senior development on property located at 135 Main Street, Poughkeepsie, New York (the "Project Site"). The Project Site is currently improved with an existing 13 story multifamily building, which includes 119 senior dwelling units. This existing structure is located on the southern portion of the Project Site. The Applicant is now proposing an additional 5 story building with 72 senior dwelling units in the rear of the Project Site (the "Project").

The Applicant has proposed to subdivide the Project Site into two lots. Proposed Lot 2 will include the existing multifamily building, consisting of 118 income restricted senior units, 1 superintendent's unit and 46 off-street parking spaces. Proposed Lot 1 will include the proposed new multifamily building, consisting of 71 income restricted senior units, 1 superintendent's unit and 58 off-street parking spaces. The proposed subdivision is required for Project financing and will result in the need for additional area variances. The proposed Project and related area variances are set forth in the enclosed site plans, prepared by Tinkelman Architecture and dated June 22, 2021 (the "Site Plans"). Importantly, the Project has been designed to ensure that the existing structure and new structure are coordinated, and new open spaces has been provided between the buildings for use by the residents of both facilities.

Project Submission and Review

In addition to the Site Plans, we have also enclosed with this letter: (1) site plan application form, (2) subdivision application form, (3) Full Environmental Assessment Form ("Full EAF"), and (4) application fees. Pursuant to the New York State Environmental Quality Review Act ("SEQRA"), the Project is an Unlisted Action. We submit that the Planning Board should designate itself as lead agency and conduct a coordinated SEQRA review.

In support of the application, we submit the below information that the Planning Board may consider in its initial review the Project pursuant to Zoning Code 19-6.1 (site plan review) and SEQRA. Once the Planning Board has had a chance to review this application and comment on the same, we will provide additional information as needed.

TINKELMAN ARCHITECTURE

1) **Land Use and Community Character:** The Project will create additional affordable senior housing in the City of Poughkeepsie, which is in high demand. The Project Site is within the City's Urban Density Residence "R-6" zoning district and the proposed use is permitted with site plan review. While we understand that the City is currently updating its Comprehensive Plan, we submit that the Project Site is in the City's downtown area and the Project is consistent with the urban development principles in the current Comprehensive Plan. To this end, because this population is less dependent on vehicle transportation, it is important for senior housing to be located in a downtown urban area close to public transportation opportunities. As demonstrated by the renderings provided herein, the Project is consistent with the character of the neighborhood and has been designed to blend with the existing buildings in the area.

2) **Transportation and Parking:** The Project is creating an additional multifamily building on the Project Site, which will include 71 senior affordable units and 1 superintendent's unit. Additional off-street parking has been provided for the proposed new senior housing building that is compliant with the City's zoning requirement (58 parking spaces, where 40 is required). Off-street parking for the existing building is currently pre-existing legally non-conforming (54 parking spaces, where 66 is required) and provide more than enough parking spaces for the existing tenants. That said, tenants and guests of both buildings will be able to utilize the off-street parking on the entire Project Site (104 parking spaces, where 106 is required).

   As experienced with the existing building and the use thereof, the senior population occupying the Project is not dependent on personal vehicular transportation and does not fully utilize existing parking (see a summary of existing parking counts below). Additionally, 36 of the new 72 units will be set aside for frail elderly who will likely not have driver's licenses because of the mobility and/or audiovisual impairments which define their conditions. Instead, tenants will be dependent on local public transportation, group transportation, shuttle services provided for mobility impaired residents, and pedestrian travel. The current access points of the Project Site function without issue and the Project is not expected to result in any adverse traffic impacts.

   To demonstrate that the proposed parking will not be an issue, the Applicant performed parking counts, which resulted in the following findings:

   1) Tuesday May 24, 2021
      - 10:00 am – 34 spaces occupied.
      - 3:00 pm – 30 spaces occupied.
      - 7:00 pm – 32 spaces occupied.

2) Saturday May 29, 2021:
   - 10:00 am – 28 spaces occupied.
   - 3:00 pm – 32 spaces occupied.
   - 7:00 pm – 31 spaces occupied.

On Tuesday May 24th, the parking lot only utilized 62% of its actual capacity. On Saturday May 29th, the parking lot only utilized to 58% of its actual capacity. Accordingly, the existing building has much more parking than is utilized. Therefore, with the addition of the new off-street parking spaces on the Project Site, the Project will provide sufficient parking to serve its senior tenants and related guest.

3) **Water, Wastewater and Stormwater:** The Project will connect to existing public sewer and water supplies, which has ample capacity to serve the proposed Project. Further, related to stormwater management, due to the disturbance of >1 acre, a full Stormwater Pollution Prevention Plan ("SWPPP") will be prepared, which will demonstrate that stormwater will be appropriately controlled. The SWPPP is being prepared in compliance with the NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity, Permit No. GP-0-20-001. The Project is not within the current LWRP boundaries.

4) **Plants and Animals:** The Project Site is entirely within an urban setting and is previously disturbed. The Project will not have any adverse impact on plants or animals. There is no rare vegetation or critical wildlife habitat on the Project Site. Again, the Project is not within the current LWRP boundaries.

   A review of the EAF Mapper identified Atlantic Sturgeon and Shortnose Sturgeon located in the project vicinity. The habitat for these species is the Hudson River, approximately 0.5 miles from the project site. The area between the project and the Hudson River is developed suburban/urban and the proposed project will not impact these species or their habitats.

5) **Aesthetic Resources:** The Project Site is within an urban setting. The proposed new multifamily building has been specifically designed to complement and fit within its urban context. To this end, we have provided elevations and renderings of the Project for the Planning Board's review. The proposed building will feature massing and material changes which create the appearance of multiple buildings and not large monolithic shapes. To reinforce the residential scale of the building the plan of the building will be an "L" shape structure. The arm of the "L" along North Perry Street will be 4 stories high and the arm of the structure that is perpendicular to North Perry Street and further back from the street line shall be 5 stories. At the base of the building along North Perry Street, a loggia will encourage pedestrian circulation and engagement at the base of the building. Off this loggia is where much of the communal activities will take place. The facades will be a combination of fiber cement panels and brick veneer. The window systems that will be employed in the design shall be casement windows of a residential style and character. The brick will be compatible in color and texture with the surrounding brick buildings in the neighborhood to be consistent with the new building's existing context.

6) **Lighting:** New energy-efficient lighting will be utilized throughout the Project Site. Exterior site lighting will be designed to comply with the Zoning Code and to be the minimum necessary while ensuring safe and secure residential use. All proposed lighting will be downward facing and will minimize sky glow and light pollution from the Project Site. Where appropriate, lighting fixtures will be of a full cutoff type or provided with shields to reduce glare and light pollution. The lighting is consistent with the Project Site urban setting.

7) **Historic and Archeological Resources:** The proposed Project has undergone a New York State Historic Preservation Office ("SHPO") review, which was completed on November 17, 2020, and found no adverse impacts. At the time of this review the proposed project consisted of a seven (7) story building with 72 dwelling units. The submitted project is a lower building with the same number of dwelling units. The effects on the surrounding historic districts would be the same in either case. This SHPO determinations has been enclosed herein.

Conclusion

Based on the above, we respectfully submit that the proposed Project is consistent with the neighborhood and is compliant with the City's site plan review considerations. We submit that the Planning Board should declare its intent to be the lead agency pursuant to SEQRA and commence coordinated review of the Project.

Once we obtain initial feedback from the Planning Board, the City's consultants, and involved/interested agencies, we will supplement our application. We look forward to working with the City in furtherance of the Project.

Respectfully,

Steven Tinkelman, AIA
Managing Member

TINKELMAN ARCHITECTURE

October 5, 2021

Chairman Levine
Honorable Members of the City of Poughkeepsie Planning Board
City of Poughkeepsie
62 Civic Center Plaza
3rd Floor
Poughkeepsie, NY 12601

RE: Admiral Halsey II
135 Main Street
Parcel # 131300-6062-76-911183-0000
Poughkeepsie, NY 12601

Dear Chairman Levine and Members of the Planning Board,

I hope this letter finds you well.

This letter, together with the attached revised Site Plan drawing and Zoning Analysis, constitutes our current submittal to the City of Poughkeepsie Planning Board. We are submitting this amended application for Site Plan, Architectural, and Special Use Permit approval for the above referenced parcel at 135 Main Street.

At the previous Planning Board presentation held on September 21, 2021, the Applicant proposed to subdivide the Project Site into two lots. Proposed Lot 2 will include the existing multifamily building (Admiral Halsey I), consisting of 118 income restricted senior units, 1 superintendent's unit and 46 off-street parking spaces. Proposed Lot 1 will include the new multifamily building (Admiral Halsey II), consisting of 71 income restricted senior units, 1 superintendent's unit and 58 off-street parking spaces. As stated in the previous Planning Board presentation, the Applicant has indicated that the proposed property subdivision is necessary for successful Project financing and will result in the need for additional site variances. Importantly, the Project has been designed to ensure that the existing structure and new structure are coordinated, and new open spaces have been provided between the buildings for use by the residents of both facilities.

At the Planning Board meeting the Planning Board members requested that the Applicant consider increasing the amount of open/green space around the Project and perhaps revisit the site design to reduce the number of variances that might be ultimately required for the Project. Also discussed at the meeting was the fact that the amount of parking required by the City of Poughkeepsie Zoning Code could be reduced given the fact that the building occupants are senior and elderly/frail residents and many of them would not and do not have cars.

Given that information, the Planning Board members where amenable to the idea of exchanging the quantity of required parking spaces for more open space on the site.

Therefore, we present to you and the Board for consideration the revised site plan enclosed. The originally proposed new property line presented to the Planning Board on September 21, 2021, that would subdivide the original lot, has been redefined and moved. The distance between the existing Admiral Halsey I building and the proposed Admiral Halsey II building has also been increased. This was accomplished by the adjustment of the proposed property line and slightly moving the Admiral Halsey II building northward. These design decisions create several opportunities for the project. When considering the original site design that was presented, we were able to eliminate the need for 2 of the requested variances in the original submission. The variances that were eliminated from the original variance request list are as follows: an overall lot area variance for Admiral Halsey II and a side yard variance for Admiral Halsey II.

However, because of the considerations that we gave to the request of the Planning Board members for more open green space around the proposed Admiral Halsey II, it became necessary for us to add back into the list of requested variances, a new variance for the Admiral Halsey II portion of the project. The variance that we added to the requested variance list is for the required number of parking spaces at the Admiral Halsey II building. We redesigned the parking layout on the north side of Admiral Halsey II to address the board's desire for more open greenspace around the perimeter of the building and site. In addition to this, as discussed in the Planning Board meeting, we have eliminated the parking spaces on the east side of the newly created open green space that was presented in the site plan. The resultant parking count for Admiral Halsey II will be 37 parking spaces, and not the required 40 parking spaces. We have also reduced the number of parking spaces and re-arranged the layout of the remaining parking spaces. The changes to the new lot line likewise reduce the parking space count at Admiral Halsey I to 35 spaces. The combined parking count for the two buildings is now proposed to be 72 parking spaces. The Applicant feels that a combined parking space count of 72 spaces is adequate for both buildings, given the resident population. All of these design decisions created more green/open space throughout the site and even though we still need a variance for the open space requirement at Admiral Halsey II, these moves have increased the open/green space around the project. Ultimately, with the new revised site plan, we have reduced the number of required variances from 8 to 7.

The revisions and design changes indicated above are depicted in drawing sheets G-100 (Zoning Information) and PZ-100 (Site Plan) and are dated October 19, 2021, and indicated as Revision 1. For expediency's sake the Civil Engineering drawings have not been updated yet. The Civil Engineering drawings that will need updating include SUB-1, SG-1, SD-1, UT-1, EC-1, and TT-1. The engineering drawings shall be revised after the scheduled October 19. 2021 Planning Board meeting.

Based on the above, we respectfully submit that the proposed Project is consistent with the neighborhood and is compliant with the City's site plan review considerations. We submit that the Planning Board should declare its intent to be the lead agency pursuant to SEQRA and commence coordinated review of the Project.

TINKELMAN ARCHITECTURE

Once we obtain additional feedback from the Planning Board, the City's consultants, and involved/interested agencies, we will supplement our application. We look forward to working with the city in furtherance of the Project.

Respectfully,

TINKELMAN ARCHITECTURE

Anthony Juliano, Assoc. AIA
Director of Architectural Services

cc. Steven Tinkelman, Tinkelman Architecture
Natalie Quinn, Planning Director, City of Poughkeepsie

TINKELMAN ARCHITECTURE

December 3, 2021

Chairman Levine
Honorable Members of the City of Poughkeepsie Planning Board
City of Poughkeepsie
62 Civic Center Plaza, 3rd Floor
Poughkeepsie, NY 12601

RE: Admiral Halsey II
135 Main Street
Parcel # 131300-6062-76-911183-0000
Poughkeepsie, NY 12601

Dear Chairman Levine and Members of the Planning Board,

I hope this letter finds you well.

At the previous Planning Board presentation held on October 19, 2021, the Applicant presented to the Planning Board the revised Architectural Site Plan for the Project that was originally discussed at the September 21, 2021, meeting. The Site Plan and Zoning Analysis were the only items updated for the October meeting. This was done in order to illustrate to the Planning Board what the Applicant was proposing, the various Zoning Variance requests that will be required from the revisions and allow the Planning Board members to respond to the revised Site Plan proposal. At the October meeting the Planning Board members requested that the Applicant update all of the drawings and advance the site and landscape design of the Project to allow for more in depth discussions for future Planning Board meetings. The Planning Board also requested that the Project be formally issued for distribution for the various Departmental reviews.

Therefore, please accept this letter, together with the attached completed and revised submission package, as our current submittal to the City of Poughkeepsie Planning Board. The architectural design of the project has been revised, slightly, from the design that was presented at the October Planning Board meeting. While we believe that the building as previously presented was a positive contribution to the city, we felt that we could do more to create a warmer and more pleasing building that reflects the feeling of "home" for the neighborhood. With that in mind, the facades have been revised to include more of the warmer blue/gray color panel system and less of the lighter gray color. The base of the building on the North side has been revised to include more brick veneer and less cementitious panel. Along the courtyard side, at the base of the building, additional quantities of glass are employed to increase the feeling of openness and further encourage the sense of community interaction. Perhaps most dramatically, we have increased the amount

TINKELMAN ARCHITECTURE

of glass in the loggia along North Perry Street and the physical width of the loggia space has been increased to encourage community use and the interaction of the building's residents.

The landscape design of the Project's outdoor open space that is offered in this submission package is carefully considered to encourage the interaction of both the residents of the existing Admiral Halsey I and the proposed Admiral Halsey II. The existing gazebo and the existing maintenance building on the site are to be relocated in the new landscape design to provide for the open green space in the new plan. The new design features meandering walking paths, a newly designed and relocated gazebo, small planting beds, and a generous number of shade trees of several species to create a lush green space with visual interest. We feel that all of these revisions to the building noted above and the proposed landscape create a welcoming presence in the neighborhood and advance the feeling of community.

As well as the drawings presented here, we have also included with this package an updated long form EAF and an updated SEQR. The submission also includes the Preliminary Engineering Report. Therefore, we are submitting this amended application for Site Plan, Architectural, and Special Use Permit approval for the above referenced parcel at 135 Main Street. In addition to this, as requested by the Planning Board, we have also submitted the required six (6) sets of drawings to the Planning Board for departmental review.

In addition to the submission of the drawing package for the Project, an Architectural Review Work Session has been scheduled for December 6, 2021 with MASS Design Group, the city's design consultant.

Based on the above, we respectfully submit that the proposed Project is consistent with the neighborhood and is compliant with the City's site plan review considerations. We submit that the Planning Board should declare its intent to be the lead agency pursuant to SEQRA and commence coordinated review of the Project.

We look forward to working with the city in furtherance of the Project.

Respectfully,

TINKELMAN ARCHITECTURE

Anthony Juliano

Anthony Juliano, Assoc. AIA
Director of Architectural Services

cc. Steven Tinkelman, Tinkelman Architecture
Natalie Quinn, Planning Director, City of Poughkeepsie

SITE PLAN SUBMISSION SET

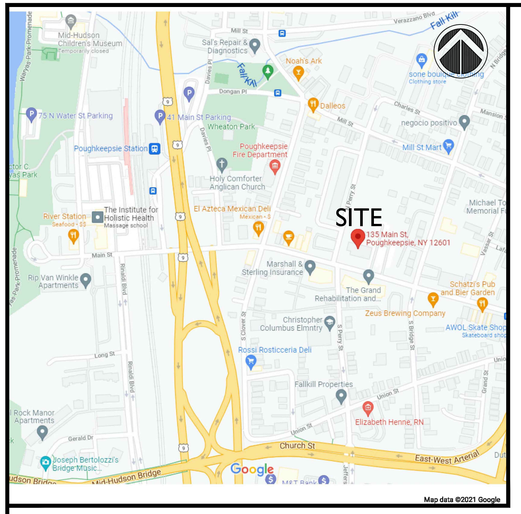
FOR

ADMIRAL HALSEY 11

135 MAIN STREET

CITY POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK

TAX MAP #6062-76-911183



LOCATION MAP

SCALE: 1"=1,000'

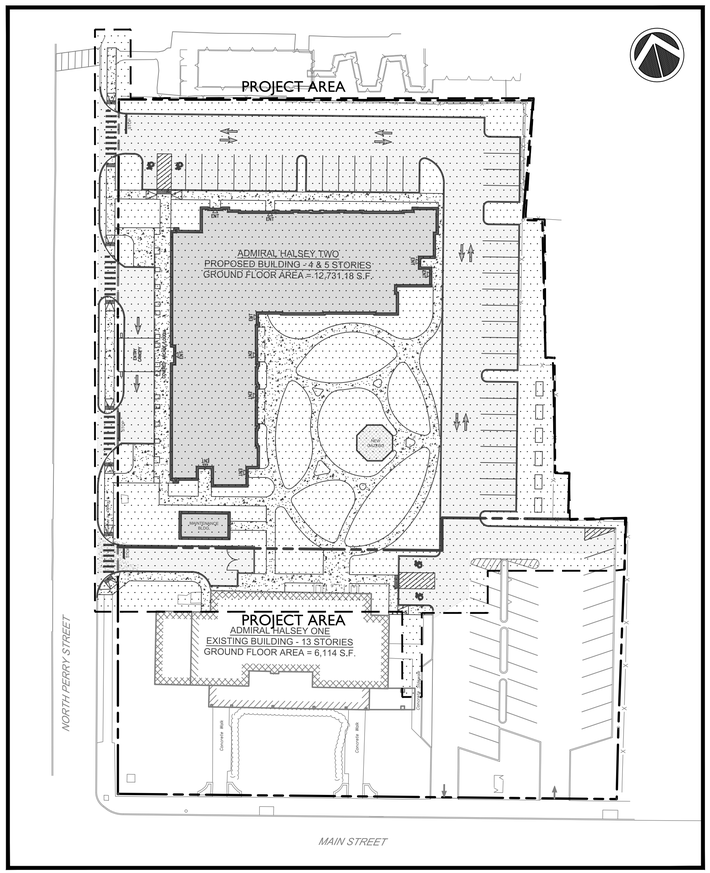


VICINITY MAP

SCALE: 1"=200'

ORIGINALLY SUBMITTED: JUNE 15, 2021

REVISED: DECEMBER 21, 2021



OVERALL SITE PLAN

SCALE: 1"=40'

INDEX OF DRAWINGS

CV-1	COVER SHEET
EX-1	EXISTING CONDITIONS
SUB-1	SUBDIVISION PLAT
DM-1	DEMOLITION PLAN
SP-1	SITE PLAN
SG-1	SITE GRADING
SD-1	SITE DRAINAGE
UT-1	UTILITIES PLAN
EC-1	EROSION & SEDIMENTATION CONTROL PLAN
LL-1	LANDSCAPE PLAN
LP-1	SITE LIGHTING PLAN
TT-1	TRUCK TURNING PLAN
NS-1	NOTES SHEET
DN-1	SITE DETAILS
DN-2	SANITARY / WATER DETAILS
DN-3	STORMWATER DETAILS
DN-4	EROSION CONTROL DETAILS

SITE PLANNER / CIVIL ENGINEER:

LRC GROUP

160 West Street, Suite E
Cromwell, CT 06416
Tel: 860.635.2877

85 Civic Center Plaza, Suite 103
Poughkeepsie NY 12601
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LRC Environmental Services, Inc.

STATE OF NEW YORK · RODNEY E. MORRISON · 074194 · LICENSED PROFESSIONAL ENGINEER

Rodney Morrison P.E. #074194

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(646) 502-7200

Omni New York LLC

Omni America LLC

CITY PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK
SITE PLAN APPROVAL
FILE NO:
PROJECT NAME:
PROJECT LOCATION:
APPLICANT:
OFFICIALLY APPROVED AT THE PLANNING BOARD
MEETING HELD THE _____DAY OF_____2_____
PLANNING CHAIR:
DESIGNEE:
DATE SIGNED:
CONDITION(S)

FIRE CHIEF

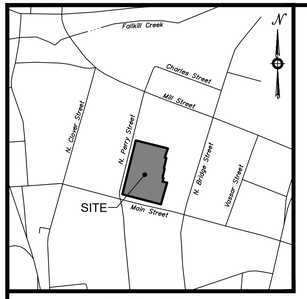
POLICE CHIEF

BUILDING INSPECTOR

CITY ENGINEER

COMMISSIONER OF PUBLIC WORKS

X:\JOBS\Jobs 2021\21-2750- Admiral Halsey Phase II-Omni New York, LLC\DWG\21273001.dwg 11/30/2021 2:10 PM SCurran



Vicinity Map
Scale: 1"=500'

Map Notes

1. *Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub–division 2, of the New York State Education Law.*
2. *Only copies from the original of this survey marked with an original of the land surveyor's seal shall be considered to be a true copy.*
3. *The above certification shall run only to the person for whom the survey is prepared , and on his behalf to the title company, governmental agency and lending institution. Certifications are not transferable to additional institutions or subsequent owners.*
4. *North Arrow & Bearings are referenced to the North American Datum of 1983 (NAD83) projected onto the New York State Plane East Zone based on field tie–in to map referenced in Note 7A.*
5. *Elevations & Contours are referenced to the North American Vertical Datum of 1988 (NAVD88) based on field tie–in to map referenced in Note 7A.*
6. *Field survey was completed on November 8, 2021.*
7. *Reference is made to the following maps:*
   A. *"ALTA/NSPS Land Title Survey Prepared for OMNI New York LLC, City of Poughkeepsie, County of Dutchess, New York", scale 1"=20', dated July 2, 2020, prepared by Chozen Engineering, Land Surveying & Landscape Architecture, Co., D.P.C.*
8. *Parcel is identified as Tax Section 6062, Block 76, Lot 911183 on the City of Poughkeepsie Assessor's Map.*
9. *Property is located in Zone "Other Areas – Zone X" (areas determined to be outside the 0.2% annual chance floodplain) as depicted on Flood Insurance Rate Map (FIRM) Panel 0358E, Dutchess County, New York, City of Poughkeepsie, Community Number 360222, Map Number 36027C0358E, effective date: May 2, 2012.*
10. *The subsurface utilities depicted hereon conform to the following Utility Quality Levels, as defined by the American Society of Civil Engineers (ASCE) in Document CI/ASCE 38–02 titled "Standard Guidelines for the Collection and Depiction of Existing Subsurface Utility Data":*
    - *Sanitary Sewer: QLC*
    - *Storm Sewer: QLC*
    - *Water: QLC and QLD*
    - *Natural Gas: QLC and QLD*
    - *Electric: QLC and QLD*
    - *Communications: QLC and QLD*

The subsurface utilities were compiled from parol evidence, record drawings, and surficial evidence located during the field survey. The Surveyor has not physically exposed the subsurface utilities, and makes no guarantee that the subsurface utilities depicted hereon comprise all such utilities within the surveyed area, either in service or abandoned. The Surveyor further does not warrant or guarantee that the subsurface utilities are in the exact location depicted, though they have been plotted, in accordance with the standard of care, from information available.

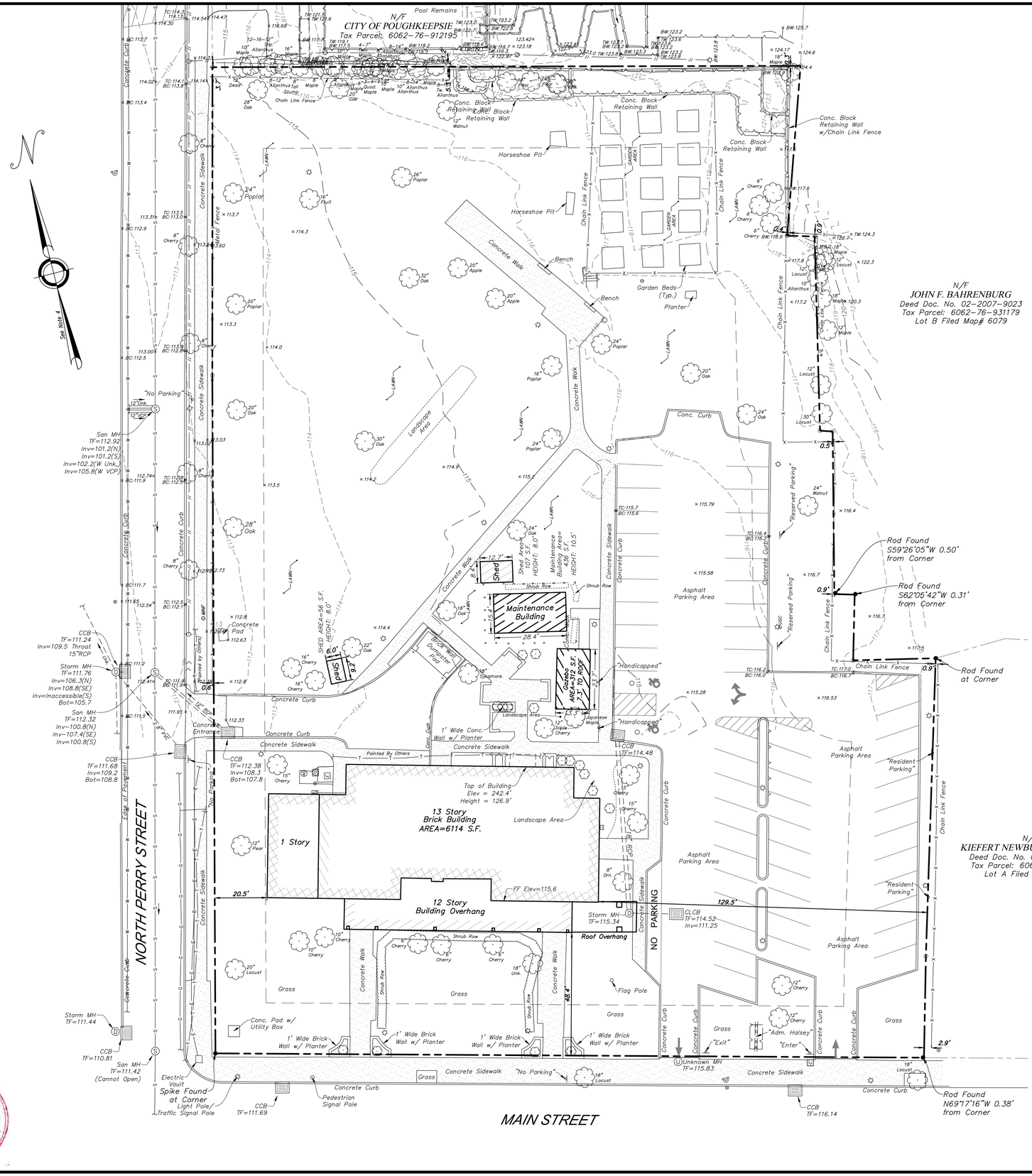
The contractor is required to utilize the local utility one call system prior to excavation for the purpose of verifying the subsurface utilities in the area.

Certification

I hereby declare this map to be prepared in accordance with the Code of Practice of the New York State Association of Land Surveyors, adopted October, 1996 and revised through July 18, 1997.

STATE OF NEW YORK · JOHN F. WAGENBLATT · 050547 · LICENSED LAND SURVEYOR

JOHN F. WAGENBLATT, L.S. Lic. No. 050,547



Legend

- Property Line
- Index Contour
- Intermediate Contour
- Treeline
- Hedge/Shrub Line
- Retaining Wall
- Fence
- Storm Sewer
- Sanitary Sewer
- Water Main
- Gas Main
- Electric Line
- Telephone Line
- Overhead Wire
- Iron Pin, Pipe, Rebar, Drill Hole
- Calculated Property Corner
- Sign
- Bollard
- Existing Spot Grade
- Guy Wire
- Utility Pole
- Water Valve
- Hydrant
- Gas Valve
- Drainage Manhole
- Sanitary Manhole
- Electric Manhole
- Telephone Manhole
- Manhole, Utility Type Unknown
- Lamp Post
- Catch Basin
- Curbless Catch Basin
- Deciduous Tree
- Shrub
- Handicap Parking
- Soil Boring
- N/F Now or Formerly (in Title of)
- Bituminous Concrete Surface
- Concrete Surface

Deed References

Deed Doc. No.
02-2007-7084

Total Parcel Area

2.29 Acres

GRAPHIC SCALE
20 0 10 20 40 80
(FEET)
1 inch = 20 ft.

Revisions

LRC GROUP
- Land Planning
- Civil Engineering
- Environmental Services
- Land Surveying
- Landscape Architecture

160 West Street, Suite E
Cromwell, CT 06416
Tel: 860.635.2877

85 Civic Center Plaza, Suite 103
Poughkeepsie NY 12601
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1 International Blvd, Suite 400
Mahwah, NJ 07495
Tel: 908.603.5730

www.lrcconsult.com

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

MAP OF EXISTING CONDITIONS

ADMIRAL HALSEY PHASE II

135 MAIN STREET
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

Design/Calcs		CAD File	EX21273001.dwg	Sheet No.	EX-1
Drawn	FJM	Project No.	21–2730		
Checked	JFW	Date	11/30/2021		
Approved	JFW	Scale	1"=20'		

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N/F
CITY OF POUGHKEEPSIE
Tax Parcel: 6062-76-912195

Pool Remains

ADMIRAL HALSEY TWO
PROPOSED BUILDING - 4 & 5 STORIES
GROUND FLOOR AREA = 12,731.18 S.F.

PROPOSED LOT 2
ADMIRAL HALSEY TWO
PROPERTY AREA=1.35
ACRES (58,806 SF)

RELOCATED GAZEBO

MAINTENANCE BLDG.

ADMIRAL HALSEY ONE
EXISTING BUILDING - 13 STORIES
GROUND FLOOR AREA = 6,114 S.F.

PROPOSED LOT 1
ADMIRAL HALSEY ONE
PROPERTY AREA=0.93
ACRES (40,656.68 SF)

N/F
JOHN F. BAHRENBURG
Deed Doc. No. 02-2007-9023
Tax Parcel: 6062-76-931179
Lot B Filed Map# 6079

N/F
KIEFERT NEWBURGH JOACHIM
Deed Doc. No. 02-2006-8530
Tax Parcel: 6062-76-925155
Lot A Filed Map# 6079

Rod Found
S59°26'05"W 0.50'
from Corner

Rod Found
S62°05'42"W 0.31'
from Corner

Rod Found
at Corner

Rod Found
N69°17'16"W 0.38'

Spike Found
at Corner

Flag Pole

Concrete Walk

Concrete Sidewalk

ENT

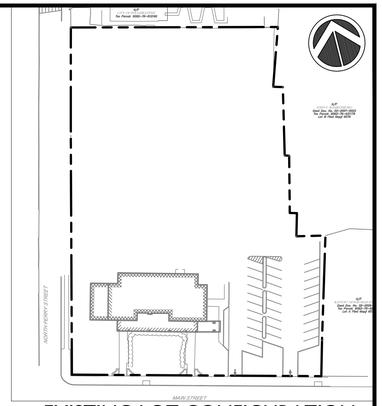
ENTRY CANOPY

COVERED ARCADE/LOGGIA

20.1'
0.6'
128.79'
0.4'
47.7'
69'
S75°28'14"E 70.40'
N13°53'57"E 18.26'
S75°28'14"E 181.28'
84.4'
23.9'
138.03'
20.5'
1.1'
1.1'
129.5'
48.4'

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

PROPOSED LOT CONFIGURATION
1"=20'



EXISTING LOT CONFIGURATION
1"=80'

GRAPHIC SCALE
80 40 0 80
SCALE IN FEET

LOT AREA CHART

PROPOSED LOT #	AREA
1	40,656.68 SF OR 0.93 AC.
2	58,899.04 SF OR 1.35 AC.
TOTAL	99,555.72 SF OR 2.28 AC.

DUTCHESS COUNTY DEPARTMENT OF HEALTH NOTE

THIS PLAN DOES NOT CONSTITUTE A REALTY SUBDIVISION AS DEFINED BY ARTICLE XI, TITLE II, SECTION 1115, OF THE PUBLIC HEALTH LAW OF THE STATE OF NEW YORK, AND ARTICLE XI OF THE DUTCHESS COUNTY SANITARY CODE.

PERMISSION IS HEREBY GRANTED FOR THE FILING OF THIS MAP WITH THE CLERK OF DUTCHESS COUNTY. APPROVAL FOR ARRANGEMENTS FOR WATER SUPPLY AND / OR SANITARY DISPOSAL IS NEITHER SOUGHT NOR GRANTED.

AUTHORIZED REPRESENTATIVE OF THE COMMISSIONER OF HEALTH

DATE

OWNER / APPLICANT CERTIFICATION

THE UNDERSIGNED, OWNER/APPLICANT OF THIS PROPERTY SHOWN HEREON, AND THE APPLICANT, HEREBY CERTIFY THAT WE ARE FAMILIAR WITH THIS MAP, ITS CONTENTS AND DETAILS, AND HEREBY AGREE TO THE TERMS AND CONDITIONS EXPRESSED HEREON, AND TO FILING OF THIS MAP IN THE OFFICE OF THE DUTCHESS COUNTY CLERK.

OWNER/APPLICANT

DATE

ZONING R-6

No.	Date	Description
1	12/27/2021	REVISED PER COMMENTS

Revisions

LRC GROUP
- Land Planning
- Civil Engineering
- Environmental Services
- Land Surveying
- Landscape Architecture

160 West Street, Suite E
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LRC Engineering & Surveying, DPC
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SUBDIVISION PLAT

ADMIRAL HALSEY II

125 MAIN STREET
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

Design/Calcs	BS	CAD File	SUB21273001.dwg	Sheet No.	
Drawn	SMC	Project No.	20-2370		SUB-1
Checked	KFC	Date	2021-06-22		
Approved	REM	Scale	AS NOTED		

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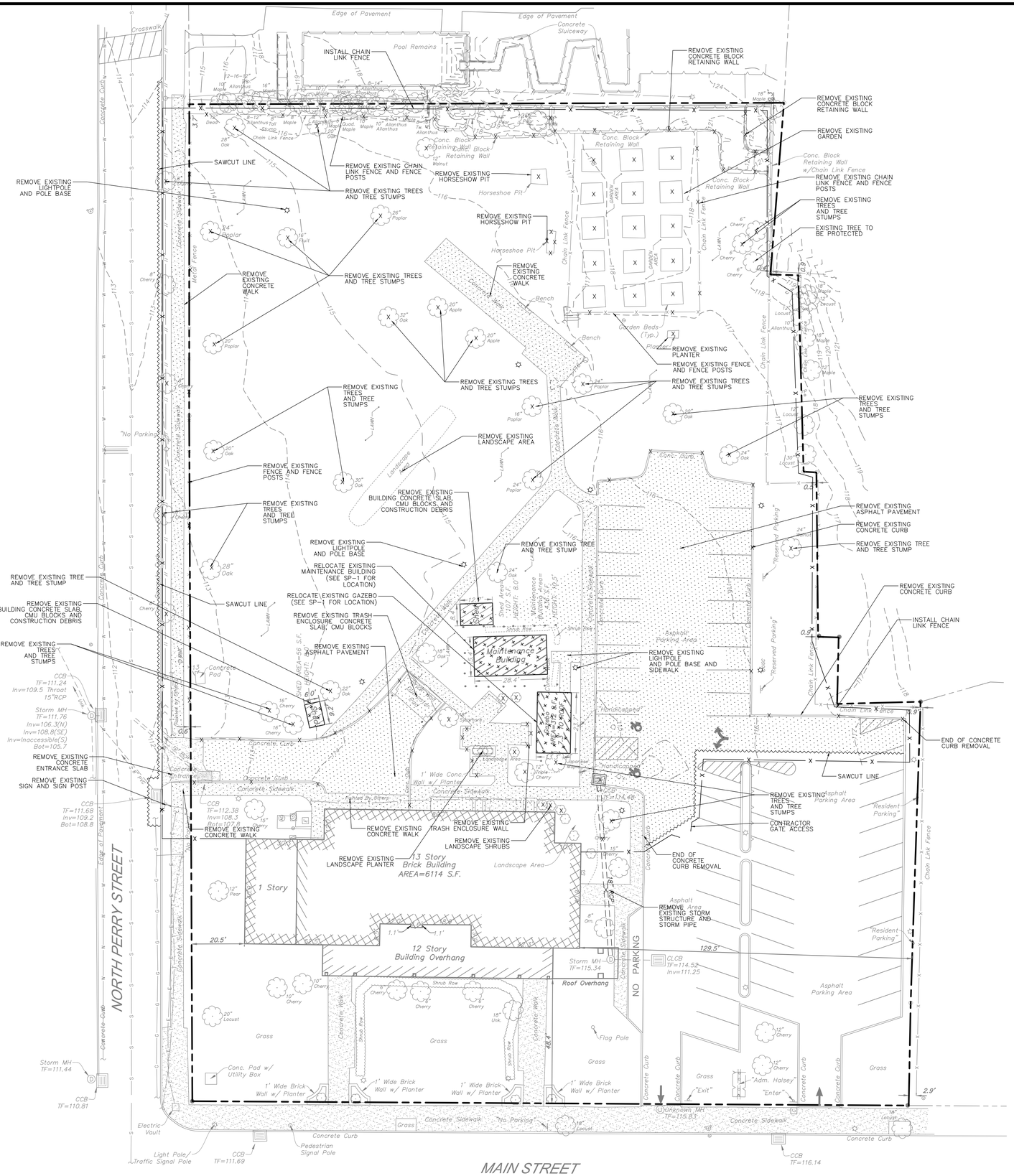
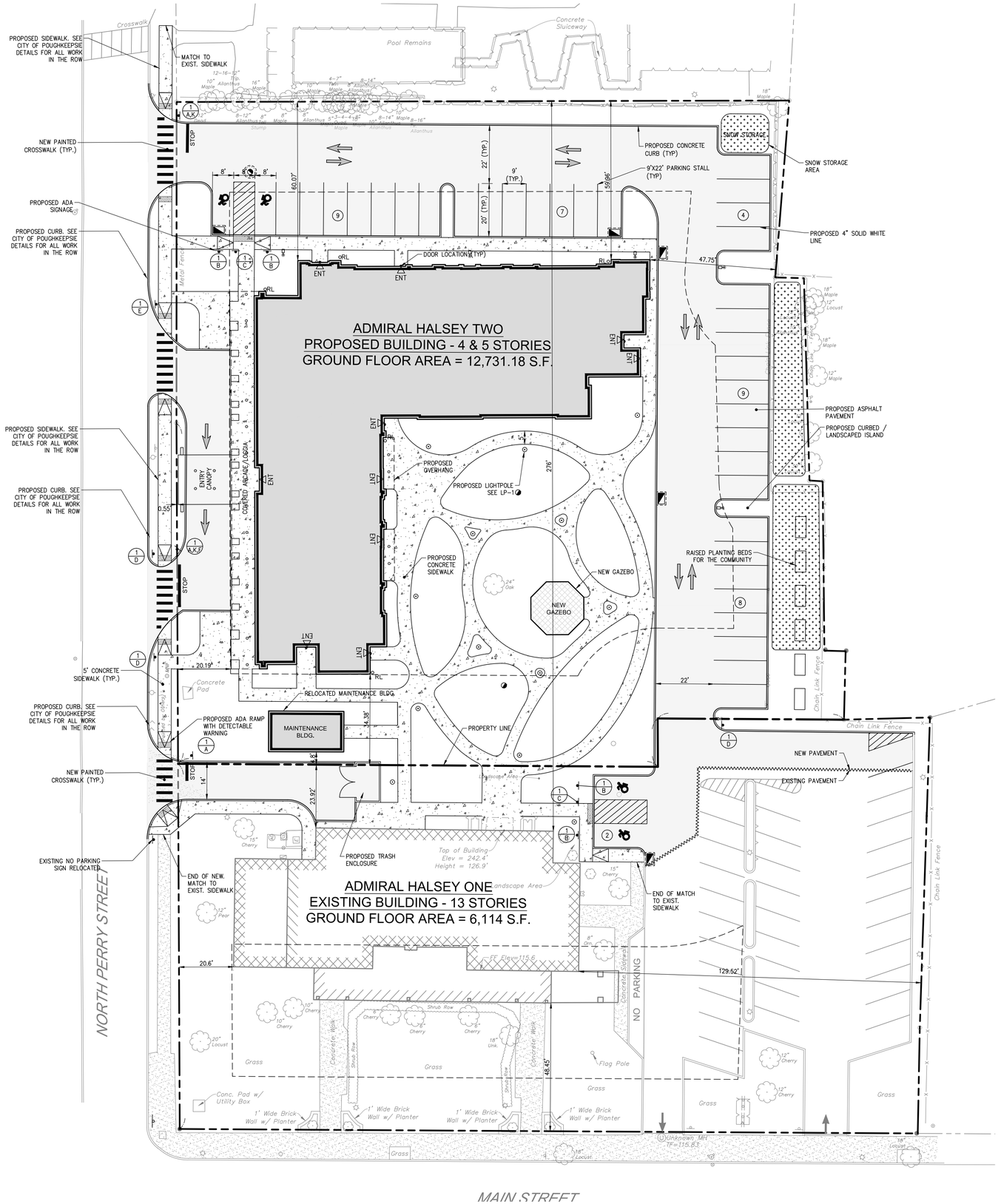

NORTH PERRY STREET
MAIN STREET
Edge of Pavement
Crosswalk
Concrete Curb
Concrete Sidewalk
INSTALL CHAIN LINK FENCE
Pool Remains
Edge of Pavement
Concrete Sluiceway
REMOVE EXISTING CONCRETE BLOCK RETAINING WALL
REMOVE EXISTING GARDEN
Conc. Block Retaining Wall w/Chain Link Fence
REMOVE EXISTING CHAIN LINK FENCE AND FENCE POSTS
REMOVE EXISTING TREES AND TREE STUMPS
EXISTING TREE TO BE PROTECTED
SAWCUT LINE
REMOVE EXISTING LIGHTPOLE AND POLE BASE
REMOVE EXISTING CHAIN LINK FENCE AND FENCE POSTS
REMOVE EXISTING HORSESHOW PIT
Horseshoe Pit
REMOVE EXISTING CONCRETE WALK
Bench
Garden Beds (Typ.)
Planter
REMOVE EXISTING PLANTER
REMOVE EXISTING FENCE AND FENCE POSTS
REMOVE EXISTING LANDSCAPE AREA
REMOVE EXISTING BUILDING CONCRETE SLAB, CMU BLOCKS AND CONSTRUCTION DEBRIS
REMOVE EXISTING ASPHALT PAVEMENT
REMOVE EXISTING CONCRETE CURB
REMOVE EXISTING TREE AND TREE STUMP
INSTALL CHAIN LINK FENCE
END OF CONCRETE CURB REMOVAL
RELOCATE EXISTING MAINTENANCE BUILDING (SEE SP-1 FOR LOCATION)
RELOCATE EXISTING GAZEBO (SEE SP-1 FOR LOCATION)
REMOVE EXISTING TRASH ENCLOSURE CONCRETE SLAB, CMU BLOCKS
REMOVE EXISTING TREE AND TREE STUMP
Maintenance Building
Shed Area
Asphalt Parking Area
REMOVE EXISTING LIGHTPOLE AND POLE BASE AND SIDEWALK
Handicapped
Concrete Curb
Concrete Walk
Shrub Row
Landscape Area
Concrete Sidewalk
Concrete Curb
Concrete Walk
Shrub Row
Grass
Concrete Sidewalk
Concrete Curb
Concrete Sidewalk
Concrete Curb
Concrete Sidewalk
Concrete Curb



ZONING SUMMARY TABLE
ADMIRAL HALSEY ONE (PROPOSED LOT 1)

ZONING INFORMATION		
ASSESSOR'S LOCATION	6162-76-911183	
ZONING DISTRICT	R-6 DISTRICT	
ITEM	REQUIRED	PROPOSED
MINIMUM LOT AREA (1)	2.185 ACRES (95,200 SF)	0.93 ACRES ** (40,663.84 SF)
MINIMUM LOT WIDTH	100 FT	278.82 FT
MINIMUM FRONTAGE	100 FT	278.82 FT
BUILDING SETBACKS FRONT YARD #1 (MAIN ST) FRONT YARD #2 (N. PERRY) SIDE YARD (2) REAR YARD (2)	 20 FT 20 FT 68.04 FT 68.04 FT	 48.45 FT 20.54 FT 113.75 FT 24.00 FT **
MAXIMUM BUILDING HEIGHT (STORIES)	NONE	13
MAXIMUM LOT COVERAGE (%)	70%	19.2%
MINIMUM USEABLE OPEN SPACE (3)	0.82 ACRES (35,700 SFT)	0.327 ACRES ** (14,272 SF)
DISTANCE BETWEEN BUILDINGS ON ONE SITE	N/A	N/A
PARKING (W/STACKING)	66 SPACES	35 SPACES **

(1) MINIMUM LOT AREA CALCULATION:
EXISTING BUILDING
STUDIO APARTMENTS 0x800 SF = 0 SF
1 BEDROOM APARTMENTS: 119x800 SF = 95,200 SF
2 BEDROOM APARTMENT: 0x1200 SF = 0 SF
TOTAL REQUIRED LOT AREA = 95,200 SF (2.185 ACRES)

(2) REAR AND SIDE YARD SETBACKS ARE CALCULATED BASED ON ONE HALF OF THE BUILDING HEIGHT.

(3) MINIMUM USEABLE OPEN SPACE CALCULATION REQUIREMENT:
EXISTING BUILDING:
STUDIO 0x200 SF = 0 SF
1 BEDROOM: 119x300 SF = 35,700 SF
2 BEDROOM: 0x400 SF = 0 SF
TOTAL REQUIRED MIN. USEABLE OPEN SPACE = 35,700 SF (0.819 ACRES)

PARKING CALCULATION

FOR DWELLINGS DESIGNED TO OCCUPIED A LEAST 90% BY PERSONS 62 YEARS OF AGE OR OLDER, 0.5 SPACES PER APARTMENT

EXISTING BUILDING
# OF 1 BEDROOM UNITS = 119 = 119 x 0.5 = 60 SPACES
TOTAL = 60 SPACES REQUIRED

VISITOR: 10% OF 60 SPACES = 6 SPACES

TOTAL SPACES REQUIRED = 66 SPACES

**REQUIRED VARIANCES

1. SECTION 19-3.17(4)(a) – MINIMUM LOT AREA
REQUIRED MINIMUM LOT AREA = 2.185 ACRES (95,200 SF)
PROVIDED MINIMUM LOT AREA = 0.930 ACRES (40,663.84 SF)
AREA SHORTFALL = 1.255 ACRES (54,536.16 SF)

2. SECTION 19-3.17(4)(f)(1) – MINIMUM SIDE AND REAR YARD SETBACKS
REQUIRED REAR YARD SETBACK = 68.04 FT
PROVIDED REAR YARD SETBACK = 24.00 FT
DISTANCE SHORTFALL =44.04 FT

3. SECTION 19-3.15(4)(i) – REQUIRED OPEN SPACE
REQUIRED OPEN SPACE = 35,700 SF
PROVIDED OPEN SPACE = 14,272 SF
OPEN SPACE SHORTFALL = 21,428 SF

4. SECTION 19-4.3 – OFF-STREET PARKING
REQUIRED PARKING SPACES = 66 SPACES
PROVIDED PARKING SPACES = 35 SPACES
PARKING SPACES SHORTFALL = 31 SPACES

ZONING SUMMARY TABLE
EXISTING CONDITIONS

ZONING INFORMATION		
ASSESSOR'S LOCATION	6162-76-911183	
ZONING DISTRICT	R-6 DISTRICT	
ITEM	REQUIRED	EXISTING
MINIMUM LOT AREA (1)	2.185 ACRES (95,200 SF)	(99,555 SF) (2.28 ACRES)
MINIMUM LOT WIDTH	100 FT	278.82 FT
MINIMUM FRONTAGE	100 FT	278.82 FT (MAIN ST) 266.82 FT N. PERRY STREET
BUILDING SETBACKS FRONT YARD #1 (MAIN ST) FRONT YARD #2 (N. PERRY) SIDE YARD (2) REAR YARD (2)	 20 FT 20 FT 126.9 FTX 0.5= 68.04 FT 126.9 FTX 0.5= 68.04 FT	 48.45 FT 20.60 FT 129.52 FT 276 FT
MAXIMUM BUILDING HEIGHT (STORIES)	NONE	13
MAXIMUM LOT COVERAGE (%)	70%	19.2%
MINIMUM USEABLE OPEN SPACE (3)	0.82 ACRES (35,700 SFT)	1.35 ACRES (58,596 SF)
DISTANCE BETWEEN BUILDINGS ON ONE SITE	N/A	N/A
PARKING (SEE BELOW)	66 SPACES	35 SPACES

(1) MINIMUM LOT AREA CALCULATION:
EXISTING BUILDING
STUDIO APARTMENTS x800 SF = 0 SF
1 BEDROOM APARTMENTS: 119x800 SF = 95,200 SF
2 BEDROOM APARTMENT: 0x1200 SF = 0 SF
TOTAL REQUIRED LOT AREA = 95,200 SF (2.185 ACRES)

(2) REAR AND SIDE YARD SETBACKS ARE CALCULATED BASED ON ONE HALF OF THE BUILDING HEIGHT.

(3) MINIMUM USEABLE OPEN SPACE CALCULATION REQUIREMENT:
EXISTING BUILDING:
STUDIO 0x200 SF = 0 SF
1 BEDROOM: 119x300 SF = 35,700 SF
2 BEDROOM: 0x400 SF = 0 SF
TOTAL REQUIRED MIN. USEABLE OPEN SPACE = 35,700 SF (0.819 ACRES)

SEE SHEET DN-4 FOR OPEN SPACE PLAN

ZONING SUMMARY TABLE
ADMIRAL HALSEY TWO (PROPOSED LOT 2)

ZONING INFORMATION		
ASSESSOR'S LOCATION	MAP XX BLOCK XX LOT XX	
ZONING DISTRICT	R-6 DISTRICT	
ITEM	REQUIRED	PROPOSED
MINIMUM LOT AREA (1)	1.33 ACRES (57,600 SF)	1.35 ACRES (58,883.43 SF)
MINIMUM LOT WIDTH	100 FT	250.16 FT
MINIMUM FRONTAGE	100 FT	250.16 FT
BUILDING SETBACKS FRONT YARD #1 (MAIN ST) FRONT YARD #2 (N. PERRY) SIDE YARD (2) SIDE YARD (2) (MAINT. BLDG) REAR YARD (2)	 20 FT 34.18 FT 34.18 FT 34.18 FT 34.18 FT	 0.55 FT (CANOPY NEW BUILDING)** 20 FT (NEW BUILDING)** 59.96 FT 4.8 FT ** 47.75 FT
MAXIMUM BUILDING HEIGHT (STORIES)	NONE	4/5
MAXIMUM LOT COVERAGE (%)	70%	24.2%
MINIMUM USEABLE OPEN SPACE (3)	0.44 ACRES (19,200 SFT)	0.50 ACRES (22,023 SF)
DISTANCE BETWEEN BUILDINGS ON ONE SITE	N/A	N/A
PARKING (W/STACKING)	40 SPACES	37 SPACES

(1) MINIMUM LOT AREA CALCULATION:
EXISTING BUILDING
STUDIO APARTMENTS 24x800 SF = 19,200 SF
1 BEDROOM APARTMENTS: 48x800 SF = 38,400 SF
2 BEDROOM APARTMENT: 0x1200 SF = 0 SF
TOTAL REQUIRED LOT AREA = 57,600 SF (1.33 ACRES)

(2) REAR AND SIDE YARD SETBACKS ARE CALCULATED BASED ON ONE HALF OF THE BUILDING HEIGHT.

(3) MINIMUM USEABLE OPEN SPACE CALCULATION REQUIREMENT:
EXISTING BUILDING:
STUDIO 24x200 SF = 4,800 SF
1 BEDROOM: 48x300 SF = 14,400 SF
2 BEDROOM: 0x400 SF = 0 SF
TOTAL REQUIRED MIN. USEABLE OPEN SPACE = 19,200 SF (0.44 ACRES)

PARKING CALCULATION

FOR DWELLINGS DESIGNED TO OCCUPIED A LEAST 90% BY PERSONS 62 YEARS OF AGE OR OLDER, 0.5 SPACES PER APARTMENT
PROPOSED BUILDING
# OF STUDIO UNITS = 24 = 24 x 0.5 = 12 SPACES
# OF 1 BEDROOM UNITS = 48 = 48 x 0.5 = 24 SPACES
TOTAL = 36 SPACES REQUIRED
VISITOR: 10% OF 36 SPACES = 3.6 SPACES= 4 SPACES
TOTAL SPACES REQUIRED = 40 SPACES

REQUIRED VARIANCES

1. SECTION 19-3.17(4)(e) – MINIMUM FRONT YARD SETBACKS
REQUIRED REAR YARD SETBACK = 20 FT
PROVIDED REAR YARD SETBACK = 0.55 FT – NEW BUILDING CANOPY
DISTANCE SHORTFALL = 19.45 FT
PROVIDED REAR YARD SETBACK = 20 FT – MAINTENANCE BUILDING
DISTANCE SHORTFALL = 4.8 FT

2. SECTION 19-4.3 – OFF-STREET PARKING
REQUIRED PARKING SPACES = 40 SPACES
PROVIDED PARKING SPACES = 37 SPACES
PARKING SPACES SHORTFALL = 3 SPACES

PARKING CALCULATION

FOR DWELLINGS DESIGNED TO OCCUPIED A LEAST 90% BY PERSONS 62 YEARS OF AGE OR OLDER, 0.5 SPACES PER APARTMENT

EXISTING BUILDING
# OF 1 BEDROOM UNITS = 119 = 119 x 0.5 = 60 SPACES
TOTAL = 60 SPACES REQUIRED

VISITOR: 10% OF 60 SPACES = 6 SPACES

TOTAL SPACES REQUIRED = 66 SPACES

SIGN LEGEND

NO.	LEGEND	QTY.
A	STOP	3
B	RESERVED PARKING	4
C	NO PARKING ANYTIME	2
D	DO NOT ENTER	3
E	ONE WAY	1
F	ONE WAY	1
K	NO RIGHT TURN	2

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

STATE OF NEW YORK
RODNEY E. MORRISON
LICENSED PROFESSIONAL ENGINEER
074194

No.	Date	Revisions
1.	12/21/2021	REVISED PER COMMENTS

LRC GROUP
• Land Planning
• Civil Engineering
• Environmental Services
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• Landscape Architecture
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www.lrcconsult.com
LRC Engineering & Surveying, DPC
LRC Engineering & Surveying, LLC
LRC Environmental Services, Inc.

SITE PLAN

ADMIRAL HALSEY II

125 MAIN STREET
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

Design/Calcs	BS	CAD File	SP21273001.dwg	Sheet No.
Drawn	SMC	Project No.	20-2370	SP-1
Checked	KFC	Date	2021-06-22	
Approved	REM	Scale	1"=20'	

X:\JOBS\Jobs 2021\21-2730-Admiral Halsey Phase II-Omni New York, LLC\DWG\SP21273001.dwg 12/1/2021 9:38 AM SSurron

COMPACTION AND BACKFILL NOTES

UNLESS OTHERWISE SPECIFIED OR APPROVED BY THE SITE ENGINEER, ALL SITE SUBGRADE AND BACKFILL FOR ALL STRUCTURES INCLUDING, BUT NOT LIMITED TO, PARKING LOT SUBGRADE, ROAD SUBGRADE, CONCRETE PADS AND SIDEWALKS, WATER LINES AND STRUCTURES, SEWER LINES AND STRUCTURES, STORM LINES AND STRUCTURES, TRASH PADS/ENCLOSURES, AND SITE ELECTRICAL AND CONDUIT, SHALL BE COMPACTED IN ACCORDANCE WITH THE FOLLOWING STANDARD.

METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED MAY 1, 2008, AND ALL ADDENDA THERETO

GRADING AND DRAINAGE NOTES

1. ALL EXISTING STRUCTURES NOTED TO BE REMOVED, FENCING, TREES, ETC., WITHIN CONSTRUCTION AREA SHALL BE REMOVED & DISPOSED OF OFF SITE. ANY BURNING ON SITE SHALL BE SUBJECT TO LOCAL ORDINANCES.
2. CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES HAVING UNDERGROUND UTILITIES ON SITE OR IN RIGHT-OF-WAY PRIOR TO EXCAVATION. CONTRACTOR SHALL CONTACT UTILITY LOCATING COMPANY AND LOCATE ALL UTILITIES PRIOR TO GRADING START.
3. SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.

LEGEND

- PROPOSED ASPHALT
- X 162 — PROPOSED SPOT ELEVATION
- 162 — PROPOSED MINOR CONTOUR LINE
- 160 — PROPOSED MAJOR CONTOUR LINE

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

No.	Description	Date
1.	REVISED PER COMMENTS	12/21/2020

Revisions

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- Environmental Services
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- Landscape Architecture

160 West Street, Suite E
Cromwell, CT 06416
Tel: 860.635.2877

85 Civic Center Plaza, Suite 103
Poughkeepsie NY 12601
Tel: 845.243.2880

1 International Blvd, Suite 400
Mahwah, NJ 07495
Tel: 908.603.5730

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STATE OF NEW YORK · RODNEY E. MORRISON · 074154 · LICENSED PROFESSIONAL ENGINEER

SITE GRADING PLAN

ADMIRAL HALSEY II

125 MAIN STREET
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

Design/Calcs	BS	CAD File	SG21273001.dwg
Drawn	SMC	Project No.	20-2370
Checked	KFC	Date	2021-06-22
Approved	REM	Scale	1"=20'

Sheet No. SG-1

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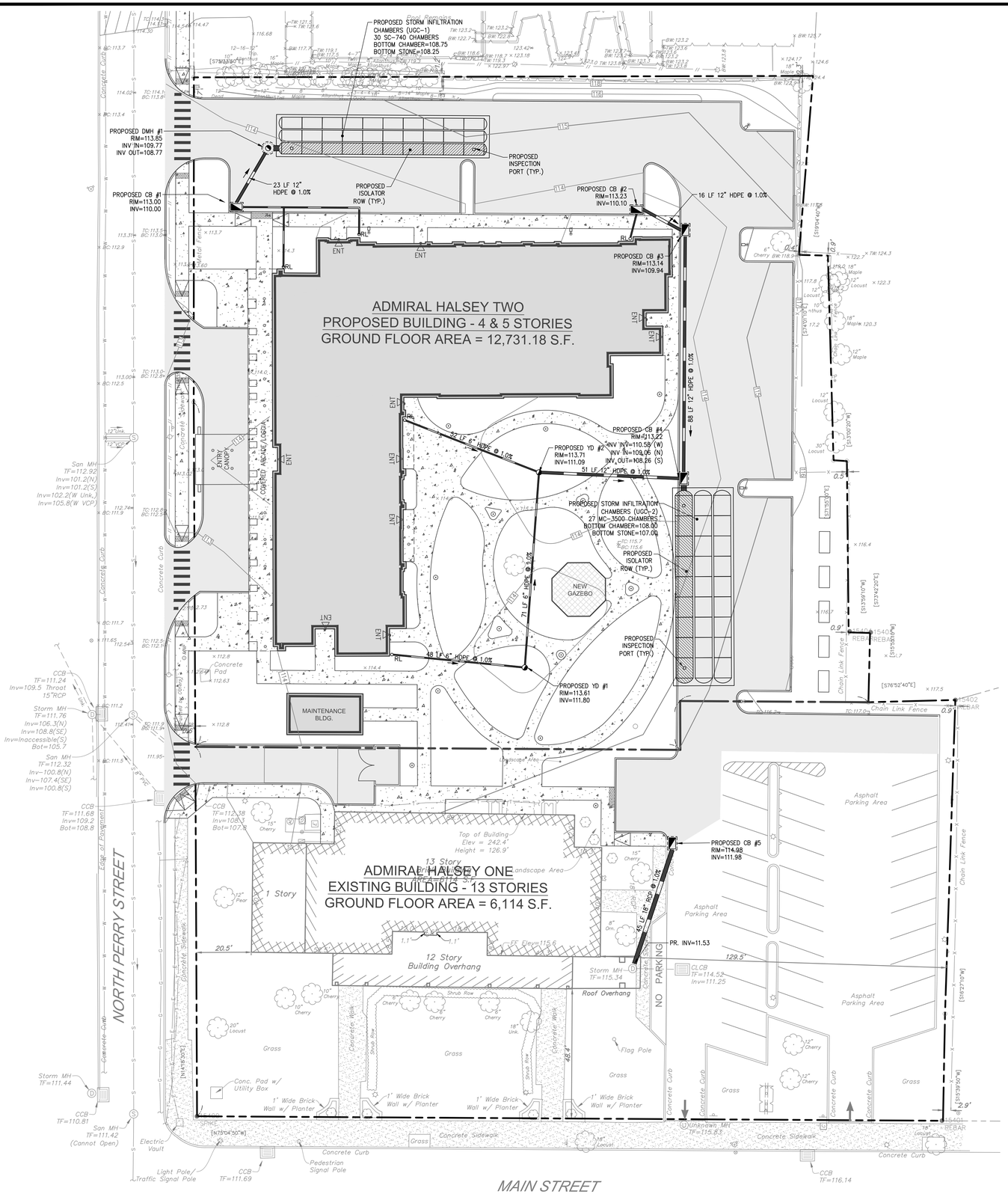

LEGEND

PROPOSED ASPHALT

PROPOSED STORM PIPE

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

STATE OF NEW YORK
RODNEY E. MORRISON
LICENSED PROFESSIONAL ENGINEER
071454

No.	Date	Description
1	12/21/2021	REVISED PER COMMENTS

Revisions

LRC GROUP
- Land Planning
- Civil Engineering
- Environmental Services
- Land Surveying
- Landscape Architecture

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SITE DRAINAGE PLAN

ADMIRAL HALSEY II

125 MAIN STREET
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

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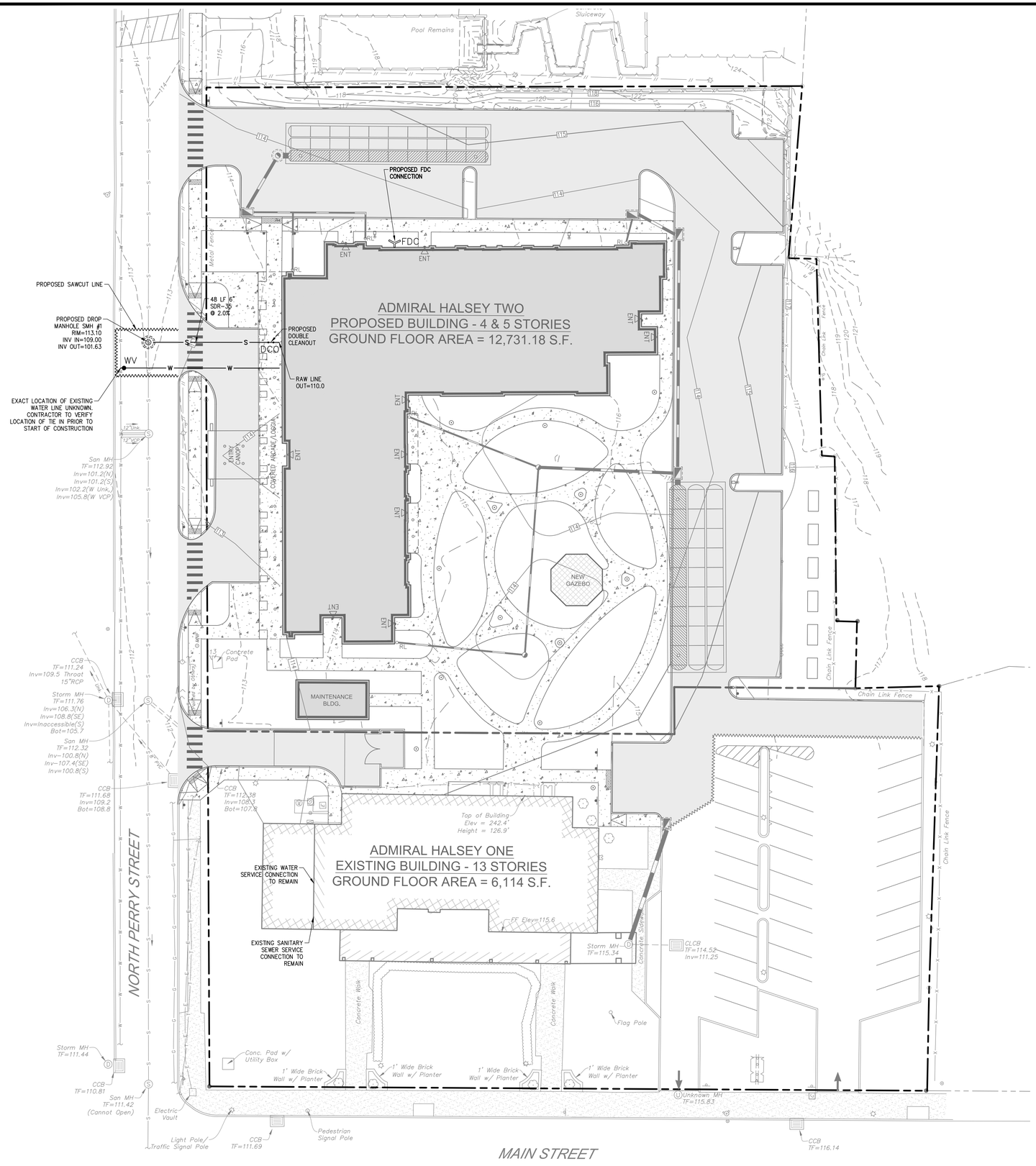

LEGEND

- S — PROPOSED SANITARY SERVICE
- W — PROPOSED WATER SERVICE
- DCO — PROPOSED DOUBLE SANITARY CLEANOUT
- WV — PROPOSED WATER SHUT OFF VALVE
- PROPOSED SANITARY MANHOLE
- PROPOSED SAWCUT LINE

CONTRACTOR NOTES

1. BACKFLOW PREVENTION IS REQUIRED FOR BOTH THE FIRE AND DOMESTIC WATER SERVICE CONNECTIONS.
2. TAPPING SLEEVE VALVE AND CURB VALVE IN THE STREET ARE TO BE RIGHT OPEN PER CITY OF POUGHKEEPSIE DPW REQUIREMENTS.

SEE NS-1 FOR WATER / SEWER NOTES

GRAPHIC SCALE
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SCALE IN FEET

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UTILITIES PLAN

ADMIRAL HALSEY II

125 MAIN STREET
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

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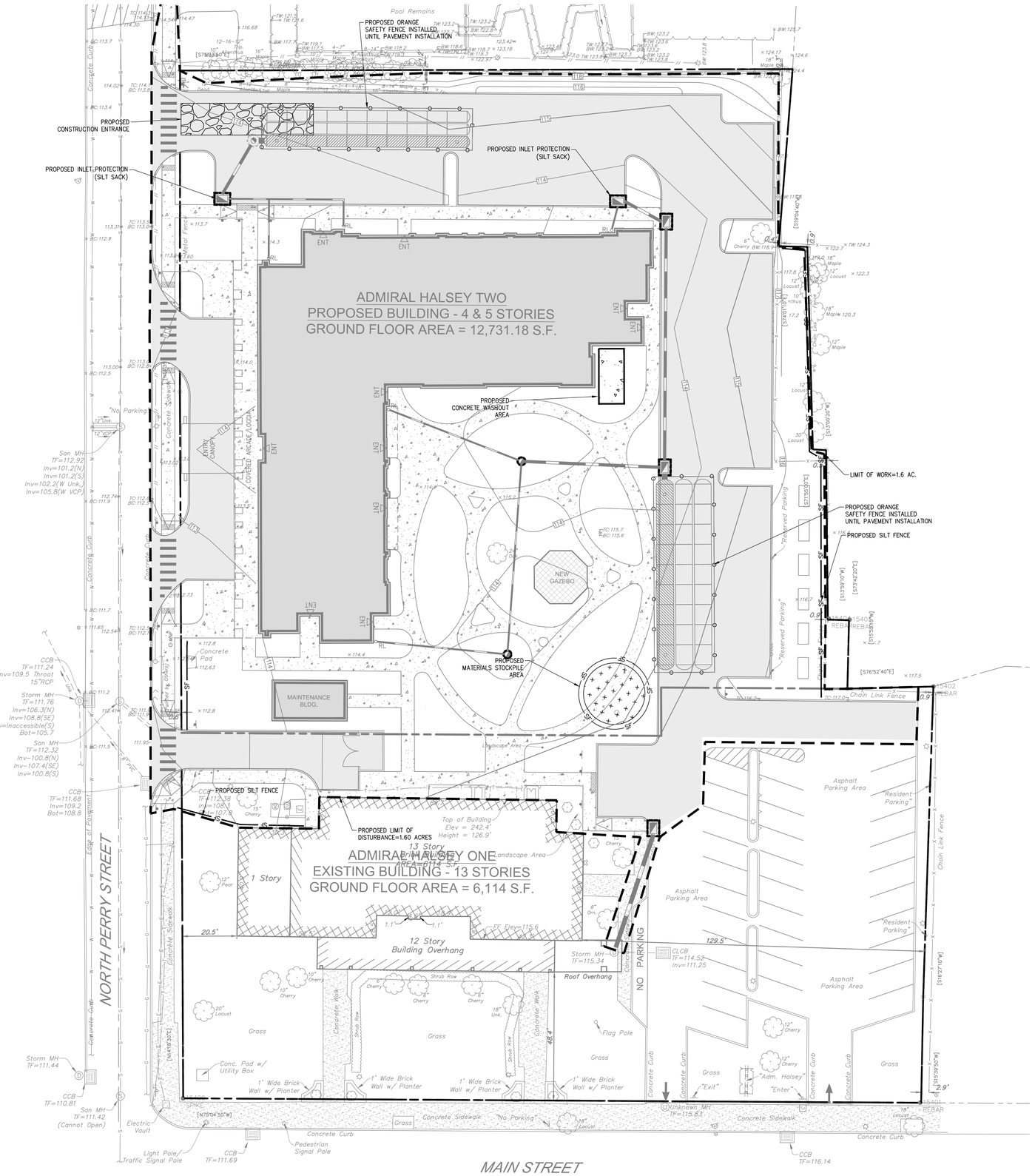
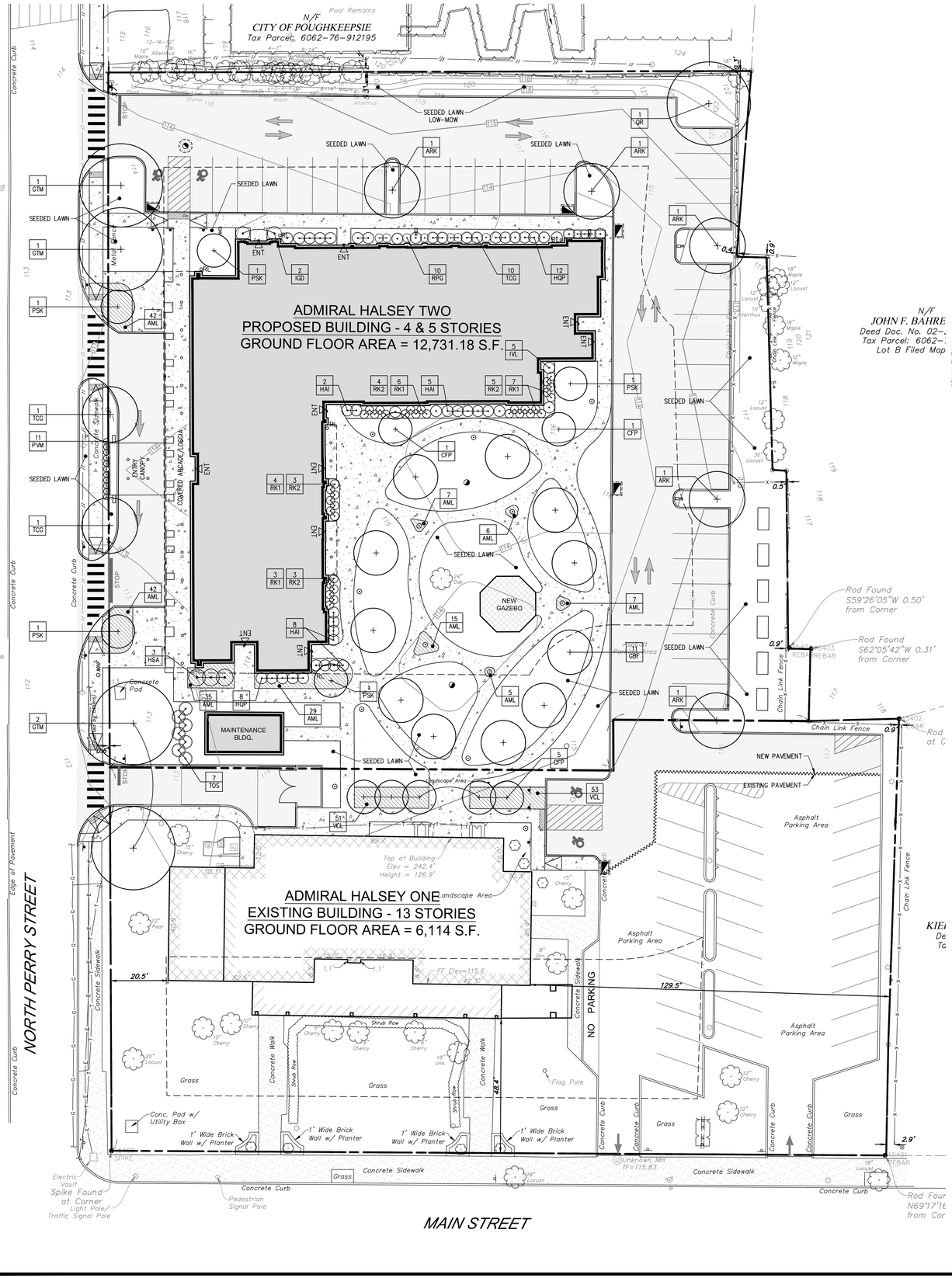

PROPOSED ORANGE SAFETY FENCE INSTALLED UNTIL PAVEMENT INSTALLATION
PROPOSED CONSTRUCTION ENTRANCE
PROPOSED INLET PROTECTION (SILT SACK)
PROPOSED INLET PROTECTION (SILT SACK)
ADMIRAL HALSEY TWO
PROPOSED BUILDING - 4 & 5 STORIES
GROUND FLOOR AREA = 12,731.18 S.F.
PROPOSED CONCRETE WASHOUT AREA
LIMIT OF WORK=1.6 AC.
PROPOSED ORANGE SAFETY FENCE INSTALLED UNTIL PAVEMENT INSTALLATION
PROPOSED SILT FENCE
NEW GAZEBO
PROPOSED MATERIALS STOCKPILE AREA
MAINTENANCE BLDG.
PROPOSED SILT FENCE
PROPOSED LIMIT OF DISTURBANCE=1.60 ACRES
ADMIRAL HALSEY ONE
EXISTING BUILDING - 13 STORIES
GROUND FLOOR AREA = 6,114 S.F.
13 Story Brick Building
12 Story Building Overhang
Roof Overhang
Top of Building Elev = 242.41 Height = 126.9'
NO PARKING
Asphalt Parking Area
"Resident Parking"
"Reserved Parking"
"Adm. Halsey"
"Enter"
"Exit"
Chain Link Fence
Concrete Curb
Concrete Sidewalk
"No Parking"
Grass
Shrub Row
Concrete Walk
Flag Pole
Landscape Area
Entry Canopy
Covered Arcade/Loggia
Metal Fence
Concrete Pad
Light Pole/ Traffic Signal Pole
Pedestrian Signal Pole
Electric Vault
Storm MH TF=111.44
CCB TF=110.81
San MH TF=111.42 (Cannot Open)
San MH TF=112.92 Inv=101.2(N) Inv=101.2(S) Inv=102.2(W Unk.) Inv=105.8(W VCP)
CCB TF=111.24 Inv=109.5 Throat 15"RCP
Storm MH TF=111.76 Inv=106.3(N) Inv=108.8(SE) Inv=Inaccessible(S) Bot=105.7
San MH TF=112.32 Inv=100.8(N) Inv=107.4(SE) Inv=100.8(S)
CCB TF=111.68 Inv=109.2 Bot=108.8
CCB TF=112.38 Inv=108.3 Inv=107.9
CLCB TF=114.52 Inv=111.25
Storm MH TF=115.34
Unknown MH TF=115.83
CCB TF=116.14
CCB TF=111.69
NORTH PERRY STREET
MAIN STREET
Edge of Pavement
Concrete Curb
Concrete Sidewalk
Pool Remains
Chain Link Fence
Asphalt Parking Area
Resident Parking
Reserved Parking
Entry Canopy
Covered Arcade/Loggia
Metal Fence
Concrete Pad
Landscape Area
Shrub Row
Concrete Walk
Flag Pole
Grass
Concrete Curb
Concrete Sidewalk
Chain Link Fence
Asphalt Parking Area
Resident Parking
Reserved Parking
"Adm. Halsey"
"Enter"
"Exit"
Concrete Curb
Concrete Sidewalk
"No Parking"
Grass
Concrete Curb
Concrete Curb
Concrete Curb



PLANT LIST:

	CODE	QTY.	BOTANICAL NAME	COMMON NAME	ROOT	SIZE INSTALLED	SIZE MATURE	COMMENTS
TREES:	ARK	5	ACER RUBRUM 'KARPICK'	KARPICK RED MAPLE	B&B	2.5-3" cal.	20x40' ht.	Narrow Pyramidal Crown
	CFP	7	CORNUS FLORIDA 'CHEROKEE PRINCESSS'	CHEROKEE PRINCESS DOGWOOD	B&B	2-2.5" cal.	20-25' ht.	White
	GBF	11	GINKGO BILOBA 'FASTIGIATA'	GINKGO TREE	B&B	3-3.5" cal.	40' ht.	Matched Form
	GTM	4	GLEDITSIA T. INERMIS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	B&B	3-3.5" cal.	60' ht.	
	PSK	5	PRUNUS SERRULATA 'KWANZAN'	KWANZAN CHERRY	B&B	2-2.5" cal.	20x30' ht.	
	QR	1	QUERCUS RUBRA	NORTHERN RED OAK	B&B	2.5-3" cal.	75' ht.	
	TCG	2	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	B&B	3-3.5" cal.	40' ht.	
	TOS	7	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD AMERICAN ARBORVITAE	B&B	7-8' HT.	5'x15'	
SHRUBS:	AML	188	ARONIA MEL. LOW SCAPE MOUND	LOW SCAPE MOUND CHOKEBERRY	CONT.	#1	12-24" ht.	2' o.c.
	HAI	15	HYD. ARBORESCENS INVINCIBLE SPIRIT II	SMOOTH HYDRANGEA	CONT.	24-30" ht.	3-4' ht.	Pink
	HQP	17	HYDRANGEA QUERCIFOLIA 'PEEWEE'	PEE WEE OAKLEAF HYDRANGEA	CONT.	24-30" ht.	3-5' ht.	White; Burgundy fall
	HSA	3	HIBISCUS SYRIACUS 'ARDENS'	ROSE OF SHARON	B&B	36-42" ht.	8-10' ht.	Double Rosy Purple
	IGD	2	ILEX GLABRA 'DENSA'	INKBERRY	CONT.	24-30" ht.	6-8' ht.	
	IVL	5	ITEA VIRGINICA 'LITTLE HENRY'	LITTLE HENRY SWEETSPIRE	CONT.	24" ht. min.	3-6' ht.	
	RK1	20	ROSA 'RADRAZZ'	KNOCK OUT ROSE	CONT.	24" ht. min.	3-4' ht.	30" o.c.; Red
	RK2	15	ROSA 'RADCOR'	RAINBOW KNOCK OUT ROSE	CONT.	24" ht. min.	3-4' ht.	30" o.c.; Pink
	RPG	10	RHODODENDRON 'PURPLE GEM'	PURPLE GEM RHODODENDRON	CONT.	18-24" ht.	3' x 3'	
	TCG	10	TAXUS CUSPIDATA 'GREENWAVE'	GREENWAVE JAPANESE YEW	CONT.	24-30" ht.	3'x4'	
	VCL	104	VIBURNUM CASSINOIDES 'LIL DITTY'	LIL DITTY WITHEROD VIBURNUM	CONT.	15" min.ht.	12-24" ht.	
ORNAMENTAL GRASSES:	PVM	11	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCHGRASS	POT	#2	3-4' ht.	2' o.c.; Blue Green Blades

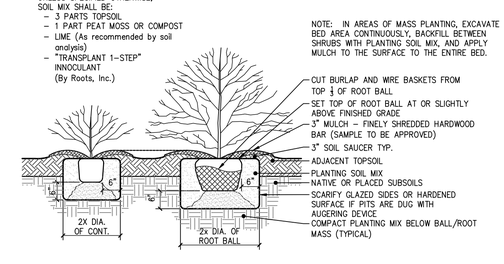
PLANTING NOTES:

1. THE LANDSCAPE PLAN AND RELATED DETAILS ARE FOR LANDSCAPING INFORMATION ONLY. PLEASE REFER TO THE SITE, GRADING & EROSION CONTROL PLANS FOR ALL OTHER INFORMATION.
2. THE CONTRACTOR SHALL GUARANTEE THAT ALL PLANTS, TREES, AND SHRUBS SHALL BE HEALTHY AND FREE OF DISEASE FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION AND ACCEPTANCE BY OWNER OR LANDSCAPE ARCHITECT. CONTRACTOR SHALL REPLACE ANY DEAD OR UNHEALTHY PLANTS AT CONTRACTOR'S EXPENSE. PLANT MATERIAL REPLACEMENTS SHALL BE GUARANTEED FOR ONE FULL YEAR FROM DATE OF REPLACEMENT. FINAL ACCEPTANCE SHALL BE MADE IF ALL PLANTS MEET THE GUARANTEE REQUIREMENTS INCLUDING MAINTENANCE. MAINTENANCE RESPONSIBILITIES INCLUDE CULTIVATING, SPRAYING, WEEDING, WATERING, TIGHTENING GUYS, PRUNING, FERTILIZING, MULCHING, AND ANY OTHER OPERATIONS NECESSARY TO MAINTAIN PLANT VIABILITY. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER PLANTING AND CONTINUE UNTIL THE END OF THE ONE YEAR GUARANTEE PERIOD.
3. THE CONTRACTOR SHALL SUPPLY ALL LABOR, PLANTS, AND MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THE DRAWINGS AND LISTED IN THE PLANT SCHEDULE. IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITIES SHOWN IN THE PLANT SCHEDULE AND THOSE REQUIRED BY THE DRAWINGS, THE LARGER SHALL APPLY.
4. ALL SHRUB MASSINGS SHALL BE MULCHED TO A DEPTH OF 4" WITH SHREDDED HARDWOOD BARK MULCH.
5. NO PLANT SHALL BE PLACED IN THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED AND APPROVED BY ENGINEER. STAKING THE LOCATION OF ALL TREES AND SHRUBS SHALL BE COMPLETED PRIOR TO PLANTING FOR APPROVAL BY THE OWNER OR LANDSCAPE ARCHITECT. STAKING OF THE INSTALLED TREE MUST BE COMPLETED THE SAME DAY AS IT IS INSTALLED. ALL TREES SHALL BE STAKED OR GUYED PER DETAIL SEE THIS SHEET FOR PLANTING DETAILS.
6. COORDINATE PLANT MATERIAL LOCATIONS WITH SITE UTILITIES. SEE SITE LAYOUT, GRADING AND UTILITY DRAWINGS FOR STORM, SANITARY AND WATER LINES. SEE LIGHTING PLAN FOR ELECTRICAL AND LIGHTING LAYOUT AND DETAILS. UTILITY LOCATIONS ARE APPROXIMATE. EXERCISE CARE WHEN DIGGING IN AREAS OF POTENTIAL CONFLICT WITH UNDERGROUND OR OVERHEAD UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DUE TO CONTRACTOR'S NEGLIGENCE AND SHALL REPLACE OR REPAIR ANY DAMAGE AT CONTRACTOR'S EXPENSE.
7. LANDSCAPE PLANTING PITS MUST BE FREE DRAINING. PAVEMENT, COMPACTED SUBGRADE, AND BLASTED ROCK SHALL BE REMOVED FROM WITHIN TRAFFIC ISLANDS TO BE LANDSCAPED TO A DEPTH OF 2' OR TO A GREATER DEPTH IF REQUIRED BY PLANTING DETAILS OR SPECIFICATIONS. REPLACE SOIL WITHIN ISLANDS WITH MODERATELY COMPACTED LOAM OR SANDY LOAM FREE FROM STONES AND RUBBISH 1" OR GREATER IN DIAMETER AND ANY OTHER MATERIAL HARMFUL TO PLANT GROWTH AND DEVELOPMENT. PLANTING INSTALLATION WITHIN ISLANDS SHALL BE AS DETAILED AND CONTAIN PLANTING MIX AS SPECIFIED.
8. TIME OF PLANTING: NEW PLANT MATERIALS SHALL BE INSTALLED BETWEEN APRIL 1 AND JUNE 1, OR AFTER SEPTEMBER 15TH AND NO LATER THAN OCTOBER 31ST.
9. PLANTING SOIL MIXTURE FOR TREES AND SHRUBS:
   - 1 PART PEAT MOSS
   - 3 PARTS TOPSOIL
   - FERTILIZER/LIME (APPLY AS RECOMMENDED BY SOIL ANALYSIS)
   - MYCORHIZA INOCULANT – "TRANSPLANT 1-STEP" AS MANUFACTURED BY ROOTS, INC. OR APPROVED EQUAL.
     USE PER MANUFACTURER'S RECOMMENDATIONS FOR TREES AND SHRUBS.
10. TOPSOIL SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6" IN LAWN AREAS. CONTRACTOR SHALL SUBMIT TOPSOIL TO A CERTIFIED TESTING LABORATORY TO DETERMINE pH, FERTILITY, ORGANIC CONTENT AND MECHANICAL COMPOSITION. THE CONTRACTOR SHALL SUBMIT THE TEST RESULTS FROM REGIONAL EXTENSION OFFICE OF USDA TO THE OWNER OR LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. CONTRACTOR SHALL INCORPORATE AMENDMENTS FOR GOOD PLANT GROWTH AND PROPER SOIL ACIDITY RECOMMENDED FROM THE TOPSOIL TEST.
11. LAWN SEEDING MIXTURE (LOW-MOW):

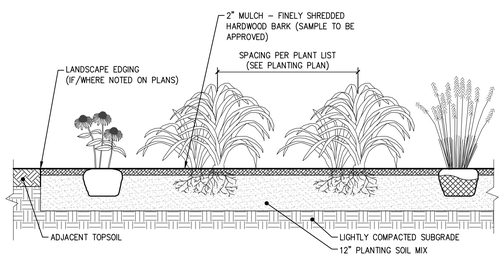
    15% KENTUCKY BLUEGRASS (POA PRATENSIS – SINGLE VARIETY)
    15% PERENNIAL RYEGRASS (LOLIUM PERENNE)
    30% CREEPING RED FESCUE (FESTUCA RUBRA)
    25% CHEWINGS FESCUE (FESCTUCA RUBRA "JAMESTOWN II")
    15% HARD FESCUE (FESTUCA OVINA "RELIANT II")

    SEEDING RATE: 4.5 LBS PER 1,000 S.F. (ADD 10% TO QUANTITY IF HYDROSEEDED).

    SEEDING DATES: AUGUST 15 – OCTOBER 1 AND APRIL 15 – JUNE 15 UNLESS OTHERWISE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT.
12. ALL SLOPES GREATER THAN 3:1 RECEIVING A GRASS SEEDING MIXTURE SHALL BE COVERED WITH AN EROSION CONTROL BLANKET.
13. ALL DISTURBED AREAS NOT OTHERWISE DEVELOPED SHALL BE SEEDED WITH THE LAWN SEEDING MIXTURE.
14. TREE PROTECTION: PRIOR TO THE START OF CONSTRUCTION OR EXCAVATION, TREES TO BE RETAINED SHALL BE PROTECTED BY SILT FENCE, SNOW FENCE, CONSTRUCTION FENCE, OR EQUAL, WHICH WILL BE PLACED AT THE DRIP LINE OR SEVERAL FEET BEYOND. HOWEVER, THE FENCING SHALL NOT CROSS PUBLIC SIDEWALKS. NO STORAGE OR STOCKPILING OF CONSTRUCTION MATERIALS, DEBRIS OR EQUIPMENT SHALL OCCUR WITHIN THE FENCED AREA."



2 SHRUB PLANTING DETAIL
SCALE: 1/2" = 1'-0"



SECTION THROUGH PERENNIAL BED

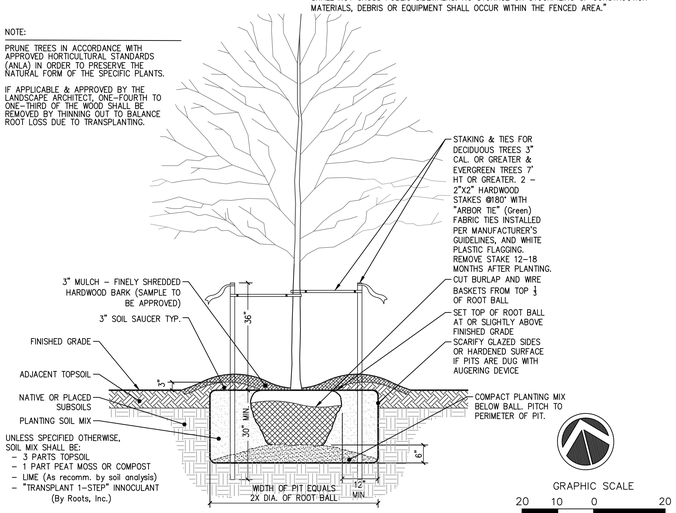
PERENNIAL NOTES:
1. BULB/CORM PERENNIALS TO BE PLANTED IN FALL. POTTED PERENNIALS MAY BE PLANTED APRIL 15 TO OCTOBER 1.
2. ROTOTILL FERTILIZER AND LIME INTO SOIL PRIOR TO PLANTING AND IN ACCORDANCE TO SOIL ANALYSIS RECOMMENDATIONS.
3. DO NOT OVER COMPACT PLANTING BED. WATER THOROUGHLY AFTER PLANTING BULBS.
4. ADJUST PLANTING DEPTH AS RECOMMENDED BY BULB SUPPLIER.
5. PROVIDE DRAINAGE AS REQUIRED (PERF PIPE 4" ADS) WHEN SUBGRADE IS CLASSIFIED AS A HEAVY SOIL OR EXCESSIVELY COMPACTED.

UNLESS SPECIFIED OTHERWISE, PERENNIAL BED SOIL MIX SHALL BE:
- 3 PARTS TOPSOIL
- 1 PART MANURE (WEED FREE)
- 1 PART PEAT MOSS OR COMPOST
- LIME (As recommended by soil analysis)
- "MILORGANITE" AT 5 LBS. PER 100 SF.

3 ANNUAL/PERENNIAL AND GROUND COVER BEDS DETAIL
SCALE: 1/2" = 1'-0"

NOTE:
PRUNE TREES IN ACCORDANCE WITH APPROVED HORTICULTURAL STANDARDS (ANLA) IN ORDER TO PRESERVE THE NATURAL FORM OF THE SPECIFIC PLANTS.

IF APPLICABLE & APPROVED BY THE LANDSCAPE ARCHITECT, ONE-FOURTH TO ONE-THIRD OF THE WOOD SHALL BE REMOVED BY THINNING OUT TO BALANCE ROOT LOSS DUE TO TRANSPLANTING.



1 TREE PLANTING DETAIL
SCALE: 1/2" = 1'-0"

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SCALE IN FEET

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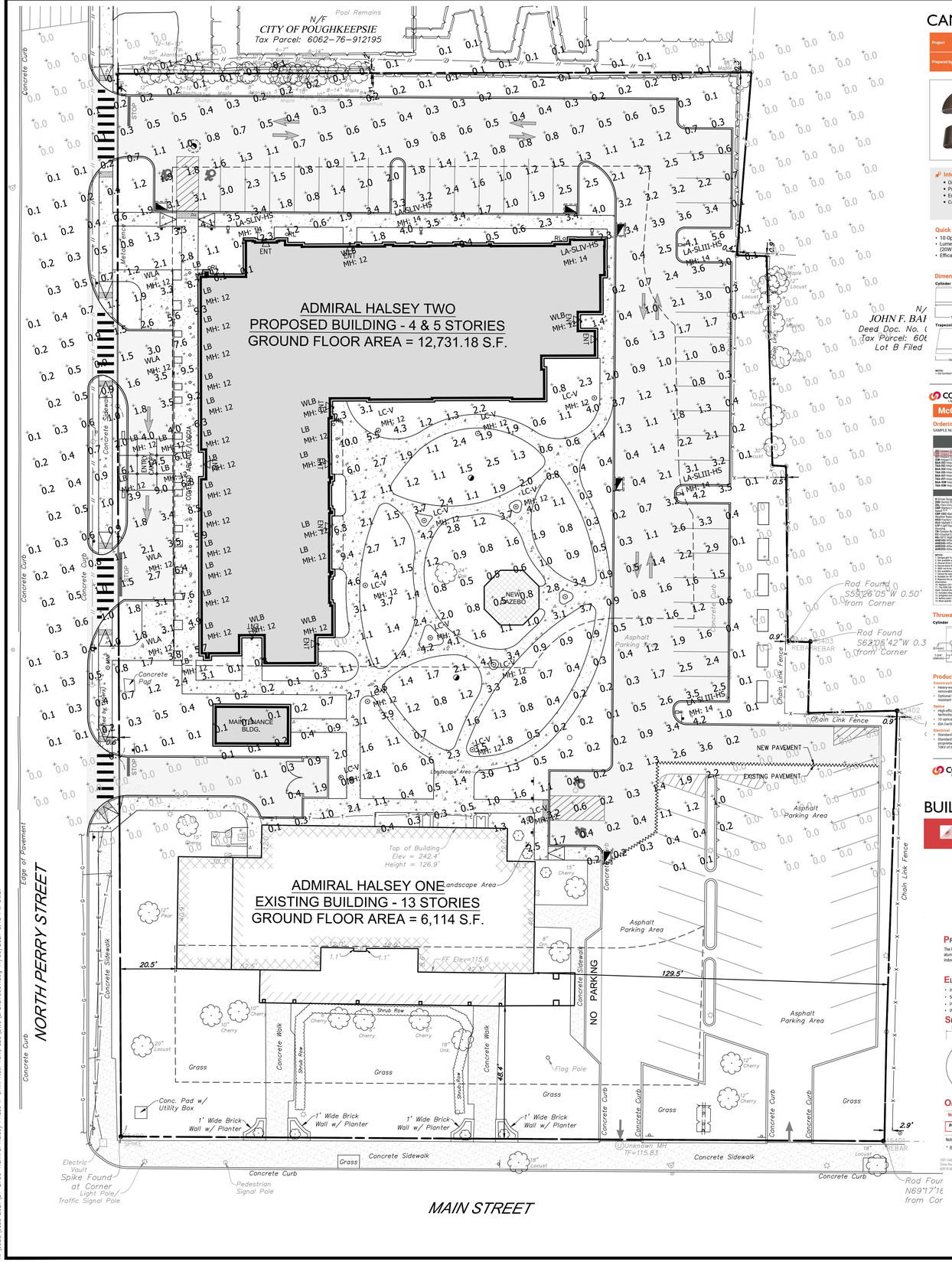


CANOPY MOUNTED WALL LIGHT:

Project		Catalog #	Type
Prepared by		Notes	Date



McGraw-Edison

Impact Elite LED

Wall Mount Luminaire

Interactive Menu

- Ordering Information page 2
- Product Specifications page 2
- Energy and Performance Data page 3
- Control Options page 4

Quick Facts

- 10 Optical Distributions
- Lumen packages range from 2,459 to 8,123 (20W - 64W)
- Efficacy up to 143 lumens per watt

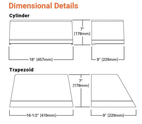
Product Certifications

Connected Systems

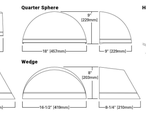
- WaveLinx
- Enlighted

Dimensional Details

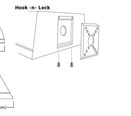
Cylinder



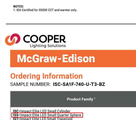
Quarter Sphere



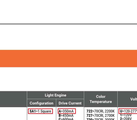
Hook ⇠ Lock



Trapezoid



Wedge



NOTES:
1. All fuse/ballast for 3000K CCT and warmer only.

COOPER Lightning Solutions — P3000004NSN page 1 October 26, 2021 8:09 AM

McGraw-Edison — Impact Elite LED

Ordering Information

SAMPLE NUMBER: **IEC-SA1-740-U-T3-BZ**

Product Family *	Light Engine (Configuration / Drive Current)	Color Temperature	Voltage	Distribution	Finish
IEC Compact Elite LED Small Cylinder	SA1 Series	730=70CRI, 3000K	UNV (120-277V)	T3= Type 3	AP=Gray
IEM Compact Elite LED Medium Cylinder (Coming Soon)	20=20W, 350mA	740=70CRI, 4000K	120=120V	T3R=Type 3 Forward Throw	BK=Black
IEH Compact Elite LED Large Cylinder	30=30W, 530mA	750=70CRI, 5000K	208=208V	T4=Type 4	DB=Dark Bronze
IEA1 SST Impact Elite LED Small Cylinder Bio American Act Compliant *	40=40W, 700mA	727=70CRI, 2700K	240=240V	R=Roadway	DP=Dark Platinum
IEA2 SST Impact Elite LED Small Cylinder Type Agreements Act Compliant *	64=64W, 1050mA	735=70CRI, 3500K	277=277V	B=BLC *	GM=Graphite
IEA3 SST Impact Elite LED Small Cylinder Bio American Act Compliant *	80=80W, 1400mA	7AD=70CRI, 5000K	347=347V	V=VLC *	WH=White
IEA4 SST Impact Elite LED Small Cylinder Type Agreements Act Compliant *	P1=700mA *	830=80CRI, 3000K	480=480V	AFR=Automotive Frontline	
IEA5 SST Impact Elite LED Small Ridge Bio American Act Compliant *	P2=1050mA *	840=80CRI, 4000K			
IEA6 SST Impact Elite LED Small Ridge Type Agreements Act Compliant *		850=80CRI, 5000K			

Options (Add as Suffix)	Controls and Systems Options (Add as Suffix)	Accessories (Order Separately)*
R=Driver Surge Protection (BAO Only)	WFC=System Type Photocontrol (120, 208, 240 or 277V, Must Specify Voltage)	MA1733=10kV Circuit Module Replacement
SPD=Surge Protective Device	SPD=Surge Protective Device	MA1734=Universal Mounting Bracket for Trapezoid
CA=Circuit Ctrl Option	CA=Circuit Control Option	MA1735=Bi-Directional Slip Fitter - Impact Elite Cylinder
CAP=Canopy Pack with Back Box, Cold Weather	CAP=Canopy Pack with Back Box, Cold Weather	MA1736=Bi-Directional Slip Fitter - Impact Elite Quarter Sphere
CAPT=CAP, Thru-Wired High Pos. Cntrl	CAPT=CAP, Thru-Wired High Pos. Cntrl	MA1737=Bi-Directional Slip Fitter - Impact Elite Trapezoid
DIM=Dimming Driver	DIM=Dimming Driver	MA1738=Mounting Configuration Tool for Complete Control
HSP=Factory Installed House Side Shield *	HSP=Factory Installed House Side Shield *	MA1739=Mounting Configuration Tool for Control Only
LCT=Locking Tool	LCT=Locking Tool	MA1740=Wireless Wireless Sensor, 7' - 15' Mounting Height *
LSP=Light Source Pole Painted to Match Housing *	LSP=Light Source Pole Painted to Match Housing *	MA1741=Wireless Wireless Sensor, 15' - 40' Mounting Height *
CB=Canopy Recessed Hardware	CB=Canopy Recessed Hardware	
SC=Surface Conduit Entry	SC=Surface Conduit Entry	
SCT=SCT Knockout	SCT=SCT Knockout	
HSD=HSD Hinged Door, 3 Wires, 120 *	HSD=HSD Hinged Door, 3 Wires, 120 *	
HSD=HSD Hinged Door, 3 Wires, 208 *	HSD=HSD Hinged Door, 3 Wires, 208 *	
HSD=HSD Hinged Door, 3 Wires, 277 *	HSD=HSD Hinged Door, 3 Wires, 277 *	
HSD=HSD Hinged Door, 3 Wires, 347 *	HSD=HSD Hinged Door, 3 Wires, 347 *	
HSD=HSD Hinged Door, 3 Wires, 480 *	HSD=HSD Hinged Door, 3 Wires, 480 *	

NOTES:
1. Serviceable Components/ Qualified: Refer to www.designlights.org. Qualified Products List under Family Models for details.
2. Not for use with HSP.
3. Choose Drive Current "A" for Driver Option, which is provided at 350mA only.
4. Choose Drive Current "P1" for Driver Option, which is provided at 700mA only.
5. WFC=Not to be used on projects with Enlighted or Wireless controls systems.
6. Cannot be used in conjunction with other control options.
7. Enlighted wireless sensors are factory installed and require network commissioner in appropriate quantities.
8. Enlighted wireless sensors are factory installed and require network components in appropriate quantities.
9. Not available with SPD or CA.
10. Not available with DIM.
11. Not available with CAP or CAPT.
12. Requires 20 mA with CA or Dimming or 0-10V or DALI Driver.
13. Requires 20 mA with CA or Dimming or 0-10V or DALI Driver. Not available with Enlighted Sensors.
14. Requires Lighting Agreements or Enlight Lighting Options to be Act Compliant.
15. Not available with HSD.
16. Enlighted wireless sensors are factory installed and require network components in appropriate quantities.
17. Not available with Enlighted Sensors. Cannot be overlaid for field changes.
18. Not supply 120V with DTH.

Controls Options
WFC=System Type Photocontrol (120, 208, 240 or 277V, Must Specify Voltage)
SPD=Surge Protective Device
DIM=Dimming Occupancy Sensor with Bluetooth Interface, 8' Mounting * ^
DPD=Dimming Occupancy Sensor with Bluetooth Interface, 8'-20' Mounting * ^
DMG=0-10V Dimming Wire Leads, Ordered Loose *
NLTAIR2 LCI=Nema Photocontrol Receptacle * ^
NLTAIR2 PER=NEMA Photocontrol Receptacle * ^
LB=LB Enlighted Wireless Sensor, Narrow Lens for 30-40' Mounting Height * ^ ^
LB=LB Enlighted Wireless Sensor, Wide Lens for 15-30' Mounting Height * ^ ^
SR=SR Enlighted Wireless with DALI Driver and 8 PIR Sensor * ^ ^
LR=LR Enlighted Wireless with DALI Driver and 16 PIR Sensor * ^ ^
FAN=FAN Enlighted Wireless with DALI Driver and 4 PIR Sensor * ^ ^
TW=TWIST Wired/Jet Control Module and Wireless Sensor * ^ ^
TWP=TWIST Wired/Jet Control Module and Wireless Sensor * ^ ^
WFC=Wireless Control Module with DALI Driver and 1 PIR Sensor * ^ ^
WFCP=Wireless Control Module with DALI Driver and 2 PIR Sensor * ^ ^
DW=DWGSS Wired/Jet with DALI Driver and Wireless Sensor * ^ ^
DWP=DWGSS Wired/Jet with DALI Driver and Wireless Sensor * ^ ^
DL=WFDL Wireless with DALI Driver and 1 PIR Sensor * ^ ^
DLP=WFDLP Wireless with DALI Driver and 2 PIR Sensor * ^ ^

Accessories (Order Separately)*
MA1733=10kV Circuit Module Replacement
MA1734=Universal Mounting Bracket for Trapezoid
MA1735=Bi-Directional Slip Fitter - Impact Elite Cylinder
MA1736=Bi-Directional Slip Fitter - Impact Elite Quarter Sphere
MA1737=Bi-Directional Slip Fitter - Impact Elite Trapezoid
MA1738=Mounting Configuration Tool for Complete Control
MA1739=Mounting Configuration Tool for Control Only
MA1740=Wireless Wireless Sensor, 7' - 15' Mounting Height * ^ ^
MA1741=Wireless Wireless Sensor, 15' - 40' Mounting Height * ^ ^

Thruway Back Box

Cylinder

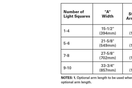


Quarter Sphere



Trapezoid

Wedge



Product Specifications

Construction
- Heavy-wall, die-cast aluminum housing and removable hinged door frame
- Stainless steel and corrosion resistant fasteners offer vandal resistant access

Optics
- High-efficiency injection-molded AccuLED optics technology
- 10 optical distributions
- IDA Certified (3000K CCT and warmer only)

Electrical
- Standard with 0-10V dimming
- Utilizes "Hook-N-Lock" mounting solutions proprietary circuit module designed to withstand 10kV of transient line surge
- Suitable for operation in -40°C to 40°C ambient environments. Optional 50°C high ambient (HA) configuration.
- Suitable for operation in -40°C to 40°C ambient environments. Optional 50°C high ambient (HA) configuration.

Mounting
- Utilizes "Hook-N-Lock" mounting mechanism, securing to a gasketed and zinc plated mounting bracket
- Two black oxide coated Allen set screws concealed but accessible from below

Finish
- Super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness
- RAL and custom color matches available
- Coastal Construction (CC) option available

Warranty
- Five year limited warranty, consult website for details. www.cooperlighting.com/legal

COOPER Lighting Solutions — P3000004NSN page 2 October 26, 2021 8:09 AM

BUILDING MOUNTED WALL LIGHT:

ABOVE ALL — www.AboveAllLighting.com

Project Name
Product Code
SKU No.
Memo
Date

POULYNOE LED WALL LIGHT

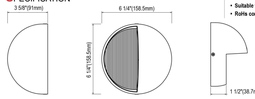


Product Description

The Poulynoe wall light is designed in an architecture round shape and full cut-off design. It combines aluminium structure and glass lens in one integral beautiful streamlined shape. Suitable for both indoor and outdoor wall light application.

Electrical System
- Input voltage: 120V
- 50/60Hz
- Power Factor: >0.87
- Working Temperature: -13.95°F (-25.35°C)

Specification



Performance

CRI
80

CCT
3000K

Dimming
Non dimming

Projected Lifetime
L70 -100,000 Hours

Working Temperature
-13.95°F (-25.35°C)

Certifications
- **cSGSus listed**
- **Suitable for wet locations**
- **RoHs compliant**

Ordering Information

Model	Watts	CCT	Voltage	Control	Finish
POU	12 - 12W	30 - 3000K	4 -120	Blank - None	BK - Black

Notice:
* Black finish is standard. Custom color is available for a premium setup fee. Consult customer service for additional information.

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LIGHTING SCHEDULE:

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Lum. Lumens	Lum. Watts	Arr. Watts	Total Watts	LLD	LDD	BF	LLF	BUG Rating	Description
	3	LA-SLIII-HS	SINGLE	6226	66	66	198	0.950	0.950	1.000	0.903	B1-U0-G2	GLNA-AF-02-LED-E1-SL3-600-HSS
	3	LA-SLIV-HS	SINGLE	5916	66	66	198	0.950	0.950	1.000	0.903	B1-U0-G2	GLNA-AF-02-LED-E1-SL4-600-HSS
	19	LB	SINGLE	1279	14	14	266	0.950	0.950	1.000	0.903	B1-U0-G0	HCS1SD010-HM612B3D-61WDW
	13	LC-V	SINGLE	2371	46	46	598	0.950	0.950	1.000	0.903	B1-U0-G1	RS35-120_277-SSL-L30-40K-CRI 70-5
	4	WLA	SINGLE	2762	20.1	20.1	80.4	0.950	0.950	1.000	0.903	B1-U0-G1	ISS-SA1A-740-U-T4FT
	6	WLB	SINGLE	281	12.1872	12.1872	73.1232	0.950	0.950	1.000	0.903	B0-U1-G0	POU12304-BK_IESNA2002

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Entire Site	Illuminance	Fc	1.11	14.5	0.0	N.A.	N.A.
Area Under Large Can	Illuminance	Fc	7.38	9.5	4.9	1.51	1.94
Drop Off Circle	Illuminance	Fc	4.21	14.5	1.5	2.81	9.67
Front & Side Prkg Lo	Illuminance	Fc	1.57	5.6	0.1	15.70	56.00

This Photometric Plan has been submitted to and Approved by the City of Poughkeepsie, NY. For the protection of the City 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 AGI32 (Third party Lighting Calculation Software by Lighting Analysts, Inc) file used to create the City 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
20 10 0 20
SCALE IN FEET

STATE OF NEW YORK — RODNEY E. MORRISON — LICENSED PROFESSIONAL ENGINEER — 071458

No.	Date	Description
1	12/21/2021	REVISED PER COMMENTS

Revisions

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.

SITE LIGHTING PLAN

ADMIRAL HALSEY II

125 MAIN STREET
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

Design/Calcs	BS	CAD File	LP21273001.dwg	Sheet No.
Drawn	SMC	Project No.	20-2370	LP-1
Checked	KFC	Date	2021-06-22	
Approved	REM	Scale	1"=20'	

PARKING AREA POST TOP LIGHT:

page 8

GLNA GALLEONAIRE LED

ORDERING INFORMATION

Sample Number: GLNA-AF-04-LED-E1-T3-GM-GM

Product Family*	Light Engine	Number of Light Squares	Lamp Type	Voltage	Distribution	Color	Mounting
GLNA=Galleonaire	AF=1.5 Drive Current	01=1 Square 02=2 Square 03=3 Square 04=4 Square	LED=Solid State Light Emitting Diodes	120=120V 208=208V 240=240V 277=277V 480=480V *	T3=Type 3 T4FT=Type 4 Forward Throw T4M=Type 4 Medium T4W=Type 4 Wide R=Roadway 1=Type 1 Narrow 1MOD=Type 1 Square Modular 2=Type 2 Forward Throw BLC=Back Light Control VLC=Very Low Backlight Control BLS=3/4 Right Elimination Left BLR=3/4 Right Elimination Right AFR=Automotive Frontline	AP=Gray BL=Black DB=Dark Bronze DP=Dark Platinum GM=Graphite WH=White	[Blank]=Arm for Round or Square Pole EA=Extension Arm BA=Mast Arm Adapter ^ WM=Wall Mount UMA=Universal Arm (Standard Length) ^ CMA=Quick Mount Arm Extended Length ^

Options (Add as Suffix)	Accessories (Order Separately)*
FAO=Field Adjustable Output (Dimming Driver)	GA-SA1016=NEMA Photocontrol Multi Tap - 105-285V
7525=7,525 2700K *	GA-SA1021=NEMA Photocontrol - 480V
7550=7,550 3000K *	GA-SA1022=NEMA Photocontrol - 347V
7566=7,175 5000K *	GA-SA1023=Photocontrol Shorting Cap
7566=7,175 6000K *	GA-SA1016 =120V Photocontrol
WH=Wireless Wireless Sensor Set to Nominal 4000mA *	GA-SA1017=Single Tenon Adapter for 2-3/8" O.D. Tenon
WHC=Wireless Wireless Factory Set to Nominal 4000mA *	MA1040-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon
P=Single Fuse (120, 277 or 347V, Must Specify Voltage)	MA1041-XX=2-1/8" Tenon Adapter for 2-3/8" O.D. Tenon
2F=Double Fuse (208, 240 or 480V, Must Specify Voltage)	MA1042-XX=3-1/8" Tenon Adapter for 2-3/8" O.D. Tenon
2L=Two Circuits * ^	MA1043-XX=4-1/8" Tenon Adapter for 2-3/8" O.D. Tenon
DIM=External 0-10V Dimming Leads * ^	MA1044-XX=2-1/8" Tenon Adapter for 3-1/2" O.D. Tenon
PER=NEMA Photocontrol Receptacle * ^	MA1045-XX=3-1/8" Tenon Adapter for 3-1/2" O.D. Tenon
PERS=NEMA PIR Photocontrol Receptacle * ^	MA1046-XX=4-1/8" Tenon Adapter for 3-1/2" O.D. Tenon
R=NEMA Twistlock Photocontrol Receptacle * ^	MA1048-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon
HSS=House Side Shield * ^	MA1049-XX=2-1/8" Tenon Adapter for 4-1/2" O.D. Tenon
A4SLOW=After Hours Dim, 4 Hours *	MA1050-XX=3-1/8" Tenon Adapter for 4-1/2" O.D. Tenon
A4SDIM=After Hours Dim, 7 Hours *	MA1051-XX=4-1/8" Tenon Adapter for 4-1/2" O.D. Tenon
MS=SSM Motion Sensor for Dimming Operation, Maximum 8' Mounting Height * ^	MA1052-XX=2-1/8" Tenon Adapter for 5-1/2" O.D. Tenon
MS-DIM-L30=Motion Sensor for Dimming Operation, 9' - 30' Mounting Height * ^	MA1053-XX=3-1/8" Tenon Adapter for 5-1/2" O.D. Tenon
MS-DIM-L40=Motion Sensor for Dimming Operation, 15' - 40' Mounting Height (Wide Range) * ^	MA1054-XX=4-1/8" Tenon Adapter for 5-1/2" O.D. Tenon
MS/X-L30-G1=Lunel Motion Sensor, Maximum 8 Mounting Height * ^ ^	GLOA-SA=Optical Spike Kit *
MS/X-L30-G1=Lunel Motion Sensor, 9' - 20' Mounting Height * ^ ^	GLOA-DM=Quick Mount Arm Kit *
MS-L30=Motion Sensor for ON/OFF Operation, Maximum 8' Mounting Height * ^ ^	GLOA-SA-DM=Optical Spike Kit and Arm Kit *
MS-L40=Motion Sensor for ON/OFF Operation, Maximum 15' Mounting Height * ^ ^	BCU-LL-SA=Optical Spike Kit *
MS-L20=Motion Sensor for ON/OFF Operation, 9' - 20' Mounting Height * ^ ^	LS-NS=Field Installed House Side Shield *
MS-L30=Motion Sensor for ON/OFF Operation, 15' - 30' Mounting Height * ^ ^	WSC=Wireless Wireless Sensor Configuration Module *
LMN-LR=LuminaMicro Pro Wireless Sensor, Wide Lens for 8' - 16' Mounting Height * ^	WSL1-PI=Wireless Outdoor Wireless Sensor, 7'-15' *
LMN-LN=LuminaMicro Pro Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height * ^	DWPGX-XX=Wireless Wireless Sensor, 7' - 15' Mounting Height * ^ ^ ^
SR=Optics Rotated 90° Right	SWPGX-XX=Wireless Wireless Sensor, 15' - 40' Mounting Height * ^ ^ ^
TA=Tool-less Door Hardware	
HS=Single Square Ton Plate Fitting Painted to Match Housing *	
HSF=Single Square Tenon Plate Fitting (Specify Finish) *	
CE=CE Marking *	
ZW=Wireless enabled 4 PIN Twistlock Receptacle * ^	
ZW-SWPGX=Wireless Wireless Sensor, 7' - 15' Mounting Height * ^ ^	
ZW-SWPGXX=Wireless Wireless Sensor, 15' - 40' Mounting Height * ^ ^	

NOTES:
1 Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WPW1004EN, A Beacon of A Standard 400W CCT and minimum 70 CRI. A Not for use with reduced voltage or current during nighttime hours. Not for use with 2-circuiting. Not for use with step dimming. Not for use with 3rd party dimming controls. Not for use with Ecosystem. For use of an external step transformer when combined with sensor options. Not available with sensor or 7000K. Not available in combination with the HS high ambient sensor options or CE. B Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems commonly known as Three Phase Three Wire Delta. Three Phase High Leg Delta and Single Phase Center Tap Grounded Neutral systems are examples of compatible systems. C Not available with 7000K. D Not available with 5000K or 7000K. E Not available with 3000K or 7000K. F Not available in High Current. G Not available with 7000K. H Not available with 5000K or 7000K. I Not available with 3000K or 5000K. J Not available with 7000K. K Not available with 3000K, 5000K and 6000K when performing dynamic Three Phase applications. Three Phase applications are those where the fixture is connected to all three phases of the incoming power source. L Not available with 3000K, 5000K and 6000K when performing dynamic Three Phase applications. Three Phase applications are those where the fixture is connected to all three phases of the incoming power source. M Not available with 3000K, 5000K and 6000K when performing dynamic Three Phase applications. Three Phase applications are those where the fixture is connected to all three phases of the incoming power source. N Not available with 3000K, 5000K and 6000K when performing dynamic Three Phase applications. Three Phase applications are those where the fixture is connected to all three phases of the incoming power source. O Not available with 3000K, 5000K and 6000K when performing dynamic Three Phase applications. Three Phase applications are those where the fixture is connected to all three phases of the incoming power source. P Not available with 3000K, 5000K and 6000K when performing dynamic Three Phase applications. Three Phase applications are those where the fixture is connected to all three phases of the incoming power source. Q Not available with 3000K, 5000K and 6000K when performing dynamic Three Phase applications. Three Phase applications are those where the fixture is connected to all three phases of the incoming power source. R Not available with 3000K, 5000K and 6000K when performing dynamic Three Phase applications. Three Phase applications are those where the fixture is connected to all three phases of the incoming power source. S Not available with 3000K, 5000K and 6000K when performing dynamic Three Phase applications. Three Phase applications are those where the fixture is connected to all three phases of the incoming power source. T Not available with 3000K, 5000K and 6000K when performing dynamic Three Phase applications. Three Phase applications are those where the fixture is connected to all three phases of the incoming power source. U Not available with 3000K, 5000K and 6000K when performing dynamic Three Phase applications. Three Phase applications are those where the fixture is connected to all three phases of the incoming power source. V Not available with 3000K, 5000K and 6000K when performing dynamic Three Phase applications. Three Phase applications are those where the fixture is connected to all three phases of the incoming power source. W Not available with 3000K, 5000K and 6000K when performing dynamic Three Phase applications. Three Phase applications are those where the fixture is connected to all three phases of the incoming power source. X Not available with 3000K, 5000K and 6000K when performing dynamic Three Phase applications. Three Phase applications are those where the fixture is connected to all three phases of the incoming power source. Y Not available with 3000K, 5000K and 6000K when performing dynamic Three Phase applications. Three Phase applications are those where the fixture is connected to all three phases of the incoming power source. Z Not available with 3000K, 5000K and 6000K when performing dynamic Three Phase applications. Three Phase applications are those where the fixture is connected to all three phases of the incoming power source.

LuminaSuite Integrated Network Security Camera Technology Options (Add as Suffix)

Product Family	Camera Type	Data Backhaul
LuminaSuite Technology*	2=One Camera, Standard 4=One Camera, Hi-Res 7=One Camera, Remote PTZ	6=Cellular, Customer Installed SIM Card A=Cellular, Factory Installed AT&T SIM Card V=Cellular, Factory Installed Verizon SIM Card S=Cellular, Factory Installed Sprint SIM Card W=Ci-Fi, Factory Installed Rogers SIM Card W=Wi-Fi Networking w/ Omni-Directional Antenna E=Ethernet Networking

*Consult LumenRadio system pages for additional details and compatibility. Not available with 9-16 light square housing. Not available with 347V, 480V or high ambient options.

DESCRIPTION

The Galleonaire LED luminaire features advanced thermally conductive polymer heatsinks and open frame endcaps for a sleek aesthetic with superior weight reduction. Patented, high-efficiency AccuLED Optics™ systems provides uniform and energy conscious illumination to walkways, parking lots and roadways. Ideal for commercial security lighting applications. IP66 rated and UL/cUL Listed for wet locations.

SPECIFICATION FEATURES

Construction
Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal heat dissipation. Integral tool-less frame die-cast aluminum end caps provide structural support for tile housing and heatsinks. Thermally conductive polymer heatsinks offer significant weight reduction while fully maintaining thermal management of the Light Squares. Die vibration tested and rated. Optional tool-less hardware available for ease of entry to electrical chamber. Housing is IP66 rated.

Optics
Efficient, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely shaped to shape the distribution, maximizing efficiency and application spacing. AccuLED Optics create consistent application patterns, allowing for to meet customized application requirements. Offered standard in 4000K +/- 275K (CCT 70 CRI. Optional 2700K, 3000K, 5000K and 6000K CCT.

Electrical
LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V, 480V 60Hz. Class 2 power factor >90% is compatible for use with 480V Wye systems only. Standard with 0-10V dimming. Shipped standard with Cooper Lighting Solutions integral surge protection module designed to withstand 10kV of transient line surge. The Galleonaire LED luminaire is suitable for operation in -40°C to 40°C ambient environments. Light Squares are IP66 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 600mA and 800mA drive currents (nominal).

Mounting
STANDARD ARM MOUNT: Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the arm mounting requirement table. Round pole adapter included. For wall mounting, specify wall mount bracket option. QUICK MOUNT ARM: Adapter is bolted directly to the pole. Quick mount arm slide into place on the adapter and is secured with two screws, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 3" to 4-7/8". Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

Finish
Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is dark gray, non-paintable. Standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

Warranty
Five-year warranty.



GLNA
GALLEONAIRE

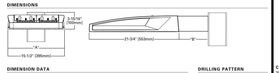
1-10 Light Squares
Solid State LED

AREA/SITE LUMINAIRE

Lumen Family Rating: 4

WaveLinx

DIMENSIONS



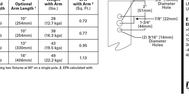
DIMENSION DATA

Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Optional Arm Length	Weight with Arm (lbs.)	EPA with Arm * (Sq. Ft.)
1-4	15-1/2" (394mm)	12" (305mm)	28" (711.2mm)	28 (12.7kg)	0.72
5-6	21-3/4" (549mm)	12" (305mm)	40" (1016mm)	41 (18.3 kgs)	0.77
7-8	27.5/8" (702mm)	7" (178mm)	12" (305mm)	43 (19.5 kgs)	0.95
9-10	33.3/4" (857mm)	7" (178mm)	12" (305mm)	45 (22.2 kgs)	1.13

NOTES: 1. Optional arm length to be used when mounting two fixtures at 90° on a single pole. 2. EPA calculated with appropriate multipliers.

DRILLING PATTERN

TYPE "N"



CERTIFICATION DATA
UL/cUL Wet Location Listed
IP66 Rated
ISO 9001
LM79 / LM80 Compliant
UL/cUL Wet Location Listed

ENERGY DATA
Electronic Driver has
10kA Primary Protection
<20% Total Harmonic Distortion
>90% Power Factor
50/60 Hz
-40°C Min. Temperature
40°C Max. Temperature

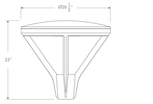
T2R
T2000004NEN
December 17, 2019 8:47 AM

PEDESTRIAN AREA POST TOP LIGHT:

Specification Sheet — **steele** — RLSS

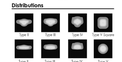
Project Name _____ Qty. _____
Type _____ Catalog / Part Number _____





front view

Distributions



Description

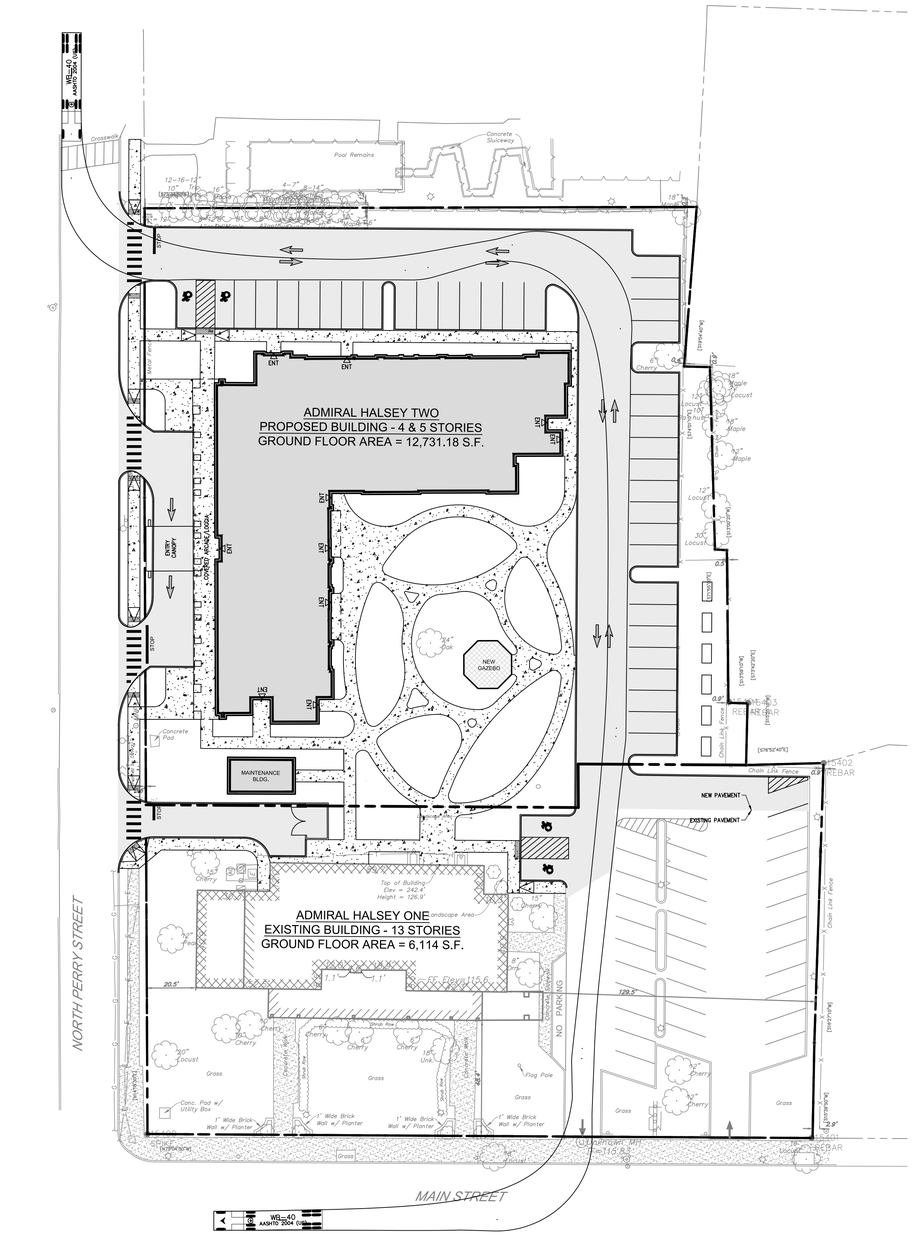
Featuring a minimalist design, Steele luminaires are a practical, efficient lighting solution for parking lots, public squares and parks. The luminaire has a low effective Projected Area (EPA) which greatly reduces installation costs.

Features

Color and Color Temperature	2200K, 2700K, 3000K, 3500K, 4000K, 5700K
Distributions	Type 5, Type 5 W or Type IV (with or without backlight shield), Type 3 square and Type 1 (offset)
Options	Corrosion-resistant coating for hostile environments, Surge protection, 5-Pin Receptacle (available with or without flashing cap), 7-Pin Receptacles with and without shorting cap
Mounting Options	Post-Top (4 in Tenon Adapter)
Warranty	5-year limited warranty

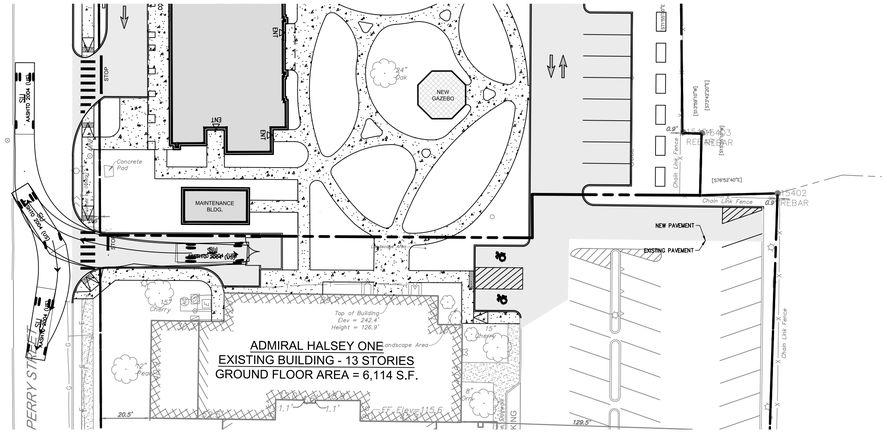
Performance

Output (nominal lumens)	Minimum 3000lm / Maximum 20000lm
Color Rendering	3 SDCM for CRI 70+ and 2 SDCM for CRI 80+
Lumen Maintenance	TM-21 L70 527,000 hrs (projected, To 77 °F), 36,000 hrs (



WB-40 IN / OUT

SCALE: 1"=30'



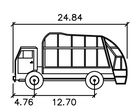
REFUSE VEHICLE

SCALE: 1"=30'

GRAPHIC SCALE

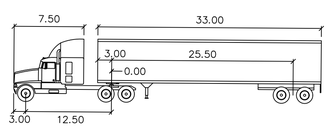
30 15 0 30

SCALE IN FEET



Refuse Vehicle

	feet
Width	: 7.87
Track	: 7.41
Lock to Lock Time	: 6.0
Steering Angle	: 26.5



WB-40

	feet		
Tractor Width	: 8.00	Lock to Lock Time	: 6.00
Trailer Width	: 8.00	Steering Angle	: 20.30
Tractor Track	: 8.00	Articulating Angle	: 70.00
Trailer Track	: 8.00		

WB-40 UTILIZED FOR ALL FIRE TRUCK MOVEMENTS

STATE OF NEW YORK
RODNEY E. MORRISON
LICENSED PROFESSIONAL ENGINEER
075194

No.	Date	Description
1.	12/21/2021	REVISED PER COMMENTS

Revisions

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.

TRUCK TURNING PLAN

ADMIRAL HALSEY II

125 MAIN STREET
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

Design/Calcs	BS	CAD File	TT21273001.dwg	Sheet No.
Drawn	SMC	Project No.	20-2370	TT-1
Checked	KFC	Date	2021-06-22	
Approved	REM	Scale	1"=30'	

X:\JOBS\Jobs 2021\21-2730-Admiral Halsey Phase II-Omni New York, LLC\DWG\TT21273001.dwg 11/30/2021 2:10 PM SCurran

CITY OF POUGHKEEPSIE WATER NOTES

1. ALL WATER MAINS SHALL BE CEMENT LINED DUCTILE IRON PIPE, CLASS 52 PUSH-ON JOINT, UNLESS OTHERWISE SPECIFIED BY OR APPROVED BY THE CITY OF POUGHKEEPSIE WATER DEPARTMENT. JOINTING SHALL EMPLOY "MEGALUG" CONNECTIONS, FIELD LOCK GASKET, OR AS ALTERNATIVELY SPECIFIED BY THE CITY OF POUGHKEEPSIE WATER DEPARTMENT. ALL WATER PIPING CONSTRUCTION SHALL BE TO THE SPECIFICATIONS OF THE CITY OF POUGHKEEPSIE WATER DEPARTMENT. WET TAP OF PUBLIC WATER SYSTEM SHALL BE APPROVED AND SUPERVISED BY THE CITY OF POUGHKEEPSIE WATER DEPARTMENT. TAPPING SLEEVE SHALL BE STAINLESS STEEL OR APPROVED EQUAL. ALL MAINLINE VALVES SHALL BE RESILIENT WEDGE OR APPROVED EQUAL.

2. THE WATER LINE MAY BE FLEXED WITHIN PIPE SPECIFICATIONS OR LAID DEEPER IN AREAS WHERE A CROSSING WITH A SANITARY LINE OCCURS, TO ACHIEVE THE REQUIRED 1.5' VERTICAL SEPARATION DISTANCE. IF THIS DISTANCE CANNOT BE REASONABLY ACHIEVED, THE CONTRACTOR SHALL USE PRESSURE RATED SANITARY PIPE OF EQUAL OR GREATER RATING THAN THE PRESSURE CLASS FOR THE WATER LINE.

3. MINIMUM VERTICAL SEPARATION BETWEEN WATER MAINS AND SEWER PIPE SHALL BE 18 INCHES MEASURED FROM THE OUTSIDE OF THE PIPES AT THE POINT OF CROSSING. ONE FULL STANDARD LAYING LENGTH OF WATER MAIN SHALL BE CENTERED UNDER OR OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER LINE AS POSSIBLE. IN ADDITION, WHEN THE WATER MAIN PASSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT (COMPACTED SELECT FILL) SHALL BE PROVIDED FOR THE SEWER TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND SETTLING OF THE SEWER PIPE ON THE WATER MAIN. MINIMUM HORIZONTAL SEPARATION BETWEEN PARALLEL WATER MAINS AND SEWER PIPES (INCLUDING MANHOLES AND VAULTS) SHALL BE 10 FEET MEASURED FROM THE OUTSIDE OF THE PIPES, MANHOLES, OR VAULTS.

4. ALL WATER MAINS SHALL HAVE A MINIMUM OF (5) FIVE FEET OF COVER FROM THE TOP OF THE MAIN TO FINISHED GRADE. THE CONTRACTOR SHALL CHECK ALL FINISHED GRADE STAKES BEFORE TRENCHING TO ENSURE THAT ALL INSTALLED WATER MAINS WILL HAVE THE REQUIRED COVER.

5. THE SUPPLIER OF WATER MUST RECEIVE AT LEAST 48-HOUR ADVANCE NOTIFICATION REQUESTING SAMPLING SERVICES. SAMPLING WILL NOT BE PERFORMED PRIOR TO RECEIPT FROM A NEW YORK STATE LICENSED OR REGISTERED DESIGN PROFESSIONAL (ENGINEER, ARCHITECT, OR LAND SURVEYOR WITH A SPECIAL EXEMPTION UNDER SECTION 7208(N) OF THE EDUCATION LAW) CERTIFYING THAT THE WATER SUPPLY IMPROVEMENTS, TESTING AND DISINFECTION PROCEDURES WERE COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS, REPORTS, SPECIFICATIONS, AND ANY APPROVED AMENDMENTS. A NYSDOH CERTIFIED LABORATORY WILL COLLECT SAMPLES FOR FREE CHLORINE RESIDUAL, TOTAL, AND FECAL COLIFORM AND 24-HOUR BACTERIAL PLATE COUNT. THE CERTIFICATE OF COMPLIANCE, TESTING, AND SAMPLING RESULTS SHALL BE PROVIDED TO THE CITY WATER MAINTENANCE SUPERVISOR AND DUTCHESS COUNTY DEPARTMENT OF HEALTH AS A CONDITION OF APPROVAL FOR OPERATION.

6. THE CONTRACTOR SHALL COORDINATE THE TESTING WITH THE WATER DEPARTMENT SO AS TO MAINTAIN THE AMOUNT OF SERVICE INTERRUPTION TO EXISTING USERS TO THE LEAST EXTENT PRACTICABLE. WATER MAIN INSTALLATION AND TESTING SHALL BE PERFORMED UNDER THE SUPERVISION OF THE PROJECT ENGINEER OR HIS DESIGNEE AS NECESSARY TO MEET CONDITIONS IN NOTE 5 ABOVE.

7. THE WATER MAIN SHALL BE PRESSURE LEAKAGE TESTED IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF THE AWWA STANDARD C600 (LATEST REVISION) OR IN ACCORDANCE WITH MORE STRINGENT REQUIREMENTS IMPOSED BY THE SUPPLIER OF WATER. TEST TO FIRST VALVE WITHIN BUILDING.

8. THE WATER MAIN SHALL BE DISINFECTED EQUAL TO AWWA STANDARD FOR DISINFECTING WATER MAINS DESIGNATION C651 (LATEST REVISION). FOLLOWING DISINFECTION, THE WATER MAIN SHALL BE FLUSHED UNTIL THE CHLORINE CONCENTRATION IN THE WATER LEAVING THE MAIN IS NO HIGHER THAN THAT GENERALLY PREVAILING IN THE SYSTEM. THE PROJECT ENGINEER OR HIS DESIGNEE SHALL ALSO WITNESS DISINFECTION AND FLUSHING.

9. ALL WATER MAIN FITTINGS NOT RECEIVING 24-HOUR CHLORINE DISINFECTION CONTACT TIME MUST BE SWAB-DISINFECTED 30 MINUTES PRIOR TO INSTALLATION.

10. THE SAMPLING POINT(S) MUST BE DECONTAMINATED BY FLAMING.

11. FIRE HYDRANTS ARE NOT ACCEPTABLE SAMPLING POINTS, UNLESS OTHERWISE APPROVED BY SITE ENGINEER AND CITY OF POUGHKEEPSIE WATER DEPARTMENT.

12. FIRE HYDRANT WEEP HOLES (DRAINS) SHALL BE PLUGGED WHEN GROUND WATER IS ENCOUNTERED WITHIN SEVEN FEET OF THE FINISHED GRADE. WHEN DRAINS ARE PLUGGED, THE BARRELS MUST BE PUMPED DRY AFTER USE DURING FREEZING WEATHER. SUCH HYDRANTS SHALL BE IDENTIFIED BY MARKINGS AS APPROVED BY THE CITY OF POUGHKEEPSIE.

13. PROPOSED WATER METERS LOCATED WITHIN THE METER PIT OR BUILDING SHALL BE A COMPATIBLE REMOTE STYLE TYPE (SENSUS), AND SHALL BE APPROVED BY THE CITY OF POUGHKEEPSIE WATER DEPARTMENT PRIOR TO INSTALLATION. WATER METER SHALL BE EQUIPPED WITH (RADIO TYPE REMOTE READER) TRANSCEIVER PROVIDED BY METER MANUFACTURER AND INSTALLED AND PROGRAMMED BY THE CITY OF POUGHKEEPSIE WATER DEPARTMENT.

14. THE WATER LINE SHALL BE INSTALLED AT A CONTINUOUS GRADE WITH NO ABRUPT HIGH POINTS OR LOW POINTS.

15. FINAL WATER DISTRIBUTION SYSTEM AND CERTIFICATION IS SUBJECT TO REVIEW, REVISION AND APPROVAL BY THE CITY OF POUGHKEEPSIE WATER DEPARTMENT AND THE DCDOH PRIOR TO APPROVAL TO OPERATE.

16. ALL WATER MAINS AND RELATED APPURTENANCES SHALL BE CONSTRUCTED TO THE LATEST STANDARDS AND SPECIFICATIONS OF THE CITY OF POUGHKEEPSIE.

17. THE WATER MAIN SHALL NOT BE PLACED INTO SERVICE UNTIL SO AUTHORIZED BY THE CITY OF POUGHKEEPSIE.

18. ALL WATER SERVICE CONSTRUCTION SHALL BE SUBJECT TO INSPECTION BY THE CITY WATER DEPARTMENT PRIOR TO BACKFILLING. BEDDING AND PIPE ZONE MATERIAL SHALL BE COMPOSED OF CRUSHED STONE OR LIGHT GRAVEL HAVING A GRADATION LIMIT OF 3/4" MINUS. AN ACCEPTABLE MATERIAL SHALL MEET THE FOLLOWING REQUIREMENT:

SIEVE DESIGNATION	% PASSING
3/4"	100
NO.40	0-70
NO. 200	0-10

19. TRENCH BACKFILL SHALL BE WELL-GRADED SOIL AND GRAVEL MATERIAL. ALL PARTICLES SHALL HAVE A GRADATION OF 2" OR LESS. AN ACCEPTABLE MATERIAL SHALL MEET THE FOLLOWING REQUIREMENT:

SIEVE DESIGNATION	% PASSING
2 INCH	100
1/4 INCH	30-65
NO. 40	5-40
NO. 200	0-15

20. BEDDING AND BACKFILL MATERIAL SHALL BE STOCKPILED IN AMOUNTS NECESSARY FOR REASONABLE BACKFILLING REQUIREMENTS. A SIEVE ANALYSIS OF BEDDING OR BACKFILL MAY BE REQUIRED AT THE REQUEST OF THE CITY OF POUGHKEEPSIE.

21. THE SITE UTILITY CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BURIED PIPING TO THE LOCATION OF THE PROPOSED BUILDING CONNECTION POINT (I.E. INSIDE THE BUILDING). THIS INCLUDES THE TESTING AND CERTIFICATION OF ALL WATER SERVICE WORK FROM THE CITY WATER CONNECTION POINT TO THE PROPOSED BUILDINGS INTERIOR CONNECTION POINT.

22. INDICATOR TAPE SHALL BE PLACED 12" BELOW FINISHED GRADE DIRECTLY ABOVE ALL WATERLINES.

23. ALL COPPER WATER SERVICE PIPING INSTALLATION, BACKFILL AND TESTING SHALL BE REVIEWED AND APPROVED BY THE CITY OF POUGHKEEPSIE WATER MAINTENANCE SUPERVISOR OR HIS DESIGNEE. BEDDING, PIPE ZONE, AND BACKFILL MATERIAL MUST BE SAND ONLY.

24. THE PIPE SUPPORTS FOR THE METER PIT SHALL BE MADE OF GALVANIZED STEEL AND SHALL BE ADJUSTABLE. THE SUPPORTS ARE TO BE PLACED ONLY BENEATH SPOOL PIECES AND NOT UNDER CRITICAL EQUIPMENT, METERS, ETC.

25. THREE AS-BIULT DRAWINGS WHICH INCLUDE VERIFICATION OF THE WATER INFRASTRUCTURE WILL BE PROVIDED TO THE PLANNING DEPARTMENT FOR DISSEMINATION TO THE ENGINEERING AND WATER DEPARTMENTS PRIOR TO ANY EASEMENT DEDICATION TO THE CITY.

CITY OF POUGHKEEPSIE SANITARY SEWER NOTES

1. FLOOR DRAINS, IF CONSTRUCTED, SHALL BE CONNECTED TO THE SANITARY SEWER. FLOOR DRAINS DO NOT INCLUDE FOUNDATION/FOOTER DRAIN: ALL DISCHARGES TO THE SANITARY SEWER SHALL COMPLY WITH THE EFFLUENT LIMITS OF THE LOCAL AND/OR DUTCHESS COUNTY SANITARY CODE.

2. DEFLECTION TESTS SHALL BE PERFORMED ON ALL FLEXIBLE PIPES. THE TESTS SHALL BE CONDUCTED AFTER FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 5 DAYS. NO PIPE SHALL EXCEED A DEFLECTION OF 5%. IF THE DEFLECTION TEST IS TO BE RUN USING A RIGID BALL OR MANDREL, IT SHALL HAVE A DIAMETER EQUAL TO 95% OF THE INSIDE DIAMETER OF THE PIPE. THE TEST SHALL BE PERFORMED WITHOUT MECHANICAL PULLING DEVICES.

3. SANITARY SEWERS AND APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF THE CITY OF POUGHKEEPSIE. ALL SANITARY SEWER SYSTEM COMPONENTS SHALL BE INSTALLED BY OR UNDER THE SUPERVISION OF A CITY OF POUGHKEEPSIE LICENSED PLUMBER IN ACCORDANCE WITH THE CITY PLUMBING CODE.

4. MAJOR EARTHWORK SHALL BE COMPLETED PRIOR TO INSTALLATION OF ANY SANITARY SEWER MAINS AND APPURTENANCES. AIR CONNECTING SEWER LINES SHALL BE FLUSHED BEFORE TESTED.

5. MAXIMUM ALLOWABLE INFILTRATION OR EXFILTRATION SHALL NOT EXCEED 100 GALLONS PER INCH DIAMETER PER MILE OF PIPE PER DAY FOR THE SANITARY SEWER. IF AN AIR TEST IS USED, THE TEST, AS A MINIMUM, SHALL CONFORM TO THE PROCEDURE DESCRIBED IN THE ASTM -F-1417 (1992) ENTITLED "STANDARD PRACTICE FOR INSTALLATION ACCEPTANCE OF GRAVITY SEWER LINES USING LOW PRESSURE AIR" (RE-APPROVED 1998). SANITARY MANHOLES SHALL BE VISUALLY INSPECTED AND TESTED FOR LEAKAGE BY EXFILTRATION OR VACUUM. VACUUM TESTING OF MANHOLES SHALL COMPLY WITH THE METHOD OUTLINED IN THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION TECHNICAL INFORMATION PAMPHLET (TIP) NO.15 (REVISED).

6. SANITARY SEWER MAINS ARE TO BE POLYVINYL CHLORIDE (PVC) AND SANITARY LATERALS SHALL BE PVC, SDR-35, UNLESS OTHERWISE NOTED.

7. FINAL SEWER COLLECTION SYSTEM LAYOUT IS SUBJECT TO REVIEW, REVISION AND APPROVAL BY THE CITY OF POUGHKEEPSIE SEWER DEPARTMENT.

8. ALL SANITARY PIPE AND/OR MANHOLES SHALL BE A MINIMUM OF TEN (10) HORIZONTAL FEET FROM THE WATER MAIN; SANITARY PIPE SHALL HAVE A MINIMUM 18" SEPARATION FROM ANY WATER MAIN OR WATER SERVICE LINE. IF FOR SOME REASON THIS SEPARATION CANNOT BE ACHIEVED, SANITARY SEWER PIPE IN THE AREA SHALL BE SDR-26 PRESSURE RATED PIPE, (OR BE ENCASED PER THE DETAIL ON DN-3) AND ONE FULL LENGTH OF WATER MAIN SHALL BE CENTERED UNDER OR OVER THE SEWER. ALL SANITARY SEWER CONSTRUCTION SHALL BE TO SPECIFICATIONS OF THE CITY OF POUGHKEEPSIE SEWER DEPARTMENT.

9. ALL SANITARY TESTING SHALL BE PERFORMED UNDER THE SUPERVISION OF THE PROJECT ENGINEER, AND CERTIFICATES OF COMPLIANCE WITH THE INSTALLATION SPECIFICATIONS, TEST STANDARDS, APPROVED PLANS OR APPROVED AMENDMENTS SHALL BE PROVIDED TO THE APPROPRIATE SEWER AUTHORITY AND THE DCDOH AS A CONDITION OF APPROVAL FOR OPERATION.

10. ALL SANITARY SEWER CONSTRUCTION SHALL BE SUBJECT TO INSPECTION BY THE CITY SEWER SUPERINTENDENT PRIOR TO BACKFILLING. PIPE BEDDING AND PIPE ZONE MATERIAL SHALL BE COMPOSED OF CRUSHED STONE OR GRAVEL, FREE OF SOFT NONDURABLE PARTICLES WITH THE FOLLOWING GRADATION REQUIREMENTS:

SIEVE DESIGNATION	% PASSING
3/4"	100
NO.40	0-70
NO. 200	0-10

ALL TRENCH BACKFILL MATERIAL SHALL BE APPROVED BY THE SUPERINTENDENT OF SEWERS AND MUST MEET THE FOLLOWING GRADATION REQUIREMENT:

SIEVE DESIGNATION	% PASSING
2 INCH	100
1/4 INCH	30-65
NO.40	5-40
NO. 200	0-15

BEDDING AND BACKFILL MATERIAL SHALL BE STOCKPILED IN AMOUNTS NECESSARY FOR REASONABLE BACKFILLING REQUIREMENTS. A SIEVE ANALYSIS OF BEDDING OR BACKFILL MAY BE REQUIRED AT THE REQUEST OF THE CITY OF POUGHKEEPSIE.

11. ALL NEW SANITARY SEWER MANHOLE COVERS SHALL BE NOMINAL 26" DIAMETER CAST IRON AND SHALL READ "SANITARY SEWER". FRAMES SHALL BE 8" IN HEIGHT AND THE FRAME AND COVER SHALL BE SYRACUSE CASTINGS NO.1 009 OR AN APPROVED EQUAL.

12. INDICATOR TAPE SHALL BE PLACED 12" BELOW FINISHED GRADE DIRECTLY ABOVE ALL SANITARY LINES.

13. LOCATION OF SEWER LATERAL CLEAN OUTS ARE TO BE PLACED AS SHOWN ON THE APPROVED SITE PLAN AND NOT TO EXCEED EVERY 75' MEASURED FROM THE SEWER MAIN CONNECTION OR AS DETERMINED BY THE CITY OF POUGHKEEPSIE SUPERINTENDENT OF SEWERS WHERE LOCATIONS ARE NOT SPECIFICALLY SHOWN.

14. EXTERNAL DROP MANHOLES SHALL BE USED FOR SEWERS ENTERING AT AN ELEVATION OF 24 INCHES OR HIGHER AT THE INLET OF A SEWER MANHOLE.

15. THREE AS-BUILT DRAWINGS WHICH INCLUDE VERIFICATION OF THE SEWER INFRASTRUCTURE INCLUDING RIMS AND INVERTS WILL BE PROVIDED TO THE PLANNING DEPARTMENT FOR DISSEMINATION TO THE ENGINEERING AND SEWER DEPARTMENTS PRIOR TO ANY EASEMENT DEDICATION TO THE CITY.

DECOMPACTION OF SOILS IN RECLAIMED AREAS:

THESE PROCEDURES SHALL BE FOLLOWED PRIOR TO INSTALLATION OF TOP SOIL OR INFILTRATION PRACTICES IN ANY AREA PREVIOUSLY IMPERVIOUS OR COMPACTED BY COSTRUCTION EQUIPMENT. FOR ALL AREAS TO BE RECLAIMED FOR STORMWATER INFILTRATION, THE AREA SHALL BE MARKED OFF WITH ORANGE SAFETY FENCE AFTER DEMOLITION AND PRIOR TO DECOMPACTION TO PREVENT FURTHER COMPACTION OF THE UNDERLYING SOILS.

AREAS RECLAIMED AS TOP SOIL:

A. APPLY 3" OF COMPOST OVER SUBSOIL AFTER SUBGRADE LEVELS HAVE BEEN REACHED AND IMMEDIATELY PRIOR TO PLACING PLANTING SOILS.

B. THE ENTIRE SUBGRADE AREA SHALL BE LOOSENED TO A MINIMUM DEPTH OF 12 INCHES UTILIZING THE BUCKET OF A BACK HOE, CAT MOUNTED RIPPER, TILLER, OR EQUIVALENT EQUIPMENT. ROCK PICK UNTIL UPLIFTED STONE/ROCK MATERIAL OF FOUR INCHES AND LARGER SIZE HAVE BEEN CLEARED FROM THE SITE.

C. ANY SUBGRADE AREAS WHICH HAVE BECOME HEAVILY COMPACTED (DEFINED AS EXCEEDING 86%-88% COMPACTION ASTM 698 STANDARD PROCTOR) INCLUDING, BUT NOT LIMITED TO, TEMPORARY PARKING AREAS, MATERIAL STOCKPILE AREAS, TEMPORARY ROADWAYS, CONSTRUCTION AREAS AND AREAS AROUND THE BUILDING, OTHER CONSTRUCTION AREAS, AREAS SHOWN ON THE PLANS, OR AREAS IDENTIFIED BY THE DESIGN PROFESSIONAL SHALL BE DEEP-SCARIFIED. IMMEDIATELY PRIOR TO PLACING SOILS, HEAVILY COMPACTED AREAS SHALL BE LOOSENED TO A MINIMUM DEPTH OF 18 INCHES USING THE TEETH OF A BACK HOE OR OTHER SUITABLE EQUIPMENT. FREQUENCY OF COMPACTION TESTS SHALL BE ONE PER 500 SQUARE FEET.

D. CONFIRM THAT THE SUBGRADE IS AT THE PROPER ELEVATION AND THAT NO FURTHER EARTHWORK IS REQUIRED TO BRING THE SUBGRADE TO PROPER ELEVATIONS. PROVIDE A REPORT TO THE DESIGN PROFESSIONAL THAT THE SUBGRADE HAS BEEN PLACED TO THE REQUIRED ELEVATIONS, HAS BEEN DECOMPACTED ACCORDING TO THE CONTRACT DOCUMENTS AND IS READY FOR INSPECTION AT LEAST 3 DAYS PRIOR TO PLACING PLANTING SOIL. PERFORM NO WORK OF PLACING AND SPREADING PLANTING MIXED UNTIL ELEVATIONS HAVE BEEN CONFIRMED AND THE AREA HAS BEEN ACCEPTED BY THE OWNER'S REPRESENTATIVE.

E. AFTER THE SOILS HAVE BEEN LOOSENED AND INSPECTED, TOPSOIL MAY BE SPREAD BY USING A WIDE-TRACK BULLDOZER SIZE D-5 OR SMALLER OR MAY BE DUMPED AND SPREAD WITH THE BUCKET OF A BACKHOE FROM THE EDGE OF THE LOOSENED AREA. NO RUBBER-TIRED EQUIPMENT OR HEAVY EQUIPMENT EXCEPT FOR A SMALL BULLDOZER SHALL PASS OVER THE SUBSOILS (SUBGRADE) AFTER THEY HAVE BEEN LOOSENED. IF THE CONTRACTOR PLANS TO UTILIZE SUCH AREAS FOR ANY USE OF HEAVY EQUIPMENT, THIS SHOULD BE CARRIED OUT PRIOR TO BEGINNING THE PROCESS OF LOOSENING SOILS OR FILLING IN THAT AREA, OR IT WILL HAVE TO BE RESCARIFIED AND MEET THIS SPECIFICATION REQUIREMENT.

AREAS RECLAIMED FOR STORMWATER INFILTRATION PRACTICES:

A. EXCAVATE AREA TO THE DEPTH OF THE PROPOSED BOTTOM OF THE INFILTRATION PRACTICE.

B. THE ENTIRE SUBGRADE AREA SHALL BE LOOSENED TO A MINIMUM DEPTH OF 12 INCHES BELOW PROPOSED SUBGRADE UTILIZING THE BUCKET OF A BACK HOE, CAT MOUNTED RIPPER, TILLER, OR EQUIVALENT EQUIPMENT. ROCK PICK UNTIL UPLIFTED STONE/ROCK MATERIAL OF FOUR INCHES AND LARGER SIZE HAVE BEEN CLEARED FROM THE SITE.

C. ANY SUBGRADE AREAS WHICH REMAIN HEAVILY COMPACTED (DEFINED AS EXCEEDING 86%-88% COMPACTION ASTM 698 STANDARD PROCTOR), AS SHOWN ON THE PLANS, OR AREAS IDENTIFIED BY THE DESIGN PROFESSIONAL SHALL BE DEEP-SCARIFIED. IMMEDIATELY PRIOR TO PLACING SOILS, HEAVILY COMPACTED AREAS SHALL BE LOOSENED TO A MINIMUM DEPTH OF 18 INCHES USING THE TEETH OF A BACK HOE OR OTHER SUITABLE EQUIPMENT. FREQUENCY OF COMPACTION TESTS SHALL BE ONE PER 500 SQUARE FEET.

D. CONFIRM THAT THE SUBGRADE IS AT THE PROPER ELEVATION AND THAT NO FURTHER EARTHWORK IS REQUIRED TO BRING THE SUBGRADE TO PROPER ELEVATIONS. PROVIDE A REPORT TO THE DESIGN PROFESSIONAL THAT THE SUBGRADE HAS BEEN PLACED TO THE REQUIRED ELEVATIONS, HAS BEEN DECOMPACTED ACCORDING TO THE CONTRACT DOCUMENTS AND IS READY FOR INSPECTION AT LEAST 3 DAYS PRIOR TO PLACING INFILTRATION PRACTICES. PERFORM NO WORK UNTIL ELEVATIONS HAVE BEEN CONFIRMED AND THE AREA HAS BEEN ACCEPTED BY THE OWNER'S REPRESENTATIVE.

E. AFTER THE SOILS HAVE BEEN LOOSENED AND INSPECTED, INFILTRATION PRACTICES MAY BE INSTALLED USING A WIDE-TRACK BULLDOZER SIZE D-5 OR SMALLER OR MAY BE PLACED, DUMPED, OR SPREAD WITH THE BUCKET OF A BACKHOE FROM THE EDGE OF THE LOOSENED AREA. NO RUBBER-TIRED EQUIPMENT OR HEAVY EQUIPMENT EXCEPT FOR A SMALL BULLDOZER SHALL PASS OVER THE SUBSOILS (SUBGRADE) AFTER THEY HAVE BEEN LOOSENED. IF THE CONTRACTOR PLANS TO UTILIZE SUCH AREAS FOR ANY USE OF HEAVY EQUIPMENT, THIS SHOULD BE CARRIED OUT PRIOR TO BEGINNING THE PROCESS OF LOOSENING SOILS OR FILLING IN THAT AREA, OR IT WILL HAVE TO BE RESCARIFIED AND MEET THIS SPECIFICATION REQUIREMENT.

F. WHEN INFILTRATION PRACTICES ARE LOCATED BELOW PAVEMENT THE AREA SHALL REMAIN FREE OF LARGE VEHICLES UNTIL THE PAVEMENT SUBBASE HAS BEEN INSTALLED.

G. FOR REFERENCE OF DECOMPACTION NOTES, SEE NYS DESIGN MANUAL SECTION 5.1.6 FOR DEEP RIPPING AND DECOMPACTION OF EXISTING AREAS THAT ARE PROPOSED FOR RESTORATION.

STATE OF NEW YORK
RODNEY E MORRISON
074194
LICENSED PROFESSIONAL ENGINEER

No.	Date	Description
1.	12/21/2021	REVISED PER COMMENTS

Revisions

LRC GROUP
- Land Planning
- Civil Engineering
- Environmental Services
- Land Surveying
- Landscape Architecture

160 West Street, Suite E
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NOTE SHEET

ADMIRAL HALSEY II

125 MAIN STREET
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

Design/Calcs	BS	CAD File	NS21270301.dwg
Drawn	SMC	Project No.	20-2370
Checked	KFC	Date	2021-06-22
Approved	REM	Scale	AS NOTED

Sheet No. NS-1

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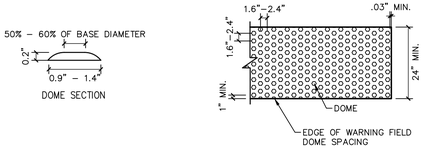


NOTES:

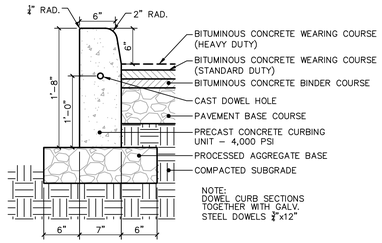
1. THE DETAILS PROVIDED ARE NOT DRAWN TO SCALE, THE QUANTITY OF DOMES DEPICTED ON THE DETECTABLE WARNING UNIT (THE DOMES AND THE ENTIRE 24" LEVEL SURFACE) IS FOR ILLUSTRATION ONLY.
2. THE SIZE OF THE DETECTABLE WARNING FIELD SHALL BE 24" IN THE DIRECTION OF TRAVEL AND SHALL EXTEND THE FULL WIDTH OF THE CURB RAMP OR FLUSH SURFACE.
3. THE ROWS OF DOMES SHALL BE ALIGNED TO BE PERPENDICULAR OR RADIAL TO THE GRADE BREAK BETWEEN THE RAMP LANDING OR CURB RAMP AND THE STREET.
4. WHERE DOMES ARE ARRAYED RADIALLY THEY MAY DIFFER IN DOME DIAMETER AND CENTER–TO– CENTER SPACING WITHIN THE RANGES SPECIFIED ON THIS SHEET.
5. THE DETECTABLE WARNING FIELD SHALL BE THE COLOR SPECIFIED IN THE CONTRACT DOCUMENTS OR MEET THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS.
6. DETECTABLE WARNING SHALL BE LOCATED SO THAT THE EDGE OR CORNER OF THE WARNING FIELD NEAREST TO THE ROADWAY IS 5" TO 9" FROM THE FRONT OF THE CURB OR THE ROADWAY EDGE (12" WHERE TRAVERSABLE CURB IS USED). INSTALL THE DETECTABLE WARNING FIELD BEHIND THE FLUSH CURB.
7. THE EDGE OF THE DETECTABLE WARNING FIELD NEAREST TO A RAILROAD CROSSING SHALL BE 6'–0" MINIMUM AND 15'–0" MAXIMUM FROM THE CENTERLINE OF THE NEAREST RAIL.

DETECTABLE WARNING TILE SPECS

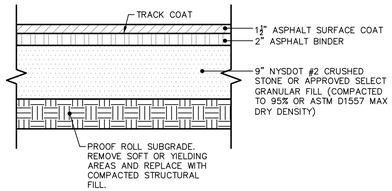
"DURALAST" CAST IRON WARNING TILES AS FABRICATED BY EAST JORDAN IRON WORKS, 800–626–4653; NATURAL FINISH (NO POWDER COATING)

NOTE: UNIT SIZE FOR RECTANGULAR APPLICATIONS IS 24"x24" AND FOR RADIAL APPLICATIONS IS 18"x24"

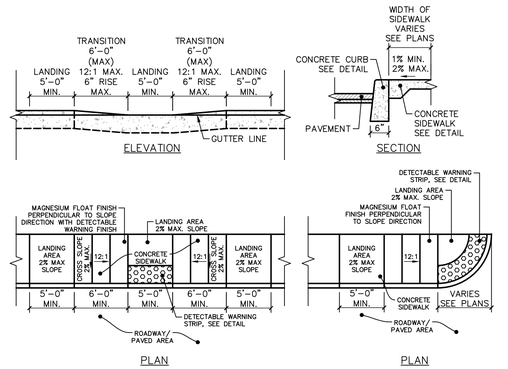
X DETECTABLE WARNING DETAIL
SCALE: 1/2" = 1'–0"



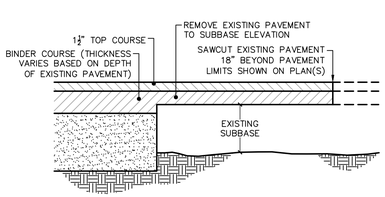
X CONCRETE CURB DETAIL
SCALE: 1" = 1'–0"



X STANDARD ASPHALT PAVING DETAIL
SCALE: 1" = 1'–0"



X HANDICAP RAMP DETAIL
SCALE: 1/8" = 1'–0"



X PAVEMENT TRANSITION DETAIL
SCALE: 1" = 1'–0"

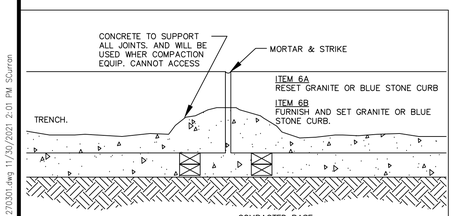
X ACCESSIBLE PARKING & ACCESS SIGNS
SCALE: 1/2" = 1'–0"

X ACCESSIBLE PARKING SPACE DETAIL
SCALE: 1/4" = 1'–0"

X PARKING SPACE STRIPE DETAIL
SCALE: 1/4" = 1'–0"

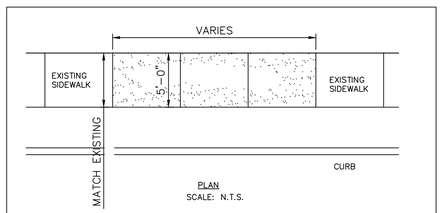
X CONCRETE SIDEWALK SECTION DETAIL
SCALE: 1" = 1'–0"

DETAILS PROVIDED BY THE CITY OF POUGHKEEPSIE. FOR ALL WORK TO BE PERFORMED IN THE CITY ROW.



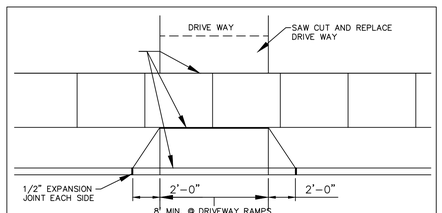
GRANITE OR BLUESTONE CURB DETAIL

CITY OF POUGHKEEPSIE ENGINEERING DEPARTMENT 62 CIVIC CENTER PLAZA POUGHKEEPSIE, NY 12602	FILE NO.: 001–DET DATE: 3–6–00 SCALE: AS NOTED DRAWN BY: JP
GRANITE BLUE STONE DETIALS	6 6A, 6B PAGE NO.



SIDEWALK DETAIL REPLACE & NEW

CITY OF POUGHKEEPSIE ENGINEERING DEPARTMENT 62 CIVIC CENTER PLAZA POUGHKEEPSIE, NY 12602	PROJECT: 001–DET DATE: 5–16–00 SCALE: AS NOTED DRAWN BY: JP
SIDEWALK DETAIL	



DRIVEWAY RAMPS & ADA RAMP
SCALE: 1"–1'–0"

CITY OF POUGHKEEPSIE ENGINEERING DEPARTMENT 62 CIVIC CENTER PLAZA POUGHKEEPSIE, NY 12602	FILE NO.: 001–DET DATE: 3–6–00 SCALE: AS NOTED DRAWN BY: JP
DRIVEWAY & ADA RAMP DETIAL	1 PAGE NO.

No.	Description	Date
1	REVISED PER COMMENTS	12/21/2021

Revisions

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SITE DETAILS

ADMIRAL HALSEY II

125 MAIN STREET
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

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Drawn	SMC	Project No.	20–2370		DN-1
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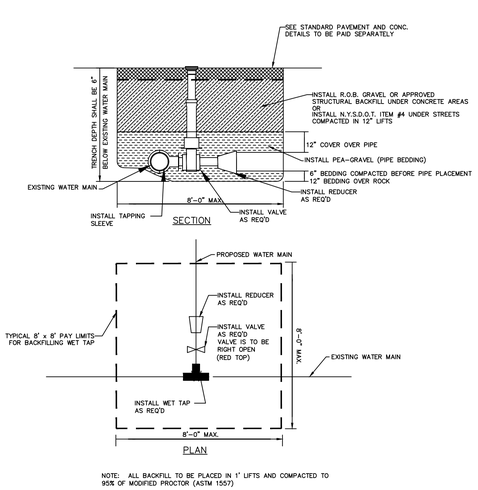

NOTE: ALL BACKFILL TO BE PLACED IN 1' LIFTS AND COMPACTED TO 95% OF MODIFIED PROCTOR (ASTM 1557)

TAPPING SLEEVE & VALVE

SCALE: N.T.S.

CITY OF POUGHKEEPSIE ENGINEERING DEPARTMENT 80 WASHINGTON STREET POUGHKEEPSIE, NY 12602	FILE NO.:		TAPPING SLEEVE & VALVE	1 PAGE NO.
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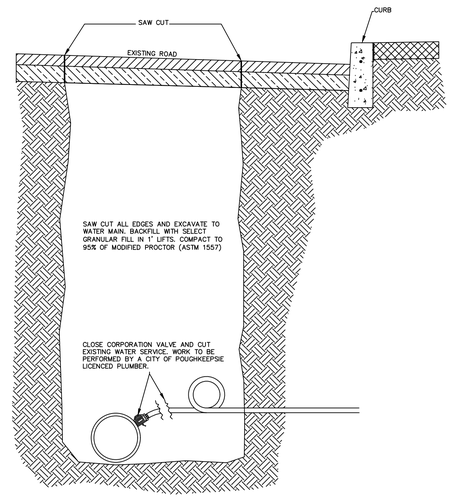

WATER SERVICE DISCONNECT AT MAIN

SCALE: N.T.S.

CITY OF POUGHKEEPSIE ENGINEERING DEPARTMENT 80 WASHINGTON STREET POUGHKEEPSIE, NY 12602	FILE NO.:		WATER DISCONNECT @ MAIN	1 PAGE NO.
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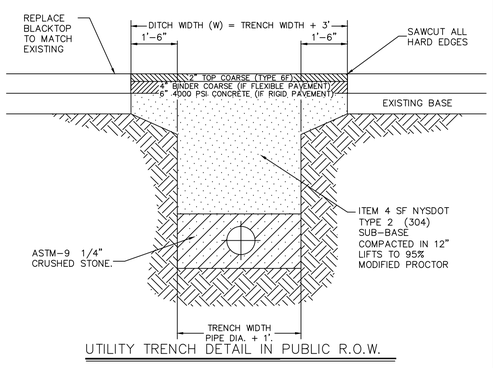
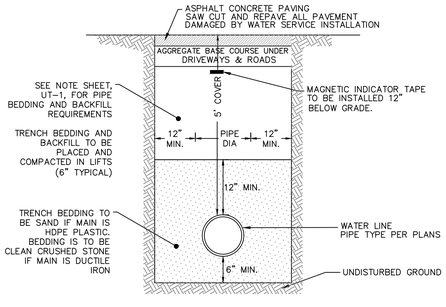


UTILITY TRENCH DETAIL IN PUBLIC R.O.W.

NOTES:

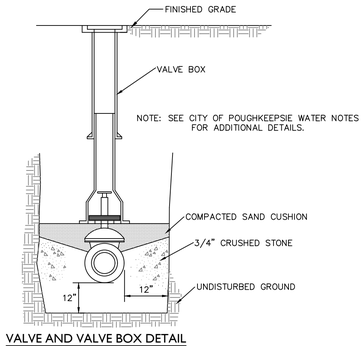
1. DITCH WIDTH SHALL EXTEND A MINIMUM OF ONE AND ONE-HALF FT. FROM THE EDGES OF THE TRENCH.
2. REPLACED BASE MATERIAL OVER TRENCH SHALL BE ITEM 4 COMPACTED IN 12" LIFTS.
3. PIPE BEDDING SHALL BE A MINIMUM OF 6" ABOVE AND BELOW PIPE
4. ALL JOINTS SHALL BE MECHANICALLY SAWED.
5. ALL JOINTS SHALL BE SQUARED TO THE EXISTING EDGE OF CURB AND/OR PAVEMENT, AND TACK COATED PER DETAIL.
6. ROAD SURFACE REPLACEMENT SHALL BE MINIMUM OF SIX INCHES OF ASPHALIC CONCRETE.
7. ASPHALT PAVEMENT TO BE PLACED IN TWO LIFTS AS SHOWN.

CITY OF POUGHKEEPSIE ENGINEERING DEPARTMENT 62 CIVIC CENTER PLAZA POUGHKEEPSIE, NY 12602	FILE NO.:	FLEXPAVE.DWG	TRENCH AND PAVEMENT DETAIL
	DATE:	9-9-04	
	SCALE:	AS NOTED	
	DRAWN BY:	ENGINEERING	



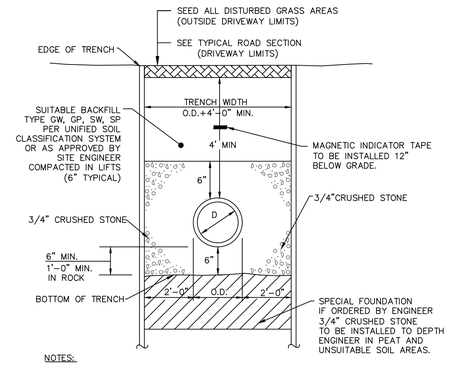
WATER MAIN TRENCH

NOT TO SCALE



VALVE AND VALVE BOX DETAIL

NOT TO SCALE



NOTES:

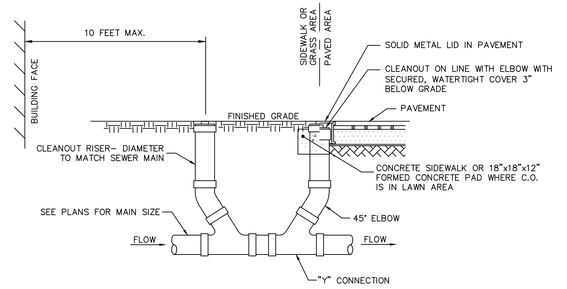
1. IF COVER IS LESS THAN 4 FEET INSULATION IS REQUIRED.

SANITARY SEWER TRENCH SECTION

NOT TO SCALE

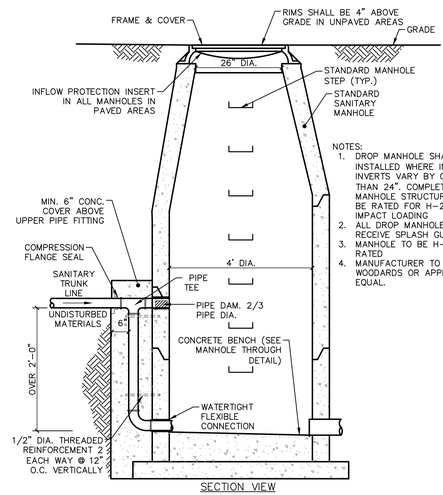
NOTES:

1. DOUBLE CLEANOUT TO BE INSTALLED ON ALL SEWER LATERALS WITHIN 10 FEET OF BUILDING FACE.
2. ANY LOCATIONS WITHIN PAVED AREAS SHALL HAVE COVERS THAT ARE H-20 LOAD RATED. ALL COVERS WHETHER IN PAVEMENT OR GRASS SHALL BE LABELED "SEWER".
3. ALL RISERS ARE TO MATCH THE SIZE OF THE SANITARY LINE.
4. IN LAWN AREAS INSTALL CONCRETE COLLAR 3 INCHES BELOW GRADE. COVER WITH TOP SOIL OR OTHER SURFACE TREATMENT AS DESIGNATED ON LANDSCAPE PLANS.



DOUBLE SEWER CLEANOUT DETAIL

NOT TO SCALE



NOTES:

1. DROP MANHOLE SHALL BE INSTALLED WHERE IN/OUT INVERTS VARY BY GREATER THAN 24". COMPLETED MANHOLE STRUCTURE SHALL BE RATED FOR H-20 + 25% IMPACT LOADING
2. ALL DROP MANHOLES SHALL RECEIVE SPLASH GUARD.
3. MANHOLE TO BE H-20 LOAD RATED
4. MANUFACTURER TO BE WOODARDS OR APPROVED EQUAL.

SECTION VIEW

(X) SANITARY SEWER DROP MANHOLE DETAIL

SCALE: 1/2" = 1'-0"

STATE OF NEW YORK — RODNEY E. MORRISON — 074194 — LICENSED PROFESSIONAL ENGINEER

No.	Description	Date
1.	REVISED PER COMMENTS	12/21/2021

Revisions

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SANITARY / WATER DETAILS

ADMIRAL HALSEY II

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Design/Calcs	BS	CAD File	DN21270302.dwg	Sheet No.
Drawn	SMC	Project No.	20-2370	DN-2
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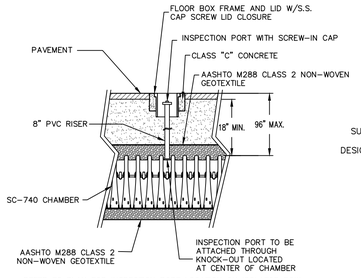
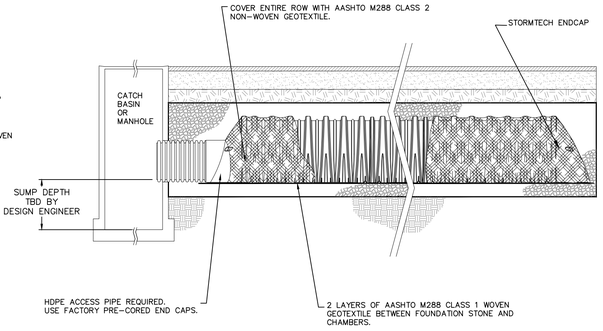


REFER TO PLAN FOR INSPECTION PORT LOCATION ON ISOLATOR ROW.

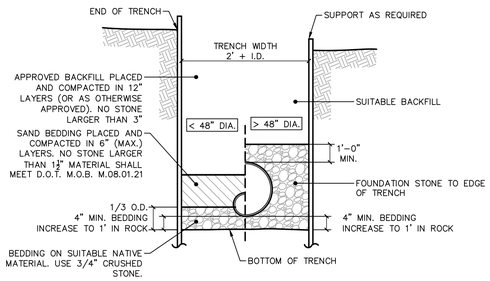
SC-740 INSPECTION PORT DETAIL

NOT TO SCALE



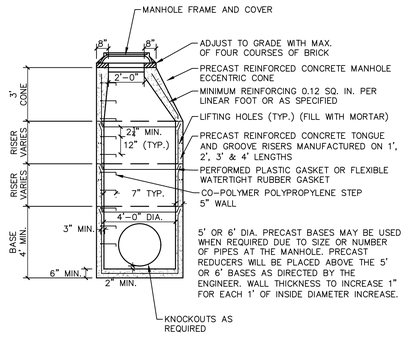
SC-740 ISOLATOR ROW DETAIL

NOT TO SCALE



TYPICAL STORM SEWER TRENCH SECTION DETAIL

SCALE: 1/4" = 1'-0"

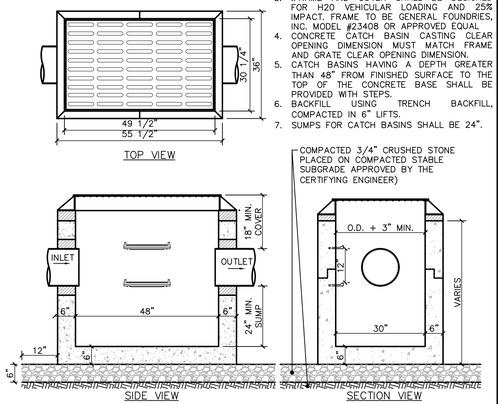


STORM DRAINAGE MANHOLE DETAIL

SCALE: 1/4" = 1'-0"

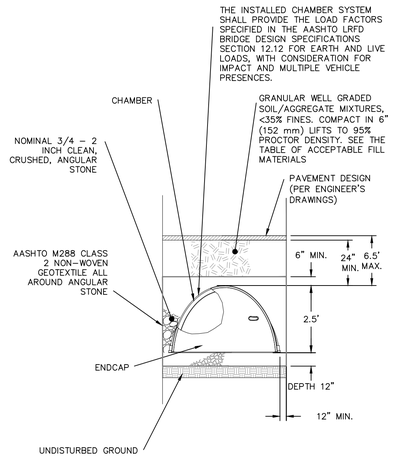
NOTES:

1. PRECAST CONCRETE CATCH BASIN SECTIONS AS MANUFACTURED BY FORT MILLER OR APPROVED EQUAL.
2. CATCH BASIN SHALL BE PRECAST CONCRETE. DESIGNED FOR H20 VEHICULAR LOADING AND 25% IMPACT.
3. FRAME AND COVER SHALL BE DESIGNED FOR H20 VEHICULAR LOADING AND 25% IMPACT. FRAME TO BE GENERAL FOUNDRIES, INC. MODEL #23408 OR APPROVED EQUAL.
4. CONCRETE CATCH BASIN CASTING CLEAR OPENING DIMENSION MUST MATCH FRAME AND GRATE CLEAR OPENING DIMENSION.
5. CATCH BASINS HAVING A DEPTH GREATER THAN 48" FROM FINISHED SURFACE TO THE TOP OF THE CONCRETE BASE SHALL BE PROVIDED WITH STEPS.
6. BACKFILL USING TRENCH BACKFILL, COMPACTED IN 6" LIFTS.
7. SUMPS FOR CATCH BASINS SHALL BE 24".



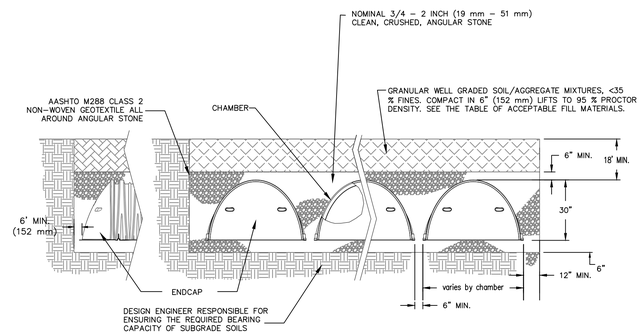
CURB LESS TYPE CATCH BASIN DETAIL

SCALE: 1/2" = 1'-0"



CHAMBER TYPICAL SC 740 CONSTRUCTION SECTION

NOT TO SCALE



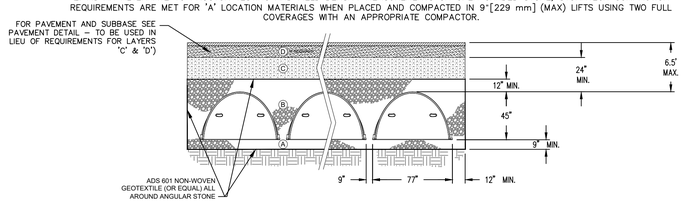
SC 740 CHAMBER TYPICAL CONSTRUCTION SECTION

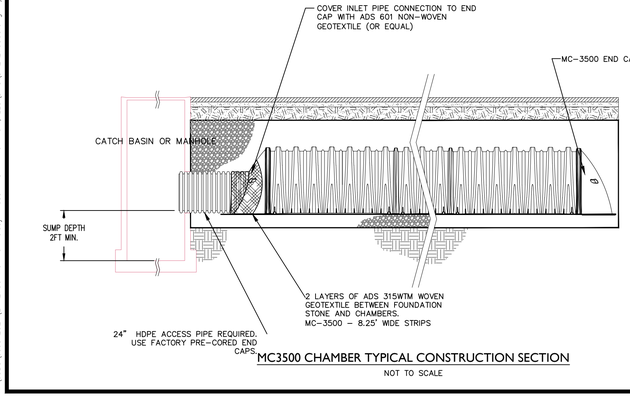
NOT TO SCALE

PLEASE NOTE:

1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: 'CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE'.

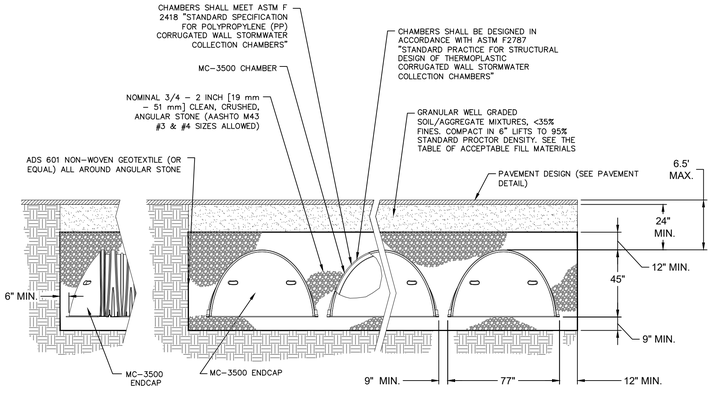
2. AS AN ALTERNATE TO PROCTOR TESTING AND FIELD DENSITY MEASUREMENTS ON OPEN GRADED STONE, STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9"[229 mm] (MAX) LIFTS USING TWO FULL COVERAGES WITH AN APPROPRIATE COMPACTOR.





MC3500 CHAMBER TYPICAL CONSTRUCTION SECTION

NOT TO SCALE

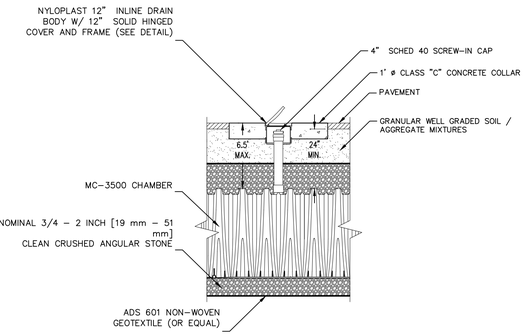


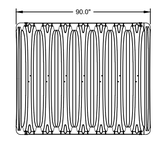
MC3500 CHAMBER TYPICAL CONSTRUCTION SECTION

NOT TO SCALE

NOTES:

1. INSPECTION PORTS MAY BE CONNECTED THROUGH ANY OF (6) CHAMBER CORRUGATION VALLEYS
2. ALL SCHEDULE 40 FITTINGS TO BE SOLVENT CEMENTED.
3. INSPECTION PORT TO BE LOCATED AT EACH END OF ISOLATOR ROW, SEE PLANS



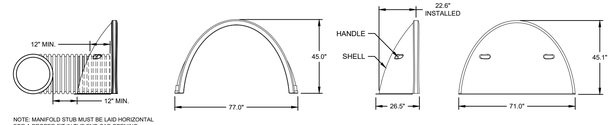


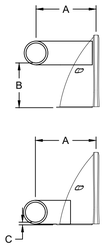
NOMINAL MC-3500 CHAMBER SPECIFICATIONS

SIZE (L x W x H)	90" x 77" x 45"
CHAMBER STORAGE	109.9 ft³
MINIMUM INSTALLED STORAGE	178.9 ft³
WEIGHT	134 lbs.

NOMINAL MC-3500 END CAP SPECIFICATIONS

SIZE (L x W x H)	26.5" x 71" x 45.1"
ENDCAP STORAGE	15.6 ft³
MINIMUM INSTALLED STORAGE	46.9 ft³
WEIGHT	43 lbs.





PART NUMBERS ENDING WITH "B" ARE FOR STUBS AT BOTTOM OF END CAP.
PART NUMBERS ENDING WITH "T" ARE FOR STUBS AT TOP OF END CAP.

PART#	STUB	B	C
MC3500TEPE12T	12"	26.36"	N/A
MC3500TEPE12B	12"	N/A	1.35"
MC3500TEPE15T	15"	23.39"	N/A
MC3500TEPE15B	15"	N/A	1.50"
MC3500TEPE18T	18"	20.03"	N/A
MC3500TEPE18B	18"	N/A	1.77"
MC3500TEPE24T	24"	14.48"	N/A
MC3500TEPE24B	24"	N/A	2.06"

NOTE: ALL DIMENSIONS ARE NOMINAL



No.	Date	Description
1	12/21/2021	REVISED PER COMMENTS

Revisions

LRC GROUP

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

160 West Street, Suite E
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Mahwah, NJ 07495
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LRC Engineering & Surveying, DPC
LRC Engineering & Surveying, LLC
LRC Environmental Services, Inc.

STORMWATER DETAILS

ADMIRAL HALSEY II

125 MAIN STREET
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

Design/Calcs	BS	CAD File	DN21270303.dwg	Sheet No.	DN-3
Drawn	SMC	Project No.	20-2370		
Checked	KFC	Date	2021-06-22		
Approved	REM	Scale	AS NOTED		

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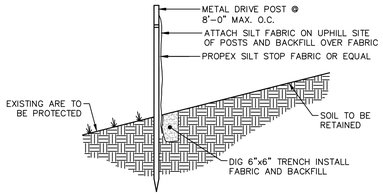
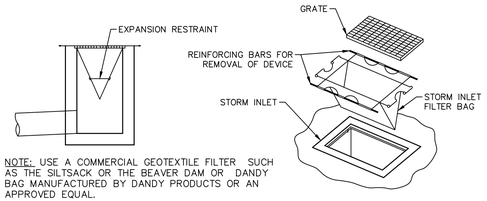


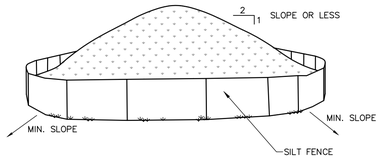
NOTE: FOR SLOPES > 5:1; PERPENDICULAR WINGS PLACED EVERY 100'
FOR SLOPES > 3:1 TO 5:1; PERPENDICULAR WINGS PLACED EVERY 75'
FOR SLOPES > 2:1 TO 3:1; PERPENDICULAR WINGS PLACED EVERY 50'

1 SILT FENCE DETAIL
SCALE: N.T.S.



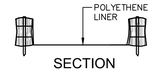
NOTE: USE A COMMERCIAL GEOTEXTILE FILTER SUCH AS THE SILTSACK OR THE BEAVER DAM OR DANDY BAG MANUFACTURED BY DANDY PRODUCTS OR AN APPROVED EQUAL.

2 SILT SACK DETAIL
SCALE: N.T.S.

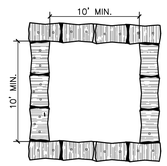


NOTES:
1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1V:2H.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.
4. SEE SPECIFICATIONS FOR INSTALLATION OF SILT FENCE.
5. HAYBALES OR SILT SOCKS TO BE USED WHERE STOCKPILES ARE LOCATED ON PAVED AREAS.

3 MATERIALS STOCKPILE DETAIL
SCALE: N.T.S.



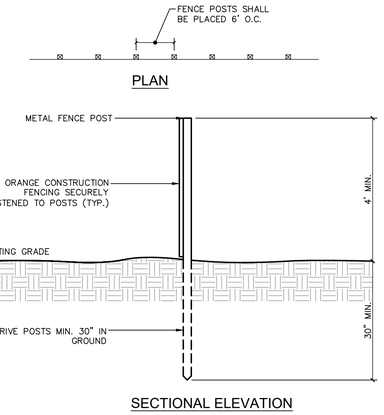
SECTION



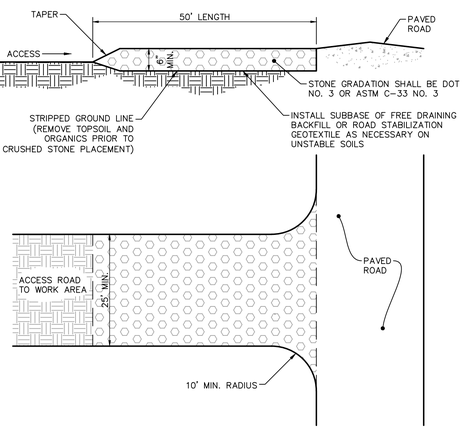
PLAN

NOTES:
1. CONCRETE WASHOUT SIGN TO BE INSTALLED WITHIN 30 FEET OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
2. REMOVE HARDENED CONCRETE WHEN WITHIN 4" FROM TOP OF STRUCTURE.
3. CONSTRUCT NEW FACILITIES ONCE CURRENT FACILITIES ARE TWO-THIRDS FULL. IF CONCRETE HAS NOT HARDENED CONSTRUCT NEW FACILITIES ONCE CURRENT FACILITY IS TWO-THIRDS FULL.
4. LINERS, HAYBALES, ET.C SHALL BE INSPECTED FOR DAMAGE. ANY DAMAGE SHALL BE REPAIRED PROMPTLY.
5. SEPARATE FACILITIES TO BE USED FOR VEHICLE WASHING IF NEEDED.
6. NO CONCRETE IS TO BE WASHOUT OUT ON THE GROUND IN ANY LOCATION.

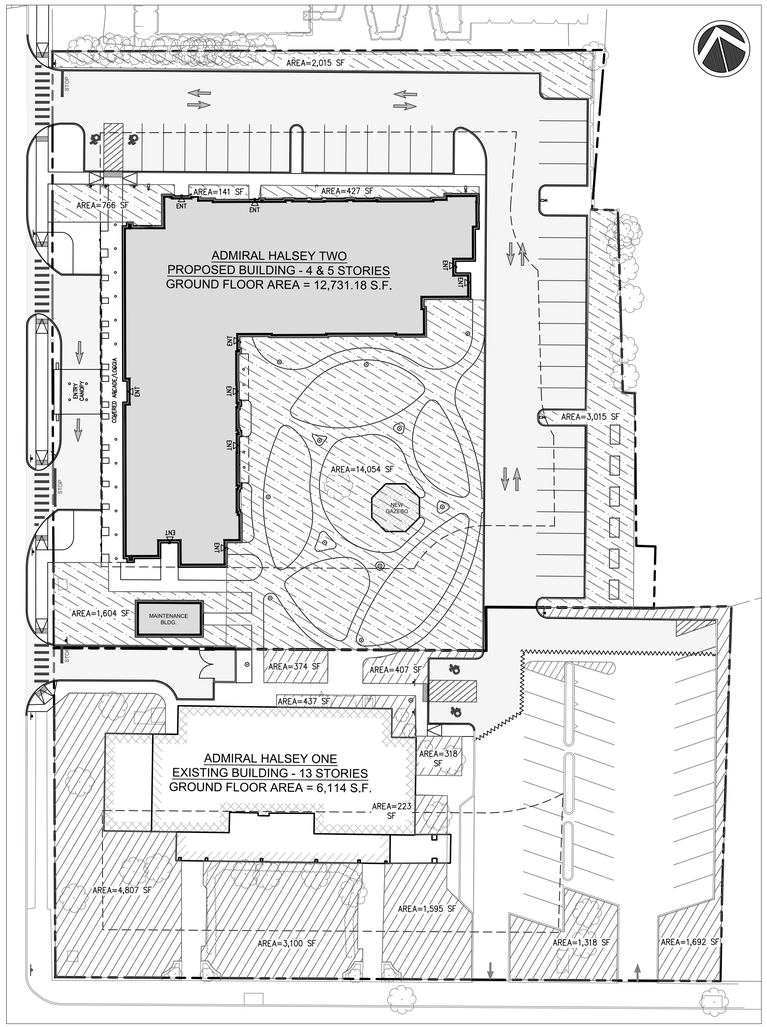
4 ABOVE GROUND TEMPORARY CONCRETE/VEHICLE WASHOUT FACILITY DETAIL
SCALE: 1/8" = 1'-0"



5 ORANGE CONSTRUCTION FENCE DETAIL
SCALE: 1/2" = 1'-0"



6 CONSTRUCTION ENTRANCE DETAIL
SCALE: 1/16" = 1'-0"



OPEN SPACE PLAN
SCALE: 1"=30'

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

STATE OF NEW YORK
RODNEY E MORRISON
074194
LICENSED PROFESSIONAL ENGINEER

No.	Description	Date
1.	REVISED PER COMMENTS	12/21/2021

Revisions

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- Environmental Services
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LRC Environmental Services, Inc.

EROSION CONTROL DETAILS

ADMIRAL HALSEY II

125 MAIN STREET
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

Design/Calcs	BS	CAD File	DN21270304.dwg	Sheet No.
Drawn	SMC	Project No.	20-2370	DN-4
Checked	KFC	Date	2021-06-22	
Approved	REM	Scale	AS NOTED	

X:\JOBS\Jobs 2021\21-2730-Admiral Halsey Phase II-Omni New York, LLC\DWG\DN21270304.dwg 12/1/2021 9:34 AM Bshakley

PROJECT TITLE:

ADMIRAL HALSEY II

PROJECT ADDRESS:

135 MAIN STREET
POUGHKEEPSIE, NY 12601

CLIENT:

OMNI NEW YORK
909 THIRD AVE., 21ST FLOOR
NEW YORK CITY, NY 10022

CITY PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK

SITE PLAN APPROVAL

FILE NO:

PROJECT NAME:

PROJECT LOCATION:

APPLICANT:

OFFICIALLY APPROVED at the Planning Board
Meeting held the _____ day of _____ 2_____

PLANNING CHAIR:

DESIGNEE:

DATE SIGNED:

CONDITION(S):

CITY OF POUGHKEEPSIE DEPARTMENTAL SIGNATURES
(Required Before Chairman's Signature)

Fire Chief _____ Date _____

Police Chief _____ Date _____

Building Inspector _____ Date _____

City Engineer _____ Date _____

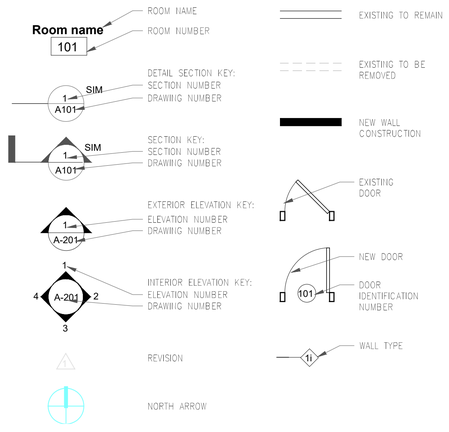
Commissioner of Public Works _____ Date _____

ABBREVIATIONS

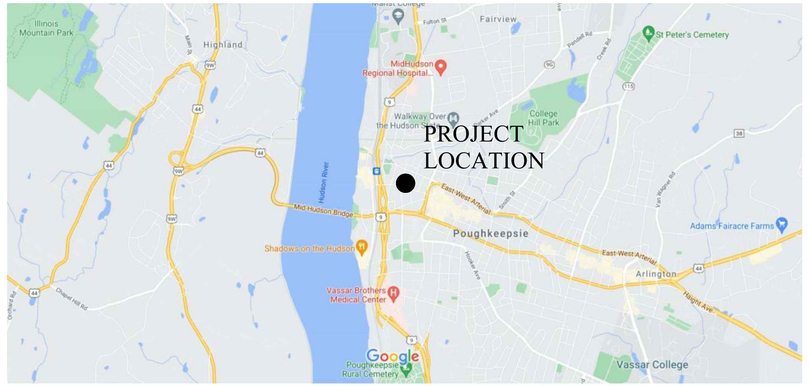
A	ACOUST.	ACOUSTICAL
	A.C.T.	ACOUSTICAL CEILING TILE
	A.F.F.	ABOVE FINISHED FLOOR
	ALUM.	ALUMINUM
	ANOD.	ANODIZED
	APPROX.	APPROXIMATE
	AVG.	AVERAGE
B	B.O.	BOTTOM OF
	BLDG.	BUILDING
	BLKG.	BLOCKING
	BRG.	BEARING
C	CAB.	CABINET
	CLG.	CEILING
	C.J.	CONTROL JOINT
	C.L.	CENTER LINE
	CLOS.	CLOSET
	CLR.	CLEAR
	C.M.U.	CONCRETE MASONRY UNIT
	CNTR.	COUNTER
	COL.	COLUMN
	CONC.	CONCRETE
	CONSTR.	CONSTRUCTION
	CONT.	CONTINUOUS
	CONTR.	CONTRACTOR
	C.T.	CERAMIC TILE
D	DBL.	DOUBLE
	DIA.	DIAMETER
	DIM.	DIMENSION
	DN.	DOWN
	DR.	DOOR
	DTL.	DETAIL
	DWG	DRAWING
E	EA.	EACH
	E.I.F.S.	EXTERIOR INSULATION FINISH SYSTEM
	ELECT.	ELECTRIC/ELECTRICAL
	ELEV.	ELEVATION
	EQ.	EQUAL
	EQUIP.	EQUIPMENT
	ETC.	ET CETERA
	EXIST.	EXISTING
	EXT.	EXTERIOR
F	F.D.	FLOOR DRAIN
	FDN.	FOUNDATION
	F.E.	FIRE EXTINGUISHER
	FIN.	FINISH
	FIXT.	FIXTURE
	FLR.	FLOOR
	F.R.P.	FIBERGLASS REINF. PLASTIC
	FT.	FEET/FOOT
	FTG.	FOOTING
G	GA.	GAGE/GUAGE
	GALV.	GALVANIZED
	G.C.	GENERAL CONTRACTOR
	GL.	GLASS
	GYP.	GYPSUM
H	H.C.	HANDICAP ACCESSIBLE
	H.C.	HOLLOW CORE
	HDR.	HEADER
	H.M.	HOLLOW METAL
	H.P.	HIGH POINT
	H.R.C.	HEATING & REFRIGERATION CONTRACTOR(S)
	HT.	HEIGHT
	H.V.A.C.	HEATING, VENTILATION, AIR CONDITIONING
I	IN.	INCHES
	INFO.	INFORMATION
	INT.	INTERIOR
	INSUL.	INSULATION
J	J-BOX	JUNCTION BOX
	JST.	JOIST
K	K.E.S.	KITCHEN EQUIPMENT SUPPLIER
L	LAM.	LAMINATE
	LAV.	LAVATORY
	LBS.	POUNDS
	L.F.	LINEAL FOOT
	L.P.	LOW POINT
M	MANUF.	MANUFACTURER
	MAX.	MAXIMUM
	MECH.	MECHANICAL
	MIN.	MINIMUM
	MISC.	MISCELLANEOUS
	M.O.	MASONRY OPENING
	MSRY.	MASONRY
	MTD.	MOUNTED
	MTL.	METAL
N	N.I.C.	NOT IN CONTRACT
	N.T.S.	NOT TO SCALE
O	O.C.	ON CENTER
	O.D.	OUTSIDE DIAMETER
	O.H.	OPPOSITE HAND
	OPNG.	OPENING
	OPP.	OPPOSITE
	OPT.	OPTIONAL
P	PL.	PLATE
	PLUMB.	PLUMBING
	PLYWD.	PLYWOOD
	PNL.	PANEL
	PR.	PAIR
	PREP.	PREPARATION/PREPARED
	PT.	PART/POINT
R	R.A.	RETURN AIR
	RAD.	RADIUS
	RECPT.	RECEPTACLE
	REINF.	REINFORCING
	REQ'D.	REQUIRED
	R.O.	ROUGH OPENING
	R.T.U.	ROOF TOP UNIT
S	S.C.	SOLID CORE
	SCHD.	SCHEDULE
	SF.	STOREFRONT
	SHT.	SHEET
	SIM.	SIMILAR
	SPECS.	SPECIFICATIONS
	SPRINK.	SPRINKLERS
	SQ.	SQUARE
	S.S.	STAINLESS STEEL
	STD.	STANDARD
	STL.	STEEL
	STRUCT.	STRUCTURAL/STRUCTURE
	SUSP.	SUSPENDED
T	T.O.	TOP OF
	T&B	TOP & BOTTOM
	T&G	TONGUE & GROOVE
	TEMP.	TEMPERED
	TYP.	TYPICAL
V	V.	VOLT/VOLTAGE
	V.C.T.	VINYL COMPOSITION TILE
	VERT.	VERTICAL
W	W/	WITH
	W/O	WITHOUT
	W.B.	WALL BASE
	W.C.	WATER CLOSET
	WD.	WOOD
	W.H.	WATER HEATER
	WDW.	WINDOW
	WT.	WEIGHT
	W.W.F.	WELDED WIRE FABRIC

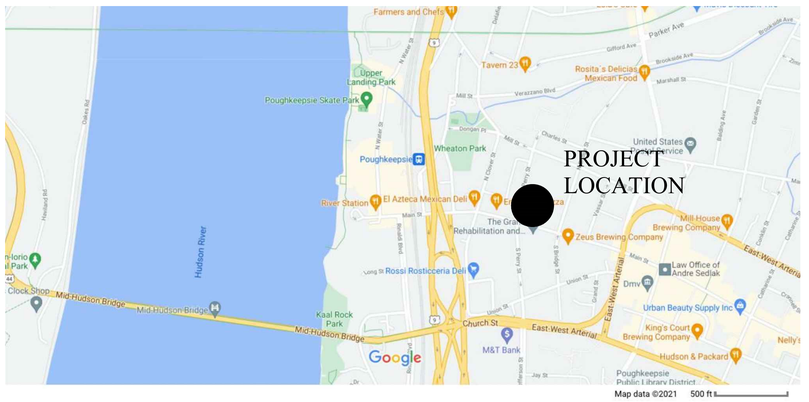
SITE DATA

SYMBOL LEGEND



LOCATION MAP





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PZ-103	5TH FLOOR PLAN
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PZ-105	EAST ELEVATION / NORTH ELEVATION
PZ-106	WEST SITE SECTION/SOUTH SITE SECTION
PZ-107	EAST SITE SECTION/NORTH SITE SECTION
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LP-1	SITE LIGHTING PLAN
TT-1	TRUCK TURNING PLAN
NS-1	NOTES SHEET
DN-1	SITE DETAILS
DN-2	SANITARY / WATER DETAILS
DN-3	STORMWATER DETAILS
DN-4	EROSION CONTROL DETAILS

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TINKELMAN ARCHITECTURE
25 Van Wagner Road,
Poughkeepsie,
New York 12603
www.tinkarch.com

CLIENT NAME: OMNI NEW YORK
909 THIRD AVE., 21st FLOOR
NEW YORK CITY, NY 10022

PROJECT NAME: ADMIRAL HALSEY II
135 MAIN STREET
POUGHKEEPSIE, NY 12603

REGISTERED ARCHITECT STEVEN TINKELMAN 16526 STATE OF NEW YORK

TITLE SHEET

Date: 2021.12.21
Project number: Y1629.20

T-101

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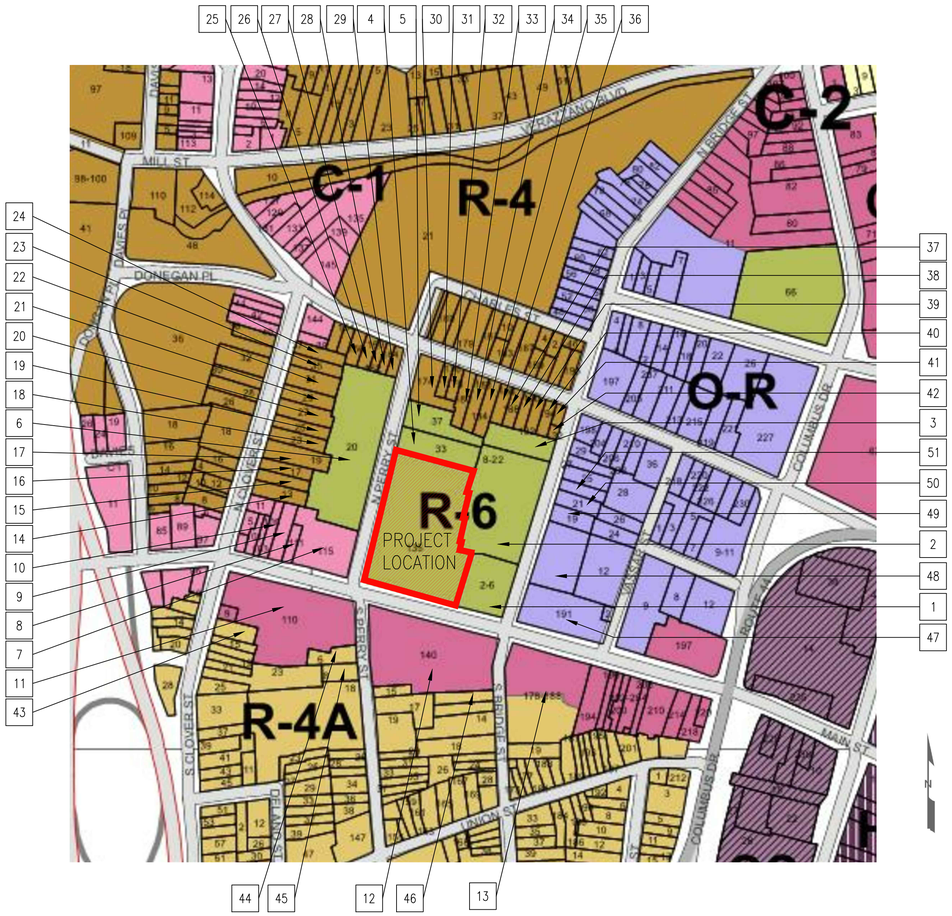

ADJOINING PROPERTY OWNER LEGEND

ZONE	ID No.	LOT No.	PRIMARY OWNER/ADDRESS
R-1	1	925155	JOACHIM KIEFERT NEWBURGH GmbH 35 MANCHESTER CIRCLE POUGHKEEPSIE, NY 12601
	2	931179	JOHN F. BAHRENBURG – TRUSTEE 248 OVERLOOK ROAD POUGHKEEPSIE, NY 12603
	3	935196	MILL STREET ESTATES LLC 39 HOOSE BLVD FISHKILL, NY 12524
	4	912195	CITY OF POUGHKEEPSIE P.O. BOX 300 POUGHKEEPSIE NY 12602
	5	910206	15037 VICTORY LLC 4530 E. THOUSAND OAKS BLVD WESTAGE VILLAGE, CA 91362
	6	888192	15037 VICTORY LLC 4530 E. THOUSAND OAKS BLVD WESTAGE VILLAGE, CA 91362
	7	840167	DANIEL MILANESE – TRUSTEE 115 MAIN STREET POUGHKEEPSIE, NY 12601
	8	871168	DANIEL MILANESE – TRUSTEE 115 MAIN STREET POUGHKEEPSIE, NY 12601
	9	868171	DANIEL MILANESE – TRUSTEE 115 MAIN STREET POUGHKEEPSIE, NY 12601
	10	865172	RODOLFO GUERRIERO LT 29 WORRALL AVENUE. POUGHKEEPSIE NY 12603
C-2	11	870147	MARSHALL & STERLING REALTY INC. 110 MAIN STREET POUGHKEEPSIE NY 12601
	12	906135	RIVER VALLEY REALTY CO. LP 143-10 20TH AVENUE WHITESTONE, NY 11357
	13	944121	QUEEN CITY LOFT HOUSING DEV. 34 CLAYTON BLVD. BALDWIN PLACE, NY 10505
R-4	14	867182	WILSON F. VILLA 13 NORTH CLOVER STREET POUGHKEEPSIE NY 12601
	15	868186	CAROL E. GUSTAFSON 649 NOXON ROAD POUGHKEEPSIE NY 12601
	16	869189	R.F. REYNOLDS PROPERTY & ACQUISITION CORP. 21 MARWILL STREET ALBANY, NY 12209
	17	873193	POUGHKEEPSIE APOSTOLIC CHURCH 19 N. CLOVER STREET POUGHKEEPSIE NY 12601
	18	872198	HEIDIN N. QUIJADA GUERRA 27 N. CLOVER STREET POUGHKEEPSIE, NY 12601
	19	873201	ELBIN ANTONIO QUIJADA GUERRA 25 N. CLOVER STREET POUGHKEEPSIE, NY 12601
	20	874205	ALEYDA JUDITH QUIJADA GUERRA 27 N. CLOVER STREET POUGHKEEPSIE, NY 12601
	21	875209	ANTAR CAPITAL LLC 3224 CHURCH STREET POUGHKEEPSIE NY 12601
	22	876214	GIULIO MAZZARELLI – TRUSTEE 32 SCHOOLHOUSE LANE POUGHKEEPSIE NY 12603
	23	877219	GIULIO MAZZARELLI – TRUSTEE 32 SCHOOLHOUSE LANE POUGHKEEPSIE NY 12603
	24	878222	GIULIO MAZZARELLI – TRUSTEE 32 SCHOOLHOUSE LANE POUGHKEEPSIE NY 12603
	25	889224	JOHN P. LEONARD 4 KEITH PLACE POUGHKEEPSIE NY 12603
	26	892222	JOHN P. LEONARD 4 KEITH PLACE POUGHKEEPSIE NY 12603
	27	895222	JOHN P. LEONARD 4 KEITH PLACE POUGHKEEPSIE NY 12603

ADJOINING PROPERTY OWNER LEGEND

ZONE	ID No.	LOT No.	PRIMARY OWNER/ADDRESS
R-4	28	898221	3 GEMMS REALTY LLC 30 MANCHESTER ROAD POUGHKEEPSIE, NY 12603
	29	900220	JOHN LEONARD 4 KEITH PLACE POUGHKEEPSIE, NY 12603
	30	909213	JOHN P. LEONARD 4 KEITH PLACE POUGHKEEPSIE, NY 12603
	31	914214	LORY PROPERTIES CORP. P.O. BOX 235 STORMVILLE, NY 12582
	32	917213	333 MANSION LLC 35 MILE HILL ROAD HIGHLAND, NY 12528
	33	920209	SHANE BARTHOLOMEW 70 WHITTIER BLVD POUGHKEEPSIE, NY 12603
	34	923208	TURNOVER 2 LLC 117 EXECUTIVE DRIVE NEW WINDSOR, NY 12553
	35	927207	MICHAEL HOMAK 184 MILL STREET POUGHKEEPSIE, NY 12601
	36	931207	JAMES DOLFINGER 186 MILL STREET POUGHKEEPSIE, NY 12601
	37	934206	KMM PROPERTIES LLC 46 VASSAR ROAD POUGHKEEPSIE NY 12603
	38	937205	TONIO CAPPIELLO 192 MILL STREET POUGHKEEPSIE NY 12601
	39	940204	TONIO CAPPIELLO 192 MILL STREET POUGHKEEPSIE NY 12601
	40	943203	JOSHUA TAYLOR 194 MILL STREET POUGHKEEPSIE, NY 12601
	41	947204	VICTOR JOSEPH TROCINO 158 MORTON ROAD RHINRBECK, NY 12572
	42	945199	T.J. ASSOCIATES INC. P.O. BOX 5310 POUGHKEEPSIE NY 12602
R-4A	43	855143	MARSHALL & STERLING REALTY INC. 110 MAIN STREET POUGHKEEPSIE NY 12601
	44	881134	MARSHALL & STERLING REALTY INC. 110 MAIN STREET POUGHKEEPSIE NY 12601
	45	884129	BURTON COLD PROPERTIES LLC 12 RAYMOND AVE NE POUGHKEEPSIE, NY 12603
	46	920123	NORTH EASTERN CONFERENCE CORP. 115-50 MERRICK BLVD. JAMAICA, NY 11434
R-4A	47	941153	CMRC LTD 4 BRIDGE STREET BROADALBIN, NY 12025
	48	947163	NORTH EASTERN CONFERENCE CORP. 115-50 MERRICK BLVD. JAMAICA, NY 11434
	49	951174	NORTH EASTERN CONFERENCE CORP. 115-50 MERRICK BLVD. JAMAICA, NY 11434
	50	952178	NORTH EASTERN CONFERENCE CORP. 115-50 MERRICK BLVD. JAMAICA, NY 11434
	51	954182	NORTH EASTERN CONFERENCE CORP. 115-50 MERRICK BLVD. JAMAICA, NY 11434
	52	955186	ANGELA LEMOS 25 N. BRIDGE STREET POUGHKEEPSIE NY 12601

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NEW YORK CITY, NY 10022

PROJECT NAME:
ADMIRAL HALSEY II
135 MAIN STREET
POUGHKEEPSIE, NY 12601

REGISTERED ARCHITECT STEVEN TINKELMAN 18526 STATE OF NEW YORK

ADJOINING PROPERTIES MAP

Date: 2021.12.21
Project number: Y1629.20

G-100

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FUNCTION LEGEND	
STUDIO UNIT	
ONE BEDROOM UNIT	
TENANT AMENITIES	
TENANT SERVICES	
BUILDING MANAGEMENT	
COMMUNITY AMENITIES	
HCR SERVICES	
BUILDING SERVICES	

N

1 1ST FLOOR PLAN
1/8" = 1'-0"

0' 4' 8' 16'

*THIS DRAWING IS FOR SCHEMATIC DESIGN PURPOSES ONLY AND IS NOT INTENTED FOR CONSTRUCTION. ACTUAL CONSTRUCTION DRAWINGS, AND SUBSEQUENT CONSTRUCTION MAY DIFFER SIGNIFICANTLY FROM THIS REPRESENTATION.

TINKELMAN ARCHITECTURE
25 Van Wagner Road,
Poughkeepsie,
New York 12603
www.tinkarch.com

CLIENT NAME:
OMNI NEW YORK
909 THIRD AVE; 21ST FL.
NEW YORK CITY, NY 10022

PROJECT NAME:
ADMIRAL HALSEY II
135 MAIN STREET
POUGHKEEPSIE, NY 12601

REGISTERED ARCHITECT STEVEN TINKELMAN 16528 STATE OF NEW YORK

GROUND FLOOR PLAN

Date: 2021.12.21
Project number: Y1629.20

PZ-100

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FUNCTION LEGEND

STUDIO UNIT	
ONE BEDROOM UNIT	
TENANT AMENITIES	
TENANT SERVICES	
BUILDING MANAGEMENT	
COMMUNITY AMENITIES	
HCR SERVICES	
BUILDING SERVICES	

N

1 2ND - 4TH FLOOR PLAN
1/8" = 1'-0"

0' 4' 8' 16'

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135 MAIN STREET
POUGHKEEPSIE, NY 12601

REGISTERED ARCHITECT STEVEN TINKELMAN 16529 STATE OF NEW YORK

2ND - 4TH FLOORS

Date: 2021.12.21
Project number: Y1629.20

PZ-101

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FUNCTION LEGEND	
STUDIO UNIT	
ONE BEDROOM UNIT	
TENANT AMENITIES	
TENANT SERVICES	
BUILDING MANAGEMENT	
COMMUNITY AMENITIES	
HCR SERVICES	
BUILDING SERVICES	

3 5TH FLOOR PLAN
1/8" = 1'-0"

0' 4' 8' 16'

N

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POUGHKEEPSIE, NY 12601

REGISTERED ARCHITECT STEVEN TINKELMAN 16528 STATE OF NEW YORK

5TH FLOOR

Date: 2021.12.21
Project number: Y1629.20

PZ-102

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1 WEST ELEVATION
1/8" = 1'-0"
0' 4' 8' 16'



2 SOUTH ELEVATION
1/8" = 1'-0"
0' 4' 8' 16'

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NEW YORK CITY, NY 10022

PROJECT NAME:
ADMIRAL HALSEY II
135 MAIN STREET
POUGHKEEPSIE, NY 12601

REGISTERED ARCHITECT STEVEN TINKELMAN 18528 STATE OF NEW YORK

WEST ELEVATION
SOUTH ELEVATION

Date: 2021.12.21
Project number: Y1629.20

PZ-103

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1 EAST ELEVATION
1/8" = 1'-0"



2 NORTH ELEVATION
1/8" = 1'-0"

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909 THIRD AVE; 21ST FL.
NEW YORK CITY, NY 10022

PROJECT NAME:
ADMIRAL HALSEY II
135 MAIN STREET
POUGHKEEPSIE, NY 12601

REGISTERED ARCHITECT STEVEN TINKELMAN 18528 STATE OF NEW YORK

EAST ELEVATION
NORTH ELEVATION

Date: 2021.12.21
Project number: Y1629.20

PZ-104

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2 SITE SECTION: WEST ELEVATION
NOT TO SCALE



1 SITE SECTION: SOUTH ELEVATION
NOT TO SCALE

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NEW YORK CITY, NY 10022

PROJECT NAME:
ADMIRAL HALSEY II
135 MAIN STREET
POUGHKEEPSIE, NEW YORK 12601

REGISTERED ARCHITECT STEVEN TINKELMAN 16528 STATE OF NEW YORK

WEST SITE SECTION
SOUTH SITE SECTION

Date: 2021.12.21
Project number: Y1629

PZ-105

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2 SITE SECTION: EAST ELEVATION
NOT TO SCALE



1 SITE SECTION: NORTH ELEVATION
NOT TO SCALE

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NEW YORK CITY, NY 10022

PROJECT NAME:
ADMIRAL HALSEY II
135 MAIN STREET
POUGHKEEPSIE, NEW YORK 12601

REGISTERED ARCHITECT STEVEN TINKELMAN 16528 STATE OF NEW YORK

EAST SITE SECTION
NORTH SITE SECTION

Date: 2021.12.21
Project number: Y1629

PZ-106

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Omni New York

909 THIRD AVE; 21ST FL.
NEW YORK CITY, NY 10022

PROJECT NAME:

ADMIRAL HALSEY II

135 MAIN STREET
POUGHKEEPSIE, NEW YORK 12601

REGISTERED ARCHITECT STEVEN TINKELMAN 16528 STATE OF NEW YORK

RENDERINGS

Date: 2021.12.21

Project number: Y1629

PZ-107

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CLIENT NAME:

Omni New York

909 THIRD AVE; 21ST FL.
NEW YORK CITY, NY 10022

PROJECT NAME:

ADMIRAL HALSEY II

135 MAIN STREET
POUGHKEEPSIE, NEW YORK 12601

REGISTERED ARCHITECT STEVEN TINKELMAN 16526 STATE OF NEW YORK

RENDERINGS

Date: 2021.12.21
Project number: Y1629

PZ-108

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1 33 N. Perry St. - Abandon Water Park - 2021.06.01



2 33 N. Perry St. - Abandon Water Park - 2016.11.01



3 N. Perry St. - 2021.06.01



4 NW Corner N. Perry St. - 2016.11.01



5 115 Main Street - 2021.11.01



6 110 Main Street - 2021.06.01



7 140 Main Street - NW - 2021.06.01



8 178-188 Main St - Aerial - 2021.06.01



9 191 Main St - Aerail - 2021.06.01



10 10-135 Main Street - Admiral Halsey One - 2021.06.01



11 PHOTO LEGEND MAP

N

GRAPHIC SCALE
0 50' 100' 200'

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909 THIRD AVE., 21st FLR.
NEW YORK CITY, NY 10022

PROJECT NAME:
ADMIRAL HALSEY II
135 MAIN STREET
POUGHKEEPSIE, NY 12601

REGISTERED ARCHITECT STEVEN TINKELMAN 16528 STATE OF NEW YORK

PHOTOS OF ADJOINING PROPERTIES

Date: 2021.12.21
Project number: Y1629.20

PZ-109

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Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Admiral Halsey II - Affordable Housing Building		
Project Location (describe, and attach a general location map): 135 Main Street, Poughkeepsie, NY		
Brief Description of Proposed Action (include purpose or need): Omni New York LLC ("Omni") is proposing to construct an affordable housing building with 72 income restricted units (efficiency and one-bedroom) for seniors (the "Project") on property located at 135 Main Street, Poughkeepsie, New York 12601 (the "Property"). The Property is currently improved with an existing high-rise affordable housing building (Admiral Halsey I). Omni proposes to subdivide the Property into two (2) lots to permit the development. Subdivided Lot 1 will be 40,656.67 square feet (0.933 acres) and contain the existing 86,745 square foot building. Subdivided Lot 2 will be 58,899.04 square feet (1.35 acres) and contain the proposed new 4-5 story 61,286 square foot building. The subject property is located in an R6 zoning district.		
Name of Applicant/Sponsor: Ken Spillberg - SVP of Development, Omni New York LLC	Telephone: (646) 502-7197 E-Mail: kspillberg@onyllc.com	
Address: 909 3rd Ave, 21st floor		
City/PO: New York	State: NY	Zip Code: 10022
Project Contact (if not same as sponsor; give name and title/role): Etan Hindin - Senior Project and Account Manager, Hillmann Consulting, LLC	Telephone: (908) 688-7800 x237 E-Mail: ehindin@hillmannconsulting.com	
Address: 1600 Route 22 East		
City/PO: Union	State: NJ	Zip Code: 07083
Property Owner (if not same as sponsor): Admiral Halsey Apartments Inc. (affiliate of Omni New York LLC)	Telephone: (646) 502-7197 E-Mail: kspillberg@onyllc.com	
Address: 909 Third Ave, 21st Floor		
City/PO: New York	State: NY	Zip Code: 10022

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, or Village Board of Trustees ☐Yes ☐No		
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	City of Poughkeepsie	9/21/2021, 10/19/2021, 12/21/2021
c. City, Town or Village Zoning Board of Appeals ☑Yes ☐No	City of Poughkeepsie	1/11/2022
d. Other local agencies ☐Yes ☐No		
e. County agencies ☐Yes ☐No		
f. Regional agencies ☐Yes ☐No		
g. State agencies ☑Yes ☐No	NYSDEC	TBD
h. Federal agencies ☐Yes ☐No		

i. Coastal Resources.

i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☑Yes ☐No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes ☑No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes ☑No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐Yes ☑No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☑Yes ☐No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐Yes ☑No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☐Yes ☑No

If Yes, identify the plan(s):

_____

_____

_____

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐Yes ☑No

If Yes, identify the plan(s):

_____

_____

_____

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
R6

b. Is the use permitted or allowed by a special or conditional use permit? ☑ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☑ No
If Yes,
i. What is the proposed new zoning for the site?

C.4. Existing community services.

a. In what school district is the project site located? Poughkeepsie City School District

b. What police or other public protection forces serve the project site?
City of Poughkeepsie Police Department

c. Which fire protection and emergency medical services serve the project site?
City of Poughkeepsie Fire Department

d. What parks serve the project site?
Wheaton Park, Victor C. Waryas Park, Dongan Square Park

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Residential

b. a. Total acreage of the site of the proposed action? 2.2 acres
b. Total acreage to be physically disturbed? 2.2 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 2.2 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☑ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☑ Yes ☐ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
Residential
ii. Is a cluster/conservation layout proposed? ☐ Yes ☑ No
iii. Number of lots proposed? 2
iv. Minimum and maximum proposed lot sizes? Minimum 40,656 sf Maximum 58,899 sf

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☑ No
i. If No, anticipated period of construction: 24 months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☑ Yes ☐ No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase	72			
At completion of all phases	72			

g. Does the proposed action include new non-residential construction (including expansions)? ☐ Yes ☑ No

If Yes,

i. Total number of structures _____

ii. Dimensions (in feet) of largest proposed structure: _____height; _____width; and _____ length

iii. Approximate extent of building space to be heated or cooled: _____ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐ Yes ☑ No

If Yes,

i. Purpose of the impoundment: _____

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify:

_____

iii. If other than water, identify the type of impounded/contained liquids and their source.

_____

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):

_____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☑ Yes ☐ No

If Yes:

i .What is the purpose of the excavation or dredging? Excav. of soil/removal of unsuitable fill for construction of new building including basement.

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): TBD
- Over what duration of time? TBD

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

Existing fill shall be removed from the project site. Potentially usable fill should be stockpiled and covered with tarps or plastic sheeting for protection from excess moisture. If any soft or otherwise unsuitable soils are noted, the unsuitable material shall be removed and replaced with new structural fill.

iv. Will there be onsite dewatering or processing of excavated materials? ☑ Yes ☐ No

If yes, describe. Any fill material that is or becomes wet must be dried prior to its re-use.

_____

v. What is the total area to be dredged or excavated? 2.2 acres

vi. What is the maximum area to be worked at any one time? 2.2 acres

vii. What would be the maximum depth of excavation or dredging? 7.5 feet

viii. Will the excavation require blasting? ☐ Yes ☑ No

ix. Summarize site reclamation goals and plan: _____

The goal is to re-use as much existing fill as possible for the construction of the new building. As mentioned, Potentially usable fill should be stockpiled and covered with tarps or plastic sheeting for protection from excess moisture. If any soft or otherwise unsuitable soils are noted, the unsuitable material shall be removed and replaced with new structural fill.

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☑ No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

_____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

_____

_____

_____

_____

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☑ No

If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☑ No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____

_____

- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

_____

c. Will the proposed action use, or create a new demand for water? ☑ Yes ☐ No

If Yes:

i. Total anticipated water usage/demand per day: 14,400 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☑ Yes ☐ No

If Yes:

- Name of district or service area: Poughkeepsie Water District
- Does the existing public water supply have capacity to serve the proposal? ☑ Yes ☐ No
- Is the project site in the existing district? ☑ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☑ No
- Do existing lines serve the project site? ☑ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project? ☐ Yes ☑ No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

_____

- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☑ No

If, Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

_____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☑ Yes ☐ No

If Yes:

i. Total anticipated liquid waste generation per day: approx. 23,400 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): sanitwary wastewater

_____

_____

iii. Will the proposed action use any existing public wastewater treatment facilities? ☑ Yes ☐ No

If Yes:

- Name of wastewater treatment plant to be used: Poughkeepsie Water Treatment Facility
- Name of district: City of Poughkeepsie Water Treatment District
- Does the existing wastewater treatment plant have capacity to serve the project? ☑ Yes ☐ No
- Is the project site in the existing district? ☑ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☑ No

- Do existing sewer lines serve the project site? ☑ Yes ☐ No
- Will a line extension within an existing district be necessary to serve the project? ☐ Yes ☑ No

  If Yes:
  - Describe extensions or capacity expansions proposed to serve this project: _____

_____

_____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐ Yes ☑ No

If Yes:
- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

_____

_____

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

_____

_____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☐ Yes ☑ No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or _____ acres (impervious surface)

_____ Square feet or _____ acres (parcel size)

ii. Describe types of new point sources. _____

_____

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

_____

_____

- If to surface waters, identify receiving water bodies or wetlands: _____

_____

_____

- Will stormwater runoff flow to adjacent properties? ☐ Yes ☐ No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☐ Yes ☐ No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☐ Yes ☑ No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

_____

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

_____

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

_____

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐ Yes ☑ No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐ Yes ☐ No

ii. In addition to emissions as calculated in the application, the project will generate:
- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐Yes ☑No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

_____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐Yes ☑No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

_____

_____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐Yes ☑No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐Weekend ☐ Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

_____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? ☐Yes ☑No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

_____

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☑Yes ☐No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐Yes ☑No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐Yes ☑No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☐Yes ☑No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

_____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):

_____

iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐Yes ☑No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: 7:00 AM - 4:00 PM
- Saturday: N/A
- Sunday: N/A
- Holidays: N/A

ii. During Operations:

- Monday - Friday: 24/7
- Saturday: 24/7
- Sunday: 24/7
- Holidays: 24/7

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☑ Yes ☐ No

If yes:

i. Provide details including sources, time of day and duration:

Noise generated by construction equipment for the duration of the construction Phase: weekdays monday through Friday 7 am to 4 pm

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☑ No

Describe: _____

n. Will the proposed action have outdoor lighting? ☑ Yes ☐ No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

Pole mounted site lights within parking areas, wall sconces and recessed fixtures on the building, new pole lights and bollards within pedestrian locations

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☑ No

Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☑ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☑ No

If Yes:

i. Product(s) to be stored _____

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally, describe the proposed storage facilities:_____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☑ No

If Yes:

i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☑ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐ Yes ☑ No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: _____
- Operation: _____

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: _____
- Operation: _____

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☐ Industrial ☑ Commercial ☑ Residential (suburban) ☐ Rural (non-farm)
☐ Forest ☐ Agriculture ☐ Aquatic ☑ Other (specify): Parkland

ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.80 acres	1.47 acres	0
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: lawn/grass and landscape beds	1.48 acres	0.80 acres	0

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☑ No

i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☑ Yes ☐ No

If Yes,

i. Identify Facilities:

The Grand Rehabilitation and Nursing at River Valley, Christopher Columbus Elementary School, Trinity Temple Church-Seventh, , St. Joseph's Church,

_____

e. Does the project site contain an existing dam? ☐ Yes ☑ No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

_____

_____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Has the facility been formally closed? ☐ Yes ☐ No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

_____

_____

iii. Describe any development constraints due to the prior solid waste activities: _____

_____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

_____

_____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☑ Yes ☐ No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☐ No

☐ Yes – Spills Incidents database — Provide DEC ID number(s): _____

☐ Yes – Environmental Site Remediation database — Provide DEC ID number(s): _____

☑ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures:_____

_____

_____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☑ Yes ☐ No

If yes, provide DEC ID number(s): V00292, 314068, 314071, C314125, 546031

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

Remediation at sites V00292, 314068 and C314125 are complete. At site 314071 there was little to no evidence of contamination and no contact with site-related contaminants is expected. For site 546031, a remedial investigation to address floodplain soils in the Upper Hudson River Floodplain under USEPA and State oversight is now underway.

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☑ No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? 13 feet

b. Are there bedrock outcroppings on the project site? ☐ Yes ☑ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____%

c. Predominant soil type(s) present on project site:

Fill Material	50 %
Coarse Sand	50 %
	%

d. What is the average depth to the water table on the project site? Average: 8.5 feet

e. Drainage status of project site soils:
- ☑ Well Drained: 100 % of site
- ☐ Moderately Well Drained: _____% of site
- ☐ Poorly Drained _____% of site

f. Approximate proportion of proposed action site with slopes:
- ☑ 0-10%: 100 % of site
- ☐ 10-15%: _____% of site
- ☐ 15% or greater: _____% of site

g. Are there any unique geologic features on the project site? ☐ Yes ☑ No
If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☐ Yes ☑ No

ii. Do any wetlands or other waterbodies adjoin the project site? ☐ Yes ☑ No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☐ Yes ☑ No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☑ No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐ Yes ☑ No

j. Is the project site in the 100-year Floodplain? ☐ Yes ☑ No

k. Is the project site in the 500-year Floodplain? ☐ Yes ☑ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐ Yes ☑ No
If Yes:

i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site: _____
N/A _____ _____ _____
_____ _____ _____

n. Does the project site contain a designated significant natural community? ☐ Yes ☑ No
If Yes:
i. Describe the habitat/community (composition, function, and basis for designation): _____
_____
ii. Source(s) of description or evaluation: _____
iii. Extent of community/habitat:
- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☑ Yes ☐ No

If Yes:
i. Species and listing (endangered or threatened): _____
Atlantic Sturgeon, Shortnose Sturgeon
_____

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☑ No

If Yes:
i. Species and listing: _____
_____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☑ No
If yes, give a brief description of how the proposed action may affect that use: _____
_____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☑ No
If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☑ No
i. If Yes: acreage(s) on project site? _____
ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☑ No
If Yes:
i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature
ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____
_____
_____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☑ No
If Yes:
i. CEA name: _____
ii. Basis for designation: _____
iii. Designating agency and date: _____

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☑ Yes ☐ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District

ii. Name: Mill Street - North Clover Street Historic District, Union Street Historic District, Vassar Institute, Mill - North Clover (Boundary Increase)

iii. Brief description of attributes on which listing is based:

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☑ Yes ☐ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☑ No

If Yes:

i. Describe possible resource(s):

ii. Basis for identification:

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☑ Yes ☐ No

If Yes:

i. Identify resource: Wheaton Park

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): Local Park

iii. Distance between project and resource: 0.11 miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

If Yes:

i. Identify the name of the river and its designation:

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Ken Spillberg Date 11/30/2021

Signature Title SVP of Development

PRINT FORM



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



B.i.i [Coastal or Waterfront Area]	Yes
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	Remediaton Sites:314071
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Yes - Digital mapping data for Spills Incidents are not available for this location. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Yes
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Yes
E.1.h.i [DEC Spills or Remediation Site - DEC ID Number]	314071
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	V00292, 314068, 314071, C314070, C314125, C314134, 314122, 546031
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	No
E.2.h.iii [Surface Water Features]	No
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No

E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Atlantic Sturgeon, Shortnose Sturgeon
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	Mill Street-North Clover Street Historic District, Union Street Historic District, Second Baptist Church, Vassar Home for Aged Men, Vassar Institute, Mill St.-North Clover St. Historic District (Boundary Increase)
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

NEW YORK STATE OF OPPORTUNITY. | Parks, Recreation, and Historic Preservation

ANDREW M. CUOMO
Governor

ERIK KULLESEID
Commissioner

November 17, 2020

Kenneth Spillberg
Senior VP Development - Omni New York LLC
909 Third Avenue
Floor 21
New York, NY 10022

Re: NYSHCR
Admiral Halsey Senior Village Phase II: New Construction
135 Main St, Poughkeepsie, NY 12601
20PR07157

Dear Mr. Spillberg:

Thank you for requesting the comments of the New York State Historic Preservation Office (SHPO). We have reviewed the provided documentation in accordance with Section 106 of the National Historic Preservation Act of 1966. These comments are those of the SHPO and relate only to Historic/Cultural resources. They do not include other environmental impacts to New York State Parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the National Environmental Policy Act and/or the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8).

The project area is located between the Mill Street-North Clover Street Historic District and the Union Street Historic District, both of which are listed in the State and National Registers of Historic Places. Our office has reviewed the proposed construction of a new 7-story residential building. Based upon our review, it is the SHPO's opinion that the project will have No Adverse Effect on historic or archaeological resources. If there are substantive changes to the project consultation with our office should resume.

If you have any questions, I can be reached by email.

Sincerely,

Derek Rohde
Historic Site Restoration Coordinator
e-mail: derek.rohde@parks.ny.gov

via e-mail only

HILLMANN
CONSULTING

PHASE I ENVIRONMENTAL SITE ASSESSMENT



135 Main Street
Poughkeepsie, New York 12601

Prepared For:

OMNI New York, LLC
909 Third Avenue – 21st Floor
New York, New York 10022

October 27, 2020

Hillmann Project Number Z34631

Your Property. Our Priority.
Making a better future for all the communities we touch.
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October 27, 2020

Mr. Paul Shevchuk
OMNI New York, LLC
909 Third Avenue – 21st Floor
New York, New York 10022

RE: Phase I Environmental Site Assessment
135 Main Street
Poughkeepsie, New York 12601
Hillmann Project No: Z34631

Dear Mr. Shevchuk:

Hillmann Consulting LLC is pleased to provide the results of our Phase I Environmental Site Assessment of the above referenced property. This assessment was performed in general accordance with the scope and limitations of ASTM Practice E 1527-13, which is the latest version of the E1527 standard published by the ASTM.

We appreciate the opportunity to provide environmental due diligence services. If you have any questions concerning this report, or if we can assist you in any other matter, please contact our office at 908-688-7800.

Sincerely,

Hillmann Consulting, LLC

Stephanie Lamb
Senior Project Manager

Chris Hirschmann
Environmental Services Director

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List of Abbreviations/Acronyms

Hillmann may use the following abbreviations and acronyms for common terminology described in our report. Not all abbreviations or acronyms may be applicable to this report:

ACM	– Asbestos Containing Material
AOC	– Area of Concern
AST	– Aboveground Storage Tank
ASTM	– American Society for Testing Materials
BER	– Business Environmental Risk
CEA	– Classification Exception Area
CERCLA	– Comprehensive Environmental Response Compensation and Liability Act
CERCLIS	– Comprehensive Environmental Response Compensation and Liability Information System
CESQG	– Conditionally Exempt Small Quantity Generator
COC	– Chemicals of Concern
CORRACTS	– Corrective Action Sites
CREC	– Controlled Recognized Environmental Condition
DNPL	– Delisted National Priority List
DTSC	– Department of Toxic Substances Control
ENG	– Engineering
ERNS	– Emergency Response Notification System
FDEP	– Florida Department of Environmental Protection
FDNY	– Fire Department, City of New York
FDOT	– Florida Department of Transportation
FOI/FOIA/FOIL	– Freedom of Information / Freedom of Information Act / Freedom of Information Letter
HVAC	– Heating Ventilation & Air Conditioning
HREC	– Historic Recognized Environmental Condition
IAQ	– Indoor Air Quality
ISRA	– Industrial Site Recovery Act
LBP	– Lead-Based Paint
LQG	– Large Quantity Generator
LTANK	– Leaking Storage Tank
LUST	– Leaking Underground Storage Tank
MassDEP	– Massachusetts Department of Environmental Protection
SDS/MSDS	– Safety Data Sheet / Material Safety Data Sheet
NA	– Not Applicable
NCDOH	– Nassau County Department of Health
NFA	– No Further Action
NFRAP	– No Further Remedial Actions Planned
NJDEP	– New Jersey Department of Environmental Protection
NPDES	– National Pollutant Discharge Elimination System
NPL	– National Priority List
NYCDEP	– New York City Department of Environmental Protection
NYCDOB	– New York City Department of Buildings
NYCOER	– New York City Office of Environmental Remediation
NYSDEC	– New York State Department of Environmental Conservation
OPRA	– Open Public Records Act
PADEP	– Pennsylvania Department of Environmental Protection
PAH	– Polycyclic Aromatic Hydrocarbon
PCE	– Perchloroethylene
RAO	– Response Action Outcome
RCRA	– Resource Conservation and Recovery Act
RCRIS	– Resource Conservation and Recovery Information System
REC	– Recognized Environmental Condition
RWQCB	– Regional Water Quality Control Board
SCAQMD	– South Coast Air Quality Management District
SCDHS	– Suffolk County Department of Health Services
SDG	– Significant Data Gap
SEMS	– Superfund Enterprise Management System
SRP	– Site Remediation Program
SQG	– Small Quantity Generator
SVOC	– Semi-Volatile Organic Compound
TCE	– Trichloroethylene
TSDF	– Treatment Storage and/or Disposal Facility
USEPA	– United States Environmental Protection Agency
UST	– Underground Storage Tank
VEC	– Vapor Encroachment Condition
VOC	– Volatile Organic Compound

1.0 FINDINGS, OPINIONS, AND CONCLUSIONS

Hillmann Consulting, LLC (Hillmann) performed a Phase I Environmental Site Assessment (ESA) of 135 Main Street, Poughkeepsie, New York (the Property). The assessment has been conducted in accordance with our contracted scope of work and the ASTM Standard Practice E 1527-13 for Phase I Environmental Site Assessments and All Appropriate Inquiries (AAI) Final Rule 40 CFR Part 312. This section contains a summary of findings, opinions and conclusions made by this assessment. However, this section, alone, does not constitute the complete assessment. The report must be read in its entirety.

1.1 Summary of Project Details

Primary Street Address:		135 Main Street			
City:	Poughkeepsie	**County:**	Dutchess	**State:**	New York
Tax ID/Parcel Number:		Block 76, Lot 911			
Property Owner:		Admiral Halsey Apartments			
Zoning Designation:		R6 (Residential)			
Approx. Property Area:		2.20 acres			
Buildings/# of Floors		One building/13-story			
Approx. Building Area:		85,800 ft²			
Approx. Year Built:		1976			
Commercial Occupants:		None			
Current Use:		Residential (Senior)			
Prior Uses:		Commercial stores, Coal Manufactured Gas Plant			
Inspected By:		Ms. Stephanie Lamb			
Site Contact/Company:		Ms. Lori Ferguson/ Reliant Realty			
Site Escort/Company:		Mr. Chris Green/ Reliant Realty			
Inspection Date:		October 20, 2020			
Weather Conditions:		Overcast, 60 degrees F			

1.2 Findings Summary Table

Assessment Subject	No REC	REC	CREC	HREC	Rpt. Ref.
Property Regulatory Records Review:	X				4.3
Property Historical Records Review:	X				4.2
Bulk Petroleum Storage:	X				5.3
On-Site Operations:	X				5.3
On-Site Haz-Mat Storage/Use/Spills:	X				5.3
Transformers/Hydraulic Systems:	X				5.3
Waste Discharges:	X				5.3
Interviews:	X				6.0
Adjoining & Nearby Properties:	X				4.3 5.2
Prior Env. Reports/User Provided Info:		X			3.0
Data Gaps:	X				2.3

1.3 Findings, Opinions and Conclusions

1.3.1 Recognized Environmental Conditions

Hillmann has performed a Phase I Environmental Site Assessment in accordance with the scope and limitations of ASTM Practice E 1527-13 of the Property as described in Section 2 of this report. Any additions to, exceptions to, or deletions from this practice are also described in Section 2 of this report. This assessment has revealed no evidence of *recognized environmental conditions* in connection with the Property, except for the following:

RECOGNIZED ENVIRONMENTAL CONDITIONS	
REC #1	Subsurface testing conducted at the Property in 2007 and 2019 identified metals and SVOCs in soils and groundwater at concentrations exceeding regulatory cleanup standards. The identified contaminants were attributed to historical urban fill. Groundwater results in one location indicated VOC and PAH compounds exceeding the NYSDEC regulatory cleanup standards. These compounds are indicative of possible petroleum contamination due to recorded PID readings and staining observed in the corresponding soil boring. Due to the findings of the subsurface testing, the Property voluntarily procured a Soil and Groundwater Contamination Health and Safety Plan (EHI, 2007) that prescribed operational procedures for site personnel to follow during activities that disturb soil or groundwater. Since the identified urban fill and VOC contaminants in soil and groundwater are being managed in place under the Soil and Groundwater Contamination Health and Safety Plan the metals and SVOCs in soil and VOCs in groundwater are considered to be a REC in connection with the Property.
HISTORICAL RECOGNIZED ENVIRONMENTAL CONDITIONS	
	No HRECs were identified
CONTROLLED RECOGNIZED ENVIRONMENTAL CONDITIONS	
	No CRECs were identified

SIGNIFICANT DATA GAPS	
	No SDGs were identified.

1.3.2 REC Response Action Recommendations

The following table presents recommended response actions to the identified RECs for further investigation and/or corrective action:

REC RESPONSE ACTION SUMMARY TABLE	
REC	**Response Action**
REC #1	Given the presence of metals, PAHs, and VOCs in soil and groundwater, and the current plans for new construction at the site, the site specific management plan for handling site soils and groundwater should be updated and followed during planned construction activities.

1.3.3 Notable Environmental Conditions / De Minimis Conditions

The following environmental conditions were identified, but are not considered to be a REC in connection with the Property:

NOTABLE ENVIRONMENTAL CONDITIONS / DE MINIMIS CONDITIONS	
1.	The central and northern portions of the property were occupied by portions of a manufactured gas plant, currently known as the CH – Bayeaux Street Poughkeepsie MGP, from approximately the mid-19th to early-20th century. As further described in Section 4.3.1, the former MGP site is listed on the database of New York State Superfund sites and has undergone previous subsurface investigations with NYSDEC oversight due to the potential for subsurface impacts from the historical gas manufacturing operations. According to the NYSDEC published information, following the completions of site investigation work in 1990 and 2006, no significant MGP waste material was found and a NFA status was granted by NYSDEC on March 12, 2007.
2.	A gasoline UST associated with a former dairy operation was depicted at the northeast portion of the Property by a 1952 fire insurance map. The entire property was redeveloped into the current senior housing complex in the mid-1970s. While disposition of the historical gasoline UST has not been determined, subsurface testing at the Property did not identify evidence of a petroleum release from the former gasoline UST.
3.	A 10,000-gallon above ground storage tank (AST) was observed in the rear of the building, central portion of the Property. The tank is enclosed with a brick structure and accessed via permanent step ladder fixed to the concrete enclosure. No evidence of leakage was observed at the time of the inspection.
4.	A 10,000-gallon #2 heating oil UST was closed in place in 1997. The UST closure was documented by a 1997 tank closure report by Conrad Geoscience, which concluded that all soil testing results were below NYSDEC standards.
5.	One 55-gallon drum of floor cleaner was observed in the maintenance storage room. No signs of leaking or staining were observed in the area of the drum.
6.	One hydraulic trash compactor was observed in the compactor room. No signs of leaking or staining were observed in the area of the compactor motor.

1.3.4 Environmental Professional Statement

I declare that, to the best of my professional knowledge and belief, I meet the definition of *Environmental Professional* as defined in §312.10 of 40 CFR 312. I have the specific qualifications based on education, training and experience to assess a *property* of the nature, history and setting of the subject *property*. I have developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Stephanie Lamb
Environmental Professional

1.4 Business Environmental Risks / Non-ASTM Scope

Hillmann has performed a limited review of the following potential Business Environmental Risks (BER), also known as "Non-ASTM Scope concerns", in accordance with the contracted scope of work scope for this assessment. The following is a summary of findings for applicable BERs. For a more detailed discussion of the findings and contracted scope of work, please see the referenced report section.

BUSINESS ENVIRONMENTAL RISKS / NON-ASTM SCOPE			
Subject	**Findings**	**Not Appl.**	**Rpt. Ref.**
Asbestos	Based on the building age, asbestos may be present. Suspect ACM noted within the building included sheet rock wall materials in good condition, vinyl floor tiles and mastic in locally damaged condition, and glued on ceiling tiles in damaged condition. Although not observed, roofing materials are also assumed ACM.		7.1
Lead Paint	Painted surfaces observed within the accessed areas of the residential building were noted to be in good condition. Hillmann was provided with a copy of a prior lead paint screening report titled Lead Paint Screening; by Environmental Health Investigations, dated October 9, 2007. Based on the results of the screening, no tested paint surfaces were found to contain lead paint.		7.2
Radon	Property is located in the USEPA radon designation Zone 1 or 'high risk' area for radon. Hillmann was provided with a copy of a prior radon testing report titled Radon Testing; by Environmental Health Investigations, dated September 8, 2008. All sample results were below the EPA Action Level of 4.0 pCi/L.		7.3
Mold / Microbial Damage	Hillmann did not observe any evidence of significant problems with moisture intrusion or mold/microbial growth at the Property.		7.4
NWI Wetlands	No mapped wetland areas were depicted at the Property.		4.1
Lead in Drinking Water	Potable water service at the Property is provided by a utility connection with the New York City Water Supply System. A recently published water quality report from the utility indicated compliance with USEPA water quality standards for lead in drinking water.		7.6

2.0 INTRODUCTION

2.1 Purpose and Scope

This assessment was conducted utilizing generally accepted Phase I ESA industry standards in accordance with the ASTM Standard Practice E 1527-13. The ASTM describes these methodologies as representing good commercial and customary practice in the United States of America for conducting an environmental site assessment of a parcel of commercial real estate with respect to the range of contaminants within the scope of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) and petroleum products. As such, this practice is intended to permit a user to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner or bona fide prospective purchaser limitations on CERCLA liability (hereinafter, the "landowner liability protections," or "LLPs"): that is, the practice that constitutes all appropriate inquiries into the previous ownership and uses the property consistent with good commercial and customary practice as defined at 42 U.S.C. §9601(35) (B). The primary goal of the processes established by ASTM E1527-13 is to identify *recognized environmental conditions* in connection with the Property.

The term *recognized environmental condition (REC)* is defined by the ASTM as the presence or likely presence of any hazardous substances or petroleum products in, on or at a property: (1) due to a release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.

The ASTM has also defined the terms *historical recognized environmental conditions* and *controlled recognized environmental conditions* as two additional types of RECs. The term *historical recognized environmental condition (HREC)* is defined as a past release of any hazardous substances or petroleum products that has occurred in connection with the Property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the Property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls or engineering controls).

The term *controlled recognized environmental condition (CREC)* is defined as a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.

Conditions determined to be *"de minimis conditions"* are not considered to be RECs, HRECs or CRECs. *De minimis condition* is defined by the ASTM, "…as a condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies."

The chief components of this assessment are generally described as follows:

- A non-invasive visual reconnaissance of the Property and adjoining properties in accordance with ASTM guidelines for evidence of RECs.

- Interviews of past and present owners and occupants and state and local government officials, seeking information related to the potential presence of RECs at the Property.

- A review of standard physical record sources for available topographic, geologic and groundwater data.

- A review of standard historic record sources, such as fire insurance maps, city directories, aerial photographs, prior reports and interviews, etc., to determine prior uses of the Property from the present, back to the Property's first developed use, or back to 1940, whichever is earlier.

- A review of standard environmental record sources including federal and state environmental databases, and additional environmental record sources, to identify potential regulatory concerns with the Property, adjoining properties and properties located within the surrounding area.

An evaluation of environmental or other regulatory compliance matters is excluded from the scope of this assessment.

These methodologies are described as representing good commercial and customary practice for conducting an Environmental Site Assessment of a property for the purpose of identifying recognized environmental conditions.

2.1.1 Business Environmental Risks/Non-ASTM Scope Considerations

In accordance with our contract agreement, Hillmann may have addressed the following potential environmental subject matters that are outside of the requirements of the ASTM E1527-13 standard:

Asbestos-Containing Materials (ACM): A cursory non-intrusive visual screening for the presence of suspect ACM within the accessed areas of buildings built prior to 1990 on the Property. It is emphasized that this cursory non-intrusive visual screening does not constitute an asbestos survey/inspection of the premises. An asbestos survey/inspection should be sought by the report User(s) if more certainty is desired regarding ACM and potential asbestos hazards at the Property. Furthermore, a review of regulatory compliance matters pertaining to asbestos is excluded from the scope of work.

Lead-Based Paint (LBP): A cursory non-intrusive visual screening of the condition of painted surfaces in the accessed areas of residential buildings/units built prior to 1980 on the Property. It is emphasized that this cursory non-intrusive visual screening does not constitute a comprehensive survey for LBP or potential lead hazards. A comprehensive inspection should be sought by the report User(s) if more certainty is desired regarding LBP at the Property. Furthermore, a review of regulatory compliance matters pertaining to lead-based paint is excluded from the scope of work.

USEPA Designated Radon Potential: Review of general non-site specific data published by the USEPA regarding the Radon Zone classification for the area of the Property.

Mold/Microbial Damage: A cursory non-intrusive visual screening within the accessed areas of buildings on the Property for evidence of systemic microbial problems, including visible mold growth, water damaged building materials or musty odors. It is emphasized that this cursory non-

intrusive visual screening does not constitute a comprehensive survey for moisture/mold/microbial damage. A more comprehensive inspection should be sought by the report User(s) if more certainty is desired regarding the potential for moisture/mold/microbial damages at the Property.

NWI Wetlands: Review of US Fish and Wildlife Service National Wetland Inventory digitized data of mapped wetlands as presented in the attached EDR Radius Map plus Geocheck Report.

It is emphasized that, regardless of the wetlands data obtained via the EDR Geocheck-Physical Setting Source Addendum, a delineation of regulated wetlands by a qualified professional would be warranted to determine the presence or absence of regulated wetlands at the Property.

Lead in Drinking Water: Review of the potential for elevated levels of lead in the drinking water by determining the source of the drinking water supply and a review of available testing or compliance data reports.

2.2 Property Location/Legal Description

Property location and legal description details are described as follows:

Primary Street Address:	135 Main Street				
City:	Poughkeepsie	**County:**	Dutchess	**State:**	New York
Tax ID/Parcel Number:	Block 76, Lot 911				
Approx. Land Area:	2.20 acres				
Apprx. Latitude/Longitude:	North 41.7058760 degrees/West 73.9334410 degrees				
Additional Details (if appl.):	Historic Address Ranges of 5-27 N. Perry St (Bayeaux Street) and 127-149 Main Street				
Property Owner:	Admiral Halsey Apartments				
Zoning Designation:	R6 (Residential)				

2.3 Data Gaps

A *data gap* is defined by the ASTM as a lack of or inability to obtain information required by this practice despite good faith efforts by the environmental professional to gather such information. A data gap is only significant if other information and/or professional experience raises reasonable concerns involving the data gap and the ability to determine the presence or absence of recognized environmental conditions. The following table summarizes data gaps encountered during the assessment as well as a discussion of their significance.

Data Gap:	Significant (Yes/No)?	Discussion
Historical records data failure	No	The date and/or type of the first developed use of the Property was not documented. Records gaps exceeding five years were encountered; however, no significant site use changes are suspected during these intervals.

Response to agency records requests not received as of date of report.	No	Any additional information indicative of a REC will be forwarded upon receipt.

2.4 User Reliance

This report is for the exclusive use of the User(s) named on the front cover. No other party(ies) shall have any right to rely on the content of this report without first obtaining the consent of the original report User; and without obtaining written consent from Hillmann in the form of a letter of reliance or report recertification.

2.5 Significant Assumptions

The following significant assumptions are made:

- The site operations at the time of the site visit are assumed to reflect typical site conditions relative to potential environmental conditions and that no concealment of environmental conditions or releases by site owners or occupants has occurred. Likewise, it is assumed that no areas of the Property with potential environmental concerns or RECs were concealed or otherwise not reported, intentionally or unknowingly, by the Property owners/occupants and/or site escort at the time of the site visit.

- For the purpose of estimating the approximate direction of groundwater flow in the absence of site specific groundwater data, unless indicated otherwise, an assumption has been made that the gradient of groundwater flow follows the surface topography of the Property and immediate surrounding area.

2.6 General Limitations and Exceptions

2.6.1 Limitations

The report turnaround time specified by the contract agreement for this assessment may present a limitation to the availability of pertinent regulatory agency records. Such limitations, if encountered, are further specified in Section 4.4.

Significant limitations related to the condition or accessibility of the Property at the time of the site reconnaissance, if encountered, are reported in Section 5.1.

2.6.2 Other Exceptions or Deletions

No other exceptions or deletions from the ASTM Standard E 1527-13 are reported.

2.6.3 Special Terms and Conditions

This Phase I Environmental Site Assessment has been prepared using reasonable efforts in each phase of its work to identify recognized environmental conditions associated with hazardous substances, wastes and petroleum products at the Property. Findings within this report are based on information collected from observations made on the day of the site reconnaissance and from reasonably ascertainable information obtained from governing public agencies and private sources.

This report is not definitive and should not be assumed to be a complete or specific definition of the conditions above or below grade. Information in this report is not intended to be used as a construction document and should not be used for demolition, renovation, site development, redevelopment, or other construction purposes. No representation or warranty is made that the past or current operations at the Property are, or have been, in compliance with all applicable federal, state and local laws, regulations and codes.

Findings, conclusions and recommendations presented in this report are based on visual observations of the Property, interviews conducted, the records reviewed, information provided by the Client, and/or a review of readily available and supplied drawings and documents. Information obtained during the assessment, whether written, graphic or verbal, provided by the Property contact(s) or as shown on any documents reviewed or received from the Property contact, owner or agent, or government agency source; is assumed to be accurate except as specifically stated otherwise in this report. Independent verification of the accuracy or completeness of all information reviewed or received during the course of this assessment is not made and excluded from the scope of work for this assessment. No warranty or guarantee is made of the accuracy or completeness of information that was obtained from ostensibly knowledgeable individuals, regulatory agency representatives or other secondary sources.

Regardless of the findings stated in this report, Hillmann is not responsible for consequences or conditions arising from facts that were concealed, withheld or not fully disclosed at the time the assessment was conducted.

This report does not warrant against future operations or conditions, nor does it warrant against operations or conditions present of a type or at a location not investigated.

The regulatory database report provided is based on an evaluation of the data collected and compiled by a contracted data research company. The regulatory research is designed to meet the requirements of ASTM Standard E 1527-13. Hillmann can neither warrant nor guarantee the accuracy or completeness of the information obtained from the regulatory database report provider during the course of this assessment.

Subsurface conditions may differ from the conditions implied by the surface observations and can only be reliably evaluated through intrusive techniques.

Reasonable efforts have been made during this assessment to identify aboveground and underground storage tanks and ancillary equipment. Reasonable efforts are limited to information gained from visual observation of largely unobstructed areas, recorded database information held in public record and available information gathered from interviews. Such methods may not identify surficial and subsurface features that may have been hidden from view due to parked automobiles

and other vehicles, snow cover, vegetative growth, pavement, construction or debris pile storage or incorrect information from sources.

No guarantee, explicit or implied, is made that the records pertaining to historical ownership or occupancy which were reviewed represent a comprehensive or precise delineation of past Property ownership or tenancy for legal purposes.

The ASTM E1527-13 standard states that recommendations are not required to be included in a Phase I ESA report; however, further that recommendations are an additional service that may be useful in the User's analysis of landowner liability protections or business environmental risks; and that the User should consider whether recommendations for additional inquiries or other services are desired.

The recommended response actions to the identified RECs presented in Section 1.3, if any, are not intended to represent the only course(s) of action to take; nor does it imply any opinion as to the timing of the action. Furthermore, it is emphasized that additional response actions may become warranted depending on the outcome of the initial action(s) taken. Hillmann advises that consultation with legal counsel familiar with environmental and real estate law may be beneficial to the decision making process for the type and timing of a response action to identified RECs, if any.

Due to the limited nature of our review of potential Business Environmental Risks, the User of the report should consider whether to take additional action(s) to further define, properly manage and/or mitigate potential BERs.

In the event of any conflict between the terms and conditions of this report and the terms and conditions of the consulting services agreement for this project, the consulting services agreement shall control.

3.0 USER PROVIDED INFORMATION

The term "User" is defined by ASTM as the party seeking to use Practice E1527 to complete an environmental site assessment of the Property; specifically, the entities named on the front cover to which the report has been addressed.

3.1 Prior Environmental Reports/Documentation

The following prior environmental reports/documentation was provided:

Phase I Environmental Site Assessment, 135 Main Street, Poughkeepsie, NY 12601; prepared by Hillmann Consulting, LLC and dated April 8, 2019. The report stated the following:

> *"Subsurface testing conducted at the Property in 2007 and 2019 identified metals and SVOCs in soils and groundwater at concentrations exceeding regulatory cleanup standards. The identified contaminants were attributed to historical urban fill. Groundwater results in one location indicated VOC and PAH exceeding the regulatory cleanup standards. These compounds are indicative of a possible petroleum contamination due to recorded PID readings and staining observed in the corresponding soil boring. Due to the findings of the subsurface testing, the Property voluntarily procured a Soil and Groundwater Contamination Health and Safety Plan (EHI, 2007) that prescribed operational procedures for site personnel to follow during activities that disturb soil or groundwater. Since the identified urban fill and VOC contaminants in soil and groundwater are being managed in place under the Soil and Groundwater Contamination Health and Safety Plan, the metals, SVOCs, in soil and VOCs in groundwater are considered to be a REC in connection with the Property."*

Phase II Subsurface Investigation Report, 135 Main Street, Poughkeepsie, NY; prepared by Hillmann Consulting, LLC and dated April 8, 2019. The report stated the following:

> *"Laboratory results indicated various exceedances of the Unrestricted Use Soil Cleanup Level but not the Restricted-Residential Soil Cleanup Level. The various detections are suspected as attributed to the historic fill material located on the Property. Arsenic that was the only compound in soil detected above the RRUSCO in several soil samples. The Arsenic detections are suspected as attributed to historic property use as a manufactured gas plant or historic fill material.*
>
> *During site redevelopment activities, all soil slated for removal off-site should be disposed of in accordance with federal, state and local regulations.*
>
> *The metals exceedances detected in groundwater are suspected as attributed to turbidity/particulates suspended in groundwater associated with temporary well point installation and not dissolved groundwater contamination. Several of the detected metals including Sodium, Selenium, Magnesium, Beryllium, Silver, and Nickel, are typically naturally occurring/background conditions.*
>
> *Groundwater results from sample TWP-1 indicated VOC and PAH compounds in exceedance of the GQS. These compounds are indicative of possible petroleum contamination due to recorded PID readings and staining observed in the corresponding soil boring.*
>
> *During site redevelopment activities, groundwater dewatering, if needed, should be performed in accordance with all federal, state and local regulations."*

Tank Closure Site Assessment Report; Admiral Halsey Village, 135 Main St., Poughkeepsie, New York; prepared by Conrad GeoScience Corp; dated November 18, 1997. The report documented

tank closure activities for a former 10,000-gallon heating oil UST located in the courtyard behind the apartment building. Initially planned for closure by removal, the report stated that the tank was abandoned in place on October 17, 1997 due to the proximity of a natural gas utility pipe and difficulties removing an UST anchor point. Three soil samples were collected from the bottom of the tank excavation and submitted for VOC and SVOC analysis. No VOCs were detected in any of the samples collected. Seven SVOCs were detected at concentrations well below NYSDEC standards. The report concluded:

> *"Considering the integrity of the UST upon cleaning and attempted excavation, along with the lack of petroleum contaminated soils, there is no evidence of prior leakage or spillage from this tank. In addition, SVOCs detected are well below NYSDEC standards and, therefore, no remedial activity is required. The SVOCs present may represent residual coal tar. No information pertaining to groundwater quality, and the presence of these compounds in groundwater is available at this time."*

Phase I Environmental Site Assessment – Update, 135 Main Street, Poughkeepsie, New York 12601; prepared by Hillmann Consulting on behalf of Admiral Halsey, L.P., c/o Omni New York, LLC, August 28, 2007. The report concluded the following with regard to recognized environmental conditions (RECs) in connection with the Property:

> *"This update assessment has revealed no evidence of recognized environmental conditions (RECs) in connection with the Property, except for the following:*
>
> *• A Limited Phase II Investigation report was prepared by Hillmann in March 2007 to evaluate two recognized environmental condition that were identified by Hillmann's prior Phase I ESA report. The RECs included a potential impact to the environment from a former coal gasification plant; and a historic underground storage tank (UST) that was identified by review of Sanborn Fire Insurance Maps of the Property. The investigation included the use of a GPR survey to identify any underground structures, utilities, or obstructions, and the collection and analysis of soil and groundwater samples. The results of the investigation identified the presence of residual contamination which could be attributed to the past manufactured gas plant usage. The Limited Phase II Investigation identified elevated levels of metals and PAHs in soils throughout the property. Hillmann understands that Omni has obtained a "Property Use and Work Plan" to protect against possible contamination exposure. This document provides insight on which procedures to follow during excavation activities. In addition, this document is site specific and will only pertain to the subject property. Hillmann has contacted the NYSDEC directly, and was informed that there is no requirement to report a spill to the NYSDEC. Therefore Hillmann does not recommend reporting the results to the NYSDEC. Hillmann notes that a Soil and Groundwater Contamination Health and Safety Plan was developed for the Property on behalf of Admiral Halsey LP, dated July 11, 2007."*

The August 28, 2007 Hillman Phase I ESA report also included a summary of a NYSDEC file review of the former Bayeaux Street Coal Gasification Plant. Documentation consisted of a series of reports concerning historic coal gasification plants located the City of Poughkeepsie. Much of the documentation pertained to a different historic coal gas plant located several blocks to the west of the Property along the Hudson River Waterfront. A Phase I investigation report of the Bayeaux Street Coal Gas Plant site was also included, as summarized below by the 2007 Phase I ESA:

> *Phase I Investigation Poughkeepsie (Bayeaux Street) Coal Gasification Plant Site, City of Poughkeepsie, Dutchess County, New York; prepared by EA Science and Technology of Middletown, New York; on behalf of Central Hudson Gas & electric Corporation, January 1987:*

The report indicated that a historic coal gas plant that formerly occupied the Property operated from approximately 1850 to 1911, at which time it was replaced by a Water Street plant located several blocks to the west. The report concluded the following:

"The available data are considered insufficient to prepare a final HRS (Hazard Ranking System) score for this site. There is no documentation of hazardous waste or contamination at the former Poughkeepsie Bayeaux Street Coal Gas Plant site. Groundwater soil quality data lacking."

"In order to prepare a final HRS score for this site, analytical data regarding the quality of the ground-water and soil, and characteristics of waste (if present), will be necessary, thus requiring performance of a Phase II investigation. The proposed Phase II study would include the performance of a soil vapor survey, the installation of 4 observation wells and the collection and analysis of ground-water and soil samples."

Limited Phase II Investigation, Admiral Halsey, 135 Main Street, Poughkeepsie, New York 12601; prepared by Hillmann Environmental Group LLC on behalf of Admiral Halsey, L.P., c/o Omni New York, LLC, May 2007.

The purpose of the Limited Phase II Investigation was to evaluate two RECs that were identified by a 2007 Phase I ESA report. The RECs included a potential impact to the environment from a former coal gasification plant; and a historic underground storage tank (UST) that was identified by review of Sanborn Fire Insurance Maps of the Property. The investigation included the use of a GPR survey to identify any underground structures, utilities, or obstructions, and the collection and analysis of soil samples. These samples were collected from boring locations in the asphalt parking lot, around the old UST and in the area of the historic coal gasification plant. A total of fourteen (14) soil and three (3) groundwater samples were collected and analyzed for parameters including volatile organic compounds (VOC), base neutrals and acid extractable (BNA), and Priority Pollutant List Metals.

The following is a summary of the conclusions of the Limited Phase II Investigation:

"Hillmann has completed a Limited Phase II Investigation at 135 Main Street to assess the impact of former coal gasification plant and UST located on site. The completed scope of work included a GPR survey, the advancement of subsurface borings utilizing a Geoprobe and hand auguring. The following has been concluded from this investigation.

1. *The results of the investigation have identified the presence of contamination which could be attributed to past site usage. The environmental concerns identified through laboratory and field observations are the presence of metals and Polynuclear Aromatic Hydrocarbons (PAHs) present in the soil and groundwater.*
2. *It appears that the contamination identified is the result of former coal gasification processes conducted on site.*
3. *Elevated levels of metals and PAHs are wide spread throughout the property. Minimal risk of exposure is expected in the areas of the parking lot and/or lawn area. Any excavation or prolonged contact with the subsurface soils may potentially cause exposure to the subsurface contaminants.*
4. *Due to the wide spread presence of elevated metals and PAHs around the property, Hillmann has determined that the contamination encountered is not from the UST, but as a result of the historic coal gasification plant. It is determined that the UST did not impact the surrounding environment.*
5. *Omni has decided to develop a raised garden bed system. This decision will protect the current residence using the garden area. A brief description of the garden area is described in the below section.*

6. *Additionally, Omni is in the process of obtaining a "Property Use and Work Plan" to protect against possible contamination exposure. This document will provide insight on which procedures to follow during excavation activities. This document will be site specific and will only pertain to the subject property. A copy of the work plan will be located at the facility."*

Vapor Intrusion Investigation, Admiral William F. Halsey Senior Village, 135 Main Street, Poughkeepsie, NY; prepared by Hillmann Environmental Group LLC on behalf of Admiral Halsey, L.P., c/o Omni New York, LLC, July 13, 2007.

The scope of work consisted of one round of sampling for VOCs by TO-15 Method. Samples were collected from the Sub-Basement, Maintenance Room, Community Room, on the 1st Floor Adjacent the Elevator, and on the 6th Floor Adjacent the Elevator. Also, one outdoor reference sample was collected. The conclusions and recommendations stated the following:

4.1 Conclusions
Based on Hillmann's review, indoor air quality is not anticipated to cause occupant illness or require immediate remediation. Based on the data that we have at this time, Hillmann has found no evidence that an increase health risk exists from the previous Manufactured Gas Plant (MGP). Although the NYSDOH or Hillmann recognize the upper range of the comparative data as a valid reference, it should be noted that very few samples would exceed this level present in some non-impacted homes. Furthermore, it should be noted that samples were collected from areas susceptible to organic vapors from maintenance products and processes.

4.2 Recommendations
Based on Hillmann's review of indoor sample results, indoor air quality is not anticipated to cause occupant illness or require immediate remediation. In order to conduct a comprehensive vapor intrusion assessment NYSDOH Guidelines recommend that sub-slab soil vapor samples be collected. Sub-slab samples are an important component used to compare with indoor and outdoor samples in order to evaluate current and potential human exposures (e.g. if the building's structural integrity or use changes) and determine the site-specific attenuation factors, which compares the ratio of indoor air to sub-slab vapor concentrations. Furthermore, it may be prudent for follow-up sampling to be conducted on a periodic basis (such as annual or bi-annual) to ensure these conditions do not change over time. If significant changes occur at the building (increase or decrease HVAC, digging, vibration, etc) the potential for vapor intrusion may increase."

Soil & Groundwater Contamination Health & Safety Plan, Admiral William F. Halsey Senior Village, 135 Main Street, Poughkeepsie, NY; prepared for Admiral Halsey L.P by Environmental Health Investigations, Inc.; dated July 11, 2007. The report established policy for managing potential exposures to chemicals which exist in low concentrations within the soil and ground water associated with the Admiral William F. Halsey Senior Village property located at 135 Main Street in Poughkeepsie, New York.

Supplemental Investigation of Poughkeepsie Bayeaux Street Site; prepared by Central Hudson & Electric Corporation, July 2006. This report detailed a supplemental investigation conducted following results finding from an August 1990 investigation and well installation. The 2006 investigation consisted of the installation of five soil borings in and around the former MGP structure at the site. Soil and monitoring well borings from 1990 consisted of fill material at various depths ranging from ground surface to approximately 8 feet below ground surface in most areas investigated. The four monitoring wells were installed at the Property to assess water quality in 1990. Based on the results from a 1990 Phase II investigation and 2006 supplemental investigation,

conclusions, Central Hudson requested that the NYSDEC delist the former Bayeaux Street site from the Inactive Hazardous Waste Disposal Site Program Registry and abandon all monitoring wells.

3.2 User Questionnaire

Section 6 of the ASTM E1527-13 standard describes certain tasks required to be performed by the report User in order to qualify for landowner liability protections to CERCLA liability. To assist the report User to meet these requirements, the ASTM E1527-13 standard recommends a questionnaire of inquiries (User Questionnaire) specified in 40 CFR 312.25, 312.28, 312.29, 312.30, and 312.31 be provided to the original report User. Hillmann has been informed by the User that, as a prospective lender, they have declined to complete the User Questionnaire.

Question:	Yes/No:	Detail:
Environmental liens that are filed or recorded against the property: Did a search of recorded land title records identify any environmental liens filed or recorded against the property under federal, tribal, state or local law?	NR	
Activity and use limitations that are in place on the property or that have been filed or recorded against the property: Did a search of recorded land title records (or judicial records where appropriate, identify any AULs, such as engineering controls, land use restrictions or institutional controls that are in place at the property and/or have been filed or recorded against the property under federal, tribal, state or local law?	NR	
Specialized knowledge or experience of the person seeking to qualify for the LLP: Do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?	NR	
Relationship of the purchase price to the fair market value of the property if it were not contaminated: Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?	NR	
Commonly Known or Reasonably Ascertainable Information: Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example,		
-Do you know the past uses of the property?	NR	
-Do you know of specific chemicals that are present or were once present at the property?	NR	

Question:	Yes/No:	Detail:
-Do you know of spills or other chemical releases that have taken place at the property?	NR	
-Do you know of any environmental cleanups that have taken place at the property?	NR	
The degree of obviousness of the presence or likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation: Based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of releases at the property?	NR	
Litigation/Administrative Proceedings/Government Notices As the User of this ESA, do you have knowledge of (1) any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the property; (2) any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on or from the property; and (3) any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products.	NR	

NR-no response

3.3 Reason for Performing Phase I ESA

The User did not indicate the purpose of the assessment. In accordance with ASTM E1527-13, it is assumed that the Phase I ESA was being performed in order to qualify for landowner liability protection to CERCLA liability.

4.0 RECORDS REVIEW

4.1 Physical Setting Sources

The following physical setting sources were reviewed:

Source	Discussion
USGS 7.5 minute Topographic Map Data: (EDR Geocheck-Physical Setting Source Addendum)	The Property lies at an elevation of approximately 112 feet above mean sea level. An interpretation of topographic contour lines as well as a review of the EDR Geocheck-General Topographic Gradient suggested terrain sloping downward towards the west. The closest down gradient water body is the Hudson River, located approximately 1,900 feet to the West.
USDA SCS Soil Data: (EDR Geocheck-Physical Setting Source Addendum)	The soil type at the Property is classified as "Udorthents". This soil type is described as a gravelly loam surface texture and is well drained with an intermediate water holding capacity
Geologic Data: (EDR Geocheck-Physical Setting Source Addendum)	The geologic formation in the vicinity of the Property is described as a stratified sequence of the Paleozoic Era, Ordovician System, and Middle Ordovician Series.
Prior Env. Reports: (Section 3.1)	No additional relevant site specific geologic data was noted from a review of the prior environmental reports listed in Section 3.1.
Additional Sources/ Data:	No additional physical setting sources or data was obtained.
Groundwater Flow Discussion:	Based on a review of the above information as well as observation of the site, the direction of shallow groundwater flow at the site is inferred to be towards the west.
NWI Wetlands Data: (EDR Geocheck-Physical Setting Source Addendum)	No NWI mapped wetlands areas were depicted at the Property.

4.2 Historical Use – Property and Adjoining Properties

Research has been conducted in an attempt to develop a history of the previous uses of the property and surrounding area, in order to help identify the likelihood of past uses having led to RECs in connection with the property. Standard historical sources have been sought in an attempt to document the past uses of the Property as far back as it can be shown that the Property contained structures; or from the time the Property was first used for residential, agricultural, commercial, industrial or governmental purposes.

4.2.1 Fire Insurance Maps

A Certified Sanborn Map Report was obtained from EDR for a review of published historic fire insurance maps for the Property and surrounding area. The following is a summary of site uses and notable details depicted by the available maps:

Year(s)	Description	
1887	**Property**	The Property is developed along Main Street in the southern portion and southwest along Bayeaux Street with various commercial stores and businesses. The central of the property is developed with pottery maker including a coal shed. The northern portion of the property is a developed with portions of the Poughkeepsie Gas Light company, a manufactured gas plant. An iron gas holder is depicted at the northeast corner of the site.

Year(s)	Description	
	Adjoining Properties	The adjoining properties are depicted with a school house to the north; developed residential dwellings and vacant building to the west; developed commercial businesses to the south including drugstore, grocery, butcher, carpeting and wall paper shop, and laundry facility; developed commercial businesses to the southeast, and portions of the Poughkeepsie Gas Light Company to the northeast.
1895	**Property**	The Property is depicted as developed with commercials business to the south along Main Street and southwestern portion along Bayeaux Street, in the central portion with a factory for stone, earthenware and piping; and the buried foundation of manufactured gas tank on the northern portion.
	Adjoining Properties	No significant changes.
1913	**Property**	The Property is depicted as developed in the southern portion along Main Street and southwestern portion along Bayeaux Street with commercial business. Central portion of the property along Bayeaux Street depicts a gas and electric store. The Poughkeepsie Gas Light Company is no longer depicted.
	Adjoining Properties	The adjoining property to the north of the site is depicted as a tenement. A gasometer labeled as "Not Used) is depicted in the northwest. No other significant changes.
1950	**Property**	Bayeaux Street is now named North Perry Street. The Property is depicted as developed in the southern portion along Main Street and southwestern portion along North Perry Street with commercial business. Central portion of the property along North Perry Street depicts a poultry market and vacant building. The northern portion of the property depicts a private garage for automobiles and "J. Schrauths Sons Inc." is labeled across the north portion.
	Adjoining Properties	The adjoining property to the north of the site is depicted as vacant and boarded up. A scrap metal yard is depicted adjoining to the northwest. No other significant changes.
1952	**Property**	The garage structure at the northern portion of the Property is now labeled as an ice cream distribution warehouse instead of a private garage. A buried gasoline tank is depicted adjacent to the southeast corner of the garage. No other significant changes.
	Adjoining Properties	No other significant changes.
1990	**Property**	The Property is depicted with the Admiral William F Halsey Senior village for housing at the southern end and the remaining portion of the site with no improvements.
	Adjoining Properties	The adjoining properties are depicted as developed with a parking lot to the southwest with commercial businesses and apartments, northwest and east adjoining depicts multifamily residential dwellings. The north adjoining property is depicted as a playground. The southern adjoining properties are depicted as vacant lots.

A copy of the Certified Sanborn Map Report is attached in Appendix D.

4.2.2 City Directories

An EDR City Directory Abstract report was reviewed for data of former occupants of the Property's street address. The following is a generalized summary of the findings of city directory research for past occupants of the Property.

Property	
Occupant(s)	**Appr. Date Range**
Residential and Commercial Listings (127-149 Main Street)	1942 - 1970
Self Service Laundry (145 Main Street)	1963
Disabled American Veterans	2000

Property	
Occupant(s)	**Appr. Date Range**
Residential occupants of Admiral Williams F Halsey Senior Village (135 Main Street)	1980-1992, 2005-2014

The EDR City Directory Abstract report was also reviewed for listings of historic occupants of the adjoining properties. The following is a general summary of listings of historic adjoining property occupants:

Adjoining Properties		
Address(es)	**Historic Occupant(s)**	**Appr. Date Range**
130-150 Main Street	Various Residential and commercial listings including a motor vehicle bureau, funeral home, plumbing supply store	1942 – 1975
138-140 Main Street	Commercial listings including Irene Development Corp and River Valley Realty Corp, Peter J Liepmann MD LLC, & River Valley Care Center Inc	2000-2014
98-128 Main Street	Residential and Commercial listings including shoe repair, electronic store, restaurant, motor cycle repair shop, fruit market, linen supply company	1942 – 1980
110-116 Main Street	Various commercial listings including Ackerman Quinn Financial Services, Poughkeepsie Chamber of Commerce, Alternative Environmental Services, Marshall & Sterling Inc., etc.	1992-2014
113-125 Main Street	Residential and Commercial listings including a tavern, janitor supply	1942-1975
113-115 Main Street	Residential and Commercial listing including Milanese Restaurant	1975-2014
157 - 161 Main Street	Residential Listing	2010- 2014
12-42 North Perry Street	Residential listings	1942-2000

A copy of the EDR City Directory report is attached in Appendix D.

4.2.3 Historical Topographic Maps

Due to the availability of alternate historic sources, as well as the likelihood that this source would not provide any significant data, historical topographic maps were not researched for this assessment.

Year(s)	Summary	
	Property:	(not reviewed)
	Adjoining:	

4.2.4 Historical Aerial Photographs

Due to the availability of alternate historic sources, as well as the likelihood that this source would not provide any significant data, historical aerial photographs were not researched for this assessment.

Year(s)	Summary of Interpretation	
	Property:	(not reviewed)
	Adjoining:	

4.2.5 EDR High-Risk Historical Records

The EDR Radius Map™ report, which is discussed in greater detail in Section 4.3, provided a search of proprietary databases of potential historical high-risk uses at or in the vicinity of the Property. These databases include EDR Historic Cleaners – a database of property addresses with records of historical occupancy by suspected cleaners businesses; EDR Historic Auto – a database of property addresses with records of historical occupancy by potential automotive gas/filling stations and repair facilities; and EDR MGP- a database of sites historically occupied by manufactured gas plants and related facilities.

EDR Database	On-site Listings:	Adjoining/Off-Site Listings
Historic Cleaners: (on-site/adjoining only)	None	None
Historic Auto: (on-site/adjoining only)	None	None
MGP: (1-mile distance)	The Property is listed as a former MGP from as early as 1887 through approximately 1911.	Two additional MGP listings are identified within 1-mile search distance. One MGP site is located approximately 2,041 feet to the south-southwest of the Property. The second MGP site is located approximately 2,243 feet to the northwest of the Property.

4.2.6 Petroleum/Natural Gas Well Review

The historical record sources were reviewed for records of historic petroleum and/or natural gas wells at the Property. No record of any historical petroleum/natural gas wells at or adjoining the Property was identified.

4.2.7 Additional Historical Data

Where applicable, the following additional pertinent historical data was obtained:

Interviews/Anecdotal:	No additional pertinent historical data was obtained.
Local Gov't Records:	No additional pertinent historical data was obtained.
Prior Env. Reports: (Section 3.1)	Prior environmental reports reviewed as part of this assessment, as detailed in Section 3.1, did not provide additional pertinent detail of historical site usage.
Site Observations:	Indications of historic uses of the Property or adjoining properties were not observed during the site reconnaissance.
Other Sources:	No additional pertinent historical data was obtained.

4.2.8 Summary of Identified Historic Uses

The following table presents a summary of the types and approximate date ranges of identified prior uses of the Property:

Property	
Date Range	**Use**
1887 to 1913	Various commercial stores observed to the south of the property along Main street; Central portions of the property observed various commercial business; Northern portion of the property is observed with a manufactured gas plant.
1913 to 1952	Various commercial properties are observed in the south along Main Street. Central portions of the property is developed with commercial businesses, portions of a dairy and a vacant building; North portion of the property is developed with a private garage for automobiles.
Circa 1975 to Present	Senior Citizen Apartment Complex

The following table presents a summary of the types of identified prior uses of the adjoining properties:

Adjoining Properties	
Date Range	**Use**
1887 to present	Residential, commercial, and storage

4.2.9 Historical Records Data Failure

The ASTM E1527-13 standard defines data failure as a failure to achieve the ASTM specified historical research objectives after reviewing the standard historical sources that are reasonably ascertainable and likely to be useful. The objective is to identify all obvious uses of the property from the present, back to the property's first developed use, or back to 1940, whichever is earlier. Furthermore, records of historic use/conditions should be sought in intervals no less than approximately five years, unless the property conditions appear unchanged over a longer interval.

Objective	Met?	Detail	Significant?
First developed use/date determined?	No	The earliest documented use of the Property was a mix of commercial stores/businesses and a manufactured gas plant in 1887.	No

Objective	Met?	Detail	Significant?
Record sources at 5-year intervals back to 1940 or first developed use?	No	Historical record gaps exceeding five years were encountered. However, significant site-use changes or undiscovered site uses appear unlikely to have occurred during the record gaps.	No
All obvious prior uses identified?	Yes	See Section 4.2.8.	No

Please refer to Section 2.3 for additional discussion of data gaps and their significance to the findings of the assessment.

4.2.10 Historic Uses REC Discussion

The review of historical records did not indicate evidence of a REC in connection with the Property.

The central and north portions of the property were occupied by portions of a manufactured gas plant, currently known as the CH – Bayeaux Street Poughkeepsie MGP, from approximately the mid-19th to early-20th century. As further described in Section 4.3.1, the former MGP site is listed on the database of New York State Superfund sites and has undergone previous subsurface investigations with NYSDEC oversight due to the potential for subsurface impacts from the historical gas manufacturing operations. According to the NYSDEC published information, following the completions of site investigation work in 1990 and 2006, no significant MGP waste material was found and a NFA status was granted by NYSDEC on March 12, 2007.

The northern half of the Property was occupied by portions of a dairy in the mid-20th century, which included a garage structure and adjoining buried gasoline storage tank depicted by a 1952 historical fire insurance map. The site was redeveloped into the current configuration in the 1970s. Subsurface testing at the Property has not identified by evidence of a petroleum release in the vicinity of the historical UST; however, the disposition of the historical gasoline tank was not determined.

4.3 Standard Environmental Record Sources

A regulatory database report, titled EDR Radius Map™ Report, prepared by Environmental Data Resources of Shelton, CT was obtained and reviewed. The report provided a search of standard environmental record sources for listings of the Property, adjoining properties and sites within the surrounding area; and has been reviewed for the purpose of identifying listings suggesting a potential impact to the Property due to presence or migration of hazardous substances and/or petroleum products. Additional descriptions of the meaning and significance of the regulatory databases can be found in the regulatory database report in Appendix E. The EDR Radius Map™ Report provided a search of the following database categories in accordance with the requirements of the ASTM Standard E1527-13:

Regulatory Database	Search Distance
Fed. National Priorities List (NPL/a.k.a. "Superfund" sites) & Proposed NPL	1-mile
Fed. Delisted NPL	½-mile
Fed. Superfund Enterprise Management System (SEMS; formerly CERCLIS)	½-mile
Fed. SEMS-ARCHIVE (formerly known as CERCLIS NFRAP)	½-mile
Fed. RCRA Corrective Action Sites (CORRACTS)	1-mile
Fed. RCRA Transport/Storage/Disposal (TSD) sites	½-mile
Fed. RCRA Generators (LQG, SGQ & CESQG)	Site & Adjoining
Fed. Institutional Control/Engineering Control (IC/EC) Registries	Site only
Fed. Emergency Response Notification System (ERNS)	Site only
State/Tribal Hazardous Waste Sites (SHWS)	1-mile
State/Tribal Landfill and/or Solid Waste Disposal (LF/SWF)	½-mile
State/Tribal Leaking Storage Tanks	½-mile
State/Tribal Registered Storage Tanks	Site & Adjoining
State/Tribal IC/EC Registries	Site
State/Tribal Voluntary Cleanup Sites	½-mile
State/Tribal Brownfields	½-mile
Additional Federal, State, Tribal and Local Environmental Databases	Variable

Reported distances for adjoining listings discussed in Section 4.3.4, if applicable, are approximate and indicative of the presence of a public roadway or right-of-way between the adjoining site and Property.

The reported gradients indicated where applicable in Sections 4.3.4 and 4.3.5 have been estimated based on a number of factors including but not necessarily limited to field observation, review of topographic maps, database listing details and/or site specific geo-technical data.

4.3.1 Supplemental Database Listings

The regulatory database report was also reviewed for listings on supplemental databases, in addition to the Standard Environmental Record Sources. Any property or adjoining property listings on such databases of significant concern, if identified, is discussed in Sections 4.3.3 and 4.3.4. Otherwise, none of the other supplemental database listings identified by the regulatory database report are considered to be a REC in connection with the Property.

4.3.2 Limited Tier I Vapor Encroachment Screening

Limited analysis of the details of on-site, adjoining and vicinity database sites was conducted to identify potential sources of sub-surface vapor encroachment. This review was based on elements of the ASTM "Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions" (ASTM E 2600-15); and also on elements of "Methodology for Identifying the Area of Concern Around a Property Potentially Impacted by Vapor Migration from Nearby Contaminated Sources" (Buonicore, 2011-S-103-AWMA). Vicinity database sites pertaining to non-petroleum product releases within 1,760 feet of the Property in the up-gradient direction, 365 feet of the Property in the cross gradient direction and 100 feet of the Property in the down gradient direction; and vicinity database sites pertaining to petroleum product releases within 528 feet of the Property in the up-gradient direction, 165 feet of the Property in the cross gradient direction and 100 feet of the Property in the down gradient direction were reviewed to identify active contamination sites with the potential to affect subsurface vapor conditions at the subject property. The potential for vapor encroachment was considered in assessing whether or not a REC exists in connection with the Property when reviewing applicable sites within those distances.

Regulatory database sites with active petroleum or non-petroleum releases that are considered to constitute a vapor encroachment condition (VEC) to the Property, if any, are identified and discussed in Sections 4.3.3, 4.3.4 and 4.3.5.

4.3.3 Property Listings

The following listings of the Property were identified:

Name/Address:	Admiral William F. Halsey Senior Village, 135 Main Street
Database(s):	AST, UST
Data Discussion:	According to the database, a 10,000-gallon #2 heating oil UST was installed in 1976 and with the status "closed – removed" in 1997. The AST listing indicated a 10,000-gallon #2 heating oil tank installed in 2008 with the status "In Service". No indication of reported spills were noted for either tank.
REC Discussion:	Based on the details provided above, a REC is not suspected in connection with the Property.
VEC Discussion:	Based on the available data, a VEC is not suspected.

Name/Address:	CH - Bayeaux Street Poughkeepsie MGP, Main Street and North Perry Street
Database(s):	SHWS/NY HSWDS
Data Discussion:	The HSWDS listing reflected information dated 2003 that the former Bayeaux Street MGP was listed as a potential hazardous waste disposal site. Although not listed by EDR on the SHWS database, a search of the NYSDEC Environmental Site Remediation database listed the former Bayeaux Street MGP (#314071) in the state superfund program with "C" (completed) classification. Further, the database details state *"Site was given a class of R. Decision was made on 3/12/07 to classify as N. Reclassified to C. This was the site of a small MGP on Main Street and North Perry Street in Poughkeepsie. A senior citizens housing development occupies the site today. The site is included in a multi-site Consent Order #D3-0134-89-05 1/12/90. A Site Assessment (PSA) was performed in 1990. No significant MGP waste material was found, and an NFA letter was sent on 03/12/07. As DER's experience with MGP sites grew, a few data gaps were identified in the original PSA. Central Hudson completed additional investigation work in 2006 to more completely cover the full footprint of the site with borings and test pits. The additional work confirmed the original conclusion that no significant MGP waste was present at the site. A letter stating this conclusion was issued on 03/12/07."*
REC Discussion:	Based on the details provided above, a REC is not suspected in connection with the Property.
VEC Discussion:	Based on the available data, a VEC is not suspected.

4.3.4 Adjoining Property Listings

The following adjoining property listings were identified. Reported distances, where applicable, are approximate and indicative of the presence of a public roadway or right-of-way between the adjoining site and Property. The reported gradient has been estimated based on a number of factors including but not necessarily limited to field observation, review of topographic maps, database listing details and/or site specific geo-technical data.

Name/Address:	Salvation Army – 150 Main Street				
Database(s):	NY SPILLS				
Distance in feet:	86	**Direction:**	SSE	**Gradient:**	Up
Data Discussion:	According to the database, case number 1809200 was opened on December 1, 2018 when one gallon of fuel oil spilled onto the sidewalk due to a tank overfill. Corrective action was taken and the spill was closed on December 3, 2018				
REC Discussion:	Based on the details provided above, a REC is not suspected in connection with the Property.				
VEC Discussion:	Based on the available data, a VEC is not suspected.				

Name/Address:	NYSDOT Project, 133 Main Street, Spill number 9604735				
Database(s):	NY SPILLS				
Distance in feet:		**Direction:**		**Gradient:**	
Data Discussion:	Although mistakenly listed as adjoining by EDR, the listing is actually for a site located in Carroll (Chautauqua County) , New York				
REC Discussion:	Based on the details provided above, a REC is not suspected in connection with the Property.				
VEC Discussion:	Based on the available data, a VEC is not suspected.				

Name/Address:	River Care Nursing Home, 138-144 Main Street, Spill number 9714354				
Database(s):	UST, NY SPILLS				
Distance in feet:	1	**Direction:**	S	**Gradient:**	Cross
Data Discussion:	The UST listing indicated a 1500-gallon #2 fuel oil UST was installed in 1998 and has been closed by removal. According to the NY Spills listing, contamination was discovered during the removal of a 275 gallon AST from the basement of a demolished building. The spill case was closed on March 26, 1998.				
REC Discussion:	Based on the details provided above, a REC is not suspected in connection with the Property.				
VEC Discussion:	Based on the available data, a VEC is not suspected.				

Name/Address:	115 Main Street, Spill number 9202522				
Database(s):	NY SPILLS				
Distance in feet:	130	**Direction:**	WSW	**Gradient:**	Down
Data Discussion:	According to the database, an air eliminator truck malfunctioned causing an oil leak to the paved street. Driver applied Speedi-Dri® and confirmed cleanup, and the spill case was closed on June 2, 1992.				
REC Discussion:	Based on the details provided above, a REC is not suspected in connection with the Property.				
VEC Discussion:	Based on the available data, a VEC is not suspected.				

4.3.5 ASTM Search Distance Findings

The following is a discussion of non-adjoining sites identified as located within the ASTM specified search distance surrounding the Property. In order to keep this discussion informative and concise, discussion(s) is/are provided of the listed site(s) for each database category that appears most likely to impact the Property based on distance, area topography and/or regulatory status. Listings of sites within the applicable search distances not specifically discussed below were reviewed and

concluded not to be RECs in connection with the Property or VECs based on various factors including distance, area topography, known or inferred groundwater flow direction and/or regulatory status. Listings for the following databases, if identified, have been discussed above in Sections 4.3.3 and 4.3.4: Registered Storage Tanks, Federal RCRA Generators, Federal and State EC/IC, ERNS. A copy of the full regulatory database report, including available details of all listed sites, is included in Appendix E.

Federal NPL				**# of sites:**	1	**Search Distance:**	1-mile
Notable Listing:	Hudson River PCBs						
Distance in feet:	1,814	**Direction:**	W	**Gradient:**	Down		
Data Discussion:	The site is a 40-mile stretch of the Hudson River between Mechanicsville and Fort Edward. General Electric discharged an estimated 1 million pounds of PCBs into that stretch of water. The State has identified 40 hot spots with contaminated sediments greater than 50 parts per million. EPA has prepared a feasibility study and to evaluate alternative remedial actions under CERCLA. EPA approved funding for cleanup and two potential parties responsible for waste associated with this site have been notified.						
REC Discussion:	Based on the details provided above, a REC is not suspected in connection with the Property.						
VEC Discussion:	Based on the available data, a VEC is not suspected.						

Federal Delisted NPL				**# of sites:**	0	**Search Distance:**	1-mile
Notable Listing:							
Distance in feet:		**Direction:**		**Gradient:**			
Data Discussion:							
REC Discussion:							
VEC Discussion:							

Federal SEMS				**# of sites:**	1	**Search Distance:**	½-mile
Notable Listing:	Hudson River PCBs						
Distance in feet:	1,814	**Direction:**	W	**Gradient:**	Down		
Data Discussion:	This site is discussed in the NPL section above						
REC Discussion:	Based on the details provided above, a REC is not suspected in connection with the Property.						
VEC Discussion:	Based on the available data, a VEC is not suspected.						

Federal SEMS-ARCHIVE				**# of sites:**	2	**Search Distance:**	½-mile
Notable Listing:	Berncolors-Poughkeepsie Inc – 75 N Water St						
Distance in feet:	1,830	**Direction:**	NW	**Gradient:**	Down		
Data Discussion:	This is the closest SEMS-ARCHIVE site to the Property. The site was indicated as Removal Only Site (No Site Assessment Work Needed) and is not on the NPL.						
REC Discussion:	Based on the details provided above, a REC is not suspected in connection with the Property.						
VEC Discussion:	Based on the available data, a VEC is not suspected.						

Federal CORRACTS				**# of sites:**	0	**Search Distance:**	1-mile
Notable Listing:	None						
Distance in feet:		**Direction:**		**Gradient:**			
Data Discussion:							
REC Discussion:							
VEC Discussion:							

Federal RCRA-TSD				**# of sites:**	0	**Search Distance:**	½-mile
Notable Listing:	None						
Distance in feet:		**Direction:**		**Gradient:**			
Data Discussion:							
REC Discussion:							
VEC Discussion:							

State HAZARDOUS WASTE SITE				**# of sites:**	4	**Search Distance:**	1-mile
Notable Listing:	HRH Lead Abatement Site – 55 Garden Street						
Distance in feet:	1,954	**Direction:**	E	**Gradient:**	Up		
Data Discussion:	This is the closest SHWS site to the Property. According to the database, *"The primary contaminant associated with the site is lead, which resulted from the abatement of lead paint… All lead resulting from the abatement was containerized and properly disposed off-site."*						
REC Discussion:	Based on the details provided above, a REC is not suspected in connection with the Property.						
VEC Discussion:	Based on the available data, a VEC is not suspected.						

State SOLID WASTE FACILITY/LANDFILL				**# of sites:**	1	**Search Distance:**	½-mile
Notable Listing:	GF Refuse TF – 240 Main St						
Distance in feet:	1,264	**Direction:**	ESE	**Gradient:**	Up		
Data Discussion:	According to the database, this site is an inactive transfer station. This address is not listed on any additional regulatory databases.						
REC Discussion:	Based on the details provided above, a REC is not suspected in connection with the Property.						
VEC Discussion:	Based on the available data, a VEC is not suspected.						

State LEAKING STORAGE TANKS				**# of sites:**	24	**Search Distance:**	½-mile
Notable Listing:	Apt Milanese – 111 Main St						
Distance in feet:	225	**Direction:**	W	**Gradient:**	Down		
Data Discussion:	All of the 24 LTANKS listings have a closed regulatory status and none are considered RECs						
REC Discussion:	Based on the details provided above, a REC is not suspected in connection with the Property.						
VEC Discussion:	Based on the available data, a VEC is not suspected.						

State VOLUNTARY CLEANUP SITES				**# of sites:**	1	**Search Distance:**	½-mile
Notable Listing:	CH - Water St. - Poughkeepsie MGP – North Water Street						
Distance in feet:	2,128	**Direction:**	NW	**Gradient:**	Down		
Data Discussion:	According to the database, the former MGP operated from 1911 to 1950, with contaminant of concern coal tar leaking from the storage vessels and piping and still present in the subsurface. Some tars continually to discharge into the Hudson River sporadically. Several environmental investigations indicated coal tar contains high levels of dissolved BTEX, PAH and metal compounds that has impacted the subsurface of the site, bedrock and Hudson River. Based on the active investigation, the flow of contamination towards the Hudson River, elevation and distance from the Property, this listing is not considered a REC in connection of the Property.						
REC Discussion:	Based on the details provided above, a REC is not suspected in connection with the Property.						
VEC Discussion:	Based on the available data, a VEC is not suspected.						

State BROWNFIELD SITES				# of sites:	4	Search Distance:	½-mile
Notable Listing:	Queen City Lofts – 178-188 Main St & 11 S. Bridge St.						
Distance in feet:	311	**Direction:**	SE	**Gradient:**	Up		
Data Discussion:	According to the database, the site was used for various industrial, commercial and residential purposes including a machine shop and laundry facility from as early as 1887 until the mid-1980s. Contamination was identified during a subsurface investigation attributed to historic fill and two USTs. Contamination is documented to be contained within the site boundaries. Based on the subsurface investigation and no contamination leaching offsite, this listing is not considered to be a REC in connection with the Property. Based on various factors including distance, area topography and/or site status, none of the other BROWNFIELDS listings are considered to be a REC for the Property.						
REC Discussion:	Based on the details provided above, a REC is not suspected in connection with the Property.						
VEC Discussion:	Based on the available data, a VEC is not suspected.						

UNMAPPED/ORPHAN LIST SITES	
	Hillmann has also reviewed a list of unmapped sites (a.k.a. "Orphan List" sites) indicated by the database report. Unmapped sites that were identified as falling within an applicable specific search distance or warranting discussion have either been discussed in the preceding tables or are detailed below:
Notable Listings:	None

4.4 Additional Environmental Record Sources

Requests have been submitted to local, municipal and state agencies for pertinent records pertaining to the Property, particularly with regard to potential environmental concerns such as petroleum storage tanks, storage and usage of hazardous substances and petroleum products, and/or known or suspected environmental contamination. Where applicable, internet research of government environmental regulatory databases was also conducted, as well as a general cursory internet search of the Property address, for information indicative of a REC. The following table summarizes the findings of the research:

Source	Type of Request	Outcome
NYS Dept of Environmental Conservation	FOI request	A response was recieved stating that no records were found.
Dutchess County	FOI request	A response was recieved stating that no records were found.
City of Poughkeepsie	FOI request	A response was received indicating building department records were available however as of the date of this report no records have been received.
EPA Envirofacts	Online search	Hillmann reviewed available on-line records pertaining to the Property. No information indicative of a REC was identified.
Internet Search Engine	Online search	Hillmann reviewed available on-line records pertaining to the Property. No information indicative of a REC was identified.

5.0 SITE RECONNAISSANCE

5.1 Methodology and Limiting Conditions

The site reconnaissance consisted of visual and/or physical observations of the Property and improvements, adjoining properties as viewed from the Property boundaries and the surrounding area based on visual observations from adjoining public thoroughfares. Building exteriors were observed at ground level, unless otherwise indicated. Where applicable, representative areas of building interiors were accessed and observed to the extent they were made safely accessible with the cooperation of the site escort.

Site Inspection Personnel:	Stephanie Lamb
Property Escort/Company:	Mr. Chris Green/ Reliant Realty
Inspection Date:	October 20, 2020
Weather Conditions:	Overcast, 60 degrees F

5.1.1 Significant Inaccessible Areas

No significant areas of the Property inaccessible at the time of the inspection were noted.

5.1.2 Significant Limiting Site Conditions

No significant limiting site conditions were noted at the time of the site reconnaissance.

5.2 General Site Setting

5.2.1 Site and Vicinity Characteristics

Abutting Roadways:	Main Street to the south; North Perry Street to the west
Current Property Use:	Residential Senior Housing
Evidence of Past Property Uses:	None observed.
Evidence of Past Adjoining Property Uses:	None observed.
Surrounding Area Uses:	Commercial, residential, park

5.2.2 Current Adjoining Property Uses

Dir	Street Address	Description
N	31-35 North Perry Street	City Park
NW	20 North Perry Street	Apartments (Residential Multifamily)
W	115 Main Street	Restaurant
SW	110 Main Street	Offices
S	140 Main Street	The Grand Rehabilitation & Nursing at River Valley
E	20 North Bridge Street	Apartments (Residential Multifamily)

No visual observations indicative of a potential environmental concern were noted on the adjoining properties.

5.2.3 Topographic Characteristics

Terrain:	Flat to gently sloping
Direction of Downward Slope:	Towards the west
On-site Water Bodies:	None observed
Other Significant Features:	None observed

5.2.4 General Description of Structures

Buildings/# of Floors	One building/13-story
Approx. Building Area:	85,800 ft²
Approx. Year Built:	1976
Ancillary Structures:	Heating Oil Storage Tank Building, 2 Small Sheds
Sources of Heating & Cooling:	Oil fired and electrical powered systems
Potable Water/Sewage Disposal:	Municipal utility connections

5.3 Interior & Exterior Observations

5.3.1 Storage/Usage of Hazardous Substances and Petroleum Products

The following hazardous substances and petroleum products were observed to be stored and used by property occupants:

Occupant	Substance	Qty/Container Type	Storage Conditions
Owner	Various cleaning and maintenance supplies	Multiple 1-5 gal Containers	In Maintenance Storage.

5.3.2 Drums

The following hazardous substance or petroleum product drums were noted on the Property:

One 55-gallon drum of floor cleaner was observed in the maintenance storage room. No signs of leaking or staining were observed in the area of the drum.

5.3.3 Unidentified Substance Containers

No unidentified substance containers suspected of containing hazardous substance or petroleum product were noted on the Property.

5.3.4 Other Hazardous Substances/Petroleum Products

No other containers of hazardous substances or petroleum products were noted on the Property.

5.3.5 Bulk Petroleum/Hazardous Material Storage Tanks

The following storage tanks for bulk petroleum or hazardous material storage were identified or reported to be present; or are suspected to be present based on visual observations:

AST/ UST	Product	Capacity	Construction	Year Installed	Status	Location/Notes
AST	No. 2 Fuel Oil	10,000-gal	Steel	2008	In Service	Within sheltered enclosure; no evidence of a release was observed.
UST	No. 2 Fuel Oil	10,000-gal	Steel	1976	Closed in Place	UST decommissioned in 1997; see UST closure report discussion in Section 3.1

Hillmann notes that the potential presence of abandoned USTs and/or associated buried piping at the Property cannot be ruled out. A 1952 Sanborn fire insurance map depicted a buried gasoline on the northeastern portion of the Property. The site was redeveloped into the current configuration in the 1970s. While subsurface testing at the Property has not identified by evidence of a petroleum release in the vicinity of the historical UST, the disposition of the historical gasoline tank was not determined.

5.3.6 PCBs in Oil Filled Electrical/Hydraulic Equipment

The existing site improvements were established prior to the ban of PCBs in 1979. The following oil-filled electrical/hydraulic equipment was identified at the Property:

One hydraulic trash compactor was observed in the compactor room. No signs of leaking or staining were observed in the area of the compactor motor.

5.3.7 Odors

No strong, pungent or noxious odors were noted at the Property.

5.3.8 Pools of Liquid

No standing water or pools of liquid likely to contain hazardous substances or petroleum products were noted at the Property.

5.3.9 Interior Stains or Corrosion

No interior stains or corrosion due to hazardous substance/petroleum products spills/releases were noted at the Property.

5.3.10 Interior Drains/Sumps

No floor drains or sump pits were noted at the Property other than for storm water or sewage management.

5.3.11 Exterior Pits/Ponds/Lagoons

No exterior pits, ponds or lagoons was identified on the Property in connection with waste treatment or disposal.

5.3.12 Stained Soil, Pavement/Stressed Vegetation

No stained soil, pavement or stressed vegetation was observed at the Property.

5.3.13 On-Site Solid Waste Disposal/Fill Material

No evidence of any on-site solid waste dumping was noted at the Property. No evidence of recently deposited fill materials was observed at the Property.

5.3.14 Waste Water

Sanitary sewage generated at the Property is discharged via a connection to the local public sewer system.

Storm water runoff at the Property is discharged via roof drains into the municipal sewer system.

No additional waste water discharges were identified at the Property.

5.3.15 Septic Systems

No septic systems were identified at the Property.

5.3.16 Wells

No potable, monitoring or other groundwater wells were identified at the Property.

5.3.17 Railroad Spurs

No railroad spurs were identified on the Property.

6.0 INTERVIEWS

6.1 Interviews with Past and Present Owners and Occupants

Subject	Name/Affiliation	Summary
Property Owner / Representative	Ms. Lori Ferguson & Mr. Chris Green / Reliant Realty	Ms. Ferguson was provided an environmental questionnaire and Ms. Ferguson and Mr. Green were interviewed during the site inspection. Pertinent information from the interview, where applicable, has been referenced in various sections of this report.
Property Occupants	Not applicable	Property occupants were not available for interview at the time of the assessment.
Past Owners, Occupants, Operators	Not applicable	Past owners/occupants of the Property were not available for interview at the time of the assessment.
Owners/Occupants of Adjoining or Nearby Properties	Not applicable	The Property was not an abandoned property with evidence of unauthorized uses or uncontrolled access; therefore, interviews with adjoining or nearby property owners or occupants were not conducted.

6.2 Interviews with State and/or Local Government Officials

Written and on-line requests for environmental records of the Property from State and Local governmental agencies are detailed in Section 4.4.

7.0 BUSINESS ENVIRONMENTAL RISKS

In accordance with the contract agreement for this assessment, Hillmann has performed cursory reviews of several potential Business Environmental Risks (also known as "Non-Scope Considerations"). The ASTM E1527-13 standard defines the term business environmental risk (BER) as, *"a risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of a parcel of commercial real estate, not necessarily limited to those environmental issues required to be investigated in this practice."*

7.1 Asbestos-Containing Material (ACM)

The contracted scope of work included a cursory visual screening of the accessed portions of buildings at the Property built prior to 1990 for suspect asbestos containing materials (ACM). The information provided in this section, where applicable, is limited to identification of potential suspect materials in the readily accessible and observed areas of the building, and their general condition. This is not intended to be a comprehensive survey for the presence of ACM, and no testing has been conducted.

Suspected ACM noted within the accessed building areas included floor tile and associated mastics, roofing materials, cover base and associated mastic, gypsum wallboard systems, suspended ceiling panels and thermal systems insulation.

Hillmann was provided with a copy of a prior asbestos survey report titled Asbestos Inspection Survey, Admiral Halsey Senior Housing Complex-135 Main Street, Poughkeepsie, NY; by Environmental Health Investigations, dated May 30, 2007. The survey was indicated to be non-intrusive. Fifty-six samples were collected for asbestos analysis. Identified ACM materials included roofing materials (assumed), floor tile and associated mastic, boiler flue insulation, rope-like boiler gasket and caulking/insulation.

7.2 Lead-Based Paint

The contracted scope of work included a cursory visual screening of the condition of painted surfaces in the accessed areas of residential buildings/units built prior to 1980. This is not intended to constitute a comprehensive survey for LBP or potential lead hazards, and no testing has been conducted.

Painted surfaces observed within the accessed areas of the residential building were noted to be in good condition.

Hillmann was provided with a copy of a prior lead paint screening report titled Lead Paint Screening; by Environmental Health Investigations, dated October 9, 2007. See below for the conclusions from the Lead Paint Screening report prepared by EHI:

> *"Based on the results of the screening, no tested paint surfaces were found to contain lead paint. However, many of the wall tiles in the bathrooms throughout the facility tested positive for lead. The wall tiles are not considered a lead painted surface but do contain levels of lead in them greater than or equal to 1.0 mg/cm2. Contractors performing any renovation or demolition activities that will impact*

the wall tiles creating dust and debris should consult the Operations and Maintenance Plan to determine work practices and proper personal protective equipment."

7.3 Radon

Data compiled by the USEPA, as summarized by the regulatory database report, indicated that the Property is located in an area classified as Zone 1 or 'high risk' area for radon. Radon testing was not included in the scope of this assessment.

Hillmann was provided with a copy of a prior radon testing report titled Radon Testing; by Environmental Health Investigations, dated September 8, 2008. The main office, community room, and boiler room were the sample locations for the radon test. See below for the conclusions from the Lead Paint Screening report prepared by EHI:

"The US EPA has set an action level of 4.0 pico Curies per Liter (pCi/L) for a residence. The tests conducted at the Admiral Halsey are all well below the action level. The US EPA maintains a radon information website which includes copies of all publications, at www.epa.gov/iaq/radon."

7.4 Mold/Microbial Damage

As per the contracted scope of work, Hillmann conducted a cursory visual screening of the accessed areas of the building for evidence of significant damage to building materials and finishes as result of moisture intrusion and/or mold/microbial growth. Hillmann did not observe evidence of significant problems with moisture intrusion or mold/microbial growth at the Property.

7.5 NWI Mapped Wetlands

As indicated in the Physical Setting Source table of Section 4.1, no NWI mapped wetlands areas were depicted at the Property by the EDR Geocheck-Physical Setting Source Addendum (attached in Appendic E).

The scope of work for this assessment excludes a visual determination of regulated wetlands at the Property. It is emphasized that, regardless of the wetlands data obtained via the EDR Geocheck-Physical Setting Source Addendum, a delineation of regulated wetlands by a qualified professional would be warranted to determine the presence or absence of regulated wetlands at the Property.

7.6 Lead in Drinking Water

The scope of work for this assessment included a review of the potential for elevated levels of lead in drinking water by determining the source of the drinking water supply and a review of available compliance or testing data.

Potable water service at the Property is provided by a utility connection with the City of Poughkeepsie A recently published water quality report from the utility indicated compliance with USEPA water quality standards for lead in drinking water. A copy of the report has been attached in Appendix F.

8.0 REFERENCES

ASTM E1527-13-Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process; ASTM International, 2013

ASTM E12600-15-Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transaction, ASTM International, 2015

EDR Radius Map Report, Environmental Data Resources, 2020

EDR City Directory Abstract Report, Environmental Data Resources, 2019

EDR Sanborn Map Report, Environmental Data Resources, 2019

Methodology for Identifying the Area of Concern Around a Property Potentially Impacted by Vapor Migration from Nearby Contaminated Sources; A. Buonicore, 2011

Phase I Environmental Site Assessment, 135 Main Street, Poughkeepsie, NY 12601; prepared by Hillmann Consulting, LLC and dated April 8, 2019.

Phase II Subsurface Investigation Report, 135 Main Street, Poughkeepsie, NY; prepared by Hillmann Consulting, LLC and dated April 8, 2019.

Tank Closure Site Assessment Report; Admiral Halsey Village, 135 Main St., Poughkeepsie, New York; prepared by Conrad GeoScience Corp; dated November 18, 1997.

Phase I Environmental Site Assessment – Update, 135 Main Street, Poughkeepsie, New York 12601; prepared by Hillmann Consulting on behalf of Admiral Halsey, L.P., c/o Omni New York, LLC, August 28, 2007.

Limited Phase II Investigation, Admiral Halsey, 135 Main Street, Poughkeepsie, New York 12601; prepared by Hillmann Environmental Group LLC on behalf of Admiral Halsey, L.P., c/o Omni New York, LLC, May 2007.

Vapor Intrusion Investigation, Admiral William F. Halsey Senior Village, 135 Main Street, Poughkeepsie, NY; prepared by Hillmann Environmental Group LLC on behalf of Admiral Halsey, L.P., c/o Omni New York, LLC, July 13, 2007.

Soil & Groundwater Contamination Health & Safety Plan, Admiral William F. Halsey Senior Village, 135 Main Street, Poughkeepsie, NY; prepared for Admiral Halsey L.P by Environmental Health Investigations, Inc.; dated July 11, 2007.

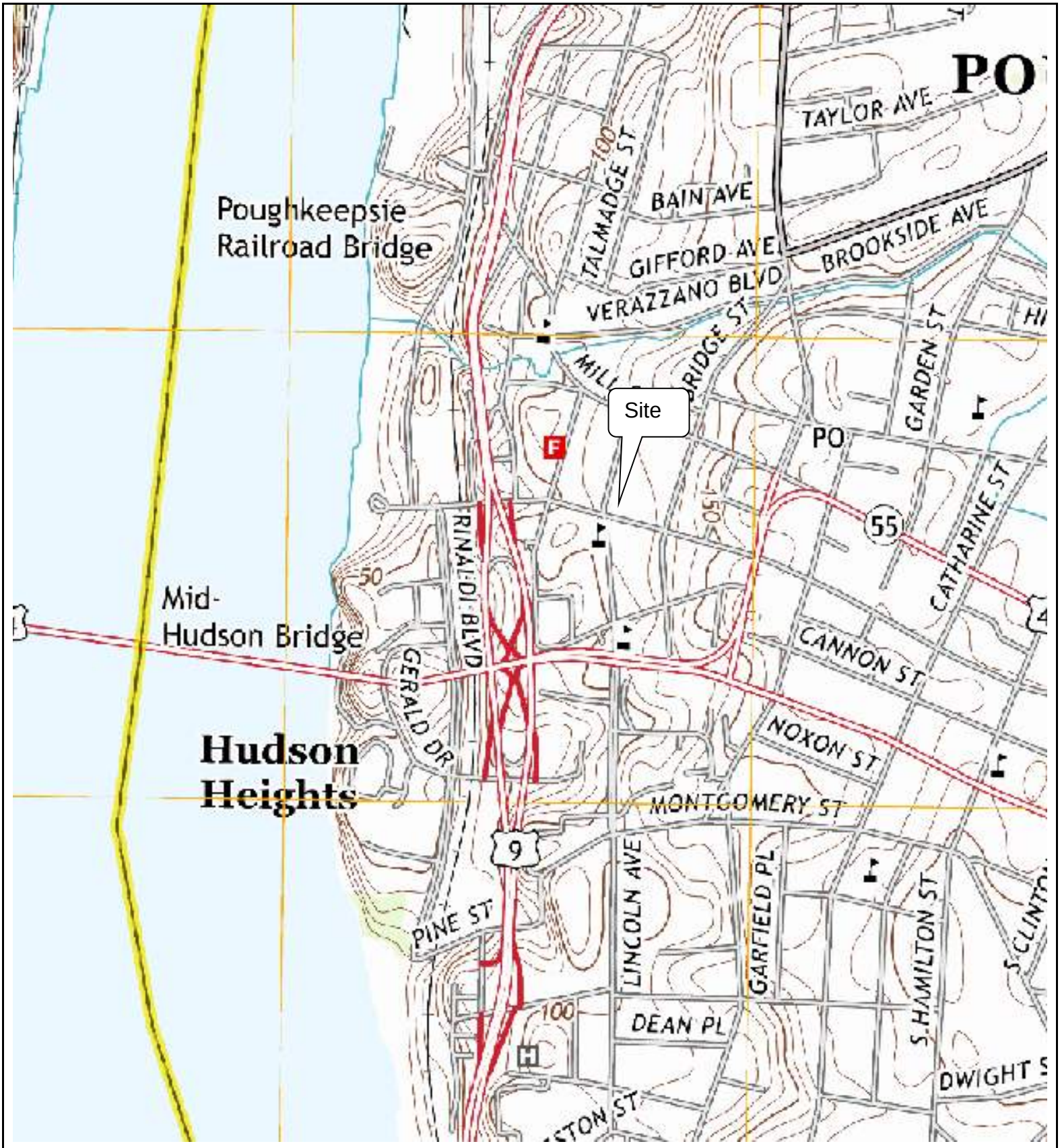
Supplemental Investigation of Poughkeepsie Bayeaux Street Site; prepared by Central Hudson & Electric Corporation, July 2006.

9.0 APPENDICES

Appendix A	Site Diagram / Vicinity Map
Appendix B	Site Photographs
Appendix C	Questionnaires / User Provided Information
Appendix D	Historical Records Documentation
Appendix E	Regulatory Records Documentation
Appendix F	Other Documents / Lab Results
Appendix G	Project Personnel Qualifications

APPENDIX A

MAPS / DIAGRAMS



HILLMANN CONSULTING

Figure 1: Site Vicinity Map

135 Main Street
Poughkeepsie, New York

N

SCALE: (NOT TO SCALE)

PROJECT No.: Z34631

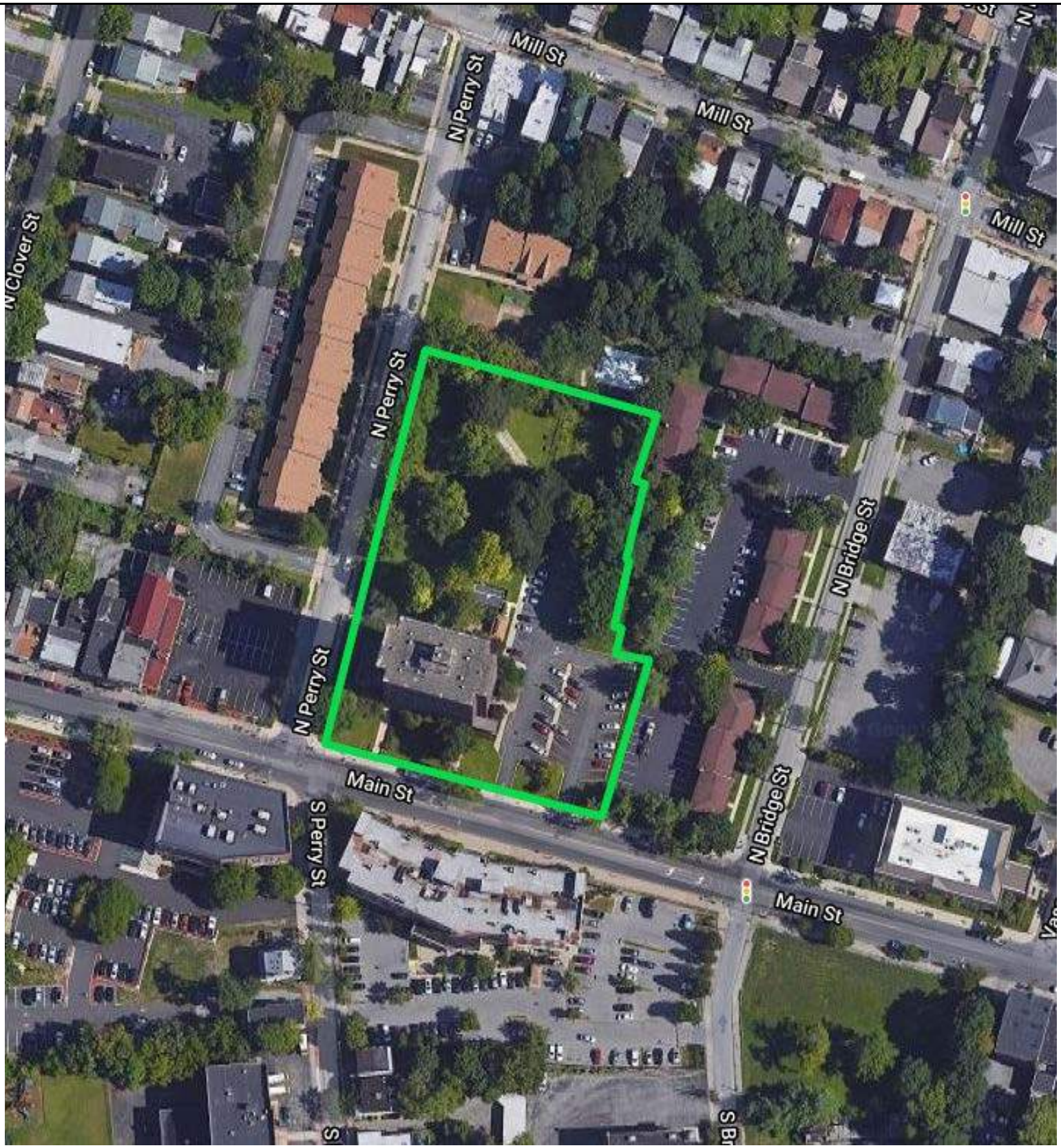


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Figure 2: Site Diagram

135 Main Street
Poughkeepsie, New York

N

SCALE: (NOT TO SCALE)

PROJECT No.: Z34631

APPENDIX B

SITE PHOTOGRAPHS

PHOTO LOG
135 Main Street
Poughkeepsie, NY


Southeast Elevation of Property


North Side of Property


East Elevation of Property


Commercial Sites Adjacent to West


Southwest Elevation of Property


Residential Site Adjacent to East

Z34631

PHOTO LOG
135 Main Street
Poughkeepsie, NY


Residential Site Adjacent to South



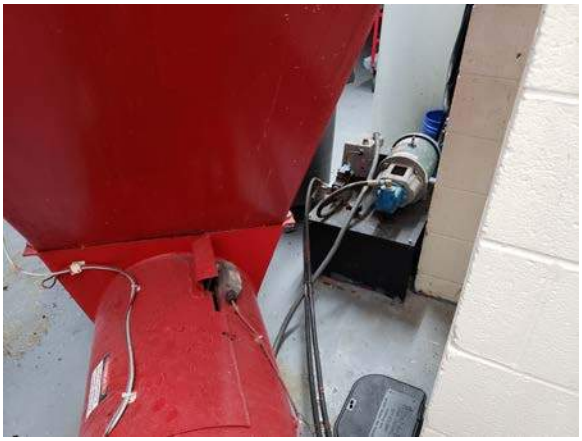
View of Maintenance and Cleaning Supplies


Heating Oil Storage Tank Building on North Side of Property



View of 55 Gallon Drum of Floor Cleaner


View of Heating Oil Fired Boilers


View of Hydraulic Trash Compactor Motor

Z34631

PHOTO LOG
135 Main Street
Poughkeepsie, NY


View of Community Room


Typical Apartment Bedroom



Typical Hallway


Typical Apartment Bathroom


Typical Stairwell


Typical Apartment Kitchen

Z34631

APPENDIX C

QUESTIONNAIRES/USER PROVIDED DOCUMENTATION

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PHASE I ENVIRONMENTAL SITE ASSESSMENT



135 Main Street
Poughkeepsie, NY 12601

Prepared For:

Omni New York, LLC
909 Third Avenue, 21st Floor
New York, NY 10022

Hillmann Project Number G62423

April 8, 2019

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CONSULTING

April 8, 2019

Ms. Elizabeth Moronta
Omni New York, LLC
909 Third Avenue, 21st Floor
New York, New York 10022

RE: Phase I Environmental Site Assessment
135 Main Street
Poughkeepsie, NY 12601
Hillmann Project No: G62423

Dear Ms. Moronta:

Hillmann Consulting, LLC, is pleased to provide the results of our Phase I Environmental Site Assessment of the above referenced property. This assessment was performed in accordance with the scope and limitations of ASTM Practice E 1527-13, which is the latest version of the E1527 standard published by the ASTM.

We appreciate the opportunity to provide environmental due diligence services. If you have any questions concerning this report, or if we can assist you in any other matter, please contact our office at 908-688-7800.

Sincerely,

Hillmann Consulting, LLC

Ryan K. Powell, P.G.
Environmental Scientist

David Rutherford
Director of Quality Management

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List of Abbreviations/Acronyms

Hillmann may use the following abbreviations and acronyms for common terminology described in our report. Not all abbreviations or acronyms may be applicable to this report:

ACM	– Asbestos Containing Material
AOC	– Area of Concern
AST	– Aboveground Storage Tank
ASTM	– American Society for Testing Materials
BER	– Business Environmental Risk
CEA	– Classification Exception Area
CERCLA	– Comprehensive Environmental Response Compensation and Liability Act
CERCLIS	– Comprehensive Environmental Response Compensation and Liability Information System
CESQG	– Conditionally Exempt Small Quantity Generator
COC	– Chemicals of Concern
CORRACTS	– Corrective Action Sites
CREC	– Controlled Recognized Environmental Condition
DNPL	– Delisted National Priority List
ENG	– Engineering
ERNS	– Emergency Response Notification System
FDNY	– Fire Department, City of New York
FOI/FOIA/FOIL	– Freedom of Information / Freedom of Information Act / Freedom of Information Letter
HVAC	– Heating Ventilation & Air Conditioning
HREC	– Historic Recognized Environmental Condition
IAQ	– Indoor Air Quality
INST	– Institutional
ISRA	– Industrial Site Recovery Act
LBP	– Lead-Based Paint
LQG	– Large Quantity Generator
LTANK	– Leaking Storage Tank
LUST	– Leaking Underground Storage Tank
SDS/MSDS	– Safety Data Sheet / Material Safety Data Sheet
NA	– Not Applicable
NCDOH	– Nassau County Department of Health
NFA	– No Further Action
NFRAP	– No Further Remedial Actions Planned
NJDEP	– New Jersey Department of Environmental Protection
NPDES	– National Pollutant Discharge Elimination System
NPL	– National Priority List
NYCDEP	– New York City Department of Environmental Protection
NYCDOB	– New York City Department of Buildings
NYSDEC	– New York State Department of Environmental Conservation
OPRA	– Open Public Records Act
PADEP	– Pennsylvania Department of Environmental Protection
PAH	– Polycyclic Aromatic Hydrocarbon
PCE	– Perchloroethylene
RAO	– Response Action Outcome
RCRA	– Resource Conservation and Recovery Act
RCRIS	– Resource Conservation and Recovery Information System
REC	– Recognized Environmental Condition
SCDHS	– Suffolk County Department of Health Services
SDG	– Significant Data Gap
SEMS	– Superfund Enterprise Management System
SRP	– Site Remediation Program
SQG	– Small Quantity Generator
SVOC	– Semi-Volatile Organic Compound
TCE	– Trichloroethylene
TSDF	– Treatment Storage and/or Disposal Facility
USEPA	– United States Environmental Protection Agency
UST	– Underground Storage Tank
VEC	– Vapor Encroachment Condition
VOC	– Volatile Organic Compound

1.0 FINDINGS, OPINIONS, AND CONCLUSIONS

Hillmann Consulting, LLC (Hillmann) performed a Phase I Environmental Site Assessment (ESA) at 135 Main Street, Poughkeepsie, New York (the Property). This assessment has been conducted in accordance with our contracted scope of work and the ASTM Standard Practice E 1527-13 for Phase I Environmental Site Assessments and All Appropriate Inquiries (AAI) Final Rule 40 CFR Part 312. This section contains a summary of findings, opinions and conclusions made by this assessment. However, this section, alone, does not constitute the complete assessment. The report must be read in its entirety.

1.1 Summary of Project Details

Project Name:		Admiral Halsey Apartments – New Construction			
Primary Street Address:		135 Main Street			
City:	Poughkeepsie	**County:**	Dutchess	**State:**	New York
Tax ID/Parcel Number:		Block 76, Lot 911			
Property Owner:		Omni New York, LLC			
Zoning Designation:		R-6 (Residential)			
Approx. Property Area:		2.20 acres			
Buildings/# of Floors		13 story plus sub-basement			
Approx. Building Area:		85,800 square feet			
Approx. Year Built:		Circa 1976			
Commercial Occupants:		Not applicable			
Current Use:		Senior citizen housing and landscaped property in the rear			
Prior Uses:		Commercial stores along Main Street. Former Coal MGP in the central and north portions of the property until approximately 1911			
Inspected By:		Mr. Ryan K. Powell			
Property Contact/Company:		Ms. Elizabeth Moronta			
Property Escort/Company:		Mr. Robert Poppo (Property Porter)			
Inspection Date:		March 20, 2019			
Weather Conditions:		Clear, 50 degrees F			

1.2 Findings Summary Table

PHASE I ENVIRONMENTAL SITE ASSESSMENT				
Assessment Subject	**No Notable Finding**	**Notable Findings**	**REC ?**	**Rpt. Ref.**
User Provided Info	X			3.0
Data Gaps	X			2.3
Property Regulatory Records Review		The Property was listed in the EDR report with AST and UST designations in the database. A 10,000-g. UST was closed in place in 1997.	No	4.3.1
Property Historical Records Review	X	Portions of the Property were occupied by a manufactured gas plant from mid-19th to early-20th century. A gasoline UST at the Property was depicted by 1952 fire insurance maps.	No	4.2
Site Reconnaissance	X			5.0
Interviews	X			6.0
Adjoining & Nearby Properties		The adjoining properties River Care Nursing Home - 138-144 Main Street and Milanese Restaurant - 115 Main Street are listed in the EDR report under the NY Spills database.	No	4.3.2 5.2.8
BUSINESS ENVIRONMENTAL RISKS / NON-ASTM SCOPE				
BER	**Not Applicable**	**Findings**		**Rep. Ref.**
Asbestos Containing Materials (ACM)		An Asbestos Inspection Survey conducted in May 2007 by EHI identified ACM in the form of roofing materials (assumed), floor tile and associated mastic, boiler flue insulation, rope-like boiler gasket and caulking/insulation.		7.1
Lead Based Paint (LBP)		A Lead Paint Screening conducted in October 2007 by EHI concluded that no lead painted surfaces were detected.		7.2
Radon		Three radon tests were performed 8/26/2008 through 8/28/2008 by EHI. Results indicated no exceedance of the EPA radon standards.		7.3
Mold		A limited cursory visual screening for evidence of mold/moisture intrusion did not identify any significant mold/microbial growth in the building.		7.4
Wetlands		The EDR Geocheck Physical Setting Source addendum depicted no state or federal (NWI) mapped wetlands on the Property.		7.5

1.3 Findings and Conclusions

1.3.1 Recognized Environmental Conditions

Hillmann has performed a Phase I Environmental Site Assessment in accordance with the scope and limitations of ASTM Practice E 1527-13 of the Property as described in Section 2 of this report. Any additions to, exceptions to, or deletions from this practice are also described in Section 2 of this report. This assessment has revealed no evidence of *recognized environmental conditions* in connection with the Property, except for the following:

RECOGNIZED ENVIRONMENTAL CONDITIONS	
REC #1	Subsurface testing conducted at the Property in 2007 and 2019 identified metals and SVOCs in soils and groundwater at concentrations exceeding regulatory cleanup standards. The identified contaminants were attributed to historical urban fill. Groundwater results in one location indicated VOC and PAH exceeding the regulatory cleanup standards. These compounds are indicative of a possible petroleum contamination due to recorded PID readings and staining observed in the corresponding soil boring. Due to the findings of the subsurface testing, the Property voluntarily procured a Soil and Groundwater Contamination Health and Safety Plan (EHI, 2007) that prescribed operational procedures for site personnel to follow during activities that disturb soil or groundwater. Since the identified urban fill and VOC contaminants in soil and groundwater are being managed in place under the Soil and Groundwater Contamination Health and Safety Plan, the metals, SVOCs, in soil and VOCs in groundwater are considered to be a REC in connection with the Property.
HISTORICAL RECOGNIZED ENVIRONMENTAL CONDITIONS	
	No HRECs were identified.
CONTROLLED RECOGNIZED ENVIRONMENTAL CONDITIONS	
	No CRECs were identified.
SIGNIFICANT DATA GAPS	
	No SDGs were identified.

1.3.2 REC Response Action Recommendations

The following table presents recommended response actions to the identified RECs for further investigation and/or corrective action:

REC RESPONSE ACTION SUMMARY TABLE	
REC #	**Response Action**
REC#1	Given the presence of metals, PAHs, and VOCs, in soil and groundwater, and the current plans for new construction at the site, the site specific management plan for handling site soils and groundwater should be updated and followed during planned construction activities.

1.3.3 Additional Findings

The following environmental conditions were identified, but are not considered to be a REC in connection with the Property:

NOTABLE ENVIRONMENTAL CONDITIONS	
1.	The central and northern portions of the property were occupied by portions of a manufactured gas plant, currently known as the CH – Bayeaux Street Poughkeepsie MGP, from approximately the mid-19th to early-20th century. As further described in Section 4.3.1, the former MGP site is listed on the database of New York State Superfund sites and has undergone previous subsurface investigations with NYSDEC oversight due to the potential for subsurface impacts from the historical gas manufacturing operations. According to the NYSDEC published information, following the completions of site investigation work in 1990 and 2006, no significant MGP waste material was found and a NFA status was granted by NYSDEC on March 12, 2007.
2.	A gasoline UST associated with a former dairy operation was depicted at the northeast portion of the Property by a 1952 fire insurance map. The entire property was redeveloped into the current senior housing complex in the mid-1970s. While disposition of the historical gasoline UST has not been determined, subsurface testing at the Property did not identify evidence of a petroleum release from the former gasoline UST.
3.	A 10,000-gallon above ground storage tank (AST) was observed in the rear of the building, central portion of the Property. The tank is enclosed with a brick structure and accessed via permanent step ladder fixed to the concrete enclosure. No evidence of leakage was observed at the time of the inspection.

4.	A 10,000-gallon #2 heating oil UST was closed in place in 1997. The UST closure was documented by a 1997 tank closure report by Conrad Geoscience, which concluded that all soil testing results were below NYSDEC standards.
5.	Hydraulic fluid is used inside the garbage compactor in the garbage compactor room. Based on the age of the construction, the original equipment may have utilized fluids containing PCBs. No evidence of a significant release was identified.
6.	Hillmann notes that the potential presence of abandoned USTs and/or associated buried piping at the Property cannot be ruled out. A 1952 Sanborn fire insurance map depicted a buried gasoline on the northeastern portion of the Property. The site was redeveloped into the current configuration in the 1970s. While subsurface testing at the Property has not identified by evidence of a petroleum release in the vicinity of the former UST, the disposition of the historical gasoline tank was not determined.

1.4 Environmental Professional Statement

I declare that, to the best of my professional knowledge and belief, I meet the definition of *Environmental Professional* as defined in §312.10 of 40 CFR 312. I have the specific qualifications based on education, training and experience to assess a *property* of the nature, history and setting of the subject *property*. I have developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



Ryan K. Powell, P.G.
Environmental Professional

2.0 INTRODUCTION

2.1 Purpose and Scope

This assessment was conducted utilizing generally accepted Phase I ESA industry standards in accordance with the ASTM Standard Practice E 1527-13. The ASTM describes these methodologies as representing good commercial and customary practice in the United States of America for conducting an environmental site assessment of a parcel of commercial real estate with respect to the range of contaminants within the scope of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) and petroleum products. As such, this practice is intended to permit a user to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner or bona fide prospective purchaser limitations on CERCLA liability (hereinafter, the "landowner liability protections," or "LLPs"): that is, the practice that constitutes all appropriate inquiries into the previous ownership and uses the property consistent with good commercial and customary practice as defined at 42 U.S.C. §9601(35) (B). The primary goal of the processes established by ASTM E1527-13 is to identify *recognized environmental conditions* in connection with the Property.

The term *recognized environmental condition (REC)* is defined by the ASTM as the presence or likely presence of any hazardous substances or petroleum products in, on or at a property: (1) due to a release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.

The ASTM has also defined the terms *historical recognized environmental conditions* and *controlled recognized environmental conditions* as two additional types of RECs. The term *historical recognized environmental condition (HREC)* is defined as a past release of any hazardous substances or petroleum products that has occurred in connection with the Property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the Property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls or engineering controls).

The term *controlled recognized environmental condition (CREC)* is defined as a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.

Conditions determined to be *"de minimis conditions"* are not considered to be RECs, HRECs or CRECs. *De minimis condition* is defined by the ASTM, "…as a condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies."

The chief components of this assessment are generally described as follows:

- A non-invasive visual reconnaissance of the Property and adjoining properties in accordance with ASTM guidelines for evidence of RECs.

- Interviews of past and present owners and occupants and state and local government officials, seeking information related to the potential presence of RECs at the Property.

- A review of standard physical record sources for available topographic, geologic and groundwater data.

- A review of standard historic record sources, such as fire insurance maps, city directories, aerial photographs, prior reports and interviews, etc., to determine prior uses of the Property from the present, back to the Property's first developed use, or back to 1940, whichever is earlier.

- A review of standard environmental record sources including federal and state environmental databases, and additional environmental record sources, to identify potential regulatory concerns with the Property, adjoining properties and properties located within the surrounding area.

An evaluation of environmental or other regulatory compliance matters is excluded from the scope of this assessment.

These methodologies are described as representing good commercial and customary practice for conducting an Environmental Site Assessment of a property for the purpose of identifying recognized environmental conditions.

2.1.1 Business Environmental Risks/Non-ASTM Scope Considerations

In accordance with our contract agreement, Hillmann may have addressed the following potential environmental subject matters that are outside of the requirements of the ASTM E1527-13 standard:

Asbestos-Containing Materials (ACM): A cursory non-intrusive visual screening for the presence of suspect ACM within the accessed areas of buildings built prior to 1990 on the Property. It is emphasized that this cursory non-intrusive visual screening does not constitute an asbestos survey/inspection of the premises. An asbestos survey/inspection should be sought by the report User(s) if more certainty is desired regarding ACM and potential asbestos hazards at the Property. Furthermore, a review of regulatory compliance matters pertaining to asbestos is excluded from the scope of work.

Lead-Based Paint (LBP): A cursory non-intrusive visual screening of the condition of painted surfaces in the accessed areas of residential buildings/units built prior to 1980 on the Property. It is emphasized that this cursory non-intrusive visual screening does not constitute a comprehensive survey for LBP or potential lead hazards. A comprehensive inspection should be sought by the report User(s) if more certainty is desired regarding LBP at the Property. Furthermore, a review of regulatory compliance matters pertaining to lead-based paint is excluded from the scope of work.

USEPA Designated Radon Potential: Review of general non-site specific data published by the USEPA regarding the Radon Zone classification for the area of the Property.

Mold: A cursory non-intrusive visual screening within the accessed areas of buildings on the Property for evidence of systemic microbial problems, including visible mold growth, water

damaged building materials or musty odors. It is emphasized that this cursory non-intrusive visual screening does not constitute a comprehensive survey for moisture/mold/microbial damage. A more comprehensive inspection should be sought by the report User(s) if more certainty is desired regarding the potential for moisture/mold/microbial damages at the Property.

2.2 Property Location/Legal Description

Property location and legal description details are described as follows:

Primary Street Address:		135 Main Street			
City:	Poughkeepsie	**County:**	Dutchess	**State:**	New York
Tax ID/Parcel Number:		Block 76, Lot 911			
Approx. Land Area:		2.20 acres			
Approx. Latitude/Longitude:		North 41.7058760 degrees/West 73.9334410 degrees			
Additional Details (if appl.):		The Property address range includes the landscaped portion rear of the existing building			

2.3 Data Gaps

A *data gap* is defined by the ASTM as a lack of or inability to obtain information required by this practice despite good faith efforts by the environmental professional to gather such information. A data gap is only significant if other information and/or professional experience raises reasonable concerns involving the data gap and the ability to determine the presence or absence of recognized environmental conditions. The following table summarizes data gaps encountered during the assessment as well as a discussion of their significance.

Data Gap:	Significant (Yes/No)?	Discussion
Historical records data failure	Yes	See Section 4.2.9
Response to agency records requests not received as of date of report.	No	Any additional information indicative of a REC will be forwarded upon receipt.

2.4 User Reliance

This report is for the exclusive use of the User(s) named on the front cover. No other party(ies) shall have any right to rely on the content of this report without first obtaining the consent of the original report User; and without obtaining written consent from Hillmann in the form of a letter of reliance or report recertification.

2.5 Significant Assumptions

The following significant assumptions are made:

- Hillmann has assumed that the site operations at the time of the site visit reflect typical site conditions relative to potential environmental conditions and that no concealment of environmental conditions or releases by site owners or occupants has occurred. Likewise, Hillmann has also assumed that no areas of the Property with potential environmental concerns or RECs were concealed or otherwise not made known to us, intentionally or unknowingly, by the Property owners/occupants and/or site escort at the time of the site visit.

- For the purpose of estimating the approximate direction of groundwater flow in the absence of site specific groundwater data, unless indicated otherwise, Hillmann has assumed that the gradient of groundwater flow follows the surface topography of the Property and immediate surrounding area.

2.6 General Limitations and Exceptions

2.6.1 Limitations

The report turnaround time specified by the contract agreement for this assessment may present a limitation to Hillmann's ability to access and review pertinent regulatory agency records. Such limitations, if encountered, are further specified in Section 4.4.

Significant limitations related to the condition or accessibility of the Property at the time of the site reconnaissance, if encountered, are reported in Section 5.1.

2.6.2 Other Exceptions or Deletions

No other exceptions or deletions from the ASTM Standard E 1527-13 are reported.

2.6.3 Special Terms and Conditions

Hillmann has prepared this Phase I Environmental Site Assessment using reasonable efforts in each phase of its work to identify recognized environmental conditions associated with hazardous substances, wastes and petroleum products at the Property. Findings within this report are based on information collected from observations made on the day of the site reconnaissance and from reasonably ascertainable information obtained from governing public agencies and private sources.

This report is not definitive and should not be assumed to be a complete or specific definition of the conditions above or below grade. Information in this report is not intended to be used as a construction document and should not be used for demolition, renovation, site development, redevelopment, or other construction purposes. Hillmann makes no representation or warranty that the past or current operations at the Property are, or have been, in compliance with all applicable federal, state and local laws, regulations and codes.

Findings, conclusions and recommendations presented in this report are based on our visual observations of the Property, interviews conducted, the records reviewed, information provided by the Client, and/or a review of readily available and supplied drawings and documents. Hillmann relies upon the information, whether written, graphic or verbal, provided by the Property contact(s) or as shown on any documents reviewed or received from the Property contact, owner or agent, or

municipal source; and assumes that information to be true and correct. Although there may have been some degree of overlap in the information provided by these various sources, Hillmann did not attempt to independently verify the accuracy or completeness of all information reviewed or received during the course of this assessment. Hillmann can neither warrant nor guarantee the accuracy or completeness of information that was obtained from ostensibly knowledgeable individuals, regulatory agency representatives or other secondary sources.

Regardless of the findings stated in this report, Hillmann is not responsible for consequences or conditions arising from facts that were concealed, withheld or not fully disclosed at the time the assessment was conducted.

This report does not warrant against future operations or conditions, nor does it warrant against operations or conditions present of a type or at a location not investigated.

The regulatory database report provided is based on an evaluation of the data collected and compiled by a contracted data research company. The regulatory research is designed to meet the requirements of ASTM Standard E 1527-13. Hillmann can neither warrant nor guarantee the accuracy or completeness of the information obtained from the regulatory database report provider during the course of this assessment.

Subsurface conditions may differ from the conditions implied by the surface observations and can only be reliably evaluated through intrusive techniques.

Reasonable efforts have been made during this assessment to identify aboveground and underground storage tanks and ancillary equipment. “Reasonable efforts” are limited to information gained from visual observation of largely unobstructed areas, recorded database information held in public record and available information gathered from interviews. Such methods may not identify surficial and subsurface features that may have been hidden from view due to parked automobiles and other vehicles, snow cover, vegetative growth, pavement, construction or debris pile storage or incorrect information from sources.

Hillmann is not a professional title insurance firm and makes no guarantee, explicit or implied, that the records which were reviewed represent a comprehensive or precise delineation of past Property ownership or tenancy for legal purposes.

The ASTM E1527-13 standard states that recommendations are not required to be included in a Phase I ESA report; however, further that recommendations are an additional service that may be useful in the User’s analysis of landowner liability protections or business environmental risks; and that the User should consider whether recommendations for additional inquiries or other services are desired.

The recommended response actions to the identified RECs presented in Section 1.3, if any, are not intended to represent the only course(s) of action to take; nor does it imply any opinion as to the timing of the action. Furthermore, it is emphasized that additional response actions may become warranted depending on the outcome of the initial action(s) taken. Hillmann advises that consultation with legal counsel familiar with environmental and real estate law may be beneficial

to the decision making process for the type and timing of a response action to identified RECs, if any.

Due to the limited nature of our review of potential Business Environmental Risks, the User of the report should consider whether to take additional action(s) to further define, properly manage and/or mitigate potential BERs.

In the event of any conflict between the terms and conditions of this report and the terms and conditions of the consulting services agreement for this project, the consulting services agreement shall control.

3.0 USER PROVIDED INFORMATION

The term "User" is defined by ASTM as the party seeking to use Practice E1527 to complete an environmental site assessment of the Property; specifically, the entities named on the front cover to which the report has been addressed.

3.1 Prior Environmental Reports/Documentation

The following prior environmental investigation reports and documentation were provided to Hillmann:

Tank Closure Site Assessment Report; Admiral Halsey Village, 135 Main St., Poughkeepsie, New York; prepared by Conrad GeoScience Corp; dated November 18, 1997. The report documented tank closure activities for a former 10,000-gallon heating oil UST located in the courtyard behind the apartment building. Initially planned for closure by removal, the report stated that the tank was abandoned in place on October 17, 1997 due to the proximity of a natural gas utility pipe and difficulties removing an UST anchor point. Three soil samples were collected from the bottom of the tank excavation and submitted for VOC and SVOC analysis. No VOCs were detected in any of the samples collected. Seven SVOCs were detected at concentrations well below NYSDEC standards. The report concluded:

> *"Considering the integrity of the UST upon cleaning and attempted excavation, along with the lack of petroleum contaminated soils, there is no evidence of prior leakage or spillage from this tank. In addition, SVOCs detected are well below NYSDEC standards and, therefore, no remedial activity is required. The SVOCs present may represent residual coal tar. No information pertaining to groundwater quality, and the presence of these compounds in groundwater is available at this time."*

Phase I Environmental Site Assessment – Update, 135 Main Street, Poughkeepsie, New York 12601; prepared by Hillmann Consulting on behalf of Admiral Halsey, L.P., c/o Omni New York, LLC, August 28, 2007. The report concluded the following with regard to recognized environmental conditions (RECs) in connection with the Property:

> *"This update assessment has revealed no evidence of recognized environmental conditions (RECs) in connection with the Property, except for the following:*
>
> *• A Limited Phase II Investigation report was prepared by Hillmann in March 2007 to evaluate two recognized environmental condition that were identified by Hillmann's prior Phase I ESA report. The RECs included a potential impact to the environment from a former coal gasification plant; and a historic underground storage tank (UST) that was identified by review of Sanborn Fire Insurance Maps of the Property. The investigation included the use of a GPR survey to identify any underground structures, utilities, or obstructions, and the collection and analysis of soil and groundwater samples. The results of the investigation identified the presence of residual contamination which could be attributed to the past manufactured gas plant usage. The Limited Phase II Investigation identified elevated levels of metals and PAHs in soils throughout the property. Hillmann understands that Omni has obtained a "Property Use and Work Plan" to protect against possible contamination exposure. This document provides insight on which procedures to follow during excavation activities. In addition, this document is site specific and will only pertain to the subject property. Hillmann has contacted the NYSDEC directly, and was informed that there is no requirement to report a spill to the NYSDEC. Therefore Hillmann does not recommend reporting the results to the NYSDEC. Hillmann notes that a*

Soil and Groundwater Contamination Health and Safety Plan was developed for the Property on behalf of Admiral Halsey LP, dated July 11, 2007."

The August 28, 2007 Hillman Phase I ESA report also included a summary of a NYSDEC file review of the former Bayeaux Street Coal Gasification Plant. Documentation consisted of a series of reports concerning historic coal gasification plants located the City of Poughkeepsie. Much of the documentation pertained to a different historic coal gas plant located several blocks to the west of the Property along the Hudson River Waterfront. A Phase I investigation report of the Bayeaux Street Coal Gas Plant site was also included, as summarized below by the 2007 Phase I ESA:

Phase I Investigation Poughkeepsie (Bayeaux Street) Coal Gasification Plant Site, City of Poughkeepsie, Dutchess County, New York; prepared by EA Science and Technology of Middletown, New York; on behalf of Central Hudson Gas & electric Corporation, January 1987:

The report indicated that a historic coal gas plant that formerly occupied the Property operated from approximately 1850 to 1911, at which time it was replaced by a Water Street plant located several blocks to the west. The report concluded the following:

"The available data are considered insufficient to prepare a final HRS (Hazard Ranking System) score for this site. There is no documentation of hazardous waste or contamination at the former Poughkeepsie Bayeaux Street Coal Gas Plant site. Groundwater soil quality data lacking."

"In order to prepare a final HRS score for this site, analytical data regarding the quality of the ground-water and soil, and characteristics of waste (if present), will be necessary, thus requiring performance of a Phase II investigation. The proposed Phase II study would include the performance of a soil vapor survey, the installation of 4 observation wells and the collection and analysis of ground-water and soil samples."

Limited Phase II Investigation, Admiral Halsey, 135 Main Street, Poughkeepsie, New York 12601; prepared by Hillmann Environmental Group LLC on behalf of Admiral Halsey, L.P., c/o Omni New York, LLC, May 2007.

The purpose of the Limited Phase II Investigation was to evaluate two RECs that were identified by a 2007 Phase I ESA report. The RECs included a potential impact to the environment from a former coal gasification plant; and a historic underground storage tank (UST) that was identified by review of Sanborn Fire Insurance Maps of the Property. The investigation included the use of a GPR survey to identify any underground structures, utilities, or obstructions, and the collection and analysis of soil samples. These samples were collected from boring locations in the asphalt parking lot, around the old UST and in the area of the historic coal gasification plant. A total of fourteen (14) soil and three (3) groundwater samples were collected and analyzed for parameters including volatile organic compounds (VOC), base neutrals and acid extractable (BNA), and Priority Pollutant List Metals.

The following is a summary of the conclusions of the Limited Phase II Investigation:

"Hillmann has completed a Limited Phase II Investigation at 135 Main Street to assess the impact of former coal gasification plant and UST located on site. The completed scope of work included a GPR survey, the advancement of subsurface borings utilizing a Geoprobe and hand auguring. The following has been concluded from this investigation.

1. *The results of the investigation have identified the presence of contamination which could be attributed to past site usage. The environmental concerns identified through laboratory and field observations are the presence of metals and Polynuclear Aromatic Hydrocarbons (PAHs) present in the soil and groundwater.*
2. *It appears that the contamination identified is the result of former coal gasification processes conducted on site.*
3. *Elevated levels of metals and PAHs are wide spread throughout the property. Minimal risk of exposure is expected in the areas of the parking lot and/or lawn area. Any excavation or prolonged contact with the subsurface soils may potentially cause exposure to the subsurface contaminants.*
4. *Due to the wide spread presence of elevated metals and PAHs around the property, Hillmann has determined that the contamination encountered is not from the UST, but as a result of the historic coal gasification plant. It is determined that the UST did not impact the surrounding environment.*
5. *Omni has decided to develop a raised garden bed system. This decision will protect the current residence using the garden area. A brief description of the garden area is described in the below section.*
6. *Additionally, Omni is in the process of obtaining a "Property Use and Work Plan" to protect against possible contamination exposure. This document will provide insight on which procedures to follow during excavation activities. This document will be site specific and will only pertain to the subject property. A copy of the work plan will be located at the facility."*

Vapor Intrusion Investigation, Admiral William F. Halsey Senior Village, 135 Main Street, Poughkeepsie, NY; prepared by Hillmann Environmental Group LLC on behalf of Admiral Halsey, L.P., c/o Omni New York, LLC, July 13, 2007.

The scope of work consisted of one round of sampling for VOCs by TO-15 Method. Samples were collected from the Sub-Basement, Maintenance Room, Community Room, on the 1st Floor Adjacent the Elevator, and on the 6th Floor Adjacent the Elevator. Also, one outdoor reference sample was collected. The conclusions and recommendations stated the following:

4.1 Conclusions
Based on Hillmann's review, indoor air quality is not anticipated to cause occupant illness or require immediate remediation. Based on the data that we have at this time, Hillmann has found no evidence that an increase health risk exists from the previous Manufactured Gas Plant (MGP). Although the NYSDOH or Hillmann recognize the upper range of the comparative data as a valid reference, it should be noted that very few samples would exceed this level present in some non-impacted homes. Furthermore, it should be noted that samples were collected from areas susceptible to organic vapors from maintenance products and processes.

4.2 Recommendations
Based on Hillmann's review of indoor sample results, indoor air quality is not anticipated to cause occupant illness or require immediate remediation. In order to conduct a comprehensive vapor intrusion assessment NYSDOH Guidelines recommend that sub-slab soil vapor samples be collected. Sub-slab samples are an important component used to compare with indoor and outdoor samples in order to evaluate current and potential human exposures (e.g. if the building's structural integrity or use changes) and determine the site-specific attenuation factors, which compares the ratio of indoor air to sub-slab vapor concentrations. Furthermore, it may be prudent for follow-up sampling to be conducted on a periodic basis (such as annual or bi-annual) to ensure these conditions do not change over time. If significant changes occur at the building (increase or decrease HVAC, digging, vibration, etc) the potential for vapor intrusion may increase."

Soil & Groundwater Contamination Health & Safety Plan, Admiral William F. Halsey Senior Village, 135 Main Street, Poughkeepsie, NY; prepared for Admiral Halsey L.P by Environmental Health Investigations, Inc.; dated July 11, 2007. The report established policy for managing potential exposures to chemicals which exist in low concentrations within the soil and ground water associated with the Admiral William F. Halsey Senior Village property located at 135 Main Street in Poughkeepsie, New York.

Supplemental Investigation of Poughkeepsie Bayeaux Street Site; prepared by Central Hudson & Electric Corporation, July 2006. This report detailed a supplemental investigation conducted following results finding from an August 1990 investigation and well installation. The 2006 investigation consisted of the installation of five soil borings in and around the former MGP structure at the site. Soil and monitoring well borings from 1990 consisted of fill material at various depths ranging from ground surface to approximately 8 feet below ground surface in most areas investigated. The four monitoring wells were installed at the Property to assess water quality in 1990. Based on the results from a 1990 Phase II investigation and 2006 supplemental investigation, conclusions, Central Hudson requested that the NYSDEC delist the former Bayeaux Street site from the Inactive Hazardous Waste Disposal Site Program Registry and abandon all monitoring wells.

Hillmann notes that a Phase II Site Investigation is being conducted by Hillmann concurrently with this Phase I ESA report and will be submitted under separate cover.

3.2 User Questionnaire

Section 6 of the ASTM E1527-13 standard describes certain tasks required to be performed by the report User in order to qualify for landowner liability protections to CERCLA liability. To assist the report User to meet these requirements, and as recommended by the ASTM E1527-13 standard, a Questionnaire of inquiries (User Questionnaire) specified in 40 CFR 312.25, 312.28, 312.29, 312.30, and 312.31 has been provided to the original report User. The following is a summary of the User's response:

Question:	Yes/No:	Detail:
Environmental liens that are filed or recorded against the property: Did a search of recorded land title records identify any environmental liens filed or recorded against the property under federal, tribal, state or local law?	NR	Questionnaire provided to User. Question not answered by User.
Activity and use limitations that are in place on the property or that have been filed or recorded against the property: Did a search of recorded land title records (or judicial records where appropriate, identify any AULs, such as engineering controls, land use restrictions or institutional controls that are in place at the property and/or have been filed or recorded against the property under federal, tribal, state or local law?	NR	Questionnaire provided to User. Question not answered by User.
Specialized knowledge or experience of the person seeking to qualify for the LLP: Do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you	Yes	

Question:	Yes/No:	Detail:
would have specialized knowledge of the chemicals and processes used by this type of business?		
Relationship of the purchase price to the fair market value of the property if it were not contaminated: Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?	NR	Questionnaire provided to User. Question not answered by User.
Commonly Known or Reasonably Ascertainable Information: Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example,		
-Do you know the past uses of the property?	No	
-Do you know of specific chemicals that are present or were once present at the property?	No	
-Do you know of spills or other chemical releases that have taken place at the property?	No	
-Do you know of any environmental cleanups that have taken place at the property?	No	
The degree of obviousness of the presence or likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation: Based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of releases at the property?	NR	Questionnaire provided to User. Question not answered by User.
Litigation/Administrative Proceedings/Government Notices As the User of this ESA, do you have knowledge of (1) any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the property; (2) any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on or from the property; and (3) any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products.	No	Questionnaire provided to User. Question not answered by User.

NR-no response

3.3 Reason for Performing Phase I ESA

The User did not indicate the purpose of the assessment. Hillmann assumes that the Phase I ESA was being performed in order to qualify for landowner liability protection to CERCLA liability.

4.0 RECORDS REVIEW

4.1 Physical Setting Sources

The following physical setting sources were reviewed:

Source	Discussion
USGS 7.5 minute Topographic Map Data: (EDR Geocheck-Physical Setting Source Addendum)	The Property lies at an elevation of approximately 112 feet above mean sea level on the New York 7.5 Minute Series Topographic Quadrangle map. The terrain at the Property is generally flat with a regional trend that slopes slightly downward to the west. The closest down gradient waster body is the Hudson River approximately 1,900 away to the west.
USDA SCS Soil Data: (EDR Geocheck-Physical Setting Source Addendum)	The soil type at the Property is classified as "Udorthents". The Udorthents designation is characterized by a gravelly loam surface texture and is well drained with an intermediate water holding capacity.
Geologic Data: (EDR Geocheck-Physical Setting Source Addendum)	The Property is underlain by a stratified sequence of materials of the Paleozoic Era., Ordovician System and Middle Ordovician Series. The depth to bedrock is typically greater than 60 inches below ground surface.
Wetlands Data: (EDR Geocheck-Physical Setting Source Addendum)	The EDR Geocheck Physical Setting Source addendum depicted no state or federal (NWI) mapped wetlands at the Property.
Additional Sources/ Data:	NA
Groundwater Flow Discussion:	Based on a review of the above information as well as past subsurface investigations at the Property, the direction of shallow groundwater flow at the site is inferred to be generally from east to west.

4.2 Historical Use – Property and Adjoining Properties

Hillmann has conducted research in order to help identify the likelihood of past uses having led to recognized environmental conditions in connection with the Property. Standard historical sources have been sought in an attempt to document the past uses of the Property as far back as it can be shown that the Property contained structures; or from the time the Property was first used for residential, agricultural, commercial, industrial or governmental purposes.

4.2.1 Fire Insurance Maps

Hillmann obtained a Certified Sanborn Map Report from EDR in order to research published historic fire insurance maps for the Property and surrounding area. A copy of the report is included in Appendix D. The following is a summary of site use information interpreted from a review of the report: The property is not shown in the 1984 Sanborn Map.

Year(s)	Description	
1887	**Property**	The Property is developed along Main Street in the southern portion and southwest along Bayeaux Street with various commercial stores and businesses. The central of the property is developed with pottery maker including a coal shed. The northern portion of the property is a developed with portions of the Poughkeepsie Gas Light company, a manufactured gas plant. An iron gas holder is depicted at the northeast corner of the site.

Year(s)	Description	
	Adjoining Properties	The adjoining properties are depicted with a school house to the north; developed residential dwellings and vacant building to the west; developed commercial businesses to the south including drugstore, grocery, butcher, carpeting and wall paper shop, and laundry facility; developed commercial businesses to the southeast, and portions of the Poughkeepsie Gas Light Company to the northeast.
1895	**Property**	The Property is depicted as developed with commercials business to the south along Main Street and southwestern portion along Bayeaux Street, in the central portion with a factory for stone, earthenware and piping; and the buried foundation of manufactured gas tank on the northern portion.
	Adjoining Properties	No significant changes.
1913	**Property**	The Property is depicted as developed in the southern portion along Main Street and southwestern portion along Bayeaux Street with commercial business. Central portion of the property along Bayeaux Street depicts a gas and electric store. The Poughkeepsie Gas Light Company is no longer depicted.
	Adjoining Properties	The adjoining property to the north of the site is depicted as a tenement. A gasometer labeled as "Not Used) is depicted in the northwest. No other significant changes.
1950	**Property**	Bayeaux Street is now named North Perry Street. The Property is depicted as developed in the southern portion along Main Street and southwestern portion along North Perry Street with commercial business. Central portion of the property along North Perry Street depicts a poultry market and vacant building. The northern portion of the property depicts a private garage for automobiles and "J. Schrauths Sons Inc." is labeled across the north portion.
	Adjoining Properties	The adjoining property to the north of the site is depicted as vacant and boarded up. A scrap metal yard is depicted adjoining to the northwest. No other significant changes.
1952	**Property**	The garage structure at the northern portion of the Property is now labeled as an ice cream distribution warehouse instead of a private garage. A buried gasoline tank is depicted adjacent to the southeast corner of the garage. No other significant changes.
	Adjoining Properties	No other significant changes.
1990	**Property**	The Property is depicted with the Admiral William F Halsey Senior village for housing at the southern end and the remaining portion of the site with no improvements.
	Adjoining Properties	The adjoining properties are depicted as developed with a parking lot to the southwest with commercial businesses and apartments, northwest and east adjoining depicts multifamily residential dwellings. The north adjoining property is depicted as a playground. The southern adjoining properties are depicted as vacant lots.

4.2.2 City Directories

Hillmann obtained an EDR City Directory Abstract report to review data of historic occupants of the Property's street address. The following is a generalized summary of the findings of City Directory Research for past occupants of the Property, indicating occupants and the years indicated by the listings.

Property	
Occupant(s)	**Appr. Date Range**
Residential and Commercial Listings (127-149 Main Street)	1942 - 1970
Self Service Laundry (145 Main Street)	1963
Disabled American Veterans	2000

Residential occupants of Admiral Williams F Halsey Senior Village (135 Main Street)	1980-1992, 2005-2014

Hillmann also reviewed the EDR City Directory Abstract report for listings of historic occupants of the adjoining properties. The following is a general summary of listings of historic adjoining property occupants:

Adjoining Properties		
Address(es)	**Historic Occupant(s)**	**Appr. Date Range**
130-150 Main Street	Various Residential and commercial listings including a motor vehicle bureau, funeral home, plumbing supply store	1942 – 1975
138-140 Main Street	Commercial listings including Irene Development Corp and River Valley Realty Corp, Peter J Liepmann MD LLC, & River Valley Care Center Inc	2000-2014
98-128 Main Street	Residential and Commercial listings including shoe repair, electronic store, restaurant, motor cycle repair shop, fruit market, linen supply company	1942 – 1980
110-116 Main Street	Various commercial listings including Ackerman Quinn Financial Services, Poughkeepsie Chamber of Commerce, Alternative Environmental Services, Marshall & Sterling Inc., etc.	1992-2014
113-125 Main Street	Residential and Commercial listings including a tavern, janitor supply	1942-1975
113-115 Main Street	Residential and Commercial listing including Milanese Restaurant	1975-2014
157 - 161 Main Street	Residential Listing	2010- 2014
12-42 North Perry Street	Residential listings	1942-2000

4.2.3 Historical Topographic Map Review

Due to the availability of alternate historic sources, as well as the likelihood that this source would not provide any significant data, historical topographic maps were not researched for this assessment.

4.2.4 Aerial Photograph Review

Due to the availability of alternate historic sources, as well as the likelihood that this source would not provide any significant data, historical topographic maps were not researched for this assessment.

4.2.5 EDR High-Risk Historical Records

The EDR Radius Map™ report, which will be discussed in greater detail in Section 4.3, provided a search of proprietary databases of potential historical high-risk uses at or in the vicinity of the Property. These databases include EDR Historic Cleaners – a database of property addresses with records of historical occupancy by suspected cleaners businesses; EDR Historic Auto – a database of property addresses with records of historical occupancy by potential automotive gas/filling stations and repair facilities; and EDR MGP- a database of sites historically occupied by manufactured gas plants and related facilities.

EDR Historic Cleaners	No on-site or adjoining listings identified.
EDR Historic Auto	No on-site or adjoining listings identified.

EDR MGP	The Property is listed as a former MGP from as early as 1887 through approximately 1911. Two additional MGP listings are identified within 1-mile search distance. One MGP site is located approximately 2,041 feet to the south-southwest of the Property. The second MGP site is located approximately 2,243 feet to the northwest of the Property.

4.2.6 Petroleum/Natural Gas Well Review

Hillmann reviewed the historical record sources for evidence of historic petroleum and/or natural gas wells at the Property. No record of any historical petroleum/natural gas wells at the Property was identified.

4.2.7 Additional Historical Data

No additional prior historical data was reviewed except for the prior Phase I ESA report discussed in Section 3.1.

4.2.8 Summary of Identified Historic Uses

The following table presents a summary of the types and approximate timeframes of identified prior uses of the Property:

Property	
Years (Approx.)	**Use**
1887 to 1913	Various commercial stores observed to the south of the property along Main street; Central portions of the property observed various commercial business; Northern portion of the property is observed with a manufactured gas plant.
1913 to 1952	Various commercial properties are observed in the south along Main Street. Central portions of the property is developed with commercial businesses, portions of a dairy and a vacant building; North portion of the property is developed with a private garage for automobiles.
Circa 1975 to Present	Senior Citizen Apartment Complex

The following table presents a summary of the types of identified prior uses of the adjoining properties:

Adjoining Properties	
Years (Approx.)	**Use**
1887 to present	Residential, commercial, and storage

4.2.9 Historical Records Data Failure

The ASTM E1527-13 standard defines data failure as a failure to achieve the ASTM specified historical research objectives after reviewing the standard historical sources that are reasonably ascertainable and likely to be useful. The objective is to identify all obvious uses of the property from the present, back to the property's first developed use, or back to 1940, whichever is earlier. Furthermore, records of historic use/conditions should be sought in intervals no less than approximately five years, unless the property conditions appear unchanged over a longer interval.

Objective	Met?	Detail	Significant Data Gap?
First developed use/date determined?	No	The earliest determined uses consisted of a mix of commercial stores/businesses and a manufactured gas plant in 1887.	No
Record sources at 5-year intervals back to 1940 or first developed use?	No	Historical record gaps exceeding five years were encountered. However, significant site-use changes or undiscovered site uses appear unlikely to have occurred during the record gaps.	No
All obvious prior uses identified?	Yes	See Section 4.2.8.	No

Please refer to Section 2.3 for additional discussion of data gaps and their significance to the findings of the assessment.

4.2.10 Historic Uses REC Discussion

The central and north portions of the property were occupied by portions of a manufactured gas plant, currently known as the CH – Bayeaux Street Poughkeepsie MGP, from approximately the mid-19th to early-20th century. As further described in Section 4.3.1, the former MGP site is listed on the database of New York State Superfund sites and has undergone previous subsurface investigations with NYSDEC oversight due to the potential for subsurface impacts from the historical gas manufacturing operations. According to the NYSDEC published information, following the completions of site investigation work in 1990 and 2006, no significant MGP waste material was found and a NFA status was granted by NYSDEC on March 12, 2007.

The northern half of the Property was occupied by portions of a dairy in the mid-20th century, which included a garage structure and adjoining buried gasoline storage tank depicted by a 1952 historical fire insurance map. The site was redeveloped into the current configuration in the 1970s. Subsurface testing at the Property has not identified by evidence of a petroleum release in the vicinity of the historical UST; however, the disposition of the historical gasoline tank was not determined.

4.3 Standard Environmental Record Sources

Hillmann obtained a regulatory database report, titled EDR Radius Map™ Report, from Environmental Data Resources of Shelton, CT. The report provided a search of standard environmental record sources in general accordance with the requirements of the ASTM E1527-13. Hillmann has reviewed the regulatory database report, and a summary of findings has been presented in the following tables and report sections. Hillmann has also reviewed the list of unmapped sites (a.k.a. "Orphan List" sites). Unmapped sites identified as falling within an applicable specific search distance or warranting discussion in the report, if any, have been included in the information presented below. Detailed descriptions of the meaning and significance of the regulatory databases can be found in the regulatory database report in Appendix E.

Regulatory Database	Search Distance	Property Listed?	Adj. Properties Listed?	Total Listings Within Search Distance
Fed. NPL/Proposed NPL	1-mile	No	No	1
Fed. Delisted NPL	½-mile	No	No	0
Fed. SEMS	½-mile	No	No	1
Fed. SEMS-ARCHIVE	½-mile	No	No	2
Fed. RCRA CORRACTS	1-mile	No	No	0
Fed. RCRA TSD	½-mile	No	No	0
Fed. RCRA LQG	Site & Adj.	No	No	
Fed. RCRA SQG	Site & Adj.	No	No	
Fed. RCRA CESQG	Site & Adj.	No	No	
Fed. ENG Control List	Site	No		
Fed. INST Control List	Site	No		
Fed. ERNS	Site	No		
State/Tribal Hazardous Waste Site	1-mile	No	No	4
State/Tribal Landfill/Solid Waste	½-mile	No	No	1
State/Tribal Leaking Storage Tanks	½-mile	No	No	24
State/Tribal Registered Storage Tanks	Site & Adj.	No	Yes	
State/Tribal Eng. Control List	Site	No		
State/Tribal Inst. Control List	Site	No		
State/Tribal Voluntary Cleanup Sites	½-mile	No	No	1
State/Tribal Brownfields	½-mile	No	No	3
Supplemental Regulatory Databases	Site & Adj.	No	Yes	

4.3.1 Property Listings

The following Property listings were identified:

- UST/AST – Admiral William F. Halsey Senior Village, 135 Main Street: According to the database, a 10,000-gallon #2 heating oil UST was installed in 1976 and with the status "closed – removed" in 1997. The AST listing indicated a 10,000-gallon #2 heating oil tank installed in 2008 with the status "In Service". No indication of reported spills were noted for either tank. Therefore, the UST/AST listings are not considered to be a REC in connection with the Property.

SHWS/NY HSWDS – CH - Bayeaux Street Poughkeepsie MGP, Main Street and North Perry Street: The HSWDS listing reflected information dated 2003 that the former Bayeaux Street MGP was listed as a potential hazardous waste disposal site. Although not listed by EDR on the SHWS database, a search of the NYSDEC Environmental Site Remediation database listed the former Bayeaux Street MGP (#314071) in the state superfund program with "C" (completed) classification. Further, the database details stated the following:

> *"Site was given a class of R. Decision was made on 3/12/07 to classify as N. Reclassified to C. This was the site of a small MGP on Main Street and North Perry Street in Poughkeepsie. A senior citizens housing development occupies the site today. The site is included in a multi-site Consent Order #D3-0134-89-05 1/12/90. A Site Assessment (PSA) was performed in 1990. No significant MGP waste material was found, and an NFA letter was sent on 03/12/07. As DER's experience with MGP sites grew, a few data gaps were identified in the original PSA. Central Hudson completed additional investigation work in 2006 to more completely cover the full footprint of the site with borings and test pits. The additional work confirmed the original conclusion that no significant MGP waste was present at the site. A letter stating this conclusion was issued on 03/12/07."*

Based on the database details discussed above, these listings are not considered to be a REC in connection with the Property.

4.3.2 Adjoining Property Listings

The following adjoining property listings were identified:

- NYSPILLS – NYSDOT Project, 133 Main Street, Spill number 9604735: Although mistakenly listed as adjoining by EDR, the listing is actually for a site located in Carroll (Chautauqua County) , New York and therefore is not a REC in connection with the Property.

- UST, NYSPILLS – River Care Nursing Home, 138-144 Main Street, Spill number 9714354: This site adjoins the Property to the south and is cross gradient based on area topography. The UST listing indicated a 1500-gallon #2 fuel oil UST was installed in 1998 and has been closed by removal. According to the NY Spills listing, contamination was discovered during the removal of a 275 gallon AST from the basement of a demolished building. The spill case was closed on March 26, 1998. Based on the description and regulatory statuses, these listings are not considered to be a REC in connection with the Property.

- NYSPILLS – 115 Main Street, Spill number 9202522: This site adjoins the Property to the west and is down gradient based on area topography. According to the database, an air eliminator truck malfunctioned causing an oil leak to the paved street. Driver applied Speedi-Dri® and confirmed cleanup, and the spill case was closed on June 2, 1992. Based on the description and regulatory status, this listing is not considered to be a REC in connection with the Property.

4.3.3 ASTM Search Distance Findings

The following is a summary of the findings of the regulatory database review with regard to sites identified as located within the ASTM specified search distance surrounding the Property. In order to keep this report informative and yet concise, Hillmann has provided a brief discussion of the listed site(s) for each database category that appears most likely to impact the Property based on

distance, topography and/or case status. A copy of the full regulatory database report, including available details of all listed sites, is included in Appendix E.

Note that listings for the following databases, if identified, would be discussed above in Sections 4.3.1 and 4.3.2: Registered Storage Tanks, Federal RCRA Generators, Federal and State INST and ENG Controls, ERNS.)

Federal NPL: One (1) NPL listing was identified within a one-mile radius of the Property. The listing named Hudson River PCBs, has no applicable street name and is located approximately 1,800 feet west of the Property and down gradient from the Property. The site is a 40-mile stretch of the Hudson River between Mechanicsville and Fort Edward. General Electric discharged an estimated 1 million pounds of PCBs into that stretch of water. The State has identified 40 hot spots with contaminated sediments greater than 50 parts per million. EPA has prepared a feasibility study and to evaluate alternative remedial actions under CERCLA. EPA approved funding for cleanup and two potential parties responsible for waste associated with this site have been notified. Based on the status, distance and nature of the site, this listing is not considered to be a REC in connection with the Property.

Federal Delisted NPL: No DNPL listings were identified within a ½-mile radius of the Property.

Federal SEMS (formerly CERCLIS): One (1) SEMS listings was identified within a ½-mile radius of the Property. The listing is named Hudson River PCBs. Please refer to the above section Federal NPL listing for description.

Federal SEMS-ARCHIVE (former CERC-NFRAP): Two (2) SEMS-ARCHIVE listings were identified within a ½-mile radius of the Property.

One site, Orchard Place (Qual Krom), 28 Orchard Place, is located approximately 2500-feet to the northeast and higher in elevation relative to the Property. The site was indicated as Removal Only Site (No Site Assessment Work Needed) and is not on the NPL. Based on the distance and status, this listing is not considered to be a REC in connection with the Property.

The other SEMS-Archive site, Bern Colors- 75 North Water Street, is located approximately 1,830 feet to the northwest and is lower in elevation relative to the Property. The site was indicated as Removal Only Site (No Site Assessment Work Needed) and is not on the NPL. Based on the distance and status, this listing is not considered to be a REC in connection with the Property.

Federal RCRA-CORRACTS: No CORRACTS listings were identified within a one-mile radius of the Property.

Federal RCRA-TSD: No TSD listings were identified within a ½-mile radius of the Property.

State/Tribal Hazardous Waste Sites: Four (4) SHWS listings were identified within a one-mile radius of the Property. The closest SHWS site, HRH Lead Abatement Site-55 Garden Street, is located approximately 1,954 feet to the east and up gradient of the Property. The site was listed due to lead abatement activities. Based on distance and nature of the site, this listing is not considered to be a REC in connection with the Property. Based on various factors including

distance, area topography and/or site status, none of the other SHWS listings are considered to be a REC for the Property.

State/Tribal Landfill/Solid Waste Disposal Sites: One SWF/LF listings was identified within a ½-mile radius of the Property. The site, G.F Refuse T.S-240 Main Street is located approximately 1,264 feet east-southeast and up gradient from the Property. Current description of the facility is an inactive/ retired transfer station. Based on the distance, description and inactive status, this listing is not considered to be a REC in connection with the Property.

State/Tribal Leaking Storage Tanks: Twenty-four (24) LTANKS listings were identified within a ½-mile radius of the Property. All 24 LTANKS sites within ½ mile were indicated to have closed case statuses. The closest LUST listing, Apt. Milanese-111 Main Street-spill number #9312029, is located approximately 225 feet to the west and downgradient of the Property. A tank test failure was reported on January 12, 1994 and the spill case was closed on January 19, 2004. Based on the closed spill case statuses, none of the 24 LTANKS sites identified by EDR within a ½ mile of the Property is considered to be a REC for the Property.

State/Tribal Voluntary Cleanup Sites: One (1) VCP listings was identified within a ½-mile radius of the Property. The site, CH-Water St. - Poughkeepsie MGP-North Water Street, is located approximately 2,128 feet to the northwest and down gradient of the Property. According to the database, the former MGP operated from 1911 to 1950, with contaminant of concern coal tar leaking from the storage vessels and piping and still present in the subsurface. Some tars continually to discharge into the Hudson River sporadically. Several environmental investigations indicated coal tar contains high levels of dissolved BTEX, PAH and metal compounds that has impacted the subsurface of the site, bedrock and Hudson River. Based on the active investigation, the flow of contamination towards the Hudson River, elevation and distance from the Property, this listing is not considered a REC in connection of the Property.

State/Tribal Brownfields: Four (4) BROWNFIELDS listings were identified within a ½-mile radius of the Property. The closest BROWNFIELDS site, Queen City Lofts, 178-182 Main Street, is located approximately 311 feet to the east-southeast and up gradient of the Property. According to the database, the site was used for various industrial, commercial and residential purposes including a machine shop and laundry facility from as early as 1887 until the mid-1980s. Contamination was identified during a subsurface investigation attributed to historic fill and two USTs. Contamination is documented to be contained within the site boundaries. Based on the subsurface investigation and no contamination leaching offsite, this listing is not considered to be a REC in connection with the Property. Based on various factors including distance, area topography and/or site status, none of the other BROWNFIELDS listings are considered to be a REC for the Property.

Review of the sites identified within the ASTM search parameters did not identify any nearby or surrounding area sites that are considered to be a REC in connection with the Property, unless as discussed otherwise previously in this section.

4.3.4 Tier I Vapor Encroachment Screening

Hillmann reviewed adjoining and vicinity database sites to identify potential off-site sources of sub-surface vapor encroachment. This review was based upon the current ASTM "Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions" (ASTM E 2600-15); and also utilizing the "Methodology for Identifying the Area of Concern Around a Property Potentially Impacted by Vapor Migration from Nearby Contaminated Sources" (Buonicore, 2011-S-103-AWMA). Vicinity database sites pertaining to non-petroleum product releases within 1,760 feet of the Property in the up-gradient direction, 365 feet of the Property in the cross gradient direction and 100 feet of the Property in the down gradient direction; and vicinity database sites pertaining to petroleum product releases within 528 feet of the Property in the up-gradient direction, 165 feet of the Property in the cross gradient direction and 100 feet of the Property in the down gradient direction were reviewed to identify active contamination sites with the potential to affect subsurface vapor conditions at the subject property. The potential for vapor encroachment was considered in assessing whether or not a REC exists in connection with the Property when reviewing applicable sites within those distances.

Hillmann did not identify sites with active petroleum or non-petroleum releases within the search criteria specified in the preceding paragraph that are considered to be RECs due to a risk of vapor encroachment. Additional discussion, where applicable, has been provided in Sections 4.3.2 and 4.3.3.

4.4 Additional Environmental Record Sources

4.4.1 Supplemental Database Listings

Hillmann reviewed the regulatory database report for listings on supplemental databases that were searched in addition to the Standard Environmental Record Sources. Any property or adjoining property listings on such databases, if identified, would be discussed in Section 4.3.1 and 4.3.2. None of the other supplemental database listings identified by the regulatory database report are considered to be a REC in connection with the Property.

4.4.2 Local Agency & Internet Research

Hillmann has submitted requests to local and municipal agencies for pertinent records pertaining to the Property, particularly with regard to potential environmental concerns such as petroleum storage tanks, storage and usage of hazardous substances and petroleum products, and/or known or suspected environmental contamination. Hillmann also conducted online research of government environmental regulatory databases where available, as well as a general cursory internet search of the Property address, for information indicative of a REC. The following table summarizes the findings of the research:

Source	Type of Request	Outcome
City of Poughkeepsie	FOI	A response was received indicating building department records were available however as of the date of this report no records have been received.
Dutchess County	FOI	A response was received indicating no records were found.

Source	Type of Request	Outcome
New York State Department of Environmental Conservation	FOI	A response was received indicating no records were found.
USEPA Envirofacts search http://www.epa.gov/enviro/index.html	Internet Search	The Property addresses were searched. No information indicative of a REC was identified.
www.google.com	Internet Search	The Property addresses were searched. No information indicative of a REC was identified.
Other:		

5.0 SITE RECONNAISSANCE

5.1 Methodology and Limiting Conditions

The site reconnaissance consisted of visual and/or physical observations of the Property and improvements, adjoining properties as viewed from the Property boundaries and the surrounding area based on visual observations from adjoining public thoroughfares. Building exteriors were observed at ground level, unless otherwise indicated. Where applicable, Hillmann accessed and observed representative areas of building interiors to the extent they were made safely accessible with the cooperation of the site escort.

Site Inspection Personnel:	Mr. Ryan K Powell
Property Escort/Company:	Mr. Robert Poppo
Inspection Date:	March 20, 2019
Weather Conditions:	Clear, 50 degrees F

5.1.1 Significant Inaccessible Areas

Hillmann is not aware of any significant areas of the Property that were inaccessible at the time of the inspection.

5.2 General Site Setting

5.2.1 Site and Vicinity Characteristics

The Property is approximately 2.20-acre in size and located on the north side of Main Street and east of North Perry Street. The site is east of North Perry Street and west of North Bridge Street. The lot is improved with an existing 13 story senior apartment building in the southern portion of the property with landscaped area to the north.

5.2.2 Topographic Characteristics

The terrain of the Property appeared to be relatively flat. No natural surface water bodies were noted at the Property.

5.2.3 General Description of Structures

A 13-story senior apartment building is located on the southern portion of the property. Several additional outbuildings were observed on the property including two storage sheds, gazebo, and brick enclosure that houses a 10,000 gallon capacity heating oil AST.

5.2.4 Sources of Heating and Cooling

The Property is heated by a two natural gas-fired boiler system located in the sub-basement. Ground floor of building utilized forced air for heating and cooling. Upper floors containing apartments

utilize baseboard heat. Cooling for upper floor apartments are provided by mobile/window air conditioning units.

5.2.5 Potable Water Source/Sewage Disposal System

The Property is currently serviced by water or sewer by the City of Poughkeepsie.

5.2.6 Current Use(s) of the Property

The Property is currently utilized as a senior housing complex.

5.2.7 Past Use(s) of the Property

No obvious indication of past Property usage likely to have involved the use, treatment, storage, disposal or generation of hazardous substances or petroleum products was observed at the time of the site visit. Please refer to Section 4.2 for findings of historical site use research.

5.2.8 Current Use(s) of the Adjoining Properties

The following table describes the current uses of the adjoining properties:

Dir	Street Address	Description
N	31-35 North Perry Street	City Park
NW	20 North Perry Street	Apartment Complex (Residential Multifamily)
W	115 Main Street	Milanese Restaurant w/ asphalt parking lot
SW	110 Main Street	Marshall & Sterling Insurance
S	140 Main Street	The Grand Rehabilitation & Nursing at River Valley
E	20 North Bridge Street	Bridge Park Apartments (Residential Multifamily)

No visual observations indicative of a potential environmental concern were noted on the adjoining properties.

5.2.9 Past Use(s) of the Adjoining Properties

No indication of past uses of the adjoining properties was noted at the time of the site visit. Please refer to Section 4.2 for the findings of historical site use research.

5.2.10 Current/Past Uses of Surrounding Area

The vicinity of the Property consists primarily of residential and commercial. No indications of past Property uses that differ substantially from current conditions were observed at the time of the site visit.

5.3 Interior & Exterior Observations

5.3.1 Storage/Usage of Hazardous Substances and Petroleum Products

The following hazardous substances and petroleum products were observed to be stored and used by property occupants:

Occupant	Substance	Qty/Container Type	Storage Conditions
Admiral Wm. F Halsey Apts	No. 2 Fuel Oil	10,000 gallon AST	Inside an enclosure with roof

5.3.2 Drums

No drums were observed at the Property.

5.3.3 Unidentified Substance Containers

No unidentified containers suspected of containing hazardous substances or petroleum products were noted on the Property.

5.3.4 Other Hazardous Substances/Petroleum Products

No other containers of hazardous substances or petroleum products were noted on the Property at the time of the site visit.

5.3.5 Bulk Petroleum/Hazardous Material Storage Tanks

The following storage tanks for bulk petroleum or hazardous material storage were identified or reported to be present; or are suspected to be present based on visual observations:

AST/ UST	Product	Capacity	Construction	Year Installed	Status	Location/Notes
AST	No. 2 Fuel Oil	10,000 gal	Steel	2008	Good	Within sheltered enclosure; no evidence of a release was observed.
UST	No. 2 Fuel Oil	10,000 gal	Steel	1976	Closed in place	UST decommissioned in 1997; see UST closure report discussion in Section 3.1

Hillmann notes that the potential presence of abandoned USTs and/or associated buried piping at the Property cannot be ruled out. A 1952 Sanborn fire insurance map depicted a buried gasoline on the northeastern portion of the Property. The site was redeveloped into the current configuration in the 1970s. While subsurface testing at the Property has not identified by evidence of a petroleum release in the vicinity of the historical UST, the disposition of the historical gasoline tank was not determined.

5.3.6 PCBs in Electrical/Hydraulic Equipment

Hydraulic fluid is used inside the garbage compactor in the garbage compactor room. Based on the

age of the construction, the original equipment may have utilized fluids containing PCBs. No evidence of a significant release was identified.

5.3.7 Odors

No strong, unusual or pungent odors were noted on the Property.

5.3.8 Pools of Liquid

No standing water or pools of liquid likely to contain hazardous substances or petroleum products were noted at the Property.

5.3.9 Interior Stains or Corrosion

No interior stains or corrosion due to hazardous substance/petroleum products spills/releases were observed.

5.3.10 Interior Drains/Sumps

No floor drains or sump pits were noted at the Property other than for storm water or sewage management.

5.3.11 Exterior Pits/Ponds/Lagoons

No evidence of exterior pits, ponds or lagoons was identified on the Property in connection with waste treatment or disposal.

5.3.12 Stained Soil, Pavement/Stressed Vegetation

No stained soil, pavement or stressed vegetation was observed at the Property.

5.3.13 On-Site Solid Waste Disposal/Fill Material

No evidence of on-site solid waste dumping was noted at the Property.

5.3.14 Wastewater

Storm water runoff generated on-site is discharged into the municipal sewer system. No other waste discharges were noted at the Property.

5.3.15 Septic Systems

No indication of a septic system was noted on the Property.

5.3.16 Wells

No indication of a well was noted on the Property.

5.3.17 Railroad Spurs

No railroad spurs were noted on the Property at the time of the assessment.

6.0 INTERVIEWS

6.1 Interviews with Past and Present Owners and Occupants

Subject	Name/Affiliation	Summary
Property Owner / Representative	Omni / Elizabeth Moronta Robert Poppo-porter	Hillmann forwarded an environmental questionnaire to be completed by a representative of the Property. A response was not received prior to report completion. Mr. Poppo was interviewed during the site reconnaissance. In addition, Omni provided several prior environmental report and related documentation, which were previously discussed in Section 3.1.
Property Occupants	Not applicable	The Property was fully occupied with tenants and building workers.
Past Owners, Occupants, Operators	Not applicable	Past owners/occupants of the Property were not available for interview at the time of the assessment.
Owners/Occupants of Adjoining or Nearby Properties	Not applicable	Occupants of adjoining nearby properties were not available for interview during the time of the assessment.

6.2 Interviews with State and/or Local Government Officials

Written and on-line requests for environmental records of the Property from State and Local governmental agencies are detailed in Section 4.4.2.

7.0 BUSINESS ENVIRONMENTAL RISKS

In accordance with the contract agreement for this assessment, Hillmann has performed cursory reviews of several potential Business Environmental Risks (also known as "Non-Scope Considerations"). The ASTM E1527-13 standard defines the term business environmental risk (BER) as, *"a risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of a parcel of commercial real estate, not necessarily limited to those environmental issues required to be investigated in this practice."*

7.1 Asbestos-Containing Material (ACM)

The contracted scope of work included a cursory visual screening of the accessed portions of buildings at the Property built prior to 1990 for suspect asbestos containing materials (ACM). The information provided in this section, where applicable, is limited to identification of potential suspect materials and their general condition. This is not intended to be a comprehensive survey for the presence of ACM, and no testing has been conducted.

Suspect ACM observed at the site included floor tile and associated mastics, roofing materials, cover base and associated mastic, gypsum wallboard systems, suspended ceiling panels and thermal systems insulation.

Hillmann was provided with a copy of a prior asbestos survey report titled Asbestos Inspection Survey, Admiral Halsey Senior Housing Complex-135 Main Street, Poughkeepsie, NY; by Environmental Health Investigations, dated May 30, 2007. The survey was indicated to be non-intrusive. Fifty-six samples were collected for asbestos analysis. Identified ACM materials included roofing materials (assumed), floor tile and associated mastic, boiler flue insulation, rope-like boiler gasket and caulking/insulation.

7.2 Lead-Based Paint (LBP)

The contracted scope of work included a cursory visual screening of the condition of painted surfaces in the accessed areas of residential buildings/units built prior to 1980. In general, painted surfaces within the apartment units and common areas was observed to be in good overall condition.

Hillmann was provided with a copy of a prior lead paint screening report titled Lead Paint Screening; by Environmental Health Investigations, dated October 9, 2007. See below for the conclusions from the Lead Paint Screening report prepared by EHI:

> *"Based on the results of the screening, no tested paint surfaces were found to contain lead paint. However, many of the wall tiles in the bathrooms throughout the facility tested positive for lead. The wall tiles are not considered a lead painted surface but do contain levels of lead in them greater than or equal to 1.0 mg/cm2. Contractors performing any renovation or demolition activities that will impact the wall tiles creating dust and debris should consult the Operations and Maintenance Plan to determine work practices and proper personal protective equipment."*

7.3 Radon

Based on information obtained from data obtained by the US EPA, the Property is located in an area designated by the USEPA with a high potential for radon concentrations that exceed current USEPA action guidelines. Dutchess County is classified as a Zone 1 or 'high risk' area for radon.

Hillmann was provided with a copy of a prior radon testing report titled Radon Testing; by Environmental Health Investigations, dated September 8, 2008. The main office, community room, and boiler room were the sample locations for the radon test. See below for the conclusions from the Lead Paint Screening report prepared by EHI:

> *"The US EPA has set an action level of 4.0 pico Curies per Liter (pCi/L) for a residence. The tests conducted at the Admiral Halsey are all well below the action level. The US EPA maintains a radon information website which includes copies of all publications, at www.epa.gov/iaq/radon."*

7.4 Mold/Microbial Damage

A limited cursory visual screening for evidence of significant damage to building materials and finishes as result of moisture intrusion was conducted during the ESA. No mold/microbial growth was not observed.

7.5 Wetlands

The EDR Geocheck Physical Setting Source addendum depicted no state or federal (NWI) mapped wetlands on the Property.

8.0 REFERENCES

ASTM E1527-13-Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process; ASTM International, 2013

ASTM E12600-15-Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transaction, ASTM International, 2015

EDR Radius Map Report with GeoCheck™, Environmental Data Resources, 2019

EDR City Directory Abstract Report, Environmental Data Resources, 2019

EDR Sanborn Map Report, Environmental Data Resources, 2019

Methodology for Identifying the Area of Concern Around a Property Potentially Impacted by Vapor Migration from Nearby Contaminated Sources; A. Buonicore, 2011

9.0 APPENDICES

Appendix A	Site Diagram / Vicinity Map
Appendix B	Site Photographs
Appendix C	Questionnaires / User Provided Information
Appendix D	Historical Records Documentation
Appendix E	Regulatory Records Documentation
Appendix F	Other Documents
Appendix G	Project Personnel Qualifications

HILLMANN
CONSULTING

April 8, 2019

Ms. Elizabeth Moronta
Omni New York LLC
909 Third Avenue, 21st Floor
New York, NY 10022

Re: Phase II Subsurface Investigation Report
135 Main Street
Poughkeepsie, NY
Hillmann Project #G6-2423

Dear Ms. Moronta:

As requested, Hillmann Consulting, LLC (Hillmann) conducted a Phase II Subsurface Investigation at 135 Main Street, Poughkeepsie, New York. Based on a previous Phase I Environmental Site Assessment (ESA) completed April 2019, several Controlled Recognized Environmental Conditions (CRECs) were noted at the Property from past investigations and findings including past subsurface investigation and analysis conducted by Hillmann in 2007. The investigation identified semi-volatile organic compounds (SVOCs) and metals in soil and groundwater but was attributed to historic urban material. Historic property use at the Property includes a mid-19 century to early 20th century manufactured gas plant and use of a underground storage tank (UST) for gasoline depicted in a 1952 fire insurance map. A 10,000 gallon underground storage tank (UST) also exists at the Property rear of the current building has been closed in place in 1997.

In addition to the CRECs noted at the Property, the rear landscaped portion of the Property is slated for construction activities. No current RECs were identified in the ESA. This Phase II Investigation was conducted to further assess whether the subsurface soil and groundwater was impacted from historic Property use and excavation and dewatering purposes. This Phase II Subsurface Investigation Report presents the findings and recommendations associated with the investigative activities conducted by Hillmann.

FIELD ACTIVITIES (MARCH 20, 2019)

Hand auguring and direct push technology (i.e. Geoprobe®) was used to advance eight borings, SB1 through SB8, in potential areas of concern indicated by the Phase I ESA and to classify soil in planned redevelopment activities. Hand auguring was completed from ground surface to 2 feet below ground surface (bgs) with the drilling completing the remainder of the borings. Borings depths were advanced between 6-10 feet bgs. Boring refusal and bedrock was not encountered.

All recovered soil was field screened using visual and olfactory senses as well as a photoionization detector (PID). Soil stratigraphy consisted of mainly fill material in all soil borings; extending from below ground surface to boring termination. A total of eight soil samples were collected with one sample collected per

boring. Field screening of boring of SB1 indicated a mild petroleum odor and soil staining at the 9-10 foot bgs interval with a PID reading at 10.9ppm. Soil boring logs are included on the attached Table 3.

Groundwater was observed in each boring at various depths ranging from 3-5 feet bgs. Three borings (SB1, SB3 and SB8) were converted to temporary well points (TWP) for collection of groundwater. TWP construction consisted of slotted ¾ inch diameter PVC well pipe inserted into the designated boring with the top approximately 1 foot above the ground surface. Prior to purging, static groundwater levels were measured in these areas prior to collection and depth to water ranged from 6.23 - 6.75 bgs. A peristaltic pump with dedicated tubing was utilized to purge groundwater for collection.

Soil and groundwater samples were placed in laboratory approved containers and kept cool during transport to a New York certified laboratory under chain of custody protocol. Samples were analyzed for the Target Analyte List/Target Compound List (TAL/TCL+30) which includes: Volatile Organic Compounds (VOCs) by EPA method 8260 and Semi-Volatile Organic Compounds (SVOCs) by EPA method 8270, pesticides and polychlorinated biphenyls (PCBs) by EPA method 8081 and 8082 and TAL metals by EPA method 6010.

All sampling locations are shown on the attached Figure 1.

RESULTS

The soil and groundwater samples were compared to the applicable New York State Department of Environmental Conservation's (NYSDEC) Soil Cleanup Objectives (SCOs) for Unrestricted Use (UU) and Restricted-Residential Use (RRU) and Technical & Operational Guidance Series (TOGS) Groundwater Quality Standards (GQS); respectively.

Laboratory results indicated exceedances of VO compound Acetone in soil samples S-5 (0.076 mg/kg) and S-7 (0.6 mg/kg) above the UUSCO standards but below RRUSCO. Three pesticides were in exceedance above the UUSCO but below the RRUSCO in sample S-5 including 4,4'-DDE (0.121 mg/kg), 4,4'-DDT (0.256 mg/kg), and Dieldrin (0.00547 mg/kg).

Metal compound arsenic was detected in exceedance of both UUSCO and RRUSCO in four samples: S-2 (61 mg/kg), S-3 (57.2 mg/kg), S-4 (16.8 mg/kg) and S-6 (21.1 mg/kg). Arsenic was also in exceedance of the UUSCO but below the RRUSCO in sample S-8 (14.1 mg/kg).

Metal compound Copper was identified in soil sample S-6 (53.3 mg/kg), Lead identified in soil sample S-5 (159 mg/kg), and Zinc identified in soil samples S-4 (152 mg/kg) and S-5 (208 mg/kg): all detections were above the UUSCO but below the RRUSCO.

The results of all other analyzed compounds were detected or below the applicable NYSDEC SCOs.

The groundwater samples were compared to the NYSDEC GQS. Several Polycyclic Aromatic Hydrocarbons (PAHs) compounds in samples TWP-1 and TWP-3 and VO compounds in sample TWP-1 were detected in exceedance of the GQS.

TWP-1 PAH compounds in exceedance of the applicable GQS include Benzo(a)anthracene (38 µg/L); Benzo(a)pyrene (29 µg/L); Benzo(b)fluoranthene (22 µg/L); Benzo(k)fluoranthene (23 µg/L), Chrysene (27 µg/L), Fluoranthene (68 µg/L) , and Indeno(1,2,3-cd)pyrene (17 µg/L), Naphthalene (150 µg/L) and Pyrene (58 µg/L). Analyzed VOCs in this location also indicated exceedances above the GQS including 1,2,4-Trimethylbenzene (16 µg/L), 1,3,5-Trimethylbenzene (6.6 µg/L), Benzene (2.7 µg/L), Naphthalene (480 µg/L), o-Xylene (11µg/L), and p/m Xylene (29 µg/L) .

TWP-3 PAH compounds in exceedance of the GWS include Benzo(a)anthracene (2.9 µg/L); Benzo(a)pyrene (3.2 µg/L); Benzo(b)fluoranthene (2.7 µg/L); Benzo(k)fluoranthene (2.6 µg/L), Chrysene (2.8 µg/L), and Indeno(1,2,3-cd)pyrene (2.1 µg/L).

Several metal compounds were detected in exceedance of the GQS in samples TWP-1 and TWP-8. Cyanide was identified in sample TWP-3 (547 µg/L) above the GQS.

A summary of the groundwater results is included as Table 2. Full laboratory data package for both soil and groundwater is including soil as Attachment A.

CONCLUSIONS AND RECOMMEDATIONS

Laboratory results indicated various exceedances of the Unrestricted Use Soil Cleanup Level but not the Restricted-Residential Soil Cleanup Level. The various detections are suspected as attributed to the historic fill material located on the Property. Arsenic that was the only compound in soil detected above the RRUSCO in several soil samples. The Arsenic detections are suspected as attributed to historic property use as a manufactured gas plant or historic fill material.

During site redevelopment activities, all soil slated for removal off-site should be disposed of in accordance with federal, state and local regulations.

The metals exceedances detected in groundwater are suspected as attributed to turbidity/particulates suspended in groundwater associated with temporary well point installation and not dissolved groundwater contamination. Several of the detected metals including Sodium, Selenium, Magnesium, Beryllium, Silver, and Nickel, are typically naturally occurring/background conditions.

Groundwater results from sample TWP-1 indicated VOC and PAH compounds in exceedance of the GQS. These compounds are indicative of possible petroleum contamination due to recorded PID readings and staining observed in the corresponding soil boring.

During site redevelopment activities, groundwater dewatering, if needed, should be performed in accordance with all federal, state and local regulations.

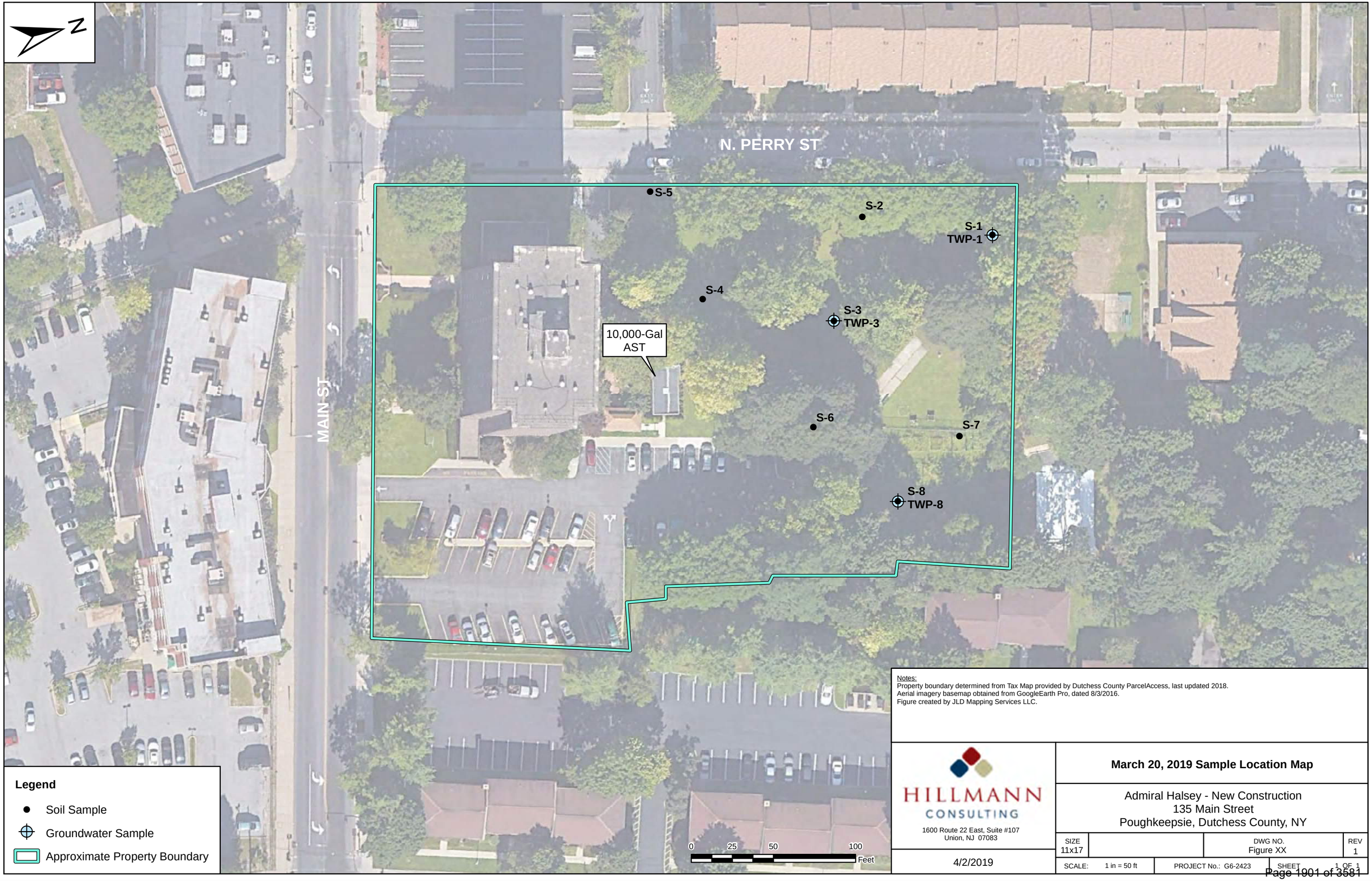
We thank you for the opportunity to provide you with our services. If you have any questions or comments, please feel free to contact us at any time.

Sincerely,

Hillmann Consulting, LLC

Ryan K. Powell, P.G.
Environmental Scientist

Chris Hirschmann, CHMM
Director, Environmental Services



Notes:
Property boundary determined from Tax Map provided by Dutchess County ParcelAccess, last updated 2018.
Aerial imagery basemap obtained from GoogleEarth Pro, dated 8/3/2016.
Figure created by JLD Mapping Services LLC.

HILLMANN CONSULTING
1600 Route 22 East, Suite #107
Union, NJ 07083

4/2/2019

March 20, 2019 Sample Location Map

Admiral Halsey - New Construction
135 Main Street
Poughkeepsie, Dutchess County, NY

SIZE		DWG NO.	REV
11x17		Figure XX	1

SCALE:	PROJECT No.:	SHEET
1 in = 50 ft	G6-2423	1 OF 1

Table 1 - Soil Results - VOCs
135 Main Street
Poughkeepsie, New York

Hillmann Consulting, LLC
Project #: G6-2423

Sample Date: 03/20/2019

Target Compounds	Track 1 NYSDEC Unrestricted Use SCO	Track 2 NYSDEC Restricted Residential SCO	S-1 Sample Depth: 5.0-6.0'				S-2 Sample Depth: 5.0-6.0'				S-3 Sample Depth: 5.0-6.0'				S-4 Sample Depth: 5.0-6.0'				S-5 Sample Depth: 5.0-6.0'				S-6 Sample Depth: 5.0-6.0'				S-7 Sample Depth: 3.0-4.0'				S-8 Sample Depth: 5.0-6.0'			
Volatiles (mg/Kg)			Conc	Q	RL	MDL	Conc	Q	RL	MDL	Conc	Q	RL	MDL	Conc	Q	RL	MDL	Conc	Q	RL	MDL	Conc	Q	RL	MDL	Conc	Q	RL	MDL	Conc	Q	RL	MDL
1,1,1,2-Tetrachloroethane	NS	NS	ND		0.00043	0.00011	ND		0.00049	0.00013	ND		0.00066	0.00017	ND		0.0006	0.00016	ND		0.00057	0.00015	ND		0.00051	0.00013	ND		0.025	0.0065	ND		0.00053	0.00014
1,1,1-Trichloroethane	0.68	100	ND		0.00043	0.00014	ND		0.00049	0.00016	ND		0.00066	0.00022	ND		0.0006	0.0002	ND		0.00057	0.00019	ND		0.00051	0.00017	ND		0.025	0.0083	ND		0.00053	0.00018
1,1,2,2-Tetrachloroethane	NS	NS	ND		0.00043	0.00014	ND		0.00049	0.00016	ND		0.00066	0.00022	ND		0.0006	0.0002	ND		0.00057	0.00019	ND		0.00051	0.00017	ND		0.025	0.0082	ND		0.00053	0.00018
1,1,2-Trichloroethane	NS	NS	ND		0.00086	0.00023	ND		0.00098	0.00026	ND		0.0013	0.00035	ND		0.0012	0.00032	ND		0.0011	0.00031	ND		0.001	0.00027	ND		0.05	0.013	ND		0.0011	0.00028
1,1-Dichloroethane	0.27	26	ND		0.00086	0.00012	ND		0.00098	0.00014	ND		0.0013	0.00019	ND		0.0012	0.00017	ND		0.0011	0.00017	ND		0.001	0.00015	ND		0.05	0.0072	ND		0.0011	0.00015
1,1-Dichloroethene	0.33	100	ND		0.00086	0.0002	ND		0.00098	0.00023	ND		0.0013	0.00031	ND		0.0012	0.00028	ND		0.0011	0.00027	ND		0.001	0.00024	ND		0.05	0.012	ND		0.0011	0.00025
1,1-Dichloropropene	NS	NS	ND		0.00043	0.00014	ND		0.00049	0.00016	ND		0.00066	0.00021	ND		0.0006	0.00019	ND		0.00057	0.00018	ND		0.00051	0.00016	ND		0.025	0.0079	ND		0.00053	0.00017
1,2,3-Trichlorobenzene	NS	NS	ND		0.0017	0.00028	ND		0.002	0.00032	ND		0.0026	0.00042	ND		0.0024	0.00038	ND		0.0023	0.00037	ND		0.002	0.00033	ND		0.099	0.016	ND		0.0021	0.00034
1,2,3-Trichloropropane	NS	NS	ND		0.0017	0.00011	ND		0.002	0.00012	ND		0.0026	0.00017	ND		0.0024	0.00015	ND		0.0023	0.00014	ND		0.002	0.00013	ND		0.099	0.0063	ND		0.0021	0.00014
1,2,4,5-Tetramethylbenzene	NS	NS	0.00016	J	0.0017	0.00016	ND		0.002	0.00019	ND		0.0026	0.00025	ND		0.0024	0.00023	ND		0.0023	0.00022	ND		0.002	0.00019	0.012	J	0.099	0.0094	ND		0.0021	0.0002
1,2,4-Trichlorobenzene	NS	NS	ND		0.0017	0.00023	ND		0.002	0.00027	ND		0.0026	0.00036	ND		0.0024	0.00032	ND		0.0023	0.00031	ND		0.002	0.00028	ND		0.099	0.013	ND		0.0021	0.00029
1,2,4-Trimethylbenzene	3.6	52	0.00048	J	0.0017	0.00029	ND		0.002	0.00033	ND		0.0026	0.00044	ND		0.0024	0.0004	ND		0.0023	0.00038	ND		0.002	0.00034	0.04	J	0.099	0.016	ND		0.0021	0.00036
1,2-Dibromo-3-chloropropane	NS	NS	ND		0.0026	0.00086	ND		0.0029	0.00098	ND		0.0039	0.0013	ND		0.0036	0.0012	ND		0.0034	0.0011	ND		0.003	0.001	ND		0.15	0.049	ND		0.0032	0.0011
1,2-Dibromoethane	NS	NS	ND		0.00086	0.00024	ND		0.00098	0.00027	ND		0.0013	0.00037	ND		0.0012	0.00033	ND		0.0011	0.00032	ND		0.001	0.00028	ND		0.05	0.014	ND		0.0011	0.0003
1,2-Dichlorobenzene	1.1	100	ND		0.0017	0.00012	ND		0.002	0.00014	ND		0.0026	0.00019	ND		0.0024	0.00017	ND		0.0023	0.00016	ND		0.002	0.00014	ND		0.099	0.0071	ND		0.0021	0.00015
1,2-Dichloroethane	0.02	3.1	ND		0.00086	0.00022	ND		0.00098	0.00025	ND		0.0013	0.00034	ND		0.0012	0.00031	ND		0.0011	0.0003	ND		0.001	0.00026	ND		0.05	0.013	ND		0.0011	0.00027
1,2-Dichloroethene, Total	NS	NS	ND		0.00086	0.00012	ND		0.00098	0.00013	ND		0.0013	0.00018	ND		0.0012	0.00016	ND		0.0011	0.00016	ND		0.001	0.00014	ND		0.05	0.0068	ND		0.0011	0.00014
1,2-Dichloropropane	NS	NS	ND		0.00086	0.00011	ND		0.00098	0.00012	ND		0.0013	0.00016	ND		0.0012	0.00015	ND		0.0011	0.00014	ND		0.001	0.00013	ND		0.05	0.0062	ND		0.0011	0.00013
1,3,5-Trimethylbenzene	8.4	52	ND		0.0017	0.00016	ND		0.002	0.00019	ND		0.0026	0.00025	ND		0.0024	0.00023	ND		0.0023	0.00022	ND		0.002	0.0002	ND		0.099	0.0096	ND		0.0021	0.0002
1,3-Dichlorobenzene	2.4	49	ND		0.0017	0.00013	ND		0.002	0.00014	ND		0.0026	0.00019	ND		0.0024	0.00018	ND		0.0023	0.00017	ND		0.002	0.00015	ND		0.099	0.0073	ND		0.0021	0.00016
1,3-Dichloropropane	NS	NS	ND		0.0017	0.00014	ND		0.002	0.00016	ND		0.0026	0.00022	ND		0.0024	0.0002	ND		0.0023	0.00019	ND		0.002	0.00017	ND		0.099	0.0083	ND		0.0021	0.00018
1,3-Dichloropropene, Total	NS	NS	ND		0.00043	0.00014	ND		0.00049	0.00015	ND		0.00066	0.00021	ND		0.0006	0.00019	ND		0.00057	0.00018	ND		0.00051	0.00016	ND		0.025	0.0078	ND		0.00053	0.00017
1,4-Dichlorobenzene	1.8	13	ND		0.0017	0.00015	ND		0.002	0.00017	ND		0.0026	0.00022	ND		0.0024	0.0002	ND		0.0023	0.0002	ND		0.002	0.00017	ND		0.099	0.0085	ND		0.0021	0.00018
1,4-Dioxane	0.1	13	ND		0.069	0.03	ND		0.078	0.034	ND		0.1	0.046	ND		0.096	0.042	ND		0.092	0.04	ND		0.081	0.036	ND		4	1.7	ND		0.085	0.037
2,2-Dichloropropane	NS	NS	ND		0.0017	0.00017	ND		0.002	0.0002	ND		0.0026	0.00026	ND		0.0024	0.00024	ND		0.0023	0.00023	ND		0.002	0.0002	ND		0.099	0.01	ND		0.0021	0.00022
2-Butanone	0.12	100	ND		0.0086	0.0019	ND		0.0098	0.0022	ND		0.013	0.0029	ND		0.012	0.0026	ND		0.011	0.0026	ND		0.01	0.0022	ND		0.5	0.11	ND		0.011	0.0024
2-Hexanone	NS	NS	ND		0.0086	0.001	ND		0.0098	0.0012	ND		0.013	0.0015	ND		0.012	0.0014	ND		0.011	0.0014	ND		0.01	0.0012	ND		0.5	0.058	ND		0.011	0.0012
4-Methyl-2-pentanone	NS	NS	ND		0.0086	0.0011	ND		0.0098	0.0012	ND		0.013	0.0017	ND		0.012	0.0015	ND		0.011	0.0015	ND		0.01	0.0013	ND		0.5	0.063	ND		0.011	0.0014
Acetone	0.05	100	0.0067	J	0.0086	0.0041	ND		0.0098	0.0047	0.013		0.013	0.0063	0.012		0.012	0.0057	**0.076**		0.011	0.0055	0.0056	J	0.01	0.0049	**0.6**		0.5	0.24	ND		0.011	0.0051
Acrylonitrile	NS	NS	ND		0.0034	0.00099	ND		0.0039	0.0011	ND		0.0052	0.0015	ND		0.0048	0.0014	ND		0.0046	0.0013	ND		0.004	0.0012	ND		0.2	0.057	ND		0.0043	0.0012
Benzene	0.06	4.8	0.00016	J	0.00043	0.00014	ND		0.00049	0.00016	ND		0.00066	0.00022	ND		0.0006	0.0002	ND		0.00057	0.00019	ND		0.00051	0.00017	0.053		0.025	0.0082	0.0008		0.00053	0.00018
Bromobenzene	NS	NS	ND		0.0017	0.00012	ND		0.002	0.00014	ND		0.0026	0.00019	ND		0.0024	0.00017	ND		0.0023	0.00017	ND		0.002	0.00015	ND		0.099	0.0072	ND		0.0021	0.00015
Bromochloromethane	NS	NS	ND		0.0017	0.00018	ND		0.002	0.0002	ND		0.0026	0.00027	ND		0.0024	0.00024	ND		0.0023	0.00024	ND		0.002	0.00021	ND		0.099	0.01	ND		0.0021	0.00022
Bromodichloromethane	NS	NS	ND		0.00043	0.00009	ND		0.00049	0.00011	ND		0.00066	0.00014	ND		0.0006	0.00013	ND		0.00057	0.00012	ND		0.00051	0.00011	ND		0.025	0.0054	ND		0.00053	0.00012
Bromoform	NS	NS	ND		0.0034	0.00021	ND		0.0039	0.00024	ND		0.0052	0.00032	ND		0.0048	0.00029	ND		0.0046	0.00028	ND		0.004	0.00025	ND		0.2	0.012	ND		0.0043	0.00026
Bromomethane	NS	NS	ND		0.0017	0.0005	ND		0.002	0.00057	ND		0.0026	0.00076	ND		0.0024	0.00069	ND		0.0023	0.00067	ND		0.002	0.00059	ND		0.099	0.029	ND		0.0021	0.00062
Carbon disulfide	NS	NS	ND		0.0086	0.0039	ND		0.0098	0.0045	ND		0.013	0.006	ND		0.012	0.0054	ND		0.011	0.0052	ND		0.01	0.0046	ND		0.5	0.22	ND		0.011	0.0048
Carbon tetrachloride	0.76	2.4	ND		0.00086	0.0002	ND		0.00098	0.00022	ND		0.0013	0.0003	ND		0.0012	0.00027	ND		0.0011	0.00026	ND		0.001	0.00023	ND		0.05	0.011	ND		0.0011	0.00024
Chlorobenzene	1.1	100	ND		0.00043	0.00011	ND		0.00049	0.00012	ND		0.00066	0.00017	ND		0.0006	0.00015	ND		0.00057	0.00014	ND		0.00051	0.00013	ND		0.025	0.0063	ND		0.00053	0.00014
Chloroethane	NS	NS	ND		0.0017	0.00039	ND		0.002	0.00044	ND		0.0026	0.00059	ND		0.0024	0.00054	ND		0.0023	0.00052	ND		0.002	0.00046	ND		0.099	0.022	ND		0.0021	0.00048
Chloroform	0.37	49	ND		0.0013	0.00012	ND		0.0015	0.00014	ND		0.002	0.00018	ND		0.0018	0.00017	ND		0.0017	0.00016	ND		0.0015	0.00014	ND		0.074	0.0069	ND		0.0016	0.00015
Chloromethane	NS	NS	ND		0.0034	0.0008	ND		0.0039	0.00091	ND		0.0052	0.0012	ND		0.0048	0.0011	ND		0.0046	0.0011	ND		0.004	0.00094	ND		0.2	0.046	ND		0.0043	0.00099
cis-1,2-Dichloroethene	0.25	100	ND		0.00086	0.00015	ND		0.00098	0.00017	ND		0.0013	0.00023	ND		0.0012	0.00021	ND		0.0011	0.0002	ND		0.001	0.00018	ND		0.05	0.0087	ND		0.0011	0.00019
cis-1,3-Dichloropropene	NS	NS	ND		0.00043	0.00014	ND		0.00049	0.00015	ND		0.00066	0.00021	ND		0.0006	0.00019	ND		0.00057	0.00018	ND		0.00051	0.00016	ND		0.025	0.0078	ND		0.00053	0.00017
Dibromochloromethane	NS	NS	ND		0.00086	0.00012	ND		0.00098	0.00014	ND		0.0013	0.00018	ND		0.0012	0.00017	ND		0.0011	0.00016	ND		0.001	0.00014	ND		0.05	0.0069	ND		0.0011	0.00015
Dibromomethane	NS	NS	ND		0.0017	0.0002	ND		0.002	0.00023	ND		0.0026	0.00031	ND		0.0024	0.00028	ND		0.0023	0.00027	ND		0.002	0.00024	ND		0.099	0.012	ND		0.0021	0.00025
Dichlorodifluoromethane	NS	NS	ND		0.0086	0.00078	ND		0.0098	0.0009	ND		0.013	0.0012	ND		0.012	0.0011	ND		0.011	0.001	ND		0.01	0.00093	ND		0.5	0.045	ND		0.011	0.00097
Ethyl ether	NS	NS	ND		0.0017	0.00029	ND		0.002	0.00033	ND		0.0026	0.00045	ND		0.0024	0.00041	ND		0.0023	0.00039	ND		0.002	0.00034	ND		0.099	0.017	ND		0.0021	0.00036
Ethylbenzene	1	41	0.00025	J	0.00086	0.00012	ND		0.00098	0.00014	ND		0.0013	0.00018	ND		0.0012	0.00017	ND		0.0011	0.00016	ND		0.001	0.00014	ND		0.05	0.007	ND		0.0011	0.00015
Hexachlorobutadiene	NS	NS	ND		0.0034	0.00014	ND		0.0039	0.00016	ND		0.0052	0.00022	ND		0.0048	0.0002	ND		0.0046	0.00019	ND		0.004	0.00017	ND		0.2	0.0084	ND		0.0043	0.00018
Isopropylbenzene	NS	NS	ND		0.00086	0.00009	ND		0.00098	0.00011	ND		0.0013	0.00014	ND		0.0012	0.00013	ND		0.0011	0.00012	ND		0.001	0.00011	0.035	J	0.05	0.0054	ND		0.0011	0.00012
Methyl tert butyl ether	0.93	100	ND		0.0017	0.00017	ND		0.002	0.0002	ND		0.0026	0.00026	ND		0.0024	0.00024	ND		0.0023	0.00023	ND		0.002	0.0002	ND		0.099	0.01	ND		0.0021	0.00021
Methylene chloride	0.05	100	ND		0.0043	0.002	ND		0.0049	0.0022	ND		0.0066	0.003	ND		0.006	0.0027	ND		0.0057	0.0026	ND		0.0051	0.0023	ND		0.25	0.11	ND		0.0053	0.0024
Naphthalene	12	100	0.0038		0.0034	0.00056	ND		0.0039	0.00064	0.0025	J	0.0052	0.00085	ND		0.0048	0.00078	ND		0.0046	0.00075	ND		0.004	0.00066	0.18	J	0.2	0.032	ND		0.0043	0.00069
n-Butylbenzene	12	100	ND		0.00086	0.00014	ND		0.00098	0.00016	ND		0.0013	0.00022	ND		0.0012	0.0002	ND		0.0011	0.00019	ND		0.001	0.00017	ND		0.05	0.0083	ND		0.0011	0.00018
n-Propylbenzene	3.9	100	ND		0.00086	0.00015	ND		0.00098	0.00017	ND		0.0013	0.00022	ND		0.0012	0.0002	ND		0.0011	0.0002	ND		0.001	0.00017	ND		0.05	0.0085	ND		0.0011	0.00018
o-Chlorotoluene	NS	NS	ND		0.0017	0.00016	ND		0.002	0.00019	ND		0.0026	0.00025	ND		0.0024	0.00023	ND		0.0023	0.00022	ND		0.002	0.00019	ND		0.099	0.0094	ND		0.0021	0.0002
o-Xylene	NS	NS	0.00026	J	0.00086	0.00025	ND		0.00098	0.00028	ND		0.0013	0.00038	ND		0.0012	0.00035	ND		0.0011	0.00033	ND		0.001	0.00029	0.028	J	0.05	0.014	ND		0.0011	0.00031
p/m-Xylene	NS	NS	0.00056	J	0.0017	0.00048	ND		0.002	0.00055	ND		0.0026	0.00074	ND		0.0024	0.00067	ND		0.0023	0.00064	ND		0.002	0.00057	0.03	J	0.099	0.028	ND		0.0021	0.0006
p-Chlorotoluene	NS	NS	ND		0.0017	0.00009	ND		0.002	0.0001	ND		0.0026	0.00014	ND		0.0024	0.00013	ND		0.0023	0.00012	ND		0.002	0.00011	ND		0.099	0.0053	ND		0.0021	0.00012
p-Diethylbenzene	NS	NS	ND		0.0017	0.00015	ND		0.002	0.00017	ND		0.0026	0.00023	ND		0.0024	0.00021	ND		0.0023	0.0002	ND		0.002	0.00018	ND		0.099	0.0088	ND		0.0021	0.00019
p-Ethyltoluene	NS	NS	ND		0.0017	0.00033	ND		0.002	0.00038	ND		0.0026	0.0005	ND		0.0024	0.00046	ND		0.0023	0.00044	ND		0.002	0.00039	ND		0.099	0.019	ND		0.0021	0.00041
p-Isopropyltoluene	NS	NS	ND		0.00086	0.00009	ND		0.00098	0.00011	ND		0.0013	0.00014	ND		0.0012	0.00013	ND		0.0011	0.00012	ND		0.001	0.00011	ND		0.05	0.0054	ND		0.0011	0.00012
sec-Butylbenzene	11	100	ND		0.00086	0.00012	ND		0.00098	0.00014	ND		0.0013	0.00019	ND		0.0012	0.00017	ND		0.0011	0.00017	ND		0.001	0.00015	ND		0.05	0.0072	ND		0.0011	0.00016
Styrene	NS	NS	ND		0.00086	0.00017	ND		0.00098	0.00019	ND		0.0013	0.00026	ND		0.0012	0.00023	ND		0.0011	0.00022	ND		0.001	0.0002	ND		0.05	0.0097	ND		0.0011	0.00021
tert-Butylbenzene	5.9	100	ND		0.0017	0.0001	ND		0.002	0.00012	ND		0.0026	0.00015	ND		0.0024	0.00014	ND		0.0023	0.00014	ND		0.002	0.00012	ND		0.099	0.0058	ND		0.0021	0.00012
Tetrachloroethene	1.3	19	ND		0.00043	0.00017	ND		0.00049	0.00019	0.00045	J	0.00066	0.00026	ND		0.0006	0.00023	0.00032	J	0.00057	0.00022	ND		0.00051	0.0002	ND		0.025	0.0097	ND		0.00053	0.00021
Toluene	0.7	100	ND		0.00086	0.00047	ND		0.00098	0.00053	ND		0.0013	0.00071	ND		0.0012	0.00065	ND		0.0011	0.00062	ND		0.001	0.00055	ND		0.05	0.027	ND		0.0011	0.00058
trans-1,2-Dichloroethene	0.19	100	ND		0.0013	0.00012	ND		0.0015	0.00013	ND		0.002	0.00018	ND		0.0018	0.00016	ND		0.0017	0.00016	ND		0.0015	0.00014	ND		0.074	0.0068	ND		0.0016	0.00014
trans-1,3-Dichloropropene	NS	NS	ND		0.00086	0.00023	ND		0.00098	0.00027	ND		0.0013	0.00036	ND		0.0012	0.00033	ND		0.0011	0.00031	ND		0.001	0.00028	ND		0.05	0.014	ND		0.0011	0.00029
trans-1,4-Dichloro-2-butene	NS	NS	ND		0.0043	0.0012	ND		0.0049	0.0014	ND		0.0066	0.0019	ND		0.006	0.0017	ND		0.0057	0.0016	ND		0.0051	0.0014	ND		0.25	0.07	ND		0.0053	0.0015
Trichloroethene	0.47	21	ND		0.00043	0.00012	ND		0.00049	0.00013	ND		0.00066	0.00018	ND		0.0006	0.00016	ND		0.00057	0.00016	ND		0.00051	0.00014	ND		0.025	0.0068	ND		0.00053	0.00014
Trichlorofluoromethane	NS	NS	ND		0.0034	0.0006	ND		0.0039	0.00068	ND		0.0052	0.00091	ND		0.0048	0.00083	ND		0.0046	0.0008	ND		0.004	0.0007	ND		0.2	0.034	ND		0.0043	0.00074
Vinyl acetate	NS	NS	ND		0.0086	0.0018	ND		0.0098	0.0021	ND		0.013	0.0028	ND		0.012	0.0026	ND		0.011	0.0025	ND		0.01	0.0022	ND		0.5	0.11	ND		0.011	0.0023
Vinyl chloride	0.02	0.9	ND		0.00086	0.00029	ND		0.00098	0.00033	ND		0.0013	0.00044	ND		0.0012	0.0004	ND		0.0011	0.00038	ND		0.001	0.00034	ND		0.05	0.016	ND		0.0011	0.00036
Xylenes, Total	0.26	100	0.00082	J	0.00086	0.00025	ND		0.00098	0.00028	ND		0.0013	0.00038	ND		0.0012	0.00035	ND		0.0011	0.00033	ND		0.001	0.00029	0.058	J	0.05	0.014	ND		0.0011	0.00031
Total VOCs	NS	NS	0.01237	-	-	-	-	-	-	-	0.01595	-	-	-	0.012	-	-	-	0.07632	-	-	-	0.0056	-	-	-	0.978	-	-	-	0.0008	-	-	-

Results in Yellow Highlight displays exceedance above the UUSCO regulatory standard
Results in Green Highlight displays exceedance above both UUSCO & RRUSCO regulatory standard
J = Concentration detected at a value below the RL and above the MDL for target compounds
P = The RPD between the results for the two columns exceeds the method-specified criteria

NS = No Standard Available
I = The lower value for the two columns has been reported due to obvious interference
ND = Analyzed for but Not Detected at the MDL

Table 1 (Cont'd) - Soil Results - SVOCs
135 Main Street
Poughkeepsie, New York

Hillmann Consulting, LLC
Project #: G6-2423

Target Compounds	Track 1 NYSDEC Unrestricted Use SCO	Track 2 NYSDEC Restricted Residential SCO	S-1 Sample Depth: 5.0-6.0'				S-2 Sample Depth: 5.0-6.0'				S-3 Sample Depth: 5.0-6.0'				S-4 Sample Depth: 5.0-6.0'				S-5 Sample Depth: 5.0-6.0'				S-6 Sample Depth: 5.0-6.0'				S-7 Sample Depth: 3.0-4.0'				S-8 Sample Depth: 5.0-6.0'			
Semivolatiles - BNA (mg/Kg)			Conc	Q	RL	MDL	Conc	Q	RL	MDL	Conc	Q	RL	MDL	Conc	Q	RL	MDL	Conc	Q	RL	MDL	Conc	Q	RL	MDL	Conc	Q	RL	MDL	Conc	Q	RL	MDL
1,2,4,5-Tetrachlorobenzene	NS	NS	ND		0.19	0.02	ND		0.19	0.02	ND		0.22	0.023	ND		0.2	0.021	ND		0.2	0.021	ND		0.19	0.02	ND		0.18	0.019	ND		0.19	0.02
1,2,4-Trichlorobenzene	NS	NS	ND		0.19	0.022	ND		0.19	0.022	ND		0.22	0.026	ND		0.2	0.023	ND		0.2	0.023	ND		0.19	0.022	ND		0.18	0.021	ND		0.19	0.022
1,2-Dichlorobenzene	1.1	100	ND		0.19	0.034	ND		0.19	0.034	ND		0.22	0.04	ND		0.2	0.037	ND		0.2	0.036	ND		0.19	0.035	ND		0.18	0.033	ND		0.19	0.034
1,3-Dichlorobenzene	2.4	49	ND		0.19	0.033	ND		0.19	0.032	ND		0.22	0.039	ND		0.2	0.035	ND		0.2	0.035	ND		0.19	0.033	ND		0.18	0.031	ND		0.19	0.032
1,4-Dichlorobenzene	1.8	13	ND		0.19	0.034	ND		0.19	0.033	ND		0.22	0.039	ND		0.2	0.036	ND		0.2	0.035	ND		0.19	0.034	ND		0.18	0.032	ND		0.19	0.033
2,4,5-Trichlorophenol	NS	NS	ND		0.19	0.037	ND		0.19	0.036	ND		0.22	0.043	ND		0.2	0.039	ND		0.2	0.039	ND		0.19	0.037	ND		0.18	0.035	ND		0.19	0.036
2,4,6-Trichlorophenol	NS	NS	ND		0.12	0.036	ND		0.11	0.036	ND		0.13	0.043	ND		0.12	0.039	ND		0.12	0.038	ND		0.12	0.036	ND		0.11	0.035	ND		0.11	0.036
2,4-Dichlorophenol	NS	NS	ND		0.17	0.031	ND		0.17	0.03	ND		0.2	0.036	ND		0.18	0.033	ND		0.18	0.032	ND		0.17	0.031	ND		0.16	0.029	ND		0.17	0.03
2,4-Dimethylphenol	NS	NS	ND		0.19	0.063	ND		0.19	0.062	ND		0.22	0.074	ND		0.2	0.068	ND		0.2	0.067	ND		0.19	0.064	ND		0.18	0.06	ND		0.19	0.062
2,4-Dinitrophenol	NS	NS	ND		0.92	0.089	ND		0.91	0.088	ND		1.1	0.1	ND		0.98	0.095	ND		0.97	0.094	ND		0.92	0.09	ND		0.88	0.085	ND		0.91	0.088
2,4-Dinitrotoluene	NS	NS	ND		0.19	0.038	ND		0.19	0.038	ND		0.22	0.045	ND		0.2	0.041	ND		0.2	0.04	ND		0.19	0.038	ND		0.18	0.036	ND		0.19	0.038
2,6-Dinitrotoluene	NS	NS	ND		0.19	0.033	ND		0.19	0.032	ND		0.22	0.039	ND		0.2	0.035	ND		0.2	0.035	ND		0.19	0.033	ND		0.18	0.031	ND		0.19	0.032
2-Chloronaphthalene	NS	NS	ND		0.19	0.019	ND		0.19	0.019	ND		0.22	0.022	ND		0.2	0.02	ND		0.2	0.02	ND		0.19	0.019	ND		0.18	0.018	ND		0.19	0.019
2-Chlorophenol	NS	NS	ND		0.19	0.023	ND		0.19	0.022	ND		0.22	0.026	ND		0.2	0.024	ND		0.2	0.024	ND		0.19	0.023	ND		0.18	0.022	ND		0.19	0.022
2-Methylnaphthalene	NS	NS	ND		0.23	0.023	ND		0.23	0.023	ND		0.27	0.027	ND		0.24	0.025	ND		0.24	0.024	ND		0.23	0.023	0.064	J	0.22	0.022	ND		0.23	0.023
2-Methylphenol	0.33	100	ND		0.19	0.03	ND		0.19	0.029	ND		0.22	0.035	ND		0.2	0.032	ND		0.2	0.031	ND		0.19	0.03	ND		0.18	0.028	ND		0.19	0.029
2-Nitroaniline	NS	NS	ND		0.19	0.037	ND		0.19	0.036	ND		0.22	0.043	ND		0.2	0.039	ND		0.2	0.039	ND		0.19	0.037	ND		0.18	0.035	ND		0.19	0.036
2-Nitrophenol	NS	NS	ND		0.41	0.072	ND		0.41	0.071	ND		0.48	0.084	ND		0.44	0.077	ND		0.44	0.076	ND		0.42	0.072	ND		0.39	0.069	ND		0.41	0.071
3,3'-Dichlorobenzidine	NS	NS	ND		0.19	0.051	ND		0.19	0.05	ND		0.22	0.06	ND		0.2	0.054	ND		0.2	0.054	ND		0.19	0.051	ND		0.18	0.049	ND		0.19	0.05
3-Methylphenol/4-Methylphenol	0.33	100	ND		0.28	0.03	ND		0.27	0.03	ND		0.32	0.035	ND		0.29	0.032	ND		0.29	0.032	ND		0.28	0.03	ND		0.26	0.029	ND		0.27	0.03
3-Nitroaniline	NS	NS	ND		0.19	0.036	ND		0.19	0.036	ND		0.22	0.042	ND		0.2	0.038	ND		0.2	0.038	ND		0.19	0.036	ND		0.18	0.034	ND		0.19	0.036
4,6-Dinitro-o-cresol	NS	NS	ND		0.5	0.092	ND		0.49	0.091	ND		0.58	0.11	ND		0.53	0.098	ND		0.53	0.097	ND		0.5	0.092	ND		0.48	0.088	ND		0.49	0.091
4-Bromophenyl phenyl ether	NS	NS	ND		0.19	0.029	ND		0.19	0.029	ND		0.22	0.034	ND		0.2	0.031	ND		0.2	0.031	ND		0.19	0.029	ND		0.18	0.028	ND		0.19	0.029
4-Chloroaniline	NS	NS	ND		0.19	0.035	ND		0.19	0.034	ND		0.22	0.041	ND		0.2	0.037	ND		0.2	0.037	ND		0.19	0.035	ND		0.18	0.033	ND		0.19	0.034
4-Chlorophenyl phenyl ether	NS	NS	ND		0.19	0.02	ND		0.19	0.02	ND		0.22	0.024	ND		0.2	0.022	ND		0.2	0.022	ND		0.19	0.021	ND		0.18	0.02	ND		0.19	0.02
4-Nitroaniline	NS	NS	ND		0.19	0.079	ND		0.19	0.078	ND		0.22	0.093	ND		0.2	0.085	ND		0.2	0.084	ND		0.19	0.08	ND		0.18	0.076	ND		0.19	0.078
4-Nitrophenol	NS	NS	ND		0.27	0.078	ND		0.26	0.077	ND		0.31	0.092	ND		0.29	0.083	ND		0.28	0.083	ND		0.27	0.079	ND		0.26	0.074	ND		0.26	0.077
Acenaphthene	20	100	ND		0.15	0.02	ND		0.15	0.02	ND		0.18	0.023	ND		0.16	0.021	ND		0.16	0.021	ND		0.15	0.02	0.26		0.15	0.019	ND		0.15	0.02
Acenaphthylene	100	100	ND		0.15	0.03	ND		0.15	0.029	ND		0.18	0.035	ND		0.16	0.032	ND		0.16	0.031	ND		0.15	0.03	0.14	J	0.15	0.028	ND		0.15	0.029
Acetophenone	NS	NS	ND		0.19	0.024	ND		0.19	0.023	ND		0.22	0.028	ND		0.2	0.025	ND		0.2	0.025	ND		0.19	0.024	ND		0.18	0.023	ND		0.19	0.023
Anthracene	100	100	ND		0.12	0.037	ND		0.11	0.037	ND		0.13	0.044	ND		0.12	0.04	0.055	J	0.12	0.039	ND		0.12	0.038	0.62		0.11	0.036	ND		0.11	0.037
Benzo(a)anthracene	1	1	0.14		0.12	0.022	ND		0.11	0.021	ND		0.13	0.025	ND		0.12	0.023	0.084	J	0.12	0.023	ND		0.12	0.022	0.89		0.11	0.02	ND		0.11	0.021
Benzo(a)pyrene	1	1	0.18		0.15	0.047	ND		0.15	0.046	ND		0.18	0.055	ND		0.16	0.05	0.099	J	0.16	0.049	ND		0.15	0.047	0.69		0.15	0.044	ND		0.15	0.046
Benzo(b)fluoranthene	1	1	0.19		0.12	0.032	ND		0.11	0.032	ND		0.13	0.038	ND		0.12	0.034	0.11	J	0.12	0.034	ND		0.12	0.032	0.81		0.11	0.031	ND		0.11	0.032
Benzo(ghi)perylene	100	100	0.1	J	0.15	0.022	ND		0.15	0.022	ND		0.18	0.026	ND		0.16	0.024	0.063	J	0.16	0.024	ND		0.15	0.023	0.37		0.15	0.021	ND		0.15	0.022
Benzo(k)fluoranthene	0.8	3.9	0.073	J	0.12	0.031	ND		0.11	0.03	ND		0.13	0.036	ND		0.12	0.033	0.041	J	0.12	0.032	ND		0.12	0.031	0.28		0.11	0.029	ND		0.11	0.03
Benzoic Acid	NS	NS	ND		0.62	0.19	ND		0.61	0.19	ND		0.73	0.23	ND		0.66	0.21	ND		0.66	0.2	ND		0.62	0.2	ND		0.59	0.18	ND		0.61	0.19
Benzyl Alcohol	NS	NS	ND		0.19	0.059	ND		0.19	0.058	ND		0.22	0.069	ND		0.2	0.063	ND		0.2	0.062	ND		0.19	0.059	ND		0.18	0.056	ND		0.19	0.058
Biphenyl	NS	NS	ND		0.44	0.044	ND		0.43	0.044	ND		0.51	0.052	ND		0.47	0.047	ND		0.46	0.047	ND		0.44	0.045	ND		0.42	0.042	ND		0.43	0.044
Bis(2-chloroethoxy)methane	NS	NS	ND		0.21	0.019	ND		0.2	0.019	ND		0.24	0.022	ND		0.22	0.02	ND		0.22	0.02	ND		0.21	0.019	ND		0.2	0.018	ND		0.2	0.019
Bis(2-chloroethyl)ether	NS	NS	ND		0.17	0.026	ND		0.17	0.026	ND		0.2	0.03	ND		0.18	0.028	ND		0.18	0.027	ND		0.17	0.026	ND		0.16	0.025	ND		0.17	0.026
Bis(2-chloroisopropyl)ether	NS	NS	ND		0.23	0.033	ND		0.23	0.032	ND		0.27	0.038	ND		0.24	0.035	ND		0.24	0.034	ND		0.23	0.033	ND		0.22	0.031	ND		0.23	0.032
Bis(2-ethylhexyl)phthalate	NS	NS	ND		0.19	0.066	ND		0.19	0.066	ND		0.22	0.078	ND		0.2	0.071	ND		0.2	0.07	ND		0.19	0.067	ND		0.18	0.063	ND		0.19	0.066
Butyl benzyl phthalate	NS	NS	ND		0.19	0.048	ND		0.19	0.048	ND		0.22	0.057	ND		0.2	0.052	ND		0.2	0.051	ND		0.19	0.048	ND		0.18	0.046	ND		0.19	0.048
Carbazole	NS	NS	0.023	J	0.19	0.019	ND		0.19	0.018	ND		0.22	0.022	ND		0.2	0.02	0.063	J	0.2	0.02	ND		0.19	0.019	0.072	J	0.18	0.018	ND		0.19	0.018
Chrysene	1	3.9	0.13		0.12	0.02	ND		0.11	0.02	ND		0.13	0.023	ND		0.12	0.021	0.092	J	0.12	0.021	ND		0.12	0.02	0.75		0.11	0.019	ND		0.11	0.02
Di-n-butylphthalate	0.33	0.33	0.033	J	0.12	0.022	ND		0.11	0.022	ND		0.13	0.026	ND		0.12	0.024	ND		0.12	0.023	ND		0.12	0.022	0.09	J	0.11	0.021	ND		0.11	0.022
Di-n-octylphthalate	7	59	ND		0.19	0.018	ND		0.19	0.018	0.022	J	0.22	0.021	ND		0.2	0.019	ND		0.2	0.019	ND		0.19	0.018	0.07	J	0.18	0.017	ND		0.19	0.018
Dibenzo(a,h)anthracene	NS	NS	ND		0.19	0.018	ND		0.19	0.018	ND		0.22	0.021	ND		0.2	0.019	ND		0.2	0.019	ND		0.19	0.018	ND		0.18	0.017	ND		0.19	0.018
Dibenzofuran	NS	NS	ND		0.19	0.04	ND		0.19	0.04	ND		0.22	0.047	ND		0.2	0.043	ND		0.2	0.042	ND		0.19	0.04	ND		0.18	0.038	ND		0.19	0.04
Diethyl phthalate	NS	NS	ND		0.19	0.036	ND		0.19	0.036	ND		0.22	0.043	ND		0.2	0.039	ND		0.2	0.038	ND		0.19	0.036	ND		0.18	0.035	ND		0.19	0.036
Dimethyl phthalate	NS	NS	ND		0.19	0.065	ND		0.19	0.064	ND		0.22	0.076	ND		0.2	0.07	ND		0.2	0.069	ND		0.19	0.066	ND		0.18	0.062	ND		0.19	0.064
Fluoranthene	100	100	0.13		0.12	0.022	ND		0.11	0.022	ND		0.13	0.026	ND		0.12	0.023	0.11	J	0.12	0.023	ND		0.12	0.022	2		0.11	0.021	ND		0.11	0.022
Fluorene	30	100	ND		0.19	0.019	ND		0.19	0.018	ND		0.22	0.022	ND		0.2	0.02	ND		0.2	0.02	ND		0.19	0.019	0.33		0.18	0.018	ND		0.19	0.018
Hexachlorobenzene	0.33	1.2	ND		0.12	0.021	ND		0.11	0.021	ND		0.13	0.025	ND		0.12	0.023	ND		0.12	0.023	ND		0.12	0.022	ND		0.11	0.02	ND		0.11	0.021
Hexachlorobutadiene	NS	NS	ND		0.19	0.028	ND		0.19	0.028	ND		0.22	0.033	ND		0.2	0.03	ND		0.2	0.03	ND		0.19	0.028	ND		0.18	0.027	ND		0.19	0.028
Hexachlorocyclopentadiene	NS	NS	ND		0.55	0.17	ND		0.54	0.17	ND		0.64	0.2	ND		0.58	0.18	ND		0.58	0.18	ND		0.55	0.17	ND		0.52	0.16	ND		0.54	0.17
Hexachloroethane	NS	NS	ND		0.15	0.031	ND		0.15	0.031	ND		0.18	0.036	ND		0.16	0.033	ND		0.16	0.033	ND		0.15	0.031	ND		0.15	0.03	ND		0.15	0.031
Indeno(1,2,3-cd)pyrene	0.5	0.5	0.1	J	0.15	0.027	ND		0.15	0.026	ND		0.18	0.031	ND		0.16	0.028	0.068	J	0.16	0.028	ND		0.15	0.027	0.39		0.15	0.025	ND		0.15	0.026
Isophorone	NS	NS	ND		0.17	0.025	ND		0.17	0.024	ND		0.2	0.029	ND		0.18	0.026	ND		0.18	0.026	ND		0.17	0.025	ND		0.16	0.024	ND		0.17	0.024
n-Nitrosodi-n-propylamine	12	100	ND		0.19	0.03	ND		0.19	0.029	ND		0.22	0.035	ND		0.2	0.032	ND		0.2	0.031	ND		0.19	0.03	ND		0.18	0.028	ND		0.19	0.029
Naphthalene	NS	NS	ND		0.19	0.023	ND		0.19	0.023	0.1	J	0.22	0.027	ND		0.2	0.025	0.026	J	0.2	0.025	ND		0.19	0.023	0.8		0.18	0.022	ND		0.19	0.023
NDPA/DPA	NS	NS	ND		0.15	0.022	ND		0.15	0.022	ND		0.18	0.026	ND		0.16	0.023	ND		0.16	0.023	ND		0.15	0.022	ND		0.15	0.021	ND		0.15	0.022
Nitrobenzene	NS	NS	ND		0.17	0.028	ND		0.17	0.028	ND		0.2	0.033	ND		0.18	0.03	ND		0.18	0.03	ND		0.17	0.028	ND		0.16	0.027	ND		0.17	0.028
p-Chloro-m-cresol	NS	NS	ND		0.19	0.028	ND		0.19	0.028	ND		0.22	0.034	ND		0.2	0.03	ND		0.2	0.03	ND		0.19	0.029	ND		0.18	0.027	ND		0.19	0.028
Pentachlorophenol	0.8	6.7	ND		0.15	0.042	ND		0.15	0.042	ND		0.18	0.049	ND		0.16	0.045	ND		0.16	0.044	ND		0.15	0.042	ND		0.15	0.04	ND		0.15	0.042
Phenanthrene	100	100	0.079	J	0.12	0.023	ND		0.11	0.023	0.04	J	0.13	0.027	ND		0.12	0.025	0.096	J	0.12	0.025	ND		0.12	0.023	1.3		0.11	0.022	ND		0.11	0.023
Phenol	0.33	100	ND		0.19	0.029	ND		0.19	0.028	ND		0.22	0.034	ND		0.2	0.031	ND		0.2	0.03	ND		0.19	0.029	ND		0.18	0.028	ND		0.19	0.029
Pyrene	100	100	0.12		0.12	0.019	ND		0.11	0.019	ND		0.13	0.022	ND		0.12	0.02	0.081	J	0.12	0.02	ND		0.12	0.019	1.6		0.11	0.018	ND		0.11	0.019
Total SVOCs	NS	NS	1.298	-	-	-	-	-	-	-	0.162	-	-	-	-	-	-	-	0.988	-	-	-	-	-	-	-	-	-	-	-	11.526	-	-	-

Results in Yellow Highlight displays exceedance above the UUSCO regulatory standard
Results in Green Highlight displays exceedance above both UUSCO & RRUSCO regulatory standard
J = Concentration detected at a value below the RL and above the MDL for target compounds
P = The RPD between the results for the two columns exceeds the method-specified criteria

NS = No Standard Available
I = The lower value for the two columns has been reported due to obvious interference
ND = Analyzed for but Not Detected at the MDL

Table 1 (Cont'd) - Soil Results - PCBs, Pesticides, Metals
4519-4523 White Plains Rd.
Bronx, New York

Hillmann Consulting, LLC
Project #: G6-2401

Target Compounds	Track 1 NYSDEC Unrestricted Use SCO	Track 2 NYSDEC Restricted Residential SCO	S-1 Sample Depth: 5.0-6.0'				S-2 Sample Depth: 5.0-6.0'				S-3 Sample Depth: 5.0-6.0'				S-4 Sample Depth: 5.0-6.0'				S-5 Sample Depth: 5.0-6.0'				S-6 Sample Depth: 5.0-6.0'				S-7 Sample Depth: 3.0-4.0'				S-8 Sample Depth: 5.0-6.0'			
PCB's (mg/Kg)			Conc	Q	RL	MDL	Conc	Q	RL	MDL	Conc	Q	RL	MDL	Conc	Q	RL	MDL	Conc	Q	RL	MDL	Conc	Q	RL	MDL	Conc	Q	RL	MDL	Conc	Q	RL	MDL
Aroclor 1016	**0.1**	**1**	ND		0.0389	0.00345	ND		0.0372	0.00331	ND		0.0441	0.00392	ND		0.0397	0.00352	ND		0.0398	0.00354	ND		0.0383	0.0034	ND		0.0355	0.00315	ND		0.0379	0.00337
Aroclor 1221	**0.1**	**1**	ND		0.0389	0.0039	ND		0.0372	0.00373	ND		0.0441	0.00442	ND		0.0397	0.00397	ND		0.0398	0.00399	ND		0.0383	0.00384	ND		0.0355	0.00356	ND		0.0379	0.0038
Aroclor 1232	**0.1**	**1**	ND		0.0389	0.00824	ND		0.0372	0.00789	ND		0.0441	0.00935	ND		0.0397	0.00841	ND		0.0398	0.00845	ND		0.0383	0.00812	ND		0.0355	0.00753	ND		0.0379	0.00804
Aroclor 1242	**0.1**	**1**	ND		0.0389	0.00524	ND		0.0372	0.00502	ND		0.0441	0.00595	ND		0.0397	0.00535	ND		0.0398	0.00537	ND		0.0383	0.00517	ND		0.0355	0.00479	ND		0.0379	0.00511
Aroclor 1248	**0.1**	**1**	ND		0.0389	0.00583	ND		0.0372	0.00558	ND		0.0441	0.00662	ND		0.0397	0.00595	ND		0.0398	0.00598	ND		0.0383	0.00575	ND		0.0355	0.00533	ND		0.0379	0.00569
Aroclor 1254	**0.1**	**1**	ND		0.0389	0.00425	ND		0.0372	0.00407	ND		0.0441	0.00483	ND		0.0397	0.00434	ND		0.0398	0.00436	ND		0.0383	0.00419	ND		0.0355	0.00388	ND		0.0379	0.00415
Aroclor 1260	**0.1**	**1**	ND		0.0389	0.00718	ND		0.0372	0.00688	ND		0.0441	0.00815	ND		0.0397	0.00733	0.017	J	0.0398	0.00736	ND		0.0383	0.00708	ND		0.0355	0.00656	ND		0.0379	0.00701
Aroclor 1262	**0.1**	**1**	ND		0.0389	0.00494	ND		0.0372	0.00473	ND		0.0441	0.0056	ND		0.0397	0.00504	ND		0.0398	0.00506	ND		0.0383	0.00487	ND		0.0355	0.00451	ND		0.0379	0.00482
Aroclor 1268	**0.1**	**1**	ND		0.0389	0.00403	ND		0.0372	0.00386	ND		0.0441	0.00457	ND		0.0397	0.00411	0.0106	JP	0.0398	0.00413	ND		0.0383	0.00397	ND		0.0355	0.00368	ND		0.0379	0.00393
PCBs, Total	**0.1**	**1**	ND		0.0389	0.00345	ND		0.0372	0.00331	ND		0.0441	0.00392	ND		0.0397	0.00352	0.0276	J	0.0398	0.00354	ND		0.0383	0.0034	ND		0.0355	0.00315	ND		0.0379	0.00337

Pesticides (mg/Kg)			Conc	Q	RL	MDL	Conc	Q	RL	MDL	Conc	Q	RL	MDL	Conc	Q	RL	MDL	Conc	Q	RL	MDL	Conc	Q	RL	MDL	Conc	Q	RL	MDL	Conc	Q	RL	MDL
4,4'-DDD	**0.0033**	**13**	ND		0.00184	0.000658	ND		0.0018	0.000643	ND		0.00212	0.000758	ND		0.00194	0.00069	0.00232		0.00188	0.000671	ND		0.00179	0.000637	ND		0.0849	0.0303	ND		0.00183	0.000653
4,4'-DDE	**0.0033**	**8.9**	ND		0.00184	0.000426	ND		0.0018	0.000417	ND		0.00212	0.000492	ND		0.00194	0.000448	**0.121**		0.00188	0.000435	ND		0.00179	0.000413	ND		0.0849	0.0196	ND		0.00183	0.000423
4,4'-DDT	**0.0033**	**7.9**	ND		0.00346	0.00148	ND		0.00338	0.00145	ND		0.00398	0.00171	ND		0.00363	0.00156	**0.256**	E	0.00352	0.00151	ND		0.00335	0.00144	ND		0.159	0.0683	ND		0.00343	0.00147
Aldrin	**0.005**	**0.097**	ND		0.00184	0.000649	ND		0.0018	0.000634	ND		0.00212	0.000748	ND		0.00194	0.000682	ND		0.00188	0.000662	ND		0.00179	0.000629	ND		0.0849	0.0299	ND		0.00183	0.000645
Alpha-BHC	**0.02**	**0.48**	ND		0.000768	0.000218	ND		0.000751	0.000213	ND		0.000886	0.000252	ND		0.000807	0.000229	ND		0.000783	0.000222	ND		0.000745	0.000211	ND		0.0354	0.01	ND		0.000763	0.000217
Beta-BHC	**0.036**	**0.36**	ND		0.00184	0.000699	ND		0.0018	0.000683	ND		0.00212	0.000806	ND		0.00194	0.000734	ND		0.00188	0.000713	ND		0.00179	0.000678	ND		0.0849	0.0322	ND		0.00183	0.000694
Chlordane	**NS**	**NS**	ND		0.015	0.00611	ND		0.0146	0.00597	ND		0.0173	0.00704	ND		0.0157	0.00641	ND		0.0153	0.00623	ND		0.0145	0.00592	ND		0.69	0.281	ND		0.0149	0.00606
cis-Chlordane	**0.094**	**4.2**	ND		0.0023	0.000642	ND		0.00225	0.000628	ND		0.00266	0.00074	ND		0.00242	0.000674	0.00476	P	0.00235	0.000655	ND		0.00223	0.000622	ND		0.106	0.0296	ND		0.00229	0.000638
Delta-BHC	**0.04**	**100**	ND		0.00184	0.000361	ND		0.0018	0.000353	ND		0.00212	0.000416	ND		0.00194	0.000379	ND		0.00188	0.000368	ND		0.00179	0.00035	ND		0.0849	0.0166	ND		0.00183	0.000358
Dieldrin	**0.005**	**0.2**	ND		0.00115	0.000576	ND		0.00113	0.000563	ND		0.00133	0.000664	ND		0.00121	0.000605	**0.00547**		0.00118	0.000588	ND		0.00112	0.000558	ND		0.053	0.0265	ND		0.00114	0.000572
Endosulfan I	**2.4**	**24**	ND		0.00184	0.000436	ND		0.0018	0.000426	ND		0.00212	0.000502	ND		0.00194	0.000457	ND		0.00188	0.000444	ND		0.00179	0.000422	ND		0.0849	0.02	ND		0.00183	0.000432
Endosulfan II	**2.4**	**24**	ND		0.00184	0.000616	ND		0.0018	0.000602	ND		0.00212	0.00071	ND		0.00194	0.000647	ND		0.00188	0.000628	ND		0.00179	0.000597	ND		0.0849	0.0284	ND		0.00183	0.000612
Endosulfan sulfate	**2.4**	**24**	ND		0.000768	0.000366	ND		0.000751	0.000357	ND		0.000886	0.000422	ND		0.000807	0.000384	ND		0.000783	0.000373	ND		0.000745	0.000354	ND		0.0354	0.0168	ND		0.000763	0.000363
Endrin	**0.014**	**11**	ND		0.000768	0.000315	ND		0.000751	0.000308	ND		0.000886	0.000363	ND		0.000807	0.000331	ND		0.000783	0.000321	ND		0.000745	0.000305	ND		0.0354	0.0145	ND		0.000763	0.000313
Endrin aldehyde	**NS**	**NS**	ND		0.0023	0.000807	ND		0.00225	0.000788	ND		0.00266	0.00093	ND		0.00242	0.000847	ND		0.00235	0.000823	ND		0.00223	0.000782	ND		0.106	0.0371	ND		0.00229	0.000801
Endrin ketone	**NS**	**NS**	ND		0.00184	0.000475	ND		0.0018	0.000464	ND		0.00212	0.000547	ND		0.00194	0.000498	ND		0.00188	0.000484	ND		0.00179	0.00046	ND		0.0849	0.0218	ND		0.00183	0.000471
Heptachlor	**0.042**	**2.1**	ND		0.000922	0.000413	ND		0.000901	0.000404	ND		0.00106	0.000476	ND		0.000968	0.000434	ND		0.00094	0.000421	ND		0.000894	0.000401	ND		0.0424	0.019	ND		0.000916	0.00041
Heptachlor epoxide	**NS**	**NS**	ND		0.00346	0.00104	ND		0.00338	0.00101	ND		0.00398	0.0012	ND		0.00363	0.00109	ND		0.00352	0.00106	ND		0.00335	0.001	ND		0.159	0.0478	ND		0.00343	0.00103
Lindane	**0.1**	**1.3**	ND		0.000768	0.000344	ND		0.000751	0.000336	ND		0.000886	0.000396	ND		0.000807	0.00036	ND		0.000783	0.00035	ND		0.000745	0.000333	ND		0.0354	0.0158	ND		0.000763	0.000341
Methoxychlor	**NS**	**NS**	ND		0.00346	0.00108	ND		0.00338	0.00105	ND		0.00398	0.00124	ND		0.00363	0.00113	ND		0.00352	0.0011	ND		0.00335	0.00104	ND		0.159	0.0495	ND		0.00343	0.00107
Toxaphene	**NS**	**NS**	ND		0.0346	0.00968	ND		0.0338	0.00946	ND		0.0398	0.0112	ND		0.0363	0.0102	ND		0.0352	0.00987	ND		0.0335	0.00938	ND		1.59	0.446	ND		0.0343	0.00961
trans-Chlordane	**NS**	**NS**	ND		0.0023	0.000609	ND		0.00225	0.000595	ND		0.00266	0.000702	ND		0.00242	0.000639	0.00465	P	0.00235	0.00062	ND		0.00223	0.00059	ND		0.106	0.028	ND		0.00229	0.000604

Metals (mg/Kg)			Conc	Q	RL	MDL	Conc	Q	RL	MDL	Conc	Q	RL	MDL	Conc	Q	RL	MDL	Conc	Q	RL	MDL	Conc	Q	RL	MDL	Conc	Q	RL	MDL	Conc	Q	RL	MDL
Aluminum, Total	**NS**	**NS**	10900		9.44	2.55	10700		8.7	2.35	10200		10.6	2.85	13600		9.64	2.6	10300		9.45	2.55	6260		9.11	2.46	8980		8.57	2.31	9580		9.12	2.46
Antimony, Total	**NS**	**NS**	0.387	J	4.72	0.359	0.391	J	4.35	0.33	0.676	J	5.28	0.401	1.92	J	4.82	0.366	0.69	J	4.73	0.359	ND		4.55	0.346	0.48	J	4.29	0.326	1.06	J	4.56	0.347
Arsenic, Total	**13**	**16**	3.96		0.944	0.196	**61**		0.87	0.181	**57.2**		1.06	0.22	**16.8**		0.964	0.2	6.46		0.945	0.197	**20.1**		0.911	0.189	2.78		0.857	0.178	**14.1**		0.912	0.19
Barium, Total	**350**	**400**	31.7		0.944	0.164	53.3		0.87	0.151	88.1		1.06	0.184	48		0.964	0.168	114		0.945	0.164	30.6		0.911	0.158	33		0.857	0.149	63.9		0.912	0.159
Beryllium, Total	**7.2**	**72**	0.406	J	0.472	0.031	0.435		0.435	0.029	0.602		0.528	0.035	0.588		0.482	0.032	0.293	J	0.473	0.031	0.319	J	0.455	0.03	0.326	J	0.429	0.028	0.511		0.456	0.03
Cadmium, Total	**2.5**	**4.3**	0.236	J	0.944	0.093	0.33	J	0.87	0.085	0.422	J	1.06	0.103	0.607	J	0.964	0.094	0.52	J	0.945	0.093	0.146	J	0.911	0.089	0.248	J	0.857	0.084	0.374	J	0.912	0.089
Calcium, Total	**NS**	**NS**	1720		9.44	3.3	1450		8.7	3.04	2480		10.6	3.69	6370		9.64	3.37	79300		9.45	3.31	1580		9.11	3.19	3570		8.57	3	2820		9.12	3.19
Chromium, Total	**NS**	**NS**	11.7		0.944	0.091	11.2		0.87	0.084	11		1.06	0.101	15.1		0.964	0.093	20		0.945	0.091	5.89		0.911	0.087	9.64		0.857	0.082	11.9		0.912	0.088
Cobalt, Total	**NS**	**NS**	5.38		1.89	0.157	8.98		1.74	0.144	7.01		2.11	0.175	9.78		1.93	0.16	7.66		1.89	0.157	3.35		1.82	0.151	7.78		1.71	0.142	11.6		1.82	0.151
Copper, Total	**50**	**270**	16.1		0.944	0.244	31.6		0.87	0.224	21.9		1.06	0.272	49.7		0.964	0.249	35.2		0.945	0.244	**53.3**		0.911	0.235	22.9		0.857	0.221	35.6		0.912	0.235
Iron, Total	**NS**	**NS**	22100		4.72	0.853	22100		4.35	0.786	26700		5.28	0.953	34300		4.82	0.87	23600		4.73	0.854	9000		4.55	0.822	19600		4.29	0.774	24400		4.56	0.824
Lead, Total	**63**	**400**	10.5		4.72	0.253	23.5		4.35	0.233	15.5		5.28	0.283	39.2		4.82	0.258	**159**		4.73	0.253	10.2		4.55	0.244	27.8		4.29	0.23	42.2		4.56	0.244
Magnesium, Total	**NS**	**NS**	3180		9.44	1.45	3400		8.7	1.34	2040		10.6	1.62	6630		9.64	1.48	6340		9.45	1.46	1080		9.11	1.4	4250		8.57	1.32	3440		9.12	1.4
Manganese, Total	**1600**	**2000**	189		0.944	0.15	781		0.87	0.138	1440		1.06	0.168	920		0.964	0.153	501		0.945	0.15	112		0.911	0.145	491		0.857	0.136	876		0.912	0.145
Mercury, Total	**0.18**	**0.81**	ND		0.075	0.016	0.064	J	0.073	0.015	ND		0.086	0.018	0.046	J	0.079	0.017	0.075	J	0.077	0.016	ND		0.074	0.016	0.035	J	0.071	0.015	0.125		0.073	0.016
Nickel, Total	**30**	**310**	14.1		2.36	0.228	15.8		2.17	0.21	11.2		2.64	0.255	27.5		2.41	0.233	21.6		2.36	0.229	6.13		2.28	0.22	15.5		2.14	0.207	21.7		2.28	0.221
Potassium, Total	**NS**	**NS**	381		236	13.6	365		217	12.5	431		264	15.2	575		241	13.9	533		236	13.6	201	J	228	13.1	421		214	12.3	616		228	13.1
Selenium, Total	**3.9**	**180**	ND		1.89	0.244	ND		1.74	0.224	0.686	J	2.11	0.272	ND		1.93	0.249	ND		1.89	0.244	0.273	J	1.82	0.235	ND		1.71	0.221	0.292	J	1.82	0.235
Silver, Total	**2**	**180**	ND		0.944	0.267	ND		0.87	0.246	ND		1.06	0.299	ND		0.964	0.273	ND		0.945	0.268	ND		0.911	0.258	ND		0.857	0.242	ND		0.912	0.258
Sodium, Total	**NS**	**NS**	57.9	J	189	2.98	27.5	J	174	2.74	33.7	J	211	3.32	42.8	J	193	3.04	144	J	189	2.98	32.1	J	182	2.87	49.7	J	171	2.7	39.2	J	182	2.87
Thallium, Total	**NS**	**NS**	ND		1.89	0.298	0.304	J	1.74	0.274	1.14	J	2.11	0.332	0.559	J	1.93	0.304	ND		1.89	0.298	ND		1.82	0.287	ND		1.71	0.27	0.338	J	1.82	0.287
Vanadium, Total	**NS**	**NS**	16.9		0.944	0.192	15.1		0.87	0.176	16.6		1.06	0.214	22		0.964	0.196	15.6		0.945	0.192	8.93		0.911	0.185	11.7		0.857	0.174	15.9		0.912	0.185
Zinc, Total	**109**	**10000**	47.5		4.72	0.277	72.3		4.35	0.255	51.3		5.28	0.309	**152**		4.82	0.282	**208**		4.73	0.277	21.1		4.55	0.267	56.3		4.29	0.251	**72.2**		4.56	0.267
General Analytical			**Conc**	**Q**	**RL**	**MDL**	**Conc**	**Q**	**RL**	**MDL**	**Conc**	**Q**	**RL**	**MDL**	**Conc**	**Q**	**RL**	**MDL**	**Conc**	**Q**	**4.73**	**MDL**	**Conc**	**Q**	**RL**	**MDL**	**Conc**	**Q**	**RL**	**MDL**	**Conc**	**Q**	**RL**	**MDL**
Cyanide, Total	**27**	**27**	ND		1.1	0.23	ND		1.1	0.22	1.1	J	1.3	0.27	ND		1.2	0.26	ND		4.73	0.26	ND		1.1	0.23	0.47	J	1.1	0.23	ND		1.2	0.24

Results in Yellow Highlight displays exceedance above the UUSCO regulatory standard
Results in Green Highlight displays exceedance above both UUSCO & RRUSCO regulatory standard
J = Concentration detected at a value below the RL and above the MDL for target compounds
P = The RPD between the results for the two columns exceeds the method-specified criteria

NS = No Standard Available

ND = Analyzed for but Not Detected at the MDL

Table 2 - Groundwater Results - VOCs, Metals
135 Main Street
Poughkeepsie, New York

Hillmann Consulting, LLC
Project #: G6-2423

Target Compounds	Groundwater Effluent Limitations (Class GA)	TWP-1				TWP-3				TWP-8			
Volatiles (µg/L)		Conc	Q	RL	MDL	Conc	Q	RL	MDL	Conc	Q	RL	MDL
1,1,1,2-Tetrachloroethane	5	ND		10	2.8	ND		2.5	0.7	ND		2.5	0.7
1,1,1-Trichloroethane	5	ND		10	2.8	ND		2.5	0.7	ND		2.5	0.7
1,1,2,2-Tetrachloroethane	5	ND		2	0.67	ND		0.5	0.17	ND		0.5	0.17
1,1,2-Trichloroethane	1	ND		6	2	ND		1.5	0.5	ND		1.5	0.5
1,1-Dichloroethane	5	ND		10	2.8	ND		2.5	0.7	ND		2.5	0.7
1,1-Dichloroethene	5	ND		2	0.68	ND		0.5	0.17	ND		0.5	0.17
1,1-Dichloropropene	5	ND		10	2.8	ND		2.5	0.7	ND		2.5	0.7
1,2,3-Trichlorobenzene	5	ND		10	2.8	ND		2.5	0.7	ND		2.5	0.7
1,2,3-Trichloropropane	0.04	ND		10	2.8	ND		2.5	0.7	ND		2.5	0.7
1,2,4,5-Tetramethylbenzene	5	ND		8	2.2	ND		2	0.54	ND		2	0.54
1,2,4-Trichlorobenzene	5	ND		10	2.8	ND		2.5	0.7	ND		2.5	0.7
1,2,4-Trimethylbenzene	5	16		10	2.8	ND		2.5	0.7	ND		2.5	0.7
1,2-Dibromo-3-chloropropane	0.04	ND		10	2.8	ND		2.5	0.7	ND		2.5	0.7
1,2-Dibromoethane	0.0006	ND		8	2.6	ND		2	0.65	ND		2	0.65
1,2-Dichlorobenzene	3	ND		10	2.8	ND		2.5	0.7	ND		2.5	0.7
1,2-Dichloroethane	0.6	ND		2	0.53	ND		0.5	0.13	ND		0.5	0.13
1,2-Dichloroethene, Total	NS	ND		10	2.8	ND		2.5	0.7	ND		2.5	0.7
1,2-Dichloropropane	1	ND		4	0.55	ND		1	0.14	ND		1	0.14
1,3,5-Trimethylbenzene	5	6.6	J	10	2.8	ND		2.5	0.7	ND		2.5	0.7
1,3-Dichlorobenzene	3	ND		10	2.8	ND		2.5	0.7	ND		2.5	0.7
1,3-Dichloropropane	5	ND		10	2.8	ND		2.5	0.7	ND		2.5	0.7
1,3-Dichloropropene, Total	NS	ND		2	0.58	ND		0.5	0.14	ND		0.5	0.14
1,4-Dichlorobenzene	3	ND		10	2.8	ND		2.5	0.7	ND		2.5	0.7
1,4-Dioxane	NS	ND		1000	240	ND		250	61	ND		250	61
2,2-Dichloropropane	5	ND		10	2.8	ND		2.5	0.7	ND		2.5	0.7
2-Butanone	50	ND		20	7.8	ND		5	1.9	ND		5	1.9
2-Hexanone	50	ND		20	4	ND		5	1	ND		5	1
4-Methyl-2-pentanone	NS	ND		20	4	ND		5	1	ND		5	1
Acetone	50	8.3	J	20	5.8	5.3		5	1.5	4.8	J	5	1.5
Acrylonitrile	5	ND		20	6	ND		5	1.5	ND		5	1.5
Benzene	1	2.7		2	0.64	0.61		0.5	0.16	ND		0.5	0.16
Bromobenzene	5	ND		10	2.8	ND		2.5	0.7	ND		2.5	0.7
Bromochloromethane	5	ND		10	2.8	ND		2.5	0.7	ND		2.5	0.7
Bromodichloromethane	50	ND		2	0.77	ND		0.5	0.19	ND		0.5	0.19
Bromoform	50	ND		8	2.6	ND		2	0.65	ND		2	0.65
Bromomethane	5	ND		10	2.8	ND		2.5	0.7	ND		2.5	0.7
Carbon disulfide	60	ND		20	4	ND		5	1	ND		5	1
Carbon tetrachloride	5	ND		2	0.54	ND		0.5	0.13	ND		0.5	0.13
Chlorobenzene	5	ND		10	2.8	ND		2.5	0.7	ND		2.5	0.7
Chloroethane	5	ND		10	2.8	ND		2.5	0.7	ND		2.5	0.7
Chloroform	7	ND		10	2.8	ND		2.5	0.7	ND		2.5	0.7
Chloromethane	NS	ND		10	2.8	ND		2.5	0.7	ND		2.5	0.7
cis-1,2-Dichloroethene	5	ND		10	2.8	ND		2.5	0.7	ND		2.5	0.7
cis-1,3-Dichloropropene	0.4	ND		2	0.58	ND		0.5	0.14	ND		0.5	0.14
Dibromochloromethane	50	ND		2	0.6	ND		0.5	0.15	ND		0.5	0.15
Dibromomethane	5	ND		20	4	ND		5	1	ND		5	1
Dichlorodifluoromethane	5	ND		20	4	ND		5	1	ND		5	1
Ethyl ether	NS	ND		10	2.8	ND		2.5	0.7	ND		2.5	0.7
Ethylbenzene	5	ND		10	2.8	ND		2.5	0.7	ND		2.5	0.7
Hexachlorobutadiene	0.5	ND		10	2.8	ND		2.5	0.7	ND		2.5	0.7
Isopropylbenzene	5	ND		10	2.8	ND		2.5	0.7	ND		2.5	0.7
Methyl tert butyl ether	10	ND		10	2.8	ND		2.5	0.7	ND		2.5	0.7
Methylene chloride	5	ND		10	2.8	ND		2.5	0.7	ND		2.5	0.7
Naphthalene	10	480		10	2.8	ND		2.5	0.7	ND		2.5	0.7
n-Butylbenzene	5	ND		10	2.8	ND		2.5	0.7	ND		2.5	0.7
n-Propylbenzene	5	ND		10	2.8	ND		2.5	0.7	ND		2.5	0.7
o-Chlorotoluene	5	ND		10	2.8	ND		2.5	0.7	ND		2.5	0.7
o-Xylene	5	11		10	2.8	ND		2.5	0.7	ND		2.5	0.7
p/m-Xylene	5	29		10	2.8	0.7	J	2.5	0.7	ND		2.5	0.7
p-Chlorotoluene	5	ND		10	2.8	ND		2.5	0.7	ND		2.5	0.7
p-Diethylbenzene	NS	ND		8	2.8	ND		2	0.7	ND		2	0.7
p-Ethyltoluene	NS	3.6	J	8	2.8	ND		2	0.7	ND		2	0.7
p-Isopropyltoluene	5	ND		10	2.8	ND		2.5	0.7	ND		2.5	0.7
sec-Butylbenzene	5	ND		10	2.8	ND		2.5	0.7	ND		2.5	0.7
Styrene	930	ND		10	2.8	ND		2.5	0.7	ND		2.5	0.7
tert-Butylbenzene	5	ND		10	2.8	ND		2.5	0.7	ND		2.5	0.7
Tetrachloroethene	5	ND		2	0.72	ND		0.5	0.18	ND		0.5	0.18
Toluene	5	ND		10	2.8	ND		2.5	0.7	ND		2.5	0.7
trans-1,2-Dichloroethene	5	ND		10	2.8	ND		2.5	0.7	ND		2.5	0.7
trans-1,3-Dichloropropene	0.4	ND		2	0.66	ND		0.5	0.16	ND		0.5	0.16
trans-1,4-Dichloro-2-butene	5	ND		10	2.8	ND		2.5	0.7	ND		2.5	0.7
Trichloroethene	5	ND		2	0.7	ND		0.5	0.18	ND		0.5	0.18
Trichlorofluoromethane	5	ND		10	2.8	ND		2.5	0.7	ND		2.5	0.7
Vinyl acetate	NS	ND		20	4	ND		5	1	ND		5	1
Vinyl chloride	2	ND		4	0.28	ND		1	0.07	ND		1	0.07
Xylenes, Total	NS	40		10	2.8	0.7	J	2.5	0.7	ND		2.5	0.7
Total TICs	NS	10.5	J	0	0	ND		0	0	ND		0	0
Total VOCs	NS	557.2	-	-	-	6.61	-	-	-	4.8	-	-	-

Target Compounds	Groundwater Effluent Limitations (Class GA)	TWP-1				TWP-3				TWP-8			
Metals (µg/L)		Conc	Q	RL	MDL	Conc	Q	RL	MDL	Conc	Q	RL	MDL
Aluminum, Total	NS	168000		500	164	9880		10	3.27	288000		1000	327
Antimony, Total	3	ND		4	0.42	ND		4	0.42	2.03	J	8	0.85
Arsenic, Total	25	46.37		0.5	0.16	14.43		0.5	0.16	549.1		1	0.33
Barium, Total	1000	1840		25	8.65	106		0.5	0.17	7488		50	17.3
Beryllium, Total	3	10.12		0.5	0.1	0.82		0.5	0.1	8.49		1	0.21
Cadmium, Total	5	2.66		0.2	0.05	1.47		0.2	0.05	8.66		0.4	0.11
Calcium, Total	NS	221000		100	39.4	297000		100	39.4	3180000		10000	3940
Chromium, Total	50	147.6		1	0.17	15.14		1	0.17	389.1		2	0.35
Cobalt, Total	NS	134.7		0.5	0.16	20.05		0.5	0.16	475.6		1	0.32
Copper, Total	200	258.5		1	0.38	20.24		1	0.38	2350		100	38.4
Iron, Total	NS	187000		3000	955	26800		60	19.1	903000		5000	1910
Lead, Total	25	332.7		1	0.34	29.18		1	0.34	1092		100	34.3
Magnesium, Total	35000	59400		70	24.2	31600		70	24.2	205000		140	48.4
Manganese, Total	NS	5584		50	22	5746		50	22	72500		100	44
Mercury, Total	0.7	0.11	J	0.2	0.06	ND		0.2	0.06	0.15	J	0.2	0.06
Nickel, Total	100	266.2		2	0.55	39.61		2	0.55	766.2		4	1.11
Potassium, Total	NS	13800		100	30.9	30000		100	30.9	22100		200	61.8
Selenium, Total	10	100		5	1.73	8.87		5	1.73	85.9		10	3.46
Silver, Total	50	1.52		0.4	0.16	0.18	J	0.4	0.16	4.03		0.8	0.32
Sodium, Total	20000	57700		100	29.3	16900		350	29.3	57000		200	58.6
Thallium, Total	0.5	0.43	J	0.5	0.14	ND		0.5	0.14	1.94		1	0.28
Vanadium, Total	NS	87.9		5	1.57	18.57		5	1.57	311.1		10	3.14
Zinc, Total	2000	1308		500	170.5	64.66		10	3.41	4470		1000	341

Target Compounds	Groundwater Effluent Limitations (Class GA)	TWP-1				TWP-3				TWP-8			
General Chemistry (µg/L)		Conc	Q	RL	MDL	Conc	Q	RL	MDL	Conc	Q	RL	MDL
Cyanide, Total	400	364		5	1	547		10	3	186		5	1

Results in Blue Highlight displays exceedance above the Groundwater Effluent Limitations
NS = No Standard Available
ND = Analyzed for but Not Detected at the MDL
J = Concentration detected at a value below the RL and above the MDL for target compounds

P = The RPD between the results for the two columns exceeds the method-specified criteria

Table 2 (Cont'd) - Groundwater Results - SVOCs, PCBS, Pesticides
135 Main Street
Poughkeepsie, New York

Hillmann Consulting, LLC
Project #: G6-2423

Target Compounds	Groundwater Effluent Limitations (Class GA)	TWP-1				TWP-3				TWP-8			
Semivolatiles - (µg/L)		Conc	Q	RL	MDL	Conc	Q	RL	MDL	Conc	Q	RL	MDL
1,2,4,5-Tetrachlorobenzene	**5**	ND		10	0.44	ND		10	0.44	ND		10	0.44
1,2,4-Trichlorobenzene	**5**	ND		5	0.5	ND		5	0.5	ND		5	0.5
1,2-Dichlorobenzene	**3**	ND		2	0.45	ND		2	0.45	ND		2	0.45
1,3-Dichlorobenzene	**3**	ND		2	0.4	ND		2	0.4	ND		2	0.4
1,4-Dichlorobenzene	**3**	ND		2	0.43	ND		2	0.43	ND		2	0.43
2,4,5-Trichlorophenol	**NS**	ND		5	0.77	ND		5	0.77	ND		5	0.77
2,4,6-Trichlorophenol	**NS**	ND		5	0.61	ND		5	0.61	ND		5	0.61
2,4-Dichlorophenol	**2**	ND		5	0.41	ND		5	0.41	ND		5	0.41
2,4-Dimethylphenol	**2**	ND		5	1.8	ND		5	1.8	ND		5	1.8
2,4-Dinitrophenol	**2**	ND		20	6.6	ND		20	6.6	ND		20	6.6
2,4-Dinitrotoluene	**5**	ND		5	1.2	ND		5	1.2	ND		5	1.2
2,6-Dinitrotoluene	**5**	ND		5	0.93	ND		5	0.93	ND		5	0.93
2-Chlorophenol	**NS**	ND		2	0.48	ND		2	0.48	ND		2	0.48
2-Methylphenol	**NS**	ND		5	0.49	ND		5	0.49	ND		5	0.49
2-Nitroaniline	**5**	ND		5	0.5	ND		5	0.5	ND		5	0.5
2-Nitrophenol	**NS**	ND		10	0.85	ND		10	0.85	ND		10	0.85
3,3'-Dichlorobenzidine	**5**	ND		5	1.6	ND		5	1.6	ND		5	1.6
3-Methylphenol/4-Methylphenol	**NS**	ND		5	0.48	ND		5	0.48	ND		5	0.48
3-Nitroaniline	**5**	ND		5	0.81	ND		5	0.81	ND		5	0.81
4,6-Dinitro-o-cresol	**NS**	ND		10	1.8	ND		10	1.8	ND		10	1.8
4-Bromophenyl phenyl ether	**NS**	ND		2	0.38	ND		2	0.38	ND		2	0.38
4-Chloroaniline	**5**	ND		5	1.1	ND		5	1.1	ND		5	1.1
4-Chlorophenyl phenyl ether	**NS**	ND		2	0.49	ND		2	0.49	ND		2	0.49
4-Nitroaniline	**5**	ND		5	0.8	ND		5	0.8	ND		5	0.8
4-Nitrophenol	**NS**	ND		10	0.67	ND		10	0.67	ND		10	0.67
Acetophenone	**NS**	ND		5	0.53	ND		5	0.53	ND		5	0.53
Benzoic Acid	**NS**	ND		50	2.6	ND		50	2.6	ND		50	2.6
Benzyl Alcohol	**NS**	ND		2	0.59	ND		2	0.59	ND		2	0.59
Biphenyl	**NS**	2.9		2	0.46	ND		2	0.46	ND		2	0.46
Bis(2-chloroethoxy)methane	**5**	ND		5	0.5	ND		5	0.5	ND		5	0.5
Bis(2-chloroethyl)ether	**1**	ND		2	0.5	ND		2	0.5	ND		2	0.5
Bis(2-chloroisopropyl)ether	**5**	ND		2	0.53	ND		2	0.53	ND		2	0.53
Bis(2-ethylhexyl)phthalate	**5**	ND		3	1.5	ND		3	1.5	ND		3	1.5
Butyl benzyl phthalate	**50**	ND		5	1.2	ND		5	1.2	ND		5	1.2
Carbazole	**NS**	5.8		2	0.49	ND		2	0.49	ND		2	0.49
Dibenzofuran	**NS**	6.8		2	0.5	ND		2	0.5	ND		2	0.5
Diethyl phthalate	**50**	ND		5	0.38	ND		5	0.38	ND		5	0.38
Dimethyl phthalate	**50**	ND		5	1.8	ND		5	1.8	ND		5	1.8
Di-n-butylphthalate	**50**	ND		5	0.39	ND		5	0.39	ND		5	0.39
Di-n-octylphthalate	**50**	ND		5	1.3	ND		5	1.3	ND		5	1.3
Hexachlorocyclopentadiene	**5**	ND		20	0.69	ND		20	0.69	ND		20	0.69
Isophorone	**50**	ND		5	1.2	ND		5	1.2	ND		5	1.2
NDPA/DPA	**50**	ND		2	0.42	ND		2	0.42	ND		2	0.42
Nitrobenzene	**0.4**	ND		2	0.77	ND		2	0.77	ND		2	0.77
n-Nitrosodi-n-propylamine	**NS**	ND		5	0.64	ND		5	0.64	ND		5	0.64
p-Chloro-m-cresol	**NS**	ND		2	0.35	ND		2	0.35	ND		2	0.35
Phenol	**2**	ND		5	0.57	ND		5	0.57	ND		5	0.57
Total TICs	**NS**	150	J	0	0	47.7	J	0	0	42.6	J	0	0
Total SVOCs	**NS**	15.5	-	-	-	-	-	-	-	-	-	-	-
Semivolatiles - SIM (µg/L)		Conc	Q	RL	MDL	Conc	Q	RL	MDL	Conc	Q	RL	MDL
2-Chloronaphthalene	**10**	ND		0.2	0.02	ND		0.2	0.02	ND		0.2	0.02
2-Methylnaphthalene	**NS**	4.7		0.1	0.02	0.12		0.1	0.02	ND		0.1	0.02
Acenaphthene	**20**	2.6		0.1	0.01	0.06	J	0.1	0.01	ND		0.1	0.01
Acenaphthylene	**NS**	3.9		0.1	0.01	0.37		0.1	0.01	ND		0.1	0.01
Anthracene	**50**	18		0.1	0.01	0.42		0.1	0.01	ND		0.1	0.01
Benzo(a)anthracene	**0.002**	**38**	E	0.1	0.02	**2.9**		0.1	0.02	ND		0.1	0.02
Benzo(a)pyrene	**0**	**29**		0.1	0.02	**3.2**		0.1	0.02	ND		0.1	0.02
Benzo(b)fluoranthene	**0.002**	**22**		0.1	0.01	**2.7**		0.1	0.01	ND		0.1	0.01
Benzo(ghi)perylene	**NS**	18		0.1	0.01	2.2		0.1	0.01	ND		0.1	0.01
Benzo(k)fluoranthene	**0.002**	**23**		0.1	0.01	**2.6**		0.1	0.01	ND		0.1	0.01
Chrysene	**0.002**	**27**		0.1	0.01	**2.8**		0.1	0.01	ND		0.1	0.01
Dibenzo(a,h)anthracene	**NS**	5.4		0.1	0.01	0.8		0.1	0.01	ND		0.1	0.01
Fluoranthene	**50**	**68**	E	0.1	0.02	4.1		0.1	0.02	ND		0.1	0.02
Fluorene	**50**	4.6		0.1	0.01	0.16		0.1	0.01	ND		0.1	0.01
Hexachlorobenzene	**0.04**	ND		0.8	0.01	ND		0.8	0.01	ND		0.8	0.01
Hexachlorobutadiene	**0.5**	ND		0.5	0.05	ND		0.5	0.05	ND		0.5	0.05
Hexachloroethane	**5**	ND		0.8	0.06	ND		0.8	0.06	ND		0.8	0.06
Indeno(1,2,3-cd)pyrene	**0.002**	**17**		0.1	0.01	**2.1**		0.1	0.01	ND		0.1	0.01
Naphthalene	**10**	**150**	E	0.1	0.05	0.36		0.1	0.05	ND		0.1	0.05
Pentachlorophenol	**2**	ND		0.8	0.01	ND		0.8	0.01	ND		0.8	0.01
Phenanthrene	**50**	15		0.1	0.02	1.2		0.1	0.02	0.03	J	0.1	0.02
Pyrene	**50**	**58**	E	0.1	0.02	4.6		0.1	0.02	ND		0.1	0.02
Total SVOCs	**NS**	504.2	-	-	-	30.69	-	-	-	0.03	-	-	-

Target Compounds	Groundwater Effluent Limitations (Class GA)	TWP-1			TWP-3			TWP-8		
PCBs (µg/L)		Conc	Q	RL	MDL	Conc	Q	RL	MDL	Conc	Q	RL	MDL	Conc	Q	RL	MDL
Aroclor 1016	**0.09**	ND		0.082	0.034	ND		0.082	0.034	ND		0.129	0.053
Aroclor 1221	**0.09**	ND		0.082	0.066	ND		0.082	0.066	ND		0.129	0.103
Aroclor 1232	**0.09**	ND		0.082	0.045	ND		0.082	0.045	ND		0.129	0.07
Aroclor 1242	**0.09**	ND		0.082	0.038	ND		0.082	0.038	ND		0.129	0.06
Aroclor 1248	**0.09**	ND		0.082	0.048	ND		0.082	0.048	ND		0.129	0.076
Aroclor 1254	**0.09**	ND		0.082	0.039	ND		0.082	0.039	ND		0.129	0.06
Aroclor 1260	**0.09**	ND		0.082	0.032	ND		0.082	0.032	ND		0.129	0.049
Aroclor 1262	**0.09**	ND		0.082	0.034	ND		0.082	0.034	ND		0.129	0.054
Aroclor 1268	**0.09**	ND		0.082	0.033	ND		0.082	0.033	ND		0.129	0.052
PCBs, Total	**0.09**	ND		0.082	0.032	ND		0.082	0.032	ND		0.129	0.049

Target Compounds	Groundwater Effluent Limitations (Class GA)	TWP-1			TWP-3			TWP-8		
Pesticides (µg/L)		Conc	Q	RL	MDL	Conc	Q	RL	MDL	Conc	Q	RL	MDL	Conc	Q	RL	MDL
4,4'-DDD	**0.3**	ND		0.029	0.003	ND		0.029	0.003	ND		0.044	0.005
4,4'-DDE	**0.2**	ND		0.029	0.003	ND		0.029	0.003	ND		0.044	0.004
4,4'-DDT	**0.2**	ND		0.029	0.003	ND		0.029	0.003	ND		0.044	0.005
Aldrin	**0**	ND		0.014	0.002	ND		0.014	0.002	ND		0.022	0.002
Alpha-BHC	**0.01**	ND		0.014	0.003	ND		0.014	0.003	ND		0.022	0.005
Beta-BHC	**0.04**	ND		0.014	0.004	ND		0.014	0.004	ND		0.022	0.006
Chlordane	**0.05**	ND		0.143	0.033	ND		0.143	0.033	ND		0.222	0.051
cis-Chlordane	**NS**	ND		0.014	0.005	ND		0.014	0.005	ND		0.022	0.007
Delta-BHC	**0.04**	ND		0.014	0.003	ND		0.014	0.003	ND		0.022	0.005
Dieldrin	**0.004**	ND		0.029	0.003	ND		0.029	0.003	ND		0.044	0.005
Endosulfan I	**NS**	ND		0.014	0.002	ND		0.014	0.002	ND		0.022	0.004
Endosulfan II	**NS**	ND		0.029	0.004	ND		0.029	0.004	ND		0.044	0.006
Endosulfan sulfate	**NS**	ND		0.029	0.003	ND		0.029	0.003	ND		0.044	0.005
Endrin	**0**	ND		0.029	0.003	ND		0.029	0.003	ND		0.044	0.005
Endrin aldehyde	**5**	ND		0.029	0.006	ND		0.029	0.006	ND		0.044	0.009
Endrin ketone	**5**	ND		0.029	0.003	ND		0.029	0.003	ND		0.044	0.005
Heptachlor	**0.04**	ND		0.014	0.002	ND		0.014	0.002	ND		0.022	0.003
Heptachlor epoxide	**0.03**	ND		0.014	0.003	ND		0.014	0.003	ND		0.022	0.005
Lindane	**0.05**	ND		0.014	0.003	ND		0.014	0.003	ND		0.022	0.005
Methoxychlor	**35**	ND		0.143	0.005	ND		0.143	0.005	ND		0.222	0.008
Toxaphene	**0.06**	ND		0.143	0.045	ND		0.143	0.045	ND		0.222	0.07
trans-Chlordane	**NS**	ND		0.014	0.004	ND		0.014	0.004	ND		0.022	0.007

Results in Blue Highlight displays exceedance above the Groundwater Effluent Limitations
NS = No Standard Available
ND = Analyzed for but Not Detected at the MDL
J = Concentration detected at a value below the RL and above the MDL for target compounds

P = The RPD between the results for the two columns exceeds the method-specified criteria

Table 3: Soil Boring Field Logs

135 Main St, Poughkeepsie, NY
Project: G6-2423
Sample Date: 3/20/2019

Soil Boring ID	Boring Depth (bgs)	Subsurface Stratigraphy (bgs)	Water Depth (bgs)	Field Notes
SB1	Boring Terminated at 10'	0-3' Fill material (Brick Fragments, Non-homogenous Clays) 3-9' Brown Sand, Gravel 9-10' Brown/ Grey Sand, moist, staining observed, feint petroleum odor	6.75'	PID Readings: 9-10' = 10.9ppm Samples Collected: **Soil Sample S-1 collected 5-6' bgs** **TWP-1 water sample collected** **Gauged: Static Water Level = 6.75' bgs**
SB2	Boring Terminated at 7'	0-7' Fill material sand, wet at 4.5'	4.5'	No PID Readings Samples Collected: **Soil Sample S2 5-6' bgs**
SB3	Refusal on rock at 8'	0-8' Fill Material, wet at	4.5'	No PID Readings Samples Collected: **Soil Sample S3 5-6' bgs** **TWP-3 water sample collected from temp well point** **Gauged: Static Water = 6.23' bgs**
SB4	Boring Terminated at 6'	0-6' Fill material, wet at 4.5'	4.5'	No PID Readings: Samples Collected: **Soil Sample S-4 5-6' bgs**
SB5	Boring Terminated at 6'	0-6' Fill material, wet	4'	Highest PID Readings: 5.5ppm (5-6ft) Samples Collected: **Soil Sample S-5 collected 5-6' bgs**
SB6	Boring Terminated at 7'	0-6' Fill material, wet at 4'	4'	No PID Readings Samples Collected: ***Soil Sample* S-6 collected 5-*6' bgs***
SB7	Boring Terminated at 6'	0-6' Fill material, wet at 4'	4'	No PID Readings Samples Collected: **Soil Sample S-7 collected 3-4' bgs**
SB8	Boring Terminated at 10'	0-10' Fill Material; wet at 5'	5'	No PID Readings Samples Collected: **Soil Sample S-8 collected 5-6' bgs** **TWP-8 water sample collected** **Gauged: Static Water = 6.17' bgs**

Attachment A

March 2019 Soil & Groundwater

Laboratory Analysis

ANALYTICAL REPORT

Lab Number:	L1911169
Client:	Hillmann Consulting, LLC 1600 Route 22 East Union, NJ 07083
ATTN:	Ryan Powell
Phone:	(908) 688-7800
Project Name:	G6-2423
Project Number:	G6-2423
Report Date:	03/29/19

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Certifications & Approvals: MA (M-MA086), NH NELAP (2064), CT (PH-0574), IL (200077), ME (MA00086), MD (348), NJ (MA935), NY (11148), NC (25700/666), PA (68-03671), RI (LAO00065), TX (T104704476), VT (VT-0935), VA (460195), USDA (Permit #P330-17-00196).

Eight Walkup Drive, Westborough, MA 01581-1019
508-898-9220 (Fax) 508-898-9193 800-624-9220 - www.alphalab.com

Project Name: G6-2423
Project Number: G6-2423

Lab Number: L1911169
Report Date: 03/29/19

Alpha Sample ID	Client ID	Matrix	Sample Location	Collection Date/Time	Receive Date
L1911169-01	S-1	SOIL	NY	03/20/19 09:10	03/21/19
L1911169-02	S-2	SOIL	NY	03/20/19 09:45	03/21/19
L1911169-03	S-3	SOIL	NY	03/20/19 10:05	03/21/19
L1911169-04	S-4	SOIL	NY	03/20/19 11:00	03/21/19
L1911169-05	S-5	SOIL	NY	03/20/19 11:20	03/21/19
L1911169-06	S-6	SOIL	NY	03/20/19 11:30	03/21/19
L1911169-07	S-7	SOIL	NY	03/20/19 11:50	03/21/19
L1911169-08	S-8	SOIL	NY	03/20/19 12:05	03/21/19
L1911169-09	TWP-1	WATER	NY	03/20/19 10:45	03/21/19
L1911169-10	TWP-3	WATER	NY	03/20/19 11:35	03/21/19
L1911169-11	TWP-8	WATER	NY	03/20/19 12:25	03/21/19

Project Name:	G6-2423	**Lab Number:**	L1911169
Project Number:	G6-2423	**Report Date:**	03/29/19

Case Narrative

The samples were received in accordance with the Chain of Custody and no significant deviations were encountered during the preparation or analysis unless otherwise noted. Sample Receipt, Container Information, and the Chain of Custody are located at the back of the report.

Results contained within this report relate only to the samples submitted under this Alpha Lab Number and meet NELAP requirements for all NELAP accredited parameters unless otherwise noted in the following narrative. The data presented in this report is organized by parameter (i.e. VOC, SVOC, etc.). Sample specific Quality Control data (i.e. Surrogate Spike Recovery) is reported at the end of the target analyte list for each individual sample, followed by the Laboratory Batch Quality Control at the end of each parameter. Tentatively Identified Compounds (TICs), if requested, are reported for compounds identified to be present and are not part of the method/program Target Compound List, even if only a subset of the TCL are being reported. If a sample was re-analyzed or re-extracted due to a required quality control corrective action and if both sets of data are reported, the Laboratory ID of the re-analysis or re-extraction is designated with an "R" or "RE", respectively.

When multiple Batch Quality Control elements are reported (e.g. more than one LCS), the associated samples for each element are noted in the grey shaded header line of each data table. Any Laboratory Batch, Sample Specific % recovery or RPD value that is outside the listed Acceptance Criteria is bolded in the report. In reference to questions H (CAM) or 4 (RCP) when "NO" is checked, the performance criteria for CAM and RCP methods allow for some quality control failures to occur and still be within method compliance. In these instances, the specific failure is not narrated but noted in the associated QC Outlier Summary Report, located directly after the Case Narrative. QC information is also incorporated in the Data Usability Assessment table (Format 11) of our Data Merger tool, where it can be reviewed in conjunction with the sample result, associated regulatory criteria and any associated data usability implications.

Soil/sediments, solids and tissues are reported on a dry weight basis unless otherwise noted. Definitions of all data qualifiers and acronyms used in this report are provided in the Glossary located at the back of the report.

HOLD POLICY - For samples submitted on hold, Alpha's policy is to hold samples (with the exception of Air canisters) free of charge for 21 calendar days from the date the project is completed. After 21 calendar days, we will dispose of all samples submitted including those put on hold unless you have contacted your Alpha Project Manager and made arrangements for Alpha to continue to hold the samples. Air canisters will be disposed after 3 business days from the date the project is completed.

Please contact Project Management at 800-624-9220 with any questions.

Project Name:	G6-2423	**Lab Number:**	L1911169
Project Number:	G6-2423	**Report Date:**	03/29/19

Case Narrative (continued)

Report Submission

All non-detect (ND) or estimated concentrations (J-qualified) have been quantitated to the limit noted in the MDL column.

Semivolatile Organics

The WG1219094-2 LCS recovery, associated with L1911169-09 through -11, is below the acceptance criteria for benzoic acid (0%); however, it has been identified as a "difficult" analyte. The results of the associated samples are reported.

PCBs

L1911169-10: The surrogate recoveries were outside the acceptance criteria for 2,4,5,6-tetrachloro-m-xylene (20%/26%) and decachlorobiphenyl (23%/22%); however, the criteria were achieved upon re-extraction outside of holding time. The results of both extractions are reported.

L1911169-11: The sample has elevated detection limits due to limited sample volume available for analysis.

WG1219258-3: The internal standard (IS) response for 1-bromo-2-nitrobenzene was above the acceptance criteria; however, the sample was not re-analyzed due to obvious interferences isolated to the primary column.

Pesticides

L1911169-07: The sample has elevated detection limits due to the dilution required by the elevated concentrations of non-target compounds in the sample.

L1911169-07: The surrogate recoveries are below the acceptance criteria for 2,4,5,6-tetrachloro-m-xylene (0%) and decachlorobiphenyl (0%) due to the dilution required to quantitate the sample. Re-extraction was not required; therefore, the results of the original analysis are reported.

L1911169-11: The sample has elevated detection limits due to limited sample volume available for analysis.

Total Metals

L1911169-01 through -08: The sample has elevated detection limits for all elements, with the exception of

Project Name:	G6-2423	**Lab Number:**	L1911169
Project Number:	G6-2423	**Report Date:**	03/29/19

Case Narrative (continued)

mercury, due to the dilution required by matrix interferences encountered during analysis.

L1911169-11: The sample has elevated detection limits for all elements, with the exception of mercury, due to the prep dilution required by the sample matrix.

I, the undersigned, attest under the pains and penalties of perjury that, to the best of my knowledge and belief and based upon my personal inquiry of those responsible for providing the information contained in this analytical report, such information is accurate and complete. This certificate of analysis is not complete unless this page accompanies any and all pages of this report.

Authorized Signature: Kelly Stenstrom

Title: Technical Director/Representative Date: 03/29/19

ORGANICS

VOLATILES

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-01
Client ID: S-1
Sample Location: NY

Date Collected: 03/20/19 09:10
Date Received: 03/21/19
Field Prep: Not Specified

Sample Depth:
Matrix: Soil
Analytical Method: 1,8260C
Analytical Date: 03/28/19 01:27
Analyst: MV
Percent Solids: 85%

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by EPA 5035 Low - Westborough Lab						
Methylene chloride	ND		ug/kg	4.3	2.0	1
1,1-Dichloroethane	ND		ug/kg	0.86	0.12	1
Chloroform	ND		ug/kg	1.3	0.12	1
Carbon tetrachloride	ND		ug/kg	0.86	0.20	1
1,2-Dichloropropane	ND		ug/kg	0.86	0.11	1
Dibromochloromethane	ND		ug/kg	0.86	0.12	1
1,1,2-Trichloroethane	ND		ug/kg	0.86	0.23	1
Tetrachloroethene	ND		ug/kg	0.43	0.17	1
Chlorobenzene	ND		ug/kg	0.43	0.11	1
Trichlorofluoromethane	ND		ug/kg	3.4	0.60	1
1,2-Dichloroethane	ND		ug/kg	0.86	0.22	1
1,1,1-Trichloroethane	ND		ug/kg	0.43	0.14	1
Bromodichloromethane	ND		ug/kg	0.43	0.09	1
trans-1,3-Dichloropropene	ND		ug/kg	0.86	0.23	1
cis-1,3-Dichloropropene	ND		ug/kg	0.43	0.14	1
1,3-Dichloropropene, Total	ND		ug/kg	0.43	0.14	1
1,1-Dichloropropene	ND		ug/kg	0.43	0.14	1
Bromoform	ND		ug/kg	3.4	0.21	1
1,1,2,2-Tetrachloroethane	ND		ug/kg	0.43	0.14	1
Benzene	0.16	J	ug/kg	0.43	0.14	1
Toluene	ND		ug/kg	0.86	0.47	1
Ethylbenzene	0.25	J	ug/kg	0.86	0.12	1
Chloromethane	ND		ug/kg	3.4	0.80	1
Bromomethane	ND		ug/kg	1.7	0.50	1
Vinyl chloride	ND		ug/kg	0.86	0.29	1
Chloroethane	ND		ug/kg	1.7	0.39	1
1,1-Dichloroethene	ND		ug/kg	0.86	0.20	1
trans-1,2-Dichloroethene	ND		ug/kg	1.3	0.12	1

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-01 Date Collected: 03/20/19 09:10

Client ID: S-1 Date Received: 03/21/19

Sample Location: NY Field Prep: Not Specified

Sample Depth:

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by EPA 5035 Low - Westborough Lab						
Trichloroethene	ND		ug/kg	0.43	0.12	1
1,2-Dichlorobenzene	ND		ug/kg	1.7	0.12	1
1,3-Dichlorobenzene	ND		ug/kg	1.7	0.13	1
1,4-Dichlorobenzene	ND		ug/kg	1.7	0.15	1
Methyl tert butyl ether	ND		ug/kg	1.7	0.17	1
p/m-Xylene	0.56	J	ug/kg	1.7	0.48	1
o-Xylene	0.26	J	ug/kg	0.86	0.25	1
Xylenes, Total	0.82	J	ug/kg	0.86	0.25	1
cis-1,2-Dichloroethene	ND		ug/kg	0.86	0.15	1
1,2-Dichloroethene, Total	ND		ug/kg	0.86	0.12	1
Dibromomethane	ND		ug/kg	1.7	0.20	1
Styrene	ND		ug/kg	0.86	0.17	1
Dichlorodifluoromethane	ND		ug/kg	8.6	0.78	1
Acetone	6.7	J	ug/kg	8.6	4.1	1
Carbon disulfide	ND		ug/kg	8.6	3.9	1
2-Butanone	ND		ug/kg	8.6	1.9	1
Vinyl acetate	ND		ug/kg	8.6	1.8	1
4-Methyl-2-pentanone	ND		ug/kg	8.6	1.1	1
1,2,3-Trichloropropane	ND		ug/kg	1.7	0.11	1
2-Hexanone	ND		ug/kg	8.6	1.0	1
Bromochloromethane	ND		ug/kg	1.7	0.18	1
2,2-Dichloropropane	ND		ug/kg	1.7	0.17	1
1,2-Dibromoethane	ND		ug/kg	0.86	0.24	1
1,3-Dichloropropane	ND		ug/kg	1.7	0.14	1
1,1,1,2-Tetrachloroethane	ND		ug/kg	0.43	0.11	1
Bromobenzene	ND		ug/kg	1.7	0.12	1
n-Butylbenzene	ND		ug/kg	0.86	0.14	1
sec-Butylbenzene	ND		ug/kg	0.86	0.12	1
tert-Butylbenzene	ND		ug/kg	1.7	0.10	1
o-Chlorotoluene	ND		ug/kg	1.7	0.16	1
p-Chlorotoluene	ND		ug/kg	1.7	0.09	1
1,2-Dibromo-3-chloropropane	ND		ug/kg	2.6	0.86	1
Hexachlorobutadiene	ND		ug/kg	3.4	0.14	1
Isopropylbenzene	ND		ug/kg	0.86	0.09	1
p-Isopropyltoluene	ND		ug/kg	0.86	0.09	1
Naphthalene	3.8		ug/kg	3.4	0.56	1
Acrylonitrile	ND		ug/kg	3.4	0.99	1

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-01 Date Collected: 03/20/19 09:10

Client ID: S-1 Date Received: 03/21/19

Sample Location: NY Field Prep: Not Specified

Sample Depth:

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by EPA 5035 Low - Westborough Lab						
n-Propylbenzene	ND		ug/kg	0.86	0.15	1
1,2,3-Trichlorobenzene	ND		ug/kg	1.7	0.28	1
1,2,4-Trichlorobenzene	ND		ug/kg	1.7	0.23	1
1,3,5-Trimethylbenzene	ND		ug/kg	1.7	0.16	1
1,2,4-Trimethylbenzene	0.48	J	ug/kg	1.7	0.29	1
1,4-Dioxane	ND		ug/kg	69	30.	1
p-Diethylbenzene	ND		ug/kg	1.7	0.15	1
p-Ethyltoluene	ND		ug/kg	1.7	0.33	1
1,2,4,5-Tetramethylbenzene	0.16	J	ug/kg	1.7	0.16	1
Ethyl ether	ND		ug/kg	1.7	0.29	1
trans-1,4-Dichloro-2-butene	ND		ug/kg	4.3	1.2	1
Tentatively Identified Compounds						
Total TIC Compounds	29.2	J	ug/kg			1
Unknown	20.1	J	ug/kg			1
Unknown	2.28	J	ug/kg			1
Unknown Alkane	4.30	J	ug/kg			1
Cyclotrisiloxane, Hexamethyl-	2.52	NJ	ug/kg			1

Surrogate	% Recovery	Qualifier	Acceptance Criteria
1,2-Dichloroethane-d4	98		70-130
Toluene-d8	100		70-130
4-Bromofluorobenzene	94		70-130
Dibromofluoromethane	100		70-130

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-02
Client ID: S-2
Sample Location: NY

Date Collected: 03/20/19 09:45
Date Received: 03/21/19
Field Prep: Not Specified

Sample Depth:
Matrix: Soil
Analytical Method: 1,8260C
Analytical Date: 03/28/19 01:55
Analyst: MV
Percent Solids: 86%

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by EPA 5035 Low - Westborough Lab						
Methylene chloride	ND		ug/kg	4.9	2.2	1
1,1-Dichloroethane	ND		ug/kg	0.98	0.14	1
Chloroform	ND		ug/kg	1.5	0.14	1
Carbon tetrachloride	ND		ug/kg	0.98	0.22	1
1,2-Dichloropropane	ND		ug/kg	0.98	0.12	1
Dibromochloromethane	ND		ug/kg	0.98	0.14	1
1,1,2-Trichloroethane	ND		ug/kg	0.98	0.26	1
Tetrachloroethene	ND		ug/kg	0.49	0.19	1
Chlorobenzene	ND		ug/kg	0.49	0.12	1
Trichlorofluoromethane	ND		ug/kg	3.9	0.68	1
1,2-Dichloroethane	ND		ug/kg	0.98	0.25	1
1,1,1-Trichloroethane	ND		ug/kg	0.49	0.16	1
Bromodichloromethane	ND		ug/kg	0.49	0.11	1
trans-1,3-Dichloropropene	ND		ug/kg	0.98	0.27	1
cis-1,3-Dichloropropene	ND		ug/kg	0.49	0.15	1
1,3-Dichloropropene, Total	ND		ug/kg	0.49	0.15	1
1,1-Dichloropropene	ND		ug/kg	0.49	0.16	1
Bromoform	ND		ug/kg	3.9	0.24	1
1,1,2,2-Tetrachloroethane	ND		ug/kg	0.49	0.16	1
Benzene	ND		ug/kg	0.49	0.16	1
Toluene	ND		ug/kg	0.98	0.53	1
Ethylbenzene	ND		ug/kg	0.98	0.14	1
Chloromethane	ND		ug/kg	3.9	0.91	1
Bromomethane	ND		ug/kg	2.0	0.57	1
Vinyl chloride	ND		ug/kg	0.98	0.33	1
Chloroethane	ND		ug/kg	2.0	0.44	1
1,1-Dichloroethene	ND		ug/kg	0.98	0.23	1
trans-1,2-Dichloroethene	ND		ug/kg	1.5	0.13	1

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-02 Date Collected: 03/20/19 09:45

Client ID: S-2 Date Received: 03/21/19

Sample Location: NY Field Prep: Not Specified

Sample Depth:

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by EPA 5035 Low - Westborough Lab						
Trichloroethene	ND		ug/kg	0.49	0.13	1
1,2-Dichlorobenzene	ND		ug/kg	2.0	0.14	1
1,3-Dichlorobenzene	ND		ug/kg	2.0	0.14	1
1,4-Dichlorobenzene	ND		ug/kg	2.0	0.17	1
Methyl tert butyl ether	ND		ug/kg	2.0	0.20	1
p/m-Xylene	ND		ug/kg	2.0	0.55	1
o-Xylene	ND		ug/kg	0.98	0.28	1
Xylenes, Total	ND		ug/kg	0.98	0.28	1
cis-1,2-Dichloroethene	ND		ug/kg	0.98	0.17	1
1,2-Dichloroethene, Total	ND		ug/kg	0.98	0.13	1
Dibromomethane	ND		ug/kg	2.0	0.23	1
Styrene	ND		ug/kg	0.98	0.19	1
Dichlorodifluoromethane	ND		ug/kg	9.8	0.90	1
Acetone	ND		ug/kg	9.8	4.7	1
Carbon disulfide	ND		ug/kg	9.8	4.5	1
2-Butanone	ND		ug/kg	9.8	2.2	1
Vinyl acetate	ND		ug/kg	9.8	2.1	1
4-Methyl-2-pentanone	ND		ug/kg	9.8	1.2	1
1,2,3-Trichloropropane	ND		ug/kg	2.0	0.12	1
2-Hexanone	ND		ug/kg	9.8	1.2	1
Bromochloromethane	ND		ug/kg	2.0	0.20	1
2,2-Dichloropropane	ND		ug/kg	2.0	0.20	1
1,2-Dibromoethane	ND		ug/kg	0.98	0.27	1
1,3-Dichloropropane	ND		ug/kg	2.0	0.16	1
1,1,1,2-Tetrachloroethane	ND		ug/kg	0.49	0.13	1
Bromobenzene	ND		ug/kg	2.0	0.14	1
n-Butylbenzene	ND		ug/kg	0.98	0.16	1
sec-Butylbenzene	ND		ug/kg	0.98	0.14	1
tert-Butylbenzene	ND		ug/kg	2.0	0.12	1
o-Chlorotoluene	ND		ug/kg	2.0	0.19	1
p-Chlorotoluene	ND		ug/kg	2.0	0.10	1
1,2-Dibromo-3-chloropropane	ND		ug/kg	2.9	0.98	1
Hexachlorobutadiene	ND		ug/kg	3.9	0.16	1
Isopropylbenzene	ND		ug/kg	0.98	0.11	1
p-Isopropyltoluene	ND		ug/kg	0.98	0.11	1
Naphthalene	ND		ug/kg	3.9	0.64	1
Acrylonitrile	ND		ug/kg	3.9	1.1	1

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-02 Date Collected: 03/20/19 09:45

Client ID: S-2 Date Received: 03/21/19

Sample Location: NY Field Prep: Not Specified

Sample Depth:

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by EPA 5035 Low - Westborough Lab						
n-Propylbenzene	ND		ug/kg	0.98	0.17	1
1,2,3-Trichlorobenzene	ND		ug/kg	2.0	0.32	1
1,2,4-Trichlorobenzene	ND		ug/kg	2.0	0.27	1
1,3,5-Trimethylbenzene	ND		ug/kg	2.0	0.19	1
1,2,4-Trimethylbenzene	ND		ug/kg	2.0	0.33	1
1,4-Dioxane	ND		ug/kg	78	34.	1
p-Diethylbenzene	ND		ug/kg	2.0	0.17	1
p-Ethyltoluene	ND		ug/kg	2.0	0.38	1
1,2,4,5-Tetramethylbenzene	ND		ug/kg	2.0	0.19	1
Ethyl ether	ND		ug/kg	2.0	0.33	1
trans-1,4-Dichloro-2-butene	ND		ug/kg	4.9	1.4	1
Tentatively Identified Compounds						
Total TIC Compounds	17.9	J	ug/kg			1
Unknown Alkane	5.45	J	ug/kg			1
Unknown Alkane	2.11	J	ug/kg			1
Silanol, Trimethyl-	7.96	NJ	ug/kg			1
Unknown	2.33	J	ug/kg			1

Surrogate	% Recovery	Qualifier	Acceptance Criteria
1,2-Dichloroethane-d4	98		70-130
Toluene-d8	102		70-130
4-Bromofluorobenzene	97		70-130
Dibromofluoromethane	99		70-130

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-03
Client ID: S-3
Sample Location: NY

Date Collected: 03/20/19 10:05
Date Received: 03/21/19
Field Prep: Not Specified

Sample Depth:
Matrix: Soil
Analytical Method: 1,8260C
Analytical Date: 03/28/19 11:32
Analyst: MV
Percent Solids: 74%

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by EPA 5035 Low - Westborough Lab						
Methylene chloride	ND		ug/kg	6.6	3.0	1
1,1-Dichloroethane	ND		ug/kg	1.3	0.19	1
Chloroform	ND		ug/kg	2.0	0.18	1
Carbon tetrachloride	ND		ug/kg	1.3	0.30	1
1,2-Dichloropropane	ND		ug/kg	1.3	0.16	1
Dibromochloromethane	ND		ug/kg	1.3	0.18	1
1,1,2-Trichloroethane	ND		ug/kg	1.3	0.35	1
Tetrachloroethene	0.45	J	ug/kg	0.66	0.26	1
Chlorobenzene	ND		ug/kg	0.66	0.17	1
Trichlorofluoromethane	ND		ug/kg	5.2	0.91	1
1,2-Dichloroethane	ND		ug/kg	1.3	0.34	1
1,1,1-Trichloroethane	ND		ug/kg	0.66	0.22	1
Bromodichloromethane	ND		ug/kg	0.66	0.14	1
trans-1,3-Dichloropropene	ND		ug/kg	1.3	0.36	1
cis-1,3-Dichloropropene	ND		ug/kg	0.66	0.21	1
1,3-Dichloropropene, Total	ND		ug/kg	0.66	0.21	1
1,1-Dichloropropene	ND		ug/kg	0.66	0.21	1
Bromoform	ND		ug/kg	5.2	0.32	1
1,1,2,2-Tetrachloroethane	ND		ug/kg	0.66	0.22	1
Benzene	ND		ug/kg	0.66	0.22	1
Toluene	ND		ug/kg	1.3	0.71	1
Ethylbenzene	ND		ug/kg	1.3	0.18	1
Chloromethane	ND		ug/kg	5.2	1.2	1
Bromomethane	ND		ug/kg	2.6	0.76	1
Vinyl chloride	ND		ug/kg	1.3	0.44	1
Chloroethane	ND		ug/kg	2.6	0.59	1
1,1-Dichloroethene	ND		ug/kg	1.3	0.31	1
trans-1,2-Dichloroethene	ND		ug/kg	2.0	0.18	1

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-03 Date Collected: 03/20/19 10:05

Client ID: S-3 Date Received: 03/21/19

Sample Location: NY Field Prep: Not Specified

Sample Depth:

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by EPA 5035 Low - Westborough Lab						
Trichloroethene	ND		ug/kg	0.66	0.18	1
1,2-Dichlorobenzene	ND		ug/kg	2.6	0.19	1
1,3-Dichlorobenzene	ND		ug/kg	2.6	0.19	1
1,4-Dichlorobenzene	ND		ug/kg	2.6	0.22	1
Methyl tert butyl ether	ND		ug/kg	2.6	0.26	1
p/m-Xylene	ND		ug/kg	2.6	0.74	1
o-Xylene	ND		ug/kg	1.3	0.38	1
Xylenes, Total	ND		ug/kg	1.3	0.38	1
cis-1,2-Dichloroethene	ND		ug/kg	1.3	0.23	1
1,2-Dichloroethene, Total	ND		ug/kg	1.3	0.18	1
Dibromomethane	ND		ug/kg	2.6	0.31	1
Styrene	ND		ug/kg	1.3	0.26	1
Dichlorodifluoromethane	ND		ug/kg	13	1.2	1
Acetone	13		ug/kg	13	6.3	1
Carbon disulfide	ND		ug/kg	13	6.0	1
2-Butanone	ND		ug/kg	13	2.9	1
Vinyl acetate	ND		ug/kg	13	2.8	1
4-Methyl-2-pentanone	ND		ug/kg	13	1.7	1
1,2,3-Trichloropropane	ND		ug/kg	2.6	0.17	1
2-Hexanone	ND		ug/kg	13	1.5	1
Bromochloromethane	ND		ug/kg	2.6	0.27	1
2,2-Dichloropropane	ND		ug/kg	2.6	0.26	1
1,2-Dibromoethane	ND		ug/kg	1.3	0.37	1
1,3-Dichloropropane	ND		ug/kg	2.6	0.22	1
1,1,1,2-Tetrachloroethane	ND		ug/kg	0.66	0.17	1
Bromobenzene	ND		ug/kg	2.6	0.19	1
n-Butylbenzene	ND		ug/kg	1.3	0.22	1
sec-Butylbenzene	ND		ug/kg	1.3	0.19	1
tert-Butylbenzene	ND		ug/kg	2.6	0.15	1
o-Chlorotoluene	ND		ug/kg	2.6	0.25	1
p-Chlorotoluene	ND		ug/kg	2.6	0.14	1
1,2-Dibromo-3-chloropropane	ND		ug/kg	3.9	1.3	1
Hexachlorobutadiene	ND		ug/kg	5.2	0.22	1
Isopropylbenzene	ND		ug/kg	1.3	0.14	1
p-Isopropyltoluene	ND		ug/kg	1.3	0.14	1
Naphthalene	2.5	J	ug/kg	5.2	0.85	1
Acrylonitrile	ND		ug/kg	5.2	1.5	1

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-03 Date Collected: 03/20/19 10:05

Client ID: S-3 Date Received: 03/21/19

Sample Location: NY Field Prep: Not Specified

Sample Depth:

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by EPA 5035 Low - Westborough Lab						
n-Propylbenzene	ND		ug/kg	1.3	0.22	1
1,2,3-Trichlorobenzene	ND		ug/kg	2.6	0.42	1
1,2,4-Trichlorobenzene	ND		ug/kg	2.6	0.36	1
1,3,5-Trimethylbenzene	ND		ug/kg	2.6	0.25	1
1,2,4-Trimethylbenzene	ND		ug/kg	2.6	0.44	1
1,4-Dioxane	ND		ug/kg	100	46.	1
p-Diethylbenzene	ND		ug/kg	2.6	0.23	1
p-Ethyltoluene	ND		ug/kg	2.6	0.50	1
1,2,4,5-Tetramethylbenzene	ND		ug/kg	2.6	0.25	1
Ethyl ether	ND		ug/kg	2.6	0.45	1
trans-1,4-Dichloro-2-butene	ND		ug/kg	6.6	1.9	1
Tentatively Identified Compounds						
Total TIC Compounds	26.2	J	ug/kg			1
Unknown	17.6	J	ug/kg			1
Unknown	3.68	J	ug/kg			1
Unknown	4.91	J	ug/kg			1

Surrogate	% Recovery	Qualifier	Acceptance Criteria
1,2-Dichloroethane-d4	99		70-130
Toluene-d8	100		70-130
4-Bromofluorobenzene	96		70-130
Dibromofluoromethane	99		70-130

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-04
Client ID: S-4
Sample Location: NY

Date Collected: 03/20/19 11:00
Date Received: 03/21/19
Field Prep: Not Specified

Sample Depth:
Matrix: Soil
Analytical Method: 1,8260C
Analytical Date: 03/28/19 12:00
Analyst: MV
Percent Solids: 81%

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by EPA 5035 Low - Westborough Lab						
Methylene chloride	ND		ug/kg	6.0	2.7	1
1,1-Dichloroethane	ND		ug/kg	1.2	0.17	1
Chloroform	ND		ug/kg	1.8	0.17	1
Carbon tetrachloride	ND		ug/kg	1.2	0.27	1
1,2-Dichloropropane	ND		ug/kg	1.2	0.15	1
Dibromochloromethane	ND		ug/kg	1.2	0.17	1
1,1,2-Trichloroethane	ND		ug/kg	1.2	0.32	1
Tetrachloroethene	ND		ug/kg	0.60	0.23	1
Chlorobenzene	ND		ug/kg	0.60	0.15	1
Trichlorofluoromethane	ND		ug/kg	4.8	0.83	1
1,2-Dichloroethane	ND		ug/kg	1.2	0.31	1
1,1,1-Trichloroethane	ND		ug/kg	0.60	0.20	1
Bromodichloromethane	ND		ug/kg	0.60	0.13	1
trans-1,3-Dichloropropene	ND		ug/kg	1.2	0.33	1
cis-1,3-Dichloropropene	ND		ug/kg	0.60	0.19	1
1,3-Dichloropropene, Total	ND		ug/kg	0.60	0.19	1
1,1-Dichloropropene	ND		ug/kg	0.60	0.19	1
Bromoform	ND		ug/kg	4.8	0.29	1
1,1,2,2-Tetrachloroethane	ND		ug/kg	0.60	0.20	1
Benzene	ND		ug/kg	0.60	0.20	1
Toluene	ND		ug/kg	1.2	0.65	1
Ethylbenzene	ND		ug/kg	1.2	0.17	1
Chloromethane	ND		ug/kg	4.8	1.1	1
Bromomethane	ND		ug/kg	2.4	0.69	1
Vinyl chloride	ND		ug/kg	1.2	0.40	1
Chloroethane	ND		ug/kg	2.4	0.54	1
1,1-Dichloroethene	ND		ug/kg	1.2	0.28	1
trans-1,2-Dichloroethene	ND		ug/kg	1.8	0.16	1

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-04 Date Collected: 03/20/19 11:00

Client ID: S-4 Date Received: 03/21/19

Sample Location: NY Field Prep: Not Specified

Sample Depth:

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by EPA 5035 Low - Westborough Lab						
Trichloroethene	ND		ug/kg	0.60	0.16	1
1,2-Dichlorobenzene	ND		ug/kg	2.4	0.17	1
1,3-Dichlorobenzene	ND		ug/kg	2.4	0.18	1
1,4-Dichlorobenzene	ND		ug/kg	2.4	0.20	1
Methyl tert butyl ether	ND		ug/kg	2.4	0.24	1
p/m-Xylene	ND		ug/kg	2.4	0.67	1
o-Xylene	ND		ug/kg	1.2	0.35	1
Xylenes, Total	ND		ug/kg	1.2	0.35	1
cis-1,2-Dichloroethene	ND		ug/kg	1.2	0.21	1
1,2-Dichloroethene, Total	ND		ug/kg	1.2	0.16	1
Dibromomethane	ND		ug/kg	2.4	0.28	1
Styrene	ND		ug/kg	1.2	0.23	1
Dichlorodifluoromethane	ND		ug/kg	12	1.1	1
Acetone	12		ug/kg	12	5.7	1
Carbon disulfide	ND		ug/kg	12	5.4	1
2-Butanone	ND		ug/kg	12	2.6	1
Vinyl acetate	ND		ug/kg	12	2.6	1
4-Methyl-2-pentanone	ND		ug/kg	12	1.5	1
1,2,3-Trichloropropane	ND		ug/kg	2.4	0.15	1
2-Hexanone	ND		ug/kg	12	1.4	1
Bromochloromethane	ND		ug/kg	2.4	0.24	1
2,2-Dichloropropane	ND		ug/kg	2.4	0.24	1
1,2-Dibromoethane	ND		ug/kg	1.2	0.33	1
1,3-Dichloropropane	ND		ug/kg	2.4	0.20	1
1,1,1,2-Tetrachloroethane	ND		ug/kg	0.60	0.16	1
Bromobenzene	ND		ug/kg	2.4	0.17	1
n-Butylbenzene	ND		ug/kg	1.2	0.20	1
sec-Butylbenzene	ND		ug/kg	1.2	0.17	1
tert-Butylbenzene	ND		ug/kg	2.4	0.14	1
o-Chlorotoluene	ND		ug/kg	2.4	0.23	1
p-Chlorotoluene	ND		ug/kg	2.4	0.13	1
1,2-Dibromo-3-chloropropane	ND		ug/kg	3.6	1.2	1
Hexachlorobutadiene	ND		ug/kg	4.8	0.20	1
Isopropylbenzene	ND		ug/kg	1.2	0.13	1
p-Isopropyltoluene	ND		ug/kg	1.2	0.13	1
Naphthalene	ND		ug/kg	4.8	0.78	1
Acrylonitrile	ND		ug/kg	4.8	1.4	1

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-04 Date Collected: 03/20/19 11:00

Client ID: S-4 Date Received: 03/21/19

Sample Location: NY Field Prep: Not Specified

Sample Depth:

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by EPA 5035 Low - Westborough Lab						
n-Propylbenzene	ND		ug/kg	1.2	0.20	1
1,2,3-Trichlorobenzene	ND		ug/kg	2.4	0.38	1
1,2,4-Trichlorobenzene	ND		ug/kg	2.4	0.32	1
1,3,5-Trimethylbenzene	ND		ug/kg	2.4	0.23	1
1,2,4-Trimethylbenzene	ND		ug/kg	2.4	0.40	1
1,4-Dioxane	ND		ug/kg	96	42.	1
p-Diethylbenzene	ND		ug/kg	2.4	0.21	1
p-Ethyltoluene	ND		ug/kg	2.4	0.46	1
1,2,4,5-Tetramethylbenzene	ND		ug/kg	2.4	0.23	1
Ethyl ether	ND		ug/kg	2.4	0.41	1
trans-1,4-Dichloro-2-butene	ND		ug/kg	6.0	1.7	1

Tentatively Identified Compounds				
Total TIC Compounds	28.0	J	ug/kg	1
Unknown	10.0	J	ug/kg	1
Unknown	3.85	J	ug/kg	1
Unknown Alkane	2.83	J	ug/kg	1
Unknown	3.28	J	ug/kg	1
Unknown Alkane	8.07	J	ug/kg	1

Surrogate	% Recovery	Qualifier	Acceptance Criteria
1,2-Dichloroethane-d4	102		70-130
Toluene-d8	100		70-130
4-Bromofluorobenzene	97		70-130
Dibromofluoromethane	106		70-130

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-05
Client ID: S-5
Sample Location: NY

Date Collected: 03/20/19 11:20
Date Received: 03/21/19
Field Prep: Not Specified

Sample Depth:
Matrix: Soil
Analytical Method: 1,8260C
Analytical Date: 03/28/19 12:56
Analyst: MKS
Percent Solids: 81%

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by EPA 5035 Low - Westborough Lab						
Methylene chloride	ND		ug/kg	5.7	2.6	1
1,1-Dichloroethane	ND		ug/kg	1.1	0.17	1
Chloroform	ND		ug/kg	1.7	0.16	1
Carbon tetrachloride	ND		ug/kg	1.1	0.26	1
1,2-Dichloropropane	ND		ug/kg	1.1	0.14	1
Dibromochloromethane	ND		ug/kg	1.1	0.16	1
1,1,2-Trichloroethane	ND		ug/kg	1.1	0.31	1
Tetrachloroethene	0.32	J	ug/kg	0.57	0.22	1
Chlorobenzene	ND		ug/kg	0.57	0.14	1
Trichlorofluoromethane	ND		ug/kg	4.6	0.80	1
1,2-Dichloroethane	ND		ug/kg	1.1	0.30	1
1,1,1-Trichloroethane	ND		ug/kg	0.57	0.19	1
Bromodichloromethane	ND		ug/kg	0.57	0.12	1
trans-1,3-Dichloropropene	ND		ug/kg	1.1	0.31	1
cis-1,3-Dichloropropene	ND		ug/kg	0.57	0.18	1
1,3-Dichloropropene, Total	ND		ug/kg	0.57	0.18	1
1,1-Dichloropropene	ND		ug/kg	0.57	0.18	1
Bromoform	ND		ug/kg	4.6	0.28	1
1,1,2,2-Tetrachloroethane	ND		ug/kg	0.57	0.19	1
Benzene	ND		ug/kg	0.57	0.19	1
Toluene	ND		ug/kg	1.1	0.62	1
Ethylbenzene	ND		ug/kg	1.1	0.16	1
Chloromethane	ND		ug/kg	4.6	1.1	1
Bromomethane	ND		ug/kg	2.3	0.67	1
Vinyl chloride	ND		ug/kg	1.1	0.38	1
Chloroethane	ND		ug/kg	2.3	0.52	1
1,1-Dichloroethene	ND		ug/kg	1.1	0.27	1
trans-1,2-Dichloroethene	ND		ug/kg	1.7	0.16	1

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-05 Date Collected: 03/20/19 11:20

Client ID: S-5 Date Received: 03/21/19

Sample Location: NY Field Prep: Not Specified

Sample Depth:

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by EPA 5035 Low - Westborough Lab						
Trichloroethene	ND		ug/kg	0.57	0.16	1
1,2-Dichlorobenzene	ND		ug/kg	2.3	0.16	1
1,3-Dichlorobenzene	ND		ug/kg	2.3	0.17	1
1,4-Dichlorobenzene	ND		ug/kg	2.3	0.20	1
Methyl tert butyl ether	ND		ug/kg	2.3	0.23	1
p/m-Xylene	ND		ug/kg	2.3	0.64	1
o-Xylene	ND		ug/kg	1.1	0.33	1
Xylenes, Total	ND		ug/kg	1.1	0.33	1
cis-1,2-Dichloroethene	ND		ug/kg	1.1	0.20	1
1,2-Dichloroethene, Total	ND		ug/kg	1.1	0.16	1
Dibromomethane	ND		ug/kg	2.3	0.27	1
Styrene	ND		ug/kg	1.1	0.22	1
Dichlorodifluoromethane	ND		ug/kg	11	1.0	1
Acetone	76		ug/kg	11	5.5	1
Carbon disulfide	ND		ug/kg	11	5.2	1
2-Butanone	ND		ug/kg	11	2.6	1
Vinyl acetate	ND		ug/kg	11	2.5	1
4-Methyl-2-pentanone	ND		ug/kg	11	1.5	1
1,2,3-Trichloropropane	ND		ug/kg	2.3	0.14	1
2-Hexanone	ND		ug/kg	11	1.4	1
Bromochloromethane	ND		ug/kg	2.3	0.24	1
2,2-Dichloropropane	ND		ug/kg	2.3	0.23	1
1,2-Dibromoethane	ND		ug/kg	1.1	0.32	1
1,3-Dichloropropane	ND		ug/kg	2.3	0.19	1
1,1,1,2-Tetrachloroethane	ND		ug/kg	0.57	0.15	1
Bromobenzene	ND		ug/kg	2.3	0.17	1
n-Butylbenzene	ND		ug/kg	1.1	0.19	1
sec-Butylbenzene	ND		ug/kg	1.1	0.17	1
tert-Butylbenzene	ND		ug/kg	2.3	0.14	1
o-Chlorotoluene	ND		ug/kg	2.3	0.22	1
p-Chlorotoluene	ND		ug/kg	2.3	0.12	1
1,2-Dibromo-3-chloropropane	ND		ug/kg	3.4	1.1	1
Hexachlorobutadiene	ND		ug/kg	4.6	0.19	1
Isopropylbenzene	ND		ug/kg	1.1	0.12	1
p-Isopropyltoluene	ND		ug/kg	1.1	0.12	1
Naphthalene	ND		ug/kg	4.6	0.75	1
Acrylonitrile	ND		ug/kg	4.6	1.3	1

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-05 Date Collected: 03/20/19 11:20

Client ID: S-5 Date Received: 03/21/19

Sample Location: NY Field Prep: Not Specified

Sample Depth:

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by EPA 5035 Low - Westborough Lab						
n-Propylbenzene	ND		ug/kg	1.1	0.20	1
1,2,3-Trichlorobenzene	ND		ug/kg	2.3	0.37	1
1,2,4-Trichlorobenzene	ND		ug/kg	2.3	0.31	1
1,3,5-Trimethylbenzene	ND		ug/kg	2.3	0.22	1
1,2,4-Trimethylbenzene	ND		ug/kg	2.3	0.38	1
1,4-Dioxane	ND		ug/kg	92	40.	1
p-Diethylbenzene	ND		ug/kg	2.3	0.20	1
p-Ethyltoluene	ND		ug/kg	2.3	0.44	1
1,2,4,5-Tetramethylbenzene	ND		ug/kg	2.3	0.22	1
Ethyl ether	ND		ug/kg	2.3	0.39	1
trans-1,4-Dichloro-2-butene	ND		ug/kg	5.7	1.6	1
Tentatively Identified Compounds						
Total TIC Compounds	38.1	J	ug/kg			1
Unknown	4.83	J	ug/kg			1
Cyclotrisiloxane, Hexamethyl-	4.68	NJ	ug/kg			1
Unknown	28.6	J	ug/kg			1

Surrogate	% Recovery	Qualifier	Acceptance Criteria
1,2-Dichloroethane-d4	101		70-130
Toluene-d8	101		70-130
4-Bromofluorobenzene	93		70-130
Dibromofluoromethane	104		70-130

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-06
Client ID: S-6
Sample Location: NY

Date Collected: 03/20/19 11:30
Date Received: 03/21/19
Field Prep: Not Specified

Sample Depth:
Matrix: Soil
Analytical Method: 1,8260C
Analytical Date: 03/28/19 13:24
Analyst: MKS
Percent Solids: 85%

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by EPA 5035 Low - Westborough Lab						
Methylene chloride	ND		ug/kg	5.1	2.3	1
1,1-Dichloroethane	ND		ug/kg	1.0	0.15	1
Chloroform	ND		ug/kg	1.5	0.14	1
Carbon tetrachloride	ND		ug/kg	1.0	0.23	1
1,2-Dichloropropane	ND		ug/kg	1.0	0.13	1
Dibromochloromethane	ND		ug/kg	1.0	0.14	1
1,1,2-Trichloroethane	ND		ug/kg	1.0	0.27	1
Tetrachloroethene	ND		ug/kg	0.51	0.20	1
Chlorobenzene	ND		ug/kg	0.51	0.13	1
Trichlorofluoromethane	ND		ug/kg	4.0	0.70	1
1,2-Dichloroethane	ND		ug/kg	1.0	0.26	1
1,1,1-Trichloroethane	ND		ug/kg	0.51	0.17	1
Bromodichloromethane	ND		ug/kg	0.51	0.11	1
trans-1,3-Dichloropropene	ND		ug/kg	1.0	0.28	1
cis-1,3-Dichloropropene	ND		ug/kg	0.51	0.16	1
1,3-Dichloropropene, Total	ND		ug/kg	0.51	0.16	1
1,1-Dichloropropene	ND		ug/kg	0.51	0.16	1
Bromoform	ND		ug/kg	4.0	0.25	1
1,1,2,2-Tetrachloroethane	ND		ug/kg	0.51	0.17	1
Benzene	ND		ug/kg	0.51	0.17	1
Toluene	ND		ug/kg	1.0	0.55	1
Ethylbenzene	ND		ug/kg	1.0	0.14	1
Chloromethane	ND		ug/kg	4.0	0.94	1
Bromomethane	ND		ug/kg	2.0	0.59	1
Vinyl chloride	ND		ug/kg	1.0	0.34	1
Chloroethane	ND		ug/kg	2.0	0.46	1
1,1-Dichloroethene	ND		ug/kg	1.0	0.24	1
trans-1,2-Dichloroethene	ND		ug/kg	1.5	0.14	1

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-06 Date Collected: 03/20/19 11:30

Client ID: S-6 Date Received: 03/21/19

Sample Location: NY Field Prep: Not Specified

Sample Depth:

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by EPA 5035 Low - Westborough Lab						
Trichloroethene	ND		ug/kg	0.51	0.14	1
1,2-Dichlorobenzene	ND		ug/kg	2.0	0.14	1
1,3-Dichlorobenzene	ND		ug/kg	2.0	0.15	1
1,4-Dichlorobenzene	ND		ug/kg	2.0	0.17	1
Methyl tert butyl ether	ND		ug/kg	2.0	0.20	1
p/m-Xylene	ND		ug/kg	2.0	0.57	1
o-Xylene	ND		ug/kg	1.0	0.29	1
Xylenes, Total	ND		ug/kg	1.0	0.29	1
cis-1,2-Dichloroethene	ND		ug/kg	1.0	0.18	1
1,2-Dichloroethene, Total	ND		ug/kg	1.0	0.14	1
Dibromomethane	ND		ug/kg	2.0	0.24	1
Styrene	ND		ug/kg	1.0	0.20	1
Dichlorodifluoromethane	ND		ug/kg	10	0.93	1
Acetone	5.6	J	ug/kg	10	4.9	1
Carbon disulfide	ND		ug/kg	10	4.6	1
2-Butanone	ND		ug/kg	10	2.2	1
Vinyl acetate	ND		ug/kg	10	2.2	1
4-Methyl-2-pentanone	ND		ug/kg	10	1.3	1
1,2,3-Trichloropropane	ND		ug/kg	2.0	0.13	1
2-Hexanone	ND		ug/kg	10	1.2	1
Bromochloromethane	ND		ug/kg	2.0	0.21	1
2,2-Dichloropropane	ND		ug/kg	2.0	0.20	1
1,2-Dibromoethane	ND		ug/kg	1.0	0.28	1
1,3-Dichloropropane	ND		ug/kg	2.0	0.17	1
1,1,1,2-Tetrachloroethane	ND		ug/kg	0.51	0.13	1
Bromobenzene	ND		ug/kg	2.0	0.15	1
n-Butylbenzene	ND		ug/kg	1.0	0.17	1
sec-Butylbenzene	ND		ug/kg	1.0	0.15	1
tert-Butylbenzene	ND		ug/kg	2.0	0.12	1
o-Chlorotoluene	ND		ug/kg	2.0	0.19	1
p-Chlorotoluene	ND		ug/kg	2.0	0.11	1
1,2-Dibromo-3-chloropropane	ND		ug/kg	3.0	1.0	1
Hexachlorobutadiene	ND		ug/kg	4.0	0.17	1
Isopropylbenzene	ND		ug/kg	1.0	0.11	1
p-Isopropyltoluene	ND		ug/kg	1.0	0.11	1
Naphthalene	ND		ug/kg	4.0	0.66	1
Acrylonitrile	ND		ug/kg	4.0	1.2	1

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-06 Date Collected: 03/20/19 11:30

Client ID: S-6 Date Received: 03/21/19

Sample Location: NY Field Prep: Not Specified

Sample Depth:

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by EPA 5035 Low - Westborough Lab						
n-Propylbenzene	ND		ug/kg	1.0	0.17	1
1,2,3-Trichlorobenzene	ND		ug/kg	2.0	0.33	1
1,2,4-Trichlorobenzene	ND		ug/kg	2.0	0.28	1
1,3,5-Trimethylbenzene	ND		ug/kg	2.0	0.20	1
1,2,4-Trimethylbenzene	ND		ug/kg	2.0	0.34	1
1,4-Dioxane	ND		ug/kg	81	36.	1
p-Diethylbenzene	ND		ug/kg	2.0	0.18	1
p-Ethyltoluene	ND		ug/kg	2.0	0.39	1
1,2,4,5-Tetramethylbenzene	ND		ug/kg	2.0	0.19	1
Ethyl ether	ND		ug/kg	2.0	0.34	1
trans-1,4-Dichloro-2-butene	ND		ug/kg	5.1	1.4	1
Tentatively Identified Compounds						
Total TIC Compounds	23.0	J	ug/kg			1
Unknown	7.05	J	ug/kg			1
Unknown	2.47	J	ug/kg			1
Unknown	2.76	J	ug/kg			1
Unknown	7.63	J	ug/kg			1
Unknown	3.07	J	ug/kg			1

Surrogate	% Recovery	Qualifier	Acceptance Criteria
1,2-Dichloroethane-d4	103		70-130
Toluene-d8	101		70-130
4-Bromofluorobenzene	92		70-130
Dibromofluoromethane	104		70-130

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-07
Client ID: S-7
Sample Location: NY

Date Collected: 03/20/19 11:50
Date Received: 03/21/19
Field Prep: Not Specified

Sample Depth:
Matrix: Soil
Analytical Method: 1,8260C
Analytical Date: 03/27/19 23:54
Analyst: BD
Percent Solids: 91%

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by EPA 5035 High - Westborough Lab						
Methylene chloride	ND		ug/kg	250	110	1
1,1-Dichloroethane	ND		ug/kg	50	7.2	1
Chloroform	ND		ug/kg	74	6.9	1
Carbon tetrachloride	ND		ug/kg	50	11.	1
1,2-Dichloropropane	ND		ug/kg	50	6.2	1
Dibromochloromethane	ND		ug/kg	50	6.9	1
1,1,2-Trichloroethane	ND		ug/kg	50	13.	1
Tetrachloroethene	ND		ug/kg	25	9.7	1
Chlorobenzene	ND		ug/kg	25	6.3	1
Trichlorofluoromethane	ND		ug/kg	200	34.	1
1,2-Dichloroethane	ND		ug/kg	50	13.	1
1,1,1-Trichloroethane	ND		ug/kg	25	8.3	1
Bromodichloromethane	ND		ug/kg	25	5.4	1
trans-1,3-Dichloropropene	ND		ug/kg	50	14.	1
cis-1,3-Dichloropropene	ND		ug/kg	25	7.8	1
1,3-Dichloropropene, Total	ND		ug/kg	25	7.8	1
1,1-Dichloropropene	ND		ug/kg	25	7.9	1
Bromoform	ND		ug/kg	200	12.	1
1,1,2,2-Tetrachloroethane	ND		ug/kg	25	8.2	1
Benzene	53		ug/kg	25	8.2	1
Toluene	ND		ug/kg	50	27.	1
Ethylbenzene	ND		ug/kg	50	7.0	1
Chloromethane	ND		ug/kg	200	46.	1
Bromomethane	ND		ug/kg	99	29.	1
Vinyl chloride	ND		ug/kg	50	16.	1
Chloroethane	ND		ug/kg	99	22.	1
1,1-Dichloroethene	ND		ug/kg	50	12.	1
trans-1,2-Dichloroethene	ND		ug/kg	74	6.8	1

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-07 Date Collected: 03/20/19 11:50

Client ID: S-7 Date Received: 03/21/19

Sample Location: NY Field Prep: Not Specified

Sample Depth:

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by EPA 5035 High - Westborough Lab						
Trichloroethene	ND		ug/kg	25	6.8	1
1,2-Dichlorobenzene	ND		ug/kg	99	7.1	1
1,3-Dichlorobenzene	ND		ug/kg	99	7.3	1
1,4-Dichlorobenzene	ND		ug/kg	99	8.5	1
Methyl tert butyl ether	ND		ug/kg	99	10.	1
p/m-Xylene	30	J	ug/kg	99	28.	1
o-Xylene	28	J	ug/kg	50	14.	1
Xylenes, Total	58	J	ug/kg	50	14.	1
cis-1,2-Dichloroethene	ND		ug/kg	50	8.7	1
1,2-Dichloroethene, Total	ND		ug/kg	50	6.8	1
Dibromomethane	ND		ug/kg	99	12.	1
Styrene	ND		ug/kg	50	9.7	1
Dichlorodifluoromethane	ND		ug/kg	500	45.	1
Acetone	600		ug/kg	500	240	1
Carbon disulfide	ND		ug/kg	500	220	1
2-Butanone	ND		ug/kg	500	110	1
Vinyl acetate	ND		ug/kg	500	110	1
4-Methyl-2-pentanone	ND		ug/kg	500	63.	1
1,2,3-Trichloropropane	ND		ug/kg	99	6.3	1
2-Hexanone	ND		ug/kg	500	58.	1
Bromochloromethane	ND		ug/kg	99	10.	1
2,2-Dichloropropane	ND		ug/kg	99	10.	1
1,2-Dibromoethane	ND		ug/kg	50	14.	1
1,3-Dichloropropane	ND		ug/kg	99	8.3	1
1,1,1,2-Tetrachloroethane	ND		ug/kg	25	6.5	1
Bromobenzene	ND		ug/kg	99	7.2	1
n-Butylbenzene	ND		ug/kg	50	8.3	1
sec-Butylbenzene	ND		ug/kg	50	7.2	1
tert-Butylbenzene	ND		ug/kg	99	5.8	1
o-Chlorotoluene	ND		ug/kg	99	9.4	1
p-Chlorotoluene	ND		ug/kg	99	5.3	1
1,2-Dibromo-3-chloropropane	ND		ug/kg	150	49.	1
Hexachlorobutadiene	ND		ug/kg	200	8.4	1
Isopropylbenzene	35	J	ug/kg	50	5.4	1
p-Isopropyltoluene	ND		ug/kg	50	5.4	1
Naphthalene	180	J	ug/kg	200	32.	1
Acrylonitrile	ND		ug/kg	200	57.	1

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-07 Date Collected: 03/20/19 11:50

Client ID: S-7 Date Received: 03/21/19

Sample Location: NY Field Prep: Not Specified

Sample Depth:

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by EPA 5035 High - Westborough Lab						
n-Propylbenzene	ND		ug/kg	50	8.5	1
1,2,3-Trichlorobenzene	ND		ug/kg	99	16.	1
1,2,4-Trichlorobenzene	ND		ug/kg	99	13.	1
1,3,5-Trimethylbenzene	ND		ug/kg	99	9.6	1
1,2,4-Trimethylbenzene	40	J	ug/kg	99	16.	1
1,4-Dioxane	ND		ug/kg	4000	1700	1
p-Diethylbenzene	ND		ug/kg	99	8.8	1
p-Ethyltoluene	ND		ug/kg	99	19.	1
1,2,4,5-Tetramethylbenzene	12	J	ug/kg	99	9.4	1
Ethyl ether	ND		ug/kg	99	17.	1
trans-1,4-Dichloro-2-butene	ND		ug/kg	250	70.	1
Tentatively Identified Compounds						
Total TIC Compounds	2120	J	ug/kg			1
Indane	1330	NJ	ug/kg			1
Unknown	178	J	ug/kg			1
Unknown Aromatic	137	J	ug/kg			1
Unknown	294	J	ug/kg			1
Unknown Naphthalene	176	J	ug/kg			1

Surrogate	% Recovery	Qualifier	Acceptance Criteria
1,2-Dichloroethane-d4	99		70-130
Toluene-d8	101		70-130
4-Bromofluorobenzene	100		70-130
Dibromofluoromethane	96		70-130

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-08
Client ID: S-8
Sample Location: NY

Date Collected: 03/20/19 12:05
Date Received: 03/21/19
Field Prep: Not Specified

Sample Depth:
Matrix: Soil
Analytical Method: 1,8260C
Analytical Date: 03/28/19 13:52
Analyst: MKS
Percent Solids: 86%

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by EPA 5035 Low - Westborough Lab						
Methylene chloride	ND		ug/kg	5.3	2.4	1
1,1-Dichloroethane	ND		ug/kg	1.1	0.15	1
Chloroform	ND		ug/kg	1.6	0.15	1
Carbon tetrachloride	ND		ug/kg	1.1	0.24	1
1,2-Dichloropropane	ND		ug/kg	1.1	0.13	1
Dibromochloromethane	ND		ug/kg	1.1	0.15	1
1,1,2-Trichloroethane	ND		ug/kg	1.1	0.28	1
Tetrachloroethene	ND		ug/kg	0.53	0.21	1
Chlorobenzene	ND		ug/kg	0.53	0.14	1
Trichlorofluoromethane	ND		ug/kg	4.3	0.74	1
1,2-Dichloroethane	ND		ug/kg	1.1	0.27	1
1,1,1-Trichloroethane	ND		ug/kg	0.53	0.18	1
Bromodichloromethane	ND		ug/kg	0.53	0.12	1
trans-1,3-Dichloropropene	ND		ug/kg	1.1	0.29	1
cis-1,3-Dichloropropene	ND		ug/kg	0.53	0.17	1
1,3-Dichloropropene, Total	ND		ug/kg	0.53	0.17	1
1,1-Dichloropropene	ND		ug/kg	0.53	0.17	1
Bromoform	ND		ug/kg	4.3	0.26	1
1,1,2,2-Tetrachloroethane	ND		ug/kg	0.53	0.18	1
Benzene	0.80		ug/kg	0.53	0.18	1
Toluene	ND		ug/kg	1.1	0.58	1
Ethylbenzene	ND		ug/kg	1.1	0.15	1
Chloromethane	ND		ug/kg	4.3	0.99	1
Bromomethane	ND		ug/kg	2.1	0.62	1
Vinyl chloride	ND		ug/kg	1.1	0.36	1
Chloroethane	ND		ug/kg	2.1	0.48	1
1,1-Dichloroethene	ND		ug/kg	1.1	0.25	1
trans-1,2-Dichloroethene	ND		ug/kg	1.6	0.14	1

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-08 Date Collected: 03/20/19 12:05

Client ID: S-8 Date Received: 03/21/19

Sample Location: NY Field Prep: Not Specified

Sample Depth:

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by EPA 5035 Low - Westborough Lab						
Trichloroethene	ND		ug/kg	0.53	0.14	1
1,2-Dichlorobenzene	ND		ug/kg	2.1	0.15	1
1,3-Dichlorobenzene	ND		ug/kg	2.1	0.16	1
1,4-Dichlorobenzene	ND		ug/kg	2.1	0.18	1
Methyl tert butyl ether	ND		ug/kg	2.1	0.21	1
p/m-Xylene	ND		ug/kg	2.1	0.60	1
o-Xylene	ND		ug/kg	1.1	0.31	1
Xylenes, Total	ND		ug/kg	1.1	0.31	1
cis-1,2-Dichloroethene	ND		ug/kg	1.1	0.19	1
1,2-Dichloroethene, Total	ND		ug/kg	1.1	0.14	1
Dibromomethane	ND		ug/kg	2.1	0.25	1
Styrene	ND		ug/kg	1.1	0.21	1
Dichlorodifluoromethane	ND		ug/kg	11	0.97	1
Acetone	ND		ug/kg	11	5.1	1
Carbon disulfide	ND		ug/kg	11	4.8	1
2-Butanone	ND		ug/kg	11	2.4	1
Vinyl acetate	ND		ug/kg	11	2.3	1
4-Methyl-2-pentanone	ND		ug/kg	11	1.4	1
1,2,3-Trichloropropane	ND		ug/kg	2.1	0.14	1
2-Hexanone	ND		ug/kg	11	1.2	1
Bromochloromethane	ND		ug/kg	2.1	0.22	1
2,2-Dichloropropane	ND		ug/kg	2.1	0.22	1
1,2-Dibromoethane	ND		ug/kg	1.1	0.30	1
1,3-Dichloropropane	ND		ug/kg	2.1	0.18	1
1,1,1,2-Tetrachloroethane	ND		ug/kg	0.53	0.14	1
Bromobenzene	ND		ug/kg	2.1	0.15	1
n-Butylbenzene	ND		ug/kg	1.1	0.18	1
sec-Butylbenzene	ND		ug/kg	1.1	0.16	1
tert-Butylbenzene	ND		ug/kg	2.1	0.12	1
o-Chlorotoluene	ND		ug/kg	2.1	0.20	1
p-Chlorotoluene	ND		ug/kg	2.1	0.12	1
1,2-Dibromo-3-chloropropane	ND		ug/kg	3.2	1.1	1
Hexachlorobutadiene	ND		ug/kg	4.3	0.18	1
Isopropylbenzene	ND		ug/kg	1.1	0.12	1
p-Isopropyltoluene	ND		ug/kg	1.1	0.12	1
Naphthalene	ND		ug/kg	4.3	0.69	1
Acrylonitrile	ND		ug/kg	4.3	1.2	1

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-08 Date Collected: 03/20/19 12:05

Client ID: S-8 Date Received: 03/21/19

Sample Location: NY Field Prep: Not Specified

Sample Depth:

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by EPA 5035 Low - Westborough Lab						
n-Propylbenzene	ND		ug/kg	1.1	0.18	1
1,2,3-Trichlorobenzene	ND		ug/kg	2.1	0.34	1
1,2,4-Trichlorobenzene	ND		ug/kg	2.1	0.29	1
1,3,5-Trimethylbenzene	ND		ug/kg	2.1	0.20	1
1,2,4-Trimethylbenzene	ND		ug/kg	2.1	0.36	1
1,4-Dioxane	ND		ug/kg	85	37.	1
p-Diethylbenzene	ND		ug/kg	2.1	0.19	1
p-Ethyltoluene	ND		ug/kg	2.1	0.41	1
1,2,4,5-Tetramethylbenzene	ND		ug/kg	2.1	0.20	1
Ethyl ether	ND		ug/kg	2.1	0.36	1
trans-1,4-Dichloro-2-butene	ND		ug/kg	5.3	1.5	1
Tentatively Identified Compounds						
Total TIC Compounds	18.7	J	ug/kg			1
Unknown	2.88	J	ug/kg			1
Unknown Alkane	7.81	J	ug/kg			1
Unknown	2.54	J	ug/kg			1
Unknown	2.67	J	ug/kg			1
Unknown	2.75	J	ug/kg			1

Surrogate	% Recovery	Qualifier	Acceptance Criteria
1,2-Dichloroethane-d4	101		70-130
Toluene-d8	100		70-130
4-Bromofluorobenzene	91		70-130
Dibromofluoromethane	103		70-130

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-09 D
Client ID: TWP-1
Sample Location: NY

Date Collected: 03/20/19 10:45
Date Received: 03/21/19
Field Prep: Not Specified

Sample Depth:
Matrix: Water
Analytical Method: 1,8260C
Analytical Date: 03/26/19 14:18
Analyst: PK

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by GC/MS - Westborough Lab						
Methylene chloride	ND		ug/l	10	2.8	4
1,1-Dichloroethane	ND		ug/l	10	2.8	4
Chloroform	ND		ug/l	10	2.8	4
Carbon tetrachloride	ND		ug/l	2.0	0.54	4
1,2-Dichloropropane	ND		ug/l	4.0	0.55	4
Dibromochloromethane	ND		ug/l	2.0	0.60	4
1,1,2-Trichloroethane	ND		ug/l	6.0	2.0	4
Tetrachloroethene	ND		ug/l	2.0	0.72	4
Chlorobenzene	ND		ug/l	10	2.8	4
Trichlorofluoromethane	ND		ug/l	10	2.8	4
1,2-Dichloroethane	ND		ug/l	2.0	0.53	4
1,1,1-Trichloroethane	ND		ug/l	10	2.8	4
Bromodichloromethane	ND		ug/l	2.0	0.77	4
trans-1,3-Dichloropropene	ND		ug/l	2.0	0.66	4
cis-1,3-Dichloropropene	ND		ug/l	2.0	0.58	4
1,3-Dichloropropene, Total	ND		ug/l	2.0	0.58	4
1,1-Dichloropropene	ND		ug/l	10	2.8	4
Bromoform	ND		ug/l	8.0	2.6	4
1,1,2,2-Tetrachloroethane	ND		ug/l	2.0	0.67	4
Benzene	2.7		ug/l	2.0	0.64	4
Toluene	ND		ug/l	10	2.8	4
Ethylbenzene	ND		ug/l	10	2.8	4
Chloromethane	ND		ug/l	10	2.8	4
Bromomethane	ND		ug/l	10	2.8	4
Vinyl chloride	ND		ug/l	4.0	0.28	4
Chloroethane	ND		ug/l	10	2.8	4
1,1-Dichloroethene	ND		ug/l	2.0	0.68	4
trans-1,2-Dichloroethene	ND		ug/l	10	2.8	4

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-09 D Date Collected: 03/20/19 10:45

Client ID: TWP-1 Date Received: 03/21/19

Sample Location: NY Field Prep: Not Specified

Sample Depth:

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by GC/MS - Westborough Lab						
Trichloroethene	ND		ug/l	2.0	0.70	4
1,2-Dichlorobenzene	ND		ug/l	10	2.8	4
1,3-Dichlorobenzene	ND		ug/l	10	2.8	4
1,4-Dichlorobenzene	ND		ug/l	10	2.8	4
Methyl tert butyl ether	ND		ug/l	10	2.8	4
p/m-Xylene	29		ug/l	10	2.8	4
o-Xylene	11		ug/l	10	2.8	4
Xylenes, Total	40		ug/l	10	2.8	4
cis-1,2-Dichloroethene	ND		ug/l	10	2.8	4
1,2-Dichloroethene, Total	ND		ug/l	10	2.8	4
Dibromomethane	ND		ug/l	20	4.0	4
1,2,3-Trichloropropane	ND		ug/l	10	2.8	4
Acrylonitrile	ND		ug/l	20	6.0	4
Styrene	ND		ug/l	10	2.8	4
Dichlorodifluoromethane	ND		ug/l	20	4.0	4
Acetone	8.3	J	ug/l	20	5.8	4
Carbon disulfide	ND		ug/l	20	4.0	4
2-Butanone	ND		ug/l	20	7.8	4
Vinyl acetate	ND		ug/l	20	4.0	4
4-Methyl-2-pentanone	ND		ug/l	20	4.0	4
2-Hexanone	ND		ug/l	20	4.0	4
Bromochloromethane	ND		ug/l	10	2.8	4
2,2-Dichloropropane	ND		ug/l	10	2.8	4
1,2-Dibromoethane	ND		ug/l	8.0	2.6	4
1,3-Dichloropropane	ND		ug/l	10	2.8	4
1,1,1,2-Tetrachloroethane	ND		ug/l	10	2.8	4
Bromobenzene	ND		ug/l	10	2.8	4
n-Butylbenzene	ND		ug/l	10	2.8	4
sec-Butylbenzene	ND		ug/l	10	2.8	4
tert-Butylbenzene	ND		ug/l	10	2.8	4
o-Chlorotoluene	ND		ug/l	10	2.8	4
p-Chlorotoluene	ND		ug/l	10	2.8	4
1,2-Dibromo-3-chloropropane	ND		ug/l	10	2.8	4
Hexachlorobutadiene	ND		ug/l	10	2.8	4
Isopropylbenzene	ND		ug/l	10	2.8	4
p-Isopropyltoluene	ND		ug/l	10	2.8	4
Naphthalene	480		ug/l	10	2.8	4

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-09 D Date Collected: 03/20/19 10:45

Client ID: TWP-1 Date Received: 03/21/19

Sample Location: NY Field Prep: Not Specified

Sample Depth:

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by GC/MS - Westborough Lab						
n-Propylbenzene	ND		ug/l	10	2.8	4
1,2,3-Trichlorobenzene	ND		ug/l	10	2.8	4
1,2,4-Trichlorobenzene	ND		ug/l	10	2.8	4
1,3,5-Trimethylbenzene	6.6	J	ug/l	10	2.8	4
1,2,4-Trimethylbenzene	16		ug/l	10	2.8	4
1,4-Dioxane	ND		ug/l	1000	240	4
p-Diethylbenzene	ND		ug/l	8.0	2.8	4
p-Ethyltoluene	3.6	J	ug/l	8.0	2.8	4
1,2,4,5-Tetramethylbenzene	ND		ug/l	8.0	2.2	4
Ethyl ether	ND		ug/l	10	2.8	4
trans-1,4-Dichloro-2-butene	ND		ug/l	10	2.8	4
Tentatively Identified Compounds						
Total TIC Compounds	10.5	J	ug/l			4
Unknown Aromatic	5.40	J	ug/l			4
Indane	5.12	NJ	ug/l			4

Surrogate	% Recovery	Qualifier	Acceptance Criteria
1,2-Dichloroethane-d4	107		70-130
Toluene-d8	104		70-130
4-Bromofluorobenzene	97		70-130
Dibromofluoromethane	102		70-130

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-10
Client ID: TWP-3
Sample Location: NY

Date Collected: 03/20/19 11:35
Date Received: 03/21/19
Field Prep: Not Specified

Sample Depth:
Matrix: Water
Analytical Method: 1,8260C
Analytical Date: 03/26/19 13:42
Analyst: PK

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by GC/MS - Westborough Lab						
Methylene chloride	ND		ug/l	2.5	0.70	1
1,1-Dichloroethane	ND		ug/l	2.5	0.70	1
Chloroform	ND		ug/l	2.5	0.70	1
Carbon tetrachloride	ND		ug/l	0.50	0.13	1
1,2-Dichloropropane	ND		ug/l	1.0	0.14	1
Dibromochloromethane	ND		ug/l	0.50	0.15	1
1,1,2-Trichloroethane	ND		ug/l	1.5	0.50	1
Tetrachloroethene	ND		ug/l	0.50	0.18	1
Chlorobenzene	ND		ug/l	2.5	0.70	1
Trichlorofluoromethane	ND		ug/l	2.5	0.70	1
1,2-Dichloroethane	ND		ug/l	0.50	0.13	1
1,1,1-Trichloroethane	ND		ug/l	2.5	0.70	1
Bromodichloromethane	ND		ug/l	0.50	0.19	1
trans-1,3-Dichloropropene	ND		ug/l	0.50	0.16	1
cis-1,3-Dichloropropene	ND		ug/l	0.50	0.14	1
1,3-Dichloropropene, Total	ND		ug/l	0.50	0.14	1
1,1-Dichloropropene	ND		ug/l	2.5	0.70	1
Bromoform	ND		ug/l	2.0	0.65	1
1,1,2,2-Tetrachloroethane	ND		ug/l	0.50	0.17	1
Benzene	0.61		ug/l	0.50	0.16	1
Toluene	ND		ug/l	2.5	0.70	1
Ethylbenzene	ND		ug/l	2.5	0.70	1
Chloromethane	ND		ug/l	2.5	0.70	1
Bromomethane	ND		ug/l	2.5	0.70	1
Vinyl chloride	ND		ug/l	1.0	0.07	1
Chloroethane	ND		ug/l	2.5	0.70	1
1,1-Dichloroethene	ND		ug/l	0.50	0.17	1
trans-1,2-Dichloroethene	ND		ug/l	2.5	0.70	1

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-10 Date Collected: 03/20/19 11:35

Client ID: TWP-3 Date Received: 03/21/19

Sample Location: NY Field Prep: Not Specified

Sample Depth:

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by GC/MS - Westborough Lab						
Trichloroethene	ND		ug/l	0.50	0.18	1
1,2-Dichlorobenzene	ND		ug/l	2.5	0.70	1
1,3-Dichlorobenzene	ND		ug/l	2.5	0.70	1
1,4-Dichlorobenzene	ND		ug/l	2.5	0.70	1
Methyl tert butyl ether	ND		ug/l	2.5	0.70	1
p/m-Xylene	0.70	J	ug/l	2.5	0.70	1
o-Xylene	ND		ug/l	2.5	0.70	1
Xylenes, Total	0.70	J	ug/l	2.5	0.70	1
cis-1,2-Dichloroethene	ND		ug/l	2.5	0.70	1
1,2-Dichloroethene, Total	ND		ug/l	2.5	0.70	1
Dibromomethane	ND		ug/l	5.0	1.0	1
1,2,3-Trichloropropane	ND		ug/l	2.5	0.70	1
Acrylonitrile	ND		ug/l	5.0	1.5	1
Styrene	ND		ug/l	2.5	0.70	1
Dichlorodifluoromethane	ND		ug/l	5.0	1.0	1
Acetone	5.3		ug/l	5.0	1.5	1
Carbon disulfide	ND		ug/l	5.0	1.0	1
2-Butanone	ND		ug/l	5.0	1.9	1
Vinyl acetate	ND		ug/l	5.0	1.0	1
4-Methyl-2-pentanone	ND		ug/l	5.0	1.0	1
2-Hexanone	ND		ug/l	5.0	1.0	1
Bromochloromethane	ND		ug/l	2.5	0.70	1
2,2-Dichloropropane	ND		ug/l	2.5	0.70	1
1,2-Dibromoethane	ND		ug/l	2.0	0.65	1
1,3-Dichloropropane	ND		ug/l	2.5	0.70	1
1,1,1,2-Tetrachloroethane	ND		ug/l	2.5	0.70	1
Bromobenzene	ND		ug/l	2.5	0.70	1
n-Butylbenzene	ND		ug/l	2.5	0.70	1
sec-Butylbenzene	ND		ug/l	2.5	0.70	1
tert-Butylbenzene	ND		ug/l	2.5	0.70	1
o-Chlorotoluene	ND		ug/l	2.5	0.70	1
p-Chlorotoluene	ND		ug/l	2.5	0.70	1
1,2-Dibromo-3-chloropropane	ND		ug/l	2.5	0.70	1
Hexachlorobutadiene	ND		ug/l	2.5	0.70	1
Isopropylbenzene	ND		ug/l	2.5	0.70	1
p-Isopropyltoluene	ND		ug/l	2.5	0.70	1
Naphthalene	ND		ug/l	2.5	0.70	1

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-10 Date Collected: 03/20/19 11:35

Client ID: TWP-3 Date Received: 03/21/19

Sample Location: NY Field Prep: Not Specified

Sample Depth:

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by GC/MS - Westborough Lab						
n-Propylbenzene	ND		ug/l	2.5	0.70	1
1,2,3-Trichlorobenzene	ND		ug/l	2.5	0.70	1
1,2,4-Trichlorobenzene	ND		ug/l	2.5	0.70	1
1,3,5-Trimethylbenzene	ND		ug/l	2.5	0.70	1
1,2,4-Trimethylbenzene	ND		ug/l	2.5	0.70	1
1,4-Dioxane	ND		ug/l	250	61.	1
p-Diethylbenzene	ND		ug/l	2.0	0.70	1
p-Ethyltoluene	ND		ug/l	2.0	0.70	1
1,2,4,5-Tetramethylbenzene	ND		ug/l	2.0	0.54	1
Ethyl ether	ND		ug/l	2.5	0.70	1
trans-1,4-Dichloro-2-butene	ND		ug/l	2.5	0.70	1
Tentatively Identified Compounds						
No Tentatively Identified Compounds	ND		ug/l			1

Surrogate	% Recovery	Qualifier	Acceptance Criteria
1,2-Dichloroethane-d4	106		70-130
Toluene-d8	104		70-130
4-Bromofluorobenzene	100		70-130
Dibromofluoromethane	100		70-130

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-11
Client ID: TWP-8
Sample Location: NY

Date Collected: 03/20/19 12:25
Date Received: 03/21/19
Field Prep: Not Specified

Sample Depth:
Matrix: Water
Analytical Method: 1,8260C
Analytical Date: 03/26/19 13:05
Analyst: PK

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by GC/MS - Westborough Lab						
Methylene chloride	ND		ug/l	2.5	0.70	1
1,1-Dichloroethane	ND		ug/l	2.5	0.70	1
Chloroform	ND		ug/l	2.5	0.70	1
Carbon tetrachloride	ND		ug/l	0.50	0.13	1
1,2-Dichloropropane	ND		ug/l	1.0	0.14	1
Dibromochloromethane	ND		ug/l	0.50	0.15	1
1,1,2-Trichloroethane	ND		ug/l	1.5	0.50	1
Tetrachloroethene	ND		ug/l	0.50	0.18	1
Chlorobenzene	ND		ug/l	2.5	0.70	1
Trichlorofluoromethane	ND		ug/l	2.5	0.70	1
1,2-Dichloroethane	ND		ug/l	0.50	0.13	1
1,1,1-Trichloroethane	ND		ug/l	2.5	0.70	1
Bromodichloromethane	ND		ug/l	0.50	0.19	1
trans-1,3-Dichloropropene	ND		ug/l	0.50	0.16	1
cis-1,3-Dichloropropene	ND		ug/l	0.50	0.14	1
1,3-Dichloropropene, Total	ND		ug/l	0.50	0.14	1
1,1-Dichloropropene	ND		ug/l	2.5	0.70	1
Bromoform	ND		ug/l	2.0	0.65	1
1,1,2,2-Tetrachloroethane	ND		ug/l	0.50	0.17	1
Benzene	ND		ug/l	0.50	0.16	1
Toluene	ND		ug/l	2.5	0.70	1
Ethylbenzene	ND		ug/l	2.5	0.70	1
Chloromethane	ND		ug/l	2.5	0.70	1
Bromomethane	ND		ug/l	2.5	0.70	1
Vinyl chloride	ND		ug/l	1.0	0.07	1
Chloroethane	ND		ug/l	2.5	0.70	1
1,1-Dichloroethene	ND		ug/l	0.50	0.17	1
trans-1,2-Dichloroethene	ND		ug/l	2.5	0.70	1

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-11 Date Collected: 03/20/19 12:25

Client ID: TWP-8 Date Received: 03/21/19

Sample Location: NY Field Prep: Not Specified

Sample Depth:

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by GC/MS - Westborough Lab						
Trichloroethene	ND		ug/l	0.50	0.18	1
1,2-Dichlorobenzene	ND		ug/l	2.5	0.70	1
1,3-Dichlorobenzene	ND		ug/l	2.5	0.70	1
1,4-Dichlorobenzene	ND		ug/l	2.5	0.70	1
Methyl tert butyl ether	ND		ug/l	2.5	0.70	1
p/m-Xylene	ND		ug/l	2.5	0.70	1
o-Xylene	ND		ug/l	2.5	0.70	1
Xylenes, Total	ND		ug/l	2.5	0.70	1
cis-1,2-Dichloroethene	ND		ug/l	2.5	0.70	1
1,2-Dichloroethene, Total	ND		ug/l	2.5	0.70	1
Dibromomethane	ND		ug/l	5.0	1.0	1
1,2,3-Trichloropropane	ND		ug/l	2.5	0.70	1
Acrylonitrile	ND		ug/l	5.0	1.5	1
Styrene	ND		ug/l	2.5	0.70	1
Dichlorodifluoromethane	ND		ug/l	5.0	1.0	1
Acetone	4.8	J	ug/l	5.0	1.5	1
Carbon disulfide	ND		ug/l	5.0	1.0	1
2-Butanone	ND		ug/l	5.0	1.9	1
Vinyl acetate	ND		ug/l	5.0	1.0	1
4-Methyl-2-pentanone	ND		ug/l	5.0	1.0	1
2-Hexanone	ND		ug/l	5.0	1.0	1
Bromochloromethane	ND		ug/l	2.5	0.70	1
2,2-Dichloropropane	ND		ug/l	2.5	0.70	1
1,2-Dibromoethane	ND		ug/l	2.0	0.65	1
1,3-Dichloropropane	ND		ug/l	2.5	0.70	1
1,1,1,2-Tetrachloroethane	ND		ug/l	2.5	0.70	1
Bromobenzene	ND		ug/l	2.5	0.70	1
n-Butylbenzene	ND		ug/l	2.5	0.70	1
sec-Butylbenzene	ND		ug/l	2.5	0.70	1
tert-Butylbenzene	ND		ug/l	2.5	0.70	1
o-Chlorotoluene	ND		ug/l	2.5	0.70	1
p-Chlorotoluene	ND		ug/l	2.5	0.70	1
1,2-Dibromo-3-chloropropane	ND		ug/l	2.5	0.70	1
Hexachlorobutadiene	ND		ug/l	2.5	0.70	1
Isopropylbenzene	ND		ug/l	2.5	0.70	1
p-Isopropyltoluene	ND		ug/l	2.5	0.70	1
Naphthalene	ND		ug/l	2.5	0.70	1

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-11 Date Collected: 03/20/19 12:25

Client ID: TWP-8 Date Received: 03/21/19

Sample Location: NY Field Prep: Not Specified

Sample Depth:

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by GC/MS - Westborough Lab						
n-Propylbenzene	ND		ug/l	2.5	0.70	1
1,2,3-Trichlorobenzene	ND		ug/l	2.5	0.70	1
1,2,4-Trichlorobenzene	ND		ug/l	2.5	0.70	1
1,3,5-Trimethylbenzene	ND		ug/l	2.5	0.70	1
1,2,4-Trimethylbenzene	ND		ug/l	2.5	0.70	1
1,4-Dioxane	ND		ug/l	250	61.	1
p-Diethylbenzene	ND		ug/l	2.0	0.70	1
p-Ethyltoluene	ND		ug/l	2.0	0.70	1
1,2,4,5-Tetramethylbenzene	ND		ug/l	2.0	0.54	1
Ethyl ether	ND		ug/l	2.5	0.70	1
trans-1,4-Dichloro-2-butene	ND		ug/l	2.5	0.70	1
Tentatively Identified Compounds						
No Tentatively Identified Compounds	ND		ug/l			1

Surrogate	% Recovery	Qualifier	Acceptance Criteria
1,2-Dichloroethane-d4	105		70-130
Toluene-d8	104		70-130
4-Bromofluorobenzene	99		70-130
Dibromofluoromethane	100		70-130

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

Method Blank Analysis
Batch Quality Control

Analytical Method: 1,8260C
Analytical Date: 03/26/19 08:51
Analyst: PD

Parameter	Result	Qualifier	Units	RL	MDL
Volatile Organics by GC/MS - Westborough Lab for sample(s): 09-11 Batch: WG1219825-5					
Methylene chloride	ND		ug/l	2.5	0.70
1,1-Dichloroethane	ND		ug/l	2.5	0.70
Chloroform	ND		ug/l	2.5	0.70
Carbon tetrachloride	ND		ug/l	0.50	0.13
1,2-Dichloropropane	ND		ug/l	1.0	0.14
Dibromochloromethane	ND		ug/l	0.50	0.15
1,1,2-Trichloroethane	ND		ug/l	1.5	0.50
Tetrachloroethene	ND		ug/l	0.50	0.18
Chlorobenzene	ND		ug/l	2.5	0.70
Trichlorofluoromethane	ND		ug/l	2.5	0.70
1,2-Dichloroethane	ND		ug/l	0.50	0.13
1,1,1-Trichloroethane	ND		ug/l	2.5	0.70
Bromodichloromethane	ND		ug/l	0.50	0.19
trans-1,3-Dichloropropene	ND		ug/l	0.50	0.16
cis-1,3-Dichloropropene	ND		ug/l	0.50	0.14
1,3-Dichloropropene, Total	ND		ug/l	0.50	0.14
1,1-Dichloropropene	ND		ug/l	2.5	0.70
Bromoform	ND		ug/l	2.0	0.65
1,1,2,2-Tetrachloroethane	ND		ug/l	0.50	0.17
Benzene	ND		ug/l	0.50	0.16
Toluene	ND		ug/l	2.5	0.70
Ethylbenzene	ND		ug/l	2.5	0.70
Chloromethane	ND		ug/l	2.5	0.70
Bromomethane	ND		ug/l	2.5	0.70
Vinyl chloride	ND		ug/l	1.0	0.07
Chloroethane	ND		ug/l	2.5	0.70
1,1-Dichloroethene	ND		ug/l	0.50	0.17
trans-1,2-Dichloroethene	ND		ug/l	2.5	0.70
Trichloroethene	ND		ug/l	0.50	0.18

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

Method Blank Analysis
Batch Quality Control

Analytical Method: 1,8260C
Analytical Date: 03/26/19 08:51
Analyst: PD

Parameter	Result	Qualifier	Units	RL	MDL
Volatile Organics by GC/MS - Westborough Lab for sample(s): 09-11 Batch: WG1219825-5					
1,2-Dichlorobenzene	ND		ug/l	2.5	0.70
1,3-Dichlorobenzene	ND		ug/l	2.5	0.70
1,4-Dichlorobenzene	ND		ug/l	2.5	0.70
Methyl tert butyl ether	ND		ug/l	2.5	0.70
p/m-Xylene	ND		ug/l	2.5	0.70
o-Xylene	ND		ug/l	2.5	0.70
Xylenes, Total	ND		ug/l	2.5	0.70
cis-1,2-Dichloroethene	ND		ug/l	2.5	0.70
1,2-Dichloroethene, Total	ND		ug/l	2.5	0.70
Dibromomethane	ND		ug/l	5.0	1.0
1,2,3-Trichloropropane	ND		ug/l	2.5	0.70
Acrylonitrile	ND		ug/l	5.0	1.5
Styrene	ND		ug/l	2.5	0.70
Dichlorodifluoromethane	ND		ug/l	5.0	1.0
Acetone	ND		ug/l	5.0	1.5
Carbon disulfide	ND		ug/l	5.0	1.0
2-Butanone	ND		ug/l	5.0	1.9
Vinyl acetate	ND		ug/l	5.0	1.0
4-Methyl-2-pentanone	ND		ug/l	5.0	1.0
2-Hexanone	ND		ug/l	5.0	1.0
Bromochloromethane	ND		ug/l	2.5	0.70
2,2-Dichloropropane	ND		ug/l	2.5	0.70
1,2-Dibromoethane	ND		ug/l	2.0	0.65
1,3-Dichloropropane	ND		ug/l	2.5	0.70
1,1,1,2-Tetrachloroethane	ND		ug/l	2.5	0.70
Bromobenzene	ND		ug/l	2.5	0.70
n-Butylbenzene	ND		ug/l	2.5	0.70
sec-Butylbenzene	ND		ug/l	2.5	0.70
tert-Butylbenzene	ND		ug/l	2.5	0.70

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

Method Blank Analysis
Batch Quality Control

Analytical Method: 1,8260C
Analytical Date: 03/26/19 08:51
Analyst: PD

Parameter	Result	Qualifier	Units	RL	MDL
Volatile Organics by GC/MS - Westborough Lab for sample(s): 09-11 Batch: WG1219825-5					
o-Chlorotoluene	ND		ug/l	2.5	0.70
p-Chlorotoluene	ND		ug/l	2.5	0.70
1,2-Dibromo-3-chloropropane	ND		ug/l	2.5	0.70
Hexachlorobutadiene	ND		ug/l	2.5	0.70
Isopropylbenzene	ND		ug/l	2.5	0.70
p-Isopropyltoluene	ND		ug/l	2.5	0.70
Naphthalene	ND		ug/l	2.5	0.70
n-Propylbenzene	ND		ug/l	2.5	0.70
1,2,3-Trichlorobenzene	ND		ug/l	2.5	0.70
1,2,4-Trichlorobenzene	ND		ug/l	2.5	0.70
1,3,5-Trimethylbenzene	ND		ug/l	2.5	0.70
1,2,4-Trimethylbenzene	ND		ug/l	2.5	0.70
1,4-Dioxane	ND		ug/l	250	61.
p-Diethylbenzene	ND		ug/l	2.0	0.70
p-Ethyltoluene	ND		ug/l	2.0	0.70
1,2,4,5-Tetramethylbenzene	ND		ug/l	2.0	0.54
Ethyl ether	ND		ug/l	2.5	0.70
trans-1,4-Dichloro-2-butene	ND		ug/l	2.5	0.70
Tentatively Identified Compounds					
No Tentatively Identified Compounds	ND		ug/l		

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

Method Blank Analysis
Batch Quality Control

Analytical Method: 1,8260C
Analytical Date: 03/26/19 08:51
Analyst: PD

Parameter	Result	Qualifier	Units	RL	MDL
Volatile Organics by GC/MS - Westborough Lab for sample(s): 09-11 Batch: WG1219825-5					

Surrogate	%Recovery	Qualifier	Acceptance Criteria
1,2-Dichloroethane-d4	106		70-130
Toluene-d8	104		70-130
4-Bromofluorobenzene	100		70-130
Dibromofluoromethane	101		70-130

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

Method Blank Analysis
Batch Quality Control

Analytical Method: 1,8260C
Analytical Date: 03/27/19 17:31
Analyst: AD

Parameter	Result	Qualifier	Units	RL	MDL
Volatile Organics by EPA 5035 Low - Westborough Lab for sample(s): 01-02 Batch: WG1220438-5					
Methylene chloride	ND		ug/kg	5.0	2.3
1,1-Dichloroethane	ND		ug/kg	1.0	0.14
Chloroform	ND		ug/kg	1.5	0.14
Carbon tetrachloride	ND		ug/kg	1.0	0.23
1,2-Dichloropropane	ND		ug/kg	1.0	0.12
Dibromochloromethane	ND		ug/kg	1.0	0.14
1,1,2-Trichloroethane	ND		ug/kg	1.0	0.27
Tetrachloroethene	ND		ug/kg	0.50	0.20
Chlorobenzene	ND		ug/kg	0.50	0.13
Trichlorofluoromethane	ND		ug/kg	4.0	0.70
1,2-Dichloroethane	ND		ug/kg	1.0	0.26
1,1,1-Trichloroethane	ND		ug/kg	0.50	0.17
Bromodichloromethane	ND		ug/kg	0.50	0.11
trans-1,3-Dichloropropene	ND		ug/kg	1.0	0.27
cis-1,3-Dichloropropene	ND		ug/kg	0.50	0.16
1,3-Dichloropropene, Total	ND		ug/kg	0.50	0.16
1,1-Dichloropropene	ND		ug/kg	0.50	0.16
Bromoform	ND		ug/kg	4.0	0.25
1,1,2,2-Tetrachloroethane	ND		ug/kg	0.50	0.17
Benzene	ND		ug/kg	0.50	0.17
Toluene	ND		ug/kg	1.0	0.54
Ethylbenzene	ND		ug/kg	1.0	0.14
Chloromethane	ND		ug/kg	4.0	0.93
Bromomethane	ND		ug/kg	2.0	0.58
Vinyl chloride	ND		ug/kg	1.0	0.34
Chloroethane	ND		ug/kg	2.0	0.45
1,1-Dichloroethene	ND		ug/kg	1.0	0.24
trans-1,2-Dichloroethene	ND		ug/kg	1.5	0.14
Trichloroethene	ND		ug/kg	0.50	0.14

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

Method Blank Analysis
Batch Quality Control

Analytical Method: 1,8260C
Analytical Date: 03/27/19 17:31
Analyst: AD

Parameter	Result	Qualifier	Units	RL	MDL
Volatile Organics by EPA 5035 Low - Westborough Lab for sample(s): 01-02 Batch: WG1220438-5					
1,2-Dichlorobenzene	ND		ug/kg	2.0	0.14
1,3-Dichlorobenzene	ND		ug/kg	2.0	0.15
1,4-Dichlorobenzene	ND		ug/kg	2.0	0.17
Methyl tert butyl ether	ND		ug/kg	2.0	0.20
p/m-Xylene	ND		ug/kg	2.0	0.56
o-Xylene	ND		ug/kg	1.0	0.29
Xylenes, Total	ND		ug/kg	1.0	0.29
cis-1,2-Dichloroethene	ND		ug/kg	1.0	0.18
1,2-Dichloroethene, Total	ND		ug/kg	1.0	0.14
Dibromomethane	ND		ug/kg	2.0	0.24
Styrene	ND		ug/kg	1.0	0.20
Dichlorodifluoromethane	ND		ug/kg	10	0.92
Acetone	ND		ug/kg	10	4.8
Carbon disulfide	ND		ug/kg	10	4.6
2-Butanone	ND		ug/kg	10	2.2
Vinyl acetate	ND		ug/kg	10	2.2
4-Methyl-2-pentanone	ND		ug/kg	10	1.3
1,2,3-Trichloropropane	ND		ug/kg	2.0	0.13
2-Hexanone	ND		ug/kg	10	1.2
Bromochloromethane	ND		ug/kg	2.0	0.20
2,2-Dichloropropane	ND		ug/kg	2.0	0.20
1,2-Dibromoethane	ND		ug/kg	1.0	0.28
1,3-Dichloropropane	ND		ug/kg	2.0	0.17
1,1,1,2-Tetrachloroethane	ND		ug/kg	0.50	0.13
Bromobenzene	ND		ug/kg	2.0	0.14
n-Butylbenzene	ND		ug/kg	1.0	0.17
sec-Butylbenzene	ND		ug/kg	1.0	0.15
tert-Butylbenzene	ND		ug/kg	2.0	0.12
o-Chlorotoluene	ND		ug/kg	2.0	0.19

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

Method Blank Analysis
Batch Quality Control

Analytical Method: 1,8260C
Analytical Date: 03/27/19 17:31
Analyst: AD

Parameter	Result	Qualifier	Units	RL	MDL
Volatile Organics by EPA 5035 Low - Westborough Lab for sample(s): 01-02 Batch: WG1220438-5					
p-Chlorotoluene	ND		ug/kg	2.0	0.11
1,2-Dibromo-3-chloropropane	ND		ug/kg	3.0	1.0
Hexachlorobutadiene	ND		ug/kg	4.0	0.17
Isopropylbenzene	ND		ug/kg	1.0	0.11
p-Isopropyltoluene	ND		ug/kg	1.0	0.11
Naphthalene	ND		ug/kg	4.0	0.65
Acrylonitrile	ND		ug/kg	4.0	1.2
n-Propylbenzene	ND		ug/kg	1.0	0.17
1,2,3-Trichlorobenzene	ND		ug/kg	2.0	0.32
1,2,4-Trichlorobenzene	ND		ug/kg	2.0	0.27
1,3,5-Trimethylbenzene	ND		ug/kg	2.0	0.19
1,2,4-Trimethylbenzene	ND		ug/kg	2.0	0.33
1,4-Dioxane	ND		ug/kg	80	35.
p-Diethylbenzene	ND		ug/kg	2.0	0.18
p-Ethyltoluene	ND		ug/kg	2.0	0.38
1,2,4,5-Tetramethylbenzene	ND		ug/kg	2.0	0.19
Ethyl ether	ND		ug/kg	2.0	0.34
trans-1,4-Dichloro-2-butene	ND		ug/kg	5.0	1.4
Tentatively Identified Compounds					
No Tentatively Identified Compounds	ND		ug/kg		

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

Method Blank Analysis
Batch Quality Control

Analytical Method: 1,8260C
Analytical Date: 03/27/19 17:31
Analyst: AD

Parameter	Result	Qualifier	Units	RL	MDL
Volatile Organics by EPA 5035 Low - Westborough Lab for sample(s): 01-02 Batch: WG1220438-5					

Surrogate	%Recovery	Qualifier	Acceptance Criteria
1,2-Dichloroethane-d4	95		70-130
Toluene-d8	100		70-130
4-Bromofluorobenzene	97		70-130
Dibromofluoromethane	100		70-130

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

Method Blank Analysis
Batch Quality Control

Analytical Method: 1,8260C
Analytical Date: 03/27/19 18:16
Analyst: MKS

Parameter	Result	Qualifier	Units	RL	MDL
Volatile Organics by EPA 5035 High - Westborough Lab for sample(s): 07 Batch: WG1220589-5					
Methylene chloride	ND		ug/kg	250	110
1,1-Dichloroethane	ND		ug/kg	50	7.2
Chloroform	ND		ug/kg	75	7.0
Carbon tetrachloride	ND		ug/kg	50	12.
1,2-Dichloropropane	ND		ug/kg	50	6.2
Dibromochloromethane	ND		ug/kg	50	7.0
1,1,2-Trichloroethane	ND		ug/kg	50	13.
Tetrachloroethene	ND		ug/kg	25	9.8
Chlorobenzene	ND		ug/kg	25	6.4
Trichlorofluoromethane	ND		ug/kg	200	35.
1,2-Dichloroethane	ND		ug/kg	50	13.
1,1,1-Trichloroethane	ND		ug/kg	25	8.4
Bromodichloromethane	ND		ug/kg	25	5.4
trans-1,3-Dichloropropene	ND		ug/kg	50	14.
cis-1,3-Dichloropropene	ND		ug/kg	25	7.9
1,3-Dichloropropene, Total	ND		ug/kg	25	7.9
1,1-Dichloropropene	ND		ug/kg	25	8.0
Bromoform	ND		ug/kg	200	12.
1,1,2,2-Tetrachloroethane	ND		ug/kg	25	8.3
Benzene	ND		ug/kg	25	8.3
Toluene	ND		ug/kg	50	27.
Ethylbenzene	ND		ug/kg	50	7.0
Chloromethane	ND		ug/kg	200	47.
Bromomethane	ND		ug/kg	100	29.
Vinyl chloride	ND		ug/kg	50	17.
Chloroethane	ND		ug/kg	100	23.
1,1-Dichloroethene	ND		ug/kg	50	12.
trans-1,2-Dichloroethene	ND		ug/kg	75	6.8
Trichloroethene	ND		ug/kg	25	6.8

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

Method Blank Analysis
Batch Quality Control

Analytical Method: 1,8260C
Analytical Date: 03/27/19 18:16
Analyst: MKS

Parameter	Result	Qualifier	Units	RL	MDL
Volatile Organics by EPA 5035 High - Westborough Lab for sample(s): 07 Batch: WG1220589-5					
1,2-Dichlorobenzene	ND		ug/kg	100	7.2
1,3-Dichlorobenzene	ND		ug/kg	100	7.4
1,4-Dichlorobenzene	ND		ug/kg	100	8.6
Methyl tert butyl ether	ND		ug/kg	100	10.
p/m-Xylene	ND		ug/kg	100	28.
o-Xylene	ND		ug/kg	50	14.
Xylenes, Total	ND		ug/kg	50	14.
cis-1,2-Dichloroethene	ND		ug/kg	50	8.8
1,2-Dichloroethene, Total	ND		ug/kg	50	6.8
Dibromomethane	ND		ug/kg	100	12.
Styrene	12	J	ug/kg	50	9.8
Dichlorodifluoromethane	ND		ug/kg	500	46.
Acetone	ND		ug/kg	500	240
Carbon disulfide	ND		ug/kg	500	230
2-Butanone	ND		ug/kg	500	110
Vinyl acetate	ND		ug/kg	500	110
4-Methyl-2-pentanone	ND		ug/kg	500	64.
1,2,3-Trichloropropane	ND		ug/kg	100	6.4
2-Hexanone	ND		ug/kg	500	59.
Bromochloromethane	ND		ug/kg	100	10.
2,2-Dichloropropane	ND		ug/kg	100	10.
1,2-Dibromoethane	ND		ug/kg	50	14.
1,3-Dichloropropane	ND		ug/kg	100	8.4
1,1,1,2-Tetrachloroethane	ND		ug/kg	25	6.6
Bromobenzene	ND		ug/kg	100	7.2
n-Butylbenzene	ND		ug/kg	50	8.4
sec-Butylbenzene	ND		ug/kg	50	7.3
tert-Butylbenzene	ND		ug/kg	100	5.9
o-Chlorotoluene	ND		ug/kg	100	9.6

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

Method Blank Analysis
Batch Quality Control

Analytical Method: 1,8260C
Analytical Date: 03/27/19 18:16
Analyst: MKS

Parameter	Result	Qualifier	Units	RL	MDL
Volatile Organics by EPA 5035 High - Westborough Lab for sample(s): 07 Batch: WG1220589-5					
p-Chlorotoluene	ND		ug/kg	100	5.4
1,2-Dibromo-3-chloropropane	ND		ug/kg	150	50.
Hexachlorobutadiene	ND		ug/kg	200	8.4
Isopropylbenzene	ND		ug/kg	50	5.4
p-Isopropyltoluene	ND		ug/kg	50	5.4
Naphthalene	ND		ug/kg	200	32.
Acrylonitrile	ND		ug/kg	200	58.
n-Propylbenzene	ND		ug/kg	50	8.6
1,2,3-Trichlorobenzene	ND		ug/kg	100	16.
1,2,4-Trichlorobenzene	ND		ug/kg	100	14.
1,3,5-Trimethylbenzene	ND		ug/kg	100	9.6
1,2,4-Trimethylbenzene	ND		ug/kg	100	17.
1,4-Dioxane	ND		ug/kg	4000	1800
p-Diethylbenzene	ND		ug/kg	100	8.8
p-Ethyltoluene	ND		ug/kg	100	19.
1,2,4,5-Tetramethylbenzene	ND		ug/kg	100	9.6
Ethyl ether	ND		ug/kg	100	17.
trans-1,4-Dichloro-2-butene	ND		ug/kg	250	71.

Tentatively Identified Compounds

No Tentatively Identified Compounds ND ug/kg

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

Method Blank Analysis
Batch Quality Control

Analytical Method: 1,8260C
Analytical Date: 03/27/19 18:16
Analyst: MKS

Parameter	Result	Qualifier	Units	RL	MDL
Volatile Organics by EPA 5035 High - Westborough Lab for sample(s): 07 Batch: WG1220589-5					

Surrogate	%Recovery	Qualifier	Acceptance Criteria
1,2-Dichloroethane-d4	99		70-130
Toluene-d8	100		70-130
4-Bromofluorobenzene	102		70-130
Dibromofluoromethane	95		70-130

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

Method Blank Analysis
Batch Quality Control

Analytical Method: 1,8260C
Analytical Date: 03/28/19 07:46
Analyst: MV

Parameter	Result	Qualifier	Units	RL	MDL
Volatile Organics by EPA 5035 Low - Westborough Lab for sample(s): 03-06,08 Batch: WG1220619-5					
Methylene chloride	ND		ug/kg	5.0	2.3
1,1-Dichloroethane	ND		ug/kg	1.0	0.14
Chloroform	ND		ug/kg	1.5	0.14
Carbon tetrachloride	ND		ug/kg	1.0	0.23
1,2-Dichloropropane	ND		ug/kg	1.0	0.12
Dibromochloromethane	ND		ug/kg	1.0	0.14
1,1,2-Trichloroethane	ND		ug/kg	1.0	0.27
Tetrachloroethene	ND		ug/kg	0.50	0.20
Chlorobenzene	ND		ug/kg	0.50	0.13
Trichlorofluoromethane	ND		ug/kg	4.0	0.70
1,2-Dichloroethane	ND		ug/kg	1.0	0.26
1,1,1-Trichloroethane	ND		ug/kg	0.50	0.17
Bromodichloromethane	ND		ug/kg	0.50	0.11
trans-1,3-Dichloropropene	ND		ug/kg	1.0	0.27
cis-1,3-Dichloropropene	ND		ug/kg	0.50	0.16
1,3-Dichloropropene, Total	ND		ug/kg	0.50	0.16
1,1-Dichloropropene	ND		ug/kg	0.50	0.16
Bromoform	ND		ug/kg	4.0	0.25
1,1,2,2-Tetrachloroethane	ND		ug/kg	0.50	0.17
Benzene	ND		ug/kg	0.50	0.17
Toluene	ND		ug/kg	1.0	0.54
Ethylbenzene	ND		ug/kg	1.0	0.14
Chloromethane	ND		ug/kg	4.0	0.93
Bromomethane	ND		ug/kg	2.0	0.58
Vinyl chloride	ND		ug/kg	1.0	0.34
Chloroethane	ND		ug/kg	2.0	0.45
1,1-Dichloroethene	ND		ug/kg	1.0	0.24
trans-1,2-Dichloroethene	ND		ug/kg	1.5	0.14
Trichloroethene	ND		ug/kg	0.50	0.14

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

Method Blank Analysis
Batch Quality Control

Analytical Method: 1,8260C
Analytical Date: 03/28/19 07:46
Analyst: MV

Parameter	Result	Qualifier	Units	RL	MDL
Volatile Organics by EPA 5035 Low - Westborough Lab for sample(s): 03-06,08 Batch: WG1220619-5					
1,2-Dichlorobenzene	ND		ug/kg	2.0	0.14
1,3-Dichlorobenzene	ND		ug/kg	2.0	0.15
1,4-Dichlorobenzene	ND		ug/kg	2.0	0.17
Methyl tert butyl ether	ND		ug/kg	2.0	0.20
p/m-Xylene	ND		ug/kg	2.0	0.56
o-Xylene	ND		ug/kg	1.0	0.29
Xylenes, Total	ND		ug/kg	1.0	0.29
cis-1,2-Dichloroethene	ND		ug/kg	1.0	0.18
1,2-Dichloroethene, Total	ND		ug/kg	1.0	0.14
Dibromomethane	ND		ug/kg	2.0	0.24
Styrene	ND		ug/kg	1.0	0.20
Dichlorodifluoromethane	ND		ug/kg	10	0.92
Acetone	ND		ug/kg	10	4.8
Carbon disulfide	ND		ug/kg	10	4.6
2-Butanone	ND		ug/kg	10	2.2
Vinyl acetate	ND		ug/kg	10	2.2
4-Methyl-2-pentanone	ND		ug/kg	10	1.3
1,2,3-Trichloropropane	ND		ug/kg	2.0	0.13
2-Hexanone	ND		ug/kg	10	1.2
Bromochloromethane	ND		ug/kg	2.0	0.20
2,2-Dichloropropane	ND		ug/kg	2.0	0.20
1,2-Dibromoethane	ND		ug/kg	1.0	0.28
1,3-Dichloropropane	ND		ug/kg	2.0	0.17
1,1,1,2-Tetrachloroethane	ND		ug/kg	0.50	0.13
Bromobenzene	ND		ug/kg	2.0	0.14
n-Butylbenzene	ND		ug/kg	1.0	0.17
sec-Butylbenzene	ND		ug/kg	1.0	0.15
tert-Butylbenzene	ND		ug/kg	2.0	0.12
o-Chlorotoluene	ND		ug/kg	2.0	0.19

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

Method Blank Analysis
Batch Quality Control

Analytical Method: 1,8260C
Analytical Date: 03/28/19 07:46
Analyst: MV

Parameter	Result	Qualifier	Units	RL	MDL
Volatile Organics by EPA 5035 Low - Westborough Lab for sample(s): 03-06,08 Batch: WG1220619-5					
p-Chlorotoluene	ND		ug/kg	2.0	0.11
1,2-Dibromo-3-chloropropane	ND		ug/kg	3.0	1.0
Hexachlorobutadiene	ND		ug/kg	4.0	0.17
Isopropylbenzene	ND		ug/kg	1.0	0.11
p-Isopropyltoluene	ND		ug/kg	1.0	0.11
Naphthalene	ND		ug/kg	4.0	0.65
Acrylonitrile	ND		ug/kg	4.0	1.2
n-Propylbenzene	ND		ug/kg	1.0	0.17
1,2,3-Trichlorobenzene	ND		ug/kg	2.0	0.32
1,2,4-Trichlorobenzene	ND		ug/kg	2.0	0.27
1,3,5-Trimethylbenzene	ND		ug/kg	2.0	0.19
1,2,4-Trimethylbenzene	ND		ug/kg	2.0	0.33
1,4-Dioxane	ND		ug/kg	80	35.
p-Diethylbenzene	ND		ug/kg	2.0	0.18
p-Ethyltoluene	ND		ug/kg	2.0	0.38
1,2,4,5-Tetramethylbenzene	ND		ug/kg	2.0	0.19
Ethyl ether	ND		ug/kg	2.0	0.34
trans-1,4-Dichloro-2-butene	ND		ug/kg	5.0	1.4
Tentatively Identified Compounds					
No Tentatively Identified Compounds	ND		ug/kg		

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

Method Blank Analysis
Batch Quality Control

Analytical Method: 1,8260C
Analytical Date: 03/28/19 07:46
Analyst: MV

Parameter	Result	Qualifier	Units	RL	MDL
Volatile Organics by EPA 5035 Low - Westborough Lab for sample(s): 03-06,08 Batch: WG1220619-5					

Surrogate	%Recovery	Qualifier	Acceptance Criteria
1,2-Dichloroethane-d4	100		70-130
Toluene-d8	102		70-130
4-Bromofluorobenzene	93		70-130
Dibromofluoromethane	103		70-130

Lab Control Sample Analysis
Batch Quality Control

Project Name: G6-2423
Project Number: G6-2423

Lab Number: L1911169
Report Date: 03/29/19

Parameter	LCS %Recovery	Qual	LCSD %Recovery	Qual	%Recovery Limits	RPD	Qual	RPD Limits
Volatile Organics by GC/MS - Westborough Lab Associated sample(s): 09-11 Batch: WG1219825-3 WG1219825-4								
Methylene chloride	100		100		70-130	0		20
1,1-Dichloroethane	100		96		70-130	4		20
Chloroform	98		95		70-130	3		20
Carbon tetrachloride	80		74		63-132	8		20
1,2-Dichloropropane	96		94		70-130	2		20
Dibromochloromethane	93		90		63-130	3		20
1,1,2-Trichloroethane	98		98		70-130	0		20
Tetrachloroethene	100		96		70-130	4		20
Chlorobenzene	100		99		75-130	1		20
Trichlorofluoromethane	100		94		62-150	6		20
1,2-Dichloroethane	96		94		70-130	2		20
1,1,1-Trichloroethane	98		92		67-130	6		20
Bromodichloromethane	97		92		67-130	5		20
trans-1,3-Dichloropropene	86		84		70-130	2		20
cis-1,3-Dichloropropene	94		90		70-130	4		20
1,1-Dichloropropene	97		91		70-130	6		20
Bromoform	98		94		54-136	4		20
1,1,2,2-Tetrachloroethane	100		100		67-130	0		20
Benzene	99		94		70-130	5		20
Toluene	100		98		70-130	2		20
Ethylbenzene	110		100		70-130	10		20
Chloromethane	96		91		64-130	5		20
Bromomethane	83		69		39-139	18		20

Lab Control Sample Analysis
Batch Quality Control

Project Name: G6-2423
Project Number: G6-2423

Lab Number: L1911169
Report Date: 03/29/19

Parameter	LCS %Recovery	Qual	LCSD %Recovery	Qual	%Recovery Limits	RPD	Qual	RPD Limits
Volatile Organics by GC/MS - Westborough Lab Associated sample(s): 09-11 Batch: WG1219825-3 WG1219825-4								
Vinyl chloride	100		98		55-140	2		20
Chloroethane	110		100		55-138	10		20
1,1-Dichloroethene	99		91		61-145	8		20
trans-1,2-Dichloroethene	100		92		70-130	8		20
Trichloroethene	97		93		70-130	4		20
1,2-Dichlorobenzene	100		100		70-130	0		20
1,3-Dichlorobenzene	110		100		70-130	10		20
1,4-Dichlorobenzene	100		100		70-130	0		20
Methyl tert butyl ether	91		90		63-130	1		20
p/m-Xylene	110		105		70-130	5		20
o-Xylene	110		105		70-130	5		20
cis-1,2-Dichloroethene	97		95		70-130	2		20
Dibromomethane	97		93		70-130	4		20
1,2,3-Trichloropropane	99		97		64-130	2		20
Acrylonitrile	110		110		70-130	0		20
Styrene	115		110		70-130	4		20
Dichlorodifluoromethane	93		86		36-147	8		20
Acetone	100		110		58-148	10		20
Carbon disulfide	110		100		51-130	10		20
2-Butanone	95		99		63-138	4		20
Vinyl acetate	95		95		70-130	0		20
4-Methyl-2-pentanone	94		91		59-130	3		20
2-Hexanone	95		95		57-130	0		20

Lab Control Sample Analysis
Batch Quality Control

Project Name: G6-2423
Project Number: G6-2423

Lab Number: L1911169
Report Date: 03/29/19

Parameter	LCS %Recovery	Qual	LCSD %Recovery	Qual	%Recovery Limits	RPD	Qual	RPD Limits
Volatile Organics by GC/MS - Westborough Lab Associated sample(s): 09-11 Batch: WG1219825-3 WG1219825-4								
Bromochloromethane	100		99		70-130	1		20
2,2-Dichloropropane	96		90		63-133	6		20
1,2-Dibromoethane	98		94		70-130	4		20
1,3-Dichloropropane	97		96		70-130	1		20
1,1,1,2-Tetrachloroethane	90		87		64-130	3		20
Bromobenzene	100		98		70-130	2		20
n-Butylbenzene	110		110		53-136	0		20
sec-Butylbenzene	110		100		70-130	10		20
tert-Butylbenzene	110		100		70-130	10		20
o-Chlorotoluene	110		100		70-130	10		20
p-Chlorotoluene	110		100		70-130	10		20
1,2-Dibromo-3-chloropropane	96		87		41-144	10		20
Hexachlorobutadiene	110		100		63-130	10		20
Isopropylbenzene	110		100		70-130	10		20
p-Isopropyltoluene	110		100		70-130	10		20
Naphthalene	110		110		70-130	0		20
n-Propylbenzene	110		110		69-130	0		20
1,2,3-Trichlorobenzene	100		100		70-130	0		20
1,2,4-Trichlorobenzene	100		100		70-130	0		20
1,3,5-Trimethylbenzene	110		100		64-130	10		20
1,2,4-Trimethylbenzene	110		110		70-130	0		20
1,4-Dioxane	144		146		56-162	1		20
p-Diethylbenzene	110		110		70-130	0		20

Lab Control Sample Analysis

Batch Quality Control

Project Name: G6-2423
Project Number: G6-2423

Lab Number: L1911169
Report Date: 03/29/19

Parameter	LCS %Recovery	Qual	LCSD %Recovery	Qual	%Recovery Limits	RPD	Qual	RPD Limits
Volatile Organics by GC/MS - Westborough Lab Associated sample(s): 09-11 Batch: WG1219825-3 WG1219825-4								
p-Ethyltoluene	110		100		70-130	10		20
1,2,4,5-Tetramethylbenzene	110		110		70-130	0		20
Ethyl ether	92		90		59-134	2		20
trans-1,4-Dichloro-2-butene	90		88		70-130	2		20

Surrogate	LCS %Recovery	Qual	LCSD %Recovery	Qual	Acceptance Criteria
1,2-Dichloroethane-d4	103		104		70-130
Toluene-d8	105		103		70-130
4-Bromofluorobenzene	102		101		70-130
Dibromofluoromethane	102		102		70-130

Lab Control Sample Analysis
Batch Quality Control

Project Name: G6-2423
Project Number: G6-2423

Lab Number: L1911169
Report Date: 03/29/19

Parameter	LCS %Recovery	Qual	LCSD %Recovery	Qual	%Recovery Limits	RPD	Qual	RPD Limits
Volatile Organics by EPA 5035 Low - Westborough Lab Associated sample(s): 01-02 Batch: WG1220438-3 WG1220438-4								
Methylene chloride	101		98		70-130	3		30
1,1-Dichloroethane	107		103		70-130	4		30
Chloroform	107		103		70-130	4		30
Carbon tetrachloride	114		109		70-130	4		30
1,2-Dichloropropane	106		102		70-130	4		30
Dibromochloromethane	101		103		70-130	2		30
1,1,2-Trichloroethane	99		104		70-130	5		30
Tetrachloroethene	113		111		70-130	2		30
Chlorobenzene	107		107		70-130	0		30
Trichlorofluoromethane	121		114		70-139	6		30
1,2-Dichloroethane	100		102		70-130	2		30
1,1,1-Trichloroethane	110		106		70-130	4		30
Bromodichloromethane	105		100		70-130	5		30
trans-1,3-Dichloropropene	107		106		70-130	1		30
cis-1,3-Dichloropropene	107		106		70-130	1		30
1,1-Dichloropropene	111		108		70-130	3		30
Bromoform	98		98		70-130	0		30
1,1,2,2-Tetrachloroethane	95		94		70-130	1		30
Benzene	108		104		70-130	4		30
Toluene	106		105		70-130	1		30
Ethylbenzene	109		108		70-130	1		30
Chloromethane	115		104		52-130	10		30
Bromomethane	122		116		57-147	5		30

Lab Control Sample Analysis
Batch Quality Control

Project Name: G6-2423
Project Number: G6-2423

Lab Number: L1911169
Report Date: 03/29/19

Parameter	LCS %Recovery	Qual	LCSD %Recovery	Qual	%Recovery Limits	RPD	Qual	RPD Limits
Volatile Organics by EPA 5035 Low - Westborough Lab Associated sample(s): 01-02 Batch: WG1220438-3 WG1220438-4								
Vinyl chloride	115		113		67-130	2		30
Chloroethane	122		115		50-151	6		30
1,1-Dichloroethene	114		110		65-135	4		30
trans-1,2-Dichloroethene	110		104		70-130	6		30
Trichloroethene	112		110		70-130	2		30
1,2-Dichlorobenzene	104		104		70-130	0		30
1,3-Dichlorobenzene	107		105		70-130	2		30
1,4-Dichlorobenzene	106		104		70-130	2		30
Methyl tert butyl ether	99		98		66-130	1		30
p/m-Xylene	111		110		70-130	1		30
o-Xylene	110		110		70-130	0		30
cis-1,2-Dichloroethene	108		107		70-130	1		30
Dibromomethane	101		101		70-130	0		30
Styrene	111		112		70-130	1		30
Dichlorodifluoromethane	112		110		30-146	2		30
Acetone	91		99		54-140	8		30
Carbon disulfide	112		105		59-130	6		30
2-Butanone	86		86		70-130	0		30
Vinyl acetate	96		98		70-130	2		30
4-Methyl-2-pentanone	98		92		70-130	6		30
1,2,3-Trichloropropane	95		101		68-130	6		30
2-Hexanone	92		90		70-130	2		30
Bromochloromethane	105		100		70-130	5		30

Lab Control Sample Analysis
Batch Quality Control

Project Name: G6-2423
Project Number: G6-2423

Lab Number: L1911169
Report Date: 03/29/19

Parameter	LCS %Recovery	Qual	LCSD %Recovery	Qual	%Recovery Limits	RPD	Qual	RPD Limits
Volatile Organics by EPA 5035 Low - Westborough Lab Associated sample(s): 01-02 Batch: WG1220438-3 WG1220438-4								
2,2-Dichloropropane	110		106		70-130	4		30
1,2-Dibromoethane	104		104		70-130	0		30
1,3-Dichloropropane	99		103		69-130	4		30
1,1,1,2-Tetrachloroethane	104		105		70-130	1		30
Bromobenzene	105		102		70-130	3		30
n-Butylbenzene	116		111		70-130	4		30
sec-Butylbenzene	111		107		70-130	4		30
tert-Butylbenzene	108		105		70-130	3		30
o-Chlorotoluene	103		102		70-130	1		30
p-Chlorotoluene	104		103		70-130	1		30
1,2-Dibromo-3-chloropropane	96		90		68-130	6		30
Hexachlorobutadiene	112		111		67-130	1		30
Isopropylbenzene	107		105		70-130	2		30
p-Isopropyltoluene	111		110		70-130	1		30
Naphthalene	100		98		70-130	2		30
Acrylonitrile	107		107		70-130	0		30
n-Propylbenzene	112		108		70-130	4		30
1,2,3-Trichlorobenzene	109		105		70-130	4		30
1,2,4-Trichlorobenzene	116		114		70-130	2		30
1,3,5-Trimethylbenzene	109		108		70-130	1		30
1,2,4-Trimethylbenzene	109		106		70-130	3		30
1,4-Dioxane	103		100		65-136	3		30
p-Diethylbenzene	115		113		70-130	2		30

Lab Control Sample Analysis
Batch Quality Control

Project Name: G6-2423
Project Number: G6-2423

Lab Number: L1911169
Report Date: 03/29/19

Parameter	LCS %Recovery	Qual	LCSD %Recovery	Qual	%Recovery Limits	RPD	Qual	RPD Limits
Volatile Organics by EPA 5035 Low - Westborough Lab Associated sample(s): 01-02 Batch: WG1220438-3 WG1220438-4								
p-Ethyltoluene	111		108		70-130	3		30
1,2,4,5-Tetramethylbenzene	112		109		70-130	3		30
Ethyl ether	102		102		67-130	0		30
trans-1,4-Dichloro-2-butene	102		100		70-130	2		30

Surrogate	LCS %Recovery	Qual	LCSD %Recovery	Qual	Acceptance Criteria
1,2-Dichloroethane-d4	97		96		70-130
Toluene-d8	98		101		70-130
4-Bromofluorobenzene	97		95		70-130
Dibromofluoromethane	103		100		70-130

Lab Control Sample Analysis
Batch Quality Control

Project Name: G6-2423
Project Number: G6-2423

Lab Number: L1911169
Report Date: 03/29/19

Parameter	LCS %Recovery	Qual	LCSD %Recovery	Qual	%Recovery Limits	RPD	Qual	RPD Limits
Volatile Organics by EPA 5035 High - Westborough Lab Associated sample(s): 07 Batch: WG1220589-3 WG1220589-4								
Methylene chloride	87		87		70-130	0		30
1,1-Dichloroethane	94		94		70-130	0		30
Chloroform	88		91		70-130	3		30
Carbon tetrachloride	86		86		70-130	0		30
1,2-Dichloropropane	95		96		70-130	1		30
Dibromochloromethane	85		87		70-130	2		30
1,1,2-Trichloroethane	91		94		70-130	3		30
Tetrachloroethene	90		89		70-130	1		30
Chlorobenzene	88		87		70-130	1		30
Trichlorofluoromethane	**62**	Q	**62**	Q	70-139	0		30
1,2-Dichloroethane	89		90		70-130	1		30
1,1,1-Trichloroethane	87		87		70-130	0		30
Bromodichloromethane	84		86		70-130	2		30
trans-1,3-Dichloropropene	91		92		70-130	1		30
cis-1,3-Dichloropropene	89		90		70-130	1		30
1,1-Dichloropropene	96		97		70-130	1		30
Bromoform	87		88		70-130	1		30
1,1,2,2-Tetrachloroethane	87		90		70-130	3		30
Benzene	92		91		70-130	1		30
Toluene	92		92		70-130	0		30
Ethylbenzene	91		90		70-130	1		30
Chloromethane	108		107		52-130	1		30
Bromomethane	67		64		57-147	5		30

Lab Control Sample Analysis
Batch Quality Control

Project Name: G6-2423
Project Number: G6-2423

Lab Number: L1911169
Report Date: 03/29/19

Parameter	LCS %Recovery	Qual	LCSD %Recovery	Qual	%Recovery Limits	RPD	Qual	RPD Limits
Volatile Organics by EPA 5035 High - Westborough Lab Associated sample(s): 07 Batch: WG1220589-3 WG1220589-4								
Vinyl chloride	78		76		67-130	3		30
Chloroethane	71		70		50-151	1		30
1,1-Dichloroethene	91		90		65-135	1		30
trans-1,2-Dichloroethene	88		88		70-130	0		30
Trichloroethene	88		88		70-130	0		30
1,2-Dichlorobenzene	88		88		70-130	0		30
1,3-Dichlorobenzene	90		90		70-130	0		30
1,4-Dichlorobenzene	89		89		70-130	0		30
Methyl tert butyl ether	87		89		66-130	2		30
p/m-Xylene	89		88		70-130	1		30
o-Xylene	86		86		70-130	0		30
cis-1,2-Dichloroethene	87		88		70-130	1		30
Dibromomethane	84		86		70-130	2		30
Styrene	85		86		70-130	1		30
Dichlorodifluoromethane	92		91		30-146	1		30
Acetone	95		103		54-140	8		30
Carbon disulfide	104		105		59-130	1		30
2-Butanone	101		109		70-130	8		30
Vinyl acetate	91		94		70-130	3		30
4-Methyl-2-pentanone	90		95		70-130	5		30
1,2,3-Trichloropropane	93		99		68-130	6		30
2-Hexanone	84		90		70-130	7		30
Bromochloromethane	90		90		70-130	0		30

Lab Control Sample Analysis
Batch Quality Control

Project Name: G6-2423
Project Number: G6-2423

Lab Number: L1911169
Report Date: 03/29/19

Parameter	LCS %Recovery	Qual	LCSD %Recovery	Qual	%Recovery Limits	RPD	Qual	RPD Limits
Volatile Organics by EPA 5035 High - Westborough Lab Associated sample(s): 07 Batch: WG1220589-3 WG1220589-4								
2,2-Dichloropropane	91		90		70-130	1		30
1,2-Dibromoethane	86		87		70-130	1		30
1,3-Dichloropropane	93		94		69-130	1		30
1,1,1,2-Tetrachloroethane	84		84		70-130	0		30
Bromobenzene	88		88		70-130	0		30
n-Butylbenzene	94		93		70-130	1		30
sec-Butylbenzene	93		92		70-130	1		30
tert-Butylbenzene	90		90		70-130	0		30
o-Chlorotoluene	93		93		70-130	0		30
p-Chlorotoluene	94		94		70-130	0		30
1,2-Dibromo-3-chloropropane	82		87		68-130	6		30
Hexachlorobutadiene	96		96		67-130	0		30
Isopropylbenzene	93		92		70-130	1		30
p-Isopropyltoluene	92		92		70-130	0		30
Naphthalene	83		86		70-130	4		30
Acrylonitrile	109		114		70-130	4		30
n-Propylbenzene	95		94		70-130	1		30
1,2,3-Trichlorobenzene	88		88		70-130	0		30
1,2,4-Trichlorobenzene	89		88		70-130	1		30
1,3,5-Trimethylbenzene	94		92		70-130	2		30
1,2,4-Trimethylbenzene	92		91		70-130	1		30
1,4-Dioxane	88		96		65-136	9		30
p-Diethylbenzene	93		92		70-130	1		30

Lab Control Sample Analysis
Batch Quality Control

Project Name: G6-2423
Project Number: G6-2423

Lab Number: L1911169
Report Date: 03/29/19

Parameter	LCS %Recovery	Qual	LCSD %Recovery	Qual	%Recovery Limits	RPD	Qual	RPD Limits
Volatile Organics by EPA 5035 High - Westborough Lab Associated sample(s): 07 Batch: WG1220589-3 WG1220589-4								
p-Ethyltoluene	95		94		70-130	1		30
1,2,4,5-Tetramethylbenzene	89		88		70-130	1		30
Ethyl ether	72		75		67-130	4		30
trans-1,4-Dichloro-2-butene	95		98		70-130	3		30

Surrogate	LCS %Recovery	Qual	LCSD %Recovery	Qual	Acceptance Criteria
1,2-Dichloroethane-d4	97		96		70-130
Toluene-d8	101		100		70-130
4-Bromofluorobenzene	107		105		70-130
Dibromofluoromethane	94		94		70-130

Lab Control Sample Analysis
Batch Quality Control

Project Name: G6-2423
Project Number: G6-2423

Lab Number: L1911169
Report Date: 03/29/19

Parameter	LCS %Recovery	Qual	LCSD %Recovery	Qual	%Recovery Limits	RPD	Qual	RPD Limits
Volatile Organics by EPA 5035 Low - Westborough Lab Associated sample(s): 03-06,08 Batch: WG1220619-3 WG1220619-4								
Methylene chloride	101		94		70-130	7		30
1,1-Dichloroethane	105		100		70-130	5		30
Chloroform	105		99		70-130	6		30
Carbon tetrachloride	102		95		70-130	7		30
1,2-Dichloropropane	105		99		70-130	6		30
Dibromochloromethane	97		92		70-130	5		30
1,1,2-Trichloroethane	104		99		70-130	5		30
Tetrachloroethene	114		104		70-130	9		30
Chlorobenzene	107		100		70-130	7		30
Trichlorofluoromethane	134		122		70-139	9		30
1,2-Dichloroethane	105		99		70-130	6		30
1,1,1-Trichloroethane	108		98		70-130	10		30
Bromodichloromethane	101		96		70-130	5		30
trans-1,3-Dichloropropene	102		101		70-130	1		30
cis-1,3-Dichloropropene	108		99		70-130	9		30
1,1-Dichloropropene	110		98		70-130	12		30
Bromoform	87		86		70-130	1		30
1,1,2,2-Tetrachloroethane	95		90		70-130	5		30
Benzene	110		100		70-130	10		30
Toluene	107		100		70-130	7		30
Ethylbenzene	109		100		70-130	9		30
Chloromethane	107		101		52-130	6		30
Bromomethane	135		127		57-147	6		30

Lab Control Sample Analysis
Batch Quality Control

Project Name: G6-2423
Project Number: G6-2423

Lab Number: L1911169
Report Date: 03/29/19

Parameter	LCS %Recovery	Qual	LCSD %Recovery	Qual	%Recovery Limits	RPD	Qual	RPD Limits
Volatile Organics by EPA 5035 Low - Westborough Lab Associated sample(s): 03-06,08 Batch: WG1220619-3 WG1220619-4								
Vinyl chloride	129		120		67-130	7		30
Chloroethane	145		122		50-151	17		30
1,1-Dichloroethene	129		108		65-135	18		30
trans-1,2-Dichloroethene	106		98		70-130	8		30
Trichloroethene	110		104		70-130	6		30
1,2-Dichlorobenzene	108		101		70-130	7		30
1,3-Dichlorobenzene	112		102		70-130	9		30
1,4-Dichlorobenzene	107		101		70-130	6		30
Methyl tert butyl ether	96		93		66-130	3		30
p/m-Xylene	113		104		70-130	8		30
o-Xylene	111		103		70-130	7		30
cis-1,2-Dichloroethene	107		102		70-130	5		30
Dibromomethane	102		101		70-130	1		30
Styrene	112		106		70-130	6		30
Dichlorodifluoromethane	111		99		30-146	11		30
Acetone	110		104		54-140	6		30
Carbon disulfide	130		96		59-130	30		30
2-Butanone	92		97		70-130	5		30
Vinyl acetate	98		93		70-130	5		30
4-Methyl-2-pentanone	93		91		70-130	2		30
1,2,3-Trichloropropane	97		93		68-130	4		30
2-Hexanone	94		87		70-130	8		30
Bromochloromethane	107		103		70-130	4		30

Lab Control Sample Analysis
Batch Quality Control

Project Name: G6-2423
Project Number: G6-2423

Lab Number: L1911169
Report Date: 03/29/19

Parameter	LCS %Recovery	Qual	LCSD %Recovery	Qual	%Recovery Limits	RPD	Qual	RPD Limits
Volatile Organics by EPA 5035 Low - Westborough Lab Associated sample(s): 03-06,08 Batch: WG1220619-3 WG1220619-4								
2,2-Dichloropropane	105		94		70-130	11		30
1,2-Dibromoethane	105		100		70-130	5		30
1,3-Dichloropropane	100		97		69-130	3		30
1,1,1,2-Tetrachloroethane	102		96		70-130	6		30
Bromobenzene	106		101		70-130	5		30
n-Butylbenzene	116		108		70-130	7		30
sec-Butylbenzene	109		102		70-130	7		30
tert-Butylbenzene	109		100		70-130	9		30
o-Chlorotoluene	102		96		70-130	6		30
p-Chlorotoluene	105		97		70-130	8		30
1,2-Dibromo-3-chloropropane	89		87		68-130	2		30
Hexachlorobutadiene	118		106		67-130	11		30
Isopropylbenzene	107		97		70-130	10		30
p-Isopropyltoluene	112		101		70-130	10		30
Naphthalene	98		97		70-130	1		30
Acrylonitrile	113		102		70-130	10		30
n-Propylbenzene	110		100		70-130	10		30
1,2,3-Trichlorobenzene	110		105		70-130	5		30
1,2,4-Trichlorobenzene	118		112		70-130	5		30
1,3,5-Trimethylbenzene	109		101		70-130	8		30
1,2,4-Trimethylbenzene	108		101		70-130	7		30
1,4-Dioxane	98		101		65-136	3		30
p-Diethylbenzene	117		108		70-130	8		30

Lab Control Sample Analysis
Batch Quality Control

Project Name: G6-2423
Project Number: G6-2423

Lab Number: L1911169
Report Date: 03/29/19

Parameter	LCS %Recovery	Qual	LCSD %Recovery	Qual	%Recovery Limits	RPD	Qual	RPD Limits
Volatile Organics by EPA 5035 Low - Westborough Lab Associated sample(s): 03-06,08 Batch: WG1220619-3 WG1220619-4								
p-Ethyltoluene	109		99		70-130	10		30
1,2,4,5-Tetramethylbenzene	112		103		70-130	8		30
Ethyl ether	123		115		67-130	7		30
trans-1,4-Dichloro-2-butene	96		102		70-130	6		30

Surrogate	LCS %Recovery	Qual	LCSD %Recovery	Qual	Acceptance Criteria
1,2-Dichloroethane-d4	100		99		70-130
Toluene-d8	100		100		70-130
4-Bromofluorobenzene	94		93		70-130
Dibromofluoromethane	102		102		70-130

SEMIVOLATILES

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-01
Client ID: S-1
Sample Location: NY

Date Collected: 03/20/19 09:10
Date Received: 03/21/19
Field Prep: Not Specified

Sample Depth:
Matrix: Soil
Analytical Method: 1,8270D
Analytical Date: 03/27/19 01:27
Analyst: EK
Percent Solids: 85%

Extraction Method: EPA 3546
Extraction Date: 03/24/19 03:10

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Semivolatile Organics by GC/MS - Westborough Lab						
Acenaphthene	ND		ug/kg	150	20.	1
1,2,4-Trichlorobenzene	ND		ug/kg	190	22.	1
Hexachlorobenzene	ND		ug/kg	120	21.	1
Bis(2-chloroethyl)ether	ND		ug/kg	170	26.	1
2-Chloronaphthalene	ND		ug/kg	190	19.	1
1,2-Dichlorobenzene	ND		ug/kg	190	34.	1
1,3-Dichlorobenzene	ND		ug/kg	190	33.	1
1,4-Dichlorobenzene	ND		ug/kg	190	34.	1
3,3'-Dichlorobenzidine	ND		ug/kg	190	51.	1
2,4-Dinitrotoluene	ND		ug/kg	190	38.	1
2,6-Dinitrotoluene	ND		ug/kg	190	33.	1
Fluoranthene	130		ug/kg	120	22.	1
4-Chlorophenyl phenyl ether	ND		ug/kg	190	20.	1
4-Bromophenyl phenyl ether	ND		ug/kg	190	29.	1
Bis(2-chloroisopropyl)ether	ND		ug/kg	230	33.	1
Bis(2-chloroethoxy)methane	ND		ug/kg	210	19.	1
Hexachlorobutadiene	ND		ug/kg	190	28.	1
Hexachlorocyclopentadiene	ND		ug/kg	550	170	1
Hexachloroethane	ND		ug/kg	150	31.	1
Isophorone	ND		ug/kg	170	25.	1
Naphthalene	ND		ug/kg	190	23.	1
Nitrobenzene	ND		ug/kg	170	28.	1
NDPA/DPA	ND		ug/kg	150	22.	1
n-Nitrosodi-n-propylamine	ND		ug/kg	190	30.	1
Bis(2-ethylhexyl)phthalate	ND		ug/kg	190	66.	1
Butyl benzyl phthalate	ND		ug/kg	190	48.	1
Di-n-butylphthalate	ND		ug/kg	190	36.	1
Di-n-octylphthalate	ND		ug/kg	190	65.	1

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-01 Date Collected: 03/20/19 09:10

Client ID: S-1 Date Received: 03/21/19

Sample Location: NY Field Prep: Not Specified

Sample Depth:

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Semivolatile Organics by GC/MS - Westborough Lab						
Diethyl phthalate	ND		ug/kg	190	18.	1
Dimethyl phthalate	ND		ug/kg	190	40.	1
Benzo(a)anthracene	140		ug/kg	120	22.	1
Benzo(a)pyrene	180		ug/kg	150	47.	1
Benzo(b)fluoranthene	190		ug/kg	120	32.	1
Benzo(k)fluoranthene	73	J	ug/kg	120	31.	1
Chrysene	130		ug/kg	120	20.	1
Acenaphthylene	ND		ug/kg	150	30.	1
Anthracene	ND		ug/kg	120	37.	1
Benzo(ghi)perylene	100	J	ug/kg	150	22.	1
Fluorene	ND		ug/kg	190	19.	1
Phenanthrene	79	J	ug/kg	120	23.	1
Dibenzo(a,h)anthracene	33	J	ug/kg	120	22.	1
Indeno(1,2,3-cd)pyrene	100	J	ug/kg	150	27.	1
Pyrene	120		ug/kg	120	19.	1
Biphenyl	ND		ug/kg	440	44.	1
4-Chloroaniline	ND		ug/kg	190	35.	1
2-Nitroaniline	ND		ug/kg	190	37.	1
3-Nitroaniline	ND		ug/kg	190	36.	1
4-Nitroaniline	ND		ug/kg	190	79.	1
Dibenzofuran	ND		ug/kg	190	18.	1
2-Methylnaphthalene	ND		ug/kg	230	23.	1
1,2,4,5-Tetrachlorobenzene	ND		ug/kg	190	20.	1
Acetophenone	ND		ug/kg	190	24.	1
2,4,6-Trichlorophenol	ND		ug/kg	120	36.	1
p-Chloro-m-cresol	ND		ug/kg	190	28.	1
2-Chlorophenol	ND		ug/kg	190	23.	1
2,4-Dichlorophenol	ND		ug/kg	170	31.	1
2,4-Dimethylphenol	ND		ug/kg	190	63.	1
2-Nitrophenol	ND		ug/kg	410	72.	1
4-Nitrophenol	ND		ug/kg	270	78.	1
2,4-Dinitrophenol	ND		ug/kg	920	89.	1
4,6-Dinitro-o-cresol	ND		ug/kg	500	92.	1
Pentachlorophenol	ND		ug/kg	150	42.	1
Phenol	ND		ug/kg	190	29.	1
2-Methylphenol	ND		ug/kg	190	30.	1
3-Methylphenol/4-Methylphenol	ND		ug/kg	280	30.	1

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-01 Date Collected: 03/20/19 09:10

Client ID: S-1 Date Received: 03/21/19

Sample Location: NY Field Prep: Not Specified

Sample Depth:

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Semivolatile Organics by GC/MS - Westborough Lab						
2,4,5-Trichlorophenol	ND		ug/kg	190	37.	1
Benzoic Acid	ND		ug/kg	620	190	1
Benzyl Alcohol	ND		ug/kg	190	59.	1
Carbazole	23	J	ug/kg	190	19.	1
Tentatively Identified Compounds						
Total TIC Compounds	982	J	ug/kg			1
Unknown	520	J	ug/kg			1
Unknown	462	J	ug/kg			1

Surrogate	% Recovery	Qualifier	Acceptance Criteria
2-Fluorophenol	69		25-120
Phenol-d6	67		10-120
Nitrobenzene-d5	68		23-120
2-Fluorobiphenyl	69		30-120
2,4,6-Tribromophenol	84		10-136
4-Terphenyl-d14	76		18-120

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-02
Client ID: S-2
Sample Location: NY

Date Collected: 03/20/19 09:45
Date Received: 03/21/19
Field Prep: Not Specified

Sample Depth:
Matrix: Soil
Analytical Method: 1,8270D
Analytical Date: 03/26/19 23:18
Analyst: EK
Percent Solids: 86%

Extraction Method: EPA 3546
Extraction Date: 03/24/19 03:10

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Semivolatile Organics by GC/MS - Westborough Lab						
Acenaphthene	ND		ug/kg	150	20.	1
1,2,4-Trichlorobenzene	ND		ug/kg	190	22.	1
Hexachlorobenzene	ND		ug/kg	110	21.	1
Bis(2-chloroethyl)ether	ND		ug/kg	170	26.	1
2-Chloronaphthalene	ND		ug/kg	190	19.	1
1,2-Dichlorobenzene	ND		ug/kg	190	34.	1
1,3-Dichlorobenzene	ND		ug/kg	190	32.	1
1,4-Dichlorobenzene	ND		ug/kg	190	33.	1
3,3'-Dichlorobenzidine	ND		ug/kg	190	50.	1
2,4-Dinitrotoluene	ND		ug/kg	190	38.	1
2,6-Dinitrotoluene	ND		ug/kg	190	32.	1
Fluoranthene	ND		ug/kg	110	22.	1
4-Chlorophenyl phenyl ether	ND		ug/kg	190	20.	1
4-Bromophenyl phenyl ether	ND		ug/kg	190	29.	1
Bis(2-chloroisopropyl)ether	ND		ug/kg	230	32.	1
Bis(2-chloroethoxy)methane	ND		ug/kg	200	19.	1
Hexachlorobutadiene	ND		ug/kg	190	28.	1
Hexachlorocyclopentadiene	ND		ug/kg	540	170	1
Hexachloroethane	ND		ug/kg	150	31.	1
Isophorone	ND		ug/kg	170	24.	1
Naphthalene	ND		ug/kg	190	23.	1
Nitrobenzene	ND		ug/kg	170	28.	1
NDPA/DPA	ND		ug/kg	150	22.	1
n-Nitrosodi-n-propylamine	ND		ug/kg	190	29.	1
Bis(2-ethylhexyl)phthalate	ND		ug/kg	190	66.	1
Butyl benzyl phthalate	ND		ug/kg	190	48.	1
Di-n-butylphthalate	ND		ug/kg	190	36.	1
Di-n-octylphthalate	ND		ug/kg	190	64.	1

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-02 Date Collected: 03/20/19 09:45

Client ID: S-2 Date Received: 03/21/19

Sample Location: NY Field Prep: Not Specified

Sample Depth:

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Semivolatile Organics by GC/MS - Westborough Lab						
Diethyl phthalate	ND		ug/kg	190	18.	1
Dimethyl phthalate	ND		ug/kg	190	40.	1
Benzo(a)anthracene	ND		ug/kg	110	21.	1
Benzo(a)pyrene	ND		ug/kg	150	46.	1
Benzo(b)fluoranthene	ND		ug/kg	110	32.	1
Benzo(k)fluoranthene	ND		ug/kg	110	30.	1
Chrysene	ND		ug/kg	110	20.	1
Acenaphthylene	ND		ug/kg	150	29.	1
Anthracene	ND		ug/kg	110	37.	1
Benzo(ghi)perylene	ND		ug/kg	150	22.	1
Fluorene	ND		ug/kg	190	18.	1
Phenanthrene	ND		ug/kg	110	23.	1
Dibenzo(a,h)anthracene	ND		ug/kg	110	22.	1
Indeno(1,2,3-cd)pyrene	ND		ug/kg	150	26.	1
Pyrene	ND		ug/kg	110	19.	1
Biphenyl	ND		ug/kg	430	44.	1
4-Chloroaniline	ND		ug/kg	190	34.	1
2-Nitroaniline	ND		ug/kg	190	36.	1
3-Nitroaniline	ND		ug/kg	190	36.	1
4-Nitroaniline	ND		ug/kg	190	78.	1
Dibenzofuran	ND		ug/kg	190	18.	1
2-Methylnaphthalene	ND		ug/kg	230	23.	1
1,2,4,5-Tetrachlorobenzene	ND		ug/kg	190	20.	1
Acetophenone	ND		ug/kg	190	23.	1
2,4,6-Trichlorophenol	ND		ug/kg	110	36.	1
p-Chloro-m-cresol	ND		ug/kg	190	28.	1
2-Chlorophenol	ND		ug/kg	190	22.	1
2,4-Dichlorophenol	ND		ug/kg	170	30.	1
2,4-Dimethylphenol	ND		ug/kg	190	62.	1
2-Nitrophenol	ND		ug/kg	410	71.	1
4-Nitrophenol	ND		ug/kg	260	77.	1
2,4-Dinitrophenol	ND		ug/kg	910	88.	1
4,6-Dinitro-o-cresol	ND		ug/kg	490	91.	1
Pentachlorophenol	ND		ug/kg	150	42.	1
Phenol	ND		ug/kg	190	28.	1
2-Methylphenol	ND		ug/kg	190	29.	1
3-Methylphenol/4-Methylphenol	ND		ug/kg	270	30.	1

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-02 Date Collected: 03/20/19 09:45

Client ID: S-2 Date Received: 03/21/19

Sample Location: NY Field Prep: Not Specified

Sample Depth:

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Semivolatile Organics by GC/MS - Westborough Lab						
2,4,5-Trichlorophenol	ND		ug/kg	190	36.	1
Benzoic Acid	ND		ug/kg	610	190	1
Benzyl Alcohol	ND		ug/kg	190	58.	1
Carbazole	ND		ug/kg	190	18.	1
Tentatively Identified Compounds						
No Tentatively Identified Compounds	ND		ug/kg			1

Surrogate	% Recovery	Qualifier	Acceptance Criteria
2-Fluorophenol	73		25-120
Phenol-d6	73		10-120
Nitrobenzene-d5	73		23-120
2-Fluorobiphenyl	76		30-120
2,4,6-Tribromophenol	80		10-136
4-Terphenyl-d14	76		18-120

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-03
Client ID: S-3
Sample Location: NY

Date Collected: 03/20/19 10:05
Date Received: 03/21/19
Field Prep: Not Specified

Sample Depth:
Matrix: Soil
Analytical Method: 1,8270D
Analytical Date: 03/27/19 00:35
Analyst: EK
Percent Solids: 74%

Extraction Method: EPA 3546
Extraction Date: 03/24/19 03:10

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Semivolatile Organics by GC/MS - Westborough Lab						
Acenaphthene	ND		ug/kg	180	23.	1
1,2,4-Trichlorobenzene	ND		ug/kg	220	26.	1
Hexachlorobenzene	ND		ug/kg	130	25.	1
Bis(2-chloroethyl)ether	ND		ug/kg	200	30.	1
2-Chloronaphthalene	ND		ug/kg	220	22.	1
1,2-Dichlorobenzene	ND		ug/kg	220	40.	1
1,3-Dichlorobenzene	ND		ug/kg	220	39.	1
1,4-Dichlorobenzene	ND		ug/kg	220	39.	1
3,3'-Dichlorobenzidine	ND		ug/kg	220	60.	1
2,4-Dinitrotoluene	ND		ug/kg	220	45.	1
2,6-Dinitrotoluene	ND		ug/kg	220	39.	1
Fluoranthene	ND		ug/kg	130	26.	1
4-Chlorophenyl phenyl ether	ND		ug/kg	220	24.	1
4-Bromophenyl phenyl ether	ND		ug/kg	220	34.	1
Bis(2-chloroisopropyl)ether	ND		ug/kg	270	38.	1
Bis(2-chloroethoxy)methane	ND		ug/kg	240	22.	1
Hexachlorobutadiene	ND		ug/kg	220	33.	1
Hexachlorocyclopentadiene	ND		ug/kg	640	200	1
Hexachloroethane	ND		ug/kg	180	36.	1
Isophorone	ND		ug/kg	200	29.	1
Naphthalene	100	J	ug/kg	220	27.	1
Nitrobenzene	ND		ug/kg	200	33.	1
NDPA/DPA	ND		ug/kg	180	26.	1
n-Nitrosodi-n-propylamine	ND		ug/kg	220	35.	1
Bis(2-ethylhexyl)phthalate	ND		ug/kg	220	78.	1
Butyl benzyl phthalate	ND		ug/kg	220	57.	1
Di-n-butylphthalate	ND		ug/kg	220	43.	1
Di-n-octylphthalate	ND		ug/kg	220	76.	1

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-03 Date Collected: 03/20/19 10:05

Client ID: S-3 Date Received: 03/21/19

Sample Location: NY Field Prep: Not Specified

Sample Depth:

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Semivolatile Organics by GC/MS - Westborough Lab						
Diethyl phthalate	ND		ug/kg	220	21.	1
Dimethyl phthalate	ND		ug/kg	220	47.	1
Benzo(a)anthracene	ND		ug/kg	130	25.	1
Benzo(a)pyrene	ND		ug/kg	180	55.	1
Benzo(b)fluoranthene	ND		ug/kg	130	38.	1
Benzo(k)fluoranthene	ND		ug/kg	130	36.	1
Chrysene	ND		ug/kg	130	23.	1
Acenaphthylene	ND		ug/kg	180	35.	1
Anthracene	ND		ug/kg	130	44.	1
Benzo(ghi)perylene	ND		ug/kg	180	26.	1
Fluorene	ND		ug/kg	220	22.	1
Phenanthrene	40	J	ug/kg	130	27.	1
Dibenzo(a,h)anthracene	ND		ug/kg	130	26.	1
Indeno(1,2,3-cd)pyrene	ND		ug/kg	180	31.	1
Pyrene	ND		ug/kg	130	22.	1
Biphenyl	ND		ug/kg	510	52.	1
4-Chloroaniline	ND		ug/kg	220	41.	1
2-Nitroaniline	ND		ug/kg	220	43.	1
3-Nitroaniline	ND		ug/kg	220	42.	1
4-Nitroaniline	ND		ug/kg	220	93.	1
Dibenzofuran	22	J	ug/kg	220	21.	1
2-Methylnaphthalene	ND		ug/kg	270	27.	1
1,2,4,5-Tetrachlorobenzene	ND		ug/kg	220	23.	1
Acetophenone	ND		ug/kg	220	28.	1
2,4,6-Trichlorophenol	ND		ug/kg	130	43.	1
p-Chloro-m-cresol	ND		ug/kg	220	34.	1
2-Chlorophenol	ND		ug/kg	220	26.	1
2,4-Dichlorophenol	ND		ug/kg	200	36.	1
2,4-Dimethylphenol	ND		ug/kg	220	74.	1
2-Nitrophenol	ND		ug/kg	480	84.	1
4-Nitrophenol	ND		ug/kg	310	92.	1
2,4-Dinitrophenol	ND		ug/kg	1100	100	1
4,6-Dinitro-o-cresol	ND		ug/kg	580	110	1
Pentachlorophenol	ND		ug/kg	180	49.	1
Phenol	ND		ug/kg	220	34.	1
2-Methylphenol	ND		ug/kg	220	35.	1
3-Methylphenol/4-Methylphenol	ND		ug/kg	320	35.	1

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-03 Date Collected: 03/20/19 10:05

Client ID: S-3 Date Received: 03/21/19

Sample Location: NY Field Prep: Not Specified

Sample Depth:

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Semivolatile Organics by GC/MS - Westborough Lab						
2,4,5-Trichlorophenol	ND		ug/kg	220	43.	1
Benzoic Acid	ND		ug/kg	730	230	1
Benzyl Alcohol	ND		ug/kg	220	69.	1
Carbazole	ND		ug/kg	220	22.	1
Tentatively Identified Compounds						
Total TIC Compounds	2500	J	ug/kg			1
Unknown	798	J	ug/kg			1
Unknown	275	J	ug/kg			1
Unknown	264	J	ug/kg			1
Unknown	288	J	ug/kg			1
Unknown	266	J	ug/kg			1
Unknown Alkane	319	J	ug/kg			1
Unknown	286	J	ug/kg			1

Surrogate	% Recovery	Qualifier	Acceptance Criteria
2-Fluorophenol	67		25-120
Phenol-d6	65		10-120
Nitrobenzene-d5	71		23-120
2-Fluorobiphenyl	70		30-120
2,4,6-Tribromophenol	84		10-136
4-Terphenyl-d14	68		18-120

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-04
Client ID: S-4
Sample Location: NY

Date Collected: 03/20/19 11:00
Date Received: 03/21/19
Field Prep: Not Specified

Sample Depth:
Matrix: Soil
Analytical Method: 1,8270D
Analytical Date: 03/26/19 23:44
Analyst: EK
Percent Solids: 81%

Extraction Method: EPA 3546
Extraction Date: 03/24/19 12:38

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Semivolatile Organics by GC/MS - Westborough Lab						
Acenaphthene	ND		ug/kg	160	21.	1
1,2,4-Trichlorobenzene	ND		ug/kg	200	23.	1
Hexachlorobenzene	ND		ug/kg	120	23.	1
Bis(2-chloroethyl)ether	ND		ug/kg	180	28.	1
2-Chloronaphthalene	ND		ug/kg	200	20.	1
1,2-Dichlorobenzene	ND		ug/kg	200	37.	1
1,3-Dichlorobenzene	ND		ug/kg	200	35.	1
1,4-Dichlorobenzene	ND		ug/kg	200	36.	1
3,3'-Dichlorobenzidine	ND		ug/kg	200	54.	1
2,4-Dinitrotoluene	ND		ug/kg	200	41.	1
2,6-Dinitrotoluene	ND		ug/kg	200	35.	1
Fluoranthene	ND		ug/kg	120	23.	1
4-Chlorophenyl phenyl ether	ND		ug/kg	200	22.	1
4-Bromophenyl phenyl ether	ND		ug/kg	200	31.	1
Bis(2-chloroisopropyl)ether	ND		ug/kg	240	35.	1
Bis(2-chloroethoxy)methane	ND		ug/kg	220	20.	1
Hexachlorobutadiene	ND		ug/kg	200	30.	1
Hexachlorocyclopentadiene	ND		ug/kg	580	180	1
Hexachloroethane	ND		ug/kg	160	33.	1
Isophorone	ND		ug/kg	180	26.	1
Naphthalene	ND		ug/kg	200	25.	1
Nitrobenzene	ND		ug/kg	180	30.	1
NDPA/DPA	ND		ug/kg	160	23.	1
n-Nitrosodi-n-propylamine	ND		ug/kg	200	32.	1
Bis(2-ethylhexyl)phthalate	ND		ug/kg	200	71.	1
Butyl benzyl phthalate	ND		ug/kg	200	52.	1
Di-n-butylphthalate	ND		ug/kg	200	39.	1
Di-n-octylphthalate	ND		ug/kg	200	70.	1

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-04 Date Collected: 03/20/19 11:00

Client ID: S-4 Date Received: 03/21/19

Sample Location: NY Field Prep: Not Specified

Sample Depth:

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Semivolatile Organics by GC/MS - Westborough Lab						
Diethyl phthalate	ND		ug/kg	200	19.	1
Dimethyl phthalate	ND		ug/kg	200	43.	1
Benzo(a)anthracene	ND		ug/kg	120	23.	1
Benzo(a)pyrene	ND		ug/kg	160	50.	1
Benzo(b)fluoranthene	ND		ug/kg	120	34.	1
Benzo(k)fluoranthene	ND		ug/kg	120	33.	1
Chrysene	ND		ug/kg	120	21.	1
Acenaphthylene	ND		ug/kg	160	32.	1
Anthracene	ND		ug/kg	120	40.	1
Benzo(ghi)perylene	ND		ug/kg	160	24.	1
Fluorene	ND		ug/kg	200	20.	1
Phenanthrene	ND		ug/kg	120	25.	1
Dibenzo(a,h)anthracene	ND		ug/kg	120	24.	1
Indeno(1,2,3-cd)pyrene	ND		ug/kg	160	28.	1
Pyrene	ND		ug/kg	120	20.	1
Biphenyl	ND		ug/kg	470	47.	1
4-Chloroaniline	ND		ug/kg	200	37.	1
2-Nitroaniline	ND		ug/kg	200	39.	1
3-Nitroaniline	ND		ug/kg	200	38.	1
4-Nitroaniline	ND		ug/kg	200	85.	1
Dibenzofuran	ND		ug/kg	200	19.	1
2-Methylnaphthalene	ND		ug/kg	240	25.	1
1,2,4,5-Tetrachlorobenzene	ND		ug/kg	200	21.	1
Acetophenone	ND		ug/kg	200	25.	1
2,4,6-Trichlorophenol	ND		ug/kg	120	39.	1
p-Chloro-m-cresol	ND		ug/kg	200	30.	1
2-Chlorophenol	ND		ug/kg	200	24.	1
2,4-Dichlorophenol	ND		ug/kg	180	33.	1
2,4-Dimethylphenol	ND		ug/kg	200	68.	1
2-Nitrophenol	ND		ug/kg	440	77.	1
4-Nitrophenol	ND		ug/kg	290	83.	1
2,4-Dinitrophenol	ND		ug/kg	980	95.	1
4,6-Dinitro-o-cresol	ND		ug/kg	530	98.	1
Pentachlorophenol	ND		ug/kg	160	45.	1
Phenol	ND		ug/kg	200	31.	1
2-Methylphenol	ND		ug/kg	200	32.	1
3-Methylphenol/4-Methylphenol	ND		ug/kg	290	32.	1

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-04 Date Collected: 03/20/19 11:00

Client ID: S-4 Date Received: 03/21/19

Sample Location: NY Field Prep: Not Specified

Sample Depth:

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Semivolatile Organics by GC/MS - Westborough Lab						
2,4,5-Trichlorophenol	ND		ug/kg	200	39.	1
Benzoic Acid	ND		ug/kg	660	210	1
Benzyl Alcohol	ND		ug/kg	200	63.	1
Carbazole	ND		ug/kg	200	20.	1
Tentatively Identified Compounds						
No Tentatively Identified Compounds	ND		ug/kg			1

Surrogate	% Recovery	Qualifier	Acceptance Criteria
2-Fluorophenol	65		25-120
Phenol-d6	62		10-120
Nitrobenzene-d5	72		23-120
2-Fluorobiphenyl	70		30-120
2,4,6-Tribromophenol	73		10-136
4-Terphenyl-d14	64		18-120

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-05
Client ID: S-5
Sample Location: NY

Date Collected: 03/20/19 11:20
Date Received: 03/21/19
Field Prep: Not Specified

Sample Depth:
Matrix: Soil
Analytical Method: 1,8270D
Analytical Date: 03/27/19 01:01
Analyst: EK
Percent Solids: 81%

Extraction Method: EPA 3546
Extraction Date: 03/24/19 03:10

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Semivolatile Organics by GC/MS - Westborough Lab						
Acenaphthene	ND		ug/kg	160	21.	1
1,2,4-Trichlorobenzene	ND		ug/kg	200	23.	1
Hexachlorobenzene	ND		ug/kg	120	23.	1
Bis(2-chloroethyl)ether	ND		ug/kg	180	27.	1
2-Chloronaphthalene	ND		ug/kg	200	20.	1
1,2-Dichlorobenzene	ND		ug/kg	200	36.	1
1,3-Dichlorobenzene	ND		ug/kg	200	35.	1
1,4-Dichlorobenzene	ND		ug/kg	200	35.	1
3,3'-Dichlorobenzidine	ND		ug/kg	200	54.	1
2,4-Dinitrotoluene	ND		ug/kg	200	40.	1
2,6-Dinitrotoluene	ND		ug/kg	200	35.	1
Fluoranthene	110	J	ug/kg	120	23.	1
4-Chlorophenyl phenyl ether	ND		ug/kg	200	22.	1
4-Bromophenyl phenyl ether	ND		ug/kg	200	31.	1
Bis(2-chloroisopropyl)ether	ND		ug/kg	240	34.	1
Bis(2-chloroethoxy)methane	ND		ug/kg	220	20.	1
Hexachlorobutadiene	ND		ug/kg	200	30.	1
Hexachlorocyclopentadiene	ND		ug/kg	580	180	1
Hexachloroethane	ND		ug/kg	160	33.	1
Isophorone	ND		ug/kg	180	26.	1
Naphthalene	26	J	ug/kg	200	25.	1
Nitrobenzene	ND		ug/kg	180	30.	1
NDPA/DPA	ND		ug/kg	160	23.	1
n-Nitrosodi-n-propylamine	ND		ug/kg	200	31.	1
Bis(2-ethylhexyl)phthalate	ND		ug/kg	200	70.	1
Butyl benzyl phthalate	ND		ug/kg	200	51.	1
Di-n-butylphthalate	ND		ug/kg	200	38.	1
Di-n-octylphthalate	ND		ug/kg	200	69.	1

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-05 Date Collected: 03/20/19 11:20

Client ID: S-5 Date Received: 03/21/19

Sample Location: NY Field Prep: Not Specified

Sample Depth:

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Semivolatile Organics by GC/MS - Westborough Lab						
Diethyl phthalate	ND		ug/kg	200	19.	1
Dimethyl phthalate	ND		ug/kg	200	42.	1
Benzo(a)anthracene	84	J	ug/kg	120	23.	1
Benzo(a)pyrene	99	J	ug/kg	160	49.	1
Benzo(b)fluoranthene	110	J	ug/kg	120	34.	1
Benzo(k)fluoranthene	41	J	ug/kg	120	32.	1
Chrysene	92	J	ug/kg	120	21.	1
Acenaphthylene	ND		ug/kg	160	31.	1
Anthracene	55	J	ug/kg	120	39.	1
Benzo(ghi)perylene	63	J	ug/kg	160	24.	1
Fluorene	ND		ug/kg	200	20.	1
Phenanthrene	96	J	ug/kg	120	25.	1
Dibenzo(a,h)anthracene	ND		ug/kg	120	23.	1
Indeno(1,2,3-cd)pyrene	68	J	ug/kg	160	28.	1
Pyrene	81	J	ug/kg	120	20.	1
Biphenyl	ND		ug/kg	460	47.	1
4-Chloroaniline	ND		ug/kg	200	37.	1
2-Nitroaniline	ND		ug/kg	200	39.	1
3-Nitroaniline	ND		ug/kg	200	38.	1
4-Nitroaniline	ND		ug/kg	200	84.	1
Dibenzofuran	ND		ug/kg	200	19.	1
2-Methylnaphthalene	ND		ug/kg	240	24.	1
1,2,4,5-Tetrachlorobenzene	ND		ug/kg	200	21.	1
Acetophenone	ND		ug/kg	200	25.	1
2,4,6-Trichlorophenol	ND		ug/kg	120	38.	1
p-Chloro-m-cresol	ND		ug/kg	200	30.	1
2-Chlorophenol	ND		ug/kg	200	24.	1
2,4-Dichlorophenol	ND		ug/kg	180	32.	1
2,4-Dimethylphenol	ND		ug/kg	200	67.	1
2-Nitrophenol	ND		ug/kg	440	76.	1
4-Nitrophenol	ND		ug/kg	280	83.	1
2,4-Dinitrophenol	ND		ug/kg	970	94.	1
4,6-Dinitro-o-cresol	ND		ug/kg	530	97.	1
Pentachlorophenol	ND		ug/kg	160	44.	1
Phenol	ND		ug/kg	200	30.	1
2-Methylphenol	ND		ug/kg	200	31.	1
3-Methylphenol/4-Methylphenol	ND		ug/kg	290	32.	1

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-05 Date Collected: 03/20/19 11:20

Client ID: S-5 Date Received: 03/21/19

Sample Location: NY Field Prep: Not Specified

Sample Depth:

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Semivolatile Organics by GC/MS - Westborough Lab						
2,4,5-Trichlorophenol	ND		ug/kg	200	39.	1
Benzoic Acid	ND		ug/kg	660	200	1
Benzyl Alcohol	ND		ug/kg	200	62.	1
Carbazole	63	J	ug/kg	200	20.	1
Tentatively Identified Compounds						
Total TIC Compounds	2830	J	ug/kg			1
Unknown	484	J	ug/kg			1
Unknown Alkane	198	J	ug/kg			1
Unknown Alkane	215	J	ug/kg			1
Unknown Alkane	303	J	ug/kg			1
Unknown Alkane	411	J	ug/kg			1
Unknown Alkane	336	J	ug/kg			1
Unknown Alkane	330	J	ug/kg			1
Unknown	553	J	ug/kg			1

Surrogate	% Recovery	Qualifier	Acceptance Criteria
2-Fluorophenol	74		25-120
Phenol-d6	73		10-120
Nitrobenzene-d5	78		23-120
2-Fluorobiphenyl	78		30-120
2,4,6-Tribromophenol	89		10-136
4-Terphenyl-d14	78		18-120

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-06
Client ID: S-6
Sample Location: NY

Date Collected: 03/20/19 11:30
Date Received: 03/21/19
Field Prep: Not Specified

Sample Depth:
Matrix: Soil
Analytical Method: 1,8270D
Analytical Date: 03/27/19 05:49
Analyst: RC
Percent Solids: 85%

Extraction Method: EPA 3546
Extraction Date: 03/24/19 03:10

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Semivolatile Organics by GC/MS - Westborough Lab						
Acenaphthene	ND		ug/kg	150	20.	1
1,2,4-Trichlorobenzene	ND		ug/kg	190	22.	1
Hexachlorobenzene	ND		ug/kg	120	22.	1
Bis(2-chloroethyl)ether	ND		ug/kg	170	26.	1
2-Chloronaphthalene	ND		ug/kg	190	19.	1
1,2-Dichlorobenzene	ND		ug/kg	190	35.	1
1,3-Dichlorobenzene	ND		ug/kg	190	33.	1
1,4-Dichlorobenzene	ND		ug/kg	190	34.	1
3,3'-Dichlorobenzidine	ND		ug/kg	190	51.	1
2,4-Dinitrotoluene	ND		ug/kg	190	38.	1
2,6-Dinitrotoluene	ND		ug/kg	190	33.	1
Fluoranthene	ND		ug/kg	120	22.	1
4-Chlorophenyl phenyl ether	ND		ug/kg	190	21.	1
4-Bromophenyl phenyl ether	ND		ug/kg	190	29.	1
Bis(2-chloroisopropyl)ether	ND		ug/kg	230	33.	1
Bis(2-chloroethoxy)methane	ND		ug/kg	210	19.	1
Hexachlorobutadiene	ND		ug/kg	190	28.	1
Hexachlorocyclopentadiene	ND		ug/kg	550	170	1
Hexachloroethane	ND		ug/kg	150	31.	1
Isophorone	ND		ug/kg	170	25.	1
Naphthalene	ND		ug/kg	190	23.	1
Nitrobenzene	ND		ug/kg	170	28.	1
NDPA/DPA	ND		ug/kg	150	22.	1
n-Nitrosodi-n-propylamine	ND		ug/kg	190	30.	1
Bis(2-ethylhexyl)phthalate	ND		ug/kg	190	67.	1
Butyl benzyl phthalate	ND		ug/kg	190	48.	1
Di-n-butylphthalate	ND		ug/kg	190	36.	1
Di-n-octylphthalate	ND		ug/kg	190	66.	1

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-06 Date Collected: 03/20/19 11:30

Client ID: S-6 Date Received: 03/21/19

Sample Location: NY Field Prep: Not Specified

Sample Depth:

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Semivolatile Organics by GC/MS - Westborough Lab						
Diethyl phthalate	ND		ug/kg	190	18.	1
Dimethyl phthalate	ND		ug/kg	190	40.	1
Benzo(a)anthracene	ND		ug/kg	120	22.	1
Benzo(a)pyrene	ND		ug/kg	150	47.	1
Benzo(b)fluoranthene	ND		ug/kg	120	32.	1
Benzo(k)fluoranthene	ND		ug/kg	120	31.	1
Chrysene	ND		ug/kg	120	20.	1
Acenaphthylene	ND		ug/kg	150	30.	1
Anthracene	ND		ug/kg	120	38.	1
Benzo(ghi)perylene	ND		ug/kg	150	23.	1
Fluorene	ND		ug/kg	190	19.	1
Phenanthrene	ND		ug/kg	120	23.	1
Dibenzo(a,h)anthracene	ND		ug/kg	120	22.	1
Indeno(1,2,3-cd)pyrene	ND		ug/kg	150	27.	1
Pyrene	ND		ug/kg	120	19.	1
Biphenyl	ND		ug/kg	440	45.	1
4-Chloroaniline	ND		ug/kg	190	35.	1
2-Nitroaniline	ND		ug/kg	190	37.	1
3-Nitroaniline	ND		ug/kg	190	36.	1
4-Nitroaniline	ND		ug/kg	190	80.	1
Dibenzofuran	ND		ug/kg	190	18.	1
2-Methylnaphthalene	ND		ug/kg	230	23.	1
1,2,4,5-Tetrachlorobenzene	ND		ug/kg	190	20.	1
Acetophenone	ND		ug/kg	190	24.	1
2,4,6-Trichlorophenol	ND		ug/kg	120	36.	1
p-Chloro-m-cresol	ND		ug/kg	190	29.	1
2-Chlorophenol	ND		ug/kg	190	23.	1
2,4-Dichlorophenol	ND		ug/kg	170	31.	1
2,4-Dimethylphenol	ND		ug/kg	190	64.	1
2-Nitrophenol	ND		ug/kg	420	72.	1
4-Nitrophenol	ND		ug/kg	270	79.	1
2,4-Dinitrophenol	ND		ug/kg	920	90.	1
4,6-Dinitro-o-cresol	ND		ug/kg	500	92.	1
Pentachlorophenol	ND		ug/kg	150	42.	1
Phenol	ND		ug/kg	190	29.	1
2-Methylphenol	ND		ug/kg	190	30.	1
3-Methylphenol/4-Methylphenol	ND		ug/kg	280	30.	1

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-06 Date Collected: 03/20/19 11:30

Client ID: S-6 Date Received: 03/21/19

Sample Location: NY Field Prep: Not Specified

Sample Depth:

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Semivolatile Organics by GC/MS - Westborough Lab						
2,4,5-Trichlorophenol	ND		ug/kg	190	37.	1
Benzoic Acid	ND		ug/kg	620	200	1
Benzyl Alcohol	ND		ug/kg	190	59.	1
Carbazole	ND		ug/kg	190	19.	1
Tentatively Identified Compounds						
Total TIC Compounds	571	J	ug/kg			1
Unknown	287	J	ug/kg			1
Unknown	284	J	ug/kg			1

Surrogate	% Recovery	Qualifier	Acceptance Criteria
2-Fluorophenol	81		25-120
Phenol-d6	78		10-120
Nitrobenzene-d5	84		23-120
2-Fluorobiphenyl	74		30-120
2,4,6-Tribromophenol	105		10-136
4-Terphenyl-d14	69		18-120

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-07
Client ID: S-7
Sample Location: NY

Date Collected: 03/20/19 11:50
Date Received: 03/21/19
Field Prep: Not Specified

Sample Depth:
Matrix: Soil
Analytical Method: 1,8270D
Analytical Date: 03/27/19 21:18
Analyst: RC
Percent Solids: 91%

Extraction Method: EPA 3546
Extraction Date: 03/24/19 03:10

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Semivolatile Organics by GC/MS - Westborough Lab						
Acenaphthene	260		ug/kg	150	19.	1
1,2,4-Trichlorobenzene	ND		ug/kg	180	21.	1
Hexachlorobenzene	ND		ug/kg	110	20.	1
Bis(2-chloroethyl)ether	ND		ug/kg	160	25.	1
2-Chloronaphthalene	ND		ug/kg	180	18.	1
1,2-Dichlorobenzene	ND		ug/kg	180	33.	1
1,3-Dichlorobenzene	ND		ug/kg	180	31.	1
1,4-Dichlorobenzene	ND		ug/kg	180	32.	1
3,3'-Dichlorobenzidine	ND		ug/kg	180	49.	1
2,4-Dinitrotoluene	ND		ug/kg	180	36.	1
2,6-Dinitrotoluene	ND		ug/kg	180	31.	1
Fluoranthene	2000		ug/kg	110	21.	1
4-Chlorophenyl phenyl ether	ND		ug/kg	180	20.	1
4-Bromophenyl phenyl ether	ND		ug/kg	180	28.	1
Bis(2-chloroisopropyl)ether	ND		ug/kg	220	31.	1
Bis(2-chloroethoxy)methane	ND		ug/kg	200	18.	1
Hexachlorobutadiene	ND		ug/kg	180	27.	1
Hexachlorocyclopentadiene	ND		ug/kg	520	160	1
Hexachloroethane	ND		ug/kg	150	30.	1
Isophorone	ND		ug/kg	160	24.	1
Naphthalene	800		ug/kg	180	22.	1
Nitrobenzene	ND		ug/kg	160	27.	1
NDPA/DPA	ND		ug/kg	150	21.	1
n-Nitrosodi-n-propylamine	ND		ug/kg	180	28.	1
Bis(2-ethylhexyl)phthalate	ND		ug/kg	180	63.	1
Butyl benzyl phthalate	ND		ug/kg	180	46.	1
Di-n-butylphthalate	ND		ug/kg	180	35.	1
Di-n-octylphthalate	ND		ug/kg	180	62.	1

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-07 Date Collected: 03/20/19 11:50

Client ID: S-7 Date Received: 03/21/19

Sample Location: NY Field Prep: Not Specified

Sample Depth:

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Semivolatile Organics by GC/MS - Westborough Lab						
Diethyl phthalate	ND		ug/kg	180	17.	1
Dimethyl phthalate	ND		ug/kg	180	38.	1
Benzo(a)anthracene	890		ug/kg	110	20.	1
Benzo(a)pyrene	690		ug/kg	150	44.	1
Benzo(b)fluoranthene	810		ug/kg	110	31.	1
Benzo(k)fluoranthene	280		ug/kg	110	29.	1
Chrysene	750		ug/kg	110	19.	1
Acenaphthylene	140	J	ug/kg	150	28.	1
Anthracene	620		ug/kg	110	36.	1
Benzo(ghi)perylene	370		ug/kg	150	21.	1
Fluorene	330		ug/kg	180	18.	1
Phenanthrene	1300		ug/kg	110	22.	1
Dibenzo(a,h)anthracene	90	J	ug/kg	110	21.	1
Indeno(1,2,3-cd)pyrene	390		ug/kg	150	25.	1
Pyrene	1600		ug/kg	110	18.	1
Biphenyl	ND		ug/kg	420	42.	1
4-Chloroaniline	ND		ug/kg	180	33.	1
2-Nitroaniline	ND		ug/kg	180	35.	1
3-Nitroaniline	ND		ug/kg	180	34.	1
4-Nitroaniline	ND		ug/kg	180	76.	1
Dibenzofuran	70	J	ug/kg	180	17.	1
2-Methylnaphthalene	64	J	ug/kg	220	22.	1
1,2,4,5-Tetrachlorobenzene	ND		ug/kg	180	19.	1
Acetophenone	ND		ug/kg	180	23.	1
2,4,6-Trichlorophenol	ND		ug/kg	110	35.	1
p-Chloro-m-cresol	ND		ug/kg	180	27.	1
2-Chlorophenol	ND		ug/kg	180	22.	1
2,4-Dichlorophenol	ND		ug/kg	160	29.	1
2,4-Dimethylphenol	ND		ug/kg	180	60.	1
2-Nitrophenol	ND		ug/kg	390	69.	1
4-Nitrophenol	ND		ug/kg	260	74.	1
2,4-Dinitrophenol	ND		ug/kg	880	85.	1
4,6-Dinitro-o-cresol	ND		ug/kg	480	88.	1
Pentachlorophenol	ND		ug/kg	150	40.	1
Phenol	ND		ug/kg	180	28.	1
2-Methylphenol	ND		ug/kg	180	28.	1
3-Methylphenol/4-Methylphenol	ND		ug/kg	260	29.	1

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-07 Date Collected: 03/20/19 11:50

Client ID: S-7 Date Received: 03/21/19

Sample Location: NY Field Prep: Not Specified

Sample Depth:

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Semivolatile Organics by GC/MS - Westborough Lab						
2,4,5-Trichlorophenol	ND		ug/kg	180	35.	1
Benzoic Acid	ND		ug/kg	590	180	1
Benzyl Alcohol	ND		ug/kg	180	56.	1
Carbazole	72	J	ug/kg	180	18.	1
Tentatively Identified Compounds						
Total TIC Compounds	2200	J	ug/kg			1
Unknown PAH	217	J	ug/kg			1
Indane	1050	NJ	ug/kg			1
Unknown	390	J	ug/kg			1
Unknown Benzene	149	J	ug/kg			1
Unknown	178	J	ug/kg			1
Unknown	217	J	ug/kg			1

Surrogate	% Recovery	Qualifier	Acceptance Criteria
2-Fluorophenol	71		25-120
Phenol-d6	73		10-120
Nitrobenzene-d5	74		23-120
2-Fluorobiphenyl	71		30-120
2,4,6-Tribromophenol	76		10-136
4-Terphenyl-d14	66		18-120

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-08
Client ID: S-8
Sample Location: NY

Date Collected: 03/20/19 12:05
Date Received: 03/21/19
Field Prep: Not Specified

Sample Depth:
Matrix: Soil
Analytical Method: 1,8270D
Analytical Date: 03/27/19 06:16
Analyst: RC
Percent Solids: 86%

Extraction Method: EPA 3546
Extraction Date: 03/24/19 03:10

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Semivolatile Organics by GC/MS - Westborough Lab						
Acenaphthene	ND		ug/kg	150	20.	1
1,2,4-Trichlorobenzene	ND		ug/kg	190	22.	1
Hexachlorobenzene	ND		ug/kg	110	21.	1
Bis(2-chloroethyl)ether	ND		ug/kg	170	26.	1
2-Chloronaphthalene	ND		ug/kg	190	19.	1
1,2-Dichlorobenzene	ND		ug/kg	190	34.	1
1,3-Dichlorobenzene	ND		ug/kg	190	32.	1
1,4-Dichlorobenzene	ND		ug/kg	190	33.	1
3,3'-Dichlorobenzidine	ND		ug/kg	190	50.	1
2,4-Dinitrotoluene	ND		ug/kg	190	38.	1
2,6-Dinitrotoluene	ND		ug/kg	190	32.	1
Fluoranthene	ND		ug/kg	110	22.	1
4-Chlorophenyl phenyl ether	ND		ug/kg	190	20.	1
4-Bromophenyl phenyl ether	ND		ug/kg	190	29.	1
Bis(2-chloroisopropyl)ether	ND		ug/kg	230	32.	1
Bis(2-chloroethoxy)methane	ND		ug/kg	200	19.	1
Hexachlorobutadiene	ND		ug/kg	190	28.	1
Hexachlorocyclopentadiene	ND		ug/kg	540	170	1
Hexachloroethane	ND		ug/kg	150	31.	1
Isophorone	ND		ug/kg	170	24.	1
Naphthalene	ND		ug/kg	190	23.	1
Nitrobenzene	ND		ug/kg	170	28.	1
NDPA/DPA	ND		ug/kg	150	22.	1
n-Nitrosodi-n-propylamine	ND		ug/kg	190	29.	1
Bis(2-ethylhexyl)phthalate	ND		ug/kg	190	66.	1
Butyl benzyl phthalate	ND		ug/kg	190	48.	1
Di-n-butylphthalate	ND		ug/kg	190	36.	1
Di-n-octylphthalate	ND		ug/kg	190	64.	1

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-08 Date Collected: 03/20/19 12:05

Client ID: S-8 Date Received: 03/21/19

Sample Location: NY Field Prep: Not Specified

Sample Depth:

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Semivolatile Organics by GC/MS - Westborough Lab						
Diethyl phthalate	ND		ug/kg	190	18.	1
Dimethyl phthalate	ND		ug/kg	190	40.	1
Benzo(a)anthracene	ND		ug/kg	110	21.	1
Benzo(a)pyrene	ND		ug/kg	150	46.	1
Benzo(b)fluoranthene	ND		ug/kg	110	32.	1
Benzo(k)fluoranthene	ND		ug/kg	110	30.	1
Chrysene	ND		ug/kg	110	20.	1
Acenaphthylene	ND		ug/kg	150	29.	1
Anthracene	ND		ug/kg	110	37.	1
Benzo(ghi)perylene	ND		ug/kg	150	22.	1
Fluorene	ND		ug/kg	190	18.	1
Phenanthrene	ND		ug/kg	110	23.	1
Dibenzo(a,h)anthracene	ND		ug/kg	110	22.	1
Indeno(1,2,3-cd)pyrene	ND		ug/kg	150	26.	1
Pyrene	ND		ug/kg	110	19.	1
Biphenyl	ND		ug/kg	430	44.	1
4-Chloroaniline	ND		ug/kg	190	34.	1
2-Nitroaniline	ND		ug/kg	190	36.	1
3-Nitroaniline	ND		ug/kg	190	36.	1
4-Nitroaniline	ND		ug/kg	190	78.	1
Dibenzofuran	ND		ug/kg	190	18.	1
2-Methylnaphthalene	ND		ug/kg	230	23.	1
1,2,4,5-Tetrachlorobenzene	ND		ug/kg	190	20.	1
Acetophenone	ND		ug/kg	190	23.	1
2,4,6-Trichlorophenol	ND		ug/kg	110	36.	1
p-Chloro-m-cresol	ND		ug/kg	190	28.	1
2-Chlorophenol	ND		ug/kg	190	22.	1
2,4-Dichlorophenol	ND		ug/kg	170	30.	1
2,4-Dimethylphenol	ND		ug/kg	190	62.	1
2-Nitrophenol	ND		ug/kg	410	71.	1
4-Nitrophenol	ND		ug/kg	260	77.	1
2,4-Dinitrophenol	ND		ug/kg	910	88.	1
4,6-Dinitro-o-cresol	ND		ug/kg	490	91.	1
Pentachlorophenol	ND		ug/kg	150	42.	1
Phenol	ND		ug/kg	190	29.	1
2-Methylphenol	ND		ug/kg	190	29.	1
3-Methylphenol/4-Methylphenol	ND		ug/kg	270	30.	1

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-08 Date Collected: 03/20/19 12:05

Client ID: S-8 Date Received: 03/21/19

Sample Location: NY Field Prep: Not Specified

Sample Depth:

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Semivolatile Organics by GC/MS - Westborough Lab						
2,4,5-Trichlorophenol	ND		ug/kg	190	36.	1
Benzoic Acid	ND		ug/kg	610	190	1
Benzyl Alcohol	ND		ug/kg	190	58.	1
Carbazole	ND		ug/kg	190	18.	1
Tentatively Identified Compounds						
No Tentatively Identified Compounds	ND		ug/kg			1

Surrogate	% Recovery	Qualifier	Acceptance Criteria
2-Fluorophenol	66		25-120
Phenol-d6	64		10-120
Nitrobenzene-d5	72		23-120
2-Fluorobiphenyl	66		30-120
2,4,6-Tribromophenol	73		10-136
4-Terphenyl-d14	58		18-120

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-09
Client ID: TWP-1
Sample Location: NY

Date Collected: 03/20/19 10:45
Date Received: 03/21/19
Field Prep: Not Specified

Sample Depth:
Matrix: Water
Analytical Method: 1,8270D
Analytical Date: 03/28/19 10:20
Analyst: CB

Extraction Method: EPA 3510C
Extraction Date: 03/25/19 09:47

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Semivolatile Organics by GC/MS - Westborough Lab						
1,2,4-Trichlorobenzene	ND		ug/l	5.0	0.50	1
Bis(2-chloroethyl)ether	ND		ug/l	2.0	0.50	1
1,2-Dichlorobenzene	ND		ug/l	2.0	0.45	1
1,3-Dichlorobenzene	ND		ug/l	2.0	0.40	1
1,4-Dichlorobenzene	ND		ug/l	2.0	0.43	1
3,3'-Dichlorobenzidine	ND		ug/l	5.0	1.6	1
2,4-Dinitrotoluene	ND		ug/l	5.0	1.2	1
2,6-Dinitrotoluene	ND		ug/l	5.0	0.93	1
4-Chlorophenyl phenyl ether	ND		ug/l	2.0	0.49	1
4-Bromophenyl phenyl ether	ND		ug/l	2.0	0.38	1
Bis(2-chloroisopropyl)ether	ND		ug/l	2.0	0.53	1
Bis(2-chloroethoxy)methane	ND		ug/l	5.0	0.50	1
Hexachlorocyclopentadiene	ND		ug/l	20	0.69	1
Isophorone	ND		ug/l	5.0	1.2	1
Nitrobenzene	ND		ug/l	2.0	0.77	1
NDPA/DPA	ND		ug/l	2.0	0.42	1
n-Nitrosodi-n-propylamine	ND		ug/l	5.0	0.64	1
Bis(2-ethylhexyl)phthalate	ND		ug/l	3.0	1.5	1
Butyl benzyl phthalate	ND		ug/l	5.0	1.2	1
Di-n-butylphthalate	ND		ug/l	5.0	0.39	1
Di-n-octylphthalate	ND		ug/l	5.0	1.3	1
Diethyl phthalate	ND		ug/l	5.0	0.38	1
Dimethyl phthalate	ND		ug/l	5.0	1.8	1
Biphenyl	2.9		ug/l	2.0	0.46	1
4-Chloroaniline	ND		ug/l	5.0	1.1	1
2-Nitroaniline	ND		ug/l	5.0	0.50	1
3-Nitroaniline	ND		ug/l	5.0	0.81	1
4-Nitroaniline	ND		ug/l	5.0	0.80	1

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-09 Date Collected: 03/20/19 10:45

Client ID: TWP-1 Date Received: 03/21/19

Sample Location: NY Field Prep: Not Specified

Sample Depth:

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Semivolatile Organics by GC/MS - Westborough Lab						
Dibenzofuran	6.8		ug/l	2.0	0.50	1
1,2,4,5-Tetrachlorobenzene	ND		ug/l	10	0.44	1
Acetophenone	ND		ug/l	5.0	0.53	1
2,4,6-Trichlorophenol	ND		ug/l	5.0	0.61	1
p-Chloro-m-cresol	ND		ug/l	2.0	0.35	1
2-Chlorophenol	ND		ug/l	2.0	0.48	1
2,4-Dichlorophenol	ND		ug/l	5.0	0.41	1
2,4-Dimethylphenol	ND		ug/l	5.0	1.8	1
2-Nitrophenol	ND		ug/l	10	0.85	1
4-Nitrophenol	ND		ug/l	10	0.67	1
2,4-Dinitrophenol	ND		ug/l	20	6.6	1
4,6-Dinitro-o-cresol	ND		ug/l	10	1.8	1
Phenol	ND		ug/l	5.0	0.57	1
2-Methylphenol	ND		ug/l	5.0	0.49	1
3-Methylphenol/4-Methylphenol	ND		ug/l	5.0	0.48	1
2,4,5-Trichlorophenol	ND		ug/l	5.0	0.77	1
Benzoic Acid	ND		ug/l	50	2.6	1
Benzyl Alcohol	ND		ug/l	2.0	0.59	1
Carbazole	5.8		ug/l	2.0	0.49	1

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-09 Date Collected: 03/20/19 10:45

Client ID: TWP-1 Date Received: 03/21/19

Sample Location: NY Field Prep: Not Specified

Sample Depth:

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Semivolatile Organics by GC/MS - Westborough Lab						
Tentatively Identified Compounds						
Total TIC Compounds	150	J	ug/l			1
Unknown Benzene	10.8	J	ug/l			1
Unknown Naphthalene	6.04	J	ug/l			1
Unknown PAH	7.09	J	ug/l			1
Unknown PAH	8.91	J	ug/l			1
Unknown PAH	13.3	J	ug/l			1
Unknown PAH	7.56	J	ug/l			1
Unknown	9.05	J	ug/l			1
Unknown PAH	8.22	J	ug/l			1
Unknown	10.6	J	ug/l			1
Unknown PAH	5.96	J	ug/l			1
Aldol Condensates	26.4	J	ug/l			1
Unknown	10.8	J	ug/l			1
Unknown	8.73	J	ug/l			1
Unknown PAH	6.36	J	ug/l			1
Unknown	10.0	J	ug/l			1

Surrogate	% Recovery	Qualifier	Acceptance Criteria
2-Fluorophenol	70		21-120
Phenol-d6	59		10-120
Nitrobenzene-d5	75		23-120
2-Fluorobiphenyl	79		15-120
2,4,6-Tribromophenol	78		10-120
4-Terphenyl-d14	102		41-149

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-09
Client ID: TWP-1
Sample Location: NY

Date Collected: 03/20/19 10:45
Date Received: 03/21/19
Field Prep: Not Specified

Sample Depth:
Matrix: Water
Analytical Method: 1,8270D-SIM
Analytical Date: 03/28/19 11:32
Analyst: DV

Extraction Method: EPA 3510C
Extraction Date: 03/25/19 09:48

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Semivolatile Organics by GC/MS-SIM - Westborough Lab						
Acenaphthene	2.6		ug/l	0.10	0.01	1
2-Chloronaphthalene	ND		ug/l	0.20	0.02	1
Fluoranthene	68	E	ug/l	0.10	0.02	1
Hexachlorobutadiene	ND		ug/l	0.50	0.05	1
Naphthalene	150	E	ug/l	0.10	0.05	1
Benzo(a)anthracene	38	E	ug/l	0.10	0.02	1
Benzo(a)pyrene	29		ug/l	0.10	0.02	1
Benzo(b)fluoranthene	22		ug/l	0.10	0.01	1
Benzo(k)fluoranthene	23		ug/l	0.10	0.01	1
Chrysene	27		ug/l	0.10	0.01	1
Acenaphthylene	3.9		ug/l	0.10	0.01	1
Anthracene	18		ug/l	0.10	0.01	1
Benzo(ghi)perylene	18		ug/l	0.10	0.01	1
Fluorene	4.6		ug/l	0.10	0.01	1
Phenanthrene	15		ug/l	0.10	0.02	1
Dibenzo(a,h)anthracene	5.4		ug/l	0.10	0.01	1
Indeno(1,2,3-cd)pyrene	17		ug/l	0.10	0.01	1
Pyrene	58	E	ug/l	0.10	0.02	1
2-Methylnaphthalene	4.7		ug/l	0.10	0.02	1
Pentachlorophenol	ND		ug/l	0.80	0.01	1
Hexachlorobenzene	ND		ug/l	0.80	0.01	1
Hexachloroethane	ND		ug/l	0.80	0.06	1

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-09 Date Collected: 03/20/19 10:45

Client ID: TWP-1 Date Received: 03/21/19

Sample Location: NY Field Prep: Not Specified

Sample Depth:

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Semivolatile Organics by GC/MS-SIM - Westborough Lab						

Surrogate	% Recovery	Qualifier	Acceptance Criteria
2-Fluorophenol	54		21-120
Phenol-d6	51		10-120
Nitrobenzene-d5	79		23-120
2-Fluorobiphenyl	78		15-120
2,4,6-Tribromophenol	76		10-120
4-Terphenyl-d14	87		41-149

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-09 D
Client ID: TWP-1
Sample Location: NY

Date Collected: 03/20/19 10:45
Date Received: 03/21/19
Field Prep: Not Specified

Sample Depth:
Matrix: Water
Analytical Method: 1,8270D-SIM
Analytical Date: 03/28/19 12:43
Analyst: DV

Extraction Method: EPA 3510C
Extraction Date: 03/25/19 09:48

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Semivolatile Organics by GC/MS-SIM - Westborough Lab						
Fluoranthene	65		ug/l	1.0	0.20	10
Naphthalene	150		ug/l	1.0	0.49	10
Benzo(a)anthracene	29		ug/l	1.0	0.20	10
Pyrene	56		ug/l	1.0	0.19	10

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-10
Client ID: TWP-3
Sample Location: NY

Date Collected: 03/20/19 11:35
Date Received: 03/21/19
Field Prep: Not Specified

Sample Depth:
Matrix: Water
Analytical Method: 1,8270D
Analytical Date: 03/28/19 10:47
Analyst: CB

Extraction Method: EPA 3510C
Extraction Date: 03/25/19 09:47

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Semivolatile Organics by GC/MS - Westborough Lab						
1,2,4-Trichlorobenzene	ND		ug/l	5.0	0.50	1
Bis(2-chloroethyl)ether	ND		ug/l	2.0	0.50	1
1,2-Dichlorobenzene	ND		ug/l	2.0	0.45	1
1,3-Dichlorobenzene	ND		ug/l	2.0	0.40	1
1,4-Dichlorobenzene	ND		ug/l	2.0	0.43	1
3,3'-Dichlorobenzidine	ND		ug/l	5.0	1.6	1
2,4-Dinitrotoluene	ND		ug/l	5.0	1.2	1
2,6-Dinitrotoluene	ND		ug/l	5.0	0.93	1
4-Chlorophenyl phenyl ether	ND		ug/l	2.0	0.49	1
4-Bromophenyl phenyl ether	ND		ug/l	2.0	0.38	1
Bis(2-chloroisopropyl)ether	ND		ug/l	2.0	0.53	1
Bis(2-chloroethoxy)methane	ND		ug/l	5.0	0.50	1
Hexachlorocyclopentadiene	ND		ug/l	20	0.69	1
Isophorone	ND		ug/l	5.0	1.2	1
Nitrobenzene	ND		ug/l	2.0	0.77	1
NDPA/DPA	ND		ug/l	2.0	0.42	1
n-Nitrosodi-n-propylamine	ND		ug/l	5.0	0.64	1
Bis(2-ethylhexyl)phthalate	ND		ug/l	3.0	1.5	1
Butyl benzyl phthalate	ND		ug/l	5.0	1.2	1
Di-n-butylphthalate	ND		ug/l	5.0	0.39	1
Di-n-octylphthalate	ND		ug/l	5.0	1.3	1
Diethyl phthalate	ND		ug/l	5.0	0.38	1
Dimethyl phthalate	ND		ug/l	5.0	1.8	1
Biphenyl	ND		ug/l	2.0	0.46	1
4-Chloroaniline	ND		ug/l	5.0	1.1	1
2-Nitroaniline	ND		ug/l	5.0	0.50	1
3-Nitroaniline	ND		ug/l	5.0	0.81	1
4-Nitroaniline	ND		ug/l	5.0	0.80	1

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-10 Date Collected: 03/20/19 11:35

Client ID: TWP-3 Date Received: 03/21/19

Sample Location: NY Field Prep: Not Specified

Sample Depth:

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Semivolatile Organics by GC/MS - Westborough Lab						
Dibenzofuran	ND		ug/l	2.0	0.50	1
1,2,4,5-Tetrachlorobenzene	ND		ug/l	10	0.44	1
Acetophenone	ND		ug/l	5.0	0.53	1
2,4,6-Trichlorophenol	ND		ug/l	5.0	0.61	1
p-Chloro-m-cresol	ND		ug/l	2.0	0.35	1
2-Chlorophenol	ND		ug/l	2.0	0.48	1
2,4-Dichlorophenol	ND		ug/l	5.0	0.41	1
2,4-Dimethylphenol	ND		ug/l	5.0	1.8	1
2-Nitrophenol	ND		ug/l	10	0.85	1
4-Nitrophenol	ND		ug/l	10	0.67	1
2,4-Dinitrophenol	ND		ug/l	20	6.6	1
4,6-Dinitro-o-cresol	ND		ug/l	10	1.8	1
Phenol	ND		ug/l	5.0	0.57	1
2-Methylphenol	ND		ug/l	5.0	0.49	1
3-Methylphenol/4-Methylphenol	ND		ug/l	5.0	0.48	1
2,4,5-Trichlorophenol	ND		ug/l	5.0	0.77	1
Benzoic Acid	ND		ug/l	50	2.6	1
Benzyl Alcohol	ND		ug/l	2.0	0.59	1
Carbazole	ND		ug/l	2.0	0.49	1

Tentatively Identified Compounds				
Total TIC Compounds	47.7	J	ug/l	1
Unknown	3.16	J	ug/l	1
Unknown	1.49	J	ug/l	1
Unknown	4.00	J	ug/l	1
Unknown Organic Acid	3.24	J	ug/l	1
Aldol Condensates	32.4	J	ug/l	1
Unknown	1.49	J	ug/l	1
Unknown PAH	1.93	J	ug/l	1

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-10 Date Collected: 03/20/19 11:35

Client ID: TWP-3 Date Received: 03/21/19

Sample Location: NY Field Prep: Not Specified

Sample Depth:

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Semivolatile Organics by GC/MS - Westborough Lab						

Surrogate	% Recovery	Qualifier	Acceptance Criteria
2-Fluorophenol	73		21-120
Phenol-d6	57		10-120
Nitrobenzene-d5	76		23-120
2-Fluorobiphenyl	80		15-120
2,4,6-Tribromophenol	82		10-120
4-Terphenyl-d14	93		41-149

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-10
Client ID: TWP-3
Sample Location: NY

Date Collected: 03/20/19 11:35
Date Received: 03/21/19
Field Prep: Not Specified

Sample Depth:
Matrix: Water
Analytical Method: 1,8270D-SIM
Analytical Date: 03/28/19 11:56
Analyst: DV

Extraction Method: EPA 3510C
Extraction Date: 03/25/19 09:48

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Semivolatile Organics by GC/MS-SIM - Westborough Lab						
Acenaphthene	0.06	J	ug/l	0.10	0.01	1
2-Chloronaphthalene	ND		ug/l	0.20	0.02	1
Fluoranthene	4.1		ug/l	0.10	0.02	1
Hexachlorobutadiene	ND		ug/l	0.50	0.05	1
Naphthalene	0.36		ug/l	0.10	0.05	1
Benzo(a)anthracene	2.9		ug/l	0.10	0.02	1
Benzo(a)pyrene	3.2		ug/l	0.10	0.02	1
Benzo(b)fluoranthene	2.7		ug/l	0.10	0.01	1
Benzo(k)fluoranthene	2.6		ug/l	0.10	0.01	1
Chrysene	2.8		ug/l	0.10	0.01	1
Acenaphthylene	0.37		ug/l	0.10	0.01	1
Anthracene	0.42		ug/l	0.10	0.01	1
Benzo(ghi)perylene	2.2		ug/l	0.10	0.01	1
Fluorene	0.16		ug/l	0.10	0.01	1
Phenanthrene	1.2		ug/l	0.10	0.02	1
Dibenzo(a,h)anthracene	0.80		ug/l	0.10	0.01	1
Indeno(1,2,3-cd)pyrene	2.1		ug/l	0.10	0.01	1
Pyrene	4.6		ug/l	0.10	0.02	1
2-Methylnaphthalene	0.12		ug/l	0.10	0.02	1
Pentachlorophenol	ND		ug/l	0.80	0.01	1
Hexachlorobenzene	ND		ug/l	0.80	0.01	1
Hexachloroethane	ND		ug/l	0.80	0.06	1

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-10 Date Collected: 03/20/19 11:35

Client ID: TWP-3 Date Received: 03/21/19

Sample Location: NY Field Prep: Not Specified

Sample Depth:

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor

Semivolatile Organics by GC/MS-SIM - Westborough Lab

Surrogate	% Recovery	Qualifier	Acceptance Criteria
2-Fluorophenol	48		21-120
Phenol-d6	47		10-120
Nitrobenzene-d5	80		23-120
2-Fluorobiphenyl	80		15-120
2,4,6-Tribromophenol	60		10-120
4-Terphenyl-d14	85		41-149

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-11
Client ID: TWP-8
Sample Location: NY

Date Collected: 03/20/19 12:25
Date Received: 03/21/19
Field Prep: Not Specified

Sample Depth:
Matrix: Water
Analytical Method: 1,8270D
Analytical Date: 03/25/19 19:35
Analyst: SZ

Extraction Method: EPA 3510C
Extraction Date: 03/25/19 09:47

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Semivolatile Organics by GC/MS - Westborough Lab						
1,2,4-Trichlorobenzene	ND		ug/l	5.0	0.50	1
Bis(2-chloroethyl)ether	ND		ug/l	2.0	0.50	1
1,2-Dichlorobenzene	ND		ug/l	2.0	0.45	1
1,3-Dichlorobenzene	ND		ug/l	2.0	0.40	1
1,4-Dichlorobenzene	ND		ug/l	2.0	0.43	1
3,3'-Dichlorobenzidine	ND		ug/l	5.0	1.6	1
2,4-Dinitrotoluene	ND		ug/l	5.0	1.2	1
2,6-Dinitrotoluene	ND		ug/l	5.0	0.93	1
4-Chlorophenyl phenyl ether	ND		ug/l	2.0	0.49	1
4-Bromophenyl phenyl ether	ND		ug/l	2.0	0.38	1
Bis(2-chloroisopropyl)ether	ND		ug/l	2.0	0.53	1
Bis(2-chloroethoxy)methane	ND		ug/l	5.0	0.50	1
Hexachlorocyclopentadiene	ND		ug/l	20	0.69	1
Isophorone	ND		ug/l	5.0	1.2	1
Nitrobenzene	ND		ug/l	2.0	0.77	1
NDPA/DPA	ND		ug/l	2.0	0.42	1
n-Nitrosodi-n-propylamine	ND		ug/l	5.0	0.64	1
Bis(2-ethylhexyl)phthalate	ND		ug/l	3.0	1.5	1
Butyl benzyl phthalate	ND		ug/l	5.0	1.2	1
Di-n-butylphthalate	ND		ug/l	5.0	0.39	1
Di-n-octylphthalate	ND		ug/l	5.0	1.3	1
Diethyl phthalate	ND		ug/l	5.0	0.38	1
Dimethyl phthalate	ND		ug/l	5.0	1.8	1
Biphenyl	ND		ug/l	2.0	0.46	1
4-Chloroaniline	ND		ug/l	5.0	1.1	1
2-Nitroaniline	ND		ug/l	5.0	0.50	1
3-Nitroaniline	ND		ug/l	5.0	0.81	1
4-Nitroaniline	ND		ug/l	5.0	0.80	1

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-11 Date Collected: 03/20/19 12:25

Client ID: TWP-8 Date Received: 03/21/19

Sample Location: NY Field Prep: Not Specified

Sample Depth:

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Semivolatile Organics by GC/MS - Westborough Lab						
Dibenzofuran	ND		ug/l	2.0	0.50	1
1,2,4,5-Tetrachlorobenzene	ND		ug/l	10	0.44	1
Acetophenone	ND		ug/l	5.0	0.53	1
2,4,6-Trichlorophenol	ND		ug/l	5.0	0.61	1
p-Chloro-m-cresol	ND		ug/l	2.0	0.35	1
2-Chlorophenol	ND		ug/l	2.0	0.48	1
2,4-Dichlorophenol	ND		ug/l	5.0	0.41	1
2,4-Dimethylphenol	ND		ug/l	5.0	1.8	1
2-Nitrophenol	ND		ug/l	10	0.85	1
4-Nitrophenol	ND		ug/l	10	0.67	1
2,4-Dinitrophenol	ND		ug/l	20	6.6	1
4,6-Dinitro-o-cresol	ND		ug/l	10	1.8	1
Phenol	ND		ug/l	5.0	0.57	1
2-Methylphenol	ND		ug/l	5.0	0.49	1
3-Methylphenol/4-Methylphenol	ND		ug/l	5.0	0.48	1
2,4,5-Trichlorophenol	ND		ug/l	5.0	0.77	1
Benzoic Acid	ND		ug/l	50	2.6	1
Benzyl Alcohol	ND		ug/l	2.0	0.59	1
Carbazole	ND		ug/l	2.0	0.49	1

Tentatively Identified Compounds						
Total TIC Compounds	42.6	J	ug/l			1
Aldol Condensates	33.5	J	ug/l			1
Unknown Organic Acid	7.27	J	ug/l			1
Unknown Organic Acid	1.82	J	ug/l			1

Surrogate	% Recovery	Qualifier	Acceptance Criteria
2-Fluorophenol	114		21-120
Phenol-d6	104		10-120
Nitrobenzene-d5	**126**	Q	23-120
2-Fluorobiphenyl	**124**	Q	15-120
2,4,6-Tribromophenol	**122**	Q	10-120
4-Terphenyl-d14	137		41-149

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-11
Client ID: TWP-8
Sample Location: NY

Date Collected: 03/20/19 12:25
Date Received: 03/21/19
Field Prep: Not Specified

Sample Depth:
Matrix: Water
Analytical Method: 1,8270D
Analytical Date: 03/28/19 11:13
Analyst: CB

Extraction Method: EPA 3510C
Extraction Date: 03/25/19 09:47

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Semivolatile Organics by GC/MS - Westborough Lab						
1,2,4-Trichlorobenzene	ND		ug/l	5.0	0.50	1
Bis(2-chloroethyl)ether	ND		ug/l	2.0	0.50	1
1,2-Dichlorobenzene	ND		ug/l	2.0	0.45	1
1,3-Dichlorobenzene	ND		ug/l	2.0	0.40	1
1,4-Dichlorobenzene	ND		ug/l	2.0	0.43	1
3,3'-Dichlorobenzidine	ND		ug/l	5.0	1.6	1
2,4-Dinitrotoluene	ND		ug/l	5.0	1.2	1
2,6-Dinitrotoluene	ND		ug/l	5.0	0.93	1
4-Chlorophenyl phenyl ether	ND		ug/l	2.0	0.49	1
4-Bromophenyl phenyl ether	ND		ug/l	2.0	0.38	1
Bis(2-chloroisopropyl)ether	ND		ug/l	2.0	0.53	1
Bis(2-chloroethoxy)methane	ND		ug/l	5.0	0.50	1
Hexachlorocyclopentadiene	ND		ug/l	20	0.69	1
Isophorone	ND		ug/l	5.0	1.2	1
Nitrobenzene	ND		ug/l	2.0	0.77	1
NDPA/DPA	ND		ug/l	2.0	0.42	1
n-Nitrosodi-n-propylamine	ND		ug/l	5.0	0.64	1
Bis(2-ethylhexyl)phthalate	ND		ug/l	3.0	1.5	1
Butyl benzyl phthalate	ND		ug/l	5.0	1.2	1
Di-n-butylphthalate	ND		ug/l	5.0	0.39	1
Di-n-octylphthalate	ND		ug/l	5.0	1.3	1
Diethyl phthalate	ND		ug/l	5.0	0.38	1
Dimethyl phthalate	ND		ug/l	5.0	1.8	1
Biphenyl	ND		ug/l	2.0	0.46	1
4-Chloroaniline	ND		ug/l	5.0	1.1	1
2-Nitroaniline	ND		ug/l	5.0	0.50	1
3-Nitroaniline	ND		ug/l	5.0	0.81	1
4-Nitroaniline	ND		ug/l	5.0	0.80	1

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-11 Date Collected: 03/20/19 12:25

Client ID: TWP-8 Date Received: 03/21/19

Sample Location: NY Field Prep: Not Specified

Sample Depth:

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Semivolatile Organics by GC/MS - Westborough Lab						
Dibenzofuran	ND		ug/l	2.0	0.50	1
1,2,4,5-Tetrachlorobenzene	ND		ug/l	10	0.44	1
Acetophenone	ND		ug/l	5.0	0.53	1
2,4,6-Trichlorophenol	ND		ug/l	5.0	0.61	1
p-Chloro-m-cresol	ND		ug/l	2.0	0.35	1
2-Chlorophenol	ND		ug/l	2.0	0.48	1
2,4-Dichlorophenol	ND		ug/l	5.0	0.41	1
2,4-Dimethylphenol	ND		ug/l	5.0	1.8	1
2-Nitrophenol	ND		ug/l	10	0.85	1
4-Nitrophenol	ND		ug/l	10	0.67	1
2,4-Dinitrophenol	ND		ug/l	20	6.6	1
4,6-Dinitro-o-cresol	ND		ug/l	10	1.8	1
Phenol	ND		ug/l	5.0	0.57	1
2-Methylphenol	ND		ug/l	5.0	0.49	1
3-Methylphenol/4-Methylphenol	ND		ug/l	5.0	0.48	1
2,4,5-Trichlorophenol	ND		ug/l	5.0	0.77	1
Benzoic Acid	ND		ug/l	50	2.6	1
Benzyl Alcohol	ND		ug/l	2.0	0.59	1
Carbazole	ND		ug/l	2.0	0.49	1

Tentatively Identified Compounds						
Total TIC Compounds	12.6	J	ug/l			1
Aldol Condensates	12.6	J	ug/l			1

Surrogate	% Recovery	Qualifier	Acceptance Criteria
2-Fluorophenol	49		21-120
Phenol-d6	37		10-120
Nitrobenzene-d5	42		23-120
2-Fluorobiphenyl	52		15-120
2,4,6-Tribromophenol	54		10-120
4-Terphenyl-d14	57		41-149

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-11
Client ID: TWP-8
Sample Location: NY

Date Collected: 03/20/19 12:25
Date Received: 03/21/19
Field Prep: Not Specified

Sample Depth:
Matrix: Water
Analytical Method: 1,8270D-SIM
Analytical Date: 03/28/19 12:19
Analyst: DV

Extraction Method: EPA 3510C
Extraction Date: 03/25/19 09:48

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Semivolatile Organics by GC/MS-SIM - Westborough Lab						
Acenaphthene	ND		ug/l	0.10	0.01	1
2-Chloronaphthalene	ND		ug/l	0.20	0.02	1
Fluoranthene	ND		ug/l	0.10	0.02	1
Hexachlorobutadiene	ND		ug/l	0.50	0.05	1
Naphthalene	ND		ug/l	0.10	0.05	1
Benzo(a)anthracene	ND		ug/l	0.10	0.02	1
Benzo(a)pyrene	ND		ug/l	0.10	0.02	1
Benzo(b)fluoranthene	ND		ug/l	0.10	0.01	1
Benzo(k)fluoranthene	ND		ug/l	0.10	0.01	1
Chrysene	ND		ug/l	0.10	0.01	1
Acenaphthylene	ND		ug/l	0.10	0.01	1
Anthracene	ND		ug/l	0.10	0.01	1
Benzo(ghi)perylene	ND		ug/l	0.10	0.01	1
Fluorene	ND		ug/l	0.10	0.01	1
Phenanthrene	0.03	J	ug/l	0.10	0.02	1
Dibenzo(a,h)anthracene	ND		ug/l	0.10	0.01	1
Indeno(1,2,3-cd)pyrene	ND		ug/l	0.10	0.01	1
Pyrene	ND		ug/l	0.10	0.02	1
2-Methylnaphthalene	ND		ug/l	0.10	0.02	1
Pentachlorophenol	ND		ug/l	0.80	0.01	1
Hexachlorobenzene	ND		ug/l	0.80	0.01	1
Hexachloroethane	ND		ug/l	0.80	0.06	1

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-11 Date Collected: 03/20/19 12:25

Client ID: TWP-8 Date Received: 03/21/19

Sample Location: NY Field Prep: Not Specified

Sample Depth:

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Semivolatile Organics by GC/MS-SIM - Westborough Lab						

Surrogate	% Recovery	Qualifier	Acceptance Criteria
2-Fluorophenol	85		21-120
Phenol-d6	82		10-120
Nitrobenzene-d5	**125**	Q	23-120
2-Fluorobiphenyl	120		15-120
2,4,6-Tribromophenol	110		10-120
4-Terphenyl-d14	127		41-149

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

Method Blank Analysis
Batch Quality Control

Analytical Method: 1,8270D
Analytical Date: 03/23/19 21:06
Analyst: EK

Extraction Method: EPA 3546
Extraction Date: 03/23/19 05:44

Parameter	Result	Qualifier	Units	RL	MDL
Semivolatile Organics by GC/MS - Westborough Lab for sample(s): 01-08 Batch: WG1218787-1					
Acenaphthene	ND		ug/kg	130	17.
1,2,4-Trichlorobenzene	ND		ug/kg	160	19.
Hexachlorobenzene	ND		ug/kg	98	18.
Bis(2-chloroethyl)ether	ND		ug/kg	150	22.
2-Chloronaphthalene	ND		ug/kg	160	16.
1,2-Dichlorobenzene	ND		ug/kg	160	29.
1,3-Dichlorobenzene	ND		ug/kg	160	28.
1,4-Dichlorobenzene	ND		ug/kg	160	29.
3,3'-Dichlorobenzidine	ND		ug/kg	160	44.
2,4-Dinitrotoluene	ND		ug/kg	160	33.
2,6-Dinitrotoluene	ND		ug/kg	160	28.
Fluoranthene	ND		ug/kg	98	19.
4-Chlorophenyl phenyl ether	ND		ug/kg	160	18.
4-Bromophenyl phenyl ether	ND		ug/kg	160	25.
Bis(2-chloroisopropyl)ether	ND		ug/kg	200	28.
Bis(2-chloroethoxy)methane	ND		ug/kg	180	16.
Hexachlorobutadiene	ND		ug/kg	160	24.
Hexachlorocyclopentadiene	ND		ug/kg	470	150
Hexachloroethane	ND		ug/kg	130	26.
Isophorone	ND		ug/kg	150	21.
Naphthalene	ND		ug/kg	160	20.
Nitrobenzene	ND		ug/kg	150	24.
NDPA/DPA	ND		ug/kg	130	19.
n-Nitrosodi-n-propylamine	ND		ug/kg	160	25.
Bis(2-ethylhexyl)phthalate	ND		ug/kg	160	57.
Butyl benzyl phthalate	ND		ug/kg	160	41.
Di-n-butylphthalate	ND		ug/kg	160	31.
Di-n-octylphthalate	ND		ug/kg	160	56.
Diethyl phthalate	ND		ug/kg	160	15.

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

Method Blank Analysis
Batch Quality Control

Analytical Method: 1,8270D
Analytical Date: 03/23/19 21:06
Analyst: EK

Extraction Method: EPA 3546
Extraction Date: 03/23/19 05:44

Parameter	Result	Qualifier	Units	RL	MDL
Semivolatile Organics by GC/MS - Westborough Lab for sample(s): 01-08 Batch: WG1218787-1					
Dimethyl phthalate	ND		ug/kg	160	34.
Benzo(a)anthracene	ND		ug/kg	98	18.
Benzo(a)pyrene	ND		ug/kg	130	40.
Benzo(b)fluoranthene	ND		ug/kg	98	28.
Benzo(k)fluoranthene	ND		ug/kg	98	26.
Chrysene	ND		ug/kg	98	17.
Acenaphthylene	ND		ug/kg	130	25.
Anthracene	ND		ug/kg	98	32.
Benzo(ghi)perylene	ND		ug/kg	130	19.
Fluorene	ND		ug/kg	160	16.
Phenanthrene	ND		ug/kg	98	20.
Dibenzo(a,h)anthracene	ND		ug/kg	98	19.
Indeno(1,2,3-cd)pyrene	ND		ug/kg	130	23.
Pyrene	ND		ug/kg	98	16.
Biphenyl	ND		ug/kg	370	38.
4-Chloroaniline	ND		ug/kg	160	30.
2-Nitroaniline	ND		ug/kg	160	32.
3-Nitroaniline	ND		ug/kg	160	31.
4-Nitroaniline	ND		ug/kg	160	68.
Dibenzofuran	ND		ug/kg	160	16.
2-Methylnaphthalene	ND		ug/kg	200	20.
1,2,4,5-Tetrachlorobenzene	ND		ug/kg	160	17.
Acetophenone	ND		ug/kg	160	20.
2,4,6-Trichlorophenol	ND		ug/kg	98	31.
p-Chloro-m-cresol	ND		ug/kg	160	24.
2-Chlorophenol	ND		ug/kg	160	19.
2,4-Dichlorophenol	ND		ug/kg	150	26.
2,4-Dimethylphenol	ND		ug/kg	160	54.
2-Nitrophenol	ND		ug/kg	350	62.

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

Method Blank Analysis
Batch Quality Control

Analytical Method: 1,8270D
Analytical Date: 03/23/19 21:06
Analyst: EK

Extraction Method: EPA 3546
Extraction Date: 03/23/19 05:44

Parameter	Result	Qualifier	Units	RL	MDL
Semivolatile Organics by GC/MS - Westborough Lab for sample(s): 01-08 Batch: WG1218787-1					
4-Nitrophenol	ND		ug/kg	230	67.
2,4-Dinitrophenol	ND		ug/kg	790	76.
4,6-Dinitro-o-cresol	ND		ug/kg	430	79.
Pentachlorophenol	ND		ug/kg	130	36.
Phenol	ND		ug/kg	160	25.
2-Methylphenol	ND		ug/kg	160	25.
3-Methylphenol/4-Methylphenol	ND		ug/kg	240	26.
2,4,5-Trichlorophenol	ND		ug/kg	160	31.
Benzoic Acid	ND		ug/kg	530	160
Benzyl Alcohol	ND		ug/kg	160	50.
Carbazole	ND		ug/kg	160	16.
Tentatively Identified Compounds					
No Tentatively Identified Compounds	ND		ug/kg		

Surrogate	%Recovery	Qualifier	Acceptance Criteria
2-Fluorophenol	89		25-120
Phenol-d6	87		10-120
Nitrobenzene-d5	88		23-120
2-Fluorobiphenyl	80		30-120
2,4,6-Tribromophenol	105		10-136
4-Terphenyl-d14	80		18-120

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

Method Blank Analysis
Batch Quality Control

Analytical Method: 1,8270D
Analytical Date: 03/25/19 20:34
Analyst: JG

Extraction Method: EPA 3510C
Extraction Date: 03/25/19 07:38

Parameter	Result	Qualifier	Units	RL	MDL
Semivolatile Organics by GC/MS - Westborough Lab for sample(s): 09-11 Batch: WG1219094-1					
Acenaphthene	ND		ug/l	2.0	0.44
1,2,4-Trichlorobenzene	ND		ug/l	5.0	0.50
Hexachlorobenzene	ND		ug/l	2.0	0.46
Bis(2-chloroethyl)ether	ND		ug/l	2.0	0.50
2-Chloronaphthalene	ND		ug/l	2.0	0.44
1,2-Dichlorobenzene	ND		ug/l	2.0	0.45
1,3-Dichlorobenzene	ND		ug/l	2.0	0.40
1,4-Dichlorobenzene	ND		ug/l	2.0	0.43
3,3'-Dichlorobenzidine	ND		ug/l	5.0	1.6
2,4-Dinitrotoluene	ND		ug/l	5.0	1.2
2,6-Dinitrotoluene	ND		ug/l	5.0	0.93
Fluoranthene	ND		ug/l	2.0	0.26
4-Chlorophenyl phenyl ether	ND		ug/l	2.0	0.49
4-Bromophenyl phenyl ether	ND		ug/l	2.0	0.38
Bis(2-chloroisopropyl)ether	ND		ug/l	2.0	0.53
Bis(2-chloroethoxy)methane	ND		ug/l	5.0	0.50
Hexachlorobutadiene	ND		ug/l	2.0	0.66
Hexachlorocyclopentadiene	ND		ug/l	20	0.69
Hexachloroethane	ND		ug/l	2.0	0.58
Isophorone	ND		ug/l	5.0	1.2
Naphthalene	ND		ug/l	2.0	0.46
Nitrobenzene	ND		ug/l	2.0	0.77
NDPA/DPA	ND		ug/l	2.0	0.42
n-Nitrosodi-n-propylamine	ND		ug/l	5.0	0.64
Bis(2-ethylhexyl)phthalate	ND		ug/l	3.0	1.5
Butyl benzyl phthalate	ND		ug/l	5.0	1.2
Di-n-butylphthalate	ND		ug/l	5.0	0.39
Di-n-octylphthalate	ND		ug/l	5.0	1.3
Diethyl phthalate	ND		ug/l	5.0	0.38

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

Method Blank Analysis
Batch Quality Control

Analytical Method: 1,8270D
Analytical Date: 03/25/19 20:34
Analyst: JG

Extraction Method: EPA 3510C
Extraction Date: 03/25/19 07:38

Parameter	Result	Qualifier	Units	RL	MDL
Semivolatile Organics by GC/MS - Westborough Lab for sample(s): 09-11 Batch: WG1219094-1					
Dimethyl phthalate	ND		ug/l	5.0	1.8
Benzo(a)anthracene	ND		ug/l	2.0	0.32
Benzo(a)pyrene	ND		ug/l	2.0	0.41
Benzo(b)fluoranthene	ND		ug/l	2.0	0.35
Benzo(k)fluoranthene	ND		ug/l	2.0	0.37
Chrysene	ND		ug/l	2.0	0.34
Acenaphthylene	ND		ug/l	2.0	0.46
Anthracene	ND		ug/l	2.0	0.33
Benzo(ghi)perylene	ND		ug/l	2.0	0.30
Fluorene	ND		ug/l	2.0	0.41
Phenanthrene	ND		ug/l	2.0	0.33
Dibenzo(a,h)anthracene	ND		ug/l	2.0	0.32
Indeno(1,2,3-cd)pyrene	ND		ug/l	2.0	0.40
Pyrene	ND		ug/l	2.0	0.28
Biphenyl	ND		ug/l	2.0	0.46
4-Chloroaniline	ND		ug/l	5.0	1.1
2-Nitroaniline	ND		ug/l	5.0	0.50
3-Nitroaniline	ND		ug/l	5.0	0.81
4-Nitroaniline	ND		ug/l	5.0	0.80
Dibenzofuran	ND		ug/l	2.0	0.50
2-Methylnaphthalene	ND		ug/l	2.0	0.45
1,2,4,5-Tetrachlorobenzene	ND		ug/l	10	0.44
Acetophenone	ND		ug/l	5.0	0.53
2,4,6-Trichlorophenol	ND		ug/l	5.0	0.61
p-Chloro-m-cresol	ND		ug/l	2.0	0.35
2-Chlorophenol	ND		ug/l	2.0	0.48
2,4-Dichlorophenol	ND		ug/l	5.0	0.41
2,4-Dimethylphenol	ND		ug/l	5.0	1.8
2-Nitrophenol	ND		ug/l	10	0.85

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

Method Blank Analysis
Batch Quality Control

Analytical Method: 1,8270D
Analytical Date: 03/25/19 20:34
Analyst: JG

Extraction Method: EPA 3510C
Extraction Date: 03/25/19 07:38

Parameter	Result	Qualifier	Units	RL	MDL
Semivolatile Organics by GC/MS - Westborough Lab for sample(s): 09-11 Batch: WG1219094-1					
4-Nitrophenol	ND		ug/l	10	0.67
2,4-Dinitrophenol	ND		ug/l	20	6.6
4,6-Dinitro-o-cresol	ND		ug/l	10	1.8
Pentachlorophenol	ND		ug/l	10	1.8
Phenol	ND		ug/l	5.0	0.57
2-Methylphenol	ND		ug/l	5.0	0.49
3-Methylphenol/4-Methylphenol	ND		ug/l	5.0	0.48
2,4,5-Trichlorophenol	ND		ug/l	5.0	0.77
Benzoic Acid	ND		ug/l	50	2.6
Benzyl Alcohol	ND		ug/l	2.0	0.59
Carbazole	ND		ug/l	2.0	0.49

Tentatively Identified Compounds			
Total TIC Compounds	37.3	J	ug/l
Unknown	2.36	J	ug/l
Unknown Siloxane	4.00	J	ug/l
Unknown	1.71	J	ug/l
Aldol Condensates	29.2	J	ug/l

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

Method Blank Analysis
Batch Quality Control

Analytical Method: 1,8270D
Analytical Date: 03/25/19 20:34
Analyst: JG

Extraction Method: EPA 3510C
Extraction Date: 03/25/19 07:38

Parameter	Result	Qualifier	Units	RL	MDL
Semivolatile Organics by GC/MS - Westborough Lab for sample(s): 09-11 Batch: WG1219094-1					

Surrogate	%Recovery	Qualifier	Acceptance Criteria
2-Fluorophenol	59		21-120
Phenol-d6	47		10-120
Nitrobenzene-d5	69		23-120
2-Fluorobiphenyl	76		15-120
2,4,6-Tribromophenol	89		10-120
4-Terphenyl-d14	117		41-149

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

Method Blank Analysis
Batch Quality Control

Analytical Method: 1,8270D-SIM
Analytical Date: 03/27/19 11:43
Analyst: CB

Extraction Method: EPA 3510C
Extraction Date: 03/25/19 07:32

Parameter	Result	Qualifier	Units	RL	MDL
Semivolatile Organics by GC/MS-SIM - Westborough Lab for sample(s): 09-11 Batch: WG1220622-1					
Acenaphthene	ND		ug/l	0.10	0.01
2-Chloronaphthalene	ND		ug/l	0.20	0.02
Fluoranthene	ND		ug/l	0.10	0.02
Hexachlorobutadiene	ND		ug/l	0.50	0.05
Naphthalene	ND		ug/l	0.10	0.05
Benzo(a)anthracene	ND		ug/l	0.10	0.02
Benzo(a)pyrene	ND		ug/l	0.10	0.02
Benzo(b)fluoranthene	ND		ug/l	0.10	0.01
Benzo(k)fluoranthene	ND		ug/l	0.10	0.01
Chrysene	ND		ug/l	0.10	0.01
Acenaphthylene	ND		ug/l	0.10	0.01
Anthracene	0.01	J	ug/l	0.10	0.01
Benzo(ghi)perylene	ND		ug/l	0.10	0.01
Fluorene	ND		ug/l	0.10	0.01
Phenanthrene	0.03	J	ug/l	0.10	0.02
Dibenzo(a,h)anthracene	ND		ug/l	0.10	0.01
Indeno(1,2,3-cd)pyrene	ND		ug/l	0.10	0.01
Pyrene	ND		ug/l	0.10	0.02
2-Methylnaphthalene	ND		ug/l	0.10	0.02
Pentachlorophenol	ND		ug/l	0.80	0.01
Hexachlorobenzene	ND		ug/l	0.80	0.01
Hexachloroethane	ND		ug/l	0.80	0.06

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

Method Blank Analysis
Batch Quality Control

Analytical Method: 1,8270D-SIM
Analytical Date: 03/27/19 11:43
Analyst: CB

Extraction Method: EPA 3510C
Extraction Date: 03/25/19 07:32

Parameter	Result	Qualifier	Units	RL	MDL
Semivolatile Organics by GC/MS-SIM - Westborough Lab for sample(s): 09-11 Batch: WG1220622-1					

Surrogate	%Recovery	Qualifier	Acceptance Criteria
2-Fluorophenol	47		21-120
Phenol-d6	42		10-120
Nitrobenzene-d5	77		23-120
2-Fluorobiphenyl	86		15-120
2,4,6-Tribromophenol	80		10-120
4-Terphenyl-d14	121		41-149

Lab Control Sample Analysis
Batch Quality Control

Project Name: G6-2423
Project Number: G6-2423

Lab Number: L1911169
Report Date: 03/29/19

Parameter	LCS %Recovery	Qual	LCSD %Recovery	Qual	%Recovery Limits	RPD	Qual	RPD Limits
Semivolatile Organics by GC/MS - Westborough Lab Associated sample(s): 01-08 Batch: WG1218787-2 WG1218787-3								
Acenaphthene	90		84		31-137	7		50
1,2,4-Trichlorobenzene	78		75		38-107	4		50
Hexachlorobenzene	95		86		40-140	10		50
Bis(2-chloroethyl)ether	89		84		40-140	6		50
2-Chloronaphthalene	86		80		40-140	7		50
1,2-Dichlorobenzene	80		75		40-140	6		50
1,3-Dichlorobenzene	78		75		40-140	4		50
1,4-Dichlorobenzene	80		74		28-104	8		50
3,3'-Dichlorobenzidine	65		65		40-140	0		50
2,4-Dinitrotoluene	104		96		40-132	8		50
2,6-Dinitrotoluene	96		91		40-140	5		50
Fluoranthene	85		81		40-140	5		50
4-Chlorophenyl phenyl ether	83		76		40-140	9		50
4-Bromophenyl phenyl ether	88		80		40-140	10		50
Bis(2-chloroisopropyl)ether	104		98		40-140	6		50
Bis(2-chloroethoxy)methane	92		86		40-117	7		50
Hexachlorobutadiene	74		70		40-140	6		50
Hexachlorocyclopentadiene	58		51		40-140	13		50
Hexachloroethane	93		87		40-140	7		50
Isophorone	94		92		40-140	2		50
Naphthalene	83		77		40-140	8		50
Nitrobenzene	94		90		40-140	4		50
NDPA/DPA	94		87		36-157	8		50

Lab Control Sample Analysis
Batch Quality Control

Project Name: G6-2423
Project Number: G6-2423

Lab Number: L1911169
Report Date: 03/29/19

Parameter	LCS %Recovery	Qual	LCSD %Recovery	Qual	%Recovery Limits	RPD	Qual	RPD Limits
Semivolatile Organics by GC/MS - Westborough Lab Associated sample(s): 01-08 Batch: WG1218787-2 WG1218787-3								
n-Nitrosodi-n-propylamine	94		91		32-121	3		50
Bis(2-ethylhexyl)phthalate	107		104		40-140	3		50
Butyl benzyl phthalate	95		91		40-140	4		50
Di-n-butylphthalate	104		100		40-140	4		50
Di-n-octylphthalate	125		120		40-140	4		50
Diethyl phthalate	103		95		40-140	8		50
Dimethyl phthalate	87		84		40-140	4		50
Benzo(a)anthracene	88		86		40-140	2		50
Benzo(a)pyrene	95		93		40-140	2		50
Benzo(b)fluoranthene	98		88		40-140	11		50
Benzo(k)fluoranthene	89		94		40-140	5		50
Chrysene	90		87		40-140	3		50
Acenaphthylene	84		83		40-140	1		50
Anthracene	88		82		40-140	7		50
Benzo(ghi)perylene	82		81		40-140	1		50
Fluorene	91		84		40-140	8		50
Phenanthrene	83		78		40-140	6		50
Dibenzo(a,h)anthracene	81		80		40-140	1		50
Indeno(1,2,3-cd)pyrene	83		83		40-140	0		50
Pyrene	85		82		35-142	4		50
Biphenyl	89		83		54-104	7		50
4-Chloroaniline	82		81		40-140	1		50
2-Nitroaniline	101		97		47-134	4		50

Lab Control Sample Analysis
Batch Quality Control

Project Name: G6-2423
Project Number: G6-2423

Lab Number: L1911169
Report Date: 03/29/19

Parameter	LCS %Recovery	Qual	LCSD %Recovery	Qual	%Recovery Limits	RPD	Qual	RPD Limits
Semivolatile Organics by GC/MS - Westborough Lab Associated sample(s): 01-08 Batch: WG1218787-2 WG1218787-3								
3-Nitroaniline	93		90		26-129	3		50
4-Nitroaniline	98		92		41-125	6		50
Dibenzofuran	91		84		40-140	8		50
2-Methylnaphthalene	84		80		40-140	5		50
1,2,4,5-Tetrachlorobenzene	85		80		40-117	6		50
Acetophenone	93		90		14-144	3		50
2,4,6-Trichlorophenol	93		86		30-130	8		50
p-Chloro-m-cresol	102		100		26-103	2		50
2-Chlorophenol	94		88		25-102	7		50
2,4-Dichlorophenol	96		94		30-130	2		50
2,4-Dimethylphenol	101		95		30-130	6		50
2-Nitrophenol	104		98		30-130	6		50
4-Nitrophenol	**116**	Q	106		11-114	9		50
2,4-Dinitrophenol	92		85		4-130	8		50
4,6-Dinitro-o-cresol	94		88		10-130	7		50
Pentachlorophenol	81		69		17-109	16		50
Phenol	90		85		26-90	6		50
2-Methylphenol	96		93		30-130.	3		50
3-Methylphenol/4-Methylphenol	105		102		30-130	3		50
2,4,5-Trichlorophenol	97		90		30-130	7		50
Benzoic Acid	71		58		10-110	20		50
Benzyl Alcohol	100		96		40-140	4		50
Carbazole	89		86		54-128	3		50

Lab Control Sample Analysis

Batch Quality Control

Project Name: G6-2423
Project Number: G6-2423

Lab Number: L1911169
Report Date: 03/29/19

Parameter	LCS %Recovery	Qual	LCSD %Recovery	Qual	%Recovery Limits	RPD	Qual	RPD Limits
Semivolatile Organics by GC/MS - Westborough Lab Associated sample(s): 01-08 Batch: WG1218787-2 WG1218787-3								

Surrogate	LCS %Recovery	Qual	LCSD %Recovery	Qual	Acceptance Criteria
2-Fluorophenol	87		82		25-120
Phenol-d6	84		80		10-120
Nitrobenzene-d5	88		85		23-120
2-Fluorobiphenyl	75		72		30-120
2,4,6-Tribromophenol	103		92		10-136
4-Terphenyl-d14	74		69		18-120

Lab Control Sample Analysis
Batch Quality Control

Project Name: G6-2423
Project Number: G6-2423

Lab Number: L1911169
Report Date: 03/29/19

Parameter	LCS %Recovery	Qual	LCSD %Recovery	Qual	%Recovery Limits	RPD	Qual	RPD Limits
Semivolatile Organics by GC/MS - Westborough Lab Associated sample(s): 09-11 Batch: WG1219094-2 WG1219094-3								
Acenaphthene	75		102		37-111	21		30
1,2,4-Trichlorobenzene	67		**100**	Q	39-98	**33**	Q	30
Hexachlorobenzene	84		113		40-140	20		30
Bis(2-chloroethyl)ether	69		102		40-140	25		30
2-Chloronaphthalene	75		106		40-140	20		30
1,2-Dichlorobenzene	65		99		40-140	**36**	Q	30
1,3-Dichlorobenzene	60		93		40-140	**35**	Q	30
1,4-Dichlorobenzene	60		94		36-97	**32**	Q	30
3,3'-Dichlorobenzidine	66		84		40-140	5		30
2,4-Dinitrotoluene	88		123		48-143	**33**	Q	30
2,6-Dinitrotoluene	90		127		40-140	23		30
Fluoranthene	95		126		40-140	25		30
4-Chlorophenyl phenyl ether	80		106		40-140	15		30
4-Bromophenyl phenyl ether	83		111		40-140	12		30
Bis(2-chloroisopropyl)ether	70		104		40-140	**32**	Q	30
Bis(2-chloroethoxy)methane	76		110		40-140	27		30
Hexachlorobutadiene	60		90		40-140	18		30
Hexachlorocyclopentadiene	51		78		40-140	9		30
Hexachloroethane	57		92		40-140	**31**	Q	30
Isophorone	81		124		40-140	**36**	Q	30
Naphthalene	70		106		40-140	30		30
Nitrobenzene	72		112		40-140	30		30
NDPA/DPA	93		122		40-140	23		30

Lab Control Sample Analysis
Batch Quality Control

Project Name: G6-2423
Project Number: G6-2423

Lab Number: L1911169
Report Date: 03/29/19

Parameter	LCS %Recovery	Qual	LCSD %Recovery	Qual	%Recovery Limits	RPD	Qual	RPD Limits
Semivolatile Organics by GC/MS - Westborough Lab Associated sample(s): 09-11 Batch: WG1219094-2 WG1219094-3								
n-Nitrosodi-n-propylamine	84		123		29-132	**32**	Q	30
Bis(2-ethylhexyl)phthalate	75		109		40-140	2		30
Butyl benzyl phthalate	101		122		40-140	21		30
Di-n-butylphthalate	84		112		40-140	11		30
Di-n-octylphthalate	83		102		40-140	5		30
Diethyl phthalate	95		128		40-140	26		30
Dimethyl phthalate	90		122		40-140	20		30
Benzo(a)anthracene	91		119		40-140	16		30
Benzo(a)pyrene	106		**141**	Q	40-140	**32**	Q	30
Benzo(b)fluoranthene	98		132		40-140	30		30
Benzo(k)fluoranthene	100		133		40-140	25		30
Chrysene	84		109		40-140	15		30
Acenaphthylene	84		120		45-123	29		30
Anthracene	85		114		40-140	20		30
Benzo(ghi)perylene	87		118		40-140	23		30
Fluorene	84		113		40-140	20		30
Phenanthrene	81		106		40-140	15		30
Dibenzo(a,h)anthracene	88		117		40-140	24		30
Indeno(1,2,3-cd)pyrene	91		123		40-140	26		30
Pyrene	96		124		26-127	25		30
Biphenyl	78		112		40-140	20		30
4-Chloroaniline	68		77		40-140	15		30
2-Nitroaniline	80		114		52-143	18		30

Lab Control Sample Analysis
Batch Quality Control

Project Name: G6-2423
Project Number: G6-2423

Lab Number: L1911169
Report Date: 03/29/19

Parameter	LCS %Recovery	Qual	LCSD %Recovery	Qual	%Recovery Limits	RPD	Qual	RPD Limits
Semivolatile Organics by GC/MS - Westborough Lab Associated sample(s): 09-11 Batch: WG1219094-2 WG1219094-3								
3-Nitroaniline	77		97		25-145	17		30
4-Nitroaniline	90		115		51-143	23		30
Dibenzofuran	78		107		40-140	21		30
2-Methylnaphthalene	74		106		40-140	23		30
1,2,4,5-Tetrachlorobenzene	69		103		2-134	24		30
Acetophenone	83		124		39-129	**37**	Q	30
2,4,6-Trichlorophenol	81		112		30-130	11		30
p-Chloro-m-cresol	86		**125**	Q	23-97	22		30
2-Chlorophenol	71		104		27-123	24		30
2,4-Dichlorophenol	76		111		30-130	18		30
2,4-Dimethylphenol	60		76		30-130	10		30
2-Nitrophenol	60		101		30-130	18		30
4-Nitrophenol	**84**	Q	**115**	Q	10-80	18		30
2,4-Dinitrophenol	46		82		20-130	2		30
4,6-Dinitro-o-cresol	61		94		20-164	7		30
Pentachlorophenol	80		**110**	Q	9-103	8		30
Phenol	62		86		12-110	25		30
2-Methylphenol	72		102		30-130	21		30
3-Methylphenol/4-Methylphenol	74		106		30-130	19		30
2,4,5-Trichlorophenol	84		120		30-130	20		30
Benzoic Acid	**0**	Q	44		10-164	NC		30
Benzyl Alcohol	71		109		26-116	**32**	Q	30
Carbazole	96		126		55-144	24		30

Lab Control Sample Analysis

Batch Quality Control

Project Name: G6-2423
Project Number: G6-2423

Lab Number: L1911169
Report Date: 03/29/19

Parameter	LCS %Recovery	Qual	LCSD %Recovery	Qual	%Recovery Limits	RPD	Qual	RPD Limits
Semivolatile Organics by GC/MS - Westborough Lab Associated sample(s): 09-11 Batch: WG1219094-2 WG1219094-3								

Surrogate	LCS %Recovery	Qual	LCSD %Recovery	Qual	Acceptance Criteria
2-Fluorophenol	57		89		21-120
Phenol-d6	54		78		10-120
Nitrobenzene-d5	72		109		23-120
2-Fluorobiphenyl	76		104		15-120
2,4,6-Tribromophenol	82		108		10-120
4-Terphenyl-d14	95		114		41-149

Lab Control Sample Analysis
Batch Quality Control

Project Name: G6-2423
Project Number: G6-2423

Lab Number: L1911169
Report Date: 03/29/19

Parameter	LCS %Recovery	Qual	LCSD %Recovery	Qual	%Recovery Limits	RPD	Qual	RPD Limits
Semivolatile Organics by GC/MS-SIM - Westborough Lab Associated sample(s): 09-11 Batch: WG1220622-2 WG1220622-3								
Acenaphthene	116		112		40-140	4		40
2-Chloronaphthalene	110		103		40-140	7		40
Fluoranthene	123		118		40-140	4		40
Hexachlorobutadiene	107		99		40-140	8		40
Naphthalene	105		98		40-140	7		40
Benzo(a)anthracene	131		126		40-140	4		40
Benzo(a)pyrene	117		113		40-140	3		40
Benzo(b)fluoranthene	118		116		40-140	2		40
Benzo(k)fluoranthene	123		115		40-140	7		40
Chrysene	132		129		40-140	2		40
Acenaphthylene	114		107		40-140	6		40
Anthracene	120		118		40-140	2		40
Benzo(ghi)perylene	118		113		40-140	4		40
Fluorene	124		121		40-140	2		40
Phenanthrene	117		113		40-140	3		40
Dibenzo(a,h)anthracene	123		119		40-140	3		40
Indeno(1,2,3-cd)pyrene	123		119		40-140	3		40
Pyrene	123		118		40-140	4		40
2-Methylnaphthalene	108		101		40-140	7		40
Pentachlorophenol	115		116		40-140	1		40
Hexachlorobenzene	118		115		40-140	3		40
Hexachloroethane	96		89		40-140	8		40

Lab Control Sample Analysis

Batch Quality Control

Project Name: G6-2423
Project Number: G6-2423

Lab Number: L1911169
Report Date: 03/29/19

Parameter	LCS %Recovery	Qual	LCSD %Recovery	Qual	%Recovery Limits	RPD	Qual	RPD Limits
Semivolatile Organics by GC/MS-SIM - Westborough Lab Associated sample(s): 09-11 Batch: WG1220622-2 WG1220622-3								

Surrogate	LCS %Recovery	Qual	LCSD %Recovery	Qual	Acceptance Criteria
2-Fluorophenol	80		75		21-120
Phenol-d6	66		61		10-120
Nitrobenzene-d5	107		99		23-120
2-Fluorobiphenyl	100		93		15-120
2,4,6-Tribromophenol	112		116		10-120
4-Terphenyl-d14	108		104		41-149

PCBS

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-01
Client ID: S-1
Sample Location: NY

Date Collected: 03/20/19 09:10
Date Received: 03/21/19
Field Prep: Not Specified

Sample Depth:
Matrix: Soil
Analytical Method: 1,8082A
Analytical Date: 03/27/19 17:54
Analyst: WR
Percent Solids: 85%

Extraction Method: EPA 3546
Extraction Date: 03/24/19 01:13
Cleanup Method: EPA 3665A
Cleanup Date: 03/24/19
Cleanup Method: EPA 3660B
Cleanup Date: 03/25/19

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor	Column
Polychlorinated Biphenyls by GC - Westborough Lab							
Aroclor 1016	ND		ug/kg	38.9	3.45	1	A
Aroclor 1221	ND		ug/kg	38.9	3.90	1	A
Aroclor 1232	ND		ug/kg	38.9	8.24	1	A
Aroclor 1242	ND		ug/kg	38.9	5.24	1	A
Aroclor 1248	ND		ug/kg	38.9	5.83	1	A
Aroclor 1254	ND		ug/kg	38.9	4.25	1	A
Aroclor 1260	ND		ug/kg	38.9	7.18	1	A
Aroclor 1262	ND		ug/kg	38.9	4.94	1	A
Aroclor 1268	ND		ug/kg	38.9	4.03	1	A
PCBs, Total	ND		ug/kg	38.9	3.45	1	A

Surrogate	% Recovery	Qualifier	Acceptance Criteria	Column
2,4,5,6-Tetrachloro-m-xylene	38		30-150	A
Decachlorobiphenyl	35		30-150	A
2,4,5,6-Tetrachloro-m-xylene	37		30-150	B
Decachlorobiphenyl	45		30-150	B

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-02
Client ID: S-2
Sample Location: NY

Date Collected: 03/20/19 09:45
Date Received: 03/21/19
Field Prep: Not Specified

Sample Depth:
Matrix: Soil
Analytical Method: 1,8082A
Analytical Date: 03/27/19 18:09
Analyst: WR
Percent Solids: 86%

Extraction Method: EPA 3546
Extraction Date: 03/24/19 01:13
Cleanup Method: EPA 3665A
Cleanup Date: 03/24/19
Cleanup Method: EPA 3660B
Cleanup Date: 03/25/19

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor	Column
Polychlorinated Biphenyls by GC - Westborough Lab							
Aroclor 1016	ND		ug/kg	37.2	3.31	1	A
Aroclor 1221	ND		ug/kg	37.2	3.73	1	A
Aroclor 1232	ND		ug/kg	37.2	7.89	1	A
Aroclor 1242	ND		ug/kg	37.2	5.02	1	A
Aroclor 1248	ND		ug/kg	37.2	5.58	1	A
Aroclor 1254	ND		ug/kg	37.2	4.07	1	A
Aroclor 1260	ND		ug/kg	37.2	6.88	1	A
Aroclor 1262	ND		ug/kg	37.2	4.73	1	A
Aroclor 1268	ND		ug/kg	37.2	3.86	1	A
PCBs, Total	ND		ug/kg	37.2	3.31	1	A

Surrogate	% Recovery	Qualifier	Acceptance Criteria	Column
2,4,5,6-Tetrachloro-m-xylene	49		30-150	A
Decachlorobiphenyl	48		30-150	A
2,4,5,6-Tetrachloro-m-xylene	51		30-150	B
Decachlorobiphenyl	61		30-150	B

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-03
Client ID: S-3
Sample Location: NY

Date Collected: 03/20/19 10:05
Date Received: 03/21/19
Field Prep: Not Specified

Sample Depth:
Matrix: Soil
Analytical Method: 1,8082A
Analytical Date: 03/27/19 18:23
Analyst: WR
Percent Solids: 74%

Extraction Method: EPA 3546
Extraction Date: 03/24/19 01:13
Cleanup Method: EPA 3665A
Cleanup Date: 03/24/19
Cleanup Method: EPA 3660B
Cleanup Date: 03/25/19

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor	Column
Polychlorinated Biphenyls by GC - Westborough Lab							
Aroclor 1016	ND		ug/kg	44.1	3.92	1	A
Aroclor 1221	ND		ug/kg	44.1	4.42	1	A
Aroclor 1232	ND		ug/kg	44.1	9.35	1	A
Aroclor 1242	ND		ug/kg	44.1	5.95	1	A
Aroclor 1248	ND		ug/kg	44.1	6.62	1	A
Aroclor 1254	ND		ug/kg	44.1	4.83	1	A
Aroclor 1260	ND		ug/kg	44.1	8.15	1	A
Aroclor 1262	ND		ug/kg	44.1	5.60	1	A
Aroclor 1268	ND		ug/kg	44.1	4.57	1	A
PCBs, Total	ND		ug/kg	44.1	3.92	1	A

Surrogate	% Recovery	Qualifier	Acceptance Criteria	Column
2,4,5,6-Tetrachloro-m-xylene	39		30-150	A
Decachlorobiphenyl	35		30-150	A
2,4,5,6-Tetrachloro-m-xylene	38		30-150	B
Decachlorobiphenyl	45		30-150	B

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-04
Client ID: S-4
Sample Location: NY

Date Collected: 03/20/19 11:00
Date Received: 03/21/19
Field Prep: Not Specified

Sample Depth:
Matrix: Soil
Analytical Method: 1,8082A
Analytical Date: 03/27/19 18:38
Analyst: WR
Percent Solids: 81%

Extraction Method: EPA 3546
Extraction Date: 03/24/19 01:13
Cleanup Method: EPA 3665A
Cleanup Date: 03/24/19
Cleanup Method: EPA 3660B
Cleanup Date: 03/25/19

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor	Column
Polychlorinated Biphenyls by GC - Westborough Lab							
Aroclor 1016	ND		ug/kg	39.7	3.52	1	A
Aroclor 1221	ND		ug/kg	39.7	3.97	1	A
Aroclor 1232	ND		ug/kg	39.7	8.41	1	A
Aroclor 1242	ND		ug/kg	39.7	5.35	1	A
Aroclor 1248	ND		ug/kg	39.7	5.95	1	A
Aroclor 1254	ND		ug/kg	39.7	4.34	1	A
Aroclor 1260	ND		ug/kg	39.7	7.33	1	A
Aroclor 1262	ND		ug/kg	39.7	5.04	1	A
Aroclor 1268	ND		ug/kg	39.7	4.11	1	A
PCBs, Total	ND		ug/kg	39.7	3.52	1	A

Surrogate	% Recovery	Qualifier	Acceptance Criteria	Column
2,4,5,6-Tetrachloro-m-xylene	40		30-150	A
Decachlorobiphenyl	40		30-150	A
2,4,5,6-Tetrachloro-m-xylene	40		30-150	B
Decachlorobiphenyl	49		30-150	B

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-05
Client ID: S-5
Sample Location: NY

Date Collected: 03/20/19 11:20
Date Received: 03/21/19
Field Prep: Not Specified

Sample Depth:
Matrix: Soil
Analytical Method: 1,8082A
Analytical Date: 03/29/19 01:53
Analyst: HT
Percent Solids: 81%

Extraction Method: EPA 3546
Extraction Date: 03/28/19 09:42
Cleanup Method: EPA 3665A
Cleanup Date: 03/28/19
Cleanup Method: EPA 3660B
Cleanup Date: 03/28/19

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor	Column
Polychlorinated Biphenyls by GC - Westborough Lab							
Aroclor 1016	ND		ug/kg	39.8	3.54	1	A
Aroclor 1221	ND		ug/kg	39.8	3.99	1	A
Aroclor 1232	ND		ug/kg	39.8	8.45	1	A
Aroclor 1242	ND		ug/kg	39.8	5.37	1	A
Aroclor 1248	ND		ug/kg	39.8	5.98	1	A
Aroclor 1254	ND		ug/kg	39.8	4.36	1	A
Aroclor 1260	17.0	J	ug/kg	39.8	7.36	1	B
Aroclor 1262	ND		ug/kg	39.8	5.06	1	A
Aroclor 1268	10.6	JP	ug/kg	39.8	4.13	1	A
PCBs, Total	27.6	J	ug/kg	39.8	3.54	1	B

Surrogate	% Recovery	Qualifier	Acceptance Criteria	Column
2,4,5,6-Tetrachloro-m-xylene	78		30-150	A
Decachlorobiphenyl	83		30-150	A
2,4,5,6-Tetrachloro-m-xylene	82		30-150	B
Decachlorobiphenyl	105		30-150	B

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-06
Client ID: S-6
Sample Location: NY

Date Collected: 03/20/19 11:30
Date Received: 03/21/19
Field Prep: Not Specified

Sample Depth:
Matrix: Soil
Analytical Method: 1,8082A
Analytical Date: 03/29/19 02:06
Analyst: HT
Percent Solids: 85%

Extraction Method: EPA 3546
Extraction Date: 03/28/19 09:42
Cleanup Method: EPA 3665A
Cleanup Date: 03/28/19
Cleanup Method: EPA 3660B
Cleanup Date: 03/28/19

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor	Column
Polychlorinated Biphenyls by GC - Westborough Lab							
Aroclor 1016	ND		ug/kg	38.3	3.40	1	A
Aroclor 1221	ND		ug/kg	38.3	3.84	1	A
Aroclor 1232	ND		ug/kg	38.3	8.12	1	A
Aroclor 1242	ND		ug/kg	38.3	5.17	1	A
Aroclor 1248	ND		ug/kg	38.3	5.75	1	A
Aroclor 1254	ND		ug/kg	38.3	4.19	1	A
Aroclor 1260	ND		ug/kg	38.3	7.08	1	A
Aroclor 1262	ND		ug/kg	38.3	4.87	1	A
Aroclor 1268	ND		ug/kg	38.3	3.97	1	A
PCBs, Total	ND		ug/kg	38.3	3.40	1	A

Surrogate	% Recovery	Qualifier	Acceptance Criteria	Column
2,4,5,6-Tetrachloro-m-xylene	86		30-150	A
Decachlorobiphenyl	76		30-150	A
2,4,5,6-Tetrachloro-m-xylene	91		30-150	B
Decachlorobiphenyl	90		30-150	B

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-07
Client ID: S-7
Sample Location: NY

Date Collected: 03/20/19 11:50
Date Received: 03/21/19
Field Prep: Not Specified

Sample Depth:
Matrix: Soil
Analytical Method: 1,8082A
Analytical Date: 03/27/19 19:23
Analyst: WR
Percent Solids: 91%

Extraction Method: EPA 3546
Extraction Date: 03/24/19 01:13
Cleanup Method: EPA 3665A
Cleanup Date: 03/24/19
Cleanup Method: EPA 3660B
Cleanup Date: 03/25/19

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor	Column
Polychlorinated Biphenyls by GC - Westborough Lab							
Aroclor 1016	ND		ug/kg	35.5	3.15	1	A
Aroclor 1221	ND		ug/kg	35.5	3.56	1	A
Aroclor 1232	ND		ug/kg	35.5	7.53	1	A
Aroclor 1242	ND		ug/kg	35.5	4.79	1	A
Aroclor 1248	ND		ug/kg	35.5	5.33	1	A
Aroclor 1254	ND		ug/kg	35.5	3.88	1	A
Aroclor 1260	ND		ug/kg	35.5	6.56	1	A
Aroclor 1262	ND		ug/kg	35.5	4.51	1	A
Aroclor 1268	ND		ug/kg	35.5	3.68	1	A
PCBs, Total	ND		ug/kg	35.5	3.15	1	A

Surrogate	% Recovery	Qualifier	Acceptance Criteria	Column
2,4,5,6-Tetrachloro-m-xylene	39		30-150	A
Decachlorobiphenyl	45		30-150	A
2,4,5,6-Tetrachloro-m-xylene	39		30-150	B
Decachlorobiphenyl	58		30-150	B

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-08
Client ID: S-8
Sample Location: NY

Date Collected: 03/20/19 12:05
Date Received: 03/21/19
Field Prep: Not Specified

Sample Depth:
Matrix: Soil
Analytical Method: 1,8082A
Analytical Date: 03/27/19 19:38
Analyst: WR
Percent Solids: 86%

Extraction Method: EPA 3546
Extraction Date: 03/24/19 01:13
Cleanup Method: EPA 3665A
Cleanup Date: 03/24/19
Cleanup Method: EPA 3660B
Cleanup Date: 03/25/19

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor	Column
Polychlorinated Biphenyls by GC - Westborough Lab							
Aroclor 1016	ND		ug/kg	37.9	3.37	1	A
Aroclor 1221	ND		ug/kg	37.9	3.80	1	A
Aroclor 1232	ND		ug/kg	37.9	8.04	1	A
Aroclor 1242	ND		ug/kg	37.9	5.11	1	A
Aroclor 1248	ND		ug/kg	37.9	5.69	1	A
Aroclor 1254	ND		ug/kg	37.9	4.15	1	A
Aroclor 1260	ND		ug/kg	37.9	7.01	1	A
Aroclor 1262	ND		ug/kg	37.9	4.82	1	A
Aroclor 1268	ND		ug/kg	37.9	3.93	1	A
PCBs, Total	ND		ug/kg	37.9	3.37	1	A

Surrogate	% Recovery	Qualifier	Acceptance Criteria	Column
2,4,5,6-Tetrachloro-m-xylene	61		30-150	A
Decachlorobiphenyl	32		30-150	A
2,4,5,6-Tetrachloro-m-xylene	58		30-150	B
Decachlorobiphenyl	40		30-150	B

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-09
Client ID: TWP-1
Sample Location: NY

Date Collected: 03/20/19 10:45
Date Received: 03/21/19
Field Prep: Not Specified

Sample Depth:
Matrix: Water
Analytical Method: 1,8082A
Analytical Date: 03/28/19 09:49
Analyst: WR

Extraction Method: EPA 3510C
Extraction Date: 03/25/19 13:40
Cleanup Method: EPA 3665A
Cleanup Date: 03/25/19
Cleanup Method: EPA 3660B
Cleanup Date: 03/26/19

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor	Column
Polychlorinated Biphenyls by GC - Westborough Lab							
Aroclor 1016	ND		ug/l	0.082	0.034	1	B
Aroclor 1221	ND		ug/l	0.082	0.066	1	B
Aroclor 1232	ND		ug/l	0.082	0.045	1	B
Aroclor 1242	ND		ug/l	0.082	0.038	1	B
Aroclor 1248	ND		ug/l	0.082	0.048	1	B
Aroclor 1254	ND		ug/l	0.082	0.039	1	B
Aroclor 1260	ND		ug/l	0.082	0.032	1	B
Aroclor 1262	ND		ug/l	0.082	0.034	1	B
Aroclor 1268	ND		ug/l	0.082	0.033	1	B
PCBs, Total	ND		ug/l	0.082	0.032	1	B

Surrogate	% Recovery	Qualifier	Acceptance Criteria	Column
2,4,5,6-Tetrachloro-m-xylene	66		30-150	A
Decachlorobiphenyl	69		30-150	A
2,4,5,6-Tetrachloro-m-xylene	68		30-150	B
Decachlorobiphenyl	59		30-150	B

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-10
Client ID: TWP-3
Sample Location: NY

Date Collected: 03/20/19 11:35
Date Received: 03/21/19
Field Prep: Not Specified

Sample Depth:
Matrix: Water
Analytical Method: 1,8082A
Analytical Date: 03/28/19 10:03
Analyst: WR

Extraction Method: EPA 3510C
Extraction Date: 03/25/19 13:40
Cleanup Method: EPA 3665A
Cleanup Date: 03/25/19
Cleanup Method: EPA 3660B
Cleanup Date: 03/26/19

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor	Column
Polychlorinated Biphenyls by GC - Westborough Lab							
Aroclor 1016	ND		ug/l	0.082	0.034	1	B
Aroclor 1221	ND		ug/l	0.082	0.066	1	B
Aroclor 1232	ND		ug/l	0.082	0.045	1	B
Aroclor 1242	ND		ug/l	0.082	0.038	1	B
Aroclor 1248	ND		ug/l	0.082	0.048	1	B
Aroclor 1254	ND		ug/l	0.082	0.039	1	B
Aroclor 1260	ND		ug/l	0.082	0.032	1	B
Aroclor 1262	ND		ug/l	0.082	0.034	1	B
Aroclor 1268	ND		ug/l	0.082	0.033	1	B
PCBs, Total	ND		ug/l	0.082	0.032	1	B

Surrogate	% Recovery	Qualifier	Acceptance Criteria	Column
2,4,5,6-Tetrachloro-m-xylene	**20**	Q	30-150	A
Decachlorobiphenyl	**23**	Q	30-150	A
2,4,5,6-Tetrachloro-m-xylene	**26**	Q	30-150	B
Decachlorobiphenyl	**22**	Q	30-150	B

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-10 RE
Client ID: TWP-3
Sample Location: NY

Date Collected: 03/20/19 11:35
Date Received: 03/21/19
Field Prep: Not Specified

Sample Depth:
Matrix: Water
Analytical Method: 1,8082A
Analytical Date: 03/29/19 11:27
Analyst: WR

Extraction Method: EPA 3510C
Extraction Date: 03/28/19 13:22
Cleanup Method: EPA 3665A
Cleanup Date: 03/28/19
Cleanup Method: EPA 3660B
Cleanup Date: 03/29/19

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor	Column
Polychlorinated Biphenyls by GC - Westborough Lab							
Aroclor 1016	ND		ug/l	0.082	0.034	1	A
Aroclor 1221	ND		ug/l	0.082	0.066	1	A
Aroclor 1232	ND		ug/l	0.082	0.045	1	A
Aroclor 1242	ND		ug/l	0.082	0.038	1	A
Aroclor 1248	ND		ug/l	0.082	0.048	1	A
Aroclor 1254	ND		ug/l	0.082	0.039	1	A
Aroclor 1260	ND		ug/l	0.082	0.032	1	A
Aroclor 1262	ND		ug/l	0.082	0.034	1	A
Aroclor 1268	ND		ug/l	0.082	0.033	1	A
PCBs, Total	ND		ug/l	0.082	0.032	1	A

Surrogate	% Recovery	Qualifier	Acceptance Criteria	Column
2,4,5,6-Tetrachloro-m-xylene	65		30-150	A
Decachlorobiphenyl	61		30-150	A
2,4,5,6-Tetrachloro-m-xylene	77		30-150	B
Decachlorobiphenyl	60		30-150	B

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-11
Client ID: TWP-8
Sample Location: NY

Date Collected: 03/20/19 12:25
Date Received: 03/21/19
Field Prep: Not Specified

Sample Depth:
Matrix: Water
Analytical Method: 1,8082A
Analytical Date: 03/28/19 10:16
Analyst: WR

Extraction Method: EPA 3510C
Extraction Date: 03/25/19 13:40
Cleanup Method: EPA 3665A
Cleanup Date: 03/25/19
Cleanup Method: EPA 3660B
Cleanup Date: 03/26/19

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor	Column
Polychlorinated Biphenyls by GC - Westborough Lab							
Aroclor 1016	ND		ug/l	0.129	0.053	1	B
Aroclor 1221	ND		ug/l	0.129	0.103	1	B
Aroclor 1232	ND		ug/l	0.129	0.070	1	B
Aroclor 1242	ND		ug/l	0.129	0.060	1	B
Aroclor 1248	ND		ug/l	0.129	0.076	1	B
Aroclor 1254	ND		ug/l	0.129	0.060	1	B
Aroclor 1260	ND		ug/l	0.129	0.049	1	B
Aroclor 1262	ND		ug/l	0.129	0.054	1	B
Aroclor 1268	ND		ug/l	0.129	0.052	1	B
PCBs, Total	ND		ug/l	0.129	0.049	1	B

Surrogate	% Recovery	Qualifier	Acceptance Criteria	Column
2,4,5,6-Tetrachloro-m-xylene	60		30-150	A
Decachlorobiphenyl	68		30-150	A
2,4,5,6-Tetrachloro-m-xylene	70		30-150	B
Decachlorobiphenyl	69		30-150	B

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

Method Blank Analysis
Batch Quality Control

Analytical Method: 1,8082A
Analytical Date: 03/27/19 20:38
Analyst: WR

Extraction Method: EPA 3546
Extraction Date: 03/24/19 01:13
Cleanup Method: EPA 3665A
Cleanup Date: 03/24/19
Cleanup Method: EPA 3660B
Cleanup Date: 03/25/19

Parameter	Result	Qualifier	Units	RL	MDL	Column
Polychlorinated Biphenyls by GC - Westborough Lab for sample(s): 01-04,07-08 Batch: WG1218941-1						
Aroclor 1016	ND		ug/kg	31.8	2.82	A
Aroclor 1221	ND		ug/kg	31.8	3.18	A
Aroclor 1232	ND		ug/kg	31.8	6.74	A
Aroclor 1242	ND		ug/kg	31.8	4.28	A
Aroclor 1248	ND		ug/kg	31.8	4.77	A
Aroclor 1254	ND		ug/kg	31.8	3.48	A
Aroclor 1260	ND		ug/kg	31.8	5.87	A
Aroclor 1262	ND		ug/kg	31.8	4.04	A
Aroclor 1268	ND		ug/kg	31.8	3.29	A
PCBs, Total	ND		ug/kg	31.8	2.82	A

Surrogate	%Recovery	Qualifier	Acceptance Criteria	Column
2,4,5,6-Tetrachloro-m-xylene	65		30-150	A
Decachlorobiphenyl	68		30-150	A
2,4,5,6-Tetrachloro-m-xylene	66		30-150	B
Decachlorobiphenyl	86		30-150	B

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

Method Blank Analysis
Batch Quality Control

Analytical Method: 1,8082A
Analytical Date: 03/28/19 09:09
Analyst: WR

Extraction Method: EPA 3510C
Extraction Date: 03/25/19 13:40
Cleanup Method: EPA 3665A
Cleanup Date: 03/25/19
Cleanup Method: EPA 3660B
Cleanup Date: 03/26/19

Parameter	Result	Qualifier	Units	RL	MDL	Column
Polychlorinated Biphenyls by GC - Westborough Lab for sample(s): 09-11 Batch: WG1219258-1						
Aroclor 1016	ND		ug/l	0.082	0.034	B
Aroclor 1221	ND		ug/l	0.082	0.066	B
Aroclor 1232	ND		ug/l	0.082	0.045	B
Aroclor 1242	ND		ug/l	0.082	0.038	B
Aroclor 1248	ND		ug/l	0.082	0.048	B
Aroclor 1254	ND		ug/l	0.082	0.039	B
Aroclor 1260	ND		ug/l	0.082	0.032	B
Aroclor 1262	ND		ug/l	0.082	0.034	B
Aroclor 1268	ND		ug/l	0.082	0.033	B
PCBs, Total	ND		ug/l	0.082	0.032	B

Surrogate	%Recovery	Qualifier	Acceptance Criteria	Column
2,4,5,6-Tetrachloro-m-xylene	53		30-150	A
Decachlorobiphenyl	72		30-150	A
2,4,5,6-Tetrachloro-m-xylene	65		30-150	B
Decachlorobiphenyl	70		30-150	B

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

Method Blank Analysis
Batch Quality Control

Analytical Method: 1,8082A
Analytical Date: 03/29/19 10:33
Analyst: WR

Extraction Method: EPA 3510C
Extraction Date: 03/28/19 00:53
Cleanup Method: EPA 3665A
Cleanup Date: 03/28/19
Cleanup Method: EPA 3660B
Cleanup Date: 03/29/19

Parameter	Result	Qualifier	Units	RL	MDL	Column
Polychlorinated Biphenyls by GC - Westborough Lab for sample(s): 10 Batch: WG1220382-1						
Aroclor 1016	ND		ug/l	0.082	0.034	A
Aroclor 1221	ND		ug/l	0.082	0.066	A
Aroclor 1232	ND		ug/l	0.082	0.045	A
Aroclor 1242	ND		ug/l	0.082	0.038	A
Aroclor 1248	ND		ug/l	0.082	0.048	A
Aroclor 1254	ND		ug/l	0.082	0.039	A
Aroclor 1260	ND		ug/l	0.082	0.032	A
Aroclor 1262	ND		ug/l	0.082	0.034	A
Aroclor 1268	ND		ug/l	0.082	0.033	A
PCBs, Total	ND		ug/l	0.082	0.032	A

Surrogate	%Recovery	Qualifier	Acceptance Criteria	Column
2,4,5,6-Tetrachloro-m-xylene	66		30-150	A
Decachlorobiphenyl	78		30-150	A
2,4,5,6-Tetrachloro-m-xylene	80		30-150	B
Decachlorobiphenyl	79		30-150	B

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

Method Blank Analysis
Batch Quality Control

Analytical Method: 1,8082A
Analytical Date: 03/28/19 23:42
Analyst: HT

Extraction Method: EPA 3546
Extraction Date: 03/28/19 05:58
Cleanup Method: EPA 3665A
Cleanup Date: 03/28/19
Cleanup Method: EPA 3660B
Cleanup Date: 03/28/19

Parameter	Result	Qualifier	Units	RL	MDL	Column
Polychlorinated Biphenyls by GC - Westborough Lab for sample(s): 05-06 Batch: WG1220439-1						
Aroclor 1016	ND		ug/kg	32.8	2.92	A
Aroclor 1221	ND		ug/kg	32.8	3.29	A
Aroclor 1232	ND		ug/kg	32.8	6.96	A
Aroclor 1242	ND		ug/kg	32.8	4.43	A
Aroclor 1248	ND		ug/kg	32.8	4.93	A
Aroclor 1254	ND		ug/kg	32.8	3.59	A
Aroclor 1260	ND		ug/kg	32.8	6.07	A
Aroclor 1262	ND		ug/kg	32.8	4.17	A
Aroclor 1268	ND		ug/kg	32.8	3.40	A
PCBs, Total	ND		ug/kg	32.8	2.92	A

Surrogate	%Recovery	Qualifier	Acceptance Criteria	Column
2,4,5,6-Tetrachloro-m-xylene	98		30-150	A
Decachlorobiphenyl	85		30-150	A
2,4,5,6-Tetrachloro-m-xylene	99		30-150	B
Decachlorobiphenyl	99		30-150	B

Lab Control Sample Analysis

Batch Quality Control

Project Name: G6-2423

Project Number: G6-2423

Lab Number: L1911169

Report Date: 03/29/19

Parameter	LCS %Recovery	Qual	LCSD %Recovery	Qual	%Recovery Limits	RPD	Qual	RPD Limits	Column
Polychlorinated Biphenyls by GC - Westborough Lab Associated sample(s): 01-04,07-08 Batch: WG1218941-2 WG1218941-3									
Aroclor 1016	71		83		40-140	16		50	A
Aroclor 1260	62		73		40-140	16		50	A

Surrogate	LCS %Recovery	Qual	LCSD %Recovery	Qual	Acceptance Criteria	Column
2,4,5,6-Tetrachloro-m-xylene	67		77		30-150	A
Decachlorobiphenyl	67		77		30-150	A
2,4,5,6-Tetrachloro-m-xylene	68		78		30-150	B
Decachlorobiphenyl	84		95		30-150	B

Lab Control Sample Analysis
Batch Quality Control

Project Name: G6-2423
Project Number: G6-2423

Lab Number: L1911169
Report Date: 03/29/19

Parameter	LCS %Recovery	Qual	LCSD %Recovery	Qual	%Recovery Limits	RPD	Qual	RPD Limits	Column
Polychlorinated Biphenyls by GC - Westborough Lab Associated sample(s): 09-11 Batch: WG1219258-2 WG1219258-3									
Aroclor 1016	64		57		40-140	12		50	B
Aroclor 1260	63		52		40-140	19		50	B

Surrogate	LCS %Recovery	Qual	LCSD %Recovery	Qual	Acceptance Criteria	Column
2,4,5,6-Tetrachloro-m-xylene	54		47		30-150	A
Decachlorobiphenyl	69		44		30-150	A
2,4,5,6-Tetrachloro-m-xylene	65		64		30-150	B
Decachlorobiphenyl	58		51		30-150	B

Lab Control Sample Analysis

Batch Quality Control

Project Name: G6-2423

Project Number: G6-2423

Lab Number: L1911169

Report Date: 03/29/19

Parameter	LCS %Recovery	Qual	LCSD %Recovery	Qual	%Recovery Limits	RPD	Qual	RPD Limits	Column
Polychlorinated Biphenyls by GC - Westborough Lab Associated sample(s): 10 Batch: WG1220382-2 WG1220382-3									
Aroclor 1016	55		60		40-140	9		50	A
Aroclor 1260	54		59		40-140	9		50	A

Surrogate	LCS %Recovery	Qual	LCSD %Recovery	Qual	Acceptance Criteria	Column
2,4,5,6-Tetrachloro-m-xylene	65		74		30-150	A
Decachlorobiphenyl	71		83		30-150	A
2,4,5,6-Tetrachloro-m-xylene	78		85		30-150	B
Decachlorobiphenyl	79		81		30-150	B

Lab Control Sample Analysis

Batch Quality Control

Project Name: G6-2423
Project Number: G6-2423

Lab Number: L1911169
Report Date: 03/29/19

Parameter	LCS %Recovery	Qual	LCSD %Recovery	Qual	%Recovery Limits	RPD	Qual	RPD Limits	Column
Polychlorinated Biphenyls by GC - Westborough Lab Associated sample(s): 05-06 Batch: WG1220439-2 WG1220439-3									
Aroclor 1016	108		92		40-140	16		50	A
Aroclor 1260	100		94		40-140	6		50	A

Surrogate	LCS %Recovery	Qual	LCSD %Recovery	Qual	Acceptance Criteria	Column
2,4,5,6-Tetrachloro-m-xylene	111		102		30-150	A
Decachlorobiphenyl	93		87		30-150	A
2,4,5,6-Tetrachloro-m-xylene	107		94		30-150	B
Decachlorobiphenyl	107		93		30-150	B

PESTICIDES

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-01
Client ID: S-1
Sample Location: NY

Date Collected: 03/20/19 09:10
Date Received: 03/21/19
Field Prep: Not Specified

Sample Depth:
Matrix: Soil
Analytical Method: 1,8081B
Analytical Date: 03/25/19 22:07
Analyst: SL
Percent Solids: 85%

Extraction Method: EPA 3546
Extraction Date: 03/24/19 02:04
Cleanup Method: EPA 3620B
Cleanup Date: 03/25/19

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor	Column
Organochlorine Pesticides by GC - Westborough Lab							
Delta-BHC	ND		ug/kg	1.84	0.361	1	A
Lindane	ND		ug/kg	0.768	0.344	1	A
Alpha-BHC	ND		ug/kg	0.768	0.218	1	A
Beta-BHC	ND		ug/kg	1.84	0.699	1	A
Heptachlor	ND		ug/kg	0.922	0.413	1	A
Aldrin	ND		ug/kg	1.84	0.649	1	A
Heptachlor epoxide	ND		ug/kg	3.46	1.04	1	A
Endrin	ND		ug/kg	0.768	0.315	1	A
Endrin aldehyde	ND		ug/kg	2.30	0.807	1	A
Endrin ketone	ND		ug/kg	1.84	0.475	1	A
Dieldrin	ND		ug/kg	1.15	0.576	1	A
4,4'-DDE	ND		ug/kg	1.84	0.426	1	A
4,4'-DDD	ND		ug/kg	1.84	0.658	1	A
4,4'-DDT	ND		ug/kg	3.46	1.48	1	A
Endosulfan I	ND		ug/kg	1.84	0.436	1	A
Endosulfan II	ND		ug/kg	1.84	0.616	1	A
Endosulfan sulfate	ND		ug/kg	0.768	0.366	1	A
Methoxychlor	ND		ug/kg	3.46	1.08	1	A
Toxaphene	ND		ug/kg	34.6	9.68	1	A
cis-Chlordane	ND		ug/kg	2.30	0.642	1	A
trans-Chlordane	ND		ug/kg	2.30	0.609	1	A
Chlordane	ND		ug/kg	15.0	6.11	1	A

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-01 Date Collected: 03/20/19 09:10

Client ID: S-1 Date Received: 03/21/19

Sample Location: NY Field Prep: Not Specified

Sample Depth:

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor	Column
Organochlorine Pesticides by GC - Westborough Lab							

Surrogate	% Recovery	Qualifier	Acceptance Criteria	Column
2,4,5,6-Tetrachloro-m-xylene	70		30-150	B
Decachlorobiphenyl	80		30-150	B
2,4,5,6-Tetrachloro-m-xylene	68		30-150	A
Decachlorobiphenyl	76		30-150	A

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-02
Client ID: S-2
Sample Location: NY

Date Collected: 03/20/19 09:45
Date Received: 03/21/19
Field Prep: Not Specified

Sample Depth:
Matrix: Soil
Analytical Method: 1,8081B
Analytical Date: 03/25/19 20:52
Analyst: SL
Percent Solids: 86%

Extraction Method: EPA 3546
Extraction Date: 03/24/19 02:04
Cleanup Method: EPA 3620B
Cleanup Date: 03/25/19

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor	Column
Organochlorine Pesticides by GC - Westborough Lab							
Delta-BHC	ND		ug/kg	1.80	0.353	1	A
Lindane	ND		ug/kg	0.751	0.336	1	A
Alpha-BHC	ND		ug/kg	0.751	0.213	1	A
Beta-BHC	ND		ug/kg	1.80	0.683	1	A
Heptachlor	ND		ug/kg	0.901	0.404	1	A
Aldrin	ND		ug/kg	1.80	0.634	1	A
Heptachlor epoxide	ND		ug/kg	3.38	1.01	1	A
Endrin	ND		ug/kg	0.751	0.308	1	A
Endrin aldehyde	ND		ug/kg	2.25	0.788	1	A
Endrin ketone	ND		ug/kg	1.80	0.464	1	A
Dieldrin	ND		ug/kg	1.13	0.563	1	A
4,4'-DDE	ND		ug/kg	1.80	0.417	1	A
4,4'-DDD	ND		ug/kg	1.80	0.643	1	A
4,4'-DDT	ND		ug/kg	3.38	1.45	1	A
Endosulfan I	ND		ug/kg	1.80	0.426	1	A
Endosulfan II	ND		ug/kg	1.80	0.602	1	A
Endosulfan sulfate	ND		ug/kg	0.751	0.357	1	A
Methoxychlor	ND		ug/kg	3.38	1.05	1	A
Toxaphene	ND		ug/kg	33.8	9.46	1	A
cis-Chlordane	ND		ug/kg	2.25	0.628	1	A
trans-Chlordane	ND		ug/kg	2.25	0.595	1	A
Chlordane	ND		ug/kg	14.6	5.97	1	A

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-02 Date Collected: 03/20/19 09:45

Client ID: S-2 Date Received: 03/21/19

Sample Location: NY Field Prep: Not Specified

Sample Depth:

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor	Column
Organochlorine Pesticides by GC - Westborough Lab							

Surrogate	% Recovery	Qualifier	Acceptance Criteria	Column
2,4,5,6-Tetrachloro-m-xylene	84		30-150	B
Decachlorobiphenyl	79		30-150	B
2,4,5,6-Tetrachloro-m-xylene	75		30-150	A
Decachlorobiphenyl	86		30-150	A

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-03
Client ID: S-3
Sample Location: NY

Date Collected: 03/20/19 10:05
Date Received: 03/21/19
Field Prep: Not Specified

Sample Depth:
Matrix: Soil
Analytical Method: 1,8081B
Analytical Date: 03/25/19 21:05
Analyst: SL
Percent Solids: 74%

Extraction Method: EPA 3546
Extraction Date: 03/24/19 02:04
Cleanup Method: EPA 3620B
Cleanup Date: 03/25/19

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor	Column
Organochlorine Pesticides by GC - Westborough Lab							
Delta-BHC	ND		ug/kg	2.12	0.416	1	A
Lindane	ND		ug/kg	0.886	0.396	1	A
Alpha-BHC	ND		ug/kg	0.886	0.252	1	A
Beta-BHC	ND		ug/kg	2.12	0.806	1	A
Heptachlor	ND		ug/kg	1.06	0.476	1	A
Aldrin	ND		ug/kg	2.12	0.748	1	A
Heptachlor epoxide	ND		ug/kg	3.98	1.20	1	A
Endrin	ND		ug/kg	0.886	0.363	1	A
Endrin aldehyde	ND		ug/kg	2.66	0.930	1	A
Endrin ketone	ND		ug/kg	2.12	0.547	1	A
Dieldrin	ND		ug/kg	1.33	0.664	1	A
4,4'-DDE	ND		ug/kg	2.12	0.492	1	A
4,4'-DDD	ND		ug/kg	2.12	0.758	1	A
4,4'-DDT	ND		ug/kg	3.98	1.71	1	A
Endosulfan I	ND		ug/kg	2.12	0.502	1	A
Endosulfan II	ND		ug/kg	2.12	0.710	1	A
Endosulfan sulfate	ND		ug/kg	0.886	0.422	1	A
Methoxychlor	ND		ug/kg	3.98	1.24	1	A
Toxaphene	ND		ug/kg	39.8	11.2	1	A
cis-Chlordane	ND		ug/kg	2.66	0.740	1	A
trans-Chlordane	ND		ug/kg	2.66	0.702	1	A
Chlordane	ND		ug/kg	17.3	7.04	1	A

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-03 Date Collected: 03/20/19 10:05

Client ID: S-3 Date Received: 03/21/19

Sample Location: NY Field Prep: Not Specified

Sample Depth:

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor	Column
Organochlorine Pesticides by GC - Westborough Lab							

Surrogate	% Recovery	Qualifier	Acceptance Criteria	Column
2,4,5,6-Tetrachloro-m-xylene	70		30-150	B
Decachlorobiphenyl	67		30-150	B
2,4,5,6-Tetrachloro-m-xylene	57		30-150	A
Decachlorobiphenyl	71		30-150	A

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-04
Client ID: S-4
Sample Location: NY

Date Collected: 03/20/19 11:00
Date Received: 03/21/19
Field Prep: Not Specified

Sample Depth:
Matrix: Soil
Analytical Method: 1,8081B
Analytical Date: 03/25/19 21:17
Analyst: SL
Percent Solids: 81%

Extraction Method: EPA 3546
Extraction Date: 03/24/19 02:04
Cleanup Method: EPA 3620B
Cleanup Date: 03/25/19

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor	Column
Organochlorine Pesticides by GC - Westborough Lab							
Delta-BHC	ND		ug/kg	1.94	0.379	1	A
Lindane	ND		ug/kg	0.807	0.360	1	A
Alpha-BHC	ND		ug/kg	0.807	0.229	1	A
Beta-BHC	ND		ug/kg	1.94	0.734	1	A
Heptachlor	ND		ug/kg	0.968	0.434	1	A
Aldrin	ND		ug/kg	1.94	0.682	1	A
Heptachlor epoxide	ND		ug/kg	3.63	1.09	1	A
Endrin	ND		ug/kg	0.807	0.331	1	A
Endrin aldehyde	ND		ug/kg	2.42	0.847	1	A
Endrin ketone	ND		ug/kg	1.94	0.498	1	A
Dieldrin	ND		ug/kg	1.21	0.605	1	A
4,4'-DDE	ND		ug/kg	1.94	0.448	1	A
4,4'-DDD	ND		ug/kg	1.94	0.690	1	A
4,4'-DDT	ND		ug/kg	3.63	1.56	1	A
Endosulfan I	ND		ug/kg	1.94	0.457	1	A
Endosulfan II	ND		ug/kg	1.94	0.647	1	A
Endosulfan sulfate	ND		ug/kg	0.807	0.384	1	A
Methoxychlor	ND		ug/kg	3.63	1.13	1	A
Toxaphene	ND		ug/kg	36.3	10.2	1	A
cis-Chlordane	ND		ug/kg	2.42	0.674	1	A
trans-Chlordane	ND		ug/kg	2.42	0.639	1	A
Chlordane	ND		ug/kg	15.7	6.41	1	A

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-04 Date Collected: 03/20/19 11:00

Client ID: S-4 Date Received: 03/21/19

Sample Location: NY Field Prep: Not Specified

Sample Depth:

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor	Column
Organochlorine Pesticides by GC - Westborough Lab							

Surrogate	% Recovery	Qualifier	Acceptance Criteria	Column
2,4,5,6-Tetrachloro-m-xylene	98		30-150	B
Decachlorobiphenyl	82		30-150	B
2,4,5,6-Tetrachloro-m-xylene	76		30-150	A
Decachlorobiphenyl	89		30-150	A

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-05
Client ID: S-5
Sample Location: NY

Date Collected: 03/20/19 11:20
Date Received: 03/21/19
Field Prep: Not Specified

Sample Depth:
Matrix: Soil
Analytical Method: 1,8081B
Analytical Date: 03/25/19 21:30
Analyst: SL
Percent Solids: 81%

Extraction Method: EPA 3546
Extraction Date: 03/24/19 02:04
Cleanup Method: EPA 3620B
Cleanup Date: 03/25/19

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor	Column
Organochlorine Pesticides by GC - Westborough Lab							
Delta-BHC	ND		ug/kg	1.88	0.368	1	A
Lindane	ND		ug/kg	0.783	0.350	1	A
Alpha-BHC	ND		ug/kg	0.783	0.222	1	A
Beta-BHC	ND		ug/kg	1.88	0.713	1	A
Heptachlor	ND		ug/kg	0.940	0.421	1	A
Aldrin	ND		ug/kg	1.88	0.662	1	A
Heptachlor epoxide	ND	IP	ug/kg	3.52	1.06	1	B
Endrin	ND		ug/kg	0.783	0.321	1	A
Endrin aldehyde	ND		ug/kg	2.35	0.823	1	A
Endrin ketone	ND		ug/kg	1.88	0.484	1	A
Dieldrin	5.47		ug/kg	1.18	0.588	1	B
4,4'-DDE	121		ug/kg	1.88	0.435	1	B
4,4'-DDD	2.32		ug/kg	1.88	0.671	1	B
4,4'-DDT	256	E	ug/kg	3.52	1.51	1	B
Endosulfan I	ND		ug/kg	1.88	0.444	1	A
Endosulfan II	ND		ug/kg	1.88	0.628	1	A
Endosulfan sulfate	ND		ug/kg	0.783	0.373	1	A
Methoxychlor	ND		ug/kg	3.52	1.10	1	A
Toxaphene	ND		ug/kg	35.2	9.87	1	A
cis-Chlordane	4.76	P	ug/kg	2.35	0.655	1	A
trans-Chlordane	4.65	P	ug/kg	2.35	0.620	1	A
Chlordane	ND		ug/kg	15.3	6.23	1	A

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-05 Date Collected: 03/20/19 11:20

Client ID: S-5 Date Received: 03/21/19

Sample Location: NY Field Prep: Not Specified

Sample Depth:

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor	Column
Organochlorine Pesticides by GC - Westborough Lab							

Surrogate	% Recovery	Qualifier	Acceptance Criteria	Column
2,4,5,6-Tetrachloro-m-xylene	68		30-150	B
Decachlorobiphenyl	91		30-150	B
2,4,5,6-Tetrachloro-m-xylene	75		30-150	A
Decachlorobiphenyl	54		30-150	A

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-05 D
Client ID: S-5
Sample Location: NY

Date Collected: 03/20/19 11:20
Date Received: 03/21/19
Field Prep: Not Specified

Sample Depth:
Matrix: Soil
Analytical Method: 1,8081B
Analytical Date: 03/27/19 18:14
Analyst: SL
Percent Solids: 81%

Extraction Method: EPA 3546
Extraction Date: 03/24/19 02:04
Cleanup Method: EPA 3620B
Cleanup Date: 03/25/19

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor	Column
Organochlorine Pesticides by GC - Westborough Lab							
4,4'-DDT	233		ug/kg	7.05	3.02	2	B

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-06
Client ID: S-6
Sample Location: NY

Date Collected: 03/20/19 11:30
Date Received: 03/21/19
Field Prep: Not Specified

Sample Depth:
Matrix: Soil
Analytical Method: 1,8081B
Analytical Date: 03/25/19 21:42
Analyst: SL
Percent Solids: 85%

Extraction Method: EPA 3546
Extraction Date: 03/24/19 02:04
Cleanup Method: EPA 3620B
Cleanup Date: 03/25/19

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor	Column
Organochlorine Pesticides by GC - Westborough Lab							
Delta-BHC	ND		ug/kg	1.79	0.350	1	A
Lindane	ND		ug/kg	0.745	0.333	1	A
Alpha-BHC	ND		ug/kg	0.745	0.211	1	A
Beta-BHC	ND		ug/kg	1.79	0.678	1	A
Heptachlor	ND		ug/kg	0.894	0.401	1	A
Aldrin	ND		ug/kg	1.79	0.629	1	A
Heptachlor epoxide	ND		ug/kg	3.35	1.00	1	A
Endrin	ND		ug/kg	0.745	0.305	1	A
Endrin aldehyde	ND		ug/kg	2.23	0.782	1	A
Endrin ketone	ND		ug/kg	1.79	0.460	1	A
Dieldrin	ND		ug/kg	1.12	0.558	1	A
4,4'-DDE	ND		ug/kg	1.79	0.413	1	A
4,4'-DDD	ND		ug/kg	1.79	0.637	1	A
4,4'-DDT	ND		ug/kg	3.35	1.44	1	A
Endosulfan I	ND		ug/kg	1.79	0.422	1	A
Endosulfan II	ND		ug/kg	1.79	0.597	1	A
Endosulfan sulfate	ND		ug/kg	0.745	0.354	1	A
Methoxychlor	ND		ug/kg	3.35	1.04	1	A
Toxaphene	ND		ug/kg	33.5	9.38	1	A
cis-Chlordane	ND		ug/kg	2.23	0.622	1	A
trans-Chlordane	ND		ug/kg	2.23	0.590	1	A
Chlordane	ND		ug/kg	14.5	5.92	1	A

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-06 Date Collected: 03/20/19 11:30

Client ID: S-6 Date Received: 03/21/19

Sample Location: NY Field Prep: Not Specified

Sample Depth:

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor	Column
Organochlorine Pesticides by GC - Westborough Lab							

Surrogate	% Recovery	Qualifier	Acceptance Criteria	Column
2,4,5,6-Tetrachloro-m-xylene	101		30-150	B
Decachlorobiphenyl	74		30-150	B
2,4,5,6-Tetrachloro-m-xylene	71		30-150	A
Decachlorobiphenyl	68		30-150	A

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-07 D
Client ID: S-7
Sample Location: NY

Date Collected: 03/20/19 11:50
Date Received: 03/21/19
Field Prep: Not Specified

Sample Depth:
Matrix: Soil
Analytical Method: 1,8081B
Analytical Date: 03/27/19 18:47
Analyst: SL
Percent Solids: 91%

Extraction Method: EPA 3546
Extraction Date: 03/24/19 02:04
Cleanup Method: EPA 3620B
Cleanup Date: 03/25/19
Cleanup Method: EPA 3660B
Cleanup Date: 03/27/19

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor	Column
Organochlorine Pesticides by GC - Westborough Lab							
Delta-BHC	ND		ug/kg	84.9	16.6	50	A
Lindane	ND		ug/kg	35.4	15.8	50	A
Alpha-BHC	ND		ug/kg	35.4	10.0	50	A
Beta-BHC	ND		ug/kg	84.9	32.2	50	A
Heptachlor	ND		ug/kg	42.4	19.0	50	A
Aldrin	ND		ug/kg	84.9	29.9	50	A
Heptachlor epoxide	ND		ug/kg	159	47.8	50	A
Endrin	ND		ug/kg	35.4	14.5	50	A
Endrin aldehyde	ND		ug/kg	106	37.1	50	A
Endrin ketone	ND		ug/kg	84.9	21.8	50	A
Dieldrin	ND		ug/kg	53.0	26.5	50	A
4,4'-DDE	ND		ug/kg	84.9	19.6	50	A
4,4'-DDD	ND		ug/kg	84.9	30.3	50	A
4,4'-DDT	ND		ug/kg	159	68.3	50	A
Endosulfan I	ND		ug/kg	84.9	20.0	50	A
Endosulfan II	ND		ug/kg	84.9	28.4	50	A
Endosulfan sulfate	ND		ug/kg	35.4	16.8	50	A
Methoxychlor	ND		ug/kg	159	49.5	50	A
Toxaphene	ND		ug/kg	1590	446.	50	A
cis-Chlordane	ND		ug/kg	106	29.6	50	A
trans-Chlordane	ND		ug/kg	106	28.0	50	A
Chlordane	ND		ug/kg	690	281.	50	A

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-07 D
Client ID: S-7
Sample Location: NY

Date Collected: 03/20/19 11:50
Date Received: 03/21/19
Field Prep: Not Specified

Sample Depth:

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor	Column
Organochlorine Pesticides by GC - Westborough Lab							

Surrogate	% Recovery	Qualifier	Acceptance Criteria	Column
2,4,5,6-Tetrachloro-m-xylene	**0**	Q	30-150	B
Decachlorobiphenyl	**0**	Q	30-150	B
2,4,5,6-Tetrachloro-m-xylene	**0**	Q	30-150	A
Decachlorobiphenyl	**0**	Q	30-150	A

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-08
Client ID: S-8
Sample Location: NY

Date Collected: 03/20/19 12:05
Date Received: 03/21/19
Field Prep: Not Specified

Sample Depth:
Matrix: Soil
Analytical Method: 1,8081B
Analytical Date: 03/25/19 21:55
Analyst: SL
Percent Solids: 86%

Extraction Method: EPA 3546
Extraction Date: 03/24/19 02:04
Cleanup Method: EPA 3620B
Cleanup Date: 03/25/19

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor	Column
Organochlorine Pesticides by GC - Westborough Lab							
Delta-BHC	ND		ug/kg	1.83	0.358	1	A
Lindane	ND		ug/kg	0.763	0.341	1	A
Alpha-BHC	ND		ug/kg	0.763	0.217	1	A
Beta-BHC	ND		ug/kg	1.83	0.694	1	A
Heptachlor	ND		ug/kg	0.916	0.410	1	A
Aldrin	ND		ug/kg	1.83	0.645	1	A
Heptachlor epoxide	ND		ug/kg	3.43	1.03	1	A
Endrin	ND		ug/kg	0.763	0.313	1	A
Endrin aldehyde	ND		ug/kg	2.29	0.801	1	A
Endrin ketone	ND		ug/kg	1.83	0.471	1	A
Dieldrin	ND		ug/kg	1.14	0.572	1	A
4,4'-DDE	ND		ug/kg	1.83	0.423	1	A
4,4'-DDD	ND		ug/kg	1.83	0.653	1	A
4,4'-DDT	ND		ug/kg	3.43	1.47	1	A
Endosulfan I	ND		ug/kg	1.83	0.432	1	A
Endosulfan II	ND		ug/kg	1.83	0.612	1	A
Endosulfan sulfate	ND		ug/kg	0.763	0.363	1	A
Methoxychlor	ND		ug/kg	3.43	1.07	1	A
Toxaphene	ND		ug/kg	34.3	9.61	1	A
cis-Chlordane	ND		ug/kg	2.29	0.638	1	A
trans-Chlordane	ND		ug/kg	2.29	0.604	1	A
Chlordane	ND		ug/kg	14.9	6.06	1	A

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-08 Date Collected: 03/20/19 12:05

Client ID: S-8 Date Received: 03/21/19

Sample Location: NY Field Prep: Not Specified

Sample Depth:

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor	Column
Organochlorine Pesticides by GC - Westborough Lab							

Surrogate	% Recovery	Qualifier	Acceptance Criteria	Column
2,4,5,6-Tetrachloro-m-xylene	73		30-150	B
Decachlorobiphenyl	77		30-150	B
2,4,5,6-Tetrachloro-m-xylene	69		30-150	A
Decachlorobiphenyl	69		30-150	A

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-09
Client ID: TWP-1
Sample Location: NY

Date Collected: 03/20/19 10:45
Date Received: 03/21/19
Field Prep: Not Specified

Sample Depth:
Matrix: Water
Analytical Method: 1,8081B
Analytical Date: 03/26/19 10:55
Analyst: SL

Extraction Method: EPA 3510C
Extraction Date: 03/25/19 13:39

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor	Column
Organochlorine Pesticides by GC - Westborough Lab							
Delta-BHC	ND		ug/l	0.014	0.003	1	A
Lindane	ND		ug/l	0.014	0.003	1	A
Alpha-BHC	ND		ug/l	0.014	0.003	1	A
Beta-BHC	ND		ug/l	0.014	0.004	1	A
Heptachlor	ND		ug/l	0.014	0.002	1	A
Aldrin	ND		ug/l	0.014	0.002	1	A
Heptachlor epoxide	ND		ug/l	0.014	0.003	1	A
Endrin	ND		ug/l	0.029	0.003	1	A
Endrin aldehyde	ND		ug/l	0.029	0.006	1	A
Endrin ketone	ND		ug/l	0.029	0.003	1	A
Dieldrin	ND		ug/l	0.029	0.003	1	A
4,4'-DDE	ND		ug/l	0.029	0.003	1	A
4,4'-DDD	ND		ug/l	0.029	0.003	1	A
4,4'-DDT	ND		ug/l	0.029	0.003	1	A
Endosulfan I	ND		ug/l	0.014	0.002	1	A
Endosulfan II	ND		ug/l	0.029	0.004	1	A
Endosulfan sulfate	ND		ug/l	0.029	0.003	1	A
Methoxychlor	ND		ug/l	0.143	0.005	1	A
Toxaphene	ND		ug/l	0.143	0.045	1	A
cis-Chlordane	ND		ug/l	0.014	0.005	1	A
trans-Chlordane	ND		ug/l	0.014	0.004	1	A
Chlordane	ND		ug/l	0.143	0.033	1	A

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-09 Date Collected: 03/20/19 10:45

Client ID: TWP-1 Date Received: 03/21/19

Sample Location: NY Field Prep: Not Specified

Sample Depth:

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor	Column
Organochlorine Pesticides by GC - Westborough Lab							

Surrogate	% Recovery	Qualifier	Acceptance Criteria	Column
2,4,5,6-Tetrachloro-m-xylene	68		30-150	A
Decachlorobiphenyl	92		30-150	A
2,4,5,6-Tetrachloro-m-xylene	44		30-150	B
Decachlorobiphenyl	61		30-150	B

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-10
Client ID: TWP-3
Sample Location: NY

Date Collected: 03/20/19 11:35
Date Received: 03/21/19
Field Prep: Not Specified

Sample Depth:
Matrix: Water
Analytical Method: 1,8081B
Analytical Date: 03/26/19 11:08
Analyst: SL

Extraction Method: EPA 3510C
Extraction Date: 03/25/19 13:39

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor	Column
Organochlorine Pesticides by GC - Westborough Lab							
Delta-BHC	ND		ug/l	0.014	0.003	1	A
Lindane	ND		ug/l	0.014	0.003	1	A
Alpha-BHC	ND		ug/l	0.014	0.003	1	A
Beta-BHC	ND		ug/l	0.014	0.004	1	A
Heptachlor	ND		ug/l	0.014	0.002	1	A
Aldrin	ND		ug/l	0.014	0.002	1	A
Heptachlor epoxide	ND		ug/l	0.014	0.003	1	A
Endrin	ND		ug/l	0.029	0.003	1	A
Endrin aldehyde	ND		ug/l	0.029	0.006	1	A
Endrin ketone	ND		ug/l	0.029	0.003	1	A
Dieldrin	ND		ug/l	0.029	0.003	1	A
4,4'-DDE	ND		ug/l	0.029	0.003	1	A
4,4'-DDD	ND		ug/l	0.029	0.003	1	A
4,4'-DDT	ND		ug/l	0.029	0.003	1	A
Endosulfan I	ND		ug/l	0.014	0.002	1	A
Endosulfan II	ND		ug/l	0.029	0.004	1	A
Endosulfan sulfate	ND		ug/l	0.029	0.003	1	A
Methoxychlor	ND		ug/l	0.143	0.005	1	A
Toxaphene	ND		ug/l	0.143	0.045	1	A
cis-Chlordane	ND		ug/l	0.014	0.005	1	A
trans-Chlordane	ND		ug/l	0.014	0.004	1	A
Chlordane	ND		ug/l	0.143	0.033	1	A

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-10 Date Collected: 03/20/19 11:35

Client ID: TWP-3 Date Received: 03/21/19

Sample Location: NY Field Prep: Not Specified

Sample Depth:

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor	Column
Organochlorine Pesticides by GC - Westborough Lab							

Surrogate	% Recovery	Qualifier	Acceptance Criteria	Column
2,4,5,6-Tetrachloro-m-xylene	62		30-150	A
Decachlorobiphenyl	75		30-150	A
2,4,5,6-Tetrachloro-m-xylene	52		30-150	B
Decachlorobiphenyl	58		30-150	B

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-11
Client ID: TWP-8
Sample Location: NY

Date Collected: 03/20/19 12:25
Date Received: 03/21/19
Field Prep: Not Specified

Sample Depth:
Matrix: Water
Analytical Method: 1,8081B
Analytical Date: 03/26/19 11:20
Analyst: SL

Extraction Method: EPA 3510C
Extraction Date: 03/25/19 13:39

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor	Column
Organochlorine Pesticides by GC - Westborough Lab							
Delta-BHC	ND		ug/l	0.022	0.005	1	A
Lindane	ND		ug/l	0.022	0.005	1	A
Alpha-BHC	ND		ug/l	0.022	0.005	1	A
Beta-BHC	ND		ug/l	0.022	0.006	1	A
Heptachlor	ND		ug/l	0.022	0.003	1	A
Aldrin	ND		ug/l	0.022	0.002	1	A
Heptachlor epoxide	ND		ug/l	0.022	0.005	1	A
Endrin	ND		ug/l	0.044	0.005	1	A
Endrin aldehyde	ND		ug/l	0.044	0.009	1	A
Endrin ketone	ND		ug/l	0.044	0.005	1	A
Dieldrin	ND		ug/l	0.044	0.005	1	A
4,4'-DDE	ND		ug/l	0.044	0.004	1	A
4,4'-DDD	ND		ug/l	0.044	0.005	1	A
4,4'-DDT	ND		ug/l	0.044	0.005	1	A
Endosulfan I	ND		ug/l	0.022	0.004	1	A
Endosulfan II	ND		ug/l	0.044	0.006	1	A
Endosulfan sulfate	ND		ug/l	0.044	0.005	1	A
Methoxychlor	ND		ug/l	0.222	0.008	1	A
Toxaphene	ND		ug/l	0.222	0.070	1	A
cis-Chlordane	ND		ug/l	0.022	0.007	1	A
trans-Chlordane	ND		ug/l	0.022	0.007	1	A
Chlordane	ND		ug/l	0.222	0.051	1	A

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-11 Date Collected: 03/20/19 12:25

Client ID: TWP-8 Date Received: 03/21/19

Sample Location: NY Field Prep: Not Specified

Sample Depth:

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor	Column
Organochlorine Pesticides by GC - Westborough Lab							

Surrogate	% Recovery	Qualifier	Acceptance Criteria	Column
2,4,5,6-Tetrachloro-m-xylene	65		30-150	A
Decachlorobiphenyl	89		30-150	A
2,4,5,6-Tetrachloro-m-xylene	64		30-150	B
Decachlorobiphenyl	71		30-150	B

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

Method Blank Analysis
Batch Quality Control

Analytical Method: 1,8081B
Analytical Date: 03/27/19 17:24
Analyst: SL

Extraction Method: EPA 3546
Extraction Date: 03/24/19 02:04
Cleanup Method: EPA 3620B
Cleanup Date: 03/25/19
Cleanup Method: EPA 3660B
Cleanup Date: 03/27/19

Parameter	Result	Qualifier	Units	RL	MDL	Column
Organochlorine Pesticides by GC - Westborough Lab for sample(s): 01-08 Batch: WG1218946-1						
Delta-BHC	ND		ug/kg	1.51	0.295	A
Lindane	ND		ug/kg	0.628	0.281	A
Alpha-BHC	ND		ug/kg	0.628	0.178	A
Beta-BHC	ND		ug/kg	1.51	0.572	A
Heptachlor	ND		ug/kg	0.754	0.338	A
Aldrin	ND		ug/kg	1.51	0.531	A
Heptachlor epoxide	ND		ug/kg	2.83	0.848	A
Endrin	ND		ug/kg	0.628	0.258	A
Endrin aldehyde	ND		ug/kg	1.88	0.660	A
Endrin ketone	ND		ug/kg	1.51	0.388	A
Dieldrin	ND		ug/kg	0.943	0.471	A
4,4'-DDE	ND		ug/kg	1.51	0.349	A
4,4'-DDD	ND		ug/kg	1.51	0.538	A
4,4'-DDT	ND		ug/kg	2.83	1.21	A
Endosulfan I	ND		ug/kg	1.51	0.356	A
Endosulfan II	ND		ug/kg	1.51	0.504	A
Endosulfan sulfate	ND		ug/kg	0.628	0.299	A
Methoxychlor	ND		ug/kg	2.83	0.880	A
Toxaphene	ND		ug/kg	28.3	7.92	A
cis-Chlordane	ND		ug/kg	1.88	0.525	A
trans-Chlordane	ND		ug/kg	1.88	0.498	A
Chlordane	ND		ug/kg	12.2	5.00	A

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

Method Blank Analysis
Batch Quality Control

Analytical Method: 1,8081B
Analytical Date: 03/27/19 17:24
Analyst: SL

Extraction Method: EPA 3546
Extraction Date: 03/24/19 02:04
Cleanup Method: EPA 3620B
Cleanup Date: 03/25/19
Cleanup Method: EPA 3660B
Cleanup Date: 03/27/19

Parameter	Result	Qualifier	Units	RL	MDL	Column
Organochlorine Pesticides by GC - Westborough Lab for sample(s): 01-08 Batch: WG1218946-1						

Surrogate	%Recovery	Qualifier	Acceptance Criteria	Column
2,4,5,6-Tetrachloro-m-xylene	77		30-150	B
Decachlorobiphenyl	99		30-150	B
2,4,5,6-Tetrachloro-m-xylene	76		30-150	A
Decachlorobiphenyl	97		30-150	A

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

Method Blank Analysis
Batch Quality Control

Analytical Method: 1,8081B
Analytical Date: 03/26/19 10:18
Analyst: SL

Extraction Method: EPA 3510C
Extraction Date: 03/25/19 13:39

Parameter	Result	Qualifier	Units	RL	MDL	Column
Organochlorine Pesticides by GC - Westborough Lab for sample(s): 09-11 Batch: WG1219256-1						
Delta-BHC	ND		ug/l	0.014	0.003	A
Lindane	ND		ug/l	0.014	0.003	A
Alpha-BHC	ND		ug/l	0.014	0.003	A
Beta-BHC	ND		ug/l	0.014	0.004	A
Heptachlor	ND		ug/l	0.014	0.002	A
Aldrin	ND		ug/l	0.014	0.002	A
Heptachlor epoxide	ND		ug/l	0.014	0.003	A
Endrin	ND		ug/l	0.029	0.003	A
Endrin aldehyde	ND		ug/l	0.029	0.006	A
Endrin ketone	ND		ug/l	0.029	0.003	A
Dieldrin	ND		ug/l	0.029	0.003	A
4,4'-DDE	ND		ug/l	0.029	0.003	A
4,4'-DDD	ND		ug/l	0.029	0.003	A
4,4'-DDT	ND		ug/l	0.029	0.003	A
Endosulfan I	ND		ug/l	0.014	0.002	A
Endosulfan II	ND		ug/l	0.029	0.004	A
Endosulfan sulfate	ND		ug/l	0.029	0.003	A
Methoxychlor	ND		ug/l	0.143	0.005	A
Toxaphene	ND		ug/l	0.143	0.045	A
cis-Chlordane	ND		ug/l	0.014	0.005	A
trans-Chlordane	ND		ug/l	0.014	0.004	A
Chlordane	ND		ug/l	0.143	0.033	A

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

Method Blank Analysis
Batch Quality Control

Analytical Method: 1,8081B
Analytical Date: 03/26/19 10:18
Analyst: SL

Extraction Method: EPA 3510C
Extraction Date: 03/25/19 13:39

Parameter	Result	Qualifier	Units	RL	MDL	Column
Organochlorine Pesticides by GC - Westborough Lab for sample(s): 09-11 Batch: WG1219256-1						

Surrogate	%Recovery	Qualifier	Acceptance Criteria	Column
2,4,5,6-Tetrachloro-m-xylene	63		30-150	A
Decachlorobiphenyl	93		30-150	A
2,4,5,6-Tetrachloro-m-xylene	66		30-150	B
Decachlorobiphenyl	82		30-150	B

Lab Control Sample Analysis
Batch Quality Control

Project Name: G6-2423
Project Number: G6-2423

Lab Number: L1911169
Report Date: 03/29/19

Parameter	LCS %Recovery	Qual	LCSD %Recovery	Qual	%Recovery Limits	RPD	Qual	RPD Limits	Column
Organochlorine Pesticides by GC - Westborough Lab Associated sample(s): 01-08 Batch: WG1218946-2 WG1218946-3									
Delta-BHC	104		97		30-150	7		30	A
Lindane	102		97		30-150	5		30	A
Alpha-BHC	98		92		30-150	6		30	A
Beta-BHC	98		96		30-150	2		30	A
Heptachlor	68		70		30-150	3		30	A
Aldrin	92		83		30-150	10		30	A
Heptachlor epoxide	98		91		30-150	7		30	A
Endrin	102		95		30-150	7		30	A
Endrin aldehyde	80		73		30-150	9		30	A
Endrin ketone	100		96		30-150	4		30	A
Dieldrin	98		92		30-150	6		30	A
4,4'-DDE	91		85		30-150	7		30	A
4,4'-DDD	95		89		30-150	7		30	A
4,4'-DDT	97		89		30-150	9		30	A
Endosulfan I	88		86		30-150	2		30	A
Endosulfan II	96		89		30-150	8		30	A
Endosulfan sulfate	87		85		30-150	2		30	A
Methoxychlor	93		86		30-150	8		30	A
cis-Chlordane	81		75		30-150	8		30	A
trans-Chlordane	97		85		30-150	13		30	A

Lab Control Sample Analysis

Batch Quality Control

Project Name: G6-2423
Project Number: G6-2423

Lab Number: L1911169
Report Date: 03/29/19

Parameter	LCS %Recovery	Qual	LCSD %Recovery	Qual	%Recovery Limits	RPD	Qual	RPD Limits
Organochlorine Pesticides by GC - Westborough Lab Associated sample(s): 01-08 Batch: WG1218946-2 WG1218946-3								

Surrogate	LCS %Recovery	Qual	LCSD %Recovery	Qual	Acceptance Criteria	Column
2,4,5,6-Tetrachloro-m-xylene	89		91		30-150	B
Decachlorobiphenyl	125		124		30-150	B
2,4,5,6-Tetrachloro-m-xylene	83		78		30-150	A
Decachlorobiphenyl	111		96		30-150	A

Lab Control Sample Analysis
Batch Quality Control

Project Name: G6-2423
Project Number: G6-2423

Lab Number: L1911169
Report Date: 03/29/19

Parameter	LCS %Recovery	Qual	LCSD %Recovery	Qual	%Recovery Limits	RPD	Qual	RPD Limits	Column
Organochlorine Pesticides by GC - Westborough Lab Associated sample(s): 09-11 Batch: WG1219256-2 WG1219256-3									
Delta-BHC	62		69		30-150	11		20	A
Lindane	76		83		30-150	10		20	A
Alpha-BHC	76		85		30-150	11		20	A
Beta-BHC	71		82		30-150	14		20	A
Heptachlor	71		80		30-150	12		20	A
Aldrin	67		77		30-150	13		20	A
Heptachlor epoxide	76		84		30-150	10		20	A
Endrin	76		83		30-150	9		20	A
Endrin aldehyde	67		72		30-150	7		20	A
Endrin ketone	80		87		30-150	8		20	A
Dieldrin	77		85		30-150	9		20	A
4,4'-DDE	70		79		30-150	11		20	A
4,4'-DDD	74		81		30-150	9		20	A
4,4'-DDT	76		83		30-150	9		20	A
Endosulfan I	68		75		30-150	10		20	A
Endosulfan II	76		82		30-150	7		20	A
Endosulfan sulfate	75		80		30-150	7		20	A
Methoxychlor	75		80		30-150	7		20	A
cis-Chlordane	62		69		30-150	10		20	A
trans-Chlordane	68		76		30-150	11		20	A

Lab Control Sample Analysis

Batch Quality Control

Project Name: G6-2423
Project Number: G6-2423

Lab Number: L1911169
Report Date: 03/29/19

Parameter	LCS %Recovery	Qual	LCSD %Recovery	Qual	%Recovery Limits	RPD	Qual	RPD Limits
Organochlorine Pesticides by GC - Westborough Lab Associated sample(s): 09-11 Batch: WG1219256-2 WG1219256-3								

Surrogate	LCS %Recovery	Qual	LCSD %Recovery	Qual	Acceptance Criteria	Column
2,4,5,6-Tetrachloro-m-xylene	60		66		30-150	A
Decachlorobiphenyl	100		99		30-150	A
2,4,5,6-Tetrachloro-m-xylene	61		67		30-150	B
Decachlorobiphenyl	79		80		30-150	B

METALS

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-01 Date Collected: 03/20/19 09:10

Client ID: S-1 Date Received: 03/21/19

Sample Location: NY Field Prep: Not Specified

Sample Depth:

Matrix: Soil

Percent Solids: 85%

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor	Date Prepared	Date Analyzed	Prep Method	Analytical Method	Analyst
Total Metals - Mansfield Lab											
Aluminum, Total	10900		mg/kg	9.44	2.55	2	03/22/19 22:09	03/25/19 17:17	EPA 3050B	1,6010D	PS
Antimony, Total	0.387	J	mg/kg	4.72	0.359	2	03/22/19 22:09	03/25/19 17:17	EPA 3050B	1,6010D	PS
Arsenic, Total	3.96		mg/kg	0.944	0.196	2	03/22/19 22:09	03/25/19 17:17	EPA 3050B	1,6010D	PS
Barium, Total	31.7		mg/kg	0.944	0.164	2	03/22/19 22:09	03/25/19 17:17	EPA 3050B	1,6010D	PS
Beryllium, Total	0.406	J	mg/kg	0.472	0.031	2	03/22/19 22:09	03/25/19 17:17	EPA 3050B	1,6010D	PS
Cadmium, Total	0.236	J	mg/kg	0.944	0.093	2	03/22/19 22:09	03/25/19 17:17	EPA 3050B	1,6010D	PS
Calcium, Total	1720		mg/kg	9.44	3.30	2	03/22/19 22:09	03/25/19 17:17	EPA 3050B	1,6010D	PS
Chromium, Total	11.7		mg/kg	0.944	0.091	2	03/22/19 22:09	03/25/19 17:17	EPA 3050B	1,6010D	PS
Cobalt, Total	5.38		mg/kg	1.89	0.157	2	03/22/19 22:09	03/25/19 17:17	EPA 3050B	1,6010D	PS
Copper, Total	16.1		mg/kg	0.944	0.244	2	03/22/19 22:09	03/25/19 17:17	EPA 3050B	1,6010D	PS
Iron, Total	22100		mg/kg	4.72	0.853	2	03/22/19 22:09	03/25/19 17:17	EPA 3050B	1,6010D	PS
Lead, Total	10.5		mg/kg	4.72	0.253	2	03/22/19 22:09	03/25/19 17:17	EPA 3050B	1,6010D	PS
Magnesium, Total	3180		mg/kg	9.44	1.45	2	03/22/19 22:09	03/25/19 17:17	EPA 3050B	1,6010D	PS
Manganese, Total	189		mg/kg	0.944	0.150	2	03/22/19 22:09	03/25/19 17:17	EPA 3050B	1,6010D	PS
Mercury, Total	ND		mg/kg	0.075	0.016	1	03/23/19 07:30	03/25/19 15:56	EPA 7471B	1,7471B	GD
Nickel, Total	14.1		mg/kg	2.36	0.228	2	03/22/19 22:09	03/25/19 17:17	EPA 3050B	1,6010D	PS
Potassium, Total	381		mg/kg	236	13.6	2	03/22/19 22:09	03/25/19 17:17	EPA 3050B	1,6010D	PS
Selenium, Total	ND		mg/kg	1.89	0.244	2	03/22/19 22:09	03/25/19 17:17	EPA 3050B	1,6010D	PS
Silver, Total	ND		mg/kg	0.944	0.267	2	03/22/19 22:09	03/25/19 17:17	EPA 3050B	1,6010D	PS
Sodium, Total	57.9	J	mg/kg	189	2.98	2	03/22/19 22:09	03/25/19 17:17	EPA 3050B	1,6010D	PS
Thallium, Total	ND		mg/kg	1.89	0.298	2	03/22/19 22:09	03/25/19 17:17	EPA 3050B	1,6010D	PS
Vanadium, Total	16.9		mg/kg	0.944	0.192	2	03/22/19 22:09	03/25/19 17:17	EPA 3050B	1,6010D	PS
Zinc, Total	47.5		mg/kg	4.72	0.277	2	03/22/19 22:09	03/25/19 17:17	EPA 3050B	1,6010D	PS

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-02 Date Collected: 03/20/19 09:45

Client ID: S-2 Date Received: 03/21/19

Sample Location: NY Field Prep: Not Specified

Sample Depth:

Matrix: Soil

Percent Solids: 86%

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor	Date Prepared	Date Analyzed	Prep Method	Analytical Method	Analyst
Total Metals - Mansfield Lab											
Aluminum, Total	10700		mg/kg	8.70	2.35	2	03/22/19 22:09	03/25/19 17:22	EPA 3050B	1,6010D	PS
Antimony, Total	0.391	J	mg/kg	4.35	0.330	2	03/22/19 22:09	03/25/19 17:22	EPA 3050B	1,6010D	PS
Arsenic, Total	61.0		mg/kg	0.870	0.181	2	03/22/19 22:09	03/25/19 17:22	EPA 3050B	1,6010D	PS
Barium, Total	53.3		mg/kg	0.870	0.151	2	03/22/19 22:09	03/25/19 17:22	EPA 3050B	1,6010D	PS
Beryllium, Total	0.435		mg/kg	0.435	0.029	2	03/22/19 22:09	03/25/19 17:22	EPA 3050B	1,6010D	PS
Cadmium, Total	0.330	J	mg/kg	0.870	0.085	2	03/22/19 22:09	03/25/19 17:22	EPA 3050B	1,6010D	PS
Calcium, Total	1450		mg/kg	8.70	3.04	2	03/22/19 22:09	03/25/19 17:22	EPA 3050B	1,6010D	PS
Chromium, Total	11.2		mg/kg	0.870	0.084	2	03/22/19 22:09	03/25/19 17:22	EPA 3050B	1,6010D	PS
Cobalt, Total	8.98		mg/kg	1.74	0.144	2	03/22/19 22:09	03/25/19 17:22	EPA 3050B	1,6010D	PS
Copper, Total	31.6		mg/kg	0.870	0.224	2	03/22/19 22:09	03/25/19 17:22	EPA 3050B	1,6010D	PS
Iron, Total	22100		mg/kg	4.35	0.786	2	03/22/19 22:09	03/25/19 17:22	EPA 3050B	1,6010D	PS
Lead, Total	23.5		mg/kg	4.35	0.233	2	03/22/19 22:09	03/25/19 17:22	EPA 3050B	1,6010D	PS
Magnesium, Total	3400		mg/kg	8.70	1.34	2	03/22/19 22:09	03/25/19 17:22	EPA 3050B	1,6010D	PS
Manganese, Total	781		mg/kg	0.870	0.138	2	03/22/19 22:09	03/25/19 17:22	EPA 3050B	1,6010D	PS
Mercury, Total	0.064	J	mg/kg	0.073	0.015	1	03/23/19 07:30	03/25/19 16:07	EPA 7471B	1,7471B	GD
Nickel, Total	15.8		mg/kg	2.17	0.210	2	03/22/19 22:09	03/25/19 17:22	EPA 3050B	1,6010D	PS
Potassium, Total	365		mg/kg	217	12.5	2	03/22/19 22:09	03/25/19 17:22	EPA 3050B	1,6010D	PS
Selenium, Total	ND		mg/kg	1.74	0.224	2	03/22/19 22:09	03/25/19 17:22	EPA 3050B	1,6010D	PS
Silver, Total	ND		mg/kg	0.870	0.246	2	03/22/19 22:09	03/25/19 17:22	EPA 3050B	1,6010D	PS
Sodium, Total	27.5	J	mg/kg	174	2.74	2	03/22/19 22:09	03/25/19 17:22	EPA 3050B	1,6010D	PS
Thallium, Total	0.304	J	mg/kg	1.74	0.274	2	03/22/19 22:09	03/25/19 17:22	EPA 3050B	1,6010D	PS
Vanadium, Total	15.1		mg/kg	0.870	0.176	2	03/22/19 22:09	03/25/19 17:22	EPA 3050B	1,6010D	PS
Zinc, Total	72.3		mg/kg	4.35	0.255	2	03/22/19 22:09	03/25/19 17:22	EPA 3050B	1,6010D	PS

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-03 Date Collected: 03/20/19 10:05

Client ID: S-3 Date Received: 03/21/19

Sample Location: NY Field Prep: Not Specified

Sample Depth:

Matrix: Soil

Percent Solids: 74%

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor	Date Prepared	Date Analyzed	Prep Method	Analytical Method	Analyst
Total Metals - Mansfield Lab											
Aluminum, Total	10200		mg/kg	10.6	2.85	2	03/22/19 22:09	03/25/19 17:26	EPA 3050B	1,6010D	PS
Antimony, Total	0.676	J	mg/kg	5.28	0.401	2	03/22/19 22:09	03/25/19 17:26	EPA 3050B	1,6010D	PS
Arsenic, Total	57.2		mg/kg	1.06	0.220	2	03/22/19 22:09	03/25/19 17:26	EPA 3050B	1,6010D	PS
Barium, Total	88.1		mg/kg	1.06	0.184	2	03/22/19 22:09	03/25/19 17:26	EPA 3050B	1,6010D	PS
Beryllium, Total	0.602		mg/kg	0.528	0.035	2	03/22/19 22:09	03/25/19 17:26	EPA 3050B	1,6010D	PS
Cadmium, Total	0.422	J	mg/kg	1.06	0.103	2	03/22/19 22:09	03/25/19 17:26	EPA 3050B	1,6010D	PS
Calcium, Total	2480		mg/kg	10.6	3.69	2	03/22/19 22:09	03/25/19 17:26	EPA 3050B	1,6010D	PS
Chromium, Total	11.0		mg/kg	1.06	0.101	2	03/22/19 22:09	03/25/19 17:26	EPA 3050B	1,6010D	PS
Cobalt, Total	7.01		mg/kg	2.11	0.175	2	03/22/19 22:09	03/25/19 17:26	EPA 3050B	1,6010D	PS
Copper, Total	21.9		mg/kg	1.06	0.272	2	03/22/19 22:09	03/25/19 17:26	EPA 3050B	1,6010D	PS
Iron, Total	26700		mg/kg	5.28	0.953	2	03/22/19 22:09	03/25/19 17:26	EPA 3050B	1,6010D	PS
Lead, Total	15.5		mg/kg	5.28	0.283	2	03/22/19 22:09	03/25/19 17:26	EPA 3050B	1,6010D	PS
Magnesium, Total	2040		mg/kg	10.6	1.62	2	03/22/19 22:09	03/25/19 17:26	EPA 3050B	1,6010D	PS
Manganese, Total	1440		mg/kg	1.06	0.168	2	03/22/19 22:09	03/25/19 17:26	EPA 3050B	1,6010D	PS
Mercury, Total	ND		mg/kg	0.086	0.018	1	03/23/19 07:30	03/25/19 16:09	EPA 7471B	1,7471B	GD
Nickel, Total	11.2		mg/kg	2.64	0.255	2	03/22/19 22:09	03/25/19 17:26	EPA 3050B	1,6010D	PS
Potassium, Total	431		mg/kg	264	15.2	2	03/22/19 22:09	03/25/19 17:26	EPA 3050B	1,6010D	PS
Selenium, Total	0.686	J	mg/kg	2.11	0.272	2	03/22/19 22:09	03/25/19 17:26	EPA 3050B	1,6010D	PS
Silver, Total	ND		mg/kg	1.06	0.299	2	03/22/19 22:09	03/25/19 17:26	EPA 3050B	1,6010D	PS
Sodium, Total	33.7	J	mg/kg	211	3.32	2	03/22/19 22:09	03/25/19 17:26	EPA 3050B	1,6010D	PS
Thallium, Total	1.14	J	mg/kg	2.11	0.332	2	03/22/19 22:09	03/25/19 17:26	EPA 3050B	1,6010D	PS
Vanadium, Total	16.6		mg/kg	1.06	0.214	2	03/22/19 22:09	03/25/19 17:26	EPA 3050B	1,6010D	PS
Zinc, Total	51.3		mg/kg	5.28	0.309	2	03/22/19 22:09	03/25/19 17:26	EPA 3050B	1,6010D	PS

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-04 Date Collected: 03/20/19 11:00

Client ID: S-4 Date Received: 03/21/19

Sample Location: NY Field Prep: Not Specified

Sample Depth:

Matrix: Soil

Percent Solids: 81%

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor	Date Prepared	Date Analyzed	Prep Method	Analytical Method	Analyst
Total Metals - Mansfield Lab											
Aluminum, Total	13600		mg/kg	9.64	2.60	2	03/22/19 22:09	03/25/19 17:31	EPA 3050B	1,6010D	PS
Antimony, Total	1.92	J	mg/kg	4.82	0.366	2	03/22/19 22:09	03/25/19 17:31	EPA 3050B	1,6010D	PS
Arsenic, Total	16.8		mg/kg	0.964	0.200	2	03/22/19 22:09	03/25/19 17:31	EPA 3050B	1,6010D	PS
Barium, Total	48.0		mg/kg	0.964	0.168	2	03/22/19 22:09	03/25/19 17:31	EPA 3050B	1,6010D	PS
Beryllium, Total	0.588		mg/kg	0.482	0.032	2	03/22/19 22:09	03/25/19 17:31	EPA 3050B	1,6010D	PS
Cadmium, Total	0.607	J	mg/kg	0.964	0.094	2	03/22/19 22:09	03/25/19 17:31	EPA 3050B	1,6010D	PS
Calcium, Total	6370		mg/kg	9.64	3.37	2	03/22/19 22:09	03/25/19 17:31	EPA 3050B	1,6010D	PS
Chromium, Total	15.1		mg/kg	0.964	0.093	2	03/22/19 22:09	03/25/19 17:31	EPA 3050B	1,6010D	PS
Cobalt, Total	9.78		mg/kg	1.93	0.160	2	03/22/19 22:09	03/25/19 17:31	EPA 3050B	1,6010D	PS
Copper, Total	49.7		mg/kg	0.964	0.249	2	03/22/19 22:09	03/25/19 17:31	EPA 3050B	1,6010D	PS
Iron, Total	34300		mg/kg	4.82	0.870	2	03/22/19 22:09	03/25/19 17:31	EPA 3050B	1,6010D	PS
Lead, Total	39.2		mg/kg	4.82	0.258	2	03/22/19 22:09	03/25/19 17:31	EPA 3050B	1,6010D	PS
Magnesium, Total	6630		mg/kg	9.64	1.48	2	03/22/19 22:09	03/25/19 17:31	EPA 3050B	1,6010D	PS
Manganese, Total	920		mg/kg	0.964	0.153	2	03/22/19 22:09	03/25/19 17:31	EPA 3050B	1,6010D	PS
Mercury, Total	0.046	J	mg/kg	0.079	0.017	1	03/23/19 07:30	03/25/19 16:11	EPA 7471B	1,7471B	GD
Nickel, Total	27.5		mg/kg	2.41	0.233	2	03/22/19 22:09	03/25/19 17:31	EPA 3050B	1,6010D	PS
Potassium, Total	575		mg/kg	241	13.9	2	03/22/19 22:09	03/25/19 17:31	EPA 3050B	1,6010D	PS
Selenium, Total	ND		mg/kg	1.93	0.249	2	03/22/19 22:09	03/25/19 17:31	EPA 3050B	1,6010D	PS
Silver, Total	ND		mg/kg	0.964	0.273	2	03/22/19 22:09	03/25/19 17:31	EPA 3050B	1,6010D	PS
Sodium, Total	42.8	J	mg/kg	193	3.04	2	03/22/19 22:09	03/25/19 17:31	EPA 3050B	1,6010D	PS
Thallium, Total	0.559	J	mg/kg	1.93	0.304	2	03/22/19 22:09	03/25/19 17:31	EPA 3050B	1,6010D	PS
Vanadium, Total	22.0		mg/kg	0.964	0.196	2	03/22/19 22:09	03/25/19 17:31	EPA 3050B	1,6010D	PS
Zinc, Total	152		mg/kg	4.82	0.282	2	03/22/19 22:09	03/25/19 17:31	EPA 3050B	1,6010D	PS

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-05 Date Collected: 03/20/19 11:20

Client ID: S-5 Date Received: 03/21/19

Sample Location: NY Field Prep: Not Specified

Sample Depth:

Matrix: Soil

Percent Solids: 81%

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor	Date Prepared	Date Analyzed	Prep Method	Analytical Method	Analyst
Total Metals - Mansfield Lab											
Aluminum, Total	10300		mg/kg	9.45	2.55	2	03/22/19 22:09	03/25/19 17:35	EPA 3050B	1,6010D	PS
Antimony, Total	0.690	J	mg/kg	4.73	0.359	2	03/22/19 22:09	03/25/19 17:35	EPA 3050B	1,6010D	PS
Arsenic, Total	6.46		mg/kg	0.945	0.197	2	03/22/19 22:09	03/25/19 17:35	EPA 3050B	1,6010D	PS
Barium, Total	114		mg/kg	0.945	0.164	2	03/22/19 22:09	03/25/19 17:35	EPA 3050B	1,6010D	PS
Beryllium, Total	0.293	J	mg/kg	0.473	0.031	2	03/22/19 22:09	03/25/19 17:35	EPA 3050B	1,6010D	PS
Cadmium, Total	0.520	J	mg/kg	0.945	0.093	2	03/22/19 22:09	03/25/19 17:35	EPA 3050B	1,6010D	PS
Calcium, Total	79300		mg/kg	9.45	3.31	2	03/22/19 22:09	03/25/19 17:35	EPA 3050B	1,6010D	PS
Chromium, Total	20.0		mg/kg	0.945	0.091	2	03/22/19 22:09	03/25/19 17:35	EPA 3050B	1,6010D	PS
Cobalt, Total	7.66		mg/kg	1.89	0.157	2	03/22/19 22:09	03/25/19 17:35	EPA 3050B	1,6010D	PS
Copper, Total	35.2		mg/kg	0.945	0.244	2	03/22/19 22:09	03/25/19 17:35	EPA 3050B	1,6010D	PS
Iron, Total	23600		mg/kg	4.73	0.854	2	03/22/19 22:09	03/25/19 17:35	EPA 3050B	1,6010D	PS
Lead, Total	159		mg/kg	4.73	0.253	2	03/22/19 22:09	03/25/19 17:35	EPA 3050B	1,6010D	PS
Magnesium, Total	6340		mg/kg	9.45	1.46	2	03/22/19 22:09	03/25/19 17:35	EPA 3050B	1,6010D	PS
Manganese, Total	501		mg/kg	0.945	0.150	2	03/22/19 22:09	03/25/19 17:35	EPA 3050B	1,6010D	PS
Mercury, Total	0.075	J	mg/kg	0.077	0.016	1	03/23/19 07:30	03/25/19 16:13	EPA 7471B	1,7471B	GD
Nickel, Total	21.6		mg/kg	2.36	0.229	2	03/22/19 22:09	03/25/19 17:35	EPA 3050B	1,6010D	PS
Potassium, Total	533		mg/kg	236	13.6	2	03/22/19 22:09	03/25/19 17:35	EPA 3050B	1,6010D	PS
Selenium, Total	ND		mg/kg	1.89	0.244	2	03/22/19 22:09	03/25/19 17:35	EPA 3050B	1,6010D	PS
Silver, Total	ND		mg/kg	0.945	0.268	2	03/22/19 22:09	03/25/19 17:35	EPA 3050B	1,6010D	PS
Sodium, Total	144	J	mg/kg	189	2.98	2	03/22/19 22:09	03/25/19 17:35	EPA 3050B	1,6010D	PS
Thallium, Total	ND		mg/kg	1.89	0.298	2	03/22/19 22:09	03/25/19 17:35	EPA 3050B	1,6010D	PS
Vanadium, Total	15.6		mg/kg	0.945	0.192	2	03/22/19 22:09	03/25/19 17:35	EPA 3050B	1,6010D	PS
Zinc, Total	208		mg/kg	4.73	0.277	2	03/22/19 22:09	03/25/19 17:35	EPA 3050B	1,6010D	PS

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-06 Date Collected: 03/20/19 11:30

Client ID: S-6 Date Received: 03/21/19

Sample Location: NY Field Prep: Not Specified

Sample Depth:

Matrix: Soil

Percent Solids: 85%

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor	Date Prepared	Date Analyzed	Prep Method	Analytical Method	Analyst
Total Metals - Mansfield Lab											
Aluminum, Total	6260		mg/kg	9.11	2.46	2	03/22/19 22:09	03/25/19 17:40	EPA 3050B	1,6010D	PS
Antimony, Total	ND		mg/kg	4.55	0.346	2	03/22/19 22:09	03/25/19 17:40	EPA 3050B	1,6010D	PS
Arsenic, Total	20.1		mg/kg	0.911	0.189	2	03/22/19 22:09	03/25/19 17:40	EPA 3050B	1,6010D	PS
Barium, Total	30.6		mg/kg	0.911	0.158	2	03/22/19 22:09	03/25/19 17:40	EPA 3050B	1,6010D	PS
Beryllium, Total	0.319	J	mg/kg	0.455	0.030	2	03/22/19 22:09	03/25/19 17:40	EPA 3050B	1,6010D	PS
Cadmium, Total	0.146	J	mg/kg	0.911	0.089	2	03/22/19 22:09	03/25/19 17:40	EPA 3050B	1,6010D	PS
Calcium, Total	1580		mg/kg	9.11	3.19	2	03/22/19 22:09	03/25/19 17:40	EPA 3050B	1,6010D	PS
Chromium, Total	5.89		mg/kg	0.911	0.087	2	03/22/19 22:09	03/25/19 17:40	EPA 3050B	1,6010D	PS
Cobalt, Total	3.35		mg/kg	1.82	0.151	2	03/22/19 22:09	03/25/19 17:40	EPA 3050B	1,6010D	PS
Copper, Total	53.3		mg/kg	0.911	0.235	2	03/22/19 22:09	03/25/19 17:40	EPA 3050B	1,6010D	PS
Iron, Total	9000		mg/kg	4.55	0.822	2	03/22/19 22:09	03/25/19 17:40	EPA 3050B	1,6010D	PS
Lead, Total	10.2		mg/kg	4.55	0.244	2	03/22/19 22:09	03/25/19 17:40	EPA 3050B	1,6010D	PS
Magnesium, Total	1080		mg/kg	9.11	1.40	2	03/22/19 22:09	03/25/19 17:40	EPA 3050B	1,6010D	PS
Manganese, Total	112		mg/kg	0.911	0.145	2	03/22/19 22:09	03/25/19 17:40	EPA 3050B	1,6010D	PS
Mercury, Total	ND		mg/kg	0.074	0.016	1	03/23/19 07:30	03/25/19 16:15	EPA 7471B	1,7471B	GD
Nickel, Total	6.13		mg/kg	2.28	0.220	2	03/22/19 22:09	03/25/19 17:40	EPA 3050B	1,6010D	PS
Potassium, Total	201	J	mg/kg	228	13.1	2	03/22/19 22:09	03/25/19 17:40	EPA 3050B	1,6010D	PS
Selenium, Total	0.273	J	mg/kg	1.82	0.235	2	03/22/19 22:09	03/25/19 17:40	EPA 3050B	1,6010D	PS
Silver, Total	ND		mg/kg	0.911	0.258	2	03/22/19 22:09	03/25/19 17:40	EPA 3050B	1,6010D	PS
Sodium, Total	32.1	J	mg/kg	182	2.87	2	03/22/19 22:09	03/25/19 17:40	EPA 3050B	1,6010D	PS
Thallium, Total	ND		mg/kg	1.82	0.287	2	03/22/19 22:09	03/25/19 17:40	EPA 3050B	1,6010D	PS
Vanadium, Total	8.93		mg/kg	0.911	0.185	2	03/22/19 22:09	03/25/19 17:40	EPA 3050B	1,6010D	PS
Zinc, Total	21.1		mg/kg	4.55	0.267	2	03/22/19 22:09	03/25/19 17:40	EPA 3050B	1,6010D	PS

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-07 Date Collected: 03/20/19 11:50

Client ID: S-7 Date Received: 03/21/19

Sample Location: NY Field Prep: Not Specified

Sample Depth:

Matrix: Soil

Percent Solids: 91%

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor	Date Prepared	Date Analyzed	Prep Method	Analytical Method	Analyst
Total Metals - Mansfield Lab											
Aluminum, Total	8980		mg/kg	8.57	2.31	2	03/22/19 22:09	03/25/19 17:44	EPA 3050B	1,6010D	PS
Antimony, Total	0.480	J	mg/kg	4.29	0.326	2	03/22/19 22:09	03/25/19 17:44	EPA 3050B	1,6010D	PS
Arsenic, Total	2.78		mg/kg	0.857	0.178	2	03/22/19 22:09	03/25/19 17:44	EPA 3050B	1,6010D	PS
Barium, Total	33.0		mg/kg	0.857	0.149	2	03/22/19 22:09	03/25/19 17:44	EPA 3050B	1,6010D	PS
Beryllium, Total	0.326	J	mg/kg	0.429	0.028	2	03/22/19 22:09	03/25/19 17:44	EPA 3050B	1,6010D	PS
Cadmium, Total	0.248	J	mg/kg	0.857	0.084	2	03/22/19 22:09	03/25/19 17:44	EPA 3050B	1,6010D	PS
Calcium, Total	3570		mg/kg	8.57	3.00	2	03/22/19 22:09	03/25/19 17:44	EPA 3050B	1,6010D	PS
Chromium, Total	9.64		mg/kg	0.857	0.082	2	03/22/19 22:09	03/25/19 17:44	EPA 3050B	1,6010D	PS
Cobalt, Total	7.78		mg/kg	1.71	0.142	2	03/22/19 22:09	03/25/19 17:44	EPA 3050B	1,6010D	PS
Copper, Total	22.9		mg/kg	0.857	0.221	2	03/22/19 22:09	03/25/19 17:44	EPA 3050B	1,6010D	PS
Iron, Total	19600		mg/kg	4.29	0.774	2	03/22/19 22:09	03/25/19 17:44	EPA 3050B	1,6010D	PS
Lead, Total	27.8		mg/kg	4.29	0.230	2	03/22/19 22:09	03/25/19 17:44	EPA 3050B	1,6010D	PS
Magnesium, Total	4250		mg/kg	8.57	1.32	2	03/22/19 22:09	03/25/19 17:44	EPA 3050B	1,6010D	PS
Manganese, Total	491		mg/kg	0.857	0.136	2	03/22/19 22:09	03/25/19 17:44	EPA 3050B	1,6010D	PS
Mercury, Total	0.035	J	mg/kg	0.071	0.015	1	03/23/19 07:30	03/25/19 16:17	EPA 7471B	1,7471B	GD
Nickel, Total	15.5		mg/kg	2.14	0.207	2	03/22/19 22:09	03/25/19 17:44	EPA 3050B	1,6010D	PS
Potassium, Total	421		mg/kg	214	12.3	2	03/22/19 22:09	03/25/19 17:44	EPA 3050B	1,6010D	PS
Selenium, Total	ND		mg/kg	1.71	0.221	2	03/22/19 22:09	03/25/19 17:44	EPA 3050B	1,6010D	PS
Silver, Total	ND		mg/kg	0.857	0.242	2	03/22/19 22:09	03/25/19 17:44	EPA 3050B	1,6010D	PS
Sodium, Total	49.7	J	mg/kg	171	2.70	2	03/22/19 22:09	03/25/19 17:44	EPA 3050B	1,6010D	PS
Thallium, Total	ND		mg/kg	1.71	0.270	2	03/22/19 22:09	03/25/19 17:44	EPA 3050B	1,6010D	PS
Vanadium, Total	11.7		mg/kg	0.857	0.174	2	03/22/19 22:09	03/25/19 17:44	EPA 3050B	1,6010D	PS
Zinc, Total	56.3		mg/kg	4.29	0.251	2	03/22/19 22:09	03/25/19 17:44	EPA 3050B	1,6010D	PS

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-08 Date Collected: 03/20/19 12:05

Client ID: S-8 Date Received: 03/21/19

Sample Location: NY Field Prep: Not Specified

Sample Depth:

Matrix: Soil

Percent Solids: 86%

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor	Date Prepared	Date Analyzed	Prep Method	Analytical Method	Analyst
Total Metals - Mansfield Lab											
Aluminum, Total	9580		mg/kg	9.12	2.46	2	03/22/19 22:09	03/25/19 18:12	EPA 3050B	1,6010D	PS
Antimony, Total	1.06	J	mg/kg	4.56	0.347	2	03/22/19 22:09	03/25/19 18:12	EPA 3050B	1,6010D	PS
Arsenic, Total	14.1		mg/kg	0.912	0.190	2	03/22/19 22:09	03/25/19 18:12	EPA 3050B	1,6010D	PS
Barium, Total	63.9		mg/kg	0.912	0.159	2	03/22/19 22:09	03/25/19 18:12	EPA 3050B	1,6010D	PS
Beryllium, Total	0.511		mg/kg	0.456	0.030	2	03/22/19 22:09	03/25/19 18:12	EPA 3050B	1,6010D	PS
Cadmium, Total	0.374	J	mg/kg	0.912	0.089	2	03/22/19 22:09	03/25/19 18:12	EPA 3050B	1,6010D	PS
Calcium, Total	2820		mg/kg	9.12	3.19	2	03/22/19 22:09	03/25/19 18:12	EPA 3050B	1,6010D	PS
Chromium, Total	11.9		mg/kg	0.912	0.088	2	03/22/19 22:09	03/25/19 18:12	EPA 3050B	1,6010D	PS
Cobalt, Total	11.6		mg/kg	1.82	0.151	2	03/22/19 22:09	03/25/19 18:12	EPA 3050B	1,6010D	PS
Copper, Total	35.6		mg/kg	0.912	0.235	2	03/22/19 22:09	03/25/19 18:12	EPA 3050B	1,6010D	PS
Iron, Total	24400		mg/kg	4.56	0.824	2	03/22/19 22:09	03/25/19 18:12	EPA 3050B	1,6010D	PS
Lead, Total	42.2		mg/kg	4.56	0.244	2	03/22/19 22:09	03/25/19 18:12	EPA 3050B	1,6010D	PS
Magnesium, Total	3440		mg/kg	9.12	1.40	2	03/22/19 22:09	03/25/19 18:12	EPA 3050B	1,6010D	PS
Manganese, Total	876		mg/kg	0.912	0.145	2	03/22/19 22:09	03/25/19 18:12	EPA 3050B	1,6010D	PS
Mercury, Total	0.125		mg/kg	0.073	0.016	1	03/23/19 07:30	03/25/19 16:18	EPA 7471B	1,7471B	GD
Nickel, Total	21.7		mg/kg	2.28	0.221	2	03/22/19 22:09	03/25/19 18:12	EPA 3050B	1,6010D	PS
Potassium, Total	616		mg/kg	228	13.1	2	03/22/19 22:09	03/25/19 18:12	EPA 3050B	1,6010D	PS
Selenium, Total	0.292	J	mg/kg	1.82	0.235	2	03/22/19 22:09	03/25/19 18:12	EPA 3050B	1,6010D	PS
Silver, Total	ND		mg/kg	0.912	0.258	2	03/22/19 22:09	03/25/19 18:12	EPA 3050B	1,6010D	PS
Sodium, Total	39.2	J	mg/kg	182	2.87	2	03/22/19 22:09	03/25/19 18:12	EPA 3050B	1,6010D	PS
Thallium, Total	0.338	J	mg/kg	1.82	0.287	2	03/22/19 22:09	03/25/19 18:12	EPA 3050B	1,6010D	PS
Vanadium, Total	15.9		mg/kg	0.912	0.185	2	03/22/19 22:09	03/25/19 18:12	EPA 3050B	1,6010D	PS
Zinc, Total	72.2		mg/kg	4.56	0.267	2	03/22/19 22:09	03/25/19 18:12	EPA 3050B	1,6010D	PS

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-09 Date Collected: 03/20/19 10:45

Client ID: TWP-1 Date Received: 03/21/19

Sample Location: NY Field Prep: Not Specified

Sample Depth:

Matrix: Water

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor	Date Prepared	Date Analyzed	Prep Method	Analytical Method	Analyst
Total Metals - Mansfield Lab											
Aluminum, Total	168.		mg/l	0.500	0.164	50	03/22/19 18:53	03/25/19 12:38	EPA 3005A	1,6020B	AM
Antimony, Total	ND		mg/l	0.00400	0.00042	1	03/22/19 18:53	03/25/19 11:48	EPA 3005A	1,6020B	AM
Arsenic, Total	0.04637		mg/l	0.00050	0.00016	1	03/22/19 18:53	03/25/19 11:48	EPA 3005A	1,6020B	AM
Barium, Total	1.840		mg/l	0.02500	0.00865	50	03/22/19 18:53	03/25/19 12:38	EPA 3005A	1,6020B	AM
Beryllium, Total	0.01012		mg/l	0.00050	0.00010	1	03/22/19 18:53	03/25/19 11:48	EPA 3005A	1,6020B	AM
Cadmium, Total	0.00266		mg/l	0.00020	0.00005	1	03/22/19 18:53	03/25/19 11:48	EPA 3005A	1,6020B	AM
Calcium, Total	221.		mg/l	0.100	0.0394	1	03/22/19 18:53	03/25/19 11:48	EPA 3005A	1,6020B	AM
Chromium, Total	0.1476		mg/l	0.00100	0.00017	1	03/22/19 18:53	03/25/19 11:48	EPA 3005A	1,6020B	AM
Cobalt, Total	0.1347		mg/l	0.00050	0.00016	1	03/22/19 18:53	03/25/19 11:48	EPA 3005A	1,6020B	AM
Copper, Total	0.2585		mg/l	0.00100	0.00038	1	03/22/19 18:53	03/25/19 11:48	EPA 3005A	1,6020B	AM
Iron, Total	187.		mg/l	3.00	0.955	50	03/22/19 18:53	03/25/19 12:38	EPA 3005A	1,6020B	AM
Lead, Total	0.3327		mg/l	0.00100	0.00034	1	03/22/19 18:53	03/25/19 11:48	EPA 3005A	1,6020B	AM
Magnesium, Total	59.4		mg/l	0.0700	0.0242	1	03/22/19 18:53	03/25/19 11:48	EPA 3005A	1,6020B	AM
Manganese, Total	5.584		mg/l	0.05000	0.02200	50	03/22/19 18:53	03/25/19 12:38	EPA 3005A	1,6020B	AM
Mercury, Total	0.00011	J	mg/l	0.00020	0.00006	1	03/22/19 14:20	03/25/19 18:19	EPA 7470A	1,7470A	EA
Nickel, Total	0.2662		mg/l	0.00200	0.00055	1	03/22/19 18:53	03/25/19 11:48	EPA 3005A	1,6020B	AM
Potassium, Total	13.8		mg/l	0.100	0.0309	1	03/22/19 18:53	03/25/19 11:48	EPA 3005A	1,6020B	AM
Selenium, Total	0.100		mg/l	0.00500	0.00173	1	03/22/19 18:53	03/25/19 11:48	EPA 3005A	1,6020B	AM
Silver, Total	0.00152		mg/l	0.00040	0.00016	1	03/22/19 18:53	03/25/19 11:48	EPA 3005A	1,6020B	AM
Sodium, Total	57.7		mg/l	0.100	0.0293	1	03/22/19 18:53	03/25/19 11:48	EPA 3005A	1,6020B	AM
Thallium, Total	0.00043	J	mg/l	0.00050	0.00014	1	03/22/19 18:53	03/25/19 11:48	EPA 3005A	1,6020B	AM
Vanadium, Total	0.08790		mg/l	0.00500	0.00157	1	03/22/19 18:53	03/25/19 11:48	EPA 3005A	1,6020B	AM
Zinc, Total	1.308		mg/l	0.5000	0.1705	50	03/22/19 18:53	03/25/19 12:38	EPA 3005A	1,6020B	AM

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-10 Date Collected: 03/20/19 11:35

Client ID: TWP-3 Date Received: 03/21/19

Sample Location: NY Field Prep: Not Specified

Sample Depth:

Matrix: Water

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor	Date Prepared	Date Analyzed	Prep Method	Analytical Method	Analyst
Total Metals - Mansfield Lab											
Aluminum, Total	9.88		mg/l	0.0100	0.00327	1	03/22/19 18:53	03/25/19 11:52	EPA 3005A	1,6020B	AM
Antimony, Total	ND		mg/l	0.00400	0.00042	1	03/22/19 18:53	03/25/19 11:52	EPA 3005A	1,6020B	AM
Arsenic, Total	0.01443		mg/l	0.00050	0.00016	1	03/22/19 18:53	03/25/19 11:52	EPA 3005A	1,6020B	AM
Barium, Total	0.1060		mg/l	0.00050	0.00017	1	03/22/19 18:53	03/25/19 11:52	EPA 3005A	1,6020B	AM
Beryllium, Total	0.00082		mg/l	0.00050	0.00010	1	03/22/19 18:53	03/25/19 11:52	EPA 3005A	1,6020B	AM
Cadmium, Total	0.00147		mg/l	0.00020	0.00005	1	03/22/19 18:53	03/25/19 11:52	EPA 3005A	1,6020B	AM
Calcium, Total	297.		mg/l	0.100	0.0394	1	03/22/19 18:53	03/25/19 11:52	EPA 3005A	1,6020B	AM
Chromium, Total	0.01514		mg/l	0.00100	0.00017	1	03/22/19 18:53	03/25/19 11:52	EPA 3005A	1,6020B	AM
Cobalt, Total	0.02005		mg/l	0.00050	0.00016	1	03/22/19 18:53	03/25/19 11:52	EPA 3005A	1,6020B	AM
Copper, Total	0.02024		mg/l	0.00100	0.00038	1	03/22/19 18:53	03/25/19 11:52	EPA 3005A	1,6020B	AM
Iron, Total	26.8		mg/l	0.0600	0.0191	1	03/22/19 18:53	03/25/19 11:52	EPA 3005A	1,6020B	AM
Lead, Total	0.02918		mg/l	0.00100	0.00034	1	03/22/19 18:53	03/25/19 11:52	EPA 3005A	1,6020B	AM
Magnesium, Total	31.6		mg/l	0.0700	0.0242	1	03/22/19 18:53	03/25/19 11:52	EPA 3005A	1,6020B	AM
Manganese, Total	5.746		mg/l	0.05000	0.02200	50	03/22/19 18:53	03/25/19 13:22	EPA 3005A	1,6020B	AM
Mercury, Total	ND		mg/l	0.00020	0.00006	1	03/22/19 14:20	03/25/19 18:24	EPA 7470A	1,7470A	EA
Nickel, Total	0.03961		mg/l	0.00200	0.00055	1	03/22/19 18:53	03/25/19 11:52	EPA 3005A	1,6020B	AM
Potassium, Total	30.0		mg/l	0.100	0.0309	1	03/22/19 18:53	03/25/19 11:52	EPA 3005A	1,6020B	AM
Selenium, Total	0.00887		mg/l	0.00500	0.00173	1	03/22/19 18:53	03/25/19 11:52	EPA 3005A	1,6020B	AM
Silver, Total	0.00018	J	mg/l	0.00040	0.00016	1	03/22/19 18:53	03/25/19 11:52	EPA 3005A	1,6020B	AM
Sodium, Total	16.9		mg/l	0.350	0.0293	1	03/22/19 18:53	03/25/19 11:52	EPA 3005A	1,6020B	AM
Thallium, Total	ND		mg/l	0.00050	0.00014	1	03/22/19 18:53	03/25/19 11:52	EPA 3005A	1,6020B	AM
Vanadium, Total	0.01857		mg/l	0.00500	0.00157	1	03/22/19 18:53	03/25/19 11:52	EPA 3005A	1,6020B	AM
Zinc, Total	0.06466		mg/l	0.01000	0.00341	1	03/22/19 18:53	03/25/19 11:52	EPA 3005A	1,6020B	AM

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-11 Date Collected: 03/20/19 12:25

Client ID: TWP-8 Date Received: 03/21/19

Sample Location: NY Field Prep: Not Specified

Sample Depth:

Matrix: Water

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor	Date Prepared	Date Analyzed	Prep Method	Analytical Method	Analyst
Total Metals - Mansfield Lab											
Aluminum, Total	288.		mg/l	1.00	0.327	50	03/22/19 18:53	03/25/19 13:36	EPA 3005A	1,6020B	AM
Antimony, Total	0.00203	J	mg/l	0.00800	0.00085	1	03/22/19 18:53	03/25/19 11:56	EPA 3005A	1,6020B	AM
Arsenic, Total	0.5491		mg/l	0.00100	0.00033	1	03/22/19 18:53	03/25/19 11:56	EPA 3005A	1,6020B	AM
Barium, Total	7.488		mg/l	0.05000	0.01730	50	03/22/19 18:53	03/25/19 13:36	EPA 3005A	1,6020B	AM
Beryllium, Total	0.00849		mg/l	0.00100	0.00021	1	03/22/19 18:53	03/25/19 11:56	EPA 3005A	1,6020B	AM
Cadmium, Total	0.00866		mg/l	0.00040	0.00011	1	03/22/19 18:53	03/25/19 11:56	EPA 3005A	1,6020B	AM
Calcium, Total	3180		mg/l	10.0	3.94	50	03/22/19 18:53	03/25/19 13:36	EPA 3005A	1,6020B	AM
Chromium, Total	0.3891		mg/l	0.00200	0.00035	1	03/22/19 18:53	03/25/19 11:56	EPA 3005A	1,6020B	AM
Cobalt, Total	0.4756		mg/l	0.00100	0.00032	1	03/22/19 18:53	03/25/19 11:56	EPA 3005A	1,6020B	AM
Copper, Total	2.350		mg/l	0.1000	0.03840	50	03/22/19 18:53	03/25/19 13:36	EPA 3005A	1,6020B	AM
Iron, Total	903.		mg/l	5.00	1.91	50	03/22/19 18:53	03/25/19 13:36	EPA 3005A	1,6020B	AM
Lead, Total	1.092		mg/l	0.1000	0.03430	50	03/22/19 18:53	03/25/19 13:36	EPA 3005A	1,6020B	AM
Magnesium, Total	205.		mg/l	0.140	0.0484	1	03/22/19 18:53	03/25/19 11:56	EPA 3005A	1,6020B	AM
Manganese, Total	72.50		mg/l	0.1000	0.04400	50	03/22/19 18:53	03/25/19 13:36	EPA 3005A	1,6020B	AM
Mercury, Total	0.00015	J	mg/l	0.00020	0.00006	1	03/22/19 14:20	03/25/19 18:26	EPA 7470A	1,7470A	EA
Nickel, Total	0.7662		mg/l	0.00400	0.00111	1	03/22/19 18:53	03/25/19 11:56	EPA 3005A	1,6020B	AM
Potassium, Total	22.1		mg/l	0.200	0.0618	1	03/22/19 18:53	03/25/19 11:56	EPA 3005A	1,6020B	AM
Selenium, Total	0.0859		mg/l	0.0100	0.00346	1	03/22/19 18:53	03/25/19 11:56	EPA 3005A	1,6020B	AM
Silver, Total	0.00403		mg/l	0.00080	0.00032	1	03/22/19 18:53	03/25/19 11:56	EPA 3005A	1,6020B	AM
Sodium, Total	57.0		mg/l	0.200	0.0586	1	03/22/19 18:53	03/25/19 11:56	EPA 3005A	1,6020B	AM
Thallium, Total	0.00194		mg/l	0.00100	0.00028	1	03/22/19 18:53	03/25/19 11:56	EPA 3005A	1,6020B	AM
Vanadium, Total	0.3111		mg/l	0.01000	0.00314	1	03/22/19 18:53	03/25/19 11:56	EPA 3005A	1,6020B	AM
Zinc, Total	4.470		mg/l	1.000	0.3410	50	03/22/19 18:53	03/25/19 13:36	EPA 3005A	1,6020B	AM

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

Method Blank Analysis
Batch Quality Control

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor	Date Prepared	Date Analyzed	Analytical Method	Analyst
Total Metals - Mansfield Lab for sample(s): 09-11 Batch: WG1218583-1										
Mercury, Total	ND		mg/l	0.00020	0.00006	1	03/22/19 14:20	03/25/19 17:45	1,7470A	EA

Prep Information

Digestion Method: EPA 7470A

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor	Date Prepared	Date Analyzed	Analytical Method	Analyst
Total Metals - Mansfield Lab for sample(s): 09-11 Batch: WG1218673-1										
Aluminum, Total	ND		mg/l	0.0100	0.00327	1	03/22/19 18:53	03/25/19 09:13	1,6020B	AM
Antimony, Total	0.00069	J	mg/l	0.00400	0.00042	1	03/22/19 18:53	03/25/19 09:13	1,6020B	AM
Arsenic, Total	ND		mg/l	0.00050	0.00016	1	03/22/19 18:53	03/25/19 09:13	1,6020B	AM
Barium, Total	ND		mg/l	0.00050	0.00017	1	03/22/19 18:53	03/25/19 09:13	1,6020B	AM
Beryllium, Total	ND		mg/l	0.00050	0.00010	1	03/22/19 18:53	03/25/19 09:13	1,6020B	AM
Cadmium, Total	ND		mg/l	0.00020	0.00005	1	03/22/19 18:53	03/25/19 09:13	1,6020B	AM
Calcium, Total	ND		mg/l	0.100	0.0394	1	03/22/19 18:53	03/25/19 09:13	1,6020B	AM
Chromium, Total	ND		mg/l	0.00100	0.00017	1	03/22/19 18:53	03/25/19 09:13	1,6020B	AM
Cobalt, Total	ND		mg/l	0.00050	0.00016	1	03/22/19 18:53	03/25/19 09:13	1,6020B	AM
Copper, Total	ND		mg/l	0.00100	0.00038	1	03/22/19 18:53	03/25/19 09:13	1,6020B	AM
Iron, Total	0.0431	J	mg/l	0.0600	0.0191	1	03/22/19 18:53	03/25/19 09:13	1,6020B	AM
Lead, Total	ND		mg/l	0.00100	0.00034	1	03/22/19 18:53	03/25/19 09:13	1,6020B	AM
Magnesium, Total	ND		mg/l	0.0700	0.0242	1	03/22/19 18:53	03/25/19 09:13	1,6020B	AM
Manganese, Total	ND		mg/l	0.00100	0.00044	1	03/22/19 18:53	03/25/19 09:13	1,6020B	AM
Nickel, Total	ND		mg/l	0.00200	0.00055	1	03/22/19 18:53	03/25/19 09:13	1,6020B	AM
Potassium, Total	ND		mg/l	0.100	0.0309	1	03/22/19 18:53	03/25/19 09:13	1,6020B	AM
Selenium, Total	ND		mg/l	0.00500	0.00173	1	03/22/19 18:53	03/25/19 09:13	1,6020B	AM
Silver, Total	ND		mg/l	0.00040	0.00016	1	03/22/19 18:53	03/25/19 09:13	1,6020B	AM
Sodium, Total	ND		mg/l	0.350	0.0293	1	03/22/19 18:53	03/25/19 09:13	1,6020B	AM
Thallium, Total	0.00032	J	mg/l	0.00050	0.00014	1	03/22/19 18:53	03/25/19 09:13	1,6020B	AM
Vanadium, Total	ND		mg/l	0.00500	0.00157	1	03/22/19 18:53	03/25/19 09:13	1,6020B	AM
Zinc, Total	ND		mg/l	0.01000	0.00341	1	03/22/19 18:53	03/25/19 09:13	1,6020B	AM

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

Method Blank Analysis
Batch Quality Control

Prep Information

Digestion Method: EPA 3005A

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor	Date Prepared	Date Analyzed	Analytical Method	Analyst
Total Metals - Mansfield Lab for sample(s): 01-08 Batch: WG1218701-1										
Aluminum, Total	ND		mg/kg	4.00	1.08	1	03/22/19 22:09	03/27/19 00:55	1,6010D	AB
Antimony, Total	ND		mg/kg	2.00	0.152	1	03/22/19 22:09	03/26/19 20:50	1,6010D	AB
Arsenic, Total	0.108	J	mg/kg	0.400	0.083	1	03/22/19 22:09	03/26/19 20:50	1,6010D	AB
Barium, Total	ND		mg/kg	0.400	0.070	1	03/22/19 22:09	03/26/19 20:50	1,6010D	AB
Beryllium, Total	ND		mg/kg	0.200	0.013	1	03/22/19 22:09	03/26/19 20:50	1,6010D	AB
Cadmium, Total	ND		mg/kg	0.400	0.039	1	03/22/19 22:09	03/26/19 20:50	1,6010D	AB
Calcium, Total	ND		mg/kg	4.00	1.40	1	03/22/19 22:09	03/26/19 20:50	1,6010D	AB
Chromium, Total	ND		mg/kg	0.400	0.038	1	03/22/19 22:09	03/26/19 20:50	1,6010D	AB
Cobalt, Total	ND		mg/kg	0.800	0.066	1	03/22/19 22:09	03/26/19 20:50	1,6010D	AB
Copper, Total	0.200	J	mg/kg	0.400	0.103	1	03/22/19 22:09	03/26/19 20:50	1,6010D	AB
Iron, Total	0.396	J	mg/kg	2.00	0.361	1	03/22/19 22:09	03/27/19 00:55	1,6010D	AB
Lead, Total	ND		mg/kg	2.00	0.107	1	03/22/19 22:09	03/25/19 13:23	1,6010D	PS
Magnesium, Total	ND		mg/kg	4.00	0.616	1	03/22/19 22:09	03/26/19 20:50	1,6010D	AB
Manganese, Total	0.108	J	mg/kg	0.400	0.064	1	03/22/19 22:09	03/26/19 20:50	1,6010D	AB
Nickel, Total	ND		mg/kg	1.00	0.097	1	03/22/19 22:09	03/26/19 20:50	1,6010D	AB
Potassium, Total	ND		mg/kg	100	5.76	1	03/22/19 22:09	03/26/19 20:50	1,6010D	AB
Selenium, Total	ND		mg/kg	0.800	0.103	1	03/22/19 22:09	03/26/19 20:50	1,6010D	AB
Silver, Total	ND		mg/kg	0.400	0.113	1	03/22/19 22:09	03/26/19 20:50	1,6010D	AB
Sodium, Total	ND		mg/kg	80.0	1.26	1	03/22/19 22:09	03/26/19 20:50	1,6010D	AB
Thallium, Total	ND		mg/kg	0.800	0.126	1	03/22/19 22:09	03/26/19 20:50	1,6010D	AB
Vanadium, Total	ND		mg/kg	0.400	0.081	1	03/22/19 22:09	03/26/19 20:50	1,6010D	AB
Zinc, Total	ND		mg/kg	2.00	0.117	1	03/22/19 22:09	03/26/19 20:50	1,6010D	AB

Prep Information

Digestion Method: EPA 3050B

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

Method Blank Analysis
Batch Quality Control

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor	Date Prepared	Date Analyzed	Analytical Method	Analyst
Total Metals - Mansfield Lab for sample(s): 01-08 Batch: WG1218781-1										
Mercury, Total	ND		mg/kg	0.083	0.018	1	03/23/19 07:30	03/25/19 15:52	1,7471B	GD

Prep Information

Digestion Method: EPA 7471B

Lab Control Sample Analysis

Batch Quality Control

Project Name: G6-2423

Project Number: G6-2423

Lab Number: L1911169

Report Date: 03/29/19

Parameter	LCS %Recovery	Qual	LCSD %Recovery	Qual	%Recovery Limits	RPD	Qual	RPD Limits
Total Metals - Mansfield Lab Associated sample(s): 09-11 Batch: WG1218583-2								
Mercury, Total	108		-		80-120	-		

Lab Control Sample Analysis

Batch Quality Control

Project Name: G6-2423
Project Number: G6-2423

Lab Number: L1911169
Report Date: 03/29/19

Parameter	LCS %Recovery	LCSD %Recovery	%Recovery Limits	RPD	RPD Limits
Total Metals - Mansfield Lab Associated sample(s): 09-11 Batch: WG1218673-2					
Aluminum, Total	109	-	80-120	-	
Antimony, Total	110	-	80-120	-	
Arsenic, Total	111	-	80-120	-	
Barium, Total	107	-	80-120	-	
Beryllium, Total	113	-	80-120	-	
Cadmium, Total	107	-	80-120	-	
Calcium, Total	108	-	80-120	-	
Chromium, Total	110	-	80-120	-	
Cobalt, Total	106	-	80-120	-	
Copper, Total	105	-	80-120	-	
Iron, Total	104	-	80-120	-	
Lead, Total	106	-	80-120	-	
Magnesium, Total	114	-	80-120	-	
Manganese, Total	105	-	80-120	-	
Nickel, Total	109	-	80-120	-	
Potassium, Total	105	-	80-120	-	
Selenium, Total	110	-	80-120	-	
Silver, Total	118	-	80-120	-	
Sodium, Total	112	-	80-120	-	
Thallium, Total	107	-	80-120	-	
Vanadium, Total	109	-	80-120	-	

Lab Control Sample Analysis

Batch Quality Control

Project Name: G6-2423

Project Number: G6-2423

Lab Number: L1911169

Report Date: 03/29/19

Parameter	LCS %Recovery	LCSD %Recovery	%Recovery Limits	RPD	RPD Limits
Total Metals - Mansfield Lab Associated sample(s): 09-11 Batch: WG1218673-2					
Zinc, Total	111	-	80-120	-	

Lab Control Sample Analysis

Batch Quality Control

Project Name: G6-2423
Project Number: G6-2423

Lab Number: L1911169
Report Date: 03/29/19

Parameter	LCS %Recovery	LCSD %Recovery	%Recovery Limits	RPD	RPD Limits
Total Metals - Mansfield Lab Associated sample(s): 01-08 Batch: WG1218701-2 SRM Lot Number: D101-540					
Aluminum, Total	68	-	50-151	-	
Antimony, Total	144	-	3-196	-	
Arsenic, Total	105	-	83-117	-	
Barium, Total	91	-	83-118	-	
Beryllium, Total	93	-	83-117	-	
Cadmium, Total	101	-	83-117	-	
Calcium, Total	93	-	81-119	-	
Chromium, Total	99	-	81-118	-	
Cobalt, Total	102	-	84-116	-	
Copper, Total	97	-	83-116	-	
Iron, Total	96	-	62-138	-	
Lead, Total	97	-	83-117	-	
Magnesium, Total	91	-	76-124	-	
Manganese, Total	97	-	82-118	-	
Nickel, Total	101	-	82-117	-	
Potassium, Total	84	-	71-130	-	
Selenium, Total	100	-	79-121	-	
Silver, Total	100	-	80-120	-	
Sodium, Total	103	-	72-127	-	
Thallium, Total	101	-	81-119	-	
Vanadium, Total	102	-	79-121	-	

Lab Control Sample Analysis

Batch Quality Control

Project Name: G6-2423

Project Number: G6-2423

Lab Number: L1911169

Report Date: 03/29/19

Parameter	LCS %Recovery	LCSD %Recovery	%Recovery Limits	RPD	RPD Limits
Total Metals - Mansfield Lab Associated sample(s): 01-08 Batch: WG1218701-2 SRM Lot Number: D101-540					
Zinc, Total	102	-	81-119	-	
Total Metals - Mansfield Lab Associated sample(s): 01-08 Batch: WG1218781-2 SRM Lot Number: D101-540					
Mercury, Total	84	-	65-135	-	

Matrix Spike Analysis
Batch Quality Control

Project Name: G6-2423
Project Number: G6-2423

Lab Number: L1911169
Report Date: 03/29/19

Parameter	Native Sample	MS Added	MS Found	MS %Recovery	Qual	MSD Found	MSD %Recovery	Qual	Recovery Limits	RPD	Qual	RPD Limits
Total Metals - Mansfield Lab Associated sample(s): 09-11 QC Batch ID: WG1218583-3 QC Sample: L1910719-10 Client ID: MS Sample												
Mercury, Total	ND	0.005	0.00543	109		-	-		75-125	-		20

Matrix Spike Analysis
Batch Quality Control

Project Name: G6-2423
Project Number: G6-2423

Lab Number: L1911169
Report Date: 03/29/19

Parameter	Native Sample	MS Added	MS Found	MS %Recovery		MSD Found	MSD %Recovery	Recovery Limits	RPD	RPD Limits
Total Metals - Mansfield Lab Associated sample(s): 09-11 QC Batch ID: WG1218673-3 QC Sample: L1911137-01 Client ID: MS Sample										
Aluminum, Total	0.014	2	2.08	103		-	-	75-125	-	20
Antimony, Total	0.0012J	0.5	0.5937	119		-	-	75-125	-	20
Arsenic, Total	0.0003J	0.12	0.1347	112		-	-	75-125	-	20
Barium, Total	0.0367	2	2.160	106		-	-	75-125	-	20
Beryllium, Total	ND	0.05	0.05471	109		-	-	75-125	-	20
Cadmium, Total	ND	0.051	0.05814	114		-	-	75-125	-	20
Calcium, Total	34.1	10	43.8	97		-	-	75-125	-	20
Chromium, Total	0.0003J	0.2	0.2091	104		-	-	75-125	-	20
Cobalt, Total	ND	0.5	0.5250	105		-	-	75-125	-	20
Copper, Total	0.0007J	0.25	0.2572	103		-	-	75-125	-	20
Iron, Total	0.103	1	1.36	**126**	Q	-	-	75-125	-	20
Lead, Total	ND	0.51	0.5803	114		-	-	75-125	-	20
Magnesium, Total	6.77	10	17.4	106		-	-	75-125	-	20
Manganese, Total	0.0183	0.5	0.5241	101		-	-	75-125	-	20
Nickel, Total	0.0021	0.5	0.5161	103		-	-	75-125	-	20
Potassium, Total	0.651	10	10.7	100		-	-	75-125	-	20
Selenium, Total	ND	0.12	0.138	115		-	-	75-125	-	20
Silver, Total	ND	0.05	0.05508	110		-	-	75-125	-	20
Sodium, Total	10.4	10	20.4	100		-	-	75-125	-	20
Thallium, Total	ND	0.12	0.1262	105		-	-	75-125	-	20
Vanadium, Total	ND	0.5	0.5192	104		-	-	75-125	-	20

Matrix Spike Analysis
Batch Quality Control

Project Name: G6-2423
Project Number: G6-2423

Lab Number: L1911169
Report Date: 03/29/19

Parameter	Native Sample	MS Added	MS Found	MS %Recovery	MSD Found	MSD %Recovery	Recovery Limits	RPD	RPD Limits
Total Metals - Mansfield Lab Associated sample(s): 09-11 QC Batch ID: WG1218673-3 QC Sample: L1911137-01 Client ID: MS Sample									
Zinc, Total	0.0836	0.5	0.6392	111	-	-	75-125	-	20

Matrix Spike Analysis
Batch Quality Control

Project Name: G6-2423
Project Number: G6-2423

Lab Number: L1911169
Report Date: 03/29/19

Parameter	Native Sample	MS Added	MS Found	MS %Recovery		MSD Found	MSD %Recovery	Recovery Limits	RPD	RPD Limits
Total Metals - Mansfield Lab Associated sample(s): 01-08 QC Batch ID: WG1218701-3 QC Sample: L1909953-01 Client ID: MS Sample										
Aluminum, Total	6950	183	5720	**0**	Q	-	-	75-125	-	20
Antimony, Total	1.80J	45.8	36.8	80		-	-	75-125	-	20
Arsenic, Total	3.82	11	15.7	108		-	-	75-125	-	20
Barium, Total	257	183	568	**170**	Q	-	-	75-125	-	20
Beryllium, Total	0.256	4.58	4.01	82		-	-	75-125	-	20
Cadmium, Total	2.97	4.67	7.14	89		-	-	75-125	-	20
Calcium, Total	12000	917	6640	**0**	Q	-	-	75-125	-	20
Chromium, Total	17.5	18.3	39.5	120		-	-	75-125	-	20
Cobalt, Total	5.47	45.8	43.0	82		-	-	75-125	-	20
Copper, Total	314	22.9	313	**0**	Q	-	-	75-125	-	20
Iron, Total	13200	91.7	15700	**2730**	Q	-	-	75-125	-	20
Lead, Total	730	46.7	862	**282**	Q	-	-	75-125	-	20
Magnesium, Total	5000	917	4040	**0**	Q	-	-	75-125	-	20
Manganese, Total	246	45.8	250	**9**	Q	-	-	75-125	-	20
Nickel, Total	13.3	45.8	49.6	79		-	-	75-125	-	20
Potassium, Total	379	917	1130	82		-	-	75-125	-	20
Selenium, Total	0.404J	11	10.1	92		-	-	75-125	-	20
Silver, Total	0.507	27.5	25.4	90		-	-	75-125	-	20
Sodium, Total	190	917	1020	90		-	-	75-125	-	20
Thallium, Total	ND	11	7.46	**68**	Q	-	-	75-125	-	20
Vanadium, Total	20.3	45.8	58.9	84		-	-	75-125	-	20

Matrix Spike Analysis
Batch Quality Control

Project Name: G6-2423
Project Number: G6-2423

Lab Number: L1911169
Report Date: 03/29/19

Parameter	Native Sample	MS Added	MS Found	MS %Recovery		MSD Found	MSD %Recovery	Recovery Limits	RPD	RPD Limits
Total Metals - Mansfield Lab Associated sample(s): 01-08 QC Batch ID: WG1218701-3 QC Sample: L1909953-01 Client ID: MS Sample										
Zinc, Total	1110	45.8	1440	**720**	Q	-	-	75-125	-	20
Total Metals - Mansfield Lab Associated sample(s): 01-08 QC Batch ID: WG1218781-3 QC Sample: L1911169-01 Client ID: S-1										
Mercury, Total	ND	0.148	0.153	103		-	-	80-120	-	20

Lab Duplicate Analysis

Batch Quality Control

Project Name: G6-2423
Project Number: G6-2423

Lab Number: L1911169
Report Date: 03/29/19

Parameter	Native Sample	Duplicate Sample	Units	RPD	Qual	RPD Limits
Total Metals - Mansfield Lab Associated sample(s): 09-11 QC Batch ID: WG1218583-4 QC Sample: L1910719-10 Client ID: DUP Sample						
Mercury, Total	ND	ND	mg/l	NC		20
Total Metals - Mansfield Lab Associated sample(s): 09-11 QC Batch ID: WG1218673-4 QC Sample: L1911137-01 Client ID: DUP Sample						
Lead, Total	ND	ND	mg/l	NC		20
Total Metals - Mansfield Lab Associated sample(s): 01-08 QC Batch ID: WG1218701-4 QC Sample: L1909953-01 Client ID: DUP Sample						
Lead, Total	730	932	mg/kg	**24**	Q	20
Total Metals - Mansfield Lab Associated sample(s): 01-08 QC Batch ID: WG1218781-4 QC Sample: L1911169-01 Client ID: S-1						
Mercury, Total	ND	ND	mg/kg	NC		20

INORGANICS
&
MISCELLANEOUS

Project Name: G6-2423
Project Number: G6-2423

Lab Number: L1911169
Report Date: 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-01
Client ID: S-1
Sample Location: NY

Date Collected: 03/20/19 09:10
Date Received: 03/21/19
Field Prep: Not Specified

Sample Depth:
Matrix: Soil

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor	Date Prepared	Date Analyzed	Analytical Method	Analyst
General Chemistry - Westborough Lab										
Solids, Total	84.5		%	0.100	NA	1	-	03/22/19 10:54	121,2540G	RI
Cyanide, Total	ND		mg/kg	1.1	0.23	1	03/22/19 13:25	03/22/19 15:50	1,9010C/9012B	LH

Project Name: G6-2423
Project Number: G6-2423

Lab Number: L1911169
Report Date: 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-02
Client ID: S-2
Sample Location: NY

Date Collected: 03/20/19 09:45
Date Received: 03/21/19
Field Prep: Not Specified

Sample Depth:
Matrix: Soil

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor	Date Prepared	Date Analyzed	Analytical Method	Analyst
General Chemistry - Westborough Lab										
Solids, Total	86.3		%	0.100	NA	1	-	03/22/19 10:54	121,2540G	RI
Cyanide, Total	ND		mg/kg	1.1	0.22	1	03/22/19 13:25	03/22/19 15:51	1,9010C/9012B	LH

Project Name: G6-2423
Project Number: G6-2423

Lab Number: L1911169
Report Date: 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-03
Client ID: S-3
Sample Location: NY

Date Collected: 03/20/19 10:05
Date Received: 03/21/19
Field Prep: Not Specified

Sample Depth:
Matrix: Soil

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor	Date Prepared	Date Analyzed	Analytical Method	Analyst
General Chemistry - Westborough Lab										
Solids, Total	73.5		%	0.100	NA	1	-	03/22/19 10:54	121,2540G	RI
Cyanide, Total	1.1	J	mg/kg	1.3	0.27	1	03/22/19 13:25	03/22/19 15:52	1,9010C/9012B	LH

Project Name: G6-2423
Project Number: G6-2423

Lab Number: L1911169
Report Date: 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-04
Client ID: S-4
Sample Location: NY

Date Collected: 03/20/19 11:00
Date Received: 03/21/19
Field Prep: Not Specified

Sample Depth:
Matrix: Soil

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor	Date Prepared	Date Analyzed	Analytical Method	Analyst
General Chemistry - Westborough Lab										
Solids, Total	80.5		%	0.100	NA	1	-	03/22/19 10:54	121,2540G	RI
Cyanide, Total	ND		mg/kg	1.2	0.26	1	03/22/19 13:25	03/22/19 15:55	1,9010C/9012B	LH

Project Name: G6-2423
Project Number: G6-2423

Lab Number: L1911169
Report Date: 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-05
Client ID: S-5
Sample Location: NY

Date Collected: 03/20/19 11:20
Date Received: 03/21/19
Field Prep: Not Specified

Sample Depth:
Matrix: Soil

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor	Date Prepared	Date Analyzed	Analytical Method	Analyst
General Chemistry - Westborough Lab										
Solids, Total	81.3		%	0.100	NA	1	-	03/22/19 10:54	121,2540G	RI
Cyanide, Total	ND		mg/kg	1.2	0.26	1	03/22/19 13:25	03/22/19 15:56	1,9010C/9012B	LH

Project Name: G6-2423
Project Number: G6-2423

Lab Number: L1911169
Report Date: 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-06
Client ID: S-6
Sample Location: NY

Date Collected: 03/20/19 11:30
Date Received: 03/21/19
Field Prep: Not Specified

Sample Depth:
Matrix: Soil

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor	Date Prepared	Date Analyzed	Analytical Method	Analyst
General Chemistry - Westborough Lab										
Solids, Total	85.1		%	0.100	NA	1	-	03/22/19 10:54	121,2540G	RI
Cyanide, Total	ND		mg/kg	1.1	0.23	1	03/22/19 13:25	03/22/19 15:57	1,9010C/9012B	LH

Project Name: G6-2423
Project Number: G6-2423

Lab Number: L1911169
Report Date: 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-07
Client ID: S-7
Sample Location: NY

Date Collected: 03/20/19 11:50
Date Received: 03/21/19
Field Prep: Not Specified

Sample Depth:
Matrix: Soil

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor	Date Prepared	Date Analyzed	Analytical Method	Analyst
General Chemistry - Westborough Lab										
Solids, Total	90.5		%	0.100	NA	1	-	03/22/19 10:54	121,2540G	RI
Cyanide, Total	0.47	J	mg/kg	1.1	0.23	1	03/22/19 13:25	03/22/19 15:58	1,9010C/9012B	LH

Project Name: G6-2423
Project Number: G6-2423

Lab Number: L1911169
Report Date: 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-08
Client ID: S-8
Sample Location: NY

Date Collected: 03/20/19 12:05
Date Received: 03/21/19
Field Prep: Not Specified

Sample Depth:
Matrix: Soil

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor	Date Prepared	Date Analyzed	Analytical Method	Analyst
General Chemistry - Westborough Lab										
Solids, Total	85.5		%	0.100	NA	1	-	03/22/19 10:54	121,2540G	RI
Cyanide, Total	ND		mg/kg	1.2	0.24	1	03/22/19 13:25	03/22/19 15:59	1,9010C/9012B	LH

Project Name: G6-2423
Project Number: G6-2423

Lab Number: L1911169
Report Date: 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-09
Client ID: TWP-1
Sample Location: NY

Date Collected: 03/20/19 10:45
Date Received: 03/21/19
Field Prep: Not Specified

Sample Depth:
Matrix: Water

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor	Date Prepared	Date Analyzed	Analytical Method	Analyst
General Chemistry - Westborough Lab										
Cyanide, Total	0.364		mg/l	0.005	0.001	1	03/22/19 17:10	03/25/19 10:45	1,9010C/9012B	LH

Project Name: G6-2423
Project Number: G6-2423

Lab Number: L1911169
Report Date: 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-10
Client ID: TWP-3
Sample Location: NY

Date Collected: 03/20/19 11:35
Date Received: 03/21/19
Field Prep: Not Specified

Sample Depth:
Matrix: Water

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor	Date Prepared	Date Analyzed	Analytical Method	Analyst
General Chemistry - Westborough Lab										
Cyanide, Total	0.547		mg/l	0.010	0.003	2	03/22/19 17:10	03/25/19 11:46	1,9010C/9012B	LH

Project Name: G6-2423
Project Number: G6-2423

Lab Number: L1911169
Report Date: 03/29/19

SAMPLE RESULTS

Lab ID: L1911169-11
Client ID: TWP-8
Sample Location: NY

Date Collected: 03/20/19 12:25
Date Received: 03/21/19
Field Prep: Not Specified

Sample Depth:
Matrix: Water

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor	Date Prepared	Date Analyzed	Analytical Method	Analyst
General Chemistry - Westborough Lab										
Cyanide, Total	0.186		mg/l	0.005	0.001	1	03/22/19 17:10	03/25/19 11:50	1,9010C/9012B	LH

Project Name: G6-2423 **Lab Number:** L1911169

Project Number: G6-2423 **Report Date:** 03/29/19

Method Blank Analysis
Batch Quality Control

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor	Date Prepared	Date Analyzed	Analytical Method	Analyst
General Chemistry - Westborough Lab for sample(s): 01-08 Batch: WG1218549-1										
Cyanide, Total	ND		mg/kg	1.0	0.21	1	03/22/19 13:25	03/22/19 15:43	1,9010C/9012B	LH
General Chemistry - Westborough Lab for sample(s): 09-11 Batch: WG1218640-1										
Cyanide, Total	ND		mg/l	0.005	0.001	1	03/22/19 17:10	03/25/19 10:28	1,9010C/9012B	LH

Lab Control Sample Analysis

Batch Quality Control

Project Name: G6-2423
Project Number: G6-2423

Lab Number: L1911169
Report Date: 03/29/19

Parameter	LCS %Recovery	Qual	LCSD %Recovery	Qual	%Recovery Limits	RPD	Qual	RPD Limits
General Chemistry - Westborough Lab Associated sample(s): 01-08 Batch: WG1218549-2 WG1218549-3								
Cyanide, Total	86		83		80-120	6		35
General Chemistry - Westborough Lab Associated sample(s): 09-11 Batch: WG1218640-2 WG1218640-3								
Cyanide, Total	93		96		85-115	3		20

Matrix Spike Analysis
Batch Quality Control

Project Name: G6-2423
Project Number: G6-2423

Lab Number: L1911169
Report Date: 03/29/19

Parameter	Native Sample	MS Added	MS Found	MS %Recovery	Qual	MSD Found	MSD %Recovery	Qual	Recovery Limits	RPD	Qual	RPD Limits
General Chemistry - Westborough Lab Associated sample(s): 01-08 QC Batch ID: WG1218549-4 WG1218549-5 QC Sample: L1911366-37 Client ID: MS Sample												
Cyanide, Total	ND	10	9.9	95		9.6	95		75-125	3		35
General Chemistry - Westborough Lab Associated sample(s): 09-11 QC Batch ID: WG1218640-4 WG1218640-5 QC Sample: L1911192-01 Client ID: MS Sample												
Cyanide, Total	0.002J	0.2	0.186	93		0.187	94		80-120	1		20

Lab Duplicate Analysis

Batch Quality Control

Project Name: G6-2423
Project Number: G6-2423

Lab Number: L1911169
Report Date: 03/29/19

Parameter	Native Sample	Duplicate Sample	Units	RPD	Qual	RPD Limits
General Chemistry - Westborough Lab Associated sample(s): 01-08 QC Batch ID: WG1218471-1 QC Sample: L1911169-01 Client ID: S-1						
Solids, Total	84.5	84.3	%	0		20

Project Name: G6-2423
Project Number: G6-2423

Lab Number: L1911169
Report Date: 03/29/19

Sample Receipt and Container Information

Were project specific reporting limits specified? YES

Cooler Information

Cooler	Custody Seal
A	Absent
B	Absent

Container Information

Container ID	Container Type	Cooler	Initial pH	Final pH	Temp deg C	Pres	Seal	Frozen Date/Time	Analysis(*)
L1911169-01A	5 gram Encore Sampler	B	NA		2.7	Y	Absent		NYTCL-8260HLW(14)
L1911169-01B	5 gram Encore Sampler	B	NA		2.7	Y	Absent		NYTCL-8260HLW(14)
L1911169-01C	5 gram Encore Sampler	B	NA		2.7	Y	Absent		NYTCL-8260HLW(14)
L1911169-01D	Plastic 2oz unpreserved for TS	B	NA		2.7	Y	Absent		TS(7)
L1911169-01E	Metals Only-Glass 60mL/2oz unpreserved	B	NA		2.7	Y	Absent		BE-TI(180),AS-TI(180),BA-TI(180),AG-TI(180),AL-TI(180),CR-TI(180),NI-TI(180),TL-TI(180),CU-TI(180),PB-TI(180),SB-TI(180),SE-TI(180),ZN-TI(180),CO-TI(180),V-TI(180),FE-TI(180),HG-T(28),MG-TI(180),MN-TI(180),CA-TI(180),CD-TI(180),K-TI(180),NA-TI(180)
L1911169-01F	Glass 250ml/8oz unpreserved	B	NA		2.7	Y	Absent		NYTCL-8270(14),TCN-9010(14),NYTCL-8081(14),NYTCL-8082(14)
L1911169-01X	Vial MeOH preserved split	B	NA		2.7	Y	Absent		NYTCL-8260HLW(14)
L1911169-01Y	Vial Water preserved split	B	NA		2.7	Y	Absent	22-MAR-19 08:36	NYTCL-8260HLW(14)
L1911169-01Z	Vial Water preserved split	B	NA		2.7	Y	Absent	22-MAR-19 08:36	NYTCL-8260HLW(14)
L1911169-02A	5 gram Encore Sampler	B	NA		2.7	Y	Absent		NYTCL-8260HLW(14)
L1911169-02B	5 gram Encore Sampler	B	NA		2.7	Y	Absent		NYTCL-8260HLW(14)
L1911169-02C	5 gram Encore Sampler	B	NA		2.7	Y	Absent		NYTCL-8260HLW(14)
L1911169-02D	Plastic 2oz unpreserved for TS	B	NA		2.7	Y	Absent		TS(7)
L1911169-02E	Metals Only-Glass 60mL/2oz unpreserved	B	NA		2.7	Y	Absent		BE-TI(180),AS-TI(180),BA-TI(180),AG-TI(180),AL-TI(180),CR-TI(180),NI-TI(180),TL-TI(180),CU-TI(180),PB-TI(180),SB-TI(180),SE-TI(180),ZN-TI(180),CO-TI(180),V-TI(180),FE-TI(180),HG-T(28),MG-TI(180),MN-TI(180),CA-TI(180),CD-TI(180),K-TI(180),NA-TI(180)
L1911169-02F	Glass 250ml/8oz unpreserved	B	NA		2.7	Y	Absent		NYTCL-8270(14),TCN-9010(14),NYTCL-8081(14),NYTCL-8082(14)
L1911169-02X	Vial MeOH preserved split	B	NA		2.7	Y	Absent		NYTCL-8260HLW(14)

*Values in parentheses indicate holding time in days

Container Information

Container ID	Container Type	Cooler	Initial pH	Final pH	Temp deg C	Pres	Seal	Frozen Date/Time	Analysis(*)
L1911169-02Y	Vial Water preserved split	B	NA		2.7	Y	Absent	22-MAR-19 08:36	NYTCL-8260HLW(14)
L1911169-02Z	Vial Water preserved split	B	NA		2.7	Y	Absent	22-MAR-19 08:36	NYTCL-8260HLW(14)
L1911169-03A	5 gram Encore Sampler	B	NA		2.7	Y	Absent		NYTCL-8260HLW(14)
L1911169-03B	5 gram Encore Sampler	B	NA		2.7	Y	Absent		NYTCL-8260HLW(14)
L1911169-03C	5 gram Encore Sampler	B	NA		2.7	Y	Absent		NYTCL-8260HLW(14)
L1911169-03D	Plastic 2oz unpreserved for TS	B	NA		2.7	Y	Absent		TS(7)
L1911169-03E	Metals Only-Glass 60mL/2oz unpreserved	B	NA		2.7	Y	Absent		BE-TI(180),AS-TI(180),BA-TI(180),AG-TI(180),AL-TI(180),CR-TI(180),NI-TI(180),TL-TI(180),CU-TI(180),PB-TI(180),SB-TI(180),SE-TI(180),ZN-TI(180),CO-TI(180),V-TI(180),FE-TI(180),HG-T(28),MG-TI(180),MN-TI(180),CA-TI(180),CD-TI(180),K-TI(180),NA-TI(180)
L1911169-03F	Glass 250ml/8oz unpreserved	B	NA		2.7	Y	Absent		NYTCL-8270(14),TCN-9010(14),NYTCL-8081(14),NYTCL-8082(14)
L1911169-03X	Vial MeOH preserved split	B	NA		2.7	Y	Absent		NYTCL-8260HLW(14)
L1911169-03Y	Vial Water preserved split	B	NA		2.7	Y	Absent	22-MAR-19 08:36	NYTCL-8260HLW(14)
L1911169-03Z	Vial Water preserved split	B	NA		2.7	Y	Absent	22-MAR-19 08:36	NYTCL-8260HLW(14)
L1911169-04A	5 gram Encore Sampler	B	NA		2.7	Y	Absent		NYTCL-8260HLW(14)
L1911169-04B	5 gram Encore Sampler	B	NA		2.7	Y	Absent		NYTCL-8260HLW(14)
L1911169-04C	5 gram Encore Sampler	B	NA		2.7	Y	Absent		NYTCL-8260HLW(14)
L1911169-04D	Plastic 2oz unpreserved for TS	B	NA		2.7	Y	Absent		TS(7)
L1911169-04E	Metals Only-Glass 60mL/2oz unpreserved	B	NA		2.7	Y	Absent		BE-TI(180),AS-TI(180),BA-TI(180),AG-TI(180),AL-TI(180),CR-TI(180),NI-TI(180),TL-TI(180),CU-TI(180),PB-TI(180),SB-TI(180),SE-TI(180),ZN-TI(180),CO-TI(180),V-TI(180),FE-TI(180),HG-T(28),MG-TI(180),MN-TI(180),CA-TI(180),CD-TI(180),K-TI(180),NA-TI(180)
L1911169-04F	Glass 250ml/8oz unpreserved	B	NA		2.7	Y	Absent		NYTCL-8270(14),TCN-9010(14),NYTCL-8081(14),NYTCL-8082(14)
L1911169-04X	Vial MeOH preserved split	B	NA		2.7	Y	Absent		NYTCL-8260HLW(14)
L1911169-04Y	Vial Water preserved split	B	NA		2.7	Y	Absent	22-MAR-19 08:36	NYTCL-8260HLW(14)
L1911169-04Z	Vial Water preserved split	B	NA		2.7	Y	Absent	22-MAR-19 08:36	NYTCL-8260HLW(14)
L1911169-05A	5 gram Encore Sampler	B	NA		2.7	Y	Absent		NYTCL-8260HLW(14)
L1911169-05B	5 gram Encore Sampler	B	NA		2.7	Y	Absent		NYTCL-8260HLW(14)
L1911169-05C	5 gram Encore Sampler	B	NA		2.7	Y	Absent		NYTCL-8260HLW(14)

*Values in parentheses indicate holding time in days

Container Information

Container ID	Container Type	Cooler	Initial pH	Final pH	Temp deg C	Pres	Seal	Frozen Date/Time	Analysis(*)
L1911169-05D	Plastic 2oz unpreserved for TS	B	NA		2.7	Y	Absent		TS(7)
L1911169-05E	Metals Only-Glass 60mL/2oz unpreserved	B	NA		2.7	Y	Absent		BE-TI(180),AS-TI(180),BA-TI(180),AG-TI(180),AL-TI(180),CR-TI(180),NI-TI(180),TL-TI(180),CU-TI(180),PB-TI(180),SB-TI(180),SE-TI(180),ZN-TI(180),CO-TI(180),V-TI(180),FE-TI(180),HG-T(28),MG-TI(180),MN-TI(180),CA-TI(180),CD-TI(180),K-TI(180),NA-TI(180)
L1911169-05F	Glass 250ml/8oz unpreserved	B	NA		2.7	Y	Absent		NYTCL-8270(14),TCN-9010(14),NYTCL-8081(14),NYTCL-8082(14)
L1911169-05X	Vial MeOH preserved split	B	NA		2.7	Y	Absent		NYTCL-8260HLW(14)
L1911169-05Y	Vial Water preserved split	B	NA		2.7	Y	Absent	22-MAR-19 08:36	NYTCL-8260HLW(14)
L1911169-05Z	Vial Water preserved split	B	NA		2.7	Y	Absent	22-MAR-19 08:36	NYTCL-8260HLW(14)
L1911169-06A	5 gram Encore Sampler	B	NA		2.7	Y	Absent		NYTCL-8260HLW(14)
L1911169-06B	5 gram Encore Sampler	B	NA		2.7	Y	Absent		NYTCL-8260HLW(14)
L1911169-06C	5 gram Encore Sampler	B	NA		2.7	Y	Absent		NYTCL-8260HLW(14)
L1911169-06D	Plastic 2oz unpreserved for TS	B	NA		2.7	Y	Absent		TS(7)
L1911169-06E	Metals Only-Glass 60mL/2oz unpreserved	B	NA		2.7	Y	Absent		BE-TI(180),AS-TI(180),BA-TI(180),AG-TI(180),AL-TI(180),CR-TI(180),NI-TI(180),TL-TI(180),CU-TI(180),PB-TI(180),SB-TI(180),SE-TI(180),ZN-TI(180),CO-TI(180),V-TI(180),FE-TI(180),HG-T(28),MG-TI(180),MN-TI(180),CA-TI(180),CD-TI(180),K-TI(180),NA-TI(180)
L1911169-06F	Glass 250ml/8oz unpreserved	B	NA		2.7	Y	Absent		NYTCL-8270(14),TCN-9010(14),NYTCL-8081(14),NYTCL-8082(14)
L1911169-06X	Vial MeOH preserved split	B	NA		2.7	Y	Absent		NYTCL-8260HLW(14)
L1911169-06Y	Vial Water preserved split	B	NA		2.7	Y	Absent	22-MAR-19 08:36	NYTCL-8260HLW(14)
L1911169-06Z	Vial Water preserved split	B	NA		2.7	Y	Absent	22-MAR-19 08:36	NYTCL-8260HLW(14)
L1911169-07A	5 gram Encore Sampler	B	NA		2.7	Y	Absent		NYTCL-8260HLW(14)
L1911169-07B	5 gram Encore Sampler	B	NA		2.7	Y	Absent		NYTCL-8260HLW(14)
L1911169-07C	5 gram Encore Sampler	B	NA		2.7	Y	Absent		NYTCL-8260HLW(14)
L1911169-07D	Plastic 2oz unpreserved for TS	B	NA		2.7	Y	Absent		TS(7)
L1911169-07E	Metals Only-Glass 60mL/2oz unpreserved	B	NA		2.7	Y	Absent		BE-TI(180),AS-TI(180),BA-TI(180),AG-TI(180),AL-TI(180),CR-TI(180),NI-TI(180),TL-TI(180),CU-TI(180),PB-TI(180),SB-TI(180),SE-TI(180),ZN-TI(180),CO-TI(180),V-TI(180),FE-TI(180),HG-T(28),MG-TI(180),MN-TI(180),CA-TI(180),CD-TI(180),K-TI(180),NA-TI(180)

*Values in parentheses indicate holding time in days

Container Information

Container ID	Container Type	Cooler	Initial pH	Final pH	Temp deg C	Pres	Seal	Frozen Date/Time	Analysis(*)
L1911169-07F	Glass 250ml/8oz unpreserved	B	NA		2.7	Y	Absent		NYTCL-8270(14),TCN-9010(14),NYTCL-8081(14),NYTCL-8082(14)
L1911169-07X	Vial MeOH preserved split	B	NA		2.7	Y	Absent		NYTCL-8260HLW(14)
L1911169-07Y	Vial Water preserved split	B	NA		2.7	Y	Absent	22-MAR-19 08:36	NYTCL-8260HLW(14)
L1911169-07Z	Vial Water preserved split	B	NA		2.7	Y	Absent	22-MAR-19 08:36	NYTCL-8260HLW(14)
L1911169-08A	5 gram Encore Sampler	B	NA		2.7	Y	Absent		NYTCL-8260HLW(14)
L1911169-08B	5 gram Encore Sampler	B	NA		2.7	Y	Absent		NYTCL-8260HLW(14)
L1911169-08C	5 gram Encore Sampler	B	NA		2.7	Y	Absent		NYTCL-8260HLW(14)
L1911169-08D	Plastic 2oz unpreserved for TS	B	NA		2.7	Y	Absent		TS(7)
L1911169-08E	Metals Only-Glass 60mL/2oz unpreserved	B	NA		2.7	Y	Absent		BE-TI(180),AS-TI(180),BA-TI(180),AG-TI(180),AL-TI(180),CR-TI(180),NI-TI(180),TL-TI(180),CU-TI(180),PB-TI(180),SB-TI(180),SE-TI(180),ZN-TI(180),CO-TI(180),V-TI(180),FE-TI(180),HG-T(28),MG-TI(180),MN-TI(180),CA-TI(180),CD-TI(180),K-TI(180),NA-TI(180)
L1911169-08F	Glass 250ml/8oz unpreserved	B	NA		2.7	Y	Absent		NYTCL-8270(14),TCN-9010(14),NYTCL-8081(14),NYTCL-8082(14)
L1911169-08X	Vial MeOH preserved split	B	NA		2.7	Y	Absent		NYTCL-8260HLW(14)
L1911169-08Y	Vial Water preserved split	B	NA		2.7	Y	Absent	22-MAR-19 08:36	NYTCL-8260HLW(14)
L1911169-08Z	Vial Water preserved split	B	NA		2.7	Y	Absent	22-MAR-19 08:36	NYTCL-8260HLW(14)
L1911169-09A	Vial HCl preserved	A	NA		3.4	Y	Absent		NYTCL-8260(14)
L1911169-09B	Vial HCl preserved	A	NA		3.4	Y	Absent		NYTCL-8260(14)
L1911169-09C	Vial HCl preserved	A	NA		3.4	Y	Absent		NYTCL-8260(14)
L1911169-09D	Plastic 500ml HNO3 preserved	A	<2	<2	3.4	Y	Absent		BA-6020T(180),FE-6020T(180),SE-6020T(180),TL-6020T(180),CA-6020T(180),CR-6020T(180),K-6020T(180),NI-6020T(180),CU-6020T(180),NA-6020T(180),ZN-6020T(180),PB-6020T(180),BE-6020T(180),MN-6020T(180),AS-6020T(180),SB-6020T(180),V-6020T(180),AG-6020T(180),AL-6020T(180),CD-6020T(180),HG-T(28),MG-6020T(180),CO-6020T(180)
L1911169-09E	Plastic 250ml NaOH preserved	A	>12	>12	3.4	Y	Absent		TCN-9010(14)
L1911169-09F	Amber 120ml unpreserved	A	7	7	3.4	Y	Absent		NYTCL-8082-LVI(7)
L1911169-09G	Amber 120ml unpreserved	A	7	7	3.4	Y	Absent		NYTCL-8082-LVI(7)
L1911169-09H	Amber 120ml unpreserved	A	7	7	3.4	Y	Absent		NYTCL-8081(7)

*Values in parentheses indicate holding time in days

Container Information

Container ID	Container Type	Cooler	Initial pH	Final pH	Temp deg C	Pres	Seal	Frozen Date/Time	Analysis(*)
L1911169-09I	Amber 120ml unpreserved	A	7	7	3.4	Y	Absent		NYTCL-8081(7)
L1911169-09J	Amber 250ml unpreserved	A	7	7	3.4	Y	Absent		NYTCL-8270-SIM-LVI(7),NYTCL-8270-LVI(7)
L1911169-09K	Amber 250ml unpreserved	A	7	7	3.4	Y	Absent		NYTCL-8270-SIM-LVI(7),NYTCL-8270-LVI(7)
L1911169-10A	Vial HCl preserved	A	NA		3.4	Y	Absent		NYTCL-8260(14)
L1911169-10B	Vial HCl preserved	A	NA		3.4	Y	Absent		NYTCL-8260(14)
L1911169-10C	Vial HCl preserved	A	NA		3.4	Y	Absent		NYTCL-8260(14)
L1911169-10D	Plastic 500ml HNO3 preserved	A	<2	<2	3.4	Y	Absent		BA-6020T(180),FE-6020T(180),SE-6020T(180),TL-6020T(180),CA-6020T(180),CR-6020T(180),K-6020T(180),NI-6020T(180),CU-6020T(180),NA-6020T(180),ZN-6020T(180),PB-6020T(180),BE-6020T(180),MN-6020T(180),AS-6020T(180),SB-6020T(180),V-6020T(180),AG-6020T(180),AL-6020T(180),CD-6020T(180),HG-T(28),MG-6020T(180),CO-6020T(180)
L1911169-10E	Plastic 250ml NaOH preserved	A	>12	>12	3.4	Y	Absent		TCN-9010(14)
L1911169-10F	Amber 120ml unpreserved	A	7	7	3.4	Y	Absent		NYTCL-8082-LVI(7)
L1911169-10G	Amber 120ml unpreserved	A	7	7	3.4	Y	Absent		NYTCL-8082-LVI(7)
L1911169-10H	Amber 120ml unpreserved	A	7	7	3.4	Y	Absent		NYTCL-8081(7)
L1911169-10I	Amber 120ml unpreserved	A	7	7	3.4	Y	Absent		NYTCL-8081(7)
L1911169-10J	Amber 250ml unpreserved	A	7	7	3.4	Y	Absent		NYTCL-8270-SIM-LVI(7),NYTCL-8270-LVI(7)
L1911169-10K	Amber 250ml unpreserved	A	7	7	3.4	Y	Absent		NYTCL-8270-SIM-LVI(7),NYTCL-8270-LVI(7)
L1911169-11A	Vial HCl preserved	A	NA		3.4	Y	Absent		NYTCL-8260(14)
L1911169-11B	Vial HCl preserved	A	NA		3.4	Y	Absent		NYTCL-8260(14)
L1911169-11C	Vial HCl preserved	A	NA		3.4	Y	Absent		NYTCL-8260(14)
L1911169-11D	Plastic 500ml HNO3 preserved	A	<2	<2	3.4	Y	Absent		BA-6020T(180),FE-6020T(180),SE-6020T(180),TL-6020T(180),CA-6020T(180),CR-6020T(180),K-6020T(180),NI-6020T(180),CU-6020T(180),NA-6020T(180),ZN-6020T(180),PB-6020T(180),BE-6020T(180),MN-6020T(180),AS-6020T(180),SB-6020T(180),V-6020T(180),AG-6020T(180),AL-6020T(180),CD-6020T(180),HG-T(28),MG-6020T(180),CO-6020T(180)
L1911169-11E	Plastic 250ml NaOH preserved	A	>12	>12	3.4	Y	Absent		TCN-9010(14)
L1911169-11F	Amber 120ml unpreserved	A	7	7	3.4	Y	Absent		NYTCL-8082-LVI(7)

*Values in parentheses indicate holding time in days

Project Name: G6-2423
Project Number: G6-2423

Lab Number: L1911169
Report Date: 03/29/19

Container Information

Container ID	Container Type	Cooler	Initial pH	Final pH	Temp deg C	Pres	Seal	Frozen Date/Time	Analysis(*)
L1911169-11G	Amber 120ml unpreserved	A	7	7	3.4	Y	Absent		NYTCL-8082-LVI(7)
L1911169-11H	Amber 120ml unpreserved	A	7	7	3.4	Y	Absent		NYTCL-8081(7)
L1911169-11I	Amber 120ml unpreserved	A	7	7	3.4	Y	Absent		NYTCL-8081(7)
L1911169-11J	Amber 250ml unpreserved	A	7	7	3.4	Y	Absent		NYTCL-8270-SIM-LVI(7),NYTCL-8270-LVI(7)
L1911169-11K	Amber 250ml unpreserved	A	7	7	3.4	Y	Absent		NYTCL-8270-SIM-LVI(7),NYTCL-8270-LVI(7)

Container Comments

L1911169-09D

*Values in parentheses indicate holding time in days

Project Name:	G6-2423	**Lab Number:**	L1911169
Project Number:	G6-2423	**Report Date:**	03/29/19

GLOSSARY

Acronyms

DL	- Detection Limit: This value represents the level to which target analyte concentrations are reported as estimated values, when those target analyte concentrations are quantified below the limit of quantitation (LOQ). The DL includes any adjustments from dilutions, concentrations or moisture content, where applicable. (DoD report formats only.)
EDL	- Estimated Detection Limit: This value represents the level to which target analyte concentrations are reported as estimated values, when those target analyte concentrations are quantified below the reporting limit (RL). The EDL includes any adjustments from dilutions, concentrations or moisture content, where applicable. The use of EDLs is specific to the analysis of PAHs using Solid-Phase Microextraction (SPME).
EMPC	- Estimated Maximum Possible Concentration: The concentration that results from the signal present at the retention time of an analyte when the ions meet all of the identification criteria except the ion abundance ratio criteria. An EMPC is a worst-case estimate of the concentration.
EPA	- Environmental Protection Agency.
LCS	- Laboratory Control Sample: A sample matrix, free from the analytes of interest, spiked with verified known amounts of analytes or a material containing known and verified amounts of analytes.
LCSD	- Laboratory Control Sample Duplicate: Refer to LCS.
LFB	- Laboratory Fortified Blank: A sample matrix, free from the analytes of interest, spiked with verified known amounts of analytes or a material containing known and verified amounts of analytes.
LOD	- Limit of Detection: This value represents the level to which a target analyte can reliably be detected for a specific analyte in a specific matrix by a specific method. The LOD includes any adjustments from dilutions, concentrations or moisture content, where applicable. (DoD report formats only.)
LOQ	- Limit of Quantitation: The value at which an instrument can accurately measure an analyte at a specific concentration. The LOQ includes any adjustments from dilutions, concentrations or moisture content, where applicable. (DoD report formats only.) Limit of Quantitation: The value at which an instrument can accurately measure an analyte at a specific concentration. The LOQ includes any adjustments from dilutions, concentrations or moisture content, where applicable. (DoD report formats only.)
MDL	- Method Detection Limit: This value represents the level to which target analyte concentrations are reported as estimated values, when those target analyte concentrations are quantified below the reporting limit (RL). The MDL includes any adjustments from dilutions, concentrations or moisture content, where applicable.
MS	- Matrix Spike Sample: A sample prepared by adding a known mass of target analyte to a specified amount of matrix sample for which an independent estimate of target analyte concentration is available. For Method 332.0, the spike recovery is calculated using the native concentration, including estimated values.
MSD	- Matrix Spike Sample Duplicate: Refer to MS.
NA	- Not Applicable.
NC	- Not Calculated: Term is utilized when one or more of the results utilized in the calculation are non-detect at the parameter's reporting unit.
NDPA/DPA	- N-Nitrosodiphenylamine/Diphenylamine.
NI	- Not Ignitable.
NP	- Non-Plastic: Term is utilized for the analysis of Atterberg Limits in soil.
RL	- Reporting Limit: The value at which an instrument can accurately measure an analyte at a specific concentration. The RL includes any adjustments from dilutions, concentrations or moisture content, where applicable.
RPD	- Relative Percent Difference: The results from matrix and/or matrix spike duplicates are primarily designed to assess the precision of analytical results in a given matrix and are expressed as relative percent difference (RPD). Values which are less than five times the reporting limit for any individual parameter are evaluated by utilizing the absolute difference between the values; although the RPD value will be provided in the report.
SRM	- Standard Reference Material: A reference sample of a known or certified value that is of the same or similar matrix as the associated field samples.
STLP	- Semi-dynamic Tank Leaching Procedure per EPA Method 1315.
TEF	- Toxic Equivalency Factors: The values assigned to each dioxin and furan to evaluate their toxicity relative to 2,3,7,8-TCDD.
TEQ	- Toxic Equivalent: The measure of a sample's toxicity derived by multiplying each dioxin and furan by its corresponding TEF and then summing the resulting values.
TIC	- Tentatively Identified Compound: A compound that has been identified to be present and is not part of the target compound list (TCL) for the method and/or program. All TICs are qualitatively identified and reported as estimated concentrations.

Footnotes

Report Format: DU Report with 'J' Qualifiers

Project Name:	G6-2423	**Lab Number:**	L1911169
Project Number:	G6-2423	**Report Date:**	03/29/19

1 - The reference for this analyte should be considered modified since this analyte is absent from the target analyte list of the original method.

Terms

Analytical Method: Both the document from which the method originates and the analytical reference method. (Example: EPA 8260B is shown as 1,8260B.) The codes for the reference method documents are provided in the References section of the Addendum.

Final pH: As it pertains to Sample Receipt & Container Information section of the report, Final pH reflects pH of container determined after adjustment at the laboratory, if applicable. If no adjustment required, value reflects Initial pH.

Frozen Date/Time: With respect to Volatile Organics in soil, Frozen Date/Time reflects the date/time at which associated Reagent Water-preserved vials were initially frozen. Note: If frozen date/time is beyond 48 hours from sample collection, value will be reflected in 'bold'.

Initial pH: As it pertains to Sample Receipt & Container Information section of the report, Initial pH reflects pH of container determined upon receipt, if applicable.

PFAS Total: With respect to PFAS analyses, the 'PFAS, Total (5)' result is defined as the summation of results for: PFHpA, PFHxS, PFOA, PFNA and PFOS. If a 'Total' result is requested, the results of its individual components will also be reported.

Total: With respect to Organic analyses, a 'Total' result is defined as the summation of results for individual isomers or Aroclors. If a 'Total' result is requested, the results of its individual components will also be reported. This is applicable to 'Total' results for methods 8260, 8081 and 8082.

Data Qualifiers

A - Spectra identified as "Aldol Condensation Product".

B - The analyte was detected above the reporting limit in the associated method blank. Flag only applies to associated field samples that have detectable concentrations of the analyte at less than ten times (10x) the concentration found in the blank. For MCP-related projects, flag only applies to associated field samples that have detectable concentrations of the analyte at less than ten times (10x) the concentration found in the blank. For DOD-related projects, flag only applies to associated field samples that have detectable concentrations of the analyte at less than ten times (10x) the concentration found in the blank AND the analyte was detected above one-half the reporting limit (or above the reporting limit for common lab contaminants) in the associated method blank. For NJ-Air-related projects, flag only applies to associated field samples that have detectable concentrations of the analyte above the reporting limit. For NJ-related projects (excluding Air), flag only applies to associated field samples that have detectable concentrations of the analyte, which was detected above the reporting limit in the associated method blank or above five times the reporting limit for common lab contaminants (Phthalates, Acetone, Methylene Chloride, 2-Butanone).

C - Co-elution: The target analyte co-elutes with a known lab standard (i.e. surrogate, internal standards, etc.) for co-extracted analyses.

D - Concentration of analyte was quantified from diluted analysis. Flag only applies to field samples that have detectable concentrations of the analyte.

E - Concentration of analyte exceeds the range of the calibration curve and/or linear range of the instrument.

G - The concentration may be biased high due to matrix interferences (i.e, co-elution) with non-target compound(s). The result should be considered estimated.

H - The analysis of pH was performed beyond the regulatory-required holding time of 15 minutes from the time of sample collection.

I - The lower value for the two columns has been reported due to obvious interference.

J - Estimated value. The Target analyte concentration is below the quantitation limit (RL), but above the Method Detection Limit (MDL) or Estimated Detection Limit (EDL) for SPME-related analyses. This represents an estimated concentration for Tentatively Identified Compounds (TICs).

M - Reporting Limit (RL) exceeds the MCP CAM Reporting Limit for this analyte.

ND - Not detected at the method detection limit (MDL) for the sample, or estimated detection limit (EDL) for SPME-related analyses.

NJ - Presumptive evidence of compound. This represents an estimated concentration for Tentatively Identified Compounds (TICs), where the identification is based on a mass spectral library search.

P - The RPD between the results for the two columns exceeds the method-specified criteria.

Q - The quality control sample exceeds the associated acceptance criteria. For DOD-related projects, LCS and/or Continuing Calibration Standard exceedences are also qualified on all associated sample results. Note: This flag is not applicable for matrix spike recoveries when the sample concentration is greater than 4x the spike added or for batch duplicate RPD when the sample concentrations are less than 5x the RL. (Metals only.)

R - Analytical results are from sample re-analysis.

RE - Analytical results are from sample re-extraction.

S - Analytical results are from modified screening analysis.

Report Format: DU Report with 'J' Qualifiers

Project Name:	G6-2423	**Lab Number:**	L1911169
Project Number:	G6-2423	**Report Date:**	03/29/19

REFERENCES

1 Test Methods for Evaluating Solid Waste: Physical/Chemical Methods. EPA SW-846. Third Edition. Updates I - IV, 2007.

121 Standard Methods for the Examination of Water and Wastewater. APHA-AWWA-WEF. Standard Methods Online.

LIMITATION OF LIABILITIES

Alpha Analytical performs services with reasonable care and diligence normal to the analytical testing laboratory industry. In the event of an error, the sole and exclusive responsibility of Alpha Analytical shall be to re-perform the work at it's own expense. In no event shall Alpha Analytical be held liable for any incidental, consequential or special damages, including but not limited to, damages in any way connected with the use of, interpretation of, information or analysis provided by Alpha Analytical.

We strongly urge our clients to comply with EPA protocol regarding sample volume, preservation, cooling, containers, sampling procedures, holding time and splitting of samples in the field.

Certification Information

The following analytes are not included in our Primary NELAP Scope of Accreditation:

Westborough Facility
EPA 624/624.1: m/p-xylene, o-xylene
EPA 8260C: NPW: 1,2,4,5-Tetramethylbenzene; 4-Ethyltoluene, Azobenzene; SCM: Iodomethane (methyl iodide), Methyl methacrylate, 1,2,4,5-Tetramethylbenzene; 4-Ethyltoluene.
EPA 8270D: NPW: Dimethylnaphthalene,1,4-Diphenylhydrazine; SCM: Dimethylnaphthalene,1,4-Diphenylhydrazine.

EPA 6860: SCM: Perchlorate

SM4500: NPW: Amenable Cyanide; SCM: Total Phosphorus, TKN, NO2, NO3.

Mansfield Facility
SM 2540D: TSS
EPA 8082A: NPW: PCB: 1, 5, 31, 87,101, 110, 141, 151, 153, 180, 183, 187.
EPA TO-15: Halothane, 2,4,4-Trimethyl-2-pentene, 2,4,4-Trimethyl-1-pentene, Thiophene, 2-Methylthiophene, 3-Methylthiophene, 2-Ethylthiophene, 1,2,3-Trimethylbenzene, Indan, Indene, 1,2,4,5-Tetramethylbenzene, Benzothiophene, 1-Methylnaphthalene.
Biological Tissue Matrix: EPA 3050B

The following analytes are included in our Massachusetts DEP Scope of Accreditation

Westborough Facility:

Drinking Water
EPA 300.0: Chloride, Nitrate-N, Fluoride, Sulfate; **EPA 353.2**: Nitrate-N, Nitrite-N; **SM4500NO3-F**: Nitrate-N, Nitrite-N; **SM4500F-C, SM4500CN-CE, EPA 180.1, SM2130B, SM4500Cl-D, SM2320B, SM2540C, SM4500H-B**
EPA 332: Perchlorate; **EPA 524.2:** THMs and VOCs; **EPA 504.1:** EDB, DBCP.
Microbiology: **SM9215B; SM9223-P/A, SM9223B-Colilert-QT,SM9222D**.

Non-Potable Water
SM4500H,B, EPA 120.1, SM2510B, SM2540C, SM2320B, SM4500CL-E, SM4500F-BC, SM4500NH3-BH: Ammonia-N and Kjeldahl-N, **EPA 350.1**: Ammonia-N, **LACHAT 10-107-06-1-B**: Ammonia-N, **EPA 351.1, SM4500NO3-F, EPA 353.2**: Nitrate-N**, SM4500P-E, SM4500P-B, E, SM4500SO4-E, SM5220D, EPA 410.4, SM5210B, SM5310C, SM4500CL-D, EPA 1664, EPA 420.1, SM4500-CN-CE, SM2540D, EPA 300: Chloride, Sulfate, Nitrate.**
EPA 624.1: Volatile Halocarbons & Aromatics,
EPA 608.3: Chlordane, Toxaphene, Aldrin, alpha-BHC, beta-BHC, gamma-BHC, delta-BHC, Dieldrin, DDD, DDE, DDT, Endosulfan I, Endosulfan II, Endosulfan sulfate, Endrin, Endrin Aldehyde, Heptachlor, Heptachlor Epoxide, PCBs
EPA 625.1: SVOC (Acid/Base/Neutral Extractables), **EPA 600/4-81-045**: PCB-Oil.
Microbiology: **SM9223B-Colilert-QT; Enterolert-QT, SM9221E, EPA 1600, EPA 1603.**

Mansfield Facility:

Drinking Water
EPA 200.7: Al, Ba, Cd, Cr, Cu, Fe, Mn, Ni, Na, Ag, Ca, Zn. **EPA 200.8:** Al, Sb, As, Ba, Be, Cd, Cr, Cu, Pb, Mn, Ni, Se, Ag, TL, Zn. **EPA 245.1** Hg.
EPA 522.

Non-Potable Water
EPA 200.7: Al, Sb, As, Be, Cd, Ca, Cr, Co, Cu, Fe, Pb, Mg, Mn, Mo, Ni, K, Se, Ag, Na, Sr, TL, Ti, V, Zn.
EPA 200.8: Al, Sb, As, Be, Cd, Cr, Cu, Fe, Pb, Mn, Ni, K, Se, Ag, Na, TL, Zn.
EPA 245.1 Hg.
SM2340B

For a complete listing of analytes and methods, please contact your Alpha Project Manager.

NEW JERSEY CHAIN OF CUSTODY

ALPHA ANALYTICAL

Westborough, MA 01581 — 8 Walkup Dr. — TEL: 508-898-9220 — FAX: 508-898-9193
Mansfield, MA 02048 — 320 Forbes Blvd — TEL: 508-822-9300 — FAX: 508-822-3288

Service Centers
Mahwah, NJ 07430: 35 Whitney Rd, Suite 5
Albany, NY 12205: 14 Walker Way
Tonawanda, NY 14150: 275 Cooper Ave, Suite 105

Page 1 of 2

Date Rec'd in Lab: 3/22/19

ALPHA Job #: L1911169

Client Information
Client: Hillmann Consulting
Address: 1600 Rt. 22 E, Union, NJ 07083
Phone: (908)688-7800
Fax:
Email:

Project Information
Project Name: GL-2423
Project Location: NY
Project #: GL-2423
(Use Project name as Project #) ☒
Project Manager: R. K. Powell
ALPHAQuote #:

Turn-Around Time
Standard ☐ Due Date:
Rush (only if pre approved) ☒ # of Days: 5 Day

Deliverables
☐ NJ Full / Reduced
☐ EQuIS (1 File) ☐ EQuIS (4 File)
☐ Other

Regulatory Requirement
☐ SRS Residential/Non Residential
☐ SRS Impact to Groundwater
☐ NJ Ground Water Quality Standards
☐ NJ IGW SPLP Leachate Criteria (TOGS)
☒ Other NY Soil Sco+GW

Billing Information
☒ Same as Client Info
PO # GL-2423

Site Information
Is this site impacted by Petroleum? Yes ☐
Petroleum Product:

These samples have been previously analyzed by Alpha ☐

For EPH, selection is REQUIRED:
☐ Category 1
☐ Category 2

For VOC, selection is REQUIRED:
☐ 1,4-Dioxane
☐ 8011

Other project specific requirements/comments:
Please specify Metals or TAL.

Sample Filtration
☐ Done
☐ Lab to do
Preservation
☐ Lab to do
(Please Specify below)

ALPHA Lab ID (Lab Use Only)	Sample ID	Collection Date	Collection Time	Sample Matrix	Sampler's Initials	ANALYSIS: TAL/TCL+3D	Sample Specific Comments	Total Bottle
1169-01	S-1	3-20-19	0910	S	RKP	X		
-02	S-2		0945	S		X		
-03	S-3		1005	S		X		
-04	S-4		1100	S		X		
-05	S-5		1120	S		X		
-06	S-6		1130	S		X		
-07	S-7		1150	S		X		
-08	S-8		1205	S		X		
-09	TWP-1		1045	GW		X		
-10	TWP-3	↓	1135	GW	↓	X		

Container Type
Preservative

Preservative Code:
A = None
B = HCl
C = HNO_3
D = H_2SO_4
E = NaOH
F = MeOH
G = $NaHSO_4$
H = $Na_2S_2O_3$
K/E = Zn Ac/NaOH
O = Other

Container Code
P = Plastic
A = Amber Glass
V = Vial
G = Glass
B = Bacteria Cup
C = Cube
O = Other
E = Encore
D = BOD Bottle

Westboro: Certification No: MA935
Mansfield: Certification No: MA015

Relinquished By:	Date/Time	Received By:	Date/Time
R K Powell	3-21-19 1112	[illegible]	3-21-19 1112
[illegible] Crawford	3-21-19 1630	D. Santos MA	3/21/19 1900
D. Santos MA	3/21/19 2240		3/21/19 2240

Please print clearly, legibly and completely. Samples can not be logged in and turnaround time clock will not start until any ambiguities are resolved. BY EXECUTING THIS COC, THE CLIENT HAS READ AND AGREES TO BE BOUND BY ALPHA'S TERMS & CONDITIONS. (See reverse side.)

Form No: 01-14 HC (rev. 30-Sept-2013)

NEW JERSEY CHAIN OF CUSTODY

ALPHA ANALYTICAL

Westborough, MA 01581
8 Walkup Dr.
TEL: 508-898-9220
FAX: 508-898-9193

Mansfield, MA 02048
320 Forbes Blvd
TEL: 508-822-9300
FAX: 508-822-3288

Service Centers
Mahwah, NJ 07430: 35 Whitney Rd, Suite 5
Albany, NY 12205: 14 Walker Way
Tonawanda, NY 14150: 275 Cooper Ave, Suite 105

Page 2 of 2

Date Rec'd in Lab: 3/22/19

ALPHA Job #: L911169

Client Information
Client: Hillman Consulting
Address:
Phone:
Fax:
Email:

Project Information
Project Name: GC-2423
Project Location: NY
Project #: GC-2423
(Use Project name as Project #) ☐
Project Manager:
ALPHAQuote #:

Turn-Around Time
Standard ☐ Due Date:
Rush (only if pre approved) ☒ # of Days: 5 Day

These samples have been previously analyzed by Alpha ☐

Deliverables
☐ NJ Full / Reduced
☐ EQuIS (1 File) ☐ EQuIS (4 File)
☐ Other

Regulatory Requirement
☐ SRS Residential/Non Residential
☐ SRS Impact to Groundwater
☐ NJ Ground Water Quality Standards
☐ NJ IGW SPLP Leachate Criteria (TOGS)
☒ Other NY Soil SCO+ GW

Billing Information
☒ Same as Client Info
PO # GC-2423

Site Information
Is this site impacted by Petroleum? Yes ☐
Petroleum Product:

For EPH, selection is REQUIRED:
☐ Category 1
☐ Category 2

For VOC, selection is REQUIRED:
☐ 1,4-Dioxane
☐ 8011

Other project specific requirements/comments:
Please specify Metals or TAL.

ANALYSIS
TAL/TCL+30

Sample Filtration
☐ Done
☐ Lab to do
Preservation
☐ Lab to do
(Please Specify below)

Total Bottle

ALPHA Lab ID (Lab Use Only)	Sample ID	Collection Date	Collection Time	Sample Matrix	Sampler's Initials	TAL/TCL+30	Sample Specific Comments
11169-11	TWP-8	3-20-19	1225	GW	RKP	X	

Preservative Code:
A = None
B = HCl
C = HNO_3
D = H_2SO_4
E = NaOH
F = MeOH
G = $NaHSO_4$
H = $Na_2S_2O_3$
K/E = Zn Ac/NaOH
O = Other

Container Code
P = Plastic
A = Amber Glass
V = Vial
G = Glass
B = Bacteria Cup
C = Cube
O = Other
E = Encore
D = BOD Bottle

Westboro: Certification No: MA935
Mansfield: Certification No: MA015

Container Type									
Preservative									

Relinquished By:	Date/Time	Received By:	Date/Time
[illegible]	3-21-19 1172	[illegible]	3-21-19 1172
[illegible]	3-21-19 1630	B. Santos MA	3/21/19 1900
B. Santos MA	3/21/19 2240		3/21/19 2240

Please print clearly, legibly and completely. Samples can not be logged in and turnaround time clock will not start until any ambiguities are resolved. BY EXECUTING THIS COC, THE CLIENT HAS READ AND AGREES TO BE BOUND BY ALPHA'S TERMS & CONDITIONS. (See reverse side.)

Form No: 01-14 HC (rev. 30-Sept-2013)

HILLMANN GROUP, LLC

PHASE I ENVIRONMENTAL SITE ASSESSMENT-UPDATE



135 MAIN STREET
POUGHKEEPSIE, NEW YORK 12601

AUGUST 28, 2007

HILLMANN PROJECT #E3-2155

PREPARED FOR:
ADMIRAL HALSEY, L.P.
C/O OMNI NEW YORK, LLC
885 SECOND AVE, 31ST FLOOR, SUITE C
NEW YORK, NY 10017

ALLIANT CREDIT FACILITY, LTD ISAOA
ALLIANT CREDIT FACILITY, ALP, LLC ISAOA

CITIBANK, NA
ONE COURT SQUARE
45TH FLOOR, ZONE 12
LONG ISLAND CITY, NY 11120

NEW YORK STATE FINANCE AGENCY
641 LEXINGTON AVE, 4TH FLOOR
NEW YORK, NY 10022

Nationwide Engineering & Environmental Consulting
1600 Route 22 East, Union, New Jersey 07083
(908) 688-7800 Fax (908) 686-2636 Email: corporate@hillmanngroup.com
Office locations: New Jersey, New York, Pennsylvania, Massachusetts, Virginia, Florida, California, Engineering Division: New Jersey
www.hillmanngroup.com

HILLMANN GROUP, LLC

August 28, 2007

Admiral Halsey, L.P.
c/o Omni New York, LLC
885 Second Ave, 31st Floor, Suite C
New York, NY 10017
Attn: Ms. Courtney Reed

Alliant Credit Facility, Ltd ISAOA
Alliant Credit Facility, ALP, LLC ISAOA
21600 Oxnard Street, Suite 1200 Woodland Hills, CA 91367

New York State Finance Agency
641 Lexington Ave, 4th Floor
New York, NY 10022

Citibank, NA
One Court Square
45th Floor, Zone 12
Long Island City, NY 11120

RE: Phase I Environmental Site Assessment-Update
135 Main Street
Poughkeepsie, New York 12601
Hillmann Project No. E3-2155

Dear Ms. Reed:

Hillmann Group, LLC, is pleased to provide the results of our Phase I Environmental Site Assessment Update of the above referenced property. This assessment was performed in accordance with the scope and limitations of ASTM Practice E 1527-05.

This report is for the exclusive use of the entities named on the front cover, its affiliates, designates and assignees, rating agencies, prospective bond holders and bond holders, and no other party shall have any right to rely on any service provided by Hillmann Group, LLC, without prior written consent.

In addition, this report is addressed to Citibank, NA (Citibank), such other persons as may be designated by Citibank and their respective successors and assigns. Special Conditions include (i) the Report may be relied upon by Citibank in determining whether to make a loan evidenced by a note ("the Property Note") secured by the Property, (ii) the Report may be relied upon by any purchaser in determining whether to purchase the Property Note from Citibank and any rating agency rating securities issued by, or representing an interest in, the Mortgage Note, (iii) the Report may be referred to in and included with materials offering for sale the Property Note or an interest in the Property Note, (iv) persons who

acquire the Property Note or an interest in the Property Note may rely on the Report, and (v) the Report speaks only as of its date in the absence of a specific written update of the Report.

We appreciate the opportunity to provide engineering services. If you have any questions concerning this report, or if we can assist you in any other matter, please contact the undersigned at 908-688-7800.

Very Truly Yours,
Hillmann Group, LLC

David Rutherford
Director, Due Diligence Services

Craig Downs
National Accounts Manager

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1.0 EXECUTIVE SUMMARY

At the request of Admiral Halsey LP (Client), Hillmann Group, LLC (Hillmann), performed a Phase I Environmental Site Assessment Update (ESA-U) of the property located at 135 Main Street in Poughkeepsie, New York (the Property). This report updates a previous Phase I ESA of the Property that was completed by Hillmann on January 22, 2007. This assessment has been conducted utilizing generally accepted Phase I ESA industry standards in accordance with the ASTM Standard Practice E 1527-05 for Phase I Environmental Site Assessments.

1.1 Property Summary Table

A summary of the pertinent details of the project is provided below:

PROJECT SUMMARY TABLE					
Name of Client		Admiral Halsey LP			
Client Project No.:		None Provided			
Client Contact:		Ms. Courtney Reed			
Description of Project		Phase I Environmental Site Assessment			
Property Name:		135 Main Street			
Property Address:		135 Main Street			
City:	Poughkeepsie	**County:**	Dutchess	**State:**	New York
Tax Map designation:		**Block:**	76	**Lot:**	911
Property Area:		2.20 acres			
Building Area:		Approximately 98,000 ft²			
Property Usage:		Residential			
Year Built:		1975			
Property Owner:		Admiral William F. Halsey Village I SR			
Zoning Information:		Not Provided			
Assessment Personnel:		Mr. Chris Hirschmann/Ms. Theresa Serrano			
Accompanied/Escorted By:		Ms. Sue Kimmerle, Property Manager			
Property Contact Phone Number:		Ms. Sue Kimmerle, (845) 471-9788			
Inspection Date:		March 27 & June 15, 21 & 22, 2007			

1.2 Summary of Findings

The following table summarizes the individual sections of this assessment. This table, alone, does not constitute the complete assessment. The report must be reviewed in its entirety.

FINDINGS SUMMARY				
ASSESSMENT SECTION	ACCEPTABLE	O&M RECOM'D	REC/ FURTHER ACTION	REF. SECTION
Historical Review	X			5.0
Regulatory Review	X			8.0
Site Use	X			3.2/6.2
Hazardous Materials	X			6.3
USTs	X			6.6
ASTs	X			6.6
PCBs	X			6.7
Waste / Discharges	X			6.4/6.5
ACM	X			7.1
Lead Paint	X			7.2
Drinking Water Quality	X			6.11
Radon	X			7.3
Adjoining/Surrounding Area	X			3.6

1.3 Conclusions

Hillmann has performed a Phase I Environmental Site Assessment – Update in accordance with the scope and limitations of ASTM Practice E 1527-05 of the Property as described in Section 3 of this report. Any additions to, exceptions to, or deletions from this practice are described in Section 2 of this report. This update assessment has revealed no evidence of *recognized environmental conditions* (RECs) in connection with the Property, except for the following:

- A Limited Phase II Investigation report was prepared by Hillmann in March 2007 to evaluate two recognized environmental condition that were identified by Hillmann's prior Phase I ESA report. The RECs included a potential impact to the environment from a former coal gasification plant; and a historic underground storage tank (UST) that was identified by review of Sanborn Fire Insurance Maps of the Property. The investigation included the use of a GPR survey to identify any underground structures, utilities, or obstructions, and the collection and analysis of soil and groundwater samples. The results of the investigation identified the presence of residual contamination which could be

attributed to the past manufactured gas plant usage. The Limited Phase II Investigation identified elevated levels of metals and PAHs in soils throughout the property. Hillmann understands that Omni has obtained a "Property Use and Work Plan" to protect against possible contamination exposure. This document provides insight on which procedures to follow during excavation activities. In addition, this document is site specific and will only pertain to the subject property. Hillmann has contacted the NYSDEC directly, and was informed that there is no requirement to report a spill to the NYSDEC. Therefore Hillmann does not recommend reporting the results to the NYDEC. Hillmann notes that a *Soil and Groundwater Contamination Health and Safety Plan* was developed for the Property on behalf of Admiral Halsey LP, dated July 11, 2007.

Hillmann has also performed cursory evaluations for ASTM "Non-Scope" items, such as asbestos-containing materials, lead-based paint, radon and mold. Our observations and research identified no concerns in addition to those discussed by the prior Phase I ESA, except as follows:

- Property management provided a copy of an Asbestos Inspection Survey and Operations and Maintenance Program of the property prepared by EHI and dated June 15, 2007. The survey report identifies the presence of asbestos containing floor tile and associated mastic, boiler flue insulation, boiler gasket material and electrical insulation at the Property. Given that an O&M Program has been prepared, no further investigation is recommended at this time regarding asbestos.

1.4 Recommendations

Based on the findings of the Phase I Environmental Site Assessment Update, Hillmann recommends no additional environmental study at this time.

2.0 PURPOSE AND LIMITATIONS

2.1 Purpose and Scope

Hillmann Group, LLC, was retained by Omni to conduct a Phase I Environmental Site Assessment Update of the Property in accordance with the scope of work detailed in the Hillmann Group contact. The purpose of this report is to update the findings of Hillmann's previously completed assessment of the Property dated January 22, 2007.

This assessment was conducted utilizing generally accepted Phase I ESA industry standards in accordance with the ASTM Standard Practice E 1527-05. The ASTM describes these methodologies as representing good commercial and customary practice for conducting an Environmental Site Assessment of a property for the purpose of identifying recognized environmental conditions.

The term *recognized environmental conditions (RECs)* is defined by the ASTM as the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, ground water or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be *de minimis* are not *REC*s.

The chief components of this update assessment are described as follows:

- A visual inspection of the Property and adjoining properties for evidence of recognized environmental conditions; and or conditions that have changed since the field inspection of the prior Phase I ESA.

- An updated review of regulatory records and data as per ASTM guidelines. This includes a regulatory review of federal and state environmental databases, and other local environmental records, within specific search distances defined by the ASTM.

- Interviews with property representatives regarding the current environmental condition of the Property.

- Review and summary of any environmental investigation reports conducted since the date of the prior Phase I ESA.

These methodologies are described as representing good commercial and customary practice for conducting an Environmental Site Assessment of a property for the purpose of identifying recognized environmental conditions.

2.2 Inaccessible Locations

Hillmann is not aware of any notable areas of the Property that were excluded from our visual inspection.

2.3 Limitations and Exceptions

Site inspections for the assessment update were conducted on March 27, 2007 in conjunction with the Phase II Investigation activities on the exterior of the Property; and on June 15, 21 & 22, 2007 in conjunction with assessment for vapor intrusion within the existing building. Historic research data gaps are detailed in Section 5, if applicable. No other exceptions or deletions from the ASTM Standard E 1527-05 are reported.

2.4 Abbreviations/Acronyms

Hillmann may use the following abbreviations and acronyms for common terminology described in our report. Not all abbreviations or acronyms may be applicable to this report:

ACM – Asbestos-containing Material
AST – Aboveground Storage Tank
ASTM – American Standard for Testing Materials
FOIA – Freedom of Information Act
HVAC – Heating Ventilation & Air Conditioning
HREC – Historic Recognized Environmental Condition
IAQ – Indoor Air Quality
LBP – Lead-based Paint
LTANK – Leaking Storage Tank
MSDS – Material Safety Data Sheet
REC – Recognized Environmental Condition
UST – Underground Storage Tank

2.5 Special Terms and Conditions

Hillmann has prepared this Phase I Environmental Site Assessment Update using reasonable efforts in each phase of its work to identify recognized environmental conditions associated with hazardous substances, wastes and petroleum products at the Property. The methodology of this Phase I Environmental Site Assessment Update was consistent with the ASTM Standard Practice for E 1527-05. Findings within this report are based on information collected from observations made on the day of the site investigation and from reasonably ascertainable information obtained from governing public agencies and private sources.

This report is not definitive and should not be assumed to be a complete or specific definition of the conditions above or below grade. Information in this report is not intended to be used as a construction document and should not be used for demolition, renovation or other construction purposes. Hillmann makes no representation or warranty that the past or current

operations at the Property are, or have been, in compliance with all applicable federal, state and local laws, regulations and codes.

Findings, conclusions and recommendations presented in this report are based on our visual observations of the Property, the municipal research findings reasonably obtained, information provided by the Client, and/or a review of readily available and supplied drawings and documents. Hillmann relies completely on the information, whether written, graphic or verbal, provided by the subject Property contact(s) or as shown on any documents reviewed or received from the subject Property contact, owner or agent, or municipal source, and assumes that information to be true and correct. Although there may have been some degree of overlap in the information provided by these various sources, Hillmann did not attempt to independently verify the accuracy or completeness of all information reviewed or received during the course of this assessment.

Regardless of the findings stated in this report, Hillmann is not responsible for consequences or conditions arising from facts that were concealed, withheld or not fully disclosed at the time the assessment was conducted.

This report does not warrant against future operations or conditions, nor does it warrant against operations or conditions present of a type or at a location not investigated.

The regulatory database report provided is based on an evaluation of the data collected and compiled by a contracted data research company. The report focuses on the Property and neighboring properties that could impact the Property. Neighboring properties listed in governmental environmental records are identified within specific search distances. The search distance varies depending upon the particular government record being checked. The regulatory research is designed to meet the requirements of ASTM Standard E 1527-05. The information provided in the regulatory database report is assumed to be correct and complete.

Subsurface conditions may differ from the conditions implied by the surface observations and can only be reliably evaluated through intrusive techniques.

Reasonable efforts have been made during this assessment to identify aboveground and underground storage tanks and ancillary equipment. “Reasonable efforts” are limited to information gained from visual observation of largely unobstructed areas, recorded database information held in public record and available information gathered from interviews. Such methods may not identify subsurface equipment that may have been hidden from view due to parked automobiles and other vehicles, snow cover, vegetative growth, pavement, construction or debris pile storage or incorrect information from sources.

Hillmann is not a professional title insurance firm and makes no guarantee, explicit or implied, that the records which were reviewed represent a comprehensive or precise delineation of past Property ownership or tenancy for legal purposes.

3.0 USER PROVIDED INFORMATION

Review of title records is not included in the scope of work for this assessment project. No information regarding environmental liens or activity and use limitations was provided to Hillmann by the Client.

Other than their knowledge of the environmental conditions related to historic USTs and the historical manufactured gas plant operations, no indication of any specialized knowledge or experience regarding the Property was reported to Hillmann by the client.

No indication of any commonly known or reasonably ascertainable information was provided by the Client.

No information was provided by the Client to Hillmann regarding a reduction in value of the Property value due to environmental problems or conditions.

It is Hillmann's understanding that the Phase I ESA was being performed to assist in obtaining financing for development issues.

4.0 PROPERTY DESCRIPTION

No significant changes were noted in the physical condition and characteristics of the Property since the prior ESA was site reconnaissance was completed. No changes in the use of the property were noted since the prior ESA. The property is utilized as a senior housing complex.

No significant changes in the occupancy or usage of the adjoining properties since the time of the prior ESA were noted.

The following describes adjacent and abutting properties:

DIRECTION	DESCRIPTION
North-	Apartments
East-	Apartments
South-	Senior housing across Main Street
West-	Single-family residential across North Perry Street

5.0 HISTORICAL RECORDS REVIEW

5.1 Summary of Historic Records Review Findings from Prior ESA

During the prior Phase I ESA, Hillmann conducted research in order to help identify the likelihood of past uses having led to recognized environmental conditions in connection with the Property. Standard historical sources were sought in an attempt to document the past uses of the Property as far back as it can be shown that the Property contained structures; or from the time the Property was first used for residential, agricultural, commercial, industrial or governmental purposes.

The existing apartment building at the Property was originally constructed circa 1975. Prior to the current use, the Property was improved for various commercial uses including retail stores, a dairy facility, a pottery facility and a coal gas works. Potential historic use impacts typically associated with historic coal gasification plants to the Property may include residual contamination generated by operations at the gas works site, including but not limited to coal tar and polyaromatic hydrocarbons (PAHs), and residual contamination generated by operations at the dairy site, including oil, grease and gasoline range organics.

5.2 Prior Investigation Reports:

Since the completion of the prior Phase I ESA, Hillmann has conducted the following additional environmental investigations of the Property:

Limited Phase II Investigation, dated May 2007, prepared on behalf of Admiral Halsey, L.P., c/o Omni New York, LLC.

> The purpose of the Limited Phase II Investigation report was to evaluate two recognized environmental conditions that were identified by Hillmann's prior Phase I ESA report. The RECs included a potential impact to the environment from a former coal gasification plant; and a historic underground storage tank (UST) that was identified by review of Sanborn Fire Insurance Maps of the Property. The investigation included the use of a GPR survey to identify any underground structures, utilities, or obstructions, and the collection of soil samples. These samples were collected from borings through the asphalt parking lot, around the old UST and in the area of the historic coal gasification plant, on March 27, 2007. A Geoprobe drill rig was utilized to obtain nine (9) soil and three (3) groundwater samples, with five (5) additional soil samples obtained by hand auguring. The general sample types, locations and depths were selected to determine the overall extent and magnitude of potential contamination resulting from the former site use. The samples were analyzed for volatile organic compounds (VOC), base neutrals and acid extractable (BNA), and Priority Pollutant List Metals at an accredited laboratory.
>
> The following is a summary of the conclusions of the Limited Phase II Investigation:
>
> 1. The results of the investigation have identified the presence of contamination which could be attributed to past site usage. The environmental concerns identified through laboratory and field observations are the presence of metals and Polynuclear Aromatic Hydrocarbons (PAHs) present in the soil and groundwater. It appears that the contamination identified is

the result of former coal gasification processes conducted on site. Elevated levels of metals and PAHs are wide spread throughout the property. Minimal risk of exposure is expected in the areas of the parking lot and/or lawn area. Any excavation or prolonged contact with the subsurface soils may potentially cause exposure to the subsurface contaminants. Due to the wide spread presence of elevated metals and PAHs around the property, Hillmann has determined that the contamination encountered did not originate from the historic UST, but as a result of the historic coal gasification plant. The historic UST was not found to have impacted the surrounding environment. Hillmann understands that Omni is in the process of obtaining a "Property Use and Work Plan" to protect against possible contamination exposure. This document will provide insight on which procedures to follow during excavation activities. This document will be site specific and will only pertain to the subject property. A copy of the work plan will be located at the facility.

The following items were recommended by the Limited Phase II Investigation:

1. Hillmann recommends leveling out the current garden area, then placing an impermeable membrane, as a separating layer, on top of the current soil surface to prevent any current contamination from possibly impacting clean soil in the garden area. A minimum of two (2) feet of certified, clean soil should be placed on top of the impermeable membrane and the garden beds assembled on top of this layer of clean soil. This should prevent the root systems of plants growing in the garden from reaching and possibly absorbing contamination from soils below the impermeable layer. This remediation technique should also protect residents or other individuals working in the garden from contaminants present in the soil.

2. It is recommended that air monitoring be performed on the first level of the housing complex due to the publications of vapor intrusion possibilities. Air monitoring will determine if there is any vapor intrusion present at the subject property. Hillmann is currently under contract wit Omni to provide air-monitoring testing.

3. The former Bayeaux Street manufacturing gas plant (MGP) was located on the corner of Main Street and North Perry (formerly Bayeaux Street), and is currently occupied by Admiral Halsey Senior Village. Hillmann has contacted the NYSDEC directly, and was informed that although compounds have been identified on site at levels above current clean up standards, there is no requirement to report a spill to the NYSDEC. Therefore Hillmann does not recommend reporting the results to the NYDEC at this time provided the completed "Property Use and Work Plan" is maintained on site, and is provided to any person conducting work below the surface at this site.

<u>Vapor Intrusion Investigation</u>, dated July 9, 2007, prepared on behalf of Admiral William F. Halsey Senior Center.

This report was conducted at the recommendation of the Hillmann Limited Phase II Investigation to further investigate the potential for vapor intrusion due to residual subsurface impacts from a historic manufactured gas plant (MGP) located at the Property. The work included a Pre-Inspection of the site with a visual inspection and measurements of Volatile Organic Compounds (VOCs) with a Photo Ionization Detector (PID); and vapor intrusion sampling consisting of the placement of six (6) summa canisters for a total duration of 24 hours. The summa canisters were analyzed for VOCs via the TO-15 Method as required for compliance with USEPA and NYDOH guidelines.

The report found that observed testing results were not indicative of vapor intrusion due to abandoned manufactured gas plants (MGP). The majority of the results were below the limit of detection for the analytical method employed. A small fraction of the results exceeded the limit of detection. These exceedances were randomly located and the constituents are consistent with common cleaning products. None of the areas with observed concentrations had a combination of components that could be associated with MGP vapor intrusions. In addition, the levels are likely to be transient and of little concern. Similar levels are often observed in occupied living spaces that have no potential for MGP vapor intrusion.

The report concluded that indoor air quality was not anticipated to cause occupant illness or require immediate remediation. Follow-up investigating and sampling should be conducted in the areas where increased volatile organic compounds (not suspected of being vapor intrusion) exist. Furthermore, the follow-up sampling on a periodic basis may be prudent (such as annual or bi-annual) to ensure these conditions do not change over time. If significant changes occur at the building (increase or decrease HVAC, digging, vibration, etc) the potential for vapor intrusion may increase.

Soil & Groundwater Contamination Health & Safety Plan, dated July 11, 2007, prepared on behalf of Admiral Halsey L.P by Environmental Health Investigations, Inc.

This report establishes the policy for managing potential exposures to chemicals which exist in low concentrations within the soil and ground water associated with the Admiral William F. Halsey Senior Village property located at 135 Main Street in Poughkeepsie, New York.

6.0 SITE RECONNAISSANCE/INTERVIEWS

6.1 Site Reconnaissance/Interviews

Hillmann revisited the Property on March 27, 2007 in conjunction with the Phase II Investigation activities on the exterior of the Property; and on June 15, 21 & 22, 2007 in conjunction with assessment for vapor intrusion within the existing building.

During Hillmann's observations of the property during the subsequent visits did not reveal via visual inspection any environmental conditions substantially different from those encountered during the prior Phase I ESA. No additional evidence of any recognized environmental conditions were encountered.

Property management completed an environmental questionnaire that was provided in conjunction with this assessment update. Ms. Sue Kimmerle of Admiral Halsey Senoir Village completed the questionnaire on behalf of the property management. The completed questionnaire did not indicate any evidence of recognized environmental conditions other than those discussed in the prior Phase I ESA.

7.0 NON-ASTM SCOPE CONCERNS

7.1 Asbestos-Containing Material (ACM)

Property management provided a copy of an Asbestos Inspection Survey and Operations and Maintenance Program of the property prepared by EHI and dated June 15, 2007. The survey report identifies the presence of asbestos containing floor tile and associated mastic, boiler flue insulation, boiler gasket material and electrical insulation at the Property.

7.2 Lead-Based Paint

Based on age of the building, lead-based paint may be present at the Property. In general, painted surfaces in the occupied areas of the building were noted to be in good condition with no significant areas of peeling or chipping noted.

7.3 Radon

Radon is a naturally occurring, colorless, odorless gas that is a byproduct of the decay of radioactive materials potentially present in bedrock and soil. Radon gas may enter the lowest level of a building through floor cracks, structural joints or plumbing conduits. The United States Environmental Protection Agency (USEPA) guidance level for annual residential exposure to radon is 4.0 picocuries per liter of air (pCi/L). The guidance level is not a regulatory requirement for private owners of commercial real estate, but is commonly used for comparison purposes to suggest whether further action at a building may be prudent.

Based on information obtained from data obtained by the US EPA, the Property is located in an area with a high potential for radon concentrations that exceed current USEPA action guidelines. Dutchess County is classified as a Zone 1 or ‘high risk’ area for radon. Radon tests have been conducted for the zip code 12601 and have shown results less than the action level of 4Pci/L. The average result for the living areas was 1.690 pCi/L, and for basements was 3.630 pCi/L.

7.4 Mold

Hillmann conducted a cursory inspection of the accessed areas of building interior for amplified mold growth and conditions conducive to amplified mold growth. No evidence of amplified mold growth, or conditions conducive to amplified mold growth, was noted at the time of the assessment.

8.0 REGULATORY RECORD REVIEWS

The databases discussed in this section, provided by Environmental Data Resources of Milford, CT, were reviewed for information regarding documented and/or suspected releases of regulated hazardous substances and/or petroleum products on or near the Property. Hillmann also reviewed the "unmappable" listings within the database report, cross-referencing available address information and facility names. Unmappable sites are listings that cannot be plotted with confidence, but are identified as being located within the general area of the Property based on the partial street address, city name or zip code. In general, a listing cannot be mapped due to inaccurate or incomplete address information in the database that was supplied by the corresponding regulatory agency. Any listings from the unmappable summary that were identified by Hillmann as a result of the area reconnaissance and/or cross-referencing to mapped listings are included in the corresponding database discussion within this section.

REGULATORY DATABASE	SEARCH DISTANCE	ON-SITE LISTINGS	ADJ. PROPERTY LISTINGS	TOTAL WITHIN SEARCH DISTANCE
Fed. NPL	1-mile	0	0	0
Fed. Delisted NPL	1-mile	0	0	0
Fed. CERCLIS	½-mile	0	0	0
Fed. CERCLIS-NFRAP	½-mile	0	0	1
Fed. RCRA CORRACTS	1-mile	0	0	0
Fed. RCRA TSD	½-mile	0	0	0
Fed. RCRA Gen.	Site & Adj.	0	0	
Fed. ERNS	Site	0		
State & Tribal equiv. NPL	1-mile	0	0	0
State & Tribal equiv. CERCLIS	½-mile	0	0	0
State & Tribal SWF/LF	½-mile	0	0	1
State & Tribal LTANK	½-mile	0	0	23
State & Tribal Registered Stor. Tank	½-mile	1	1	
State & Tribal Eng. Control List	½-mile	0	0	0
State & Tribal Inst. Control List	½-mile	0	0	0
State & Tribal VCP	½-mile	0	0	0
State & Tribal Eng. Brownfields	½-mile	0	0	0

- *The results of the review for each database are discussed below. The locations for the facilities discussed in this section are shown on the figures in the EDR report, included as Appendix E. Facilities listed on databases that are greater than 1 mile distant from the Subject Property are situated too far away to present a recognized environmental condition. Consequently, only those facilities that are located within a mile and are situated in a presumed up gradient location are discussed in detail below. Certain facilities listed on databases are recognized to present an environmental condition only if they are within a ¼ mile or ½ mile distant from the Subject Property.*

- *According to the EPA Policy Toward Owners of Property Containing Contaminated Aquifers, dated July 3, 1995, the EPA will not take enforcement action against a property owner who owns property under which is an aquifer contaminated by subsurface migration from an off site source or sources. Therefore, the Subject Property owner would not be liable for any contamination of the underlying aquifer that was attributed to an off-site source.*

Tribal Jurisdiction: The Property is not located within an area that is under Tribal jurisdiction.

8.1 Federal Agency Record Review

EPA - The National Priorities List (NPL), also known as the Superfund list, is the United States Environmental Protection Agency (EPA) listing of uncontrolled or abandoned hazardous waste sites. These sites are targeted for possible long-term remedial action under the Superfund Act of 1980. The list is primarily based on the EPA's Hazardous Ranking System.

- The Property was not listed as an NPL facility.
- No NPL listings were identified within a one-mile radius of the Property.

EPA – Delisted NPL Site List (DNPL) provides a list of sites formerly listed on the NPL that have since been "de-listed" after the EPA has determined that no further response is appropriate.

- The Property was not listed as a DNPL facility.
- No DNPL listings were identified within a ½-mile radius of the Property.

EPA - The Resource Conservation and Recovery Information System (RCRIS) is a database of facilities, which generate or treat, store or dispose of EPA regulated hazardous waste, or meet other applicable requirements of the Resource Conservation and Recovery Act (RCRA). Inclusion on this database does not imply that mishandling or a release of hazardous waste has occurred at the facility. RCRIS categories are as follows:

Treatment, Storage, and Disposal Facilities (TSD). Facilities listed under TSD are sites that treat, store and/or dispose of EPA regulated hazardous waste.

- The Property was not listed as TSD facility.
- No TSD listings were identified within a ½-mile radius of the Property.

Corrective Action (CORRACTS) list is a list of hazardous waste treatment, storage or disposal facilities and other RCRIS facilities (due to past interim status or storage of hazardous waste beyond 90 days) that have been notified by the USEPA to undertake corrective action under RCRA.

- The Property was not listed as a CORRACTS facility.

- No CORRACTS listings were identified within a one-mile radius of the Property.

Large Quantity Generators (LQG). Facilities listed under LQG either generate more than 1000 kg of EPA regulated hazardous waste per month, or meet other applicable requirements of RCRA.

- Neither the Property nor any adjoining properties were identified on the LQG database.

Small Quantity Generators (SQG). Facilities listed under SQG either generate from 100 kilograms (kg) to 1000 kg of EPA regulated hazardous waste per month, or meet other applicable requirements of RCRA.

- Neither the Property nor any adjoining properties were identified on the SQG database.

EPA - The Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) is the EPA database of known or suspected uncontrolled or abandoned hazardous waste sites. These sites have either been investigated, or are currently under investigation, by the EPA for the release or threatened release of hazardous substances.

- The Property was not identified on the CERCLIS database.

- No CERCLIS listings were identified within a ½-mile radius of the Property.

EPA – CERCLIS-NFRAP (No Further Remedial Action Planned) is the EPA database of archived sites that have been removed and archived from the inventory of CERCLIS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time.

- The Property was not identified on the CERCLIS-NFRAP database.

- One (1) CERCLIS-NFRAP listing was identified within a ½-mile radius of the Property. The listed site is identified as Berncolors-Poughkeepsie, Inc. at 75 North Water Street, located approximately 1,795 feet to the northwest and down gradient from the Property based on area topography. Considering the NFRAP status of the listing, distance and topographic relation, this site is not considered a recognized environmental condition in connection with the Property.

EPA - The Emergency Response Notification System (ERNS) is a national database used to store information concerning the sudden and/or accidental release of hazardous substances, including petroleum, in quantities greater than the reportable quantity, as maintained at the National Response Center. The database contains preliminary information from spill reports made to various federal departments including the EPA.

- No listings were identified for the Property.

8.2 State Agency Record Review

State Hazardous Waste Sites (SHWS) database contains potential or confirmed hazardous substance release properties. This is the state equivalent to NPL *and* CERCLIS.

- The Property was not identified on the SHWS database.
- No SHWS listings were identified within a one-mile radius of the Property.

Solid Waste Facility/Landfill (SWF/LF) list provides information on the location of registered state landfills and associated transfer facilities.

- The Property was not identified on the SWF/LF database.
- One (1) SWF/LF listing was identified within a ½-mile radius of the Property. The listed site is identified as G.F. Refuse Transfer Station at 240 Main Street, located approximately 1,495 feet to the east-southeast and cross gradient from the Property based on area topography. No violations were reported. Considering the status of the listing, distance and topographic relation, this site is not considered a recognized environmental condition in connection with the Property.

Leaking Storage Tank (LTANK) is a comprehensive listing of all reported active and inactive leaking storage tank sites.

- The Property was not identified on the LTANK database.
- Twenty-three (23) LTANK listings were identified within a ½-mile radius of the Property. The closest listing in proximity to the Property is identified as Poughkeepsie City School at 12 South Terry Street, located approximately 270 feet to the south-southeast and cross gradient from the Property based on area topography. The case is reported as "Closed" on October 9, 1992. Considering the status of the listing, distance and topographic relation, this site is not considered a recognized environmental condition in connection with the Property.

Registered Storage Tank Database is the listing of registered storage tank sites. This includes the NYSDEC AST and UST databases.

- The Property was not identified on the AST database.
- No adjoining properties were identified on the AST database.
- The Property was identified on the UST and Historical UST databases as a closed UST facility, PBS #3-601156, with a single steel 10,000-gallon fuel oil UST reported as closed on October 1, 1997.

- One (1) adjoining property was identified on the UST database. The site is identified as River Care Nursing Home at 139-144 Main Street, located to the south across Main Street and topographically cross gradient from the Property based on area topography. The database reported one 1,500-gallon steel heating oil UST at this facility. This site was not listed on the LTANK or NY Spills database with any active spill cases. Considering the status of the listing and topographic relation, this site is not considered a recognized environmental condition in connection with the Property.

Engineering Controls Site Listing (ENG Controls) list provides information on the location of remediation sites using engineering controls as part of the response action. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

- The Property was not identified on the ENG Control database.

- No ENG Control listings were identified within a ½-mile radius of the Property.

Institutional Controls Site Listing (INST Controls) list provides information on the location of remediation sites using institutional controls as part of the response action. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

- The Property was not identified on the INST Control database.

- No INST Control listings were identified within a ½-mile radius of the Property.

Voluntary Cleanup Program (VCP) list provides information on the location of sites involved in a Voluntary Cleanup Program. Under a Voluntary Cleanup Program, a property owner will voluntarily enter into an agreement with a state or local environmental regulatory agency to conduct investigation and remediation for specific area(s) of concern.

- The Property was not identified on the VCP database.

- No VCP listings were identified within a ½-mile radius of the Property.

Brownfields (BF) list provides information on the location of sites involved in a state or local Brownfields program.

- The Property was not identified on the BF database.

- No BF listings were identified within a ½-mile radius of the Property.

The Property is not identified on any other database not covered by the ASTM standards.

Review of the remaining sites identified with the ASTM search parameters did not identify any sites that are considered to be recognized environmental conditions in connection with the Property.

8.3 Local Government Agencies

City of Poughkeepsie:
Hillmann submitted Freedom of Information Act request letters to the City of Poughkeepsie requesting available file information regarding the Property. A response was not received prior to the issuance of this report.

9.0 ENVIRONMENTAL PROFESSIONAL STATEMENT

I declare that, to the best of my professional knowledge and belief, I meet the definition of *Environmental Professional* as defined in §312.10 of 40 CFR 312. I have the specific qualifications based on education, training, and experience to assess a *property* of the nature, history, and setting of the subject *property*. Hillmann has developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



David H. Rutherford
Environmental Professional

10.0 REFERENCES

Phase I Environmental Site Assessment, Hillmann Group LLC, 2007

EDR Radius Map Report with GeoCheck, Environmental Data Resources, 2007

11.0 APPENDICES

Appendix A	Maps/Diagrams
Appendix B	Reference Documentation
Appendix C	Regulatory Database Report

Appendix A

Maps/Diagrams



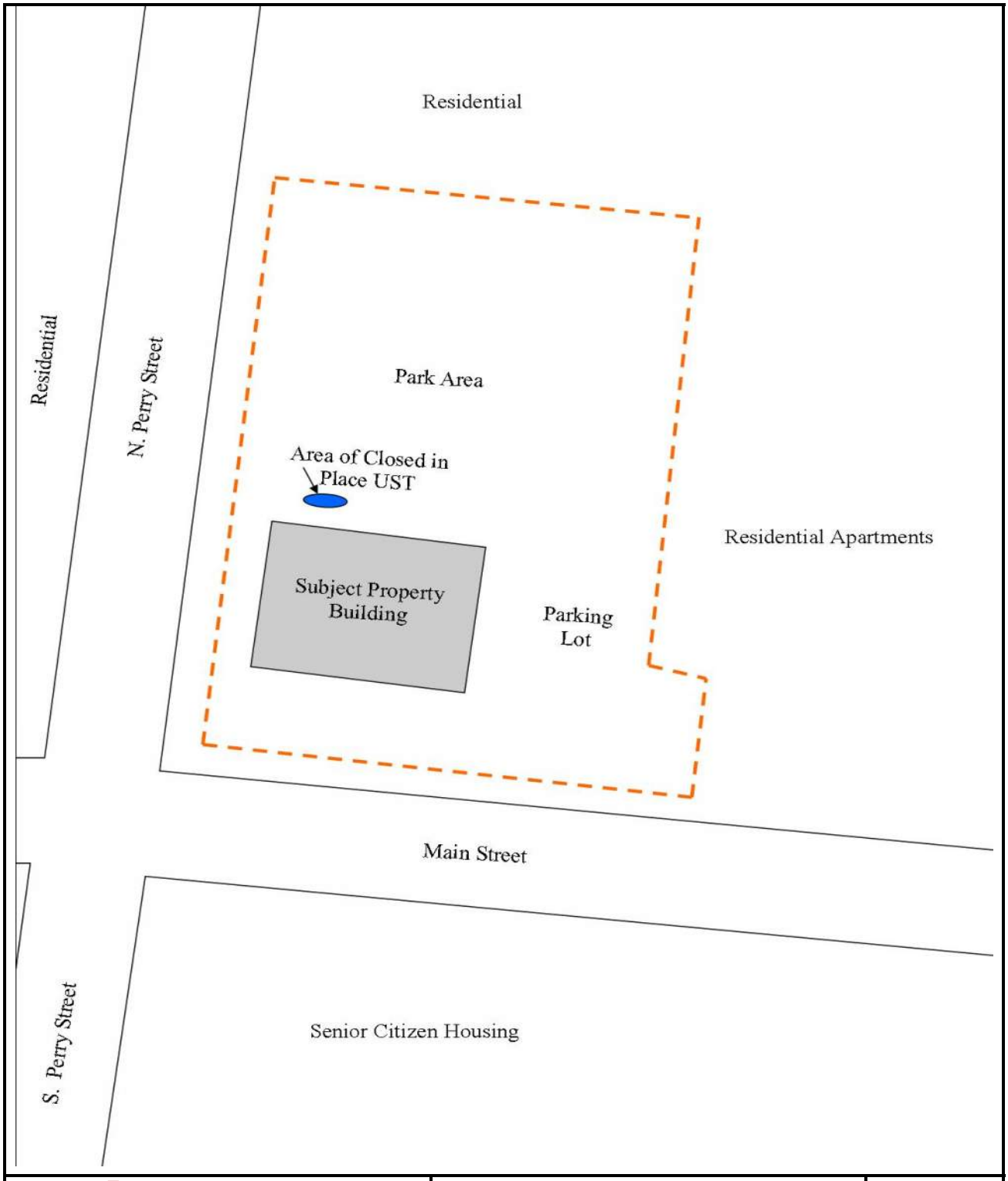
HILLMANN GROUP, LLC

Site Vicinity Map

135 Main Street
Poughkeepsie, NY

E3-1931

N



HILLMANN GROUP, LLC

Site Diagram
135 Main Street
Poughkeepsie, NY

E3-1931

(NOT TO SCALE)

North

Appendix B

Reference Documentation

HILLMANN GROUP, LLC

PHASE I ENVIRONMENTAL SITE ASSESSMENT



135 MAIN STREET
POUGHKEEPSIE, NEW YORK 12601

JANUARY 22, 2007

HILLMANN PROJECT #E3-1931

PREPARED FOR:
ADMIRAL HALSEY, L.P.
C/O OMNI NEW YORK, LLC
885 SECOND AVE, 31ST FLOOR, SUITE C
NEW YORK, NY 10017

ALLIANT CREDIT FACILITY, LTD ISAOA
ALLIANT CREDIT FACILITY, ALP, LLC ISAOA
21600 OXNARD STREET, SUITE 1200
WOODLAND HILLS, CA 91367

NEW YORK STATE FINANCE AGENCY
641 LEXINGTON AVE, 4TH FLOOR
NEW YORK, NY 10022

HILLMANN GROUP, LLC

January 22, 2007

Admiral Halsey, L.P.
c/o Omni New York, LLC
885 Second Ave, 31st Floor, Suite C
New York, NY 10017
Attn: Ms. Lulu Chou

Alliant Credit Facility, Ltd ISAOA
Alliant Credit Facility, ALP, LLC ISAOA
21600 Oxnard Street, Suite 1200 Woodland Hills, CA 91367

New York State Finance Agency
641 Lexington Ave, 4th Floor
New York, NY 10022

RE: Phase I Environmental Site Assessment
135 Main Street
Poughkeepsie, New York 12601
Hillmann Project No. E3-1931

Dear Ms. Chou:

Hillmann Group, LLC, is pleased to provide the results of our Phase I Environmental Site Assessment of the above referenced property. This assessment was performed in accordance with the scope and limitations of ASTM Practice E 1527-05.

This report is for the exclusive use of the entities named on the front cover, its affiliates, designates and assignees, rating agencies, prospective bond holders and bond holders, and no other party shall have any right to rely on any service provided by Hillmann Group, LLC, without prior written consent.

We appreciate the opportunity to provide engineering services. If you have any questions concerning this report, or if we can assist you in any other matter, please contact the undersigned at 908-688-7800.

Very Truly Yours,
Hillmann Group, LLC

Stephanie Myers
Project Manager

David Rutherford
Environmental Professional

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1.0 EXECUTIVE SUMMARY

At the request of Omni (Client), Hillmann Group, LLC (Hillmann), performed a Phase I Environmental Site Assessment (ESA) of the property located at 135 Main Street in Poughkeepsie, New York (the Property). This assessment has been conducted utilizing generally accepted Phase I ESA industry standards in accordance with the ASTM Standard Practice E 1527-05 for Phase I Environmental Site Assessments.

1.1 Property Summary Table

A summary of the pertinent details of the project is provided below:

PROJECT SUMMARY TABLE					
Name of Client	Omni				
Client Project No.:	None Provided				
Client Contact:	Lulu Chou				
Description of Project	Phase I Environmental Site Assessment				
Property Name:	135 Main Street				
Property Address:	135 Main Street				
City:	Poughkeepsie	**County:**	Dutchess	**State:**	New York
Tax Map designation:		**Block:**	76	**Lot:**	911
Property Area:	2.20 acres				
Building Area:	Approximately 98,000 ft²				
Property Usage:	Residential				
Year Built:	1975				
Property Owner:	Admiral William F. Halsey Village I SR				
Zoning Information:	Not Provided				
Assessment Personnel:	Ms. Stephanie Myers				
Accompanied/Escorted By:	Ms. Sue Kimmerle, Property Manager				
Property Contact Phone Number:	Ms. Sue Kimmerle, (845) 471-9788				
Inspection Date:	November 14, 2006				
Weather Conditions:	Cloudy, 55º F				

1.2 Summary of Findings

The following table summarizes the individual sections of this assessment. This table, alone, does not constitute the complete assessment. The report must be reviewed in its entirety.

FINDINGS SUMMARY				
ASSESSMENT SECTION	ACCEPTABLE	O&M RECOM'D	REC/ FURTHER ACTION	REF. SECTION
Historical Review			X	5.0
Regulatory Review	X			8.0
Site Use	X			3.2/6.2
Hazardous Materials	X			6.3
USTs			X	6.6
ASTs	X			6.6
PCBs	X			6.7
Waste / Discharges	X			6.4/6.5
ACM			X	7.1
Lead Paint	X			7.2
Drinking Water Quality	X			6.11
Radon	X			7.3
Adjoining/Surrounding Area	X			3.6

1.3 Conclusions

Hillmann has performed a Phase I Environmental Site Assessment in accordance with the scope and limitations of ASTM Practice E 1527-05 of the Property as described in Section 3 of this report. Any additions to, exceptions to, or deletions from this practice are described in Section 2 of this report. This assessment has revealed no evidence of *recognized environmental conditions* (RECs) in connection with the Property, except for the following:

- Prior to the current use, the Property was improved for various commercial uses including retail stores, a dairy facility, a pottery facility and a coal gas plant. Potential historic use impacts to the Property may include residual contamination generated by operations at the gas works site, including, but not limited to, coal tar and polyaromatic hydrocarbons (PAHs), and residual contamination generated by operations at the dairy site, including oil, grease and gasoline range organics, as well as the indicated presence of a gasoline UST on historic Sanborn maps. The Dutchess County Environmental Health Department, in response to an information request, indicated that Property is the site of the former Bayeaux

Street Coal Gasification Plant and referenced a NYSDEC regulatory case # (314070). The NYSDEC case file was requested and obtained for review. The case file contained a 1987 Phase I Investigation report of the former Bayeaux Street Coal Gas Plant. The Phase I report concluded that there was insufficient data to adequately characterize the site; and recommended a Phase II study. No documentation of any subsequent Phase II investigation was contained in the NYSDEC Case File.

- Ms. Sue Kimmerle of the Admiral W. F. Halsey Senior Village indicated that a 10,000-gallon heating oil UST was closed in place on the Property in 1976 and that soil and groundwater sampling was previously conducted within the last ten to fifteen years in the area of the former gas works on the Property. Hillmann was not provided with documentation regarding the UST closure and subsurface sampling.

- The Property was identified on the UST regulatory database with a single steel 10,000-gallon fuel oil UST with the status "closed". The site contact indicated that the former UST was filled with a concrete slurry and closed in place on the Property in 1991. Evidence of this UST was not observed on the Property during the site assessment. Documentation regarding the closure of the UST was not provided for review.

This assessment has revealed the following notable conditions:

- The Property utilizes one hydraulic trash compactor unit located in the basement. Considering the age of construction (1975), hydraulic fluid within the system may contain PCBs. No evidence of any significant release was observed from the trash compactor unit on the Property.

Hillmann has also performed cursory evaluations for ASTM "Non-Scope" items, such as asbestos-containing materials, lead-based paint, radon and mold. Our observations and research identified the following potential concerns:

- A limited visual screening for asbestos-containing materials (ACM) was conducted during the assessment. Suspect non-friable materials observed in good condition included suspended ceiling tiles, sheetrock, vinyl floor tiles and roofing materials. Suspect friable materials observed in damaged condition included approximately 15 square feet of boiler insulation, approximately 15 linear feet of pipe insulation and approximately 15 square feet of spray-on fireproofing. Additional suspect materials may be present in areas not specifically accessed; or in areas that are enclosed behind walls and above ceilings.

- Based on age of the building, lead-based paint may be present at the Property. In general, painted surfaces in the occupied areas of the building were noted to be in good condition with no significant areas of peeling or chipping noted.

- The Property is located in an EPA designated high-risk area for Radon; however county and local testing data reviewed did not indicate the Property zip code to be a high risk area.

1.4 Recommendations

- Copies of any prior soil and groundwater testing of the Property should be sought for review. In the absence of such Phase II data, a Phase II Site Assessment should be considered to determine whether the soil and groundwater at the Property was impacted by the former gas works and historic gasoline UST. Estimated cost budget for Phase II Site Assessment - $10,000 to $15,000.

- Documentation of the closure of the 10,000-gallon heating oil UST should be provided for review. If the documentation is not available from the Property, a Phase II Site Assessment should be considered to determine if the former UST impacted soil and groundwater at the property. See previous paragraph for estimated cost budget.

- If the Property is to be redeveloped, Hillmann recommends that any soil material, which is to be disturbed and or excavated during the proposed development, should be properly characterized prior to off-site disposal. If the material is suspected to contain hazardous material and/or waste, it should be stockpiled on site and further assessed by properly trained personnel. This assessment may include collection of soil samples for waste characterization analysis. In addition, if any storage tanks or other sub-grade systems are discovered during the redevelopment, the systems should be properly removed in accordance with all applicable rules and regulations.

- Prior to any renovations or alterations of the Property, sampling of any suspect ACM should be conducted. If ACM is identified, compliance with all regulations regarding these materials, including appropriate notifications, is recommended.

- Prior to any renovations or alterations at the Property, sampling of any suspect lead-based paint should be conducted. If lead-based paint is identified, the borrower is required to comply with all regulations regarding these materials, including appropriate notifications.

2.0 PURPOSE AND LIMITATIONS

2.1 Purpose and Scope

Hillmann Group, LLC, was retained by Omni to conduct a Phase I Environmental Site Assessment of the Property in accordance with the scope of work detailed in the Hillmann Group contact.

This assessment was conducted utilizing generally accepted Phase I ESA industry standards in accordance with the ASTM Standard Practice E 1527-05. The ASTM describes these methodologies as representing good commercial and customary practice for conducting an Environmental Site Assessment of a property for the purpose of identifying recognized environmental conditions.

The term *recognized environmental conditions (RECs)* is defined by the ASTM as the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, ground water or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be *de minimis* are not *REC*s.

The chief components of this assessment are described as follows:

- Review and discussion of current Property conditions regarding the presence or absence of hazardous chemicals/petroleum products; generation, treatment, storage, or disposal of hazardous, regulated, or medical wastes; electrical equipment that utilizes oils which potentially contain PCBs; and bulk storage tanks (above or below ground).

- Review and discussion of the usage of adjacent and nearby properties to identify the potential for contamination (if present and/or suspected) to migrate onto the Property.

- Summary of physical characteristics of the Property through a review of available topographic, geologic and groundwater data.

- Research of the historic uses of the Property through a review of reasonably ascertainable standard sources, such as fire insurance maps, city directories, aerial photographs, prior reports and interviews.

- A regulatory review of federal and state environmental databases, and other local environmental records, within specific search distances defined by the ASTM.

These methodologies are described as representing good commercial and customary practice for conducting an Environmental Site Assessment of a property for the purpose of identifying recognized environmental conditions.

A cursory evaluation for the following "Non-ASTM" concerns, such as the following:

- Suspect Asbestos-containing Materials
- Lead-based Paint
- USEPA Designated Radon Potential
- Indoor Air Quality (IAQ)/Mold

2.2 Inaccessible Locations

Hillmann is not aware of any notable areas of the Property that were excluded from our visual inspection.

2.3 Limitations and Exceptions

Historic research data gaps are detailed in Section 5, if applicable. No other exceptions or deletions from the ASTM Standard E 1527-05 are reported.

2.4 Abbreviations/Acronyms

Hillmann may use the following abbreviations and acronyms for common terminology described in our report. Not all abbreviations or acronyms may be applicable to this report:

ACM – Asbestos-containing Material
AST – Aboveground Storage Tank
ASTM – American Standard for Testing Materials
FOIA – Freedom of Information Act
HVAC – Heating Ventilation & Air Conditioning
HREC – Historic Recognized Environmental Condition
IAQ – Indoor Air Quality
LBP – Lead-based Paint
LTANK – Leaking Storage Tank
MSDS – Material Safety Data Sheet
REC – Recognized Environmental Condition
UST – Underground Storage Tank

2.5 Special Terms and Conditions

Hillmann has prepared this Phase I Environmental Site Assessment using reasonable efforts in each phase of its work to identify recognized environmental conditions associated with hazardous substances, wastes and petroleum products at the Property. The methodology of this Phase I Environmental Site Assessment was consistent with the ASTM Standard Practice for E 1527-05. Findings within this report are based on information collected from observations

made on the day of the site investigation and from reasonably ascertainable information obtained from governing public agencies and private sources.

This report is not definitive and should not be assumed to be a complete or specific definition of the conditions above or below grade. Information in this report is not intended to be used as a construction document and should not be used for demolition, renovation or other construction purposes. Hillmann makes no representation or warranty that the past or current operations at the Property are, or have been, in compliance with all applicable federal, state and local laws, regulations and codes.

Findings, conclusions and recommendations presented in this report are based on our visual observations of the Property, the municipal research findings reasonably obtained, information provided by the Client, and/or a review of readily available and supplied drawings and documents. Hillmann relies completely on the information, whether written, graphic or verbal, provided by the subject Property contact(s) or as shown on any documents reviewed or received from the subject Property contact, owner or agent, or municipal source, and assumes that information to be true and correct. Although there may have been some degree of overlap in the information provided by these various sources, Hillmann did not attempt to independently verify the accuracy or completeness of all information reviewed or received during the course of this assessment.

Regardless of the findings stated in this report, Hillmann is not responsible for consequences or conditions arising from facts that were concealed, withheld or not fully disclosed at the time the assessment was conducted.

This report does not warrant against future operations or conditions, nor does it warrant against operations or conditions present of a type or at a location not investigated.

The regulatory database report provided is based on an evaluation of the data collected and compiled by a contracted data research company. The report focuses on the Property and neighboring properties that could impact the Property. Neighboring properties listed in governmental environmental records are identified within specific search distances. The search distance varies depending upon the particular government record being checked. The regulatory research is designed to meet the requirements of ASTM Standard E 1527-05. The information provided in the regulatory database report is assumed to be correct and complete.

Subsurface conditions may differ from the conditions implied by the surface observations and can only be reliably evaluated through intrusive techniques.

Reasonable efforts have been made during this assessment to identify aboveground and underground storage tanks and ancillary equipment. “Reasonable efforts” are limited to information gained from visual observation of largely unobstructed areas, recorded database information held in public record and available information gathered from interviews. Such methods may not identify subsurface equipment that may have been hidden from view due to parked automobiles and other vehicles, snow cover, vegetative growth, pavement, construction or debris pile storage or incorrect information from sources.

Hillmann is not a professional title insurance firm and makes no guarantee, explicit or implied, that the records which were reviewed represent a comprehensive or precise delineation of past Property ownership or tenancy for legal purposes.

3.0 PROPERTY DESCRIPTION

3.1 Property Location

The Property is located at 135 Main Street in Poughkeepsie, New York and is identified as Block 76, Lot 911 on the Duchess County, New York tax map. The latitude is North 41. 70540 degrees; longitude is West 73.93400 degrees.

3.2 Site and Vicinity Characteristics

The Property consists of an irregular shaped 2.20-acre parcel that fronts on the northeast corner of the intersection of Main Street and North Perry Street. The county-designated use of the site is *Apartments*. The area surrounding the Property is developed primarily with residential and commercial properties.

3.3 Current Use of the Property

The Property is currently occupied as a senior housing complex. No industrial process operations are conducted on the site.

3.4 Description of Property Improvements

The Property is developed with a 13-story plus basement, approximately 98,000-ft², apartment building constructed in 1975 and surface-level parking. The building has a masonry exterior and flat built-up roof system. Interior construction finishes noted during the assessment included and sheetrock walls, carpeted and vinyl tiled floors and suspended acoustic tile and sheetrock ceilings.

3.5 Utilities/Source of Heating

The Property is heated by a natural gas-fired boiler system located in the basement. Natural gas service is provided to the Property by the Hess Corporation. Electric service is provided by Central Hudson Power. Water and sewer services are provided by the City of Poughkeepsie.

3.6 Current Uses of the Adjoining Properties

The following describes adjacent and abutting properties:

DIRECTION	DESCRIPTION
North-	Apartments
East-	Apartments
South-	Senior housing across Main Street
West-	Single-family residential across North Perry Street

3.7 Physical Setting

3.7.1 Topography:

Based on a review of the United States Geological Survey (USGS) Poughkeepsie, New York 7.5 Minute Series Topographic Quadrangle Map, the Property is located at approximately 112 feet above mean sea level. The terrain at the Property is generally flat with a regional trend that slopes slightly downward to the west. The closest down gradient water body is the Hudson River.

3.7.2 Soils

Based on the United States Department of Agriculture - Soil Conservation Service data, the soil type at the Property is classified as Udorthents. This soil type is characterized by a loam surface texture and is well drained with an intermediate water holding capacity.

3.7.3 Geology

The property is underlain by a stratified sequence of materials of the Paleozoic Era, Ordovician System and Middle Ordovician Series. The depth to bedrock is typically greater than 60 inches.

3.7.4 Hydrology

Site specific data regarding depth to groundwater and groundwater flow direction was not available to Hillmann at the time of the assessment. Based on the topography noted at the Property, as well as review of the 7.5 minute series USGS topographic map showing the Property, groundwater is expected to flow generally to the west. Groundwater levels and/or flow direction(s) may vary due to seasonal fluctuations in precipitation, local usage demands, geology, underground structures or dewatering operations.

Wetlands are not suspected at the Property. The closest waterway is the Hudson River, located approximately 3/8 of a mile to the west.

According to the FEMA Flood Plain Panel #3602220001B, the property is not located within a 100 or 500 year flood zone.

4.0 USER PROVIDED INFORMATION

4.1 Title Records/Environmental Liens/Activity and Use Limitations

Review of title records is not included in the scope of work for this assessment project. No information regarding environmental liens or activity and use limitations was provided to Hillmann by the Client.

4.2 Specialized Knowledge or Experience

No indication of any specialized knowledge or experience regarding the Property was recorded to Hillmann by the client.

4.3 Commonly Known or Reasonably Ascertainable Information

No indication of any commonly known or reasonably ascertainable information was provided by the Client.

4.4 Property Value Reduction due to Environmental Conditions

No information was provided by the Client to Hillmann regarding a reduction in value of the Property value due to environmental problems or conditions.

4.5 Reason for Performing Phase I ESA

It is Hillmann's understanding that the Phase I ESA was being performed to assist in determining future development issues.

5.0 HISTORICAL RECORDS REVIEW

Hillmann has conducted research in order to help identify the likelihood of past uses having led to recognized environmental conditions in connection with the Property. Standard historical sources have been sought in an attempt to document the past uses of the Property as far back as it can be shown that the Property contained structures; or from the time the Property was first used for residential, agricultural, commercial, industrial or governmental purposes.

5.1 Sanborn Fire Insurance Maps

Fire insurance maps were created for insurance underwriters and often contain information regarding the uses of individual structures and the locations of fuel and/or chemical storage tanks that may have been on a particular property. These maps were generally prepared for urban areas beginning in the middle to late 1880s and continuing generally into the 1990s.

A search of Sanborn Fire Insurance Maps for the Property and surrounding area was conducted by Environmental Data Resources, Inc. (EDR) of Milford, Connecticut. Maps from 1887, 1895, 1913, 1950, 1952 and 1990 were provided.

The northern half of the Property is improved on the 1887 map with a portion of the "Poughkeepsie Gas Light Co." with multiple structures, including offices, coke and lime sheds, boiler houses, ash house, clarifier house and a large iron gas holder (tank). The southern half of the Property is improved with "A. Caire Poughkeepsie Pottery" with multiple structures, including wood sheds, clay house and baking oven house; and with multiple store structures fronting on Main Street.

The 1895 map indicates that the gas works site is abandoned, with the "foundation of gas tank underground" indicated. The remaining portions of the Property are generally unchanged.

The Property is shown on the 1913 map with a single small dwelling and small store on the former gas works site. The former pottery factory portion of the Property is indicated as a furniture warehouse and upholstery facility. The southern portion of the Property portion fronting on Main Street appears generally unchanged.

The Property is shown on the 1950 and 1952 maps with a portion of the "J. Schrauths Sons Division of Borden Co." facility on the areas of the site formerly occupied by the gas works and furniture warehouse, with several structures including an ice cream distribution center/parking garage with an oil pit and gasoline tank (GT) indicated, ice storage building, poultry market and a vacant building. The southern portion of the Property portion fronting on Main Street appears generally unchanged.

The Property is shown on the 1990 map with only a single 13-story apartment building indicated as "Adm. W. F. Halsey Senior Village" situated in the southwest corner of the lot. No other structures are indicated on the site. The date of construction is indicated as 1975-76.

5.2 Historical Topographic Map Review

A search of Historical Topographic Maps was provided for the Property and surrounding area by EDR. Maps from 1903, 1943, 1947, 1957, 1982 and 1995 were provided. No improvements to the Property are indicated on the 1903 and 1943 maps. The Property is depicted on the 1947, 1957, 1982 and 1995 maps in an area shaded to indicate dense development. The exact improvements are not shown.

5.3 Historic City Directories

City Directories provide listings, arranged by street address, of businesses and residences for the year in which the directory was published. A City Directory Abstract report was obtained from EDR. Directories for the years 1970 through 1995 at five-year intervals were provided. Based on the review of the report, the Property address, 135 Main Street, was not listed in the 1970 directory. The address was listed in the 1975 through 1995 directories as "Admiral William F. Halsey Senior Village Apartments".

5.4 Aerial Photograph Review

A search of Aerial Photographs for the Property and surrounding area was conducted by Environmental Data Resources, Inc. (EDR) of Milford, Connecticut. No Aerial Photograph coverage was available for this area.

5.5 Prior Investigation Reports

No prior investigations reports were provided to Hillmann for review.

Hillmann conducted a file review with the New York State Department of Environmental Conservation concerning the former Bayeaux Street Coal Gasification Plant. Documentation consisting of a series of reports concerning historic coal gasification plants located the City of Poughkeepsie were provided by the NYSDEC for review. Much of the documentation pertained to a historic coal gas plant located several blocks to the west of the Property along the Hudson River waterfront. A Phase I Investigation report of the Bayeaux Street Coal Gas Plant site was also included and is summarized below:

Phase I Investigation, Poughkeepsie (Bayeaux Street) Coal Gasification Plant Site, City of Poughkeepsie, Dutchess County, New York; prepared by EA Science and Technology of Middletown, New York; on behalf of Central Hudson Gas & Electric Corporation, January 1987:

The report indicated that a historic coal gas plant that formerly occupied the Property operated from approximately 1850 to 1911, at which time it was replaced by the Water Street plant located several blocks to the west. The report concluded the following:

> *"The available data are considered insufficient to prepare a final HRS (Hazard Ranking System) score for this site. There is no documentation of hazardous waste or*

contamination at the former Poughkeepsie Bayeaux Street Coal Gas Plant site. Ground water and soil quality data are lacking.

"In order to prepare a final HRS score for this site, analytical data regarding the quality of the ground-water and soil, and characteristics of waste (if present), will be necessary, thus requiring performance of a Phase II investigation. The proposed Phase II study would include the performance of a soil vapor survey, the installation of 4 observation wells and the collection and analysis of ground-water and soil samples."

No evidence of any subsequent Phase II studies or any other further investigation of the property concerning the former coal gas plant 3was noted in the NYSDEC files.

5.6 Knowledgeable Parties

Ms. Stephanie Myers of Hillmann completed an environmental questionnaire for the Property along with Ms. Sue Kimmerle of the Admiral W. F. Halsey Senior Village. Ms. Kimmerle indicated that a supermarket was located on the Property prior to development of the current improvements; a 10,000-gallon heating oil UST was closed in place on the Property in 1991; and soil and groundwater sampling was previously conducted in the area of the former gas works on the Property. Hillmann was not provided with documentation regarding the UST closure and subsurface sampling. Ms. Kimmerle indicated that she has been associated with the Property for 22 years.

5.7 Summary and Conclusion of Historic Use Research

The existing apartment building at the Property was originally constructed circa 1975. Prior to the current use, the Property was improved for various commercial uses including retail stores, a dairy facility, a pottery facility and a coal gas works. Potential historic use impacts to the Property may include residual contamination generated by operations at the gas works site, including but not limited to coal tar and polyaromatic hydrocarbons (PAHs), and residual contamination generated by operations at the dairy site, including oil, grease and gasoline range organics, as well as the indicated presence of a gasoline UST.

5.8 Data Gaps

Historic land use data prior to 1887 was not readily available at the time of the assessment. The date of the first developed use of the Property was not determined. The earliest usage of the Property determined by this assessment was industrial and commercial. It is Hillmann's opinion that further assessment of this data gap is not likely to result in findings that would significantly alter the conclusions of this assessment.

6.0 SITE RECONNAISSANCE/INTERVIEWS

6.1 Interviews

Ms. Stephanie Myers of Hillmann conducted the site reconnaissance on November 14, 2006. Ms. Myers was escorted during the site reconnaissance by Ms. Sue Kimmerle, the Property Manager. An environmental questionnaire for the Property was complete by Ms. Myers and Ms. Kimmerle.

6.2 Property Use

The Property is currently occupied as a senior housing complex. No industrial process operations are conducted on the site.

6.3 Hazardous Substance/Petroleum Products Storage/Handling

No significant hazardous substance/petroleum product storage or handling was noted at the Property at the time of the assessment, other than routine quantities of janitorial and maintenance products.

No evidence of any spills, releases of hazardous substances or petroleum products was noted at the Property during the site reconnaissance.

6.4 Waste Generation, Storage and Disposal

Municipal solid waste generated at the Property is stored in a container and disposed of by the municipal hauling service provided by the City of Poughkeepsie. No evidence of the generation, storage or disposal of hazardous waste was observed at the Property during the site reconnaissance.

6.5 Waste Discharges

Sanitary sewage generated at the Property is discharged into municipal sewer lines for off-site treatment. Storm water at the Property drains into the municipal storm water sewer system. No other waste discharges were noted at the Property. No material concerns were noted with either discharge.

6.6 Bulk Petroleum Storage Tanks

No evidence of current or historic aboveground storage tanks (ASTs) or underground storage tanks (USTs) was observed on the Property during the site reconnaissance.

The site contact indicated that a 10,000-gallon heating oil UST on the Property was closed in place adjacent to the north side exterior of the building in 1991. Documentation regarding the closure of the UST was not provided.

The Property was identified in the regulatory database report, provided by EDR, as a closed UST site, PBS #3-601156, with a single steel 10,000-gallon fuel oil UST reported as closed on October 1, 1997. Hillmann notes that the "closed" status date provided by the EDR report differs from the date provided by the site contact. A copy of the UST closure report should be provided for review, if available.

The Property was not identified in the regulatory database report as an AST site, LTANK or Spills site.

6.7 Polychlorinated Biphenyls (PCBs)

The Property utilizes one hydraulic trash compactor unit located in the basement. Considering the age of construction (1975), hydraulic fluid within the system may contain PCBs. No evidence of any significant release was observed from the trash compactor unit on the Property.

No additional suspected PCB containing electrical or hydraulic equipment was identified at the Property.

6.8 Drains/Sumps

According to the property escort, the drains discharge into the municipal sanitary sewer system. No staining or other evidence of a hazardous material release was noted in the vicinity of the drains. No sump pump was noted on the Property.

6.9 Exterior Pits/Ponds/Lagoons

No evidence of pits, ponds or lagoons was identified on the Property in connection with waste treatment or disposal.

6.10 Stained Soil, Pavement/Stressed Vegetation

No staining of soils or pavement, or evidence of stressed vegetation, was noted during the assessment.

6.11 Drinking Water/Wells/Septic Systems

Drinking water is provided to the Property by the City of Poughkeepsie. No groundwater wells or septic systems were noted at the Property during the assessment.

6.12 Fill Material

No evidence of recently deposited or non-native fill materials was noted at the Property.

7.0 NON-ASTM SCOPE CONCERNS

7.1 Asbestos-Containing Material (ACM)

Based on the age of the building, asbestos-containing materials may be present in the building. Hillmann conducted a limited visual screening of the building for suspect ACM as part of this assessment. The following suspect ACM was noted at the Property:

Material	Location	Appr. Qty.	Friability	Condition
Vinyl floor tile	Throughout	N/A	Non-friable	Good
Acoustic ceiling Tile	Throughout	N/A	Non-friable	Good
Sheetrock	Throughout	N/A	Non-friable	Good
Pipe Insulation	Maintenance Room	15 lf	Friable	Damaged
Boiler Insulation	Boiler Room	15 sf	Friable	Damaged
Spray-on Fireproofing	Maintenance Room	15 sf	Friable	Damaged

7.2 Lead-Based Paint

Based on age of the building, lead-based paint may be present at the Property. In general, painted surfaces in the occupied areas of the building were noted to be in good condition with no significant areas of peeling or chipping noted.

7.3 Radon

Radon is a naturally occurring, colorless, odorless gas that is a byproduct of the decay of radioactive materials potentially present in bedrock and soil. Radon gas may enter the lowest level of a building through floor cracks, structural joints or plumbing conduits. The United States Environmental Protection Agency (USEPA) guidance level for annual residential exposure to radon is 4.0 picocuries per liter of air (pCi/L). The guidance level is not a regulatory requirement for private owners of commercial real estate, but is commonly used for comparison purposes to suggest whether further action at a building may be prudent.

Based on information obtained from data obtained by the US EPA, the Property is located in an area with a high potential for radon concentrations that exceed current USEPA action guidelines. Dutchess County is classified as a Zone 1 or ‘high risk’ area for radon. Radon tests have been conducted for the zip code 12601 and have shown results less than the action level of 4Pci/L. The average result for the living areas was 1.690 pCi/L, and for basements was 3.630 pCi/L.

7.4 Mold

Hillmann conducted a cursory inspection of the accessed areas of building interior for amplified mold growth and conditions conducive to amplified mold growth. No evidence of amplified mold growth, or conditions conducive to amplified mold growth, was noted at the time of the assessment.

8.0 REGULATORY RECORD REVIEWS

The databases discussed in this section, provided by Environmental Data Resources of Milford, CT, were reviewed for information regarding documented and/or suspected releases of regulated hazardous substances and/or petroleum products on or near the Property. Hillmann also reviewed the "unmappable" listings within the database report, cross-referencing available address information and facility names. Unmappable sites are listings that cannot be plotted with confidence, but are identified as being located within the general area of the Property based on the partial street address, city name or zip code. In general, a listing cannot be mapped due to inaccurate or incomplete address information in the database that was supplied by the corresponding regulatory agency. Any listings from the unmappable summary that were identified by Hillmann as a result of the area reconnaissance and/or cross-referencing to mapped listings are included in the corresponding database discussion within this section.

REGULATORY DATABASE	SEARCH DISTANCE	ON-SITE LISTINGS	ADJ. PROPERTY LISTINGS	TOTAL WITHIN SEARCH DISTANCE
Fed. NPL	1-mile	0	0	0
Fed. Delisted NPL	1-mile	0	0	0
Fed. CERCLIS	½-mile	0	0	0
Fed. CERCLIS-NFRAP	½-mile	0	0	1
Fed. RCRA CORRACTS	1-mile	0	0	0
Fed. RCRA TSD	½-mile	0	0	0
Fed. RCRA Gen.	Site & Adj.	0	0	
Fed. ERNS	Site	0		
State & Tribal equiv. NPL	1-mile	0	0	0
State & Tribal equiv. CERCLIS	½-mile	0	0	0
State & Tribal SWF/LF	½-mile	0	0	1
State & Tribal LTANK	½-mile	0	0	19
State & Tribal Registered Stor. Tank	½-mile	1	1	
State & Tribal Eng. Control List	½-mile	0	0	0
State & Tribal Inst. Control List	½-mile	0	0	0
State & Tribal VCP	½-mile	0	0	0
State & Tribal Eng. Brownfields	½-mile	0	0	0

- *The results of the review for each database are discussed below. The locations for the facilities discussed in this section are shown on the figures in the EDR report, included as Appendix E. Facilities listed on databases that are greater than 1 mile distant from the Subject Property are situated too far away to present a recognized environmental condition. Consequently, only those facilities that are located within a mile and are situated in a presumed up gradient location are discussed in detail below. Certain facilities listed on databases are recognized to present an environmental condition only if they are within a ¼ mile or ½ mile distant from the Subject Property.*

- *According to the EPA Policy Toward Owners of Property Containing Contaminated Aquifers, dated July 3, 1995, the EPA will not take enforcement action against a property owner who owns property under which is an aquifer contaminated by subsurface migration from an off site source or sources. Therefore, the Subject Property owner would not be liable for any contamination of the underlying aquifer that was attributed to an off-site source.*

Tribal Jurisdiction: The Property is not located within an area that is under Tribal jurisdiction.

8.1 Federal Agency Record Review

EPA - The National Priorities List (NPL), also known as the Superfund list, is the United States Environmental Protection Agency (EPA) listing of uncontrolled or abandoned hazardous waste sites. These sites are targeted for possible long-term remedial action under the Superfund Act of 1980. The list is primarily based on the EPA's Hazardous Ranking System.

- The Property was not listed as an NPL facility.
- No NPL listings were identified within a one-mile radius of the Property.

EPA – Delisted NPL Site List (DNPL) provides a list of sites formerly listed on the NPL that have since been "de-listed" after the EPA has determined that no further response is appropriate.

- The Property was not listed as a DNPL facility.
- No DNPL listings were identified within a ½-mile radius of the Property.

EPA - The Resource Conservation and Recovery Information System (RCRIS) is a database of facilities, which generate or treat, store or dispose of EPA regulated hazardous waste, or meet other applicable requirements of the Resource Conservation and Recovery Act (RCRA). Inclusion on this database does not imply that mishandling or a release of hazardous waste has occurred at the facility. RCRIS categories are as follows:

Treatment, Storage, and Disposal Facilities (TSD). Facilities listed under TSD are sites that treat, store and/or dispose of EPA regulated hazardous waste.

- The Property was not listed as TSD facility.
- No TSD listings were identified within a ½-mile radius of the Property.

Corrective Action (CORRACTS) list is a list of hazardous waste treatment, storage or disposal facilities and other RCRIS facilities (due to past interim status or storage of hazardous waste beyond 90 days) that have been notified by the USEPA to undertake corrective action under RCRA.

- The Property was not listed as a CORRACTS facility.

- No CORRACTS listings were identified within a one-mile radius of the Property.

Large Quantity Generators (LQG). Facilities listed under LQG either generate more than 1000 kg of EPA regulated hazardous waste per month, or meet other applicable requirements of RCRA.

- Neither the Property nor any adjoining properties were identified on the LQG database.

Small Quantity Generators (SQG). Facilities listed under SQG either generate from 100 kilograms (kg) to 1000 kg of EPA regulated hazardous waste per month, or meet other applicable requirements of RCRA.

- Neither the Property nor any adjoining properties were identified on the SQG database.

EPA - The Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) is the EPA database of known or suspected uncontrolled or abandoned hazardous waste sites. These sites have either been investigated, or are currently under investigation, by the EPA for the release or threatened release of hazardous substances.

- The Property was not identified on the CERCLIS database.

- No CERCLIS listings were identified within a ½-mile radius of the Property.

EPA – CERCLIS-NFRAP (No Further Remedial Action Planned) is the EPA database of archived sites that have been removed and archived from the inventory of CERCLIS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time.

- The Property was not identified on the CERCLIS-NFRAP database.

- One (1) CERCLIS-NFRAP listing was identified within a ½-mile radius of the Property. The listed site is identified as Berncolors-Poughkeepsie, Inc. at 75 North Water Street, located approximately 1,795 feet to the northwest and down gradient from the Property based on area topography. Considering the NFRAP status of the listing, distance and topographic relation, this site is not considered a recognized environmental condition in connection with the Property.

EPA - The Emergency Response Notification System (ERNS) is a national database used to store information concerning the sudden and/or accidental release of hazardous substances, including petroleum, in quantities greater than the reportable quantity, as maintained at the National Response Center. The database contains preliminary information from spill reports made to various federal departments including the EPA.

- No listings were identified for the Property.

8.2 State Agency Record Review

State Hazardous Waste Sites (SHWS) database contains potential or confirmed hazardous substance release properties. This is the state equivalent to NPL *and* CERCLIS.

- The Property was not identified on the SHWS database.
- No SHWS listings were identified within a one-mile radius of the Property.

Solid Waste Facility/Landfill (SWF/LF) list provides information on the location of registered state landfills and associated transfer facilities.

- The Property was not identified on the SWF/LF database.
- One (1) SWF/LF listing was identified within a ½-mile radius of the Property. The listed site is identified as G.F. Refuse Transfer Station at 240 Main Street, located approximately 1,495 feet to the east-southeast and cross gradient from the Property based on area topography. No violations were reported. Considering the status of the listing, distance and topographic relation, this site is not considered a recognized environmental condition in connection with the Property.

Leaking Storage Tank (LTANK) is a comprehensive listing of all reported active and inactive leaking storage tank sites.

- The Property was not identified on the LTANK database.
- Nineteen (19) LTANK listings were identified within a ½-mile radius of the Property. The closest listing in proximity to the Property is identified as Poughkeepsie City School at 12 South Terry Street, located approximately 270 feet to the south-southeast and cross gradient from the Property based on area topography. The case is reported as "Closed" on October 9, 1992. Considering the status of the listing, distance and topographic relation, this site is not considered a recognized environmental condition in connection with the Property.

Registered Storage Tank Database is the listing of registered storage tank sites. This includes the NYSDEC AST and UST databases.

- The Property was not identified on the AST database.
- No adjoining properties were identified on the AST database.
- The Property was identified on the UST and Historical UST databases as a closed UST facility, PBS #3-601156, with a single steel 10,000-gallon fuel oil UST reported as closed on October 1, 1997.

- One (1) adjoining property was identified on the UST database. The site is identified as River Care Nursing Home at 139-144 Main Street, located to the south across Main Street and topographically cross gradient from the Property based on area topography. The database reported one 1,500-gallon steel heating oil UST at this facility. This site was not listed on the LTANK or NY Spills databases. Considering the status of the listing and topographic relation, this site is not considered a recognized environmental condition in connection with the Property.

Engineering Controls Site Listing (ENG Controls) list provides information on the location of remediation sites using engineering controls as part of the response action. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

- The Property was not identified on the ENG Control database.

- No ENG Control listings were identified within a ½-mile radius of the Property.

Institutional Controls Site Listing (INST Controls) list provides information on the location of remediation sites using institutional controls as part of the response action. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

- The Property was not identified on the INST Control database.

- No INST Control listings were identified within a ½-mile radius of the Property.

Voluntary Cleanup Program (VCP) list provides information on the location of sites involved in a Voluntary Cleanup Program. Under a Voluntary Cleanup Program, a property owner will voluntarily enter into an agreement with a state or local environmental regulatory agency to conduct investigation and remediation for specific area(s) of concern.

- The Property was not identified on the VCP database.

- No VCP listings were identified within a ½-mile radius of the Property.

Brownfields (BF) list provides information on the location of sites involved in a state or local Brownfields program.

- The Property was not identified on the BF database.

- No BF listings were identified within a ½-mile radius of the Property.

The Property is not identified on any other database not covered by the ASTM standards.

Review of the remaining sites identified with the ASTM search parameters did not identify any sites that are considered to be recognized environmental conditions in connection with the Property.

8.3 Local Government Agencies

City of Poughkeepsie Building Department:
Hillmann submitted Freedom of Information Act request letters to the Building Department requesting available file information regarding the Property. A response was received indicating that no files pertaining to the Property were available.

Dutchess County Department of Health:
Hillmann submitted Freedom of Information Act request letters to the County Division of Environmental Health Services requesting available file information regarding the Property. A response was received indicating that the Property is the site of the former Bayeaux Street Coal Gasification Plant. No specific files or data pertaining to the Property were indicated to be available. Files on two nearby properties were indicated to be available. The response also referenced NYSDEC # 314070.

New York State Department of Environmental Conservation:
Hillmann requested files from the NYSDEC concerning the former Bayeaux Street Coal Gasification Plant. Documentation consisting of a series of reports concerning historic coal gasification plants located the City of Poughkeepsie were provided by the NYSDEC for review. Much of the documentation pertained to a historic coal gas plant located several blocks to the west of the Property along the Hudson River waterfront. A Phase I Investigation report of the Bayeaux Street Coal Gas Plant site was also included and is summarized in Section 5.5.

9.0 ENVIRONMENTAL PROFESSIONAL STATEMENT

I declare that, to the best of my professional knowledge and belief, I meet the definition of *Environmental Professional* as defined in §312.10 of 40 CFR 312. I have the specific qualifications based on education, training, and experience to assess a *property* of the nature, history, and setting of the subject *property*. Hillmann has developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



David H. Rutherford
Environmental Professional

10.0 REFERENCES

EDR Aerial Photography Report, Environmental Data Resources, 2006

EDR City Directory Abstract Report, Environmental Data Resources, 2006

EDR Radius Map Report with GeoCheck, Environmental Data Resources, 2006

EDR Topographic Map Report, Environmental Data Resources, 2006

Topographic Map – 7.5 minute series, Poughkeepsie, NY Quadrangle, USGS

11.0 APPENDICES

Appendix A	Site Photographs
Appendix B	Maps/Diagrams
Appendix C	Historical Land Use Documentation/Maps
Appendix D	Reference Documentation
Appendix E	Regulatory Database Report

HILLMANN
ENVIRONMENTAL
GROUP, LLC



LIMITED PHASE II INVESTIGATION

Admiral Halsey
135 Main Street
Poughkeepsie, New York 12601

Project No. N6-1661

May 2007

Prepared for:

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LIMITED PHASE II INVESTIGATION
Admiral Halsey
135 Main Street
Poughkeepsie, New York 12601

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Project Number:	N6-1661
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Reviewed By:	David J. Umbach, PG Manager / Geologist

Executive Summary

As requested, Hillmann Environmental Group, LLC (Hillmann) conducted a Limited Phase II Investigation at 135 Main Street, which is located in Poughkeepsie, New York.

The Phase II soil investigation was conducted to evaluate the potential impact to the environment from a former coal gasification plant and underground storage tank (UST) located within the site. The investigation included the use of a GPR survey to identify any underground structures, utilities, or obstructions, and the collection of soil samples. These samples were collected from borings through the asphalt parking lot, around the old UST and in the area of the historic coal gasification plant, on March 27, 2007. A Geoprobe drill rig was utilized to obtain nine (9) soil and three (3) groundwater samples, with five (5) additional soil samples obtained by hand auguring. The general sample types, locations and depths were selected to determine the overall extent and magnitude of potential contamination resulting from the former site use. The samples were analyzed for volatile organic compounds (VOC), base neutrals and acid extractable (BNA), and Priority Pollutant List Metals at an accredited laboratory.

1.0 Introduction

As requested, Hillmann Environmental Group, LLC (Hillmann) conducted a Limited Phase II Investigation for 135 Main Street, in Poughkeepsie, New York. The investigation was conducted to determine if the former operations of the site had caused an impact to the environment along with the underground storage tank (UST)**.** Details of the site, activities and findings are provided in the following sections.

2.0 Site Description & Background

The site is located at the corner of Main Street and North Perry Street. The county-designated use of the site is Apartments. The Property is currently being operated as a senior housing complex. No industrial process operations are conducted on the site. The northern portion of the property was utilized as a coal gasification plant in the late nineteenth and early twentieth centuries. The area surrounding the Property is developed primarily with residential and commercial properties. In the late 1970's a 10,000-gallon heating oil underground storage tank (UST) was installed but only placed in service for one year since installation.

A report from Conrad GeoScience Corporation dated November 18, 1997 was obtained after the Limited Phase II Investigation was completed. The report stated that there was no evidence that the UST leaked. Conrad GeoScience Corp. contractors tried to remove the tank, during these activities, the bottom anchors failed to be removed, and a natural gas line was discovered to overly the west end of the UST. Based on the anchoring of the UST and the gas line, a decision was made to close the tank in place. Three soil samples were taken from the bottom of the excavation. On October 17, 1997 the UST was filled with 45 cubic yards of concrete. Soil samples were analyzed for VOCs (Volatile Organic compounds) and SVOCs (Semi-Volatile Organic Compounds). No VOC compounds were detected in the soil samples, but several SVOC compounds were detected below the NYSDEC standards. At this time Conrad GeoScience Corp. concluded that the SVOCs detected might represent residual coal tar, which is a bi-product of the coal gasification processes.

3.0 Areas of concern

Hillman identified the following areas of concern, which were addressed in the Limited Phase II Investigation.

1. Existence of an underground storage tank (UST) underneath the courtyard behind the 13-story apartment building.
2. Historic Coal Gasification Plant located on the northern end of the property.

4.0 Initial Scope of Work

Hillmann will employ ground-penetrating radar (GPR) along the north side of the building to locate the storage tank. A description of ground-penetrating radar is as follows: GPR is applied by transmitting signals into the subsurface. Subsurface structures and other forms of interference deflect the signals. The GPR survey is non-invasive. Data is collected in the form of anomalies that represent the subsurface interference. These anomalies are likely to identify the shape of a subsurface structure, however, interfering factors may limit the accuracy and cause inconclusive results. Such interfering factors include conglomerated soil media (e.g., rocks, bricks, construction debris, etc.), soil moisture, re-bar in foundations or slabs, and vibration caused by nearby construction activities. Under ideal conditions, the depth of penetration is 8-12 feet below ground surface (bgs). In addition to GPR, Hillmann will also employ specialized subsurface magnetometers, magnetic pipe locators (MPL) and other types of subsurface geophysical investigation instrumentation.

Hillmann will also employ direct push boring equipment (a.k.a. Geoprobe®) to advance subsurface borings in selected areas around the subject property. A description of direct push boring equipment is as follows: The Geoprobe® unit consists of a vehicle-mounted hydraulic ram that forces four foot long barrel shaped probes into the ground with a pneumatic hammer. The probes will collect continuous four-foot sections of earth in an acetate liner to examine for contamination and extract a soil sample for laboratory analysis. Hillmann will attempt to advance the borings into the local water table or to a depth of 16 feet if subsurface conditions permit. Hillmann will attempt to advance a total of 15 borings; 10 within the fenced grass area and vicinity of the suspected closed UST and five in the parking lot. One soil sample will be collected from each boring for a total of 15 soil samples. Hillmann will attempt to collect three groundwater samples via temporary wells.

Groundwater samples will be analyzed at an accredited laboratory for volatile organic compounds (VOC), base neutrals and acid extractables (BNA) and priority pollutant list metals. The results will be compared to applicable New York State Department of Environmental Conservation (NYSDEC) Groundwater Quality Standards, listed in Chapter 10, Part 703.

Soil samples will be analyzed at an accredited laboratory for volatile organic compounds (VOC), base neutrals and acid extractables (BNA) and priority pollutant list metals. The results will be compared to applicable New York State regulatory limits for soil listed in the Technical Administrative Guidance Memorandum (TAGM): 4046.

5.0 Summary of Field Activities

A GPR investigation was performed along the north side of the building on March 12, 2007. The GPR investigation did reveal evidence that was indicative of a UST. An area located below the courtyard that indicated a positive metallic response was identified, and borings were advanced near the markings. Due to the presence of snow and snow piles around the subject UST, the GPR investigation was limited. Although the GPR Investigation was limited due to the piles of snow, sufficient information was obtained to locate the UST.

A total of five (5) hand auger borings were completed around the north end of the property on March 27, 2007. The boring locations were selected to be representative of the overall extent of potential soil contamination from the previously identified coal gasification plant. The approximate locations of the borings and sampling location are provided on the attached site plans.

Four (4) Geoprobe borings were completed in the location of the former UST, with a groundwater sample collected at the location labeled B3. Four (4) borings were advanced through the asphalt parking lot located east of the subject building, with groundwater samples collected at the locations labeled B1, and B14. One (1) additional Geoprobe boring was completed on the north

section of the property, but groundwater was not accessible at this location. The approximate locations of the borings are provided on the attached site plan.

The Geoprobe borings were advanced to a maximum depth of eight (8) feet below ground surface (bgs). The groundwater table was encountered at approximately 7.5 feet bgs. Soil samples were taken at a depth of 7 feet bgs. Contamination should be concentrated at a depth of 7-8 feet bgs due to the rise and fall of the groundwater table. Three borings were advanced to 12 feet to facilitate installation of temporary wells for groundwater collection. Soil samples were collected from each boring utilizing dedicated disposable sampling devices. The samples were placed in laboratory-supplied containers, and packed on ice for transport to a certified testing laboratory for volatile organic compounds (VOC), base neutrals and acid extractables (BNA), and priority pollutant list metals.

6.0 Applicable Standard

Individual compounds detected were compared to the soil criteria listed in the NYSDEC Technical and Administrative Guidance Memorandum (TAGM): "Determination of Soil Cleanup Objectives & Cleanup Levels." The applicable standards are listed under the column titled "Cleanup Objective."

7.0 Analytical Results

Table 1. Admiral Halsey Groundwater Sample Results

				TAGM 4046
Client ID:	B1	B3	B14	Cleanup
Date Sampled:	27-Mar	27-Mar	27-Mar	Objective
Matrix:	GW	GW	GW	ppb
Antimony (a)	**<30**	**<30**	**<30**	3
Arsenic (a)	**227**	**486**	**728**	25
Beryllium (a)	28.7	22.5	40.7	NA
Cadmium (a)	**32.1**	<20	<20	5
Chromium (a)	**487**	**536**	**612**	50
Copper (a)	**1790**	**2040**	**2300**	200
Lead (a)	**1780**	**6350**	**5130**	8
Mercury	**3.8**	**17.4**	**16.4**	0.7
Nickel (a)	**849**	**877**	**1360**	8.2
Selenium (a)	**63.2**	**<50**	**86.2**	10
Silver (a)	<50	<50	<50	50
Thallium (a)	**<50**	**<50**	**<50**	20
Zinc (a)	**4760**	**6240**	**8250**	66
Acenaphthene	ND	1.7	ND	20
Acenaphthylene	ND	1.7	ND	20
Anthracene	ND	5.6	ND	50
Benzo(a)anthracene	**0.53**	**17.7**	**1.6**	0.002
Benzo(a)pyrene	**0.57**	**18.5**	**1.7**	0.002
Benzo(b)fluoranthene	ND	**18**	**1.7**	0.002
Benzo(g,h,i)perylene	0.53	**13.1**	1.5	5
Benzo(k)fluoranthene	ND	**14**	**1.5**	0.002
Carbazole	ND	2.8	ND	NA
Chrysene	**0.61**	**20**	**1.9**	0.002
Dibenzo(a,h)anthracene	ND	4.3	ND	50
Dibenzofuran	ND	1.2	ND	5
Fluoranthene	1.2	38.6	3.2	50
Fluorene	ND	2.2	ND	50
Indeno(1,2,3-cd)pyrene	ND	**11.9**	**1.3**	0.002
Naphthalene	ND	0.8	1.1	10
Phenanthrene	0.82	20.3	1.4	50
Pyrene	0.86	33.9	3.1	50
Acetone	ND	5.7	ND	50

All results in ug/l (ppb)
ND = No Detection
NA = Not Available

Table 2. Admiral Halsey Soil Sample Results

Client ID:	B1	B2	B3	B4	B5	B6	B7	TAGM 4046 Soil Cleanup Objective (ppm)
Date Sampled:	27-Mar	27-Mar	27-Mar	27-Mar	27-Mar	27-Mar	27-Mar	
Matrix:	Soil	Soil	Soil	Soil	Soil	Soil	Soil	
Antimony	<2.4	<2.5	<2.3	<2.4	<2.3	<2.6	<2.4	SB
Arsenic	6.1	**9.4**	6.4	3.6	6.5	**11.1**	3.7	7.5 or SB
Beryllium	**<0.60**	**0.67**	**<0.58**	**<0.59**	**0.59**	**0.74**	**<0.61**	0.16 or SB
Cadmium	0.86	<0.62	<0.58	<0.59	<0.56	<0.65	<0.61	1 or SB
Chromium	**12.9**	**12.5**	**11.5**	10.8	**11.2**	**14.1**	**11**	10 or SB
Copper	**47.6**	25.8	**32.8**	19.7	24.3	**46.9**	16.1	25 or SB
Lead	194	48.2	124	43.7	33.6	95.7	13.6	SB****
Mercury	**0.68**	0.054	**0.23**	**0.22**	**0.23**	**0.85**	0.14	0.1
Nickel	**17.4**	**19.6**	**16.7**	**16.2**	**17.3**	**18.4**	11.7	13 or SB
Selenium	**<2.4**	**<2.5**	**<2.3**	**<2.4**	**<2.3**	**<2.6**	**<2.4**	2 or SB
Silver	<1.2	<1.2	<1.2	<1.2	<1.1	<1.3	<1.2	SB
Thallium	<1.2	<1.2	<1.2	<1.2	<1.1	<1.3	<1.2	SB
Zinc	**139**	**104**	**108**	**63.2**	**71.6**	**119**	**45**	20 or SB
Acenaphthene	ND	0.035	0.067	ND	0.321	0.126	ND	50
Acenaphthylene	0.069	0.096	0.019	ND	0.485	0.465	ND	41
Anthracene	0.092	0.368	0.129	0.037	2.780	1.000	0.051	50
Benzo(a)anthracene	0.278	**1.350**	**0.353**	0.111	**6.270**	**4.430**	0.125	0.224
Benzo(a)pyrene	**0.324**	**1.490**	**0.363**	**0.103**	**6.320**	**4.900**	**0.133**	0.061
Benzo(b)fluoranthene	0.291	1.010	0.327	0.065	**4.040**	**3.070**	0.134	1.1
Benzo(g,h,i)perylene	0.277	1.020	0.248	0.093	0.466	0.217	ND	50
Benzo(k)fluoranthene	0.258	1.170	0.305	0.092	**5.970**	**3.960**	0.213	1.1
Carbazole	ND	0.124	0.120	ND	0.878	0.389	ND	NA
Chrysene	0.285	**1.140**	0.395	0.112	**5.270**	**3.850**	0.123	0.4
Dibenzo(a,h)anthracene	0.104	**0.319**	**0.065**	**0.031**	**0.241**	**0.083**	ND	0.014
Dibenzofuran	ND	0.060	0.044	ND	0.796	0.153	ND	6.2
Di-n-butyl phthalate	0.553	ND	ND	ND	ND	ND	ND	8.1
bis(2-Ethylhexyl)phthalate	1.180	0.098	0.089	ND	ND	ND	ND	50***
Fluoranthene	0.493	2.300	0.971	0.196	11.500	6.460	0.242	50
Fluorene	0.038	0.079	0.081		0.378	0.255	ND	50
Indeno(1,2,3-cd)pyrene	0.264	0.966	0.232	0.076	0.543	0.256	ND	3.2
2-Methylnaphthalene	ND	ND	ND	ND	0.501	0.064	ND	36.4
Naphthalene	ND	0.036	0.023	ND	2.040	0.196	ND	13
Phenanthrene	0.288	1.260	0.760	0.131	10.700	3.000	0.143	50***
Pyrene	0.393	1.910	0.705	0.189	9.050	6.420	0.216	50***
Acetone	0.066	ND	0.073	ND	ND	ND	ND	0.2
2-Butanone (MEK)	ND	ND	ND	ND	ND	ND	ND	0.3
Carbon disulfide	0.003	ND	ND	ND	ND	ND	ND	2.7
Xylene (total)	ND	ND	ND	ND	ND	ND	0.002	1.2

All results in mg/kg (ppm)
ND = No Detection
NA = Not Available
SB = Background levels for lead vary widely. Average levels in undeveloped, rural areas may range from 4-61 ppm. Average background levels in metropolitan or suburban areas or near highways are much higher and typically range from 200-500 ppm.

Table 3. Admiral Halsey Soil Sample Results

Client ID:	B8	B9	B10	B11	B12	B13	B14	TAGM 4046 Soil Cleanup Objective (ppm)
Date Sampled:	27-Mar	27-Mar	27-Mar	27-Mar	27-Mar	27-Mar	27-Mar	
Matrix:	Soil	Soil	Soil	Soil	Soil	Soil	Soil	
Antimony	<2.4	<2.3	<2.4	<2.2	<2.5	<2.4	<2.3	SB
Arsenic	**12.3**	**10.2**	**8.5**	6.2	**9.4**	**8.2**	5.6	7.5 or SB
Beryllium	**0.67**	**0.62**	**<0.60**	**<0.56**	**0.79**	**<0.61**	**<0.57**	0.16 or SB
Cadmium	0.84	0.63	<0.60	<0.56	<0.62	0.87	<0.57	1 or SB
Chromium	**14.4**	**16.5**	**15**	**12.1**	**15.8**	**15.4**	**11.2**	10 or SB
Copper	**42**	**39.2**	**34.7**	**29.2**	**37.9**	**36.5**	23.5	25 or SB
Lead	109	23.2	65.9	24.7	22.3	245	30.5	SB****
Mercury	**0.26**	0.044	**0.3**	0.075	0.1	**1.6**	0.059	0.1
Nickel	**21.7**	**23.7**	**21.8**	**21.1**	**33.3**	**19.5**	**18.7**	13 or SB
Selenium	**<2.4**	**3.3**	**<2.4**	**<2.2**	**3.2**	**<2.4**	**<2.3**	2 or SB
Silver	<1.2	<1.1	<1.2	<1.1	<1.2	<1.2	<1.1	SB
Thallium	<1.2	<1.1	<1.2	<1.1	<1.2	<1.2	<1.1	SB
Zinc	**119**	**102**	**92.7**	**66.6**	**105**	**270**	**58.7**	20 or SB
Acenaphthene	0.086	ND	ND	ND	ND	0.308	0.066	50
Acenaphthylene	0.431	ND	0.033	ND	ND	0.131	0.023	41
Anthracene	0.586	ND	0.078	ND	ND	0.875	0.227	50
Benzo(a)anthracene	**2.670**	ND	0.253	0.057	ND	**1.960**	**0.889**	0.224
Benzo(a)pyrene	**3.100**	ND	**0.249**	0.064	ND	**1.800**	**0.967**	0.061
Benzo(b)fluoranthene	**2.670**	ND	0.153	0.060	ND	**2.700**	**1.580**	1.1
Benzo(g,h,i)perylene	0.070	ND	0.222	0.043	ND	0.041	0.033	50
Benzo(k)fluoranthene	**2.090**	ND	0.227	0.045	ND	**1.540**	1.290	1.1
Carbazole	0.163	ND	0.020	ND	ND	0.356	0.285	NA
Chrysene	**2.440**	ND	0.261	0.054	ND	**1.860**	**1.160**	0.4
Dibenzo(a,h)anthracene	**0.048**	ND	**0.079**	ND	ND	**0.028**	ND	0.014
Dibenzofuran	0.072	ND	ND	ND	ND	0.169	0.039	6.2
Di-n-butyl phthalate	ND	ND	ND	ND	ND	0.063	ND	8.1
bis(2-Ethylhexyl)phthalate	ND	ND	0.064	0.052	ND	0.078	ND	50***
Fluoranthene	2.950	ND	0.487	0.086	0.030	3.690	2.800	50
Fluorene	0.160	ND	ND	ND	ND	0.296	0.077	50
Indeno(1,2,3-cd)pyrene	0.114	ND	0.201	0.041	ND	0.069	0.043	3.2
2-Methylnaphthalene	0.036	ND	ND	ND	ND	0.064	ND	36.4
Naphthalene	0.091	ND	ND	ND	ND	0.138	ND	13
Phenanthrene	1.520	ND	0.221	0.044	0.027	3.040	1.650	50***
Pyrene	2.860	ND	0.544	0.083	0.023	2.500	1.270	50***
Acetone	ND	ND	ND	ND	ND	**0.914**	ND	0.2
2-Butanone (MEK)	ND	ND	ND	ND	ND	**0.083**	ND	0.3
Carbon disulfide	ND	ND	ND	ND	ND	0.026	ND	2.7
Xylene (total)	ND	ND	ND	ND	ND	ND	ND	1.2

All results in mg/kg (ppm)
ND = No Detection
NA = Not Available
SB = Background levels for lead vary widely. Average levels in undeveloped, rural areas may range from 4-61 ppm. Average background levels in metropolitan or suburban areas or near highways are much higher and typically range from 200-500 ppm.

8.0 Summary of Analytical Results

Samples B1, B12-B14, B1 (groundwater), and B14 (groundwater) were taken from the parking lot area on the eastern portion of the property. Samples B2, B5-B9 were taken from the northern portion of the property where the historic coal gasification plant was located. Samples B3, B4, B10, B11 and B3 (groundwater) were taken from around the UST. All of the soil samples collected within the site contained contaminant levels, which were above the New York State regulatory limits listed in TAGM 4046. All groundwater samples collected within the site contained contaminant levels, which were above the New York State regulatory limits. (See Tables 1, 2 and 3)

9.0 Evaluation of Environmental Impact

The laboratory results and observations made on site while completing the borings indicate the presence of contamination that may have resulted from the former coal gasification plant described within the previously referenced Phase I.

9.1 Contaminant Exposure

The subsurface materials encountered throughout the property consisted of locally found soil, brick fragments and/or coal ash. This would indicate that historic fill might underlie the property. As with areas previously used for industrial processes, historic fill typically contains levels of heavy metals and polycyclic aromatic hydrocarbons (PAH's), which are above current NYSDEC regulatory limits.

Elevated levels of metals and PAHs are wide spread throughout the property. Minimal risk of exposure is expected in the areas of the parking lot. The parking lot has about 6 inches of asphalt capping the soil located below. Human exposure to the soil located below the parking lot is not expected under normal conditions and operations. Any excavation or prolonged contact with the subsurface soils may potentially cause exposure to the subsurface contaminants.

Subsurface materials encountered beneath the park and lawn areas also contain elevated levels of metals and PAHs. Minimum to no risk is to be expected in the areas of the park area based on the normal use and operation. Any excavation or prolonged contact with the subsurface soils may potentially cause exposure to the subsurface contaminants.

Materials contained in the public garden area are expected to contain similar levels of soil contamination. In this area, increased soil exposure and possible ingestion of plant matter is expected. As a result of these activities, increased risk of human exposure is possible. Hillmann has been informed that the owner intends to install additional site controls which would prevent contact with the soils in this area. When completed, these measures would virtually eliminate the risk of exposure to the residents.

Samples taken from around the UST indicate elevated levels of metals and PAHs. Due to the wide spread presence of elevated metals and PAHs around the property, Hillmann has determined that the contamination encountered is not from the UST, but as a result of the historic coal gasification plant. It is determined that the UST did not impact the surrounding environment.

9.2 Local Usage of Groundwater

Local groundwater is not used for potable purposes. Due to the levels of contamination found within each soil sample, contaminants are not expected to migrate to the local drinking water supply. Therefore, any contamination potentially originating from the subject property is not anticipated to affect the local drinking water supply.

9.3 Evaluation of Ecological Receptors

The only ecological receptor in the vicinity of the subject property is the Hudson River, which is located approximately 1,881 feet to the west.

10.0 Conclusions & Recommendations

Hillmann has completed a Limited Phase II Investigation at 135 Main Street to assess the impact of former coal gasification plant and UST located on site. The completed scope of work included a GPR survey, the advancement of subsurface borings utilizing a Geoprobe and hand auguring.

The following has been concluded from this investigation.

1. The results of the investigation have identified the presence of contamination which could be attributed to past site usage. The environmental concerns identified through laboratory and field observations are the presence of metals and Polynuclear Aromatic Hydrocarbons (PAHs) present in the soil and groundwater.

2. It appears that the contamination identified is the result of former coal gasification processes conducted on site.

3. Elevated levels of metals and PAHs are wide spread throughout the property. Minimal risk of exposure is expected in the areas of the parking lot and/or lawn area. Any excavation or prolonged contact with the subsurface soils may potentially cause exposure to the subsurface contaminants.

4. Due to the wide spread presence of elevated metals and PAHs around the property, Hillmann has determined that the contamination encountered is not from the UST, but as a result of the historic coal gasification plant. It is determined that the UST did not impact the surrounding environment.

5. Omni has decided to develop a raised garden bed system. This decision will protect the current residence using the garden area. A brief description of the garden area is described in the below section.

6. Additionally, Omni is in the process of obtaining a “Property Use and Work Plan” to protect against possible contamination exposure. This document will provide insight on which procedures to follow during excavation activities. This document will be site specific and will only pertain to the subject property. A copy of the work plan will be located at the facility.

Hillmann Environmental Group, LLC, has recommended the following.

1. Hillmann recommends leveling out the current garden area, then placing an impermeable membrane, as a separating layer, on top of the current soil surface to prevent any current contamination from possibly impacting clean soil in the garden area. A minimum of two (2) feet of certified, clean soil should be placed on top of the impermeable membrane and the garden beds assembled on the top of this layer of clean soil. This should prevent the root systems of plants growing in the garden from reaching and possibly absorbing contamination from soils below the impermeable layer. This remediation technique should also protect residents or other individuals working in the garden from contaminants present in the soil.

2. It is recommended that air monitoring be performed on the first level of the housing complex due to the publications of vapor intrusion possibilities. Air monitoring will determine if there is any vapor intrusion present at the subject property. Hillmann is currently under contract wit Omni to provide air-monitoring testing.

3. The former Bayeaux Street manufacturing gas plant (MGP) was located on the corner of Main Street and North Perry (formerly Bayeaux Street), and is currently occupied by Admiral Halsey Senior Village. Hillmann has contacted the NYSDEC directly, and was informed that although compounds have been identified on site at levels above current clean up standards, there is no requirement to report a spill to the NYSDEC. Therefore Hillmann does not recommend reporting the results to the NYDEC at this time provided the completed "Property Use and Work Plan" is maintained on site, and is provided to any person conducting work below the surface at this site.

11.0 Certification of Responsible Party

As owner/agent of 135 Main Street, Poughkeepsie, New York, I have read this report and acknowledge its content. I hereby confirm that the content is true to the best of my knowledge.

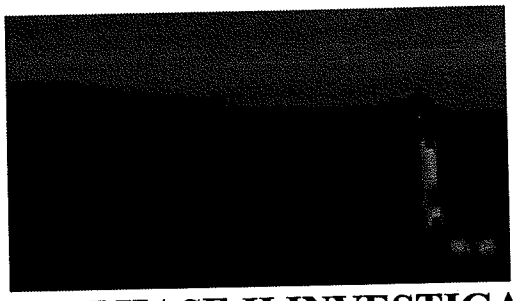
Signature:_____ Date:_____

Name:_____

Title:_____

Organization:_____

HILLMANN
ENVIRONMENTAL
GROUP, LLC



LIMITED PHASE II INVESTIGATION

Admiral Halsey
135 Main Street
Poughkeepsie, New York 12601

Project No. N6-1661

May 2007

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Project Personnel:	Matthew Scott Environmental Scientist
Reviewed By:	David J. Umbach, PG Manager / Geologist

Executive Summary

As requested, Hillmann Environmental Group, LLC (Hillmann) conducted a Limited Phase II Investigation at 135 Main Street, which is located in Poughkeepsie, New York.

The Phase II soil investigation was conducted to evaluate the potential impact to the environment from a former coal gasification plant and underground storage tank (UST) located within the site. The investigation included the use of a GPR survey to identify any underground structures, utilities, or obstructions, and the collection of soil samples. These samples were collected from borings through the asphalt parking lot, around the old UST and in the area of the historic coal gasification plant, on March 27, 2007. A Geoprobe drill rig was utilized to obtain nine (9) soil and three (3) groundwater samples, with five (5) additional soil samples obtained by hand auguring. The general sample types, locations and depths were selected to determine the overall extent and magnitude of potential contamination resulting from the former site use. The samples were analyzed for volatile organic compounds (VOC), base neutrals and acid extractable (BNA), and Priority Pollutant List Metals at an accredited laboratory.

1.0 Introduction

As requested, Hillmann Environmental Group, LLC (Hillmann) conducted a Limited Phase II Investigation for 135 Main Street, in Poughkeepsie, New York. The investigation was conducted to determine if the former operations of the site had caused an impact to the environment along with the underground storage tank (UST). Details of the site, activities and findings are provided in the following sections.

2.0 Site Description & Background

The site is located at the corner of Main Street and North Perry Street. The county-designated use of the site is Apartments. The Property is currently being operated as a senior housing complex. No industrial process operations are conducted on the site. The northern portion of the property was utilized as a coal gasification plant in the late nineteenth and early twentieth centuries. The area surrounding the Property is developed primarily with residential and commercial properties. In the late 1970's a 10,000-gallon heating oil underground storage tank (UST) was installed but only placed in service for one year since installation.

A report from Conrad GeoScience Corporation dated November 18, 1997 was obtained after the Limited Phase II Investigation was completed. The report stated that there was no evidence that the UST leaked. Conrad GeoScience Corp. contractors tried to remove the tank, during these activities, the bottom anchors failed to be removed, and a natural gas line was discovered to overly the west end of the UST. Based on the anchoring of the UST and the gas line, a decision was made to close the tank in place. Three soil samples were taken from the bottom of the excavation. On October 17, 1997 the UST was filled with 45 cubic yards of concrete. Soil samples were analyzed for VOCs (Volatile Organic compounds) and SVOCs (Semi-Volatile Organic Compounds). No VOC compounds were detected in the soil samples, but several SVOC compounds were detected below the NYSDEC standards. At this time Conrad GeoScience Corp. concluded that the SVOCs detected might represent residual coal tar, which is a bi-product of the coal gasification processes.

3.0 Areas of concern

Hillman identified the following areas of concern, which were addressed in the Limited Phase II Investigation.

1. Existence of an underground storage tank (UST) underneath the courtyard behind the 13-story apartment building.
2. Historic Coal Gasification Plant located on the northern end of the property.

4.0 Initial Scope of Work

Hillmann will employ ground-penetrating radar (GPR) along the north side of the building to locate the storage tank. A description of ground-penetrating radar is as follows: GPR is applied by transmitting signals into the subsurface. Subsurface structures and other forms of interference deflect the signals. The GPR survey is non-invasive. Data is collected in the form of anomalies that represent the subsurface interference. These anomalies are likely to identify the shape of a subsurface structure, however, interfering factors may limit the accuracy and cause inconclusive results. Such interfering factors include conglomerated soil media (e.g., rocks, bricks, construction debris, etc.), soil moisture, re-bar in foundations or slabs, and vibration caused by nearby construction activities. Under ideal conditions, the depth of penetration is 8-12 feet below ground surface (bgs). In addition to GPR, Hillmann will also employ specialized subsurface magnetometers, magnetic pipe locators (MPL) and other types of subsurface geophysical investigation instrumentation.

Hillmann will also employ direct push boring equipment (a.k.a. Geoprobe®) to advance subsurface borings in selected areas around the subject property. A description of direct push boring equipment is as follows: The Geoprobe® unit consists of a vehicle-mounted hydraulic ram that forces four foot long barrel shaped probes into the ground with a pneumatic hammer. The probes will collect continuous four-foot sections of earth in an acetate liner to examine for contamination and extract a soil sample for laboratory analysis. Hillmann will attempt to advance the borings into the local water table or to a depth of 16 feet if subsurface conditions permit. Hillmann will attempt to advance a total of 15 borings; 10 within the fenced grass area and vicinity of the suspected closed UST and five in the parking lot. One soil sample will be collected from each boring for a total of 15 soil samples. Hillmann will attempt to collect three groundwater samples via temporary wells.

Groundwater samples will be analyzed at an accredited laboratory for volatile organic compounds (VOC), base neutrals and acid extractables (BNA) and priority pollutant list metals. The results will be compared to applicable New York State Department of Environmental Conservation (NYSDEC) Groundwater Quality Standards, listed in Chapter 10, Part 703.

Soil samples will be analyzed at an accredited laboratory for volatile organic compounds (VOC), base neutrals and acid extractables (BNA) and priority pollutant list metals. The results will be compared to applicable New York State regulatory limits for soil listed in the Technical Administrative Guidance Memorandum (TAGM): 4046.

5.0 Summary of Field Activities

A GPR investigation was performed along the north side of the building on March 12, 2007. The GPR investigation did reveal evidence that was indicative of a UST. An area located below the courtyard that indicated a positive metallic response was identified, and borings were advanced near the markings. Due to the presence of snow and snow piles around the subject UST, the GPR investigation was limited. Although the GPR Investigation was limited due to the piles of snow, sufficient information was obtained to locate the UST.

A total of five (5) hand auger borings were completed around the north end of the property on March 27, 2007. The boring locations were selected to be representative of the overall extent of potential soil contamination from the previously identified coal gasification plant. The approximate locations of the borings and sampling location are provided on the attached site plans.

Four (4) Geoprobe borings were completed in the location of the former UST, with a groundwater sample collected at the location labeled B3. Four (4) borings were advanced through the asphalt parking lot located east of the subject building, with groundwater samples collected at the locations labeled B1, and B14. One (1) additional Geoprobe boring was completed on the north

section of the property, but groundwater was not accessible at this location. The approximate locations of the borings are provided on the attached site plan.

The Geoprobe borings were advanced to a maximum depth of eight (8) feet below ground surface (bgs). The groundwater table was encountered at approximately 7.5 feet bgs. Soil samples were taken at a depth of 7 feet bgs. Contamination should be concentrated at a depth of 7-8 feet bgs due to the rise and fall of the groundwater table. Three borings were advanced to 12 feet to facilitate installation of temporary wells for groundwater collection. Soil samples were collected from each boring utilizing dedicated disposable sampling devices. The samples were placed in laboratory-supplied containers, and packed on ice for transport to a certified testing laboratory for volatile organic compounds (VOC), base neutrals and acid extractables (BNA), and priority pollutant list metals.

6.0 Applicable Standard

Individual compounds detected were compared to the soil criteria listed in the NYSDEC Technical and Administrative Guidance Memorandum (TAGM): "Determination of Soil Cleanup Objectives & Cleanup Levels." The applicable standards are listed under the column titled "Cleanup Objective."

7.0 Analytical Results

Table 1. Admiral Halsey Groundwater Sample Results

				TAGM 4046
Client ID:	B1	B3	B14	Cleanup
Date Sampled:	27-Mar	27-Mar	27-Mar	Objective
Matrix:	GW	GW	GW	ppb
Antimony (a)	<30	<30	<30	3
Arsenic (a)	**227**	**486**	**728**	25
Beryllium (a)	28.7	22.5	40.7	NA
Cadmium (a)	32.1	<20	<20	5
Chromium (a)	**487**	**536**	**612**	50
Copper (a)	1790	2040	2300	200
Lead (a)	**1780**	**6350**	**5130**	8
Mercury	3.8	17.4	16.4	0.7
Nickel (a)	**849**	**877**	**1360**	8.2
Selenium (a)	63.2	<50	86.2	10
Silver (a)	<50	<50	<50	50
Thallium (a)	**<50**	**<50**	**<50**	20
Zinc (a)	4760	6240	8250	66
Acenaphthene	ND	1.7	ND	20
Acenaphthylene	ND	1.7	ND	20
Anthracene	ND	5.6	ND	50
Benzo(a)anthracene	**0.53**	**17.7**	**1.6**	0.002
Benzo(a)pyrene	0.57	18.5	1.7	0.002
Benzo(b)fluoranthene	ND	**18**	**1.7**	0.002
Benzo(g,h,i)perylene	0.53	13.1	1.5	5
Benzo(k)fluoranthene	ND	**14**	**1.5**	0.002
Carbazole	ND	2.8	ND	NA
Chrysene	0.61	20	1.9	0.002
Dibenzo(a,h)anthracene	ND	4.3	ND	50
Dibenzofuran	ND	1.2	ND	5
Fluoranthene	1.2	38.6	3.2	50
Fluorene	ND	2.2	ND	50
Indeno(1,2,3-cd)pyrene	ND	**11.9**	**1.3**	0.002
Naphthalene	ND	0.8	1.1	10
Phenanthrene	0.82	20.3	1.4	50
Pyrene	0.86	33.9	3.1	50
Acetone	ND	5.7	ND	50

All results in ug/l (ppb)
ND = No Detection
NA = Not Available

Table 2. Admiral Halsey Soil Sample Results

Client ID:	B1	B2	B3	B4	B5	B6	B7	TAGM 4046 Soil Cleanup Objective (ppm)
Date Sampled:	27-Mar	27-Mar	27-Mar	27-Mar	27-Mar	27-Mar	27-Mar	
Matrix:	Soil	Soil	Soil	Soil	Soil	Soil	Soil	
Antimony	<2.4	<2.5	<2.3	<2.4	<2.3	<2.6	<2.4	SB
Arsenic	6.1	**9.4**	6.4	3.6	6.5	**11.1**	3.7	7.5 or SB
Beryllium	<0.60	0.67	<0.58	<0.59	0.59	0.74	<0.61	0.16 or SB
Cadmium	0.86	<0.62	<0.58	<0.59	<0.56	<0.65	<0.61	1 or SB
Chromium	**12.9**	**12.5**	**11.5**	10.8	**11.2**	**14.1**	**11**	10 or SB
Copper	47.6	25.8	32.8	19.7	24.3	46.9	16.1	25 or SB
Lead	194	48.2	124	43.7	33.6	95.7	13.6	SB****
Mercury	**0.68**	0.054	**0.23**	**0.22**	**0.23**	**0.85**	0.14	0.1
Nickel	17.4	19.6	16.7	16.2	17.3	18.4	11.7	13 or SB
Selenium	**<2.4**	**<2.5**	**<2.3**	**<2.4**	**<2.3**	**<2.6**	**<2.4**	2 or SB
Silver	<1.2	<1.2	<1.2	<1.2	<1.1	<1.3	<1.2	SB
Thallium	<1.2	<1.2	<1.2	<1.2	<1.1	<1.3	<1.2	SB
Zinc	139	104	108	63.2	71.6	119	45	20 or SB
Acenaphthene	ND	0.035	0.067	ND	0.321	0.126	ND	50
Acenaphthylene	0.069	0.096	0.019	ND	0.485	0.465	ND	41
Anthracene	0.092	0.368	0.129	0.037	2.780	1.000	0.051	50
Benzo(a)anthracene	0.278	**1.350**	**0.353**	0.111	**6.270**	**4.430**	0.125	0.224
Benzo(a)pyrene	0.324	1.490	0.363	0.103	6.320	4.900	0.133	0.061
Benzo(b)fluoranthene	0.291	1.010	0.327	0.065	**4.040**	**3.070**	0.134	1.1
Benzo(g,h,i)perylene	0.277	1.020	0.248	0.093	0.466	0.217	ND	50
Benzo(k)fluoranthene	0.258	1.170	0.305	0.092	5.970	3.960	0.213	1.1
Carbazole	ND	0.124	0.120	ND	0.878	0.389	ND	NA
Chrysene	0.285	**1.140**	0.395	0.112	**5.270**	**3.850**	0.123	0.4
Dibenzo(a,h)anthracene	0.104	0.319	0.065	0.031	0.241	0.083	ND	0.014
Dibenzofuran	ND	0.060	0.044	ND	0.796	0.153	ND	6.2
Di-n-butyl phthalate	0.553	ND	ND	ND	ND	ND	ND	8.1
bis(2-Ethylhexyl)phthalate	1.180	0.098	0.089	ND	ND	ND	ND	50***
Fluoranthene	0.493	2.300	0.971	0.196	11.500	6.460	0.242	50
Fluorene	0.038	0.079	0.081		0.378	0.255	ND	50
Indeno(1,2,3-cd)pyrene	0.264	0.966	0.232	0.076	0.543	0.256	ND	3.2
2-Methylnaphthalene	ND	ND	ND	ND	0.501	0.064	ND	36.4
Naphthalene	ND	0.036	0.023	ND	2.040	0.196	ND	13
Phenanthrene	0.288	1.260	0.760	0.131	10.700	3.000	0.143	50***
Pyrene	0.393	1.910	0.705	0.189	9.050	6.420	0.216	50***
Acetone	0.066	ND	0.073	ND	ND	ND	ND	0.2
2-Butanone (MEK)	ND	ND	ND	ND	ND	ND	ND	0.3
Carbon disulfide	0.003	ND	ND	ND	ND	ND	ND	2.7
Xylene (total)	ND	ND	ND	ND	ND	ND	0.002	1.2

All results in mg/kg (ppm)
ND = No Detection
NA = Not Available
SB = Background levels for lead vary widely. Average levels in undeveloped, rural areas may range from 4-61 ppm. Average background levels in metropolitan or suburban areas or near highways are much higher and typically range from 200-500 ppm.

Table 3. Admiral Halsey Soil Sample Results

Client ID:	B8	B9	B10	B11	B12	B13	B14	TAGM 4046 Soil Cleanup Objective (ppm)
Date Sampled:	27-Mar	27-Mar	27-Mar	27-Mar	27-Mar	27-Mar	27-Mar	
Matrix:	Soil	Soil	Soil	Soil	Soil	Soil	Soil	
Antimony	<2.4	<2.3	<2.4	<2.2	<2.5	<2.4	<2.3	SB
Arsenic	**12.3**	**10.2**	**8.5**	6.2	**9.4**	**8.2**	5.6	7.5 or SB
Beryllium	0.67	0.62	<0.60	<0.56	0.79	<0.61	<0.57	0.16 or SB
Cadmium	0.84	0.63	<0.60	<0.56	<0.62	0.87	<0.57	1 or SB
Chromium	**14.4**	**16.5**	**15**	**12.1**	**15.8**	**15.4**	**11.2**	10 or SB
Copper	42	39.2	34.7	29.2	37.9	36.5	23.5	25 or SB
Lead	109	23.2	65.9	24.7	22.3	245	30.5	SB****
Mercury	**0.26**	0.044	**0.3**	0.075	0.1	**1.6**	0.059	0.1
Nickel	21.7	23.7	21.8	21.1	33.3	19.5	18.7	13 or SB
Selenium	**<2.4**	**3.3**	**<2.4**	**<2.2**	**3.2**	**<2.4**	**<2.3**	2 or SB
Silver	<1.2	<1.1	<1.2	<1.1	<1.2	<1.2	<1.1	SB
Thallium	<1.2	<1.1	<1.2	<1.1	<1.2	<1.2	<1.1	SB
Zinc	119	102	92.7	66.6	105	270	58.7	20 or SB
Acenaphthene	0.086	ND	ND	ND	ND	0.308	0.066	50
Acenaphthylene	0.431	ND	0.033	ND	ND	0.131	0.023	41
Anthracene	0.586	ND	0.078	ND	ND	0.875	0.227	50
Benzo(a)anthracene	**2.670**	ND	0.253	0.057	ND	**1.960**	**0.889**	0.224
Benzo(a)pyrene	3.100	ND	0.249	0.064	ND	1.800	0.967	0.061
Benzo(b)fluoranthene	**2.670**	ND	0.153	0.060	ND	**2.700**	**1.580**	1.1
Benzo(g,h,i)perylene	0.070	ND	0.222	0.043	ND	0.041	0.033	50
Benzo(k)fluoranthene	2.090	ND	0.227	0.045	ND	1.540	1.290	1.1
Carbazole	0.163	ND	0.020	ND	ND	0.356	0.285	NA
Chrysene	**2.440**	ND	0.261	0.054	ND	**1.860**	**1.160**	0.4
Dibenzo(a,h)anthracene	0.048	ND	0.079	ND	ND	0.028	ND	0.014
Dibenzofuran	0.072	ND	ND	ND	ND	0.169	0.039	6.2
Di-n-butyl phthalate	ND	ND	ND	ND	ND	0.063	ND	8.1
bis(2-Ethylhexyl)phthalate	ND	ND	0.064	0.052	ND	0.078	ND	50***
Fluoranthene	2.950	ND	0.487	0.086	0.030	3.690	2.800	50
Fluorene	0.160	ND	ND	ND	ND	0.296	0.077	50
Indeno(1,2,3-cd)pyrene	0.114	ND	0.201	0.041	ND	0.069	0.043	3.2
2-Methylnaphthalene	0.036	ND	ND	ND	ND	0.064	ND	36.4
Naphthalene	0.091	ND	ND	ND	ND	0.138	ND	13
Phenanthrene	1.520	ND	0.221	0.044	0.027	3.040	1.650	50***
Pyrene	2.860	ND	0.544	0.083	0.023	2.500	1.270	50***
Acetone	ND	ND	ND	ND	ND	**0.914**	ND	0.2
2-Butanone (MEK)	ND	ND	ND	ND	ND	0.083	ND	0.3
Carbon disulfide	ND	ND	ND	ND	ND	0.026	ND	2.7
Xylene (total)	ND	ND	ND	ND	ND	ND	ND	1.2

All results in mg/kg (ppm)
ND = No Detection
NA = Not Available
SB = Background levels for lead vary widely. Average levels in undeveloped, rural areas may range from 4-61 ppm. Average background levels in metropolitan or suburban areas or near highways are much higher and typically range from 200-500 ppm.

8.0 Summary of Analytical Results

Samples B1, B12-B14, B1 (groundwater), and B14 (groundwater) were taken from the parking lot area on the eastern portion of the property. Samples B2, B5-B9 were taken from the northern portion of the property where the historic coal gasification plant was located. Samples B3, B4, B10, B11 and B3 (groundwater) were taken from around the UST. All of the soil samples collected within the site contained contaminant levels, which were above the New York State regulatory limits listed in TAGM 4046. All groundwater samples collected within the site contained contaminant levels, which were above the New York State regulatory limits. (See Tables 1, 2 and 3)

9.0 Evaluation of Environmental Impact

The laboratory results and observations made on site while completing the borings indicate the presence of contamination that may have resulted from the former coal gasification plant described within the previously referenced Phase I.

9.1 Contaminant Exposure

The subsurface materials encountered throughout the property consisted of locally found soil, brick fragments and/or coal ash. This would indicate that historic fill might underlie the property. As with areas previously used for industrial processes, historic fill typically contains levels of heavy metals and polycyclic aromatic hydrocarbons (PAH's), which are above current NYSDEC regulatory limits.

Elevated levels of metals and PAHs are wide spread throughout the property. Minimal risk of exposure is expected in the areas of the parking lot. The parking lot has about 6 inches of asphalt capping the soil located below. Human exposure to the soil located below the parking lot is not expected under normal conditions and operations. Any excavation or prolonged contact with the subsurface soils may potentially cause exposure to the subsurface contaminants.

Subsurface materials encountered beneath the park and lawn areas also contain elevated levels of metals and PAHs. Minimum to no risk is to be expected in the areas of the park area based on the normal use and operation. Any excavation or prolonged contact with the subsurface soils may potentially cause exposure to the subsurface contaminants.

Materials contained in the public garden area are expected to contain similar levels of soil contamination. In this area, increased soil exposure and possible ingestion of plant matter is expected. As a result of these activities, increased risk of human exposure is possible. Hillmann has been informed that the owner intends to install additional site controls which would prevent contact with the soils in this area. When completed, these measures would virtually eliminate the risk of exposure to the residents.

Samples taken from around the UST indicate elevated levels of metals and PAHs. Due to the wide spread presence of elevated metals and PAHs around the property, Hillmann has determined that the contamination encountered is not from the UST, but as a result of the historic coal gasification plant. It is determined that the UST did not impact the surrounding environment.

9.2 Local Usage of Groundwater

Local groundwater is not used for potable purposes. Due to the levels of contamination found within each soil sample, contaminants are not expected to migrate to the local drinking water supply. Therefore, any contamination potentially originating from the subject property is not anticipated to affect the local drinking water supply.

9.3 Evaluation of Ecological Receptors

The only ecological receptor in the vicinity of the subject property is the Hudson River, which is located approximately 1,881 feet to the west.

10.0 Conclusions & Recommendations

Hillmann has completed a Limited Phase II Investigation at 135 Main Street to assess the impact of former coal gasification plant and UST located on site. The completed scope of work included a GPR survey, the advancement of subsurface borings utilizing a Geoprobe and hand auguring.

The following has been concluded from this investigation.

1. The results of the investigation have identified the presence of contamination which could be attributed to past site usage. The environmental concerns identified through laboratory and field observations are the presence of metals and Polynuclear Aromatic Hydrocarbons (PAHs) present in the soil and groundwater.

2. It appears that the contamination identified is the result of former coal gasification processes conducted on site.

3. Elevated levels of metals and PAHs are wide spread throughout the property. Minimal risk of exposure is expected in the areas of the parking lot and/or lawn area. Any excavation or prolonged contact with the subsurface soils may potentially cause exposure to the subsurface contaminants.

4. Due to the wide spread presence of elevated metals and PAHs around the property, Hillmann has determined that the contamination encountered is not from the UST, but as a result of the historic coal gasification plant. It is determined that the UST did not impact the surrounding environment.

5. Omni has decided to develop a raised garden bed system. This decision will protect the current residence using the garden area. A brief description of the garden area is described in the below section.

6. Additionally, Omni is in the process of obtaining a "Property Use and Work Plan" to protect against possible contamination exposure. This document will provide insight on which procedures to follow during excavation activities. This document will be site specific and will only pertain to the subject property. A copy of the work plan will be located at the facility.

Hillmann Environmental Group, LLC, has recommended the following.

1. Hillmann recommends leveling out the current garden area, then placing a layer of clay or filter fabric on top of the current soil surface to separate the current contamination from clean soils of the raised garden areas. A sufficient layer of clean soil should be placed on top of the separating layer. After all clean soil is built up and contained to sufficient depth; the raised garden beds should be assembled on top of the layer of clean soil. A sufficient height from ground surface to the top of the garden beds should be achieved. This sufficient height will ensure that the root systems of plants growing in the garden will not breach the separating layer and possibly absorb and contamination from soils located below the garden. This remediation technique should provide ample depth to protect residents or other individuals working in the garden from contaminates present in the soil during gardening activities.

2. It is recommended that air monitoring be performed on the first level of the housing complex due to the publications of vapor intrusion possibilities. Air monitoring will determine if there is any vapor intrusion present at the subject property. Hillmann is currently under contract wit Omni to provide air-monitoring testing.

3. The former Bayeaux Street manufacturing gas plant (MGP) was located on the corner of Main Street and North Perry (formerly Bayeaux Street), and is currently occupied by Admiral Halsey Senior Village. Hillmann has contacted the NYSDEC directly, and was informed that although compounds have been identified on site at levels above current clean up standards, there is no requirement to report a spill to the NYSDEC. Therefore Hillmann does not recommend reporting the results to the NYDEC at this time provided the completed "Property Use and Work Plan" is maintained on site, and is provided to any person conducting work below the surface at this site.

11.0 Certification of Responsible Party

As owner/agent of 135 Main Street, Poughkeepsie, New York, I have read this report and acknowledge its content. I hereby confirm that the content is true to the best of my knowledge.

Signature:_____ Date:_____

Name:_____

Title:_____

Organization:_____

7.0 Analytical Results

Table 1. Admiral Halsey Groundwater Sample Results

				TAGM 4046
Client ID:	B1	B3	B14	Cleanup
Date Sampled:	27-Mar	27-Mar	27-Mar	Objective
Matrix:	GW	GW	GW	ppb
Antimony (a)	<30	<30	<30	3
Arsenic (a)	**227**	**486**	**728**	25
Beryllium (a)	28.7	22.5	40.7	NA
Cadmium (a)	32.1	<20	<20	5
Chromium (a)	**487**	**536**	**612**	50
Copper (a)	1790	2040	2300	200
Lead (a)	**1780**	**6350**	**5130**	8
Mercury	3.8	17.4	16.4	0.7
Nickel (a)	**849**	**877**	**1360**	8.2
Selenium (a)	63.2	<50	86.2	10
Silver (a)	<50	<50	<50	50
Thallium (a)	**<50**	**<50**	**<50**	20
Zinc (a)	4760	6240	8250	66
Acenaphthene	ND	1.7	ND	20
Acenaphthylene	ND	1.7	ND	20
Anthracene	ND	5.6	ND	50
Benzo(a)anthracene	**0.53**	**17.7**	**1.6**	0.002
Benzo(a)pyrene	0.57	18.5	1.7	0.002
Benzo(b)fluoranthene	ND	**18**	**1.7**	0.002
Benzo(g,h,i)perylene	0.53	13.1	1.5	5
Benzo(k)fluoranthene	ND	**14**	**1.5**	0.002
Carbazole	ND	2.8	ND	NA
Chrysene	0.61	20	1.9	0.002
Dibenzo(a,h)anthracene	ND	4.3	ND	50
Dibenzofuran	ND	1.2	ND	5
Fluoranthene	1.2	38.6	3.2	50
Fluorene	ND	2.2	ND	50
Indeno(1,2,3-cd)pyrene	ND	**11.9**	**1.3**	0.002
Naphthalene	ND	0.8	1.1	10
Phenanthrene	0.82	20.3	1.4	50
Pyrene	0.86	33.9	3.1	50
Acetone	ND	5.7	ND	50

All results in ug/l (ppb)
ND = No Detection
NA = Not Available

Table 2. Admiral Halsey Soil Sample Results

Client ID:	B1	B2	B3	B4	B5	B6	B7	TAGM 4046 Soil Cleanup Objective (ppm)
Date Sampled:	27-Mar	27-Mar	27-Mar	27-Mar	27-Mar	27-Mar	27-Mar	
Matrix:	Soil	Soil	Soil	Soil	Soil	Soil	Soil	
Antimony	<2.4	<2.5	<2.3	<2.4	<2.3	<2.6	<2.4	SB
Arsenic	6.1	**9.4**	6.4	3.6	6.5	**11.1**	3.7	7.5 or SB
Beryllium	<0.60	0.67	<0.58	<0.59	0.59	0.74	<0.61	0.16 or SB
Cadmium	0.86	<0.62	<0.58	<0.59	<0.56	<0.65	<0.61	1 or SB
Chromium	**12.9**	**12.5**	**11.5**	10.8	**11.2**	**14.1**	**11**	10 or SB
Copper	47.6	25.8	32.8	19.7	24.3	46.9	16.1	25 or SB
Lead	194	48.2	124	43.7	33.6	95.7	13.6	SB****
Mercury	**0.68**	0.054	**0.23**	**0.22**	**0.23**	**0.85**	0.14	0.1
Nickel	17.4	19.6	16.7	16.2	17.3	18.4	11.7	13 or SB
Selenium	**<2.4**	**<2.5**	**<2.3**	**<2.4**	**<2.3**	**<2.6**	**<2.4**	2 or SB
Silver	<1.2	<1.2	<1.2	<1.2	<1.1	<1.3	<1.2	SB
Thallium	<1.2	<1.2	<1.2	<1.2	<1.1	<1.3	<1.2	SB
Zinc	139	104	108	63.2	71.6	119	45	20 or SB
Acenaphthene	ND	0.035	0.067	ND	0.321	0.126	ND	50
Acenaphthylene	0.069	0.096	0.019	ND	0.485	0.465	ND	41
Anthracene	0.092	0.368	0.129	0.037	2.780	1.000	0.051	50
Benzo(a)anthracene	0.278	**1.350**	**0.353**	0.111	**6.270**	**4.430**	0.125	0.224
Benzo(a)pyrene	0.324	1.490	0.363	0.103	6.320	4.900	0.133	0.061
Benzo(b)fluoranthene	0.291	1.010	0.327	0.065	**4.040**	**3.070**	0.134	1.1
Benzo(g,h,i)perylene	0.277	1.020	0.248	0.093	0.466	0.217	ND	50
Benzo(k)fluoranthene	0.258	1.170	0.305	0.092	5.970	3.960	0.213	1.1
Carbazole	ND	0.124	0.120	ND	0.878	0.389	ND	NA
Chrysene	0.285	**1.140**	0.395	0.112	**5.270**	**3.850**	0.123	0.4
Dibenzo(a,h)anthracene	0.104	0.319	0.065	0.031	0.241	0.083	ND	0.014
Dibenzofuran	ND	0.060	0.044	ND	0.796	0.153	ND	6.2
Di-n-butyl phthalate	0.553	ND	ND	ND	ND	ND	ND	8.1
bis(2-Ethylhexyl)phthalate	1.180	0.098	0.089	ND	ND	ND	ND	50***
Fluoranthene	0.493	2.300	0.971	0.196	11.500	6.460	0.242	50
Fluorene	0.038	0.079	0.081		0.378	0.255	ND	50
Indeno(1,2,3-cd)pyrene	0.264	0.966	0.232	0.076	0.543	0.256	ND	3.2
2-Methylnaphthalene	ND	ND	ND	ND	0.501	0.064	ND	36.4
Naphthalene	ND	0.036	0.023	ND	2.040	0.196	ND	13
Phenanthrene	0.288	1.260	0.760	0.131	10.700	3.000	0.143	50***
Pyrene	0.393	1.910	0.705	0.189	9.050	6.420	0.216	50***
Acetone	0.066	ND	0.073	ND	ND	ND	ND	0.2
2-Butanone (MEK)	ND	ND	ND	ND	ND	ND	ND	0.3
Carbon disulfide	0.003	ND	ND	ND	ND	ND	ND	2.7
Xylene (total)	ND	ND	ND	ND	ND	ND	0.002	1.2

All results in mg/kg (ppm)
ND = No Detection
NA = Not Available
SB = Background levels for lead vary widely. Average levels in undeveloped, rural areas may range from 4-61 ppm. Average background levels in metropolitan or suburban areas or near highways are much higher and typically range from 200-500 ppm.

Table 3. Admiral Halsey Soil Sample Results

Client ID:	B8	B9	B10	B11	B12	B13	B14	TAGM 4046 Soil Cleanup Objective (ppm)
Date Sampled:	27-Mar	27-Mar	27-Mar	27-Mar	27-Mar	27-Mar	27-Mar	
Matrix:	Soil	Soil	Soil	Soil	Soil	Soil	Soil	
Antimony	<2.4	<2.3	<2.4	<2.2	<2.5	<2.4	<2.3	SB
Arsenic	**12.3**	**10.2**	**8.5**	6.2	**9.4**	**8.2**	5.6	7.5 or SB
Beryllium	0.67	0.62	<0.60	<0.56	0.79	<0.61	<0.57	0.16 or SB
Cadmium	0.84	0.63	<0.60	<0.56	<0.62	0.87	<0.57	1 or SB
Chromium	**14.4**	**16.5**	**15**	**12.1**	**15.8**	**15.4**	**11.2**	10 or SB
Copper	42	39.2	34.7	29.2	37.9	36.5	23.5	25 or SB
Lead	109	23.2	65.9	24.7	22.3	245	30.5	SB****
Mercury	**0.26**	0.044	**0.3**	0.075	0.1	**1.6**	0.059	0.1
Nickel	21.7	23.7	21.8	21.1	33.3	19.5	18.7	13 or SB
Selenium	**<2.4**	**3.3**	**<2.4**	**<2.2**	**3.2**	**<2.4**	**<2.3**	2 or SB
Silver	<1.2	<1.1	<1.2	<1.1	<1.2	<1.2	<1.1	SB
Thallium	<1.2	<1.1	<1.2	<1.1	<1.2	<1.2	<1.1	SB
Zinc	119	102	92.7	66.6	105	270	58.7	20 or SB
Acenaphthene	0.086	ND	ND	ND	ND	0.308	0.066	50
Acenaphthylene	0.431	ND	0.033	ND	ND	0.131	0.023	41
Anthracene	0.586	ND	0.078	ND	ND	0.875	0.227	50
Benzo(a)anthracene	**2.670**	ND	0.253	0.057	ND	**1.960**	**0.889**	0.224
Benzo(a)pyrene	3.100	ND	0.249	0.064	ND	1.800	0.967	0.061
Benzo(b)fluoranthene	**2.670**	ND	0.153	0.060	ND	**2.700**	**1.580**	1.1
Benzo(g,h,i)perylene	0.070	ND	0.222	0.043	ND	0.041	0.033	50
Benzo(k)fluoranthene	2.090	ND	0.227	0.045	ND	1.540	1.290	1.1
Carbazole	0.163	ND	0.020	ND	ND	0.356	0.285	NA
Chrysene	**2.440**	ND	0.261	0.054	ND	**1.860**	**1.160**	0.4
Dibenzo(a,h)anthracene	0.048	ND	0.079	ND	ND	0.028	ND	0.014
Dibenzofuran	0.072	ND	ND	ND	ND	0.169	0.039	6.2
Di-n-butyl phthalate	ND	ND	ND	ND	ND	0.063	ND	8.1
bis(2-Ethylhexyl)phthalate	ND	ND	0.064	0.052	ND	0.078	ND	50***
Fluoranthene	2.950	ND	0.487	0.086	0.030	3.690	2.800	50
Fluorene	0.160	ND	ND	ND	ND	0.296	0.077	50
Indeno(1,2,3-cd)pyrene	0.114	ND	0.201	0.041	ND	0.069	0.043	3.2
2-Methylnaphthalene	0.036	ND	ND	ND	ND	0.064	ND	36.4
Naphthalene	0.091	ND	ND	ND	ND	0.138	ND	13
Phenanthrene	1.520	ND	0.221	0.044	0.027	3.040	1.650	50***
Pyrene	2.860	ND	0.544	0.083	0.023	2.500	1.270	50***
Acetone	ND	ND	ND	ND	ND	**0.914**	ND	0.2
2-Butanone (MEK)	ND	ND	ND	ND	ND	0.083	ND	0.3
Carbon disulfide	ND	ND	ND	ND	ND	0.026	ND	2.7
Xylene (total)	ND	ND	ND	ND	ND	ND	ND	1.2

All results in mg/kg (ppm)
ND = No Detection
NA = Not Available
SB = Background levels for lead vary widely. Average levels in undeveloped, rural areas may range from 4-61 ppm. Average background levels in metropolitan or suburban areas or near highways are much higher and typically range from 200-500 ppm.

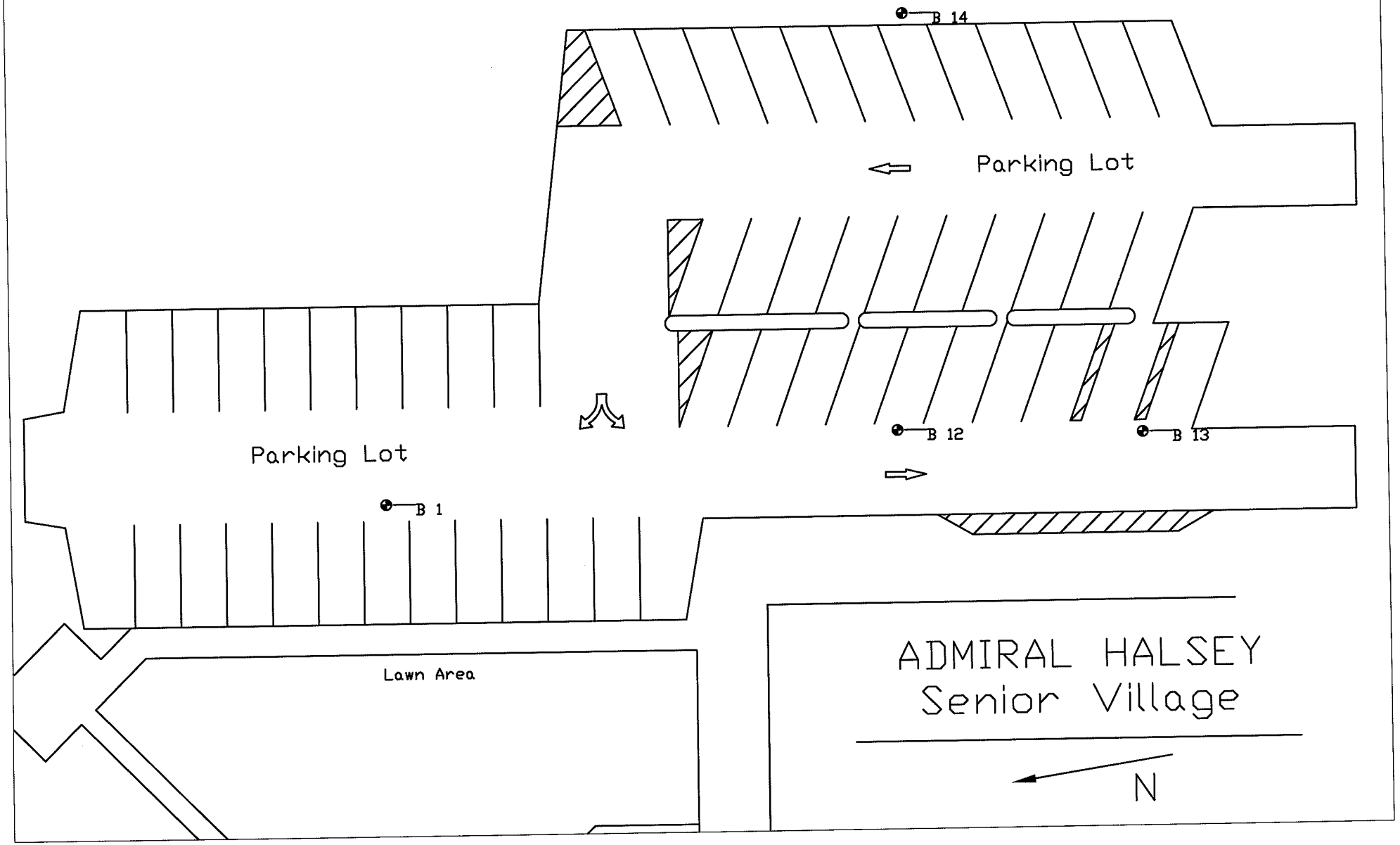
Attachment A

(Site Diagrams)

Site Diagram 1

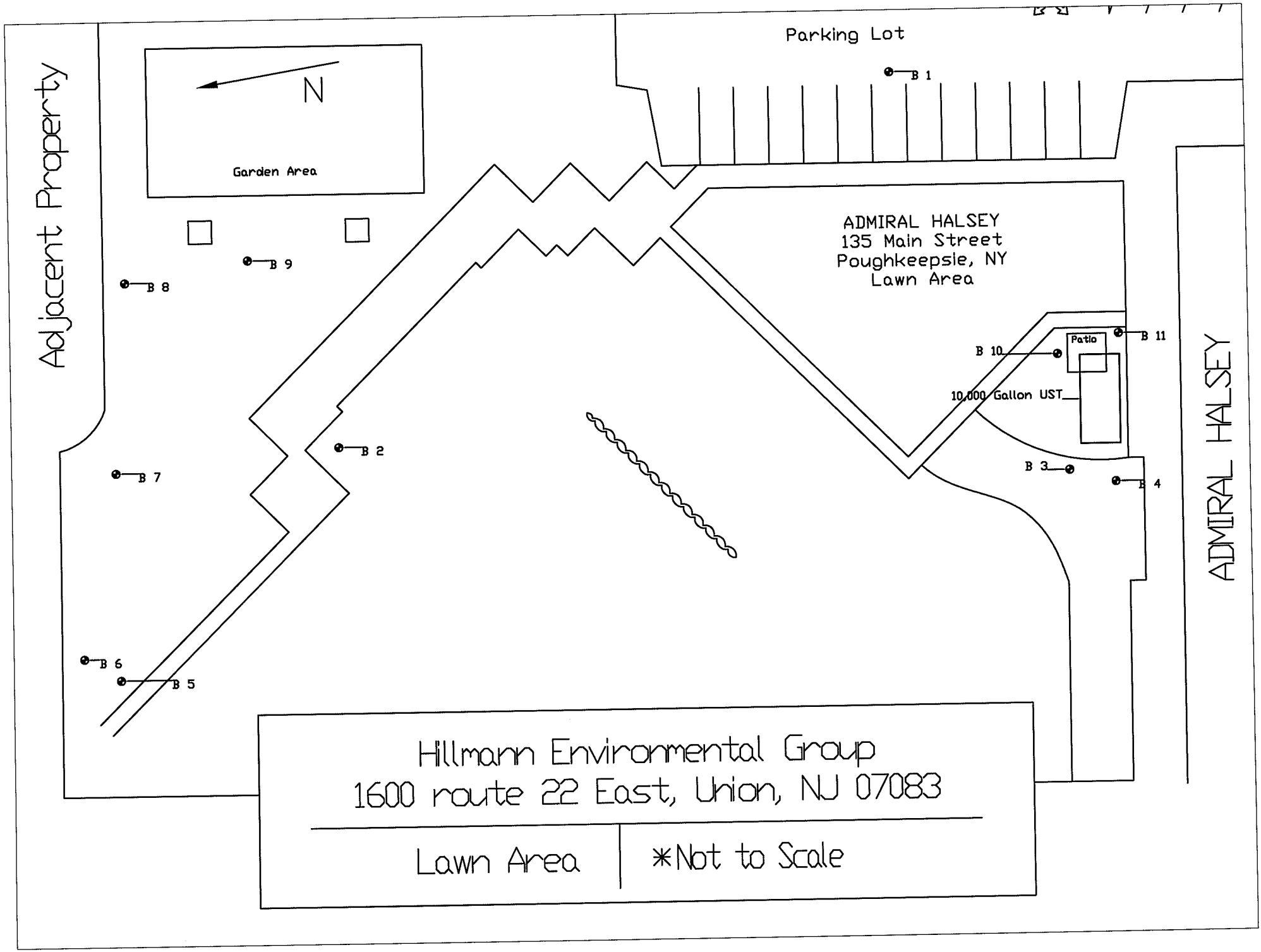
(Parking Lot)

Hillmann Environmental Group 1600 Route 22 East Union, NJ 07083	Parking Lot Area	June 06, 2007 *Not to Scale



Site Diagram 2

(Yard/Tank Area)


Parking Lot
B 1
N
Garden Area
Adjacent Property
ADMIRAL HALSEY
135 Main Street
Poughkeepsie, NY
Lawn Area
B 9
B 8
B 10
Patio
B 11
10,000 Gallon UST
B 2
B 7
B 3
B 4
B 6
B 5
ADMIRAL HALSEY
Hillmann Environmental Group
1600 route 22 East, Union, NJ 07083
Lawn Area
*Not to Scale

Attachment B

(Boring Logs)

HILLMANN ENVIRONMENTAL GROUP, L.L.C.

RECORD OF SUBSURFACE EXPLORATION

TEST NO: B1 (TP = TEST PIT, B = BORING, A = AUGUR PROBE)
CLIENT: OMNI New York, LLC
PROJECT: Admiral Halsey
LOCATION: 135 Main Street
Poughkeepsie, NY 12601
HILLMANN PROJECT NO: N6- 1661
DRILLER: Team Drilling
HILLMANN REP: Matthew Scott

DATE START: 3/27/2007
DATE COMPLETE: 3/27/2007
DRILLING METHOD: Direct Push
RIG TYPE: GeoProbe
TEST METHOD:
SURFACE ELEVATION:
TERMINATION DEPTH:

GROUNDWATER DATA		
DEPTH (FT.) BGS	ELEV. (FT.) MSL	TIME
7.5	N/A	D-
		C-
PRODUCT-		
GW-		
D=DURING DRILLING, C=COMPLETION		

DEPTH (FEET)	SAMPLE DEPTH (FEET)	SAMPLE NO.	SAMPLE REC. INCH	BLOW/6"	N	DESCRIPTION	PID READING (PPM)	DEPTH (FEET)
0			25			asphalt (2") sand, 1/2" rock (10") brick, stone fill		0
5			34			brick, stone fill (12") dark, silty clay (10") grayish, green silty clay (bottom)		5
0			18			sandy, rocky, wet sample B1@ 7' groundwater @ 7.5'		10
5								15
0								20

HILLMANN ENVIRONMENTAL GROUP, L.L.C.

RECORD OF SUBSURFACE EXPLORATION

TEST NO: B2 (TP = TEST PIT, B = BORING, A = AUGUR PROBE)
CLIENT: OMNI New York, LLC
PROJECT: Admiral Halsey
LOCATION: 135 Main Street
Poughkeepsie, NY 12601
HILLMANN PROJECT NO: N6- 1661
DRILLER: Team Drilling
HILLMANN REP: Matthew Scott
DATE START: 3/27/2007
DATE COMPLETE: 3/27/2007
DRILLING METHOD: Direct Push
RIG TYPE: GeoProbe
TEST METHOD:
SURFACE ELEVATION:
TERMINATION DEPTH:

GROUNDWATER DATA		
DEPTH (FT.) BGS	ELEV. (FT.) MSL	TIME
N/A	N/A	D-
		C-
PRODUCT-		
GW-		
D=DURING DRILLING, C=COMPLETION		

DEPTH (FEET)	SAMPLE DEPTH (FEET)	NO.	REC. INCH	BLOW/6"	N	DESCRIPTION	PID READING (PPM)	DEPTH (FEET)
0			12			organic soil / grass (12") dark, sandy, silty lighter sand, moist		0 4
5			17			lighter sand, silty (3") rocky, sand, silty clay (5") rock sand sample @ 7' refusal @ 7.5'		5 8
0								10 12
5								15 16
0								20 20

HILLMANN ENVIRONMENTAL GROUP, L.L.C.

RECORD OF SUBSURFACE EXPLORATION

TEST NO: B3 (TP = TEST PIT, B = BORING, A = AUGUR PROBE)
CLIENT: OMNI New York, LLC
PROJECT: Admiral Halsey
LOCATION: 135 Main Street
Poughkeepsie, NY 12601
HILLMANN PROJECT NO: N6- 1661
DRILLER: Team Drilling
HILLMANN REP: Matthew Scott

DATE START: 3/27/2007
DATE COMPLETE: 3/27/2007
DRILLING METHOD: Direct Push
RIG TYPE: GeoProbe
TEST METHOD:
SURFACE ELEVATION:
TERMINATION DEPTH:

GROUNDWATER DATA		
DEPTH (FT.) BGS	ELEV. (FT.) MSL	TIME
N/A	N/A	D-
		C-
PRODUCT-		
GW-		
D=DURING DRILLING, C=COMPLETION		

DEPTH (FEET)	SAMPLE DEPTH (FEET)	ND.	REC. INCH	BLOW/6"	N	DESCRIPTION	PID READING (PPM)	DEPTH (FEET)
0			20			asphalt (6") rock, clay, sandy (13") no fill		0 4
5			11			dark, moist sandy, coarse clay sample @ 4.5' groundwater @ 5'		5 8
0								10 12
5								15 16
0								20 20

HILLMANN ENVIRONMENTAL GROUP, L.L.C.

RECORD OF SUBSURFACE EXPLORATION

TEST NO: B4 (TP = TEST PIT, B = BORING, A = AUGUR PROBE)
CLIENT: OMNI New York, LLC
PROJECT: Admiral Halsey
LOCATION: 135 Main Street
Poughkeepsie, NY 12601
HILLMANN PROJECT NO: N6- 1661
DRILLER: Team Drilling
HILLMANN REP: Matthew Scott

DATE START: 3/27/2007
DATE COMPLETE: 3/27/2007
DRILLING METHOD: Direct Push
RIG TYPE: GeoProbe
TEST METHOD:
SURFACE ELEVATION:
TERMINATION DEPTH:

GROUNDWATER DATA		
DEPTH (FT.) BGS	ELEV. (FT.) MSL	TIME
N/A	N/A	D-
		C-
PRODUCT-		
GW-		
D=DURING DRILLING, C=COMPLETION		

DEPTH (FEET)	SAMPLE DEPTH (FEET)	NO.	REC. INCH	BLOW/6"	N	DESCRIPTION	PID READING (PPM)	DEPTH (FEET)
0			20			asphalt (6") gravely sand (4") coarse sand (10")		0 4
5			34			coarse sand (6") darker coarse sand dense clay organic green clay		5 8
0			22			wet sandy clay light brown to dark groundwater @ 8'		10 12
5								15 16
0								20 20

HILLMANN ENVIRONMENTAL GROUP, L.L.C.

RECORD OF SUBSURFACE EXPLORATION

TEST NO: B10 (TP = TEST PIT, B = BORING, A = AUGUR PROBE)
CLIENT: OMNI New York, LLC
PROJECT: Admiral Halsey
LOCATION: 135 Main Street
Poughkeepsie, NY 12601
HILLMANN PROJECT NO: N6- 1661
DRILLER: Team Drilling
HILLMANN REP: Matthew Scott

DATE START: 3/27/2007
DATE COMPLETE: 3/27/2007
DRILLING METHOD: Direct Push
RIG TYPE: GeoProbe
TEST METHOD:
SURFACE ELEVATION:
TERMINATION DEPTH:

GROUNDWATER DATA		
DEPTH (FT.) BGS	ELEV. (FT.) MSL	TIME
N/A	N/A	D-
		C-
PRODUCT-		
GW-		
D=DURING DRILLING, C=COMPLETION		

DEPTH (FEET)	SAMPLE DEPTH (FEET)	NO.	REC. INCH	BLOW/6"	N	DESCRIPTION	PID READING (PPM)	DEPTH (FEET)
0			12			brown silty coarse sand with medium 1" rocks (12")		0
								4
5			16			brown silty coarse sand with medium 1" rocks (12") wet silty brown clay (6") groundwater @ 8' terminated @ 8'		5 8
0								10 12
5								15 16
0								20 20

HILLMANN ENVIRONMENTAL GROUP, L.L.C.

RECORD OF SUBSURFACE EXPLORATION

TEST NO: B11 (TP = TEST PIT, B = BORING, A = AUGUR PROBE)
CLIENT: OMNI New York, LLC
PROJECT: Admiral Halsey
LOCATION: 135 Main Street
Poughkeepsie, NY 12601
HILLMANN PROJECT NO: N6- 1661
DRILLER: Team Drilling
HILLMANN REP: Matthew Scott

DATE START: 3/27/2007
DATE COMPLETE: 3/27/2007
DRILLING METHOD: Direct Push
RIG TYPE: GeoProbe
TEST METHOD:
SURFACE ELEVATION:
TERMINATION DEPTH:

GROUNDWATER DATA		
DEPTH (FT.) BGS	ELEV. (FT.) MSL	TIME
N/A	N/A	D-
		C-
PRODUCT-		
GW-		
D=DURING DRILLING, C=COMPLETION		

DEPTH (FEET)	SAMPLE DEPTH (FEET)	NO.	REC. INCH	BLOW/6"	N	DESCRIPTION	PID READING (PPM)	DEPTH (FEET)
0			16			coarse, gravelly sand with medium 1" rocks (16") moist		0
								4
5			12			tan, coarse, gravelly sand with medium 1" rocks (16") wet @ 7.5' groundwater @ 8' terminated @ 8'		5
								8
0								10
								12
5								15
								16
0								20
								20

HILLMANN ENVIRONMENTAL GROUP, L.L.C.

RECORD OF SUBSURFACE EXPLORATION

TEST NO: B12 (TP = TEST PIT, B = BORING, A = AUGUR PROBE)
CLIENT: OMNI New York, LLC
PROJECT: Admiral Halsey
LOCATION: 135 Main Street
Poughkeepsie, NY 12601
HILLMANN PROJECT NO: N6- 1661
DRILLER: Team Drilling
HILLMANN REP: Matthew Scott

DATE START: 3/27/2007
DATE COMPLETE: 3/27/2007
DRILLING METHOD: Direct Push
RIG TYPE: GeoProbe
TEST METHOD:
SURFACE ELEVATION:
TERMINATION DEPTH:

GROUNDWATER DATA		
DEPTH (FT.) BGS	ELEV. (FT.) MSL	TIME
N/A	N/A	D-
		C-
PRODUCT-		
GW-		
D=DURING DRILLING, C=COMPLETION		

DEPTH (FEET)	SAMPLE DEPTH (FEET)	ND.	REC. INCH	BLDW/6"	N	DESCRIPTION	PID READING (PPM)	DEPTH (FEET)
0			36			asphalt (6") tan/brown clayey coarse sand with 1" rocks (30") moist		0
5			30			tan/brown clayey coarse sand with 1" rocks (36") wet @ 8'		5
0								10
5								15
0								20

HILLMANN ENVIRONMENTAL GROUP, L.L.C.

RECORD OF SUBSURFACE EXPLORATION

TEST NO: B13 (TP = TEST PIT, B = BORING, A = AUGUR PROBE)
CLIENT: OMNI New York, LLC
PROJECT: Admiral Halsey
LOCATION: 135 Main Street
Poughkeepsie, NY 12601
HILLMANN PROJECT NO: N6- 1661
DRILLER: Team Drilling
HILLMANN REP: Matthew Scott

DATE START: 3/27/2007
DATE COMPLETE: 3/27/2007
DRILLING METHOD: Direct Push
RIG TYPE: GeoProbe
TEST METHOD:
SURFACE ELEVATION:
TERMINATION DEPTH:

GROUNDWATER DATA		
DEPTH (FT.) BGS	ELEV. (FT.) MSL	TIME
N/A	N/A	D-
		C-
PRODUCT-		
GW-		
D=DURING DRILLING, C=COMPLETION		

DEPTH (FEET)	SAMPLE DEPTH (FEET)	NO.	REC. INCH	BLOW/6"	N	DESCRIPTION	PID READING (PPM)	DEPTH (FEET)
0			40			asphalt (5") tan/brown/black coarse grain sand and gravel (15") gray ash/sand (20")		0
								4
5			40			gray ash/sand (10") black/tan gravelly sand (20") tan silty clay (10") wet @ 8' terminated @ 8'		5
								8
0								10
								12
5								15
								16
0								20
								20

HILLMANN ENVIRONMENTAL GROUP, L.L.C.

RECORD OF SUBSURFACE EXPLORATION

TEST NO: B14 (TP = TEST PIT, B = BORING, A = AUGUR PROBE)
CLIENT: OMNI New York, LLC
PROJECT: Admiral Halsey
LOCATION: 135 Main Street
Poughkeepsie, NY 12601
HILLMANN PROJECT NO: N6- 1661
DRILLER: Team Drilling
HILLMANN REP: Matthew Scott

DATE START: 3/27/2007
DATE COMPLETE: 3/27/2007
DRILLING METHOD: Direct Push
RIG TYPE: GeoProbe
TEST METHOD:
SURFACE ELEVATION:
TERMINATION DEPTH:

GROUNDWATER DATA		
DEPTH (FT.) BGS	ELEV. (FT.) MSL	TIME
N/A	N/A	D-
		C-
PRODUCT-		
GW-		
D=DURING DRILLING, C=COMPLETION		

DEPTH (FEET)	SAMPLE OEPTH (FEET)	NO.	REC. INCH	BLOW/6"	N	OESCRIPTION	PIO REAOING (PPM)	OEPTH (FEET)
0			8			moist silty sand and organic material (4") tan/brown coarse grain sand (4")		0 4
5			20			fill (red brick) (10") tan/brown silty sand with black streaks (10") wet @ 7'		5 8
0			24			tan/brown silty sand with black streaks (24") temporary well @ 12'		10 12
5								15 16
0								20 20

HILLMANN ENVIRONMENTAL GROUP, LLC



VAPOR INTRUSION INVESTIGATION

Admiral William F. Halsey Senior Village
135 Main Street
Poughkeepsie, NY

July 13, 2007

Prepared for:

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Project Number Y2-2741

July 13, 2007

VAPOR INTRUSION INVESTIGATION

PROJECT NUMBER:	**Y2-2741**
SUBJECT PROPERTY:	**Admiral William F. Halsey Senior Village** **Poughkeepsie, NY**
DATE OF SITE ASSESSMENT:	**Vapor Intrusion Investigations** **June 15, 21, 22, 2007**
ASSESSMENT PERSONNEL:	**Shane Bielawski** **Assistant Branch Manager** **Trevor Wescott** **Industrial Hygienist** **HILLMANN ENVIRONMENTAL GROUP, LLC**
	Shane Bielawski
	Trevor Wescott
REPORT REVIEWED BY:	**Jennifer Brown, MPS, CHMM** **Director, EH&S** **HILLMANN ENVIRONMENTAL GROUP, LLC**
	Jennifer Brown

I

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SECTION 1 – EXECUTIVE SUMMARY

1.1 General

On June 15, 21, and 22, 2007, Hillmann Environmental Group, LLC (Hillmann), conducted Vapor Intrusion Investigations of the Admiral William F. Halsey Senior Village, located at 135 Main Street in Poughkeepsie, NY. The investigation was conducted to evaluate the potential impact of remaining materials from a former Manufactured Gas Plant (MGP) on the subject property.

On June 15, 2007 a Pre-Inspection was conducted by Mr. Trevor Wescott of Hillmann. The Pre-Inspections consisted of a visual inspection and measurements of Volatile Organic Compounds (VOCs) with a Photo Ionization Detector (PID). The PID measurements were utilized for determining the potential presence of compounds in the air which may interfere with the Vapor Intrusion Investigation.

On June 21 through 22, 2007 vapor intrusion sampling was conducted by Mr. Trevor Wescott and Mr. Shane Bielawski of Hillmann. The vapor intrusion investigation consisted of the placement of six (6) summa canisters for a total duration of 24 hours. The summa canisters were analyzed for VOCs via the TO-15 Method as required for compliance with USEPA and NYDOH guidelines.

1.2 Background Introduction

Vapor intrusion refers to the migration of vapors from subsurface contaminant sources into buildings. Sources include but are not limited to: manufactured gas plants, underground storage tanks, drycleaners, other manufacturing processes, etc. Environmental and or building factors may increase the potential for vapor intrusion if a source is present. These factors include the following: soil conditions, volatile organic compound concentrations, source locations, groundwater conditions, surface confining layer, fractures in bedrock and/or tight clay soils, underground conduits, weather conditions, biodegradation processes, operation of HVAC systems, fireplaces, heated buildings, air exchange rates, foundation type, foundation integrity and subsurface features that penetrate the building's foundation.

1.3 Site Background

The Admiral William F. Halsey Senior Village consists of a stand alone, thirteen story building located at 135 Main Street in Poughkeepsie, NY.

A manufactured gas plant existed on the premises prior to the current building.

1.4 Manufactured Gas Plants (MGPs)

Manufactured Gas Plants (MGPs) were utilized between the early 1800s and mid 1900s in order to convert coal and/or oil and/or water into fuel for the purposes of heating, lighting, cooking, etc. The process of converting these raw materials into a usable fuel also produced waste byproducts in the form of coal tar and other purified wastes. Coal tar deposits left from these MGPs are the source of concern for vapor intrusion into buildings constructed on, or adjacent to, these deposits. Coal tar can be divided into two categories, namely BTEX and Polycyclic Aromatic Hydrocarbons (PAHs). BTEX consists of benzene, toluene, ethylbenzene and xylenes, which are considered volatile organic compounds. PAHs consist of many semi-volatile organic compounds.

1.5 Applicable Studies

In order to evaluate whether vapor intrusion is or may be occurring at a particular site, background airborne concentrations need to be evaluated. The studies and limited discussion of such that were utilized as background criteria are the following:

New York State Department of Health (NYSDOH) 2003: Study of Volatile organic Chemicals in Air of Fuel Oil Heated Homes. The benchmark used in this study is the upper fences, which is calculated as 1.5 times the interquartile range (difference between the 25th and 75th percentile values) above the 75th percentile value. It is a boundary estimate used to account for outliers in the data. This study encompassed 104 single family fuel oil heated homes throughout New York State. Samples were collected for two hours in SUMMA canisters and analyzed via EPA TO-15 Methodology. Limitations in this study design were the exclusion of New York City, only fuel heated homes were selected and the homes were not randomly selected.

Environmental Protection Agency (EPA) 2001: Building Assessment and Survey Evaluation (BASE) Database. The benchmark used in this study is the 90th percentile value. The study encompassed 100 randomly selected public and commercial office buildings. Samples were collected for 9 hours with the SUMMA canister and analyzed via TO-14 methodology and by sorbent tube for 8 hours and analyzed via TO1 Methodology Limitations in this study design were it only represented office type settings and different analysis/methodologies with non overlapping agreement in results.

New York State Department of Health (NYSDOH) 1997: Control Home Database. The benchmark used in this study is the 90th percentile value. The study encompassed 53 residences in the New York State that are considered control homes. Due to the length of time of the study (from 1989-1996), a number of methodologies along with sampling criteria were utilized during the study which often varied in the length of time homes were sampled. Limitations in this study design were the small sampling size of homes, varying detection limits and multiple methodologies.

Environmental Protection Agency (EPA) 1988: National Ambient Volatile Organic Compounds (VOCs) Data Base Update. The benchmark used in this study is the 75th percentile value. The study encompassed office and residential spaces. Limitations in this study design were the use of both residential and office spaces, sample size for some of the analytes is small. Limitations in the use of this study in comparison to the data in vapor intrusion studies is the data may be dated in the use of current indoor air quality exposures.

1.6 Scope of the Investigation

The vapor intrusion evaluation consisted of one round of sampling for VOCs by TO-15 Method. Samples were collected from the Sub-Basement, Maintenance Room, Community Room, on the 1st Floor Adjacent the Elevator, and on the 6th Floor Adjacent the Elevator. Also, during the sampling events, one outdoor reference sample was collected.

1.7 Findings

Hillmann has evaluated the sampling data from the round of sampling and compared these concentrations to four published studies by both the EPA and the NYSDOH. The observed data are not indicative of vapor intrusion due to abandoned manufactured gas plants (MGP). The majority of the results were below the limit of detection for the analytical method employed. A small fraction of the results exceeded the limit of detection. These exceedances were randomly located and the constituents are consistent with common cleaning products. None of the areas with observed concentrations had a combination of components that could be associated with MGP vapor intrusions. In addition, the levels are likely to be transient and of little concern. Similar levels are often observed in occupied living spaces that have no potential for MGP vapor intrusion.

Samples sent to EMSL Laboratory

Compound	Number of Samples Exceeding				
	Detection Limit	EPA BASE Data[1]	EPA Database[2]	NYSDOH-VOC in Air of Fuel Oil Heated Homes	NYSDOH-Control Home Database
		Offices 1994 to 1996; Published 2001	Homes & Offices 1970 - 1988	1997-2003	1997
1,1,1-trichloroethane	0	0	0	0	0
1,1,2,2-tetrachloroethane	0	0	0	0	0
1,1,2-trichloroethane	0	0	0	0	0
1,1,-dichloroethane	0	0	0	0	0
1,1-dichloroethene	0	0	0	0	0
1,2-dibromoethane	0	0	0	0	0
trans-1,2-Dichloroethene	0	0	0	0	0
1,2-dichloroethane	0	0	0	0	0
1,2-dichlorobenzene	0	0	0	0	0
1,2-dichloropropane	0	0	0	0	0
1,3-Butadiene	0	0	0	0	0
1,3-dichlorobenzene	0	0	0	0	0
cis-1,3-Dichloropropene	0	0	0	0	0
trans, 1,3-Dichloropropene	0	0	0	0	0
1,2,4-Trichlorobenzene	0	0	0	0	0
1,2,4-trimethylbenzene	1	0	1	1	0
1,3,5-trimethylbenzene	0	0	0	0	0
1,4-Dioxane	0	0	0	0	0
1,4-Dichlorobenzene	1	1	0	1	1
2-Butanone (MEK)	5	0	0	0	0
2-Chlorotoluene	0	0	0	0	0
2,2,4-Triethylpentane (Isooctane)	0	0	0	0	0
2-Hexanone (MBK)	0	0	0	0	0
3-Chloropropene (Allyl chloride)	0	0	0	0	0
4-Methyl-2-pentanone (MIBK)	0	0	0	0	0
4-Ethyltoluene	1	1	0	0	0
Acetonitrile	0	0	0	0	0
acetone	5	0	1	0	0
Acrylonitrile	0	0	0	0	0
benzene	0	0	0	0	0
Benzyl chloride	0	0	0	0	0
bromo-dichloromethane	0	0	0	0	0
Bromoethane (Ethyl bromide)	0	0	0	0	0
Bromoethene (Vinyl bromide)	0	0	0	0	0
Bromoform	0	0	0	0	0
carbon tetrachloride	0	0	0	0	0
Carbon disulfide	0	0	0	0	0
chlorobenzene	0	0	0	0	0
Chloroethane	0	0	0	0	0
chloroform	0	0	0	0	0
Cyclohexane	0	0	0	0	0

	Number of Samples Exceeding				
		EPA BASE Data[1]	**EPA Database[2]**	**NYSDOH-VOC in Air of Fuel Oil Heated Homes**	**NYSDOH-Control Home Database**
cis-1,2-dichloroethene	0	0	0	0	0
dibromo-chloromethane	0	0	0	0	0
Ethyl acetate	1	0	0	0	0
Ethanol	6	0	0	0	0
ethylbenzene	0	0	0	0	0
Freon 11 (Trichlorofluoromethane)	1	0	0	0	0
Freon 12 (Dichlorodifluoromethane)	1	0	0	0	0
Freon 113 (1,1,2-Trichlorotrifluoroethan)	0	0	0	0	0
Freon 114 (1,2-Dichlorotetrafluoroethan)	0	0	0	0	0
Hexachloro-1,3-butadiene	0	0	0	0	0
n-Heptane	0	0	0	0	0
n-hexane	0	0	0	0	0
Isopropl alchohol (2-Propanol)	2	0	0	0	0
methyl bromide (bromomethane)	0	0	0	0	0
methyl chloride (chloromethane)	2	0	0	0	0
methylene chloride	1	1	0	0	0
m,p-xylene	1	0	0	0	0
methyl-tert-butyl-ether (MTBE)	0	0	0	0	0
o-xylene	0	0	0	0	0
Propylene	0	0	0	0	0
styrene	0	0	0	0	0
Tertiary butyl alcohol (TBA)	0	0	0	0	0
tetrachloroethene	0	0	0	0	0
Tetrahydrofuran	0	0	0	0	0
Toluene	3	0	0	0	0
trichloroethene	0	0	0	0	0
Vinyl acetate	0	0	0	0	0
vinyl chloride	0	0	0	0	0

*EPA Database shows value of 0 mg/m^3 as 75th percentile, but this is likely a typographical error as they show 32 mg/m^3 as the 50th percentile. Based on the EPA's published range of data, a value of 0 mg/m^3 for the 75th percentile is mathematically impossible.

Although there were detections of numerous chemicals, these chemicals represent a wide variety of uses and are not indicative of MGP vapor intrusion. Furthermore, only a small percentage of samples exceed values typical of homes and offices as described by the US EPA and NYSDOH studies.

1.8 Conclusions and Recommendations

Based on Hillmann's review of indoor sample results, indoor air quality is not anticipated to cause occupant illness or require immediate remediation. In order to conduct a comprehensive vapor intrusion assessment NYSDOH Guidelines recommend that sub-slab soil vapor samples be collected. Sub-slab samples are an important component used to compare with indoor and outdoor samples in order to evaluate current and potential human exposures (e.g. if the building's structural integrity or use changes) and determine the site-specific attenuation factors, which compares the ratio of indoor air to sub-slab vapor concentrations. Furthermore, it may be prudent for follow-up sampling to be conducted on a periodic basis (such as annual or bi-annual) to ensure these conditions do not change over time. If significant changes occur at the building (increase or decrease HVAC, digging, vibration, etc) the potential for vapor intrusion may increase.

SECTION 2 - INTRODUCTION

2.1 General

On June 15, 21, and 22, 2007, Hillmann Environmental Group, LLC (Hillmann), conducted Vapor Intrusion Investigations of the Admiral William F. Halsey Senior Village, located at 135 Main Street in Poughkeepsie, NY. The investigation was conducted to evaluate the potential impact of remaining materials from a former Manufactured Gas Plant (MGP) on the subject property.

On June 15, 2007 a Pre-Inspection was conducted by Mr. Trevor Wescott of Hillmann. The Pre-Inspections consisted of a visual inspection and measurements of Volatile Organic Compounds (VOCs) with a Photo Ionization Detector (PID). The PID measurements were utilized for determining the potential presence of compounds in the air which may interfere with the Vapor Intrusion Investigation.

On June 21 through 22, 2007 vapor intrusion sampling was conducted by Mr. Trevor Wescott and Mr. Shane Bielawski of Hillmann. The vapor intrusion investigation consisted of the placement of six (6) summa canisters for a total duration of 24 hours. The summa canisters were analyzed for VOCs via the TO-15 Method as required for compliance with USEPA and NYDOH guidelines.

The vapor intrusion inspection was performed under guidance of the New York State Department of Health Center of Environmental Health Bureau of Environmental Exposure Investigation (NYSDOH CEH BEEI). The document is intended as general guidance for evaluating vapor intrusion in the State of New York. The methodology is a reasonable and practical approach to identifying and addressing current and potential human exposures to vapor intrusion.

The inspection and sampling were performed by trained industrial hygienists using Environmental Protection Agency (EPA) and National Institute for Occupational Safety and Health (NIOSH) sampling techniques. Samples were analyzed at an appropriately accredited laboratory. These samples, representative of a narrow time frame, were for screening purposes only and were not intended to represent definitive exposure levels.

2.2 Sampling Parameters and Methodology

Hillmann selected the sampling parameters based on consultations with the Client, the laboratories performing the analysis and our in-house experts. The chosen parameters for the pre-inspection walk-through were direct read volatile organic compounds via (PID). During the vapor intrusion investigation the chosen parameter was volatile organic compounds via TO-15 Method.

PRE-INSPECTION

All areas that were to be sampled were inspected for conditions that could interfere with the proposed analysis. The investigator utilized a handheld PID to identify preexisting conditions that were generating volatile organic compound vapors. Where identified, the source was removed prior to sampling. The investigator also conducted a visual inspection of the area to assure that there would be no problems with the selected sampling locations.

VAPOR INTRUSION INVESTIGATION

Volatile Organic Compounds (VOCs) were collected by drawing air through a 6 Liter Summa Canister and analyzed for VOCs via the TO-15 Method. These canisters were evacuated to a vacuum of 30 lbs per square inch. Samples were collected for a total duration of 24 hours. This method has been recognized by the USEPA and the NYS DOH as the appropriate sampling method for vapor intrusion investigations and is capable of reaching limits of detection below the levels established by the USEPA and the NYDEC. At the completion of sampling, the canisters were collected and delivered to an accredited laboratory for analysis. Samples were sent EMSL in Westmont, for analysis.

SECTION 3 – DISCUSSION

3.1 Pre-Inspection (Visual Observations and VOCs via PID)

The pre-inspections consisted of visual observations along with measurements of VOCs with a Photo Ionization Detector (PID). [Hillmann personnel] made verbal recommendations made to [who? Identify] at the time of the pre-inspections for removal of potential interferences [with] the TO-15 sampling event based on these visual observations and PID measurements. It was observed that the housekeeping and maintenance personnel are storing multiple chemicals throughout the facility. These chemicals ranged from normal cleaning products to paints and thinners. While the storage of small volumes of these materials for daily use is not a threat to occupants, their presence does present a potential interference with the investigation's data collection.

3.2 Vapor Intrusion Investigation (VOCs via TO-15 Method)

The vapor intrusion evaluation consisted of one round of sampling for VOCs by TO-15 Method in the subject building. Samples were collected from the Sub-Basement, Maintenance Room, Community Room, on 1st Floor Adjacent the Elevator, and on the 6th Floor Adjacent the Elevator. Also, during the sampling events, one outdoor reference sample was collected.

Hillmann has evaluated the sampling data from the round of sampling and compared these concentrations to four published studies by both the EPA and the NYSDOH. Based on the sampling data, Hillmann has not identified concentrations of volatile organic compounds that are likely to be associated with manufactured gas byproducts. The identified compounds included items such as acetone (a lab contaminant), ethanol (cleaning products), and petroleum hydrocarbons (products of auto emissions). While some of these compounds are also found in MGPs, none of the properties showed evidence of a combination of compounds that would indicate impact from the previous manufacturing processes.

Weather Conditions on Sampling Days

Date	Mean Temperature (ºF)	Precipitation (inches)
June 15, 2007	**64**	**0.0**
June 21, 2007	**66**	**0.0**
June 22, 2007	**64**	**0.0**

www.wunderground.com/history

Summary of Exceedances by Building

BUILDING LOCATION	DATE OF SAMPLING	Weather Conditions		Parameters above guidance levels (EPA BASE)
EMSL SAMPLES		**TEMP**	**PRECIP.**	
Sub-Basement	6-21-07 to 6-22-07	66/64° F	0.0/0.0	0
Maintenance Room	6-21-07 to 6-22-07	66/64° F	0.0/0.0	3
Community Room	6-21-07 to 6-22-07	66/64° F	0.0/0.0	0
1st Floor Adjacent Elevator	6-21-07 to 6-22-07	66/64° F	0.0/0.0	1
6th Floor Adjacent Elevator	6-21-07 to 6-22-07	66/64° F	0.0/0.0	0
Ambient-Rear of Building	6-21-07 to 6-22-07	66/64° F	0.0/0.0	0

Samples results do not appear to show any spatial or temporal trend, nor is there any indication of an interaction with the weather.

SECTION 4 – CONCLUSIONS AND RECOMMENDATIONS

4.1 Conclusions

Based on Hillmann's review, indoor air quality is not anticipated to cause occupant illness or require immediate remediation. Based on the data that we have at this time, Hillmann has found no evidence that an increase health risk exists from the previous Manufactured Gas Plant (MGP). Although the NYSDOH or Hillmann recognize the upper range of the comparative data as a valid reference, it should be noted that very few samples would exceed this level present in some non-impacted homes. Furthermore, it should be noted that samples were collected from areas susceptible to organic vapors from maintenance products and processes.

4.2 Recommendations

Based on Hillmann's review of indoor sample results, indoor air quality is not anticipated to cause occupant illness or require immediate remediation. In order to conduct a comprehensive vapor intrusion assessment NYSDOH Guidelines recommend that sub-slab soil vapor samples be collected. Sub-slab samples are an important component used to compare with indoor and outdoor samples in order to evaluate current and potential human exposures (e.g. if the building's structural integrity or use changes) and determine the site-specific attenuation factors, which compares the ratio of indoor air to sub-slab vapor concentrations. Furthermore, it may be prudent for follow-up sampling to be conducted on a periodic basis (such as annual or bi-annual) to ensure these conditions do not change over time. If significant changes occur at the building (increase or decrease HVAC, digging, vibration, etc) the potential for vapor intrusion may increase.

SECTION 5 – APPENDICES

5.1 List of Abbreviations

AIHA	American Industrial Hygiene Association
ACGIH	American Conference of Governmental Industrial Hygienists
ASHRAE	American Society of Heating, Refrigeration and Air-conditioning Engineers
CDC	Centers for Disease Control
EPA	Environmental Protection Agency
NAAQS	National Ambient Air Quality Standard
NIOSH	National Institute for Occupational Safety and Health
OSHA	Occupational Safety and Health Administration
CFU/m^3	Colony forming units per cubic meter of air
F/cc	Fibrous dust per cubic centimeter of air
HVAC	Heating, ventilation & air-conditioning
mg/m^3	Milligrams per cubic meter of air
PEL	Permissible exposure level. This is the enforceable standard.
pCi/L	Picocuries per liter of air
ppm	Parts per million
TLV	Threshold limit value
TWA	Time weighted average

5.2 References

1. American Conference of Governmental Industrial Hygienists, Guidelines For The Assessment Of Bioaerosols In The Indoor Environmental, Cincinnati, Ohio 1989.

2. Plog, B. A., Benjamin, G. S., and Kerwin, M. A.; Fundamentals of Industrial Hygiene, Fourth Edition; National Safety Council; 1996.

3. McDermott, Henry J.; Handbook of Ventilation for Contaminant Control, Second Edition; Butterworth Publishers; 1985.

4. Committee on Industrial Ventilation; Industrial Ventilation 22nd; Edition; "A Manual of Recommended Practice"; American Conference of Governmental Industrial Hygienists, Inc.; 1995.

5. ANSI/ASHRAE; Thermal Environmental Conditions for Human Occupancy 55-2004 ASHRAE; 2004.

6. ANSI/ASHRAE; Ventilation for Acceptable Indoor Air Quality, 62-1989; ASHRAE; 1990.

7. Building Assessment and Survey Evaluation (BASE '94-'98). Unpublished. Indoor Environments Division, United States Environmental Protection Agency, Washington, DC.

8. National Ambient Volatile Organic Compounds (VOCs) Data Base Update. 1988. Nero and Associates, Portland, OR, for the United States Environmental Protection Agency, Research Triangle Park, NC. EPA PB88-195631.

9. New York State Department of Health 2003: Study of Volatile Organic Chemicals if Air in Fuel Oil Heated Homes

10. New York Department of Health . 1997. "Background Indoor/Outdoor Air Levels of Volatile Organic Compounds in Homes Sampled by the New York State Department of Health, 189-1996" Bureau of Toxic Substance Assessment, Troy, NY.

11. New York State Department of Health October 2006. Final Guidance for Evaluating Soil Vapor Intrusion in the State of New York.

12. Compendium of Methods for the Determination of Toxic Organic Compounds in Ambient Air Second Edition, Compendium Method TO-15, Determination of Volatile Organic Compounds (VOCs) In Air Collected in Specially-Prepared Canisters and Analyzed by Gas Chromatography/Mass Spectrometry (GC/MS); January 1999

13. New York State Department of Health in conjunction with ConEdison, Fact Sheet Start of Investigation of a Former Manufactured Gas Plant at Peter Cooper Village, January 2003

14. East 21st Street Works Site Comprehensive Report of Evaluation of Indoor Air and Soil Gas Sampling for Sampling Dates June 2003, August 2003 and March-May 2004, the RETEC Group, Inc, November 10, 2004

APPENDIX A—CHARTS OF SAMPLE RESULTS

APPENDIX B—CHAINS OF CUSTODIES

APPENDIX C—Detection Limits

Environmental Health Investigations, Inc.

655 West Shore Trail
Sparta, New Jersey 07871

Phone/Fax: 973-729-5649
www.ehi-inc.com

September 8, 2008

Ms. Courtney Reed
Admiral Halsey, LP
C/o Omni New York LLC
885 Second Avenue
31st Floor, Suite C
New York, NY 10017

Re: Radon Testing
Admiral Halsey, Poughkeepsie, NY Radon Report

Dear Ms. Reed:

Attached is our Report of Findings regarding the radon testing conducted at the above-referenced addresses.

Please let me know if you have any questions.

Very truly yours,

Bob Arneil
Vice President - New York Operations

Cc: Ms. Megan Black

Environmental Health Investigations, Inc.

655 West Shore Trail
Sparta, New Jersey 07871

Phone/Fax: 973-729-5649
www.ehi-inc.com

REPORT OF FINDINGS

Radon Testing

Admiral Halsey, Poughkeepsie, New York

On Behalf Of:

Admiral Halsey, LP
C/o Omni New York LLC
885 Second Avenue
31st Floor, Suite C
New York, NY 10017

Testing Conducted: August 26 thru August 28, 2008
Report Dated: September 8, 2008

EHI Project #: 0561-2481

Admiral Halsey, LP
C/o Omni New York, LLC
Poughkeepsie, NY

Radon Testing
August 26-28, 2008
EHI Project #: 0561-2481

1.0 Introduction

Environmental Health Investigations, Inc. (EHI) was retained by Admiral Halsey, LP, C/o of Omni New York, LLC to conduct radon testing at the Admiral Halsey facility in Poughkeepsie, New York. The testing commenced on August 26, 2008 and concluded on August 28, 2008.

The testing was conducted by Ms. Lisa LiLoia of EHI.

2.0 Methodology

Radon is a colorless, odorless, naturally occurring, radioactive inert gas formed by the radioactive decay of the element Radium. Radium can be found in rock formations that underlie the foundation of a building or residence. Therefore, radon testing is conducted in the lowest level suitable for occupancy in a particular building. Should there be no basement level, the lowest occupied level is acceptable. In the case of Admiral Halsey the lowest occupied levels are called "Ground Floor". Open building conditions, i.e. open doors and windows, were prevalent due to the season, summer. No fans or other air handling equipment were in use, these items could have affected the outcome of the tests.

Testing began on August 26, 2008 at 3 locations. The canisters, 1 in each location, were placed in unobtrusive locations to avoid curiosity-based disturbances and were a minimum of 20 inches off the floor. The US EPA recommends that a short-term Radon test be conducted for at least 48 hours and could extend up to 90 days. At Admiral Halsey, the 48 hour protocol was followed. The tests are passive and require only activation, time logs and de-activation.

On August 28, 2007, Ms. LiLoia returned to the sites and retrieved the canisters. The

canisters were then sent to a NYS ELAP-certified laboratory for analysis.

3.0 Results

Results were received on September 2, 2008. The following is a summary of findings.

Location	Sample #	Start Time	Finish Time	Duration	Result (pCi/L)
Main Office	R-016822	8-26-08 1:28 PM	8-28-08 2:05 PM	48 hrs. 37 mins.	<1.8
Community Room	R-016821	8-26-08 1:21 PM	8-28-08 2:00 PM	48 hrs. 39 mins.	<1.8
Boiler Room	R-017504	8-26-08 1:30 pm	8-28-08 2:08 PM	48 hrs. 38 mins.	<1.8

4.0 Conclusions

The US EPA has set an action level of 4.0 pico Curies per Liter (pCi/L) for a residence.

The tests conducted at the Admiral Halsey are all well below the action level. The US EPA maintains a radon information website which includes copies of all publications, at www.epa.gov/iaq/radon

Signed & Attested To By: Bob Arneil

Bob Arneil
Vice President - New York Operations

APPENDIX

A

Laboratory Results

Eastern Analytical Services, Inc.

Radon Air Sample Report

RE: CPN 0561-2481 - 135 Main Street - Poughkeepsie, NY

Date Collected: 08/26-28/2008
Sampled By: Lisa Liloia
Date Kit Mailed: 03/24/2008
Date Received: 09/02/2008
Date Analyzed: 09/02/2008
Analyzed By: Joseph B. LaPuebla
Signature:
Analyte: Radon.db
Analytical Method EPA 500/5-87-005
NYS Lab Number: 10851
NEHA Lab Number: 101244

Client: Environmental Health Investigations, Inc.
655 West Shore Trail
Sparta, NJ 07871

Sample ID# / Lab ID#	Date Start/Stop	Time (EST) Start/Stop	Elapsed Time (Hours)	Sample Location	Sample Notes	Concentration
R-016822 1686569	08262008 08282008	1328 1405	48.6	Main Office - Ground Floor - On File Cabinet - 5ft	Not Given	BDL <1.8 pCi/L
R-016821 1686570	08262008 08282008	1321 1400	48.7	Community Room - Ground Floor - West Side of Room - 6ft	Not Given	BDL <1.8 pCi/L
R-017504 1686571	08262008 08282008	1330 1408	48.6	Boiler Room - Ground Floor - 4ft Above Floor	Not Given	BDL <1.8 pCi/L

Radon Health Risk Information

Radon is the second leading cause of lung cancer, after smoking. The US Environmental Protection Agency (EPA) and the Surgeon General strongly recommend taking further action when the home's radon test results are 4.0 pCi/L (picocuries per liter of air), or greater. Radon levels less than 4 pCi/L still pose some risk and in many cases may be reduced. If the radon level in your home is between 2.0 and 4.0 pCi/L, EPA recommends that you consider mitigation. The national average indoor radon level is about 1.3 pCi/L. The higher a home's radon level, the greater the health risk to the occupants. Smokers and former smokers are at especially high risk. There are straightforward ways to mitigate a home's radon problem that are not too costly. Even homes with very high levels can be reduced to below 4.0 pCi/L. EPA recommends that only EPA or State approved contractors be utilized to perform radon mitigation.

Exposure Times Supplied by Client for Samples Not Collected by EAS
BDL = Below Detectable Limits Estimated Uncertainty Not Greater Than Twenty-Five Percent
Liability Limited to Cost of Analysis
Results Applicable to Those Items Tested
AIHA Accreditation No. 418 Rhode Island DOH No. AAL-072T3 Massachusetts DOL No. A A 000072 Connecticut DOH No. PH-0622 Maine DEP No. LA-024 Vermont DOH No. AAS-2095

Environmental Health Investigations, Inc.

655 West Shore Trail
Sparta, New Jersey 07871

Phone/Fax: 973-729-5649
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October 9, 2007

Ms. Courtney Reed
Admiral Halsey LP
C/o Omni New York, LLC
885 Second Avenue
31st Floor, Suite C
New York, NY 10017

Re: Lead Paint Screening
Admiral Halsey
135 Main St.
Poughkeepsie, NY
EHI Project #: 0561-2156A

Dear Ms. Reed:

Environmental Health Investigations, Inc. (EHI) was retained by Admiral Halsey, LP to conduct an XRF lead paint screening at the Admiral Halsey located at 135 Main Street in Poughkeepsie, New York. The lead paint screening was performed on September 25 & 26, 2007 by Mr. Jean-Paul von Doehren and Ms. Lisa Liloia of EHI.

EHI personnel conducted a walk through of various apartments throughout the facility to identify painted surfaces which were to be tested. An RMD-XRF was used to measure the amount of lead in paint for the various painted surfaces inside the apartments and in the common spaces throughout the facility. The RMD-XRF is capable of analyzing multiple layers of paint for the presence of lead. Lead paint is defined as a paint containing quantities of lead greater than or equal to 1.0 mg/cm^2.

Based on the results of the screening, no tested paint surfaces were found to contain lead paint. However, many of the wall tiles in the bathrooms throughout the facility tested positive for lead. The wall tiles are not considered a lead painted surface but do contain levels of lead in them greater than or equal to 1.0 mg/cm^2. Contractors performing any renovation or demolition activities that will impact the wall tiles creating dust and debris should consult the Operations and Maintenance Plan to determine work practices and proper personal protective equipment. The results for all tested surfaces are listed in the attached report.

Please feel free to contact me if you have any questions regarding this report.

Very Truly Yours,

J. P. Von D

Jean-Paul von Doehren
Project Manager

Environmental Health Investigations, Inc.

655 West Shore Trail
Sparta, New Jersey 07871

Phone/Fax: 973-729-5649
www.ehi-inc.com

ENVIRONMENTAL HEALTH INVESTIGATIONS, INC
655 WEST SHORE TRAIL
SPARTA, NJ 07871

October 9, 2007

Lead Paint Screening

on behalf of

Admiral Halsey LP
C/o Omni New York, LLC
885 Second Avenue
31st Floor, Suite C
New York, NY 10017

Alliant Credit Facility, Ltd ISAOA
Alliant Credit Facility, ALP, LLC ISAOA
1600 Oxnard Street, Suite 1200
Woodland Hills, CA 91367

New York State Housing Finance Agency
641 Lexington Avenue, 4th Floor
New York, NY 10022

Citigroup
Citibank Community Development
One Court Square
45 Floor, Zone 12
Long Island City, NY 11120

XRF Manufacturer:	RMD Instruments, LLC	XRF Device: Serial #:	LPA-1 2483 & 2562
Operators:	Jean-Paul von Doehren Lisa Liloia	EHI Project #:	0561-2156A
Inspection Site:	**Admiral Halsey** **135 Main Street** **Poughkeepsie, NY**	Inspection Date:	09/25/07 & 09/26/07

This report represents the conditions, locations and materials identified at the time of the inspection. The results are valid only for the time at which the inspection occurred. No past and/or future inferences should be made based on the data contained in this report. No warranty, express or limited is made. This inspection was performed utilizing generally accepted industry standards and equipment at the time it was conducted.

This report relates only to those surfaces required for testing by the client. The only tests that exceeded the EPA limit of greater than or equal to 1.0 mg/cm^2 were tile walls found in the bathrooms. These tests have been highlighted in gray in the attached report.

This report should be accessible to contractors who may work at this location in the future. Consistent testing combinations were used throughout the referenced property; if a component was tested in a particular area, the result is valid for other like components in that area.

This report was generated for the sole use of Environmental Health Investigation, Inc. and its client. Use by any other parties is strictly forbidden without consent, in writing, from EHI. This report should be used in its entirety.

Inspection Da	9/25/2007			Address:	135 Main Street, Poughkeepsie, NY		
Report Date:	9/28/2007			Apartment:	Common Areas		
Abatement Le	1						
Report No.	0926-1417						
Job Start:	1417			Job Stop:	1640		

Read No	Room	Wall/Structure	Member	Paint Cond.	Substrate	Lead mg/cm^2	Mode
1	Calibrate					1.1	TC
2	Calibrate					1	TC
3	Calibrate					1	TC
4	12 Hallway	Ceiling		Intact	Sheetrock	0	QM
5	12 Hallway	Ceiling	Access Door	Intact	Metal	0.4	QM
6	12 Hallway	Wall A		Intact	Sheetrock	0	QM
7	12 Hallway	Wall B		Intact	Sheetrock	-0.2	QM
8	12 Hallway	Wall C		Intact	Sheetrock	-0.1	QM
9	12 Hallway	Wall D		Intact	Sheetrock	0	QM
10	12 Hallway	Elevator	Door	Intact	Metal	-0.1	QM
11	12 Hallway	Elevator	Casing	Intact	Metal	0	QM
12	12 Hallway	Apartment	Door	Intact	Metal	0.1	QM
13	12 Hallway	Apartment	Casing	Intact	Metal	0.3	QM
14	12 Hallway	Stair	Door	Intact	Metal	0.1	QM
15	12 Hallway	Stair	Casing	Intact	Metal	0.1	QM
16	12 Refuse	Door		Intact	Metal	0	QM
17	12 Refuse	Door	Casing	Intact	Metal	0.1	QM
18	12 Refuse	Wall C		Intact	Sheetrock	-0.4	QM
19	12 Refuse	Drain Pipe		Intact	Metal	0.6	QM
20	12 E.Stair	Door		Intact	Metal	-0.2	QM
21	12 E.Stair	Door	Casing	Intact	Metal	0.3	QM
22	12 E.Stair	Ceiling		Intact	Sheetrock	-0.2	QM
23	12 E.Stair	Wall A		Intact	Sheetrock	-0.4	QM
24	12 E.Stair	Wall B		Intact	Sheetrock	0	QM
25	12 E.Stair	Wall C		Intact	Sheetrock	-0.2	QM
26	12 E.Stair	Wall D		Intact	Sheetrock	-0.1	QM
27	12 E.Stair	Floor		Intact	Concrete	0.1	QM
28	12 E.Stair	Stair	Tread	Intact	Concrete	0.1	QM
29	12 E.Stair	Stair	Riser	Intact	Metal	0.4	QM
30	12 E.Stair	Stair	Stringer	Intact	Metal	0.4	QM
31	12 E.Stair	Stair	Hand Rail	Intact	Metal	0	QM
32	12 W.Stair	Door		Intact	Metal	-0.1	QM
33	12 W.Stair	Door	Casing	Intact	Metal	0.1	QM
34	12 W.Stair	Ceiling		Intact	Sheetrock	-0.2	QM
35	12 W.Stair	Wall A		Intact	Sheetrock	0.1	QM
36	12 W.Stair	Wall B		Intact	Sheetrock	-0.4	QM
37	12 W.Stair	Wall C		Intact	Sheetrock	-0.1	QM
38	12 W.Stair	Wall D		Intact	Sheetrock	0	QM
39	12 W.Stair	Floor		Intact	Concrete	0.1	QM
40	12 W.Stair	Stair	Tread	Intact	Concrete	0	QM
41	12 W.Stair	Stair	Riser	Intact	Metal	0.1	QM
42	12 W.Stair	Stair	Stringer	Intact	Metal	0.5	QM
43	12 W.Stair	Stair	Hand Rail	Intact	Metal	0	QM
44	7 Hallway	Ceiling		Intact	Sheetrock	-0.1	QM
45	7 Hallway	Wall A		Intact	Sheetrock	0	QM
46	7 Hallway	Wall B		Intact	Sheetrock	-0.1	QM
47	7 Hallway	Wall C		Intact	Sheetrock	0	QM
48	7 Hallway	Wall D		Intact	Sheetrock	-0.1	QM
49	7 Hallway	Elevator	Door	Intact	Metal	0.4	QM
50	7 Hallway	Elevator	Casing	Intact	Metal	0	QM
51	7 Hallway	Apartment	Door	Intact	Metal	0.1	QM
52	7 Hallway	Apartment	Casing	Intact	Metal	0.1	QM

Inspection Dat	9/25/2007			Address:	135 Main Street, Poughkeepsie, NY		
Report Date:	9/28/2007			Apartment:	Common Areas		
Abatement Le	1						
Report No.	0926-1417						
Job Start:	1417			Job Stop:	1640		

Read No	Room	Wall/Structure	Member	Paint Cond.	Substrate	Lead mg/cm^2	Mode
53	7 Hallway	Stair	Door	Intact	Metal	0	QM
54	7 Refuse	Stair	Casing	Intact	Metal	0.3	QM
55	7 Refuse	Door		Intact	Metal	0	QM
56	7 Refuse	Door	Casing	Intact	Metal	-0.1	QM
57	7 Refuse	Wall C		Intact	Sheetrock	0	QM
58	7 Refuse	Drain Pipe		Intact	Metal	0.5	QM
59	7 E.Stair	Door		Intact	Metal	0	QM
60	7 E.Stair	Door	Casing	Intact	Metal	0	QM
61	7 E.Stair	Ceiling		Intact	Sheetrock	0	QM
62	7 E.Stair	Wall A		Intact	Sheetrock	-0.1	QM
63	7 E.Stair	Wall B		Intact	Sheetrock	0	QM
64	7 E.Stair	Wall C		Intact	Sheetrock	0	QM
65	7 E.Stair	Wall D		Intact	Sheetrock	-0.4	QM
66	7 E.Stair	Floor		Intact	Concrete	-0.1	QM
67	7 E.Stair	Stair	Tread	Intact	Concrete	0.1	QM
68	7 E.Stair	Stair	Riser	Intact	Metal	0.2	QM
69	7 E.Stair	Stair	Stringer	Intact	Metal	0.4	QM
70	7 E.Stair	Stair	Hand Rail	Intact	Metal	0.1	QM
71	7 W.Stair	Door		Intact	Metal	0	QM
72	7 W.Stair	Door	Casing	Intact	Metal	0.1	QM
73	7 W.Stair	Ceiling		Intact	Sheetrock	0	QM
74	7 W.Stair	Wall A		Intact	Sheetrock	0.2	QM
75	7 W.Stair	Wall B		Intact	Sheetrock	-0.7	QM
76	7 W.Stair	Wall C		Intact	Sheetrock	0.1	QM
77	7 W.Stair	Wall D		Intact	Sheetrock	0	QM
78	7 W.Stair	Floor		Intact	Concrete	0	QM
79	7 W.Stair	Stair	Tread	Intact	Concrete	0.1	QM
80	7 W.Stair	Stair	Riser	Intact	Metal	0.1	QM
81	7 W.Stair	Stair	Stringer	Intact	Metal	0.3	QM
82	7 W.Stair	Stair	Hand Rail	Intact	Metal	0.1	QM
83	7 W.Stair	Stair	Pipe	Intact	Metal	0.1	QM
84	3 Hallway	Ceiling		Intact	Sheetrock	0	QM
85	3 Hallway	Wall A		Intact	Sheetrock	0.1	QM
86	3 Hallway	Wall B		Intact	Sheetrock	-0.1	QM
87	3 Hallway	Wall C		Intact	Sheetrock	-0.3	QM
88	3 Hallway	Wall D		Intact	Sheetrock	-0.1	QM
89	3 Hallway	Elevator	Door	Intact	Metal	0.5	QM
90	3 Hallway	Elevator	Casing	Intact	Metal	0.1	QM
91	3 Hallway	Apartment	Door	Intact	Metal	0	QM
92	3 Hallway	Apartment	Casing	Intact	Metal	0.2	QM
93	3 Hallway	Stair	Door	Intact	Metal	0.3	QM
94	3 Refuse	Stair	Casing	Intact	Metal	0.4	QM
95	3 Refuse	Door		Intact	Metal	0.1	QM
96	3 Refuse	Door	Casing	Intact	Metal	0	QM
97	3 Refuse	Wall C		Intact	Sheetrock	-0.1	QM
98	3 Refuse	Drain Pipe		Intact	Metal	0.5	QM
99	3 E.Stair	Door		Intact	Metal	0.2	QM
100	3 E.Stair	Door	Casing	Intact	Metal	0.2	QM
101	3 E.Stair	Ceiling		Intact	Sheetrock	0	QM
102	3 E.Stair	Wall A		Intact	Sheetrock	0	QM
103	3 E.Stair	Wall B		Intact	Sheetrock	-0.1	QM
104	3 E.Stair	Wall C		Intact	Sheetrock	-0.1	QM

Inspection Da	9/25/2007			Address:	135 Main Street, Poughkeepsie, NY		
Report Date:	9/28/2007			Apartment:	Common Areas		
Abatement Le	1						
Report No.	0926-1417						
Job Start:	1417			Job Stop:	1640		

Read No	Room	Wall/Structure	Member	Paint Cond.	Substrate	Lead mg/cm^2	Mode
105	3 E.Stair	Wall D		Intact	Sheetrock	-0.3	QM
106	3 E.Stair	Floor		Intact	Concrete	0.2	QM
107	3 E.Stair	Stair	Tread	Intact	Concrete	0.1	QM
108	3 E.Stair	Stair	Riser	Intact	Metal	0.2	QM
109	3 E.Stair	Stair	Stringer	Intact	Metal	0.4	QM
110	3 E.Stair	Stair	Hand Rail	Intact	Metal	0.2	QM
111	3 W.Stair	Door		Intact	Metal	0	QM
112	3 W.Stair	Door	Casing	Intact	Metal	0.2	QM
113	3 W.Stair	Ceiling		Intact	Sheetrock	0.2	QM
114	3 W.Stair	Wall A		Intact	Sheetrock	-0.3	QM
115	3 W.Stair	Wall B		Intact	Sheetrock	-0.2	QM
116	3 W.Stair	Wall C		Intact	Sheetrock	0.1	QM
117	3 W.Stair	Wall D		Intact	Sheetrock	0	QM
118	3 W.Stair	Floor		Intact	Concrete	0.2	QM
119	3 W.Stair	Stair	Tread	Intact	Concrete	0	QM
120	3 W.Stair	Stair	Riser	Intact	Metal	0.3	QM
121	3 W.Stair	Stair	Stringer	Intact	Metal	0.5	QM
122	3 W.Stair	Stair	Hand Rail	Intact	Metal	0.1	QM
123	3 W.Stair	Stair	Pipe	Intact	Metal	0.4	QM
124	Comm. Rm	Door		Intact	Metal	0.2	QM
125	Comm. Rm	Door	Casing	Intact	Metal	0.4	QM
126	Comm. Rm	Ceiling		Intact	Sheetrock	-0.1	QM
127	Comm. Rm	Wall A		Intact	Sheetrock	0	QM
128	Comm. Rm	Wall B		Intact	Sheetrock	0	QM
129	Comm. Rm	Wall C		Intact	Sheetrock	0	QM
130	Comm. Rm	Wall D		Intact	Sheetrock	-0.3	QM
131	Comm. Rm	Window	Sill	Intact	Wood	-0.2	QM
132	Comm. Rm	Window	Casing	Intact	Metal	-0.1	QM
133	Comm. Rm	Radiator		Intact	Metal	0.3	QM
134	Comm. Rm	Ext. Door		Intact	Metal	0.4	QM
135	Comm. Rm	Ext. Door	Casing	Intact	Metal	0	QM
136	Comm. Rm	Closet Door		Intact	Wood	-0.4	QM
137	Comm. Rm	Closet	Wall C	Intact	Sheetrock	-0.2	QM
138	Comm. Rm	Closet	Shelf	Intact	Wood	-0.4	QM
139	Comm. Rm	Closet Door	Casing	Intact	Wood	0	QM
140	Comm. Rm	Closet Door	Molding	Intact	Wood	0	QM
141	Kitchen	Door		Intact	Metal	-0.2	QM
142	Kitchen	Door	Casing	Intact	Metal	0.4	QM
143	Kitchen	Wall A		Intact	Sheetrock	-0.1	QM
144	Kitchen	Wall B		Intact	Sheetrock	0.1	QM
145	Kitchen	Wall C		Intact	Sheetrock	0.2	QM
146	Kitchen	Wall D		Intact	Sheetrock	-0.2	QM
147	Ladies Rm	Door		Intact	Metal	0	QM
148	Ladies Rm	Door	Casing	Intact	Metal	0.3	QM
149	Ladies Rm	Wall A		Intact	Sheetrock	-0.2	QM
150	Ladies Rm	Wall B		Intact	Sheetrock	-0.4	QM
151	Ladies Rm	Wall C		Intact	Tile	-0.2	QM
152	Ladies Rm	Wall D		Intact	Sheetrock	0	QM
153	Ladies Rm	Floor		Intact	Tile	0	QM
154	Ladies Rm	Stall	Door	Intact	Metal	0.1	QM
155	Ladies Rm	Stall	Side Panel	Intact	Metal	0	QM
156	Mens Rm	Door		Intact	Metal	0	QM

Inspection Da	9/25/2007			Address:	135 Main Street, Poughkeepsie, NY		
Report Date:	9/28/2007			Apartment:	Common Areas		
Abatement Le	1						
Report No.	0926-1417						
Job Start:	1417			Job Stop:	1640		

Read No	Room	Wall/Structure	Member	Paint Cond.	Substrate	Lead mg/cm^2	Mode
157	Mens Rm	Door	Casing	Intact	Metal	0.3	QM
158	Mens Rm	Wall A		Intact	Sheetrock	0.2	QM
159	Mens Rm	Wall B		Intact	Sheetrock	-0.2	QM
160	Mens Rm	Wall C		Intact	Tile	3.6	QM
161	Mens Rm	Wall D		Intact	Sheetrock	0.3	QM
162	Mens Rm	Floor		Intact	Tile	-0.1	QM
163	Mens Rm	Stall	Door	Intact	Metal	0.2	QM
164	Mens Rm	Stall	Side Panel	Intact	Metal	-0.1	QM
165	Mens Rm	Radiator		Intact	Metal	-0.1	QM
166	Laundry Rm	Door		Intact	Metal	0.2	QM
167	Laundry Rm	Door	Casing	Intact	Metal	0.3	QM
168	Laundry Rm	Wall A		Intact	Block	-0.2	QM
169	Laundry Rm	Wall B		Intact	Block	0	QM
170	Laundry Rm	Wall C		Intact	Block	-0.1	QM
171	Laundry Rm	Wall D		Intact	Block	0.2	QM
172	Laundry Rm	Floor		Intact	Concrete	0.1	QM
173	Refuse Rm	Door	Casing	Intact	Metal	0	QM
174	Refuse Rm	Wall A		Intact	Sheetrock	0.2	QM
175	Refuse Rm	Wall B		Intact	Sheetrock	-0.1	QM
176	Refuse Rm	Wall C		Intact	Tile	2.4	QM
177	Refuse Rm	Wall D		Intact	Sheetrock	0	QM
178	Refuse Rm	Floor		Intact	Tile	0.2	QM
179	Lobby	Door		Intact	Metal	-0.6	QM
180	Lobby	Door	Casing	Intact	Metal	-0.6	QM
181	Lobby	Ceiling		Intact	Ceiling Tile	0.1	QM
182	Lobby	Wall A		Intact	Sheetrock	0	QM
183	Lobby	Wall B		Intact	Sheetrock	0.1	QM
184	Lobby	Wall C		Intact	Sheetrock	-0.1	QM
185	Lobby	Wall D		Intact	Sheetrock	0	QM
186	Lobby	Wall B		Intact	Block	0	QM
187	Lobby	Wall C		Intact	Block	0.4	QM
188	Lobby	Wall D		Intact	Block	0.1	QM
189	Lobby	Office Door		Intact	Metal	0.4	QM
190	Lobby	Office Door	Casing	Intact	Metal	0.4	QM
191	Lobby	Mail Rm Door		Intact	Metal	0.1	QM
192	Lobby	Mail Rm Door	Casing	Intact	Metal	0.6	QM
193	Lobby	Elevator Door		Intact	Metal	0	QM
194	Lobby	Elevator Door	Casing	Intact	Metal	0.4	QM
195	Lobby	Boiler Rm Door		Intact	Metal	-0.3	QM
196	Lobby	Boiler Rm Door	Casing	Intact	Metal	0.3	QM
197	Lobby	Back Door		Intact	Metal	0	QM
198	Lobby	Back Door	Casing	Intact	Metal	0.3	QM
199	Lobby	Radiator		Intact	Metal	0.1	QM
200	Calibrate					0.9	TC
201	Calibrate					1	TC
202	Calibrate					1	TC

Inspection Dat	9/26/2007			Address:	135 Main Street, Poughkeepsie, NY		
Report Date:	10/3/2007			Apartment:	101		
Abatement Lev	1						
Report No.	25						
Job Start:	1242			Job Stop:	1319		

Read No	Room	Wall/Structure	Member	Paint Cond.	Substrate	Lead mg/cm^2	Mode
1	Calibrate					1.1	TC
2	Calibrate					0.9	TC
3	Calibrate					0.9	TC
4	Living Room	Ceiling		Intact	Sheetrock	-0.4	QM
5	Living Room	Wall A		Intact	Sheetrock	-0.4	QM
6	Living Room	Wall B		Intact	Sheetrock	-0.4	QM
7	Living Room	Wall C		Intact	Sheetrock	-0.3	QM
8	Living Room	Wall D		Intact	Sheetrock	-0.5	QM
9	Living Room	Closet	Door	Intact	Metal	-0.4	QM
10	Living Room	Closet	Wall	Intact	Sheetrock	-0.1	QM
11	Living Room	Entry Door		Intact	Metal	-0.6	QM
12	Living Room	Entry Door	Casing	Intact	Metal	-0.4	QM
13	Living Room	Window	Sash	Intact	Metal	-0.9	QM
14	Living Room	AC Box		Intact	Metal	-0.9	QM
15	Living Room	Radiator		Intact	Metal	-0.3	QM
16	Kitchen	Ceiling		Intact	Sheetrock	-0.6	QM
17	Kitchen	Wall A		Intact	Sheetrock	-0.4	QM
18	Kitchen	Wall B		Intact	Sheetrock	-0.3	QM
19	Kitchen	Wall C		Intact	Sheetrock	-0.2	QM
20	Kitchen	Wall D		Intact	Sheetrock	-0.2	QM
21	Kitchen	Vent Covering		Intact	Metal	-0.6	QM
22	Bedroom	Ceiling		Intact	Sheetrock	-0.4	QM
23	Bedroom	Wall A		Intact	Sheetrock	-0.4	QM
24	Bedroom	Wall B		Intact	Sheetrock	-0.1	QM
25	Bedroom	Wall C		Intact	Sheetrock	-0.2	QM
26	Bedroom	Wall D		Intact	Sheetrock	-0.5	QM
27	Bedroom	Closet	Door	Intact	Metal	-0.7	QM
28	Bedroom	Door		Intact	Wood	-0.4	QM
29	Bedroom	Door	Casing	Intact	Metal	-0.5	QM
30	Bedroom	AC Box		Intact	Metal	-0.7	QM
31	Bedroom	Radiator		Intact	Metal	-0.5	QM
32	Bedroom	Window	Sash	Intact	Metal	-0.7	QM
33	Bathroom	Ceiling		Intact	Sheetrock	-0.2	QM
34	Bathroom	Wall A		Intact	Sheetrock	-0.5	QM
35	Bathroom	Wall B		Intact	Sheetrock	-0.2	QM
36	Bathroom	Wall C		Intact	Sheetrock	-0.4	QM
37	Bathroom	Wall D		Intact	Sheetrock	-0.1	QM
38	Bathroom	Wall C		Intact	Tile	-0.9	QM
39	Bathroom	Floor		Intact	Tile	-0.8	QM
40	Bathroom	Vent Covering		Intact	Metal	-0.3	QM
41	Bathroom	Door		Intact	Wood	-0.7	QM
42	Bathroom	Door	Casing	Intact	Metal	-0.5	QM
43	Living Room	Circuit Breaker	Box	Intact	Metal	-0.4	QM
44	Calibrate					0.9	TC
45	Calibrate					0.9	TC
46	Calibrate					1	TC

Inspection Da	9/26/2007			Address:	135 Main Street, Poughkeepsie, NY		
Report Date:	9/28/2007			Apartment:	102		
Abatement Le	1						
Report No.	0926-1304						
Job Start:	1304			Job Stop:	1328		
Read No	Room	Wall/Structure	Member	Paint Cond.	Substrate	Lead mg/cm^2	Mode
1	Calibrate					1.1	TC
2	Calibrate					1	TC
3	Calibrate					0.9	TC
4	Living Room	Ceiling		Intact	Sheetrock	0.1	QM
5	Living Room	Wall A		Intact	Sheetrock	-0.1	QM
6	Living Room	Wall B		Intact	Sheetrock	0	QM
7	Living Room	Wall C		Intact	Sheetrock	0	QM
8	Living Room	Wall D		Intact	Sheetrock	0	QM
9	Living Room	Closet	Door	Intact	Metal	0	QM
10	Living Room	Closet	Wall	Intact	Sheetrock	0	QM
11	Living Room	Entry Door		Intact	Metal	-0.2	QM
12	Living Room	Entry Door	Casing	Intact	Metal	0.2	QM
13	Living Room	Window	Sash	Intact	Metal	-0.3	QM
14	Living Room	AC Box		Intact	Metal	-0.2	QM
15	Living Room	Radiator		Intact	Metal	0	QM
16	Kitchen	Ceiling		Intact	Sheetrock	-0.1	QM
17	Kitchen	Wall A		Intact	Sheetrock	-0.1	QM
18	Kitchen	Wall B		Intact	Sheetrock	-0.1	QM
19	Kitchen	Wall C		Intact	Sheetrock	-0.1	QM
20	Kitchen	Wall D		Intact	Sheetrock	0	QM
21	Kitchen	Vent Cover		Intact	Metal	0.1	QM
22	Bedroom	Ceiling		Intact	Sheetrock	-0.1	QM
23	Bedroom	Wall A		Intact	Sheetrock	-0.2	QM
24	Bedroom	Wall B		Intact	Sheetrock	0.1	QM
25	Bedroom	Wall C		Intact	Sheetrock	-0.4	QM
26	Bedroom	Wall D		Intact	Sheetrock	0	QM
27	Bedroom	Closet	Door	Intact	Metal	0	QM
28	Bedroom	Door		Intact	Wood	-0.1	QM
29	Bedroom	Door	Casing	Intact	Metal	0	QM
30	Bedroom	AC Box		Intact	Metal	0.3	QM
31	Bedroom	Radiator		Intact	Metal	0.1	QM
32	Bedroom	Window	Sash	Intact	Metal	0	QM
33	Bathroom	Ceiling		Intact	Sheetrock	-0.1	QM
34	Bathroom	Wall A		Intact	Sheetrock	-0.1	QM
35	Bathroom	Wall B		Intact	Sheetrock	-0.2	QM
36	Bathroom	Wall C		Intact	Sheetrock	0	QM
37	Bathroom	Wall D		Intact	Sheetrock	-0.1	QM
38	Bathroom	Wall C		Intact	Tile	-0.2	QM
39	Bathroom	Floor		Intact	Tile	0	QM
40	Bathroom	Vent Cover		Intact	Metal	-0.1	QM
41	Bathroom	Door		Intact	Wood	-0.3	QM
42	Bathroom	Door	Casing	Intact	Metal	0.2	QM
43	Bathroom	Medicine Cab.		Intact	Metal	0.1	QM
44	Bathroom	Radiator		Intact	Metal	0	QM
45	Living Room	Electric Box		Intact	Metal	0.1	QM
46	Calibrate					0.9	TC
47	Calibrate					0.9	TC
48	Calibrate					1	TC

Inspection Dat	9/26/2007			Address:	135 Main Street, Poughkeepsie, NY		
Report Date:	9/28/2007			Apartment:	105 / Common Area		
Abatement Lev	1						
Report No.	0926-1230						
Job Start:	1230			Job Stop:	1304		

Read No	Room	Wall/Structure	Member	Paint Cond.	Substrate	Lead mg/cm^2	Mode
1	Calibrate					1	TC
2	Calibrate					1	TC
3	Calibrate					1	TC
4	Living Room	Ceiling		Intact	Sheetrock	0.1	QM
5	Living Room	Wall A		Intact	Sheetrock	-0.1	QM
6	Living Room	Wall B		Intact	Sheetrock	-0.1	QM
7	Living Room	Wall C		Intact	Sheetrock	0	QM
8	Living Room	Wall D		Intact	Sheetrock	0.1	QM
9	Living Room	Closet	Door	Intact	Metal	0	QM
10	Living Room	Closet	Wall	Intact	Sheetrock	-0.3	QM
11	Living Room	Entry Door		Intact	Metal	-0.5	QM
12	Living Room	Entry Door	Casing	Intact	Metal	-0.2	QM
13	Living Room	Window	Sash	Intact	Metal	-0.5	QM
14	Living Room	AC Box		Intact	Metal	-0.4	QM
15	Living Room	Radiator		Intact	Metal	-0.2	QM
16	Kitchen	Ceiling		Intact	Sheetrock	0.1	QM
17	Kitchen	Wall A		Intact	Sheetrock	-0.5	QM
18	Kitchen	Wall B		Intact	Sheetrock	-0.1	QM
19	Kitchen	Wall C		Intact	Sheetrock	-0.1	QM
20	Kitchen	Wall D		Intact	Sheetrock	0	QM
21	Kitchen	Vent Cover		Intact	Metal	0.3	QM
22	Bedroom	Ceiling		Intact	Sheetrock	-0.3	QM
23	Bedroom	Wall A		Intact	Sheetrock	-0.2	QM
24	Bedroom	Wall B		Intact	Sheetrock	-0.3	QM
25	Bedroom	Wall C		Intact	Sheetrock	-0.4	QM
26	Bedroom	Wall D		Intact	Sheetrock	0	QM
27	Bedroom	Door		Intact	Wood	-0.2	QM
28	Bedroom	Door	Casing	Intact	Metal	0.1	QM
29	Bedroom	AC Box		Intact	Metal	-0.3	QM
30	Bedroom	Radiator		Intact	Metal	-0.1	QM
31	Bedroom	Window	Sash	Intact	Metal	-0.2	QM
32	Bathroom	Ceiling		Intact	Sheetrock	0	QM
33	Bathroom	Wall A		Intact	Sheetrock	0.1	QM
34	Bathroom	Wall B		Intact	Sheetrock	0	QM
35	Bathroom	Wall C		Intact	Sheetrock	-0.1	QM
36	Bathroom	Wall D		Intact	Sheetrock	-0.1	QM
37	Bathroom	Wall C		Intact	Tile	-0.3	QM
38	Bathroom	Floor		Intact	Tile	-0.1	QM
39	Bathroom	Door		Intact	Wood	-0.2	QM
40	Bathroom	Door	Casing	Intact	Metal	-0.1	QM
41	Bathroom	Medicine Cab.		Intact	Metal	0	QM
42	Living Room	Electric Box		Intact	Metal	-0.1	QM
43	Bedroom 2	Ceiling		Intact	Sheetrock	-0.1	QM
44	Bedroom 2	Wall A		Intact	Sheetrock	-0.2	QM
45	Bedroom 2	Wall B		Intact	Sheetrock	-0.1	QM
46	Bedroom 2	Wall C		Intact	Sheetrock	-0.1	QM
47	Bedroom 2	Wall D		Intact	Sheetrock	-0.4	QM
48	Bedroom 2	Closet	Door	Intact	Metal	-0.2	QM
49	Bedroom 2	Door		Intact	Wood	-0.2	QM
50	Bedroom 2	Door	Casing	Intact	Metal	-0.1	QM
51	Bedroom 2	Radiator		Intact	Metal	0.3	QM
52	Bedroom 2	Window	Sash	Intact	Metal	-0.3	QM

Inspection Dat	9/26/2007			Address:	135 Main Street, Poughkeepsie, NY		
Report Date:	9/28/2007			Apartment:	105 / Common Area		
Abatement Lev	1						
Report No.	0926-1230						
Job Start:	1230			Job Stop:	1304		
Read No	Room	Wall/Structure	Member	Paint Cond.	Substrate	Lead mg/cm^2	Mode
53	Bedroom 2	AC Box		Intact	Metal	-0.2	QM
54	Calibrate					1	TC
55	Calibrate					1.1	TC
56	Calibrate					1.1	TC

Inspection Dat	9/26/2007			Address:	135 Main Street, Poughkeepsie, NY		
Report Date:	10/3/2007			Apartment:	201		
Abatement Lev	1						
Report No.	23						
Job Start:	1140			Job Stop:	1212		
Read No	Room	Wall/Structure	Member	Paint Cond.	Substrate	Lead mg/cm^2	Mode
1	Calibrate					0.9	TC
2	Calibrate					0.8	TC
3	Calibrate					0.8	TC
4	Living Room	Ceiling		Intact	Sheetrock	-0.4	QM
5	Living Room	Wall A		Intact	Sheetrock	-0.5	QM
6	Living Room	Wall B		Intact	Sheetrock	-0.3	QM
7	Living Room	Wall C		Intact	Sheetrock	-0.3	QM
8	Living Room	Wall D		Intact	Sheetrock	-0.3	QM
9	Living Room	Closet	Door	Intact	Metal	-0.5	QM
10	Living Room	Closet	Wall	Intact	Sheetrock	0	QM
11	Living Room	Entry Door		Intact	Metal	-0.5	QM
12	Living Room	Entry Door	Casing	Intact	Metal	-0.2	QM
13	Living Room	Window	Sash	Intact	Metal	-0.4	QM
14	Living Room	AC Box		Intact	Metal	-0.7	QM
15	Living Room	Radiator		Intact	Metal	-0.2	QM
16	Kitchen	Ceiling		Intact	Sheetrock	-0.3	QM
17	Kitchen	Wall A		Intact	Sheetrock	-0.5	QM
18	Kitchen	Wall B		Intact	Sheetrock	-0.2	QM
19	Kitchen	Wall C		Intact	Sheetrock	-0.1	QM
20	Kitchen	Wall D		Intact	Sheetrock	-0.3	QM
21	Kitchen	Vent Covering		Intact	Metal	-0.3	QM
22	Bedroom	Ceiling		Intact	Sheetrock	-0.3	QM
23	Bedroom	Wall A		Intact	Sheetrock	-0.2	QM
24	Bedroom	Wall B		Intact	Sheetrock	-0.4	QM
25	Bedroom	Wall C		Intact	Sheetrock	-0.4	QM
26	Bedroom	Wall D		Intact	Sheetrock	-0.2	QM
27	Bedroom	Closet	Door	Intact	Metal	-0.2	QM
28	Bedroom	Door		Intact	Wood	-0.6	QM
29	Bedroom	Door	Casing	Intact	Metal	-0.6	QM
30	Bedroom	AC Box		Intact	Metal	-0.4	QM
31	Bedroom	Radiator		Intact	Metal	-0.3	QM
32	Bedroom	Window	Sash	Intact	Metal	-0.3	QM
33	Bathroom	Ceiling		Intact	Sheetrock	-0.4	QM
34	Bathroom	Wall A		Intact	Sheetrock	-0.4	QM
35	Bathroom	Wall B		Intact	Sheetrock	-0.3	QM
36	Bathroom	Wall C		Intact	Sheetrock	-0.2	QM
37	Bathroom	Wall D		Intact	Sheetrock	-0.3	QM
38	Bathroom	Wall C		Intact	Tile	-0.6	QM
39	Bathroom	Floor		Intact	Tile	-0.5	QM
40	Bathroom	Vent Covering		Intact	Metal	-0.5	QM
41	Bathroom	Door		Intact	Wood	-0.3	QM
42	Bathroom	Door	Casing	Intact	Metal	-0.5	QM
43	Living Room	Circuit Breaker	Box	Intact	Metal	-0.3	QM
44	Calibrate					1.1	TC
45	Calibrate					1	TC
46	Calibrate					1.1	TC

Inspection Dat	9/26/2007			Address:	135 Main Street, Poughkeepsie, NY		
Report Date:	9/28/2007			Apartment:	206		
Abatement Lev	1						
Report No.	0926-1204						
Job Start:	1204			Job Stop:	1230		

Read No	Room	Wall/Structure	Member	Paint Cond.	Substrate	Lead mg/cm^2	Mode
1	Calibrate					0.7	TC
2	Calibrate					1.1	TC
3	Calibrate					1	TC
4	Living Room	Ceiling		Intact	Sheetrock	0.1	QM
5	Living Room	Wall A		Intact	Sheetrock	0	QM
6	Living Room	Wall B		Intact	Sheetrock	0.1	QM
7	Living Room	Wall C		Intact	Sheetrock	0.1	QM
8	Living Room	Wall D		Intact	Sheetrock	0	QM
9	Living Room	Closet	Door	Intact	Metal	-0.2	QM
10	Living Room	Closet	Wall	Intact	Sheetrock	-0.1	QM
11	Living Room	Entry Door		Intact	Metal	-0.1	QM
12	Living Room	Entry Door	Casing	Intact	Metal	0.1	QM
13	Living Room	Window	Sash	Intact	Metal	-0.1	QM
14	Living Room	AC Box		Intact	Metal	-0.6	QM
15	Living Room	Radiator		Intact	Metal	0.3	QM
16	Kitchen	Ceiling		Intact	Sheetrock	0	QM
17	Kitchen	Wall A		Intact	Sheetrock	-0.4	QM
18	Kitchen	Wall B		Intact	Sheetrock	0.1	QM
19	Kitchen	Wall C		Intact	Sheetrock	-0.3	QM
20	Kitchen	Wall D		Intact	Sheetrock	0.1	QM
21	Kitchen	Vent Cover		Intact	Metal	0.4	QM
22	Bedroom	Ceiling		Intact	Sheetrock	-0.3	QM
23	Bedroom	Wall A		Intact	Sheetrock	0	QM
24	Bedroom	Wall B		Intact	Sheetrock	0	QM
25	Bedroom	Wall C		Intact	Sheetrock	0.1	QM
26	Bedroom	Wall D		Intact	Sheetrock	0	QM
27	Bedroom	Closet	Door	Intact	Metal	-0.1	QM
28	Bedroom	Door		Intact	Wood	-0.3	QM
29	Bedroom	Door	Casing	Intact	Metal	0.1	QM
30	Bedroom	AC Box		Intact	Metal	0	QM
31	Bedroom	Radiator		Intact	Metal	0.2	QM
32	Bedroom	Window	Sash	Intact	Metal	-0.3	QM
33	Bathroom	Ceiling		Intact	Sheetrock	-0.2	QM
34	Bathroom	Wall A		Intact	Sheetrock	-0.1	QM
35	Bathroom	Wall B		Intact	Sheetrock	-0.3	QM
36	Bathroom	Wall C		Intact	Sheetrock	0	QM
37	Bathroom	Wall D		Intact	Sheetrock	0	QM
38	Bathroom	Wall C		Intact	Tile	-0.4	QM
39	Bathroom	Floor		Intact	Tile	-0.4	QM
40	Bathroom	Vent Cover		Intact	Metal	0.4	QM
41	Bathroom	Door		Intact	Wood	0	QM
42	Bathroom	Door	Casing	Intact	Metal	-0.2	QM
43	Bathroom	Medicine Cab.		Intact	Metal	-0.2	QM
44	Living Room	Electric Box		Intact	Metal	-0.2	QM
45	Calibrate					0.9	TC
46	Calibrate					1	TC
47	Calibrate					0.9	TC

Inspection Da	9/26/2007			Address:	135 Main Street, Poughkeepsie, NY		
Report Date:	10/3/2007			Apartment:	208		
Abatement Le	1						
Report No.	24						
Job Start:	1213			Job Stop:	1241		

Read No	Room	Wall/Structure	Member	Paint Cond.	Substrate	Lead mg/cm^2	Mode
1	Calibrate					1	TC
2	Calibrate					1	TC
3	Calibrate					1	TC
4	Living Room	Ceiling		Intact	Sheetrock	-0.3	QM
5	Living Room	Wall A		Intact	Sheetrock	-0.4	QM
6	Living Room	Wall B		Intact	Sheetrock	-0.3	QM
7	Living Room	Wall C		Intact	Sheetrock	-0.4	QM
8	Living Room	Wall D		Intact	Sheetrock	-0.2	QM
9	Living Room	Closet	Door	Intact	Metal	-0.4	QM
10	Living Room	Closet	Wall	Intact	Sheetrock	-0.4	QM
11	Living Room	Entry Door		Intact	Metal	-0.3	QM
12	Living Room	Entry Door	Casing	Intact	Metal	-0.4	QM
13	Living Room	Window	Sash	Intact	Metal	-0.8	QM
14	Living Room	AC Box		Intact	Metal	-0.4	QM
15	Living Room	Radiator		Intact	Metal	-0.2	QM
16	Kitchen	Ceiling		Intact	Sheetrock	-0.2	QM
17	Kitchen	Wall A		Intact	Sheetrock	-0.4	QM
18	Kitchen	Wall B		Intact	Sheetrock	-0.2	QM
19	Kitchen	Wall C		Intact	Sheetrock	-0.3	QM
20	Kitchen	Wall D		Intact	Sheetrock	-0.2	QM
21	Kitchen	Vent Covering		Intact	Metal	-0.2	QM
22	Bedroom	Ceiling		Intact	Sheetrock	-0.1	QM
23	Bedroom	Wall A		Intact	Sheetrock	-0.5	QM
24	Bedroom	Wall B		Intact	Sheetrock	-0.3	QM
25	Bedroom	Wall C		Intact	Sheetrock	-0.3	QM
26	Bedroom	Wall D		Intact	Sheetrock	-0.7	QM
27	Bedroom	Closet	Door	Intact	Metal	-0.3	QM
28	Bedroom	Door		Intact	Wood	-0.7	QM
29	Bedroom	Door	Casing	Intact	Metal	-0.3	QM
30	Bedroom	AC Box		Intact	Metal	-0.4	QM
31	Bedroom	Radiator		Intact	Metal	-0.4	QM
32	Bedroom	Window	Sash	Intact	Metal	-0.6	QM
33	Bathroom	Ceiling		Intact	Sheetrock	-0.3	QM
34	Bathroom	Wall A		Intact	Sheetrock	-0.4	QM
35	Bathroom	Wall B		Intact	Sheetrock	-0.3	QM
36	Bathroom	Wall C		Intact	Sheetrock	-0.1	QM
37	Bathroom	Wall D		Intact	Sheetrock	-0.2	QM
38	Bathroom	Wall C		Intact	Tile	-0.3	QM
39	Bathroom	Floor		Intact	Tile	-0.5	QM
40	Bathroom	Vent Covering		Intact	Metal	-0.4	QM
41	Bathroom	Door		Intact	Wood	-0.3	QM
42	Bathroom	Door	Casing	Intact	Metal	-0.6	QM
43	Bathroom	Radiator		Intact	Metal	-0.5	QM
44	Living Room	Circuit Breaker	Box	Intact	Metal	-0.5	QM
45	Calibrate					1	TC
46	Calibrate					1.1	TC
47	Calibrate					1.1	TC

Inspection Da	9/26/2007			Address:	135 Main Street, Poughkeepsie, NY		
Report Date:	9/28/2007			Apartment:	302		
Abatement Le	1						
Report No.	0926-1124						
Job Start:	1124			Job Stop:	1204		

Read No	Room	Wall/Structure	Member	Paint Cond.	Substrate	Lead mg/cm^2	Mode
1	Calibrate					1	TC
2	Calibrate					1	TC
3	Calibrate					1	TC
4	Living Room	Ceiling		Intact	Sheetrock	-0.1	QM
5	Living Room	Wall A		Intact	Sheetrock	-0.1	QM
6	Living Room	Wall B		Intact	Sheetrock	-0.4	QM
7	Living Room	Wall C		Intact	Sheetrock	0.1	QM
8	Living Room	Wall D		Intact	Sheetrock	-0.3	QM
9	Living Room	Closet	Door	Intact	Metal	-0.1	QM
10	Living Room	Closet	Wall	Intact	Sheetrock	0	QM
11	Living Room	Entry Door		Intact	Metal	0.1	QM
12	Living Room	Entry Door	Casing	Intact	Metal	-0.1	QM
13	Living Room	Window	Sash	Intact	Metal	-0.2	QM
14	Living Room	AC Box		Intact	Metal	-0.2	QM
15	Living Room	Radiator		Intact	Metal	-0.4	QM
16	Kitchen	Ceiling		Intact	Sheetrock	-0.3	QM
17	Kitchen	Wall A		Intact	Sheetrock	-0.1	QM
18	Kitchen	Wall B		Intact	Sheetrock	-0.3	QM
19	Kitchen	Wall C		Intact	Sheetrock	-0.1	QM
20	Kitchen	Wall D		Intact	Sheetrock	0	QM
21	Kitchen	Vent Cover		Intact	Metal	0.2	QM
22	Bedroom	Ceiling		Intact	Sheetrock	-0.2	QM
23	Bedroom	Wall A		Intact	Sheetrock	0	QM
24	Bedroom	Wall B		Intact	Sheetrock	-0.2	QM
25	Bedroom	Wall C		Intact	Sheetrock	-0.2	QM
26	Bedroom	Wall D		Intact	Sheetrock	0	QM
27	Bedroom	Closet	Door	Intact	Metal	-0.1	QM
28	Bedroom	Door		Intact	Wood	-0.1	QM
29	Bedroom	Door	Casing	Intact	Metal	0.1	QM
30	Bedroom	AC Box		Intact	Metal	0	QM
31	Bedroom	Radiator		Intact	Metal	-0.2	QM
32	Bedroom	Window	Sash	Intact	Metal	-0.1	QM
33	Bathroom	Ceiling		Intact	Sheetrock	-0.2	QM
34	Bathroom	Wall A		Intact	Sheetrock	0	QM
35	Bathroom	Wall B		Intact	Sheetrock	0	QM
36	Bathroom	Wall C		Intact	Sheetrock	-0.1	QM
37	Bathroom	Wall D		Intact	Sheetrock	-0.2	QM
38	Bathroom	Wall C		Intact	Tile	1.9	QM
39	Bathroom	Floor		Intact	Tile	-0.1	QM
40	Bathroom	Vent Cover		Intact	Metal	0	QM
41	Bathroom	Door		Intact	Wood	-0.3	QM
42	Bathroom	Door	Casing	Intact	Metal	0	QM
43	Bathroom	Medicine Cab.		Intact	Metal	0.3	QM
44	Living Room	Electric Box		Intact	Metal	-0.1	QM
45	Calibrate					1	TC
46	Calibrate					1	TC
47	Calibrate					0.9	TC

Inspection Dat	9/25/2007			Address:	135 Main Street, Poughkeepsie, NY		
Report Date:	9/28/2007			Apartment:	305		
Abatement Lev	1						
Report No.	0925-1229						
Job Start:	1229			Job Stop:	1308		

Read No	Room	Wall/Structure	Member	Paint Cond.	Substrate	Lead mg/cm^2	Mode
1	Calibrate					1.1	TC
2	Calibrate					1	TC
3	Calibrate					1	TC
4	Living Room	Ceiling		Intact	Sheetrock	0	QM
5	Living Room	Wall A		Intact	Sheetrock	-0.2	QM
6	Living Room	Wall B		Intact	Sheetrock	-0.2	QM
7	Living Room	Wall C		Intact	Sheetrock	-0.3	QM
8	Living Room	Wall D		Intact	Sheetrock	0	QM
9	Living Room	Closet	Door	Intact	Metal	-0.1	QM
10	Living Room	Closet	Wall	Intact	Sheetrock	0	QM
11	Living Room	Entry Door		Intact	Metal	-0.1	QM
12	Living Room	Entry Door	Casing	Intact	Metal	0	QM
13	Living Room	Window	Sash	Intact	Metal	-0.2	QM
14	Living Room	AC Box		Intact	Metal	0.2	QM
15	Living Room	Radiator		Intact	Metal	-0.4	QM
16	Kitchen	Ceiling		Intact	Sheetrock	-0.2	QM
17	Kitchen	Wall A		Intact	Sheetrock	-0.4	QM
18	Kitchen	Wall B		Intact	Sheetrock	-0.1	QM
19	Kitchen	Wall C		Intact	Sheetrock	-0.1	QM
20	Kitchen	Wall D		Intact	Sheetrock	0.1	QM
21	Kitchen	Vent Cover		Intact	Metal	0.1	QM
22	Bedroom	Ceiling		Intact	Sheetrock	-0.1	QM
23	Bedroom	Wall A		Intact	Sheetrock	-0.1	QM
24	Bedroom	Wall B		Intact	Sheetrock	-0.1	QM
25	Bedroom	Wall C		Intact	Sheetrock	-0.2	QM
26	Bedroom	Wall D		Intact	Sheetrock	0	QM
27	Bedroom	Closet	Door	Intact	Metal	0.2	QM
28	Bedroom	Door		Intact	Wood	-0.2	QM
29	Bedroom	Door	Casing	Intact	Metal	0.1	QM
30	Bedroom	AC Box		Intact	Metal	0.3	QM
31	Bedroom	Radiator		Intact	Metal	-0.1	QM
32	Bedroom	Window	Sash	Intact	Metal	-0.7	QM
33	Bathroom	Ceiling		Fair	Sheetrock	0.1	QM
34	Bathroom	Wall A		Intact	Sheetrock	-0.1	QM
35	Bathroom	Wall B		Intact	Sheetrock	-0.1	QM
36	Bathroom	Wall C		Intact	Sheetrock	0.1	QM
37	Bathroom	Wall D		Intact	Sheetrock	-0.1	QM
38	Bathroom	Wall C		Intact	Tile	1.8	QM
39	Bathroom	Floor		Intact	Tile	0.2	QM
40	Bathroom	Vent Cover		Intact	Metal	0.2	QM
41	Bathroom	Door		Intact	Wood	-0.1	QM
42	Bathroom	Door	Casing	Intact	Metal	0	QM
43	Bathroom	Medicine Cab.		Intact	Metal	-0.1	QM
44	Living Room	Electric Box		Intact	Metal	0.2	QM
45	Calibrate					1.1	TC
46	Calibrate					1.1	TC
47	Calibrate					1.1	TC

Inspection Da	9/26/2007			Address:	135 Main Street, Poughkeepsie, NY		
Report Date:	9/28/2007			Apartment:	402		
Abatement Le	1						
Report No.	0926-1055						
Job Start:	1055			Job Stop:	1124		

Read No	Room	Wall/Structure	Member	Paint Cond.	Substrate	Lead mg/cm^2	Mode
1	Calibrate					1	TC
2	Calibrate					1	TC
3	Calibrate					0.9	TC
4	Living Room	Ceiling		Intact	Sheetrock	0.1	QM
5	Living Room	Wall A		Intact	Sheetrock	-0.1	QM
6	Living Room	Wall B		Intact	Sheetrock	-0.1	QM
7	Living Room	Wall C		Intact	Sheetrock	0.1	QM
8	Living Room	Wall D		Intact	Sheetrock	0.1	QM
9	Living Room	Closet	Door	Intact	Metal	-0.1	QM
10	Living Room	Closet	Wall	Intact	Sheetrock	0	QM
11	Living Room	Entry Door		Intact	Metal	0.1	QM
12	Living Room	Entry Door	Casing	Intact	Metal	0.1	QM
13	Living Room	Window	Sash	Intact	Metal	-0.2	QM
14	Living Room	AC Box		Intact	Metal	0.2	QM
15	Living Room	Radiator		Intact	Metal	-0.1	QM
16	Kitchen	Ceiling		Intact	Sheetrock	0	QM
17	Kitchen	Wall A		Intact	Sheetrock	-0.3	QM
18	Kitchen	Wall B		Intact	Sheetrock	0.1	QM
19	Kitchen	Wall C		Intact	Sheetrock	-0.1	QM
20	Kitchen	Wall D		Intact	Sheetrock	-0.2	QM
21	Kitchen	Vent Cover		Intact	Metal	0.2	QM
22	Bedroom	Ceiling		Intact	Sheetrock	-0.1	QM
23	Bedroom	Wall A		Intact	Sheetrock	0	QM
24	Bedroom	Wall B		Intact	Sheetrock	-0.1	QM
25	Bedroom	Wall C		Intact	Sheetrock	0.2	QM
26	Bedroom	Wall D		Intact	Sheetrock	0	QM
27	Bedroom	Closet	Door	Intact	Metal	-0.1	QM
28	Bedroom	Door		Intact	Wood	-0.3	QM
29	Bedroom	Door	Casing	Intact	Metal	0	QM
30	Bedroom	Radiator		Intact	Metal	-0.1	QM
31	Bedroom	Window	Sash	Intact	Metal	-0.3	QM
32	Bathroom	Ceiling		Intact	Sheetrock	-0.1	QM
33	Bathroom	Wall A		Intact	Sheetrock	0	QM
34	Bathroom	Wall B		Intact	Sheetrock	-0.3	QM
35	Bathroom	Wall C		Intact	Sheetrock	-0.2	QM
36	Bathroom	Wall D		Intact	Sheetrock	-0.3	QM
37	Bathroom	Wall C		Intact	Tile	0.4	QM
38	Bathroom	Vent Cover		Intact	Metal	0.3	QM
39	Bathroom	Door		Intact	Wood	-0.3	QM
40	Bathroom	Door	Casing	Intact	Metal	0	QM
41	Bathroom	Medicine Cab.		Intact	Metal	0	QM
42	Living Room	Electric Box		Intact	Metal	-0.2	QM
43	Calibrate					1	TC
44	Calibrate					0.9	TC
45	Calibrate					1	TC

Inspection Da	9/26/2007			Address:	135 Main Street, Poughkeepsie, NY		
Report Date:	10/3/2007			Apartment:	407		
Abatement Le	1						
Report No.	22						
Job Start:	1114			Job Stop:	1139		

Read No	Room	Wall/Structure	Member	Paint Cond.	Substrate	Lead mg/cm^2	Mode
1	Calibrate					1	TC
2	Calibrate					0.9	TC
3	Calibrate					1	TC
4	Living Room	Ceiling		Intact	Sheetrock	-0.5	QM
5	Living Room	Wall A		Intact	Sheetrock	-0.3	QM
6	Living Room	Wall B		Intact	Sheetrock	-0.2	QM
7	Living Room	Wall C		Intact	Sheetrock	-0.1	QM
8	Living Room	Wall D		Intact	Sheetrock	-0.2	QM
9	Living Room	Closet	Door	Intact	Metal	-0.6	QM
10	Living Room	Closet	Wall	Intact	Sheetrock	-0.4	QM
11	Living Room	Entry Door		Intact	Metal	-0.6	QM
12	Living Room	Entry Door	Casing	Intact	Metal	-0.4	QM
13	Living Room	Window	Sash	Intact	Metal	-0.4	QM
14	Living Room	AC Box		Intact	Metal	-0.8	QM
15	Living Room	Radiator		Intact	Metal	-0.2	QM
16	Kitchen	Ceiling		Intact	Sheetrock	-0.4	QM
17	Kitchen	Wall A		Intact	Sheetrock	-0.3	QM
18	Kitchen	Wall B		Intact	Sheetrock	-0.3	QM
19	Kitchen	Wall C		Intact	Sheetrock	-0.2	QM
20	Kitchen	Wall D		Intact	Sheetrock	-0.2	QM
21	Kitchen	Vent Covering		Intact	Metal	-0.2	QM
22	Bedroom	Ceiling		Intact	Sheetrock	-0.4	QM
23	Bedroom	Wall A		Intact	Sheetrock	-0.2	QM
24	Bedroom	Wall B		Intact	Sheetrock	-0.3	QM
25	Bedroom	Wall C		Intact	Sheetrock	-0.2	QM
26	Bedroom	Wall D		Intact	Sheetrock	-0.5	QM
27	Bedroom	Closet	Door	Intact	Metal	-0.3	QM
28	Bedroom	Door		Intact	Wood	-0.7	QM
29	Bedroom	Door	Casing	Intact	Metal	-0.5	QM
30	Bedroom	AC Box		Intact	Metal	-0.3	QM
31	Bedroom	Radiator		Intact	Metal	-0.6	QM
32	Bedroom	Window	Sash	Intact	Metal	-0.3	QM
33	Bathroom	Ceiling		Intact	Sheetrock	-0.3	QM
34	Bathroom	Wall A		Intact	Sheetrock	-0.2	QM
35	Bathroom	Wall B		Intact	Sheetrock	-0.4	QM
36	Bathroom	Wall C		Intact	Sheetrock	-0.4	QM
37	Bathroom	Wall D		Intact	Sheetrock	-0.5	QM
38	Bathroom	Wall C		Intact	Tile	-0.8	QM
39	Bathroom	Floor		Intact	Tile	-0.5	QM
40	Bathroom	Vent Covering		Intact	Metal	-0.4	QM
41	Bathroom	Door		Intact	Wood	-0.6	QM
42	Bathroom	Door	Casing	Intact	Metal	-0.4	QM
43	Bathroom	Radiator		Intact	Metal	-0.5	QM
44	Living Room	Circuit Breaker	Box	Intact	Metal	-0.5	QM
45	Calibrate					0.9	TC
46	Calibrate					0.8	TC
47	Calibrate					0.9	TC

Inspection Dat	9/26/2007			Address:	135 Main Street, Poughkeepsie, NY		
Report Date:	10/3/2007			Apartment:	506		
Abatement Lev	1						
Report No.	21						
Job Start:	1048			Job Stop:	1113		

Read No	Room	Wall/Structure	Member	Paint Cond.	Substrate	Lead mg/cm^2	Mode
1	Calibrate					0.9	TC
2	Calibrate					0.9	TC
3	Calibrate					1	TC
4	Living Room	Ceiling		Intact	Sheetrock	-0.3	QM
5	Living Room	Wall A		Intact	Sheetrock	-0.3	QM
6	Living Room	Wall B		Intact	Sheetrock	-0.7	QM
7	Living Room	Wall C		Intact	Sheetrock	-0.3	QM
8	Living Room	Wall D		Intact	Sheetrock	-0.2	QM
9	Living Room	Closet	Door	Intact	Metal	-0.5	QM
10	Living Room	Closet	Wall	Intact	Sheetrock	-0.3	QM
11	Living Room	Entry Door		Intact	Metal	-0.7	QM
12	Living Room	Entry Door	Casing	Intact	Metal	-0.5	QM
13	Living Room	Window	Sash	Intact	Metal	-0.5	QM
14	Living Room	AC Box		Intact	Metal	-0.8	QM
15	Living Room	Radiator		Intact	Metal	-0.4	QM
16	Kitchen	Ceiling		Intact	Sheetrock	-0.2	QM
17	Kitchen	Wall A		Intact	Sheetrock	0	QM
18	Kitchen	Wall B		Intact	Sheetrock	-0.3	QM
19	Kitchen	Wall C		Intact	Sheetrock	-0.4	QM
20	Kitchen	Wall D		Intact	Sheetrock	0	QM
21	Kitchen	Vent Covering		Intact	Metal	-0.3	QM
22	Bedroom	Ceiling		Intact	Sheetrock	-0.2	QM
23	Bedroom	Wall A		Intact	Sheetrock	-0.5	QM
24	Bedroom	Wall B		Intact	Sheetrock	-0.3	QM
25	Bedroom	Wall C		Intact	Sheetrock	-0.2	QM
26	Bedroom	Wall D		Intact	Sheetrock	-0.4	QM
27	Bedroom	Closet	Door	Intact	Metal	-0.7	QM
28	Bedroom	Door		Intact	Wood	-0.5	QM
29	Bedroom	Door	Casing	Intact	Metal	-0.5	QM
30	Bedroom	AC Box		Intact	Metal	-0.6	QM
31	Bedroom	Radiator		Intact	Metal	-0.6	QM
32	Bedroom	Window	Sash	Intact	Metal	-0.5	QM
33	Bathroom	Ceiling		Intact	Sheetrock	-0.6	QM
34	Bathroom	Wall A		Intact	Sheetrock	-0.2	QM
35	Bathroom	Wall B		Intact	Sheetrock	-0.3	QM
36	Bathroom	Wall C		Intact	Sheetrock	-0.3	QM
37	Bathroom	Wall D		Intact	Sheetrock	-0.3	QM
38	Bathroom	Wall C		Intact	Tile	-0.8	QM
39	Bathroom	Floor		Intact	Tile	-0.7	QM
40	Bathroom	Vent Covering		Intact	Metal	-0.4	QM
41	Bathroom	Door		Intact	Wood	-0.4	QM
42	Bathroom	Door	Casing	Intact	Metal	-0.4	QM
43	Living Room	Circuit Breaker	Box	Intact	Metal	-0.6	QM
44	Calibrate					0.9	TC
45	Calibrate					1	TC
46	Calibrate					1	TC

Inspection Dat	9/25/2007			Address:	135 Main Street, Poughkeepsie, NY		
Report Date:	9/28/2007			Apartment:	510		
Abatement Lev	1						
Report No.	0925-0940						
Job Start:	940			Job Stop:	1040		

Read No	Room	Wall/Structure	Member	Paint Cond.	Substrate	Lead mg/cm^2	Mode
1	Calibrate					0.8	TC
2	Calibrate					0.8	TC
3	Calibrate					0.8	TC
4	Living Room	Ceiling		Intact	Sheetrock	0	QM
5	Living Room	Wall A		Intact	Sheetrock	-0.2	QM
6	Living Room	Wall B		Intact	Sheetrock	-0.4	QM
7	Living Room	Wall C		Intact	Sheetrock	-0.1	QM
8	Living Room	Wall D		Intact	Sheetrock	0	QM
9	Living Room	Closet	Door	Intact	Metal	-0.2	QM
10	Living Room	Closet	Wall	Intact	Sheetrock	-0.4	QM
11	Living Room	Entry Door		Intact	Metal	-0.2	QM
12	Living Room	Entry Door	Casing	Intact	Metal	-0.3	QM
13	Living Room	Window	Sash	Intact	Metal	-0.8	QM
14	Living Room	AC Box		Intact	Metal	-0.2	QM
15	Living Room	Radiator		Intact	Metal	-0.1	QM
16	Kitchen	Ceiling		Intact	Sheetrock	-0.7	QM
17	Kitchen	Wall A		Intact	Sheetrock	-0.2	QM
18	Kitchen	Wall B		Intact	Sheetrock	-0.2	QM
19	Kitchen	Wall C		Intact	Sheetrock	-0.5	QM
20	Kitchen	Wall D		Intact	Sheetrock	0	QM
21	Bedroom	Ceiling		Intact	Sheetrock	-0.3	QM
22	Bedroom	Wall A		Intact	Sheetrock	-0.2	QM
23	Bedroom	Wall B		Intact	Sheetrock	-0.2	QM
24	Bedroom	Wall C		Intact	Sheetrock	-0.2	QM
25	Bedroom	Wall D		Intact	Sheetrock	-0.4	QM
26	Bedroom	Closet	Door	Intact	Metal	-0.3	QM
27	Bedroom	Door		Intact	Wood	-0.3	QM
28	Bedroom	Door	Casing	Intact	Metal	-0.2	QM
29	Bedroom	AC Box		Intact	Metal	-0.2	QM
30	Bedroom	Radiator		Intact	Metal	0.1	QM
31	Bedroom	Window	Sash	Intact	Metal	-0.5	QM
32	Bathroom	Ceiling		Intact	Sheetrock	-0.3	QM
33	Bathroom	Wall A		Intact	Sheetrock	-0.2	QM
34	Bathroom	Wall B		Intact	Sheetrock	-0.3	QM
35	Bathroom	Wall C		Intact	Sheetrock	0	QM
36	Bathroom	Wall D		Intact	Sheetrock	-0.1	QM
37	Bathroom	Wall C		Intact	Tile	-0.7	QM
38	Bathroom	Floor		Intact	Tile	-0.2	QM
39	Bathroom	Door		Intact	Wood	-0.4	QM
40	Bathroom	Door	Casing	Intact	Metal	-0.1	QM
41	Bathroom	Medicine Cab.		Intact	Metal	-0.5	QM
42	Calibrate					0.6	TC
43	Calibrate					0.6	TC
44	Calibrate					1	TC

Inspection Dat	9/26/2007			Address:	135 Main Street, Poughkeepsie, NY		
Report Date:	10/3/2007			Apartment:	603		
Abatement Lev	1						
Report No.	20						
Job Start:	1015			Job Stop:	1047		
Read No	Room	Wall/Structure	Member	Paint Cond.	Substrate	Lead mg/cm^2	Mode
1	Calibrate					1	TC
2	Calibrate					1	TC
3	Calibrate					1.1	TC
4	Living Room	Ceiling		Intact	Sheetrock	-0.5	QM
5	Living Room	Wall A		Intact	Sheetrock	-0.3	QM
6	Living Room	Wall B		Intact	Sheetrock	-0.3	QM
7	Living Room	Wall C		Intact	Sheetrock	-0.4	QM
8	Living Room	Wall D		Intact	Sheetrock	-0.6	QM
9	Living Room	Closet	Door	Intact	Metal	-0.3	QM
10	Living Room	Closet	Wall	Intact	Sheetrock	-0.3	QM
11	Living Room	Entry Door		Intact	Metal	-0.5	QM
12	Living Room	Entry Door	Casing	Intact	Metal	-0.4	QM
13	Living Room	Window	Sash	Intact	Metal	-0.5	QM
14	Living Room	AC Box		Intact	Metal	-0.8	QM
15	Living Room	Radiator		Intact	Metal	-0.3	QM
16	Kitchen	Ceiling		Intact	Sheetrock	-0.5	QM
17	Kitchen	Wall A		Intact	Sheetrock	-0.8	QM
18	Kitchen	Wall B		Intact	Sheetrock	-0.3	QM
19	Kitchen	Wall C		Intact	Sheetrock	-0.3	QM
20	Kitchen	Wall D		Intact	Sheetrock	-0.2	QM
21	Kitchen	Vent Covering		Intact	Metal	-0.2	QM
22	Bedroom	Ceiling		Intact	Sheetrock	-0.4	QM
23	Bedroom	Wall A		Intact	Sheetrock	-0.3	QM
24	Bedroom	Wall B		Intact	Sheetrock	-0.6	QM
25	Bedroom	Wall C		Intact	Sheetrock	-0.3	QM
26	Bedroom	Wall D		Intact	Sheetrock	-0.2	QM
27	Bedroom	Closet	Door	Intact	Metal	-0.3	QM
28	Bedroom	Door		Intact	Wood	-0.5	QM
29	Bedroom	Door	Casing	Intact	Metal	-0.5	QM
30	Bedroom	AC Box		Intact	Metal	-0.3	QM
31	Bedroom	Radiator		Intact	Metal	-0.5	QM
32	Bedroom	Window	Sash	Intact	Metal	-0.5	QM
33	Bathroom	Ceiling		Intact	Sheetrock	-0.4	QM
34	Bathroom	Wall A		Intact	Sheetrock	-0.4	QM
35	Bathroom	Wall B		Intact	Sheetrock	-0.4	QM
36	Bathroom	Wall C		Intact	Sheetrock	-0.2	QM
37	Bathroom	Wall D		Intact	Sheetrock	-0.2	QM
38	Bathroom	Wall C		Intact	Tile	-0.4	QM
39	Bathroom	Floor		Intact	Tile	0	QM
40	Bathroom	Vent Covering		Intact	Metal	-0.5	QM
41	Bathroom	Door		Intact	Wood	-0.4	QM
42	Bathroom	Door	Casing	Intact	Metal	-0.4	QM
43	Bathroom	Radiator		Intact	Metal	-0.6	QM
44	Living Room	Circuit Breaker	Box	Intact	Metal	-0.4	QM
45	Calibrate					1.2	TC
46	Calibrate					0.9	TC
47	Calibrate					0.9	TC

Inspection Da	9/26/2007			Address:	135 Main Street, Poughkeepsie, NY		
Report Date:	9/28/2007			Apartment:	607		
Abatement Le	1						
Report No.	0926-1027						
Job Start:	1027			Job Stop:	1053		

Read No	Room	Wall/Structure	Member	Paint Cond.	Substrate	Lead mg/cm^2	Mode
1	Calibrate					1.1	TC
2	Calibrate					0.9	TC
3	Calibrate					1	TC
4	Living Room	Ceiling		Intact	Sheetrock	0	QM
5	Living Room	Wall A		Intact	Sheetrock	-0.1	QM
6	Living Room	Wall B		Intact	Sheetrock	-0.2	QM
7	Living Room	Wall C		Intact	Sheetrock	0.1	QM
8	Living Room	Wall D		Intact	Sheetrock	-0.1	QM
9	Living Room	Closet	Door	Intact	Metal	0	QM
10	Living Room	Closet	Wall	Intact	Sheetrock	-0.2	QM
11	Living Room	Entry Door		Intact	Metal	-0.1	QM
12	Living Room	Entry Door	Casing	Intact	Metal	0.1	QM
13	Living Room	Window	Sash	Intact	Metal	-0.7	QM
14	Living Room	AC Box		Intact	Metal	0.1	QM
15	Living Room	Radiator		Intact	Metal	-0.1	QM
16	Kitchen	Ceiling		Intact	Sheetrock	-0.2	QM
17	Kitchen	Wall A		Intact	Sheetrock	-0.2	QM
18	Kitchen	Wall B		Intact	Sheetrock	0	QM
19	Kitchen	Wall C		Intact	Sheetrock	0	QM
20	Kitchen	Wall D		Intact	Sheetrock	-0.1	QM
21	Kitchen	Vent Cover		Intact	Metal	0.3	QM
22	Bedroom	Ceiling		Intact	Sheetrock	-0.1	QM
23	Bedroom	Wall A		Intact	Sheetrock	0	QM
24	Bedroom	Wall B		Intact	Sheetrock	0.1	QM
25	Bedroom	Wall C		Intact	Sheetrock	0.1	QM
26	Bedroom	Wall D		Intact	Sheetrock	0	QM
27	Bedroom	Closet	Door	Intact	Metal	0.1	QM
28	Bedroom	Door		Intact	Wood	-0.5	QM
29	Bedroom	Door	Casing	Intact	Metal	0	QM
30	Bedroom	AC Box		Intact	Metal	-0.1	QM
31	Bedroom	Radiator		Intact	Metal	-0.1	QM
32	Bedroom	Window	Sash	Intact	Metal	0	QM
33	Bathroom	Ceiling		Intact	Sheetrock	-0.1	QM
34	Bathroom	Wall A		Intact	Sheetrock	-0.2	QM
35	Bathroom	Wall B		Intact	Sheetrock	0	QM
36	Bathroom	Wall C		Intact	Sheetrock	-0.1	QM
37	Bathroom	Wall D		Intact	Sheetrock	0	QM
38	Bathroom	Wall C		Intact	Tile	-0.6	QM
39	Bathroom	Floor		Intact	Tile	0.2	QM
40	Bathroom	Vent Cover		Intact	Metal	0.2	QM
41	Bathroom	Door		Intact	Wood	-0.2	QM
42	Bathroom	Door	Casing	Intact	Metal	0	QM
43	Bathroom	Medicine Cab.		Intact	Metal	0.1	QM
44	Living Room	Electric Box		Intact	Metal	0.1	QM
45	Calibrate					1.1	TC
46	Calibrate					1.1	TC
47	Calibrate					1.1	TC

Inspection D:	9/26/2007			Address:	135 Main Street, Poughkeepsie, NY		
Report Date:	9/28/2007			Apartment:	702		
Abatement L	1						
Report No.	0926-0955						
Job Start:	955			Job Stop:	1026		
Read No	Room	Wall/Structure	Member	Paint Cond.	Substrate	Lead mg/cm^2	Mode
1	Calibrate					0.9	TC
2	Calibrate					0.9	TC
3	Calibrate					1	TC
4	Living Room	Ceiling		Intact	Sheetrock	0.2	QM
5	Living Room	Wall A		Intact	Sheetrock	-0.3	QM
6	Living Room	Wall B		Intact	Sheetrock	0	QM
7	Living Room	Wall C		Intact	Sheetrock	0.1	QM
8	Living Room	Wall D		Intact	Sheetrock	0	QM
9	Living Room	Closet	Door	Intact	Metal	-0.2	QM
10	Living Room	Closet	Wall	Intact	Sheetrock	-0.2	QM
11	Living Room	Entry Door		Intact	Metal	-0.1	QM
12	Living Room	Entry Door	Casing	Intact	Metal	0.2	QM
13	Living Room	Window	Sash	Intact	Metal	-0.3	QM
14	Living Room	AC Box		Intact	Metal	-0.5	QM
15	Living Room	Radiator		Intact	Metal	0.2	QM
16	Kitchen	Ceiling		Intact	Sheetrock	-0.5	QM
17	Kitchen	Wall A		Intact	Sheetrock	-0.3	QM
18	Kitchen	Wall B		Intact	Sheetrock	0	QM
19	Kitchen	Wall C		Intact	Sheetrock	-0.2	QM
20	Kitchen	Wall D		Intact	Sheetrock	0.1	QM
21	Kitchen	Vent Cover		Intact	Metal	0.2	QM
22	Bedroom	Ceiling		Intact	Sheetrock	-0.1	QM
23	Bedroom	Wall A		Intact	Sheetrock	-0.1	QM
24	Bedroom	Wall B		Intact	Sheetrock	-0.1	QM
25	Bedroom	Wall C		Intact	Sheetrock	0	QM
26	Bedroom	Wall D		Intact	Sheetrock	0	QM
27	Bedroom	Closet	Door	Intact	Metal	0	QM
28	Bedroom	Door		Intact	Wood	-0.4	QM
29	Bedroom	Door	Casing	Intact	Metal	0	QM
30	Bedroom	AC Box		Intact	Metal	-0.1	QM
31	Bedroom	Radiator		Intact	Metal	0.2	QM
32	Bedroom	Window	Sash	Intact	Metal	-0.3	QM
33	Bathroom	Ceiling		Intact	Sheetrock	0.1	QM
34	Bathroom	Wall A		Intact	Sheetrock	-0.2	QM
35	Bathroom	Wall B		Intact	Sheetrock	-0.1	QM
36	Bathroom	Wall C		Intact	Sheetrock	0.1	QM
37	Bathroom	Wall D		Intact	Sheetrock	-0.3	QM
38	Bathroom	Wall C		Intact	Tile	1.8	QM
39	Bathroom	Floor		Intact	Tile	-0.1	QM
40	Bathroom	Vent Cover		Intact	Metal	0.2	QM
41	Bathroom	Door		Intact	Wood	-0.2	QM
42	Bathroom	Door	Casing	Intact	Metal	-0.1	QM
43	Bathroom	Medicine Cab.		Intact	Metal	0.1	QM
44	Living Room	Electric Box		Intact	Metal	-0.2	QM
45	Calibrate					1.1	TC
46	Calibrate					1	TC
47	Calibrate					0.9	TC

Inspection Dat	9/26/2007			Address:	135 Main Street, Poughkeepsie, NY		
Report Date:	10/3/2007			Apartment:	705		
Abatement Lev	1						
Report No.	19						
Job Start:	947			Job Stop:	1014		
Read No	Room	Wall/Structure	Member	Paint Cond.	Substrate	Lead mg/cm^2	Mode
1	Calibrate					0.9	TC
2	Calibrate					0.9	TC
3	Calibrate					1	TC
4	Living Room	Ceiling		Intact	Sheetrock	-0.5	QM
5	Living Room	Wall A		Intact	Sheetrock	-0.3	QM
6	Living Room	Wall B		Intact	Sheetrock	-0.3	QM
7	Living Room	Wall C		Intact	Sheetrock	-0.4	QM
8	Living Room	Wall D		Intact	Sheetrock	-0.2	QM
9	Living Room	Closet	Door	Intact	Metal	-0.3	QM
10	Living Room	Closet	Wall	Intact	Sheetrock	-0.6	QM
11	Living Room	Entry Door		Intact	Metal	-0.4	QM
12	Living Room	Entry Door	Casing	Intact	Metal	-0.6	QM
13	Living Room	Window	Sash	Intact	Metal	-0.3	QM
14	Living Room	AC Box		Intact	Metal	-0.7	QM
15	Living Room	Radiator		Intact	Metal	-0.4	QM
16	Kitchen	Ceiling		Intact	Sheetrock	-0.5	QM
17	Kitchen	Wall A		Intact	Sheetrock	-0.3	QM
18	Kitchen	Wall B		Intact	Sheetrock	-0.4	QM
19	Kitchen	Wall C		Intact	Sheetrock	-0.3	QM
20	Kitchen	Wall D		Intact	Sheetrock	-0.4	QM
21	Kitchen	Vent Covering		Intact	Metal	-0.1	QM
22	Bedroom	Ceiling		Intact	Sheetrock	-0.7	QM
23	Bedroom	Wall A		Intact	Sheetrock	-0.4	QM
24	Bedroom	Wall B		Intact	Sheetrock	-0.1	QM
25	Bedroom	Wall C		Intact	Sheetrock	-0.2	QM
26	Bedroom	Wall D		Intact	Sheetrock	-0.2	QM
27	Bedroom	Closet	Door	Intact	Metal	-0.1	QM
28	Bedroom	Door		Intact	Wood	-0.5	QM
29	Bedroom	Door	Casing	Intact	Metal	-0.3	QM
30	Bedroom	AC Box		Intact	Metal	-0.3	QM
31	Bedroom	Radiator		Intact	Metal	-0.4	QM
32	Bedroom	Window	Sash	Intact	Metal	-0.6	QM
33	Bathroom	Ceiling		Intact	Sheetrock	-0.2	QM
34	Bathroom	Wall A		Intact	Sheetrock	-0.5	QM
35	Bathroom	Wall B		Intact	Sheetrock	-0.3	QM
36	Bathroom	Wall C		Intact	Sheetrock	-0.6	QM
37	Bathroom	Wall D		Intact	Sheetrock	-0.2	QM
38	Bathroom	Wall C		Intact	Tile	-0.5	QM
39	Bathroom	Floor		Intact	Tile	-0.5	QM
40	Bathroom	Vent Covering		Intact	Metal	-0.3	QM
41	Bathroom	Door		Intact	Wood	-0.4	QM
42	Bathroom	Door	Casing	Intact	Metal	-0.4	QM
43	Living Room	Circuit Breaker	Box	Intact	Metal	-0.4	QM
44	Calibrate					1	TC
45	Calibrate					0.9	TC
46	Calibrate					0.9	TC

Inspection Da	9/26/2007			Address:	135 Main Street, Poughkeepsie, NY		
Report Date:	9/28/2007			Apartment:	808		
Abatement Le	1						
Report No.	0926-0919						
Job Start:	919			Job Stop:	955		

Read No	Room	Wall/Structure	Member	Paint Cond.	Substrate	Lead mg/cm^2	Mode
1	Calibrate					0.9	TC
2	Calibrate					0.8	TC
3	Calibrate					0.8	TC
4	Living Room	Ceiling		Intact	Sheetrock	-0.1	QM
5	Living Room	Wall A		Intact	Sheetrock	-0.2	QM
6	Living Room	Wall B		Intact	Sheetrock	0.1	QM
7	Living Room	Wall C		Intact	Sheetrock	-0.3	QM
8	Living Room	Wall D		Intact	Sheetrock	0.1	QM
9	Living Room	Closet	Door	Intact	Metal	-0.4	QM
10	Living Room	Closet	Wall	Intact	Sheetrock	0.1	QM
11	Living Room	Entry Door		Intact	Metal	-0.4	QM
12	Living Room	Entry Door	Casing	Intact	Metal	-0.5	QM
13	Living Room	Window	Sash	Intact	Metal	-0.6	QM
14	Living Room	AC Box		Intact	Metal	-0.5	QM
15	Living Room	Radiator		Intact	Metal	-0.1	QM
16	Kitchen	Ceiling		Intact	Sheetrock	-0.2	QM
17	Kitchen	Wall A		Intact	Sheetrock	-0.2	QM
18	Kitchen	Wall B		Intact	Sheetrock	0	QM
19	Kitchen	Wall C		Intact	Sheetrock	-0.1	QM
20	Kitchen	Wall D		Intact	Sheetrock	-0.1	QM
21	Kitchen	Vent Cover		Intact	Metal	0	QM
22	Bedroom	Ceiling		Intact	Sheetrock	0	QM
23	Bedroom	Wall A		Intact	Sheetrock	-0.1	QM
24	Bedroom	Wall B		Intact	Sheetrock	-0.4	QM
25	Bedroom	Wall C		Intact	Sheetrock	-0.4	QM
26	Bedroom	Wall D		Intact	Sheetrock	0.1	QM
27	Bedroom	Closet	Door	Intact	Metal	-0.4	QM
28	Bedroom	Door		Intact	Wood	-0.1	QM
29	Bedroom	Door	Casing	Intact	Metal	-0.1	QM
30	Bedroom	AC Box		Intact	Metal	0.2	QM
31	Bedroom	Radiator		Intact	Metal	-0.1	QM
32	Bedroom	Window	Sash	Intact	Metal	-0.3	QM
33	Bathroom	Ceiling		Intact	Sheetrock	-0.3	QM
34	Bathroom	Wall A		Intact	Sheetrock	-0.1	QM
35	Bathroom	Wall B		Intact	Sheetrock	-0.1	QM
36	Bathroom	Wall C		Intact	Sheetrock	-0.1	QM
37	Bathroom	Wall D		Intact	Sheetrock	-0.2	QM
38	Bathroom	Wall C		Intact	Tile	1.6	QM
39	Bathroom	Floor		Intact	Tile	-0.3	QM
40	Bathroom	Vent Cover		Intact	Metal	0	QM
41	Bathroom	Door		Intact	Wood	-0.1	QM
42	Bathroom	Door	Casing	Intact	Metal	-0.1	QM
43	Bathroom	Medicine Cab.		Intact	Metal	0.1	QM
44	Living Room	Electric Box		Intact	Metal	-0.2	QM
45	Calibrate					0.9	TC
46	Calibrate					0.9	TC
47	Calibrate					0.9	TC

Inspection Da	9/26/2007			Address:	135 Main Street, Poughkeepsie, NY		
Report Date:	10/3/2007			Apartment:	810		
Abatement Le	1						
Report No.	18						
Job Start:	912			Job Stop:	946		
Read No	Room	Wall/Structure	Member	Paint Cond.	Substrate	Lead mg/cm^2	Mode
1	Calibrate					0.8	TC
2	Calibrate					0.8	TC
3	Calibrate					0.8	TC
4	Living Room	Ceiling		Intact	Sheetrock	-0.2	QM
5	Living Room	Wall A		Intact	Sheetrock	-0.3	QM
6	Living Room	Wall B		Intact	Sheetrock	-0.4	QM
7	Living Room	Wall C		Intact	Sheetrock	-0.3	QM
8	Living Room	Wall D		Intact	Sheetrock	-0.5	QM
9	Living Room	Closet	Door	Intact	Metal	-0.6	QM
10	Living Room	Closet	Wall	Intact	Sheetrock	-0.3	QM
11	Living Room	Entry Door		Intact	Metal	-0.3	QM
12	Living Room	Entry Door	Casing	Intact	Metal	-0.3	QM
13	Living Room	Window	Sash	Intact	Metal	0	QM
14	Living Room	AC Box		Intact	Metal	-0.6	QM
15	Living Room	Radiator		Intact	Metal	-0.1	QM
16	Kitchen	Ceiling		Intact	Sheetrock	-0.4	QM
17	Kitchen	Wall A		Intact	Sheetrock	-0.1	QM
18	Kitchen	Wall B		Intact	Sheetrock	-0.2	QM
19	Kitchen	Wall C		Intact	Sheetrock	-0.1	QM
20	Kitchen	Wall D		Intact	Sheetrock	-0.5	QM
21	Kitchen	Vent Covering		Intact	Metal	-0.3	QM
22	Bedroom	Ceiling		Intact	Sheetrock	-0.7	QM
23	Bedroom	Wall A		Intact	Sheetrock	-0.3	QM
24	Bedroom	Wall B		Intact	Sheetrock	-0.4	QM
25	Bedroom	Wall C		Intact	Sheetrock	0.1	QM
26	Bedroom	Wall D		Intact	Sheetrock	-0.2	QM
27	Bedroom	Closet	Door	Intact	Metal	-0.3	QM
28	Bedroom	Door		Intact	Wood	-0.2	QM
29	Bedroom	Door	Casing	Intact	Metal	-0.3	QM
30	Bedroom	AC Box		Intact	Metal	-0.9	QM
31	Bedroom	Radiator		Intact	Metal	-0.3	QM
32	Bedroom	Window	Sash	Intact	Metal	-0.3	QM
33	Bathroom	Ceiling		Intact	Sheetrock	-0.2	QM
34	Bathroom	Wall A		Intact	Sheetrock	-0.2	QM
35	Bathroom	Wall B		Intact	Sheetrock	-0.5	QM
36	Bathroom	Wall C		Intact	Sheetrock	-0.2	QM
37	Bathroom	Wall D		Intact	Sheetrock	-0.3	QM
38	Bathroom	Wall C		Intact	Tile	-0.6	QM
39	Bathroom	Floor		Intact	Tile	-0.3	QM
40	Bathroom	Vent Covering		Intact	Metal	-0.5	QM
41	Bathroom	Door		Intact	Wood	-0.4	QM
42	Bathroom	Door	Casing	Intact	Metal	-0.4	QM
43	Living Room	Circuit Breaker	Box	Intact	Metal	-0.3	QM
44	Calibrate					0.7	TC
45	Calibrate					0.9	TC
46	Calibrate					1	TC

Inspection Dat	9/25/2007			Address:	135 Main Street, Poughkeepsie, NY		
Report Date:	10/3/2007			Apartment:	906		
Abatement Lev	1						
Report No.	17						
Job Start:	1224			Job Stop:	1300		
Read No	Room	Wall/Structure	Member	Paint Cond.	Substrate	Lead mg/cm^2	Mode
1	Calibrate					0.8	TC
2	Calibrate					0.9	TC
3	Calibrate					0.9	TC
4	Living Room	Ceiling		Intact	Sheetrock	-0.7	QM
5	Living Room	Wall A		Intact	Sheetrock	-0.2	QM
6	Living Room	Wall B		Intact	Sheetrock	-0.4	QM
7	Living Room	Wall C		Intact	Sheetrock	-0.4	QM
8	Living Room	Wall D		Intact	Sheetrock	-0.2	QM
9	Living Room	Closet	Door	Intact	Metal	-0.3	QM
10	Living Room	Closet	Wall	Intact	Sheetrock	-0.6	QM
11	Living Room	Entry Door		Intact	Metal	-0.4	QM
12	Living Room	Entry Door	Casing	Intact	Metal	-0.4	QM
13	Living Room	Window	Sash	Intact	Metal	-0.6	QM
14	Living Room	AC Box		Intact	Metal	-0.6	QM
15	Living Room	Radiator		Intact	Metal	-0.8	QM
16	Kitchen	Ceiling		Intact	Sheetrock	-1	QM
17	Kitchen	Wall A		Intact	Sheetrock	0	QM
18	Kitchen	Wall B		Intact	Sheetrock	-0.4	QM
19	Kitchen	Wall C		Intact	Sheetrock	-0.3	QM
20	Kitchen	Wall D		Intact	Sheetrock	-0.2	QM
21	Kitchen	Vent Covering		Intact	Metal	-0.1	QM
22	Bedroom	Ceiling		Intact	Sheetrock	-0.2	QM
23	Bedroom	Wall A		Intact	Sheetrock	-0.2	QM
24	Bedroom	Wall B		Intact	Sheetrock	-0.3	QM
25	Bedroom	Wall C		Intact	Sheetrock	-0.2	QM
26	Bedroom	Wall D		Intact	Sheetrock	-0.3	QM
27	Bedroom	Closet	Door	Intact	Metal	-0.3	QM
28	Bedroom	Door		Intact	Wood	-0.6	QM
29	Bedroom	Door	Casing	Intact	Metal	-0.4	QM
30	Bedroom	AC Box		Intact	Metal	-0.1	QM
31	Bedroom	Radiator		Intact	Metal	-0.5	QM
32	Bedroom	Window	Sash	Intact	Metal	-0.6	QM
33	Bathroom	Ceiling		Intact	Sheetrock	-0.5	QM
34	Bathroom	Wall A		Intact	Sheetrock	-0.2	QM
35	Bathroom	Wall B		Intact	Sheetrock	-0.3	QM
36	Bathroom	Wall C		Intact	Sheetrock	0	QM
37	Bathroom	Wall D		Intact	Sheetrock	-0.4	QM
38	Bathroom	Wall C		Intact	Tile	-0.4	QM
39	Bathroom	Floor		Intact	Tile	-0.3	QM
40	Bathroom	Vent Covering		Intact	Metal	-0.3	QM
41	Bathroom	Door		Intact	Wood	-0.4	QM
42	Bathroom	Door	Casing	Intact	Metal	-0.3	QM
43	Bathroom	Hatch		Intact	Metal	-0.3	QM
44	Living Room	Circuit Breaker	Box	Intact	Metal	-0.5	QM
45	Calibrate					1	TC
46	Calibrate					1	TC
47	Calibrate					1	TC

Inspection Da	9/25/2007			Address:	135 Main Street, Poughkeepsie, NY		
Report Date:	10/3/2007			Apartment:	907		
Abatement Le	1						
Report No.	16						
Job Start:	1155			Job Stop:	1223		

Read No	Room	Wall/Structure	Member	Paint Cond.	Substrate	Lead mg/cm^2	Mode
1	Calibrate					0.9	TC
2	Calibrate					0.8	TC
3	Calibrate					1	TC
4	Living Room	Ceiling		Intact	Sheetrock	-0.3	QM
5	Living Room	Wall A		Intact	Sheetrock	-0.3	QM
6	Living Room	Wall B		Intact	Sheetrock	-0.1	QM
7	Living Room	Wall C		Intact	Sheetrock	-0.8	QM
8	Living Room	Wall D		Intact	Sheetrock	-0.2	QM
9	Living Room	Closet	Door	Intact	Metal	-0.3	QM
10	Living Room	Closet	Wall	Intact	Sheetrock	-0.3	QM
11	Living Room	Entry Door		Intact	Metal	-0.2	QM
12	Living Room	Entry Door	Casing	Intact	Metal	-0.5	QM
13	Living Room	Window	Sash	Intact	Metal	-0.3	QM
14	Living Room	AC Box		Intact	Metal	-0.3	QM
15	Living Room	Radiator		Intact	Metal	-0.3	QM
16	Kitchen	Ceiling		Intact	Sheetrock	-0.4	QM
17	Kitchen	Wall A		Intact	Sheetrock	-0.5	QM
18	Kitchen	Wall B		Intact	Sheetrock	-0.2	QM
19	Kitchen	Wall C		Intact	Sheetrock	-0.3	QM
20	Kitchen	Wall D		Intact	Sheetrock	-0.1	QM
21	Kitchen	Vent Covering		Intact	Metal	-0.3	QM
22	Bedroom	Ceiling		Intact	Sheetrock	-0.6	QM
23	Bedroom	Wall A		Intact	Sheetrock	-0.7	QM
24	Bedroom	Wall B		Intact	Sheetrock	-0.8	QM
25	Bedroom	Wall C		Intact	Sheetrock	-0.4	QM
26	Bedroom	Wall D		Intact	Sheetrock	-0.4	QM
27	Bedroom	Closet	Door	Intact	Metal	-0.2	QM
28	Bedroom	Door		Intact	Wood	-0.4	QM
29	Bedroom	Door	Casing	Intact	Metal	-0.4	QM
30	Bedroom	AC Box		Intact	Metal	-0.5	QM
31	Bedroom	Radiator		Intact	Metal	-0.3	QM
32	Bedroom	Window	Sash	Intact	Metal	-0.1	QM
33	Bathroom	Ceiling		Intact	Sheetrock	-0.2	QM
34	Bathroom	Wall A		Intact	Sheetrock	-0.2	QM
35	Bathroom	Wall B		Intact	Sheetrock	-0.5	QM
36	Bathroom	Wall C		Intact	Sheetrock	-0.6	QM
37	Bathroom	Wall D		Intact	Sheetrock	-0.3	QM
38	Bathroom	Wall C		Intact	Tile	1	QM
39	Bathroom	Floor		Intact	Tile	-0.5	QM
40	Bathroom	Vent Covering		Intact	Metal	-0.4	QM
41	Bathroom	Door		Intact	Wood	-0.4	QM
42	Bathroom	Door	Casing	Intact	Metal	-0.4	QM
43	Living Room	Circuit Breaker	Box	Intact	Metal	-0.3	QM
44	Bathroom	Radiator		Intact	Metal	-0.4	QM
45	Calibrate					0.9	TC
46	Calibrate					1	TC
47	Calibrate					1.1	TC

Inspection Da	9/25/2007			Address:	135 Main Street, Poughkeepsie, NY		
Report Date:	9/28/2007			Apartment:	910		
Abatement Le	1						
Report No.	0925-1138						
Job Start:	1138			Job Stop:	1227		

Read No	Room	Wall/Structure	Member	Paint Cond.	Substrate	Lead mg/cm^2	Mode
1	Calibrate					1.2	TC
2	Calibrate					1.1	TC
3	Calibrate					1.1	TC
4	Living Room	Ceiling		Intact	Sheetrock	-0.1	QM
5	Living Room	Wall A		Intact	Sheetrock	0	QM
6	Living Room	Wall B		Intact	Sheetrock	0	QM
7	Living Room	Wall C		Intact	Sheetrock	0.2	QM
8	Living Room	Wall D		Intact	Sheetrock	-0.2	QM
9	Living Room	Closet	Door	Intact	Metal	0	QM
10	Living Room	Closet	Wall	Intact	Sheetrock	0.1	QM
11	Living Room	Entry Door		Intact	Metal	-0.1	QM
12	Living Room	Entry Door	Casing	Intact	Metal	0	QM
13	Living Room	Window	Sash	Intact	Metal	-0.4	QM
14	Living Room	AC Box		Intact	Metal	-0.2	QM
15	Living Room	Radiator		Intact	Metal	0.2	QM
16	Kitchen	Ceiling		Intact	Sheetrock	-0.1	QM
17	Kitchen	Wall A		Intact	Sheetrock	-0.3	QM
18	Kitchen	Wall B		Intact	Sheetrock	-0.5	QM
19	Kitchen	Wall C		Intact	Sheetrock	-0.3	QM
20	Kitchen	Wall D		Intact	Sheetrock	-0.2	QM
21	Kitchen	Vent Cover		Intact	Metal	0.2	QM
22	Bedroom	Ceiling		Intact	Sheetrock	-0.2	QM
23	Bedroom	Wall A		Intact	Sheetrock	0.1	QM
24	Bedroom	Wall B		Intact	Sheetrock	-0.1	QM
25	Bedroom	Wall C		Intact	Sheetrock	-0.1	QM
26	Bedroom	Wall D		Intact	Sheetrock	0.1	QM
27	Bedroom	Closet	Door	Intact	Metal	0.1	QM
28	Bedroom	Door		Intact	Wood	-0.1	QM
29	Bedroom	Door	Casing	Intact	Metal	0.2	QM
30	Bedroom	AC Box		Intact	Metal	-0.1	QM
31	Bedroom	Radiator		Intact	Metal	0.2	QM
32	Bedroom	Window	Sash	Intact	Metal	-0.5	QM
33	Bathroom	Ceiling		Intact	Sheetrock	-0.4	QM
34	Bathroom	Wall A		Intact	Sheetrock	0.1	QM
35	Bathroom	Wall B		Intact	Sheetrock	0	QM
36	Bathroom	Wall C		Intact	Sheetrock	0.1	QM
37	Bathroom	Wall D		Intact	Sheetrock	0.1	QM
38	Bathroom	Wall C		Intact	Tile	-0.1	QM
39	Bathroom	Floor		Intact	Tile	-0.2	QM
40	Bathroom	Vent Cover		Intact	Metal	0.3	QM
41	Bathroom	Door		Intact	Wood	0	QM
42	Bathroom	Door	Casing	Intact	Metal	-0.2	QM
43	Bathroom	Medicine Cab.		Intact	Metal	0	QM
44	Living Room	Electric Box		Intact	Metal	0	QM
45	Calibrate					1.1	TC
46	Calibrate					1	TC
47	Calibrate					1	TC

Inspection Dat	9/25/2007			Address:	135 Main Street, Poughkeepsie, NY		
Report Date:	10/3/2007			Apartment:	1003		
Abatement Lev	1						
Report No.	15						
Job Start:	1128			Job Stop:	1154		

Read No	Room	Wall/Structure	Member	Paint Cond.	Substrate	Lead mg/cm^2	Mode
1	Calibrate					1	TC
2	Calibrate					0.9	TC
3	Calibrate					1	TC
4	Living Room	Ceiling		Intact	Sheetrock	-0.2	QM
5	Living Room	Wall A		Intact	Sheetrock	-0.3	QM
6	Living Room	Wall B		Intact	Sheetrock	-0.4	QM
7	Living Room	Wall C		Intact	Sheetrock	-0.1	QM
8	Living Room	Wall D		Intact	Sheetrock	-0.8	QM
9	Living Room	Closet	Door	Intact	Metal	-0.3	QM
10	Living Room	Closet	Wall	Intact	Sheetrock	-0.1	QM
11	Living Room	Entry Door		Intact	Metal	-0.1	QM
12	Living Room	Entry Door	Casing	Intact	Metal	-0.2	QM
13	Living Room	Window	Sash	Intact	Metal	-0.3	QM
14	Living Room	AC Box		Intact	Metal	-0.5	QM
15	Living Room	Radiator		Intact	Metal	-0.2	QM
16	Kitchen	Ceiling		Intact	Sheetrock	-0.7	QM
17	Kitchen	Wall A		Intact	Sheetrock	-0.6	QM
18	Kitchen	Wall B		Intact	Sheetrock	-0.4	QM
19	Kitchen	Wall C		Intact	Sheetrock	-0.4	QM
20	Kitchen	Wall D		Intact	Sheetrock	-0.3	QM
21	Kitchen	Vent Covering		Intact	Metal	-0.4	QM
22	Bedroom	Ceiling		Intact	Sheetrock	-0.3	QM
23	Bedroom	Wall A		Intact	Sheetrock	-0.2	QM
24	Bedroom	Wall B		Intact	Sheetrock	-0.2	QM
25	Bedroom	Wall C		Intact	Sheetrock	-0.5	QM
26	Bedroom	Wall D		Intact	Sheetrock	-0.4	QM
27	Bedroom	Closet	Door	Intact	Metal	-0.1	QM
28	Bedroom	Door		Intact	Wood	-0.5	QM
29	Bedroom	Door	Casing	Intact	Metal	-0.3	QM
30	Bedroom	AC Box		Intact	Metal	-0.3	QM
31	Bedroom	Radiator		Intact	Metal	-0.6	QM
32	Bedroom	Window	Sash	Intact	Metal	-0.4	QM
33	Bathroom	Ceiling		Intact	Sheetrock	-0.4	QM
34	Bathroom	Wall A		Intact	Sheetrock	-0.1	QM
35	Bathroom	Wall B		Intact	Sheetrock	-0.2	QM
36	Bathroom	Wall C		Intact	Sheetrock	-0.2	QM
37	Bathroom	Wall D		Intact	Sheetrock	-0.4	QM
38	Bathroom	Wall C		Intact	Tile	1.7	QM
39	Bathroom	Floor		Intact	Tile	-0.4	QM
40	Bathroom	Vent Covering		Intact	Metal	-0.3	QM
41	Bathroom	Door		Intact	Wood	-0.3	QM
42	Bathroom	Door	Casing	Intact	Metal	-0.6	QM
43	Bathroom	Radiator		Intact	Metal	-0.2	QM
44	Living Room	Circuit Breaker	Box	Intact	Metal	-0.4	QM
45	Calibrate					1	TC
46	Calibrate					1	TC
	Calibrate					0.9	TC

Inspection Da	9/25/2007			Address:	135 Main Street, Poughkeepsie, NY		
Report Date:	10/3/2007			Apartment:	1010		
Abatement Le	1						
Report No.	14						
Job Start:	1103			Job Stop:	1128		

Read No	Room	Wall/Structure	Member	Paint Cond.	Substrate	Lead mg/cm^2	Mode
1	Calibrate					1	TC
2	Calibrate					1.1	TC
3	Calibrate					1	TC
4	Living Room	Ceiling		Intact	Sheetrock	-0.5	QM
5	Living Room	Wall A		Intact	Sheetrock	-0.2	QM
6	Living Room	Wall B		Intact	Sheetrock	-0.3	QM
7	Living Room	Wall C		Intact	Sheetrock	-0.3	QM
8	Living Room	Wall D		Intact	Sheetrock	-0.2	QM
9	Living Room	Closet	Door	Intact	Metal	-0.5	QM
10	Living Room	Closet	Wall	Intact	Sheetrock	0	QM
11	Living Room	Entry Door		Intact	Metal	-0.6	QM
12	Living Room	Entry Door	Casing	Intact	Metal	-0.6	QM
13	Living Room	Window	Sash	Intact	Metal	-0.7	QM
14	Living Room	AC Box		Intact	Metal	-0.5	QM
15	Living Room	Radiator		Intact	Metal	-0.2	QM
16	Kitchen	Ceiling		Intact	Sheetrock	-0.2	QM
17	Kitchen	Wall A		Intact	Sheetrock	-0.2	QM
18	Kitchen	Wall B		Intact	Sheetrock	-0.4	QM
19	Kitchen	Wall C		Intact	Sheetrock	-0.2	QM
20	Kitchen	Wall D		Intact	Sheetrock	-0.2	QM
21	Kitchen	Vent Covering		Intact	Metal	-0.1	QM
22	Bedroom	Ceiling		Intact	Sheetrock	-0.3	QM
23	Bedroom	Wall A		Intact	Sheetrock	-0.3	QM
24	Bedroom	Wall B		Intact	Sheetrock	-0.2	QM
25	Bedroom	Wall C		Intact	Sheetrock	-0.3	QM
26	Bedroom	Wall D		Intact	Sheetrock	-0.2	QM
27	Bedroom	Closet	Door	Intact	Metal	-0.6	QM
28	Bedroom	Door		Intact	Wood	-0.8	QM
29	Bedroom	Door	Casing	Intact	Metal	-0.4	QM
30	Bedroom	AC Box		Intact	Metal	-0.2	QM
31	Bedroom	Radiator		Intact	Metal	-0.6	QM
32	Bedroom	Window	Sash	Intact	Metal	-0.5	QM
33	Bathroom	Ceiling		Intact	Sheetrock	-0.4	QM
34	Bathroom	Wall A		Intact	Sheetrock	-0.4	QM
35	Bathroom	Wall B		Intact	Sheetrock	-0.3	QM
36	Bathroom	Wall C		Intact	Sheetrock	-0.4	QM
37	Bathroom	Wall D		Intact	Sheetrock	-0.7	QM
38	Bathroom	Wall C		Intact	Tile	1	QM
39	Bathroom	Floor		Intact	Tile	-0.3	QM
40	Bathroom	Vent Covering		Intact	Metal	-0.2	QM
41	Bathroom	Door		Intact	Wood	-0.5	QM
42	Bathroom	Door	Casing	Intact	Metal	-0.3	QM
43	Living Room	Circuit Breaker	Box	Intact	Metal	-0.4	QM
44	Calibrate					1	TC
45	Calibrate					0.9	TC
46	Calibrate					0.9	TC

Inspection Da	9/25/2007			Address:	135 Main Street, Poughkeepsie, NY		
Report Date:	9/28/2007			Apartment:	1105		
Abatement Le	1						
Report No.	0925-1102						
Job Start:	1102			Job Stop:	1137		
Read No	Room	Wall/Structure	Member	Paint Cond.	Substrate	Lead mg/cm^2	Mode
1	Calibrate					1.1	TC
2	Calibrate					1.1	TC
3	Calibrate					1.1	TC
4	Living Room	Ceiling		Intact	Sheetrock	-0.2	QM
5	Living Room	Wall A		Intact	Sheetrock	-0.2	QM
6	Living Room	Wall B		Intact	Sheetrock	0.1	QM
7	Living Room	Wall C		Intact	Sheetrock	0	QM
8	Living Room	Wall D		Intact	Sheetrock	-0.4	QM
9	Living Room	Closet	Door	Intact	Metal	-0.1	QM
10	Living Room	Closet	Wall	Intact	Sheetrock	0	QM
11	Living Room	Entry Door		Intact	Metal	0	QM
12	Living Room	Entry Door	Casing	Intact	Metal	0	QM
13	Living Room	Window	Sash	Intact	Metal	-0.5	QM
14	Living Room	AC Box		Intact	Metal	-0.7	QM
15	Living Room	Radiator		Intact	Metal	-0.1	QM
16	Kitchen	Ceiling		Intact	Sheetrock	-0.1	QM
17	Kitchen	Wall A		Intact	Sheetrock	-0.5	QM
18	Kitchen	Wall B		Intact	Sheetrock	0	QM
19	Kitchen	Wall C		Intact	Sheetrock	0.1	QM
20	Kitchen	Wall D		Intact	Sheetrock	0.1	QM
21	Kitchen	Vent Cover		Intact	Metal	0.1	QM
22	Bedroom	Ceiling		Intact	Sheetrock	0.1	QM
23	Bedroom	Wall A		Intact	Sheetrock	0	QM
24	Bedroom	Wall B		Intact	Sheetrock	0	QM
25	Bedroom	Wall C		Intact	Sheetrock	0	QM
26	Bedroom	Wall D		Intact	Sheetrock	0	QM
27	Bedroom	Closet	Door	Intact	Metal	-0.1	QM
28	Bedroom	Door		Intact	Wood	-0.2	QM
29	Bedroom	Door	Casing	Intact	Metal	-0.1	QM
30	Bedroom	AC Box		Intact	Metal	0.3	QM
31	Bedroom	Radiator		Intact	Metal	-0.1	QM
32	Bedroom	Window	Sash	Intact	Metal	-0.8	QM
33	Bathroom	Ceiling		Intact	Sheetrock	-0.2	QM
34	Bathroom	Wall A		Intact	Sheetrock	0	QM
35	Bathroom	Wall B		Intact	Sheetrock	0	QM
36	Bathroom	Wall C		Intact	Sheetrock	-0.1	QM
37	Bathroom	Wall D		Intact	Sheetrock	0	QM
38	Bathroom	Wall C		Intact	Tile	-0.1	QM
39	Bathroom	Floor		Intact	Tile	0	QM
40	Bathroom	Vent Cover		Intact	Metal	0.1	QM
41	Bathroom	Door		Intact	Wood	-0.2	QM
42	Bathroom	Door	Casing	Intact	Metal	0.1	QM
43	Bathroom	Medicine Cab.		Intact	Metal	0.3	QM
44	Living Room	Electric Box		Intact	Metal	0.1	QM
45	Calibrate					1.2	TC
46	Calibrate					1.1	TC
47	Calibrate					1.1	TC

Inspection Da	9/25/2007			Address:	135 Main Street, Poughkeepsie, NY		
Report Date:	10/3/2007			Apartment:	1107		
Abatement Le	1						
Report No.	13						
Job Start:	1033			Job Stop:	1102		
Read No	Room	Wall/Structure	Member	Paint Cond.	Substrate	Lead mg/cm^2	Mode
1	Calibrate					1	TC
2	Calibrate					0.9	TC
3	Calibrate					1	TC
4	Living Room	Ceiling		Intact	Sheetrock	-0.5	QM
5	Living Room	Wall A		Intact	Sheetrock	-0.2	QM
6	Living Room	Wall B		Intact	Sheetrock	-0.7	QM
7	Living Room	Wall C		Intact	Sheetrock	-0.1	QM
8	Living Room	Wall D		Intact	Sheetrock	-0.4	QM
9	Living Room	Closet	Door	Intact	Metal	-0.2	QM
10	Living Room	Closet	Wall	Intact	Sheetrock	-0.4	QM
11	Living Room	Entry Door		Intact	Metal	-0.6	QM
12	Living Room	Entry Door	Casing	Intact	Metal	-0.4	QM
13	Living Room	Window	Sash	Intact	Metal	-0.3	QM
14	Living Room	AC Box		Intact	Metal	-1	QM
15	Living Room	Radiator		Intact	Metal	-0.3	QM
16	Kitchen	Ceiling		Intact	Sheetrock	-0.2	QM
17	Kitchen	Wall A		Intact	Sheetrock	-0.3	QM
18	Kitchen	Wall B		Intact	Sheetrock	-0.1	QM
19	Kitchen	Wall C		Intact	Sheetrock	-0.3	QM
20	Kitchen	Wall D		Intact	Sheetrock	-0.1	QM
21	Kitchen	Vent Covering		Intact	Metal	-0.2	QM
22	Bedroom	Ceiling		Intact	Sheetrock	-0.2	QM
23	Bedroom	Wall A		Intact	Sheetrock	-0.3	QM
24	Bedroom	Wall B		Intact	Sheetrock	-0.3	QM
25	Bedroom	Wall C		Intact	Sheetrock	-0.2	QM
26	Bedroom	Wall D		Intact	Sheetrock	-0.3	QM
27	Bedroom	Closet	Door	Intact	Metal	-0.2	QM
28	Bedroom	Door		Intact	Wood	-0.2	QM
29	Bedroom	Door	Casing	Intact	Metal	-0.3	QM
30	Bedroom	AC Box		Intact	Metal	-0.4	QM
31	Bedroom	Radiator		Intact	Metal	-0.3	QM
32	Bedroom	Window	Sash	Intact	Metal	-0.4	QM
33	Bathroom	Ceiling		Intact	Sheetrock	-0.2	QM
34	Bathroom	Wall A		Intact	Sheetrock	0	QM
35	Bathroom	Wall B		Intact	Sheetrock	-0.4	QM
36	Bathroom	Wall C		Intact	Sheetrock	-0.3	QM
37	Bathroom	Wall D		Intact	Sheetrock	-0.4	QM
38	Bathroom	Wall C		Intact	Tile	-0.3	QM
39	Bathroom	Floor		Intact	Tile	-0.5	QM
40	Bathroom	Vent Covering		Intact	Metal	-0.4	QM
41	Bathroom	Door		Intact	Wood	-0.7	QM
42	Bathroom	Door	Casing	Intact	Metal	-0.3	QM
43	Bathroom	Radiator		Intact	Metal	-0.3	QM
44	Living Room	Circuit Breaker	Box	Intact	Metal	-0.7	QM
45	Calibrate					0.9	TC
46	Calibrate					1	TC
47	Calibrate					1	TC

Inspection Da	9/25/2007			Address:	135 Main Street, Poughkeepsie, NY		
Report Date:	10/3/2007			Apartment:	1204		
Abatement Le	1						
Report No.	12						
Job Start:	1006			Job Stop:	1032		

Read No	Room	Wall/Structure	Member	Paint Cond.	Substrate	Lead mg/cm^2	Mode
1	Calibrate					0.9	TC
2	Calibrate					1	TC
3	Calibrate					0.9	TC
4	Living Room	Ceiling		Intact	Sheetrock	-0.3	QM
5	Living Room	Wall A		Intact	Sheetrock	-0.4	QM
6	Living Room	Wall B		Intact	Sheetrock	-0.3	QM
7	Living Room	Wall C		Intact	Sheetrock	-0.3	QM
8	Living Room	Wall D		Intact	Sheetrock	-0.3	QM
9	Living Room	Closet	Door	Intact	Metal	-0.4	QM
10	Living Room	Closet	Wall	Intact	Sheetrock	-0.2	QM
11	Living Room	Entry Door		Intact	Metal	-0.2	QM
12	Living Room	Entry Door	Casing	Intact	Metal	-0.2	QM
13	Living Room	Window	Sash	Intact	Metal	-0.8	QM
14	Living Room	AC Box		Intact	Metal	-0.4	QM
15	Living Room	Radiator		Intact	Metal	-0.5	QM
16	Kitchen	Ceiling		Intact	Sheetrock	-0.2	QM
17	Kitchen	Wall A		Intact	Sheetrock	-0.4	QM
18	Kitchen	Wall B		Intact	Sheetrock	-0.3	QM
19	Kitchen	Wall C		Intact	Sheetrock	0	QM
20	Kitchen	Wall D		Intact	Sheetrock	-0.6	QM
21	Kitchen	Vent Covering		Intact	Metal	-0.3	QM
22	Bedroom	Ceiling		Intact	Sheetrock	-0.2	QM
23	Bedroom	Wall A		Intact	Sheetrock	-0.3	QM
24	Bedroom	Wall B		Intact	Sheetrock	-0.2	QM
25	Bedroom	Wall C		Intact	Sheetrock	-0.5	QM
26	Bedroom	Wall D		Intact	Sheetrock	-0.2	QM
27	Bedroom	Closet	Door	Intact	Metal	-0.4	QM
28	Bedroom	Door		Intact	Wood	-0.6	QM
29	Bedroom	Door	Casing	Intact	Metal	-0.3	QM
30	Bedroom	AC Box		Intact	Metal	-0.4	QM
31	Bedroom	Radiator		Intact	Metal	-0.5	QM
32	Bedroom	Window	Sash	Intact	Metal	-0.4	QM
33	Bathroom	Ceiling		Intact	Sheetrock	-0.9	QM
34	Bathroom	Wall A		Intact	Sheetrock	-0.5	QM
35	Bathroom	Wall B		Intact	Sheetrock	-0.3	QM
36	Bathroom	Wall C		Intact	Sheetrock	-0.3	QM
37	Bathroom	Wall D		Intact	Sheetrock	-0.7	QM
38	Bathroom	Wall C		Intact	Tile	-0.9	QM
39	Bathroom	Floor		Intact	Tile	-0.5	QM
40	Bathroom	Vent Covering		Intact	Metal	-0.3	QM
41	Bathroom	Door		Intact	Wood	-0.4	QM
42	Bathroom	Door	Casing	Intact	Metal	-0.4	QM
43	Calibrate					0.9	QM
44	Calibrate					0.9	TC
45	Calibrate					0.8	TC

Inspection Da	9/25/2007			Address:	135 Main Street, Poughkeepsie, NY		
Report Date:	9/28/2007			Apartment:	1209		
Abatement Le	1						
Report No.	0925-1039						
Job Start:	1039			Job Stop:	1101		

Read No	Room	Wall/Structure	Member	Paint Cond.	Substrate	Lead mg/cm^2	Mode
1	Calibrate					0.9	TC
2	Calibrate					0.9	TC
3	Calibrate					0.8	TC
4	Living Room	Ceiling		Intact	Sheetrock	-0.3	QM
5	Living Room	Wall A		Intact	Sheetrock	-0.3	QM
6	Living Room	Wall B		Intact	Sheetrock	0	QM
7	Living Room	Wall C		Intact	Sheetrock	-0.2	QM
8	Living Room	Wall D		Intact	Sheetrock	-0.7	QM
9	Living Room	Closet	Door	Intact	Metal	-0.2	QM
10	Living Room	Closet	Wall	Intact	Sheetrock	0	QM
11	Living Room	Entry Door		Intact	Metal	-0.1	QM
12	Living Room	Entry Door	Casing	Intact	Metal	0.2	QM
13	Living Room	Window	Sash	Intact	Metal	-0.6	QM
14	Living Room	AC Box		Intact	Metal	-0.7	QM
15	Living Room	Radiator		Intact	Metal	-0.1	QM
16	Kitchen	Ceiling		Intact	Sheetrock	-0.4	QM
17	Kitchen	Wall A		Intact	Sheetrock	-0.2	QM
18	Kitchen	Wall B		Intact	Sheetrock	-0.1	QM
19	Kitchen	Wall C		Intact	Sheetrock	-0.2	QM
20	Kitchen	Wall D		Intact	Sheetrock	-0.3	QM
21	Kitchen	Vent Cover		Intact	Metal	0	QM
22	Bedroom	Ceiling		Intact	Sheetrock	-0.3	QM
23	Bedroom	Wall A		Intact	Sheetrock	0	QM
24	Bedroom	Wall B		Intact	Sheetrock	-0.2	QM
25	Bedroom	Wall C		Intact	Sheetrock	-0.1	QM
26	Bedroom	Wall D		Intact	Sheetrock	0	QM
27	Bedroom	Closet	Door	Intact	Metal	-0.1	QM
28	Bedroom	Door		Intact	Wood	-0.3	QM
29	Bedroom	Door	Casing	Intact	Metal	0.2	QM
30	Bedroom	AC Box		Intact	Metal	0.1	QM
31	Bedroom	Radiator		Intact	Metal	-0.1	QM
32	Bedroom	Window	Sash	Intact	Metal	0	QM
33	Bathroom	Ceiling		Intact	Sheetrock	-0.2	QM
34	Bathroom	Wall A		Intact	Sheetrock	-0.2	QM
35	Bathroom	Wall B		Intact	Sheetrock	-0.1	QM
36	Bathroom	Wall C		Intact	Sheetrock	0	QM
37	Bathroom	Wall D		Intact	Sheetrock	-0.2	QM
38	Bathroom	Wall C		Intact	Tile	-0.4	QM
39	Bathroom	Floor		Intact	Tile	-0.3	QM
40	Bathroom	Vent Cover		Intact	Metal	0	QM
41	Bathroom	Door		Intact	Wood	-0.2	QM
42	Bathroom	Door	Casing	Intact	Metal	0	QM
43	Bathroom	Medicine Cab.		Intact	Metal	0.2	QM
44	Bathroom	Ceiling Panel		Intact	Metal	-0.1	QM
45	Living Room	Electric Box		Intact	Metal	0.1	QM
46	Calibrate					1	TC
47	Calibrate					1.1	TC
48	Calibrate					0.9	TC

Environmental Health Investigations, Inc.

655 West Shore Trail
Sparta, New Jersey 07871

Phone/Fax: 973-729-5649
www.ehi-inc.com

May 30, 2007

Ms. Courtney Reed
Admiral Halsey, LP
C/o Omni New York, LLC
884 Second Avenue
31st Floor, Suite C
New York, NY 10017

Re: Asbestos Inspection
Admiral Halsey Senior Housing
Poughkeepsie, NY

Dear Ms. Reed,

Attached is our report relevant to the asbestos inspection conducted at the above referenced location.

We will be forwarding you the Asbestos Operations & Maintenance Plan under separate cover.

Please let me know if you have any questions.

Very truly yours,

John A. Sekelsky
Senior Project Manager

Environmental Health Investigations, Inc.

655 West Shore Trail
Sparta, New Jersey 07871

Phone/Fax: 973-729-5649
www.ehi-inc.com

REPORT OF FINDINGS

Asbestos Inspection Survey

Admiral Halsey Senior Housing Complex
135 Main Street
Poughkeepsie, NY

On Behalf Of:

Admiral Halsey, LP
C/O Omni New York, LLC
884 Second Avenue
31st Floor, Suite C
New York, NY 10017

Alliant Credit Facility, Ltd ISAOA
Alliant Credit Facility, ALP, LLC ISAOA
1600 Oxnard Street, Suite 1200
Woodland Hills, CA 91367

Citigroup
Citibank Community Development
One Court Square
45 Floor, Zone 12
Long Island City, NY 11120

New York State Housing Finance Agency
641 Lexington Avenue, 4th Floor
New York, NY 10022

Survey Conducted: May 16 & 17, 2007
Report Dated: May 30, 2007

EHI Project #: 0561-1998

1.0 Introduction

Environmental Health Investigations, Inc. (EHI) was retained by Omni New York, LLC to conduct an asbestos inspection of the Admiral Halsey Senior Housing Complex located at 135 Main Street, Poughkeepsie, New York. This survey was conducted on the days of May 16 and 17, 2007 by Mr. John Sekelsky and Mr. Jean Paul von Doehren of EHI both of whom are certified New York State Inspectors.

2.0 Observations & Methods

The Admiral Halsey Senior Housing Complex located at 135 Main Street consists of thirteen floors with approximately ten apartments on each floor and penthouse areas. EHI conducted a walkthrough of this premises and identified materials which could potentially contain asbestos. Samples of these suspect materials were collected and submitted to EMSL Analytical Laboratories, Inc., New York, NY for analysis.

This survey was non-intrusive in that it was limited to inspection of common areas and a number of unoccupied apartments. No attempts were made to discover and open any walls in which pipes may exist. Those pipes that were inspected were either uninsulated or insulated with fiberglass. However, the pipeline elbows/fittings on those lines insulated with fiberglass were covered with a suspect cementitious insulation. The roofing materials associated with this building were not sampled. The building operations manager informed EHI that the roof is relatively new and was tested in the past and shown not to contain asbestos. However, no documentation verifying these results was offered. Therefore, the roofing materials are assumed to contain asbestos in this report. The doors of the apartments and stairways on the occupied

floors are labeled by the Underwriter Laboratories Company and are described as being hollow. One door for the electrical room on the first floor allowed assess to a paper insulation. This materials was sampled. No other doors were opened and checked for the presence of suspect material.

Primary analysis of all samples was done via Polarized Light Microscopy. Those samples of non friable organically bound, e.g., floor tiling and mastics, identified as not being asbestos containing by Polarized Light Microscopy were also analyzed by Transmission Electron Microscopy (TEM). The survey was conducted in the manner described in 40 CFR Par 763 Subpart E and New York State Regulations.

3.0 Results

A summary of the results for the collected and analyzed samples is provided in the table below:

Sample #	Type of Material	Location	Asbestos Regulated YES or No
AHS-051607-1	Sheetrock w/ Spackle	Penthouse - Electrical Switch Room	No
AHS-051607-1A	Sheetrock w/ Spackle	In Ceiling Plenum - Hallway Outside Apt 1201 - 12th Floor	No
AHS-051607-1B	Sheetrock w/ Spackle	In Ceiling Plenum - Hallway Outside Apt 1102 - 11th Floor	No
AHS-051607-1C	Sheetrock w/ Spackle	Ceiling Plenum - Top of Column - Day Room - Ground Floor	No
AHS-051707-1D	Sheetrock w/ Spackle	Ceiling Plenum - Top of Column - Main Corridor - Ground Floor	No
AHS-051607-2	Sheetrock Ceiling Tile	Penthouse Top of Stairway - At Door to Roof - Outside Storeroom	No

Sample #	Type of Material	Location	Asbestos Regulated YES or No
AHS-051607-2A	Sheetrock Ceiling Tile	Penthouse Top of West Stairway - At Door to Roof	No
AHS-051707-2B	Sheetrock Ceiling Tile	Garage Compactor Room - Ground Floor	No
AHS-051607-3	1'x1' Floor Tiling - Tan w/ Brown Streak & Mastic	Refuse Chute Room - 12th Floor	**Tile=YES Mastic=YES**
AHS-051607-3A	1'x1' Floor Tiling - Tan w/ Brown Streaks & Mastic	Refuse Chute Room - 3rd Floor	**Tile=YES Mastic=YES**
AHS-051607-3B	1'x1' Floor Tiling - Tan w/ Brown Streak & Mastic	Refuse Chute Room - 2nd Floor	**Tile=YES Mastic=YES**
AHS-051607-4	Mastic Associated with Wall Cove Molding	Refuse Chute Room - 12th Floor	No
AHS-051607-4A	Mastic Associated with Wall Cove Molding	Wall in Stairway - 10th Floor	**No**
AHS-051607-4B	Mastic Associated with Wall Cove Molding	6th Floor Hallway - By Elevators	No
AHS-051607-5	Window Caulking	Old Caulking - Under Window Ledge - Outside Window Apt. 1103 - 11th Floor	No
AHS-051607-5A	Window Caulking	Old Caulking - Under Window Ledge - Outside Window Apt. 601 - 6th Floor	No
AHS-051607-5B	Window Caulking	Old Caulking - Under Window Ledge - Outside Window Apt. 310 - 3rd Floor	No
AHS-051607-5C	Window Caulking	Outside Front of Building - Window for Office	No
AHS-051607-6	Caulking	East Stairway - 4th Floor - Between Stairs and Wall	No
AHS-051607-6A	Caulking	West Stairway - 4th Floor - Between Stairs and Wall	No

Sample #	Type of Material	Location	Asbestos Regulated YES or No
AHS-051607-7	Caulking/Insulation	Inside Conduit Sleeve for Telephone Lines in Floor - Refuse Chute Closet - 2nd Floor	YES
AHS-051607-7A	Caulking/Insulation	Inside Conduit Sleeve for Telephone Lines in Floor - Refuse Chute Closet - 6th Floor	YES
AHS-051607-7B	Caulking/Insulation	Inside Conduit Sleeve for Telephone Lines in Floor - Refuse Chute Closet - 1st Floor	YES
AHS-051607-8	Fireproofing	Structural Beam Inside Elevator Shaft	No
AHS-051607-8A	Fireproofing	Structural Beam Inside Elevator Shaft	No
AHS-051607-8B	Fireproofing	Structural Beam Inside Elevator Shaft	No
AHS-051607-9	1'x1' Floor Tiling - White w/ Grey Streaks	Inside Day Room Kitchen - Ground Floor	No
AHS-051607-10	4'x2' Ceiling Tile - Off-White w/ Pinholes	Inside Day Room - Ground Floor	No
AHS-051607-10A	4'x2' Ceiling Tile - Off-White w/ Pinholes	Inside Day Room Kitchen - Ground Floor	No
AHS-051607-10B	4'x2' Ceiling Tile - Off-White w/ Pinholes	Inside Day Room - Ground Floor	No
AHS-051607-11	4'x2' Ceiling Tile - White w/ Pinholes	Inside Day Room - Ground Floor	No
AHS-051607-11A	4'x2' Ceiling Tile - White w/ Pinholes	Inside Day Room - Ground Floor	No
AHS-051607-11B	4'x2' Ceiling Tile - White w/ Pinholes	Inside Day Room - Ground Floor	No
AHS-051707-12	Fireproofing	Structural Beam Inside Day Room MER/Fan Room - Ground Floor	No
AHS-051707-12A	Fireproofing	Electrical Meter Room - Ground Floor	No

Sample #	Type of Material	Location	Asbestos Regulated YES or No
AHS-051707-12B	Fireproofing	Maintenance Garage - Ground Floor	No
AHS-051707-13	4'x2' Ceiling Tile - White w/Gouges Pinholes	Main Corridor - Outside Restrooms - Ground Floor	No
AHS-051707-13A	4'x2' Ceiling Tile - White w/Gouges Pinholes	Men's Restroom - Ground Floor	No
AHS-051707-13B	4'x2' Ceiling Tile - White w/Gouges Pinholes	Main Corridor - Outside Elevators - Ground Floor	No
AHS-051707-14	Door Insulation	Entrance to Electrical Meter Room - Ground Floor	No
AHS-051707-15	Boiler Flue Insulation - Top Layer	Boiler 2 - Boiler Room - Ground Floor	No
AHS-051707-15A	Boiler Flue Insulation - Top Layer	Boiler 1- Boiler Room - Ground Floor	**YES**
AHS-051707-15B	Boiler Flue Insulation - Top Layer	Boiler 1- Boiler Room - Ground Floor	Not Analyzed
AHS-051707-16	Cementitious Pipe Elbow Insulation	Boiler Room - Ground Floor	No
AHS-051707-16A	Cementitious Pipe Elbow Insulation	Boiler Room - Ground Floor	No
AHS-051707-16B	Cementitious Pipe Elbow Insulation	Boiler Room - Ground Floor	No
AHS-051707-16C	Cementitious Pipe Elbow Insulation	East MER/Fan Room - Ground Floor	No
AHS-051707-17	Rope-like Boiler Gasket	Boiler Room - Ground Floor - Front of Boiler 1	No

Sample #	Type of Material	Location	Asbestos Regulated YES or No
AHS-051707-17A	Rope-like Boiler Gasket	Boiler Room - Ground Floor - Back of Boiler 1	YES
AHS-051707-17B	Rope-like Boiler Gasket	Boiler Room - Ground Floor - Front of Boiler 2	Not Analyzed
AHS-051707-18	Boiler Flue Insulation - Bottom Layer	Boiler 2 - Boiler Room - Ground Floor	No
AHS-051707-18A	Boiler Flue Insulation - Bottom Layer	Boiler 1- Boiler Room - Ground Floor	YES
AHS-051707-18B	Boiler Flue Insulation - Bottom Layer	Boiler 1- Boiler Room - Ground Floor	Not Analyzed
AHS-051707-19	Sheetrock	Boiler Room Ceiling - Ground Floor	NO
AHS-051707-19A	Sheetrock	Boiler Room Ceiling - Ground Floor	NO
AHS-051707-19B	Sheetrock	Boiler Room Ceiling - Ground Floor	NO

4.0 Summary of Asbestos Materials

Material	Location	Approximate Quantity
Roof Membrane (Assumed)	Main Roof	6,500 Square Feet
Roof Flashing (Assumed)	Main Roof	800 Square Feet
Pitch Pockets (Assumed)	Main Roof	80 Square Feet
Roof Membrane & Flashing (Assumed)	Day Room Roof	800 Square Feet
Roof Membrane & Flashing (Assumed)	SE Corner of Building	400 Square Feet
1'x1' Floor Tiling - Tan w/ Brown Streak & Associated Mastic	Floors 1 - 12 Ground Floor (Assumed to Exist Under Carpeting in Main Corridor & Office)	5,000 Square Feet per Floor 800 Square Feet Total= 60,700

Material	Location	Approximate Quantity
Boiler Flue Insulation	Boiler Room - Boilers 1 & 2	120 Square Feet
Rope-like Boiler Gasket	Boiler Room - Boilers 1 & 2 Front & Back	60 Linear Feet
Caulking/Insulation	Telephone Conduit Floor Sleeve - Refuse Chute Closet - Floors 1 - 12	1 Square Foot per Floor Total=12 Square Feet

5.0 Discussion

The roofing materials associated with the Admiral Halsey Senior Housing Complex are assumed to contain asbestos until samples are taken and analysis shows these materials are asbestos containing. As mentioned above this survey was conducted in a non-intrusive manner and suspect asbestos materials contained within existing doors, walls, ceiling and or floor not accessed during this survey may exist. Any suspect materials not sampled and shown not to be asbestos containing must be treated as being asbestos containing.

Those materials known or assumed to be asbestos are identified above. It is recommended that an Operations and Maintenance Plan be generated so as to inform all affected parties of the existence of these asbestos materials and standardize procedures for their maintenance and treatment. Any activities, e.g., demolition and/or renovation activities, that will or may cause the disturbance of the identified asbestos materials should be preceded by the abatement or removal of these materials by a licensed New York State abatement contractor in accordance with all applicable local, state and federal regulations.

Report By:

John A Sekelsky
Senior Project Manager

Reviewed By:

William S. Kerbel, CIH
President

APPENDIX

A

PLM & TEM LABORATORY ANALYSES REPORTS

EMSL Analytical, Inc.

307 West

Attn: **Environmental Health Investigations**
655 West Shore Trail
Sparta, NJ 07871

Fax: (973) 729-5649 Phone: (973) 729-5649
Project: **0561-1998/ OMNI/ 135 MAIN STREET/ POUGHKEEPSIE**

Customer ID: EHII50
Customer PO:
Received: 05/18/07 7:57 AM
EMSL Order: 030715929
EMSL Proj:

Report Date: 5/29/2007

Asbestos Analysis of Bulk Material

Sample Description	Test	Analyzed Date	Color	Non Asbestos Fibrous	Non Asbestos Non-Fibrous	Asbestos	Comments
AHS-051607-1	**PLM NYS 198.1 Friable**	5/22/2007	White	3.00% Cellulose 2.00% Glass	95%	**None Detected**	
030715929-0001	**PLM NYS 198.6 NOB**				N/A		Not Analyzed
SHEETROCK W/ SPACKLE/ PENTHOUSE ELECTRICAL SWITCH	**TEM NYS 198.4 NOB**				N/A		Not Analyzed
AHS-051607-2	**PLM NYS 198.1 Friable**	5/22/2007	White	15.00% Cellulose	85%	**None Detected**	
030715929-0002	**PLM NYS 198.6 NOB**				N/A		Not Analyzed
SHEETROCK CEILING TILE/ TOP OF STAIRWAL IN PENTHOU	**TEM NYS 198.4 NOB**				N/A		Not Analyzed
AHS-051607-2A	**PLM NYS 198.1 Friable**	5/22/2007	White	14.00% Cellulose	86%	**None Detected**	
030715929-0003	**PLM NYS 198.6 NOB**				N/A		Not Analyzed
SHEETROCK CEILING TILE TOP OF WEST STAIRWAY AT DOO	**TEM NYS 198.4 NOB**				N/A		Not Analyzed
AHS-051607-1A SHEETROCK	**PLM NYS 198.1 Friable**	5/22/2007	White	12.00% Cellulose	88%	**None Detected**	
030715929-0004	**PLM NYS 198.6 NOB**				N/A		Not Analyzed
SHEETROCK W/ SPACKLE/ WALL IN CEILING PLENUM ABOVE	**TEM NYS 198.4 NOB**				N/A		Not Analyzed
AHS-051607-1A JOINT COMPOUND	**PLM NYS 198.1 Friable**	5/22/2007	White		100%	**None Detected**	
030715929-0004A	**PLM NYS 198.6 NOB**				N/A		Not Analyzed
SHEETROCK W/ SPACKLE/ WALL IN CEILING PLENUM ABOVE	**TEM NYS 198.4 NOB**				N/A		Not Analyzed
AHS-051607-3A	**PLM NYS 198.1 Friable**						Not Analyzed
030715929-0005	**PLM NYS 198.6 NOB**	5/22/2007	White		N/A	2.6% Chrysotile **2.6% Total**	
1X1 TAN FLOOR TILE W/ BROWN STREAKS & MASTIC/ REFU	**TEM NYS 198.4 NOB**	5/22/2007			N/A	**Not Analyzed**	

NYS198-7.4

EMSL Analytical, Inc.

307 West

Attn: **Environmental Health Investigations**
655 West Shore Trail
Sparta, NJ 07871

Fax: (973) 729-5649 Phone: (973) 729-5649

Project: **0561-1998/ OMNI/ 135 MAIN STREET/ POUGHKEEPSIE**

Customer ID: EHII50
Customer PO:
Received: 05/18/07 7:57 AM
EMSL Order: 030715929
EMSL Proj:

Report Date: 5/29/2007

Asbestos Analysis of Bulk Material

Sample Description	Test	Analyzed Date	Color	Non Asbestos Fibrous	Non Asbestos Non-Fibrous	Asbestos	Comments
AHS-051607-3AM	**PLM NYS 198.1 Friable**						Not Analyzed
030715929-0005A	**PLM NYS 198.6 NOB**	5/22/2007	Black		N/A	11.3% Chrysotile **11.3% Total**	
1X1 TAN FLOOR TILE W/ BROWN STREAKS & MASTIC/ REFU	**TEM NYS 198.4 NOB**	5/22/2007			N/A	**Not Analyzed**	
AHS-051607-4	**PLM NYS 198.1 Friable**						Not Analyzed
030715929-0006	**PLM NYS 198.6 NOB**	5/22/2007	Black		N/A	**Inconclusive: None Detected**	
MASTIC ASSOCIATED W/ WALL COVE MOLDING/ REFUSE CHU	**TEM NYS 198.4 NOB**	5/22/2007	Black		N/A	**None Detected**	
AHS-051607-1B SHEETROCK	**PLM NYS 198.1 Friable**	5/22/2007	White	8.00% Cellulose	92%	**None Detected**	
030715929-0007	**PLM NYS 198.6 NOB**				N/A		Not Analyzed
SHEETROCK W/ SPACKLE/ WALL IN CEILING PLENUM ABOVE	**TEM NYS 198.4 NOB**				N/A		Not Analyzed
AHS-051607-1B JOINT COMPOUND	**PLM NYS 198.1 Friable**	5/22/2007	White		100%	**None Detected**	
030715929-0007A	**PLM NYS 198.6 NOB**				N/A		Not Analyzed
SHEETROCK W/ SPACKLE/ WALL IN CEILING PLENUM ABOVE	**TEM NYS 198.4 NOB**				N/A		Not Analyzed
AHS-051607-5	**PLM NYS 198.1 Friable**						Not Analyzed
030715929-0008	**PLM NYS 198.6 NOB**	5/22/2007	Gray		N/A	**Inconclusive: None Detected**	
WINDOW CAULKING/ OLD CAULKING UNDER WINDOW FRAME O	**TEM NYS 198.4 NOB**	5/22/2007	Gray		N/A	**None Detected**	
AHS-051607-4A	**PLM NYS 198.1 Friable**						Not Analyzed
030715929-0009	**PLM NYS 198.6 NOB**	5/22/2007	Black		N/A	**Inconclusive: None Detected**	
WALL COVE MOLDING MASTIC/ WALL IN STAIRWELL 10TH F	**TEM NYS 198.4 NOB**	5/22/2007	Black		N/A	**None Detected**	
AHS-051607-5A	**PLM NYS 198.1 Friable**						Not Analyzed
030715929-0010	**PLM NYS 198.6 NOB**	5/22/2007	Gray		N/A	**Inconclusive: None Detected**	
WINDOW CAULKING/ OLD CAULKING UNDER WINDOW FRAME O	**TEM NYS 198.4 NOB**	5/22/2007	Gray		N/A	**None Detected**	

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307 West

Attn: **Environmental Health Investigations**
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Fax: (973) 729-5649 Phone: (973) 729-5649

Project: **0561-1998/ OMNI/ 135 MAIN STREET/ POUGHKEEPSIE**

Customer ID: EHII50
Customer PO:
Received: 05/18/07 7:57 AM
EMSL Order: 030715929
EMSL Proj:

Report Date: 5/29/2007

Asbestos Analysis of Bulk Material

Sample Description	Test	Analyzed Date	Color	Non Asbestos Fibrous	Non Asbestos Non-Fibrous	Asbestos	Comments
AHS-051607-03	**PLM NYS 198.1 Friable**						Not Analyzed
030715929-0011	**PLM NYS 198.6 NOB**	5/22/2007	White		N/A	4.0% Chrysotile **4.0% Total**	
1X1 TAN FLOOR TILE W/ BROWN STREAKS & MASTIC/ REFU	**TEM NYS 198.4 NOB**	5/22/2007			N/A	**Not Analyzed**	
AHS-051607-03M	**PLM NYS 198.1 Friable**						Not Analyzed
030715929-0011A	**PLM NYS 198.6 NOB**	5/22/2007	Black		N/A	6.5% Chrysotile **6.5% Total**	
1X1 TAN FLOOR TILE W/ BROWN STREAKS & MASTIC/ REFU	**TEM NYS 198.4 NOB**	5/22/2007			N/A	**Not Analyzed**	
AHS-051607-4B	**PLM NYS 198.1 Friable**						Not Analyzed
030715929-0012	**PLM NYS 198.6 NOB**	5/22/2007	Black		N/A	**Inconclusive: None Detected**	
WALL COVE MOLDING MASTIC/ 6TH FLOOR HALLWAY BY ELE	**TEM NYS 198.4 NOB**	5/22/2007	Black		N/A	**None Detected**	
AHS-051607-6	**PLM NYS 198.1 Friable**						Not Analyzed
030715929-0013	**PLM NYS 198.6 NOB**	5/22/2007	White	<1% Fibrous (other)	N/A	**Inconclusive: None Detected**	
CAULKING/ ALONG SIDE OF STAIRWAY EAST BETWEEN	**TEM NYS 198.4 NOB**	5/22/2007	White		N/A	**None Detected**	
AHS-051607-6A	**PLM NYS 198.1 Friable**						Not Analyzed
030715929-0014	**PLM NYS 198.6 NOB**	5/22/2007	White		N/A	Inconclusive : <1% Chrysotile **<1% Total**	
CAULKING/ SAME AS SAMPLE 6 WEST STAIRWAY	**TEM NYS 198.4 NOB**	5/22/2007	White		N/A	<1% Chrysotile **<1% Total**	
AHS-051607-5B	**PLM NYS 198.1 Friable**						Not Analyzed
030715929-0015	**PLM NYS 198.6 NOB**	5/22/2007	Gray		N/A	**Inconclusive: None Detected**	
WINDOW CAULKING/ OLD CAULKING UNDER WINDOW O/S APT	**TEM NYS 198.4 NOB**	5/22/2007	Gray		N/A	**None Detected**	

NYS198-7.4

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307 West

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Asbestos Analysis of Bulk Material

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AHS-051607-3B	**PLM NYS 198.1 Friable**						Not Analyzed
030715929-0016	**PLM NYS 198.6 NOB**	5/22/2007	White		N/A	3.7% Chrysotile **3.7% Total**	
1X1 TAN FLOOR TILE W/ BROWN STREAKS & MASTIC/ REFU	**TEM NYS 198.4 NOB**	5/22/2007			N/A	**Not Analyzed**	
AHS-051607-3BM	**PLM NYS 198.1 Friable**						Not Analyzed
030715929-0016A	**PLM NYS 198.6 NOB**	5/22/2007	Black		N/A	7.3% Chrysotile **7.3% Total**	
1X1 TAN FLOOR TILE W/ BROWN STREAKS & MASTIC/ REFU	**TEM NYS 198.4 NOB**	5/22/2007			N/A	**Not Analyzed**	
AHS-051607-7	**PLM NYS 198.1 Friable**						Not Analyzed
030715929-0017	**PLM NYS 198.6 NOB**	5/22/2007	Gray		N/A	24.0% Chrysotile **24.0% Total**	
CAULKING/ INSULATION/ INSIDE SLEEVE FOR ELECTRICAL	**TEM NYS 198.4 NOB**	5/22/2007			N/A	**Not Analyzed**	
AHS-051607-7A	**PLM NYS 198.1 Friable**						Not Analyzed
030715929-0018	**PLM NYS 198.6 NOB**	5/22/2007	Gray		N/A	18.6% Chrysotile **18.6% Total**	
CAULKING/ INSULATION/ SAME AS SAMPLE 7 6TH FLOOR R	**TEM NYS 198.4 NOB**	5/22/2007			N/A	**Not Analyzed**	
AHS-051607-8	**PLM NYS 198.1 Friable**	5/22/2007	Gray	30.00% Cellulose	70%	**None Detected**	
030715929-0019	**PLM NYS 198.6 NOB**				N/A		Not Analyzed
FIREPROOFING/ STRUCTURAL BEAMS INSIDE ELEVATOR SHA	**TEM NYS 198.4 NOB**				N/A		Not Analyzed
AHS-051607-8A	**PLM NYS 198.1 Friable**	5/22/2007	Gray	30.00% Cellulose	70%	**None Detected**	
030715929-0020	**PLM NYS 198.6 NOB**				N/A		Not Analyzed
FIREPROOFING/ STRUCTURAL BEAMS INSIDE ELEVATOR SHA	**TEM NYS 198.4 NOB**				N/A		Not Analyzed

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Asbestos Analysis of Bulk Material

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AHS-051607-8B *030715929-0021* FIREPROOFING/ STRUCTURAL BEAMS INSIDE ELEVATOR SHA	**PLM NYS 198.1 Friable**	5/22/2007	Gray	35.00% Cellulose	65%	**None Detected**	
	PLM NYS 198.6 NOB				N/A		Not Analyzed
	TEM NYS 198.4 NOB				N/A		Not Analyzed
AHS-051607-9 *030715929-0022* 1X1 FLOOR TILE WHT W/ GREY STREAKS/ I/S KITCHEN	**PLM NYS 198.1 Friable**						Not Analyzed
	PLM NYS 198.6 NOB	5/22/2007	White		N/A	**Inconclusive: None Detected**	
	TEM NYS 198.4 NOB	5/22/2007	White		N/A	**None Detected**	
AHS-051607-7B *030715929-0023* CAULKING/ INSULATION/ SAME AS SAMPLE 7 1ST FL REFU	**PLM NYS 198.1 Friable**						Not Analyzed
	PLM NYS 198.6 NOB	5/22/2007	Gray		N/A	26.2% Chrysotile **26.2% Total**	
	TEM NYS 198.4 NOB	5/22/2007			N/A	**Not Analyzed**	
AHS-051607-10 *030715929-0024* 4X2 CEILING TILE OFF WHITE W/ PINHOLE/ DAY ROOM GR	**PLM NYS 198.1 Friable**	5/22/2007	Gray	60.00% Cellulose 13.00% Glass 2.00% Min. Wool	25%	**None Detected**	
	PLM NYS 198.6 NOB				N/A		Not Analyzed
	TEM NYS 198.4 NOB				N/A		Not Analyzed
AHS-051607-10A *030715929-0025* 4X2 CEILING TILE OFF WHITE W/ PINHOLE/ DAY ROOM GR	**PLM NYS 198.1 Friable**	5/22/2007	Gray	60.00% Cellulose 13.00% Glass 2.00% Min. Wool	25%	**None Detected**	
	PLM NYS 198.6 NOB				N/A		Not Analyzed
	TEM NYS 198.4 NOB				N/A		Not Analyzed

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Asbestos Analysis of Bulk Material

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AHS-051607-10B *030715929-0026*	**PLM NYS 198.1 Friable**	5/22/2007	Gray	60.00% Cellulose 12.00% Glass 3.00% Min. Wool	25%	**None Detected**	
	PLM NYS 198.6 NOB				N/A		Not Analyzed
4X2 CEILING TILE OFF WHITE W/ PINHOLE/ DAY ROOM GR	**TEM NYS 198.4 NOB**				N/A		Not Analyzed
AHS-051607-11 *030715929-0027*	**PLM NYS 198.1 Friable**	5/22/2007	Gray	50.00% Cellulose 7.00% Glass 3.00% Min. Wool	40%	**None Detected**	
	PLM NYS 198.6 NOB				N/A		Not Analyzed
4X2 CEILING TILE WHT W/ PINHOLE/ DAY ROOM GROUND F	**TEM NYS 198.4 NOB**				N/A		Not Analyzed
AHS-051607-11A *030715929-0028*	**PLM NYS 198.1 Friable**	5/22/2007	Gray	50.00% Cellulose 7.00% Glass 3.00% Min. Wool	40%	**None Detected**	
	PLM NYS 198.6 NOB				N/A		Not Analyzed
4X2 CEILING TILE WHT W/ PINHOLE/ DAY ROOM GROUND F	**TEM NYS 198.4 NOB**				N/A		Not Analyzed
AHS-051607-11B *030715929-0029*	**PLM NYS 198.1 Friable**	5/22/2007	Gray	50.00% Cellulose 7.00% Glass 3.00% Min. Wool	40%	**None Detected**	
	PLM NYS 198.6 NOB				N/A		Not Analyzed
4X2 CEILING TILE WHT W/ PINHOLE/ DAY ROOM GROUND F	**TEM NYS 198.4 NOB**				N/A		Not Analyzed
AHS-051607-1C *030715929-0030*	**PLM NYS 198.1 Friable**	5/22/2007	White	1.00% Cellulose 3.00% Glass	96%	**None Detected**	
	PLM NYS 198.6 NOB				N/A		Not Analyzed
SHEETROCK W/ SPACKLE/ AROUND COLUMN NORTH WALL	**TEM NYS 198.4 NOB**				N/A		Not Analyzed

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Asbestos Analysis of Bulk Material

Sample Description	Test	Analyzed Date	Color	Non Asbestos Fibrous	Non Asbestos Non-Fibrous	Asbestos	Comments
AHS-0517-07-12	**PLM NYS 198.1 Friable**	5/22/2007	Gray	30.00% Cellulose	70%	**None Detected**	
030715929-0031	**PLM NYS 198.6 NOB**				N/A		Not Analyzed
FIREPROOFING/ ON HORIZONTAL BEAM IN DAY CARE ROOM	**TEM NYS 198.4 NOB**				N/A		Not Analyzed
AHS-051707-13	**PLM NYS 198.1 Friable**	5/22/2007	Tan	60.00% Cellulose 5.00% Glass	35%	**None Detected**	
030715929-0032	**PLM NYS 198.6 NOB**				N/A		Not Analyzed
4X2 CEILING TILE WHT W/ PINHOLES & GAUGES/ MAIN C	**TEM NYS 198.4 NOB**				N/A		Not Analyzed
AHS-0517-07-13A	**PLM NYS 198.1 Friable**	5/22/2007	Tan	60.00% Cellulose 5.00% Glass	35%	**None Detected**	
030715929-0033	**PLM NYS 198.6 NOB**				N/A		Not Analyzed
4X2 CEILING TILE WHT W/ PINHOLES & GAUGES/ MENS RE	**TEM NYS 198.4 NOB**				N/A		Not Analyzed
AHS-051707-2B	**PLM NYS 198.1 Friable**	5/22/2007	White	9.00% Cellulose	91%	**None Detected**	
030715929-0034	**PLM NYS 198.6 NOB**				N/A		Not Analyzed
2X2 WHT SHEETROCK CEILING TILE/ GARBAGE COMPACTOR	**TEM NYS 198.4 NOB**				N/A		Not Analyzed
AHS-051707-12A	**PLM NYS 198.1 Friable**	5/22/2007	Brown	35.00% Cellulose	65%	**None Detected**	
030715929-0035	**PLM NYS 198.6 NOB**				N/A		Not Analyzed
FIREPROOFING/ ON HORIZONTAL BEAM IN ELECTRICAL MET	**TEM NYS 198.4 NOB**				N/A		Not Analyzed
AHS-051707-13B	**PLM NYS 198.1 Friable**	5/22/2007	Brown	40.00% Cellulose 5.00% Glass	55%	**None Detected**	
030715929-0036	**PLM NYS 198.6 NOB**				N/A		Not Analyzed
4X2 CEILING TILE W/ PINHOLES & GAUGES/ MAIN LOBBY	**TEM NYS 198.4 NOB**				N/A		Not Analyzed

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Asbestos Analysis of Bulk Material

Sample Description	Test	Analyzed Date	Color	Non Asbestos Fibrous	Non Asbestos Non-Fibrous	Asbestos	Comments
AHS-051707-1D *030715929-0037*	**PLM NYS 198.1 Friable**	5/22/2007	White	2.00% Cellulose 3.00% Glass	95%	**None Detected**	
	PLM NYS 198.6 NOB				N/A		Not Analyzed
SHEETROCK W/ SPACKLE/ IN CEILING PLENUM OFF COLUMN	**TEM NYS 198.4 NOB**				N/A		Not Analyzed
AHS-051707-14 *030715929-0038*	**PLM NYS 198.1 Friable**	5/22/2007	Brown	80.00% Cellulose	20%	**None Detected**	
	PLM NYS 198.6 NOB				N/A		Not Analyzed
DOOR INSULATION PAPER/ THE DOOR TO ELECTRICAL/ MET	**TEM NYS 198.4 NOB**				N/A		Not Analyzed
AHS-051707-15 *030715929-0039*	**PLM NYS 198.1 Friable**	5/22/2007	Gray	25.00% Glass 10.00% Min. Wool	65%	**None Detected**	
	PLM NYS 198.6 NOB				N/A		Not Analyzed
BOILER FLUE INSULATION TOP/ BOILER ROOM FROM FLUE	**TEM NYS 198.4 NOB**				N/A		Not Analyzed
AHS-051707-15A *030715929-0040*	**PLM NYS 198.1 Friable**	5/22/2007	Gray		87.88%	**12.12% Chrysotile**	
	PLM NYS 198.6 NOB				N/A		Not Analyzed
BOILER FLUE INSULATION TOP/ BOILER ROOM FROM FLUE	**TEM NYS 198.4 NOB**				N/A		Not Analyzed
AHS-051707-15B *030715929-0041*	**PLM NYS 198.1 Friable**	5/22/2007				**Positive Stop**	
	PLM NYS 198.6 NOB				N/A		Not Analyzed
BOILER FLUE INSULATION TOP/ BOILER ROOM FROM FLUE	**TEM NYS 198.4 NOB**				N/A		Not Analyzed
AHS-051707-16 *030715929-0042*	**PLM NYS 198.1 Friable**	5/22/2007	Gray	5.00% Min. Wool	95%	**None Detected**	
	PLM NYS 198.6 NOB				N/A		Not Analyzed
PIPE ELBOW JOINT INSULATION CEMENTITIOUS/ BOILER R	**TEM NYS 198.4 NOB**				N/A		Not Analyzed

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Asbestos Analysis of Bulk Material

Sample Description	Test	Analyzed Date	Color	Non Asbestos Fibrous	Non Asbestos Non-Fibrous	Asbestos	Comments
AHS-051707-16A *030715929-0043*	**PLM NYS 198.1 Friable**	5/22/2007	Gray	5.00% Glass 5.00% Min. Wool	90%	**None Detected**	
	PLM NYS 198.6 NOB				N/A		Not Analyzed
PIPE ELBOW JOINT INSULATION CEMENTITIOUS/ BOILER R	**TEM NYS 198.4 NOB**				N/A		Not Analyzed
AHS-051707-16B *030715929-0044*	**PLM NYS 198.1 Friable**	5/22/2007	Gray	7.00% Glass 8.00% Min. Wool	85%	**None Detected**	
	PLM NYS 198.6 NOB				N/A		Not Analyzed
PIPE ELBOW JOINT INSULATION CEMENTITIOUS/ BOILER R	**TEM NYS 198.4 NOB**				N/A		Not Analyzed
AHS-051707-17 *030715929-0045*	**PLM NYS 198.1 Friable**	5/22/2007	Tan	90.00% Glass	10%	**None Detected**	
	PLM NYS 198.6 NOB				N/A		Not Analyzed
ROPE GASKET/ ON FRONT OF BOILER 1	**TEM NYS 198.4 NOB**				N/A		Not Analyzed
AHS-051707-17A *030715929-0046*	**PLM NYS 198.1 Friable**	5/22/2007	White	10.00% Synthetic	23.33%	**66.67% Chrysotile**	
	PLM NYS 198.6 NOB				N/A		Not Analyzed
ROPE GASKET/ ON FRONT OF BOILER 1	**TEM NYS 198.4 NOB**				N/A		Not Analyzed
AHS-051707-17B *030715929-0047*	**PLM NYS 198.1 Friable**	5/22/2007				**Positive Stop**	
	PLM NYS 198.6 NOB				N/A		Not Analyzed
ROPE GASKET/ ON FRONT OF BOILER 2	**TEM NYS 198.4 NOB**				N/A		Not Analyzed
AHS-051707-18 *030715929-0048*	**PLM NYS 198.1 Friable**	5/22/2007	White	5.00% Glass 35.00% Synthetic	60%	**None Detected**	
	PLM NYS 198.6 NOB				N/A		Not Analyzed
BOILER FLUE INSULATION BTM/ ON FRONT OF BOILER 1	**TEM NYS 198.4 NOB**				N/A		Not Analyzed

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Asbestos Analysis of Bulk Material

Sample Description	Test	Analyzed Date	Color	Non Asbestos Fibrous	Non Asbestos Non-Fibrous	Asbestos	Comments
AHS-051707-18A *030715929-0049* BOILER FLUE INSULATION BTM/ ON FRONT OF BOILER 1	**PLM NYS 198.1 Friable**	5/22/2007	Gray		42.86%	**57.14% Chrysotile**	
	PLM NYS 198.6 NOB				N/A		Not Analyzed
	TEM NYS 198.4 NOB				N/A		Not Analyzed
AHS-051707-18B *030715929-0050* BOILER FLUE INSULATION BTM/ ON FRONT OF BOILER 2	**PLM NYS 198.1 Friable**	5/22/2007				**Positive Stop**	
	PLM NYS 198.6 NOB				N/A		Not Analyzed
	TEM NYS 198.4 NOB				N/A		Not Analyzed
AHS-051707-19 *030715929-0051* SHEETROCK/ BOILER ROOM CEILING	**PLM NYS 198.1 Friable**	5/22/2007	White	3.00% Cellulose 2.00% Glass	95%	**None Detected**	
	PLM NYS 198.6 NOB				N/A		Not Analyzed
	TEM NYS 198.4 NOB				N/A		Not Analyzed
AHS-051707-19A *030715929-0052* SHEETROCK/ BOILER ROOM CEILING	**PLM NYS 198.1 Friable**	5/22/2007	White	8.00% Cellulose 2.00% Glass	90%	**None Detected**	
	PLM NYS 198.6 NOB				N/A		Not Analyzed
	TEM NYS 198.4 NOB				N/A		Not Analyzed
AHS-051707-19B *030715929-0053* SHEETROCK/ BOILER ROOM CEILING	**PLM NYS 198.1 Friable**	5/22/2007	White	10.00% Cellulose 2.00% Glass	88%	**None Detected**	
	PLM NYS 198.6 NOB				N/A		Not Analyzed
	TEM NYS 198.4 NOB				N/A		Not Analyzed
AHS-051707-16C *030715929-0054* CEMENTITIOUS PIPE FITTING INSULATION/ EAST MEER/ F	**PLM NYS 198.1 Friable**	5/22/2007	Tan/White	2.00% Cellulose 10.00% Glass 8.00% Min. Wool	80%	**None Detected**	
	PLM NYS 198.6 NOB				N/A		Not Analyzed
	TEM NYS 198.4 NOB				N/A		Not Analyzed

NYS198-7.4

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Customer ID: EHII50
Customer PO:
Received: 05/18/07 7:57 AM
EMSL Order: 030715929
EMSL Proj:

Report Date: 5/29/2007

Asbestos Analysis of Bulk Material

Sample Description	Test	Analyzed Date	Color	Non Asbestos Fibrous	Non Asbestos Non-Fibrous	Asbestos	Comments
AHS-051707-12B	**PLM NYS 198.1 Friable**	5/22/2007	Brown	35.00% Cellulose	65%	**None Detected**	
030715929-0055	**PLM NYS 198.6 NOB**				N/A		Not Analyzed
FIREPROOFING/ MAINTENANCE GARAGE GROUND FLOOR	**TEM NYS 198.4 NOB**				N/A		Not Analyzed
AHS-051707-5C	**PLM NYS 198.1 Friable**						Not Analyzed
030715929-0056	**PLM NYS 198.6 NOB**	5/22/2007	Gray		N/A	**Inconclusive: None Detected**	
WINDOW CAULKING/ WINDOW EXT OF BLDG FRONT OFFICE	**TEM NYS 198.4 NOB**	5/22/2007	Gray		N/A	**None Detected**	

NOB = Non Friable Organically Bound
N/A = Not Applicable

Analyst(s)

Ping Chen
Ryan Yip Hing Li

James Hall, Laboratory Manager
or other approved signatory

EMSL maintains liability limited to cost of analysis. This report relates only to the samples reported above and may not be reproduced, except in full, without written approval by EMSL. The above test report relates only to the items tested. This test report must not be used to claim product endorsement by NVLAP or any agency of the U.S. Government. EMSL bears no responsibility for sample collection activities or analytical method limitations. The results in this report meet all requirements of the NELAC Standards unless otherwise noted. The laboratory is not responsible for the accuracy of results when requested to physically separate and analyze layered samples. PLM is not consistently reliable in detecting asbestos in floor coverings and similar NOB's. Quantitative TEM is currently the only method that can be used to determine if a NOB material can be considered or treated as non-asbestos containing.

ACCREDITATIONS: NVLAP #101048-9 and NY STATE ELAP #11506

5 DAYS TURNAROUND

FAX TO 973-599-9877

CHAIN OF CUSTODY

EMSL CANADIAN RECEIVED

Samples Sent From: John A. Sekelsky Environmental Health Investigations, Inc. 655 West Shore Trail Sparta, NJ 07871 Phone/Fax #: 973-729-5649 07 MAY 18 AM 7:57	Samples Sent To: EMSL ANALYTICAL, INC 307 WEST 38th STREET NY, NY 10018 (212)-290-0051 [redacted]
EHI Project #: 0561-1998	Date Sent: 5/18/07 030715929
Page 1 of 5	Courier: SELF

SAMPLE Identification	TYPE OF SAMPLE Field Sheets Attached	SAMPLE VOL. or AREA	ANALYSIS REQUESTED
AHS-051607 - 1	BULK - See Attached Sheets	N/A	PLM
- 1A			
- 1B			
- 1C			
AHS-051707 - 1D			
- 2			
- 2A			
AHS-051707 - 2B			
AHS-051607 - 3			NOB - Tile + MASTIC
- 3A			NOB - Tile & MASTIC
- 3B			NOB - Tile & MASTIC
AHS-051607 - 4			NOB
- 4A			
- 4B			

Sample Relinquished By: _____ Signature		Print Name: John A Sekelsky	Date: 5/17/07
Sample Received By: Nidia Lopez Signature		Print Name: Nidia Lopez	Date: 5/18/07

TURNAROUND TIME:	☒ 5 Day	☐ 3 Day	☐ 24 Hour	☐ Immediate

Comments: ANALYZE NOBS VIA PLM & VERIFY NEGATIVE RESULTS VIA TEM STOP ANALYSIS FOR EACH MATERIAL SAMPLE SET @ FIRST POSITIVE

Date Received: 5/18/07 SAMPLES ACCEPTED Analyzed By: FOR ANALYSIS BY EMSL	Invoice To: EHI, Inc. 655 West Shore Trail Sparta, NJ 07871	Send Results To: X William S. Kerbel, CIH EHI, Inc. 655 West Shore Trail Sparta, NJ 07871 Phone/Fax: 973-729-5649	Fax To: X 973-599-9877 Email To: ehi1@earthlink.net

5 DAYS TURNAROUND

FAX TO 973-599-9877

03071929

CHAIN OF CUSTODY

EMSL-PHILADELPHIA
RECEIVED
07 MAY 18 AM 7:57

Samples Sent From: John A Selecky **Environmental Health Investigations, Inc.** 655 West Shore Trail Sparta, NJ 07871 Phone/Fax #: 973-729-5649	**Samples Sent To:** EMSL ANALYTICAL, INC 307 WEST 38TH ST. NY, NY 212 290-0051 [redacted]
EHI Project #: 0561-1998	**Date Sent:** 5/18/07
Page 2 **of** 5	**Courier:** SELF

SAMPLE Identification	TYPE OF SAMPLE Field Sheets Attached	SAMPLE VOL. or AREA	ANALYSIS REQUESTED
AHS-051607-5	Bulk - See Attached Sheets	N/A	NOB
-5A			
-5B			
AHS-051707-5C			
AHS 051607-6			
-6A			
-7			
-7A			
-7B			
-8			PLM
-8A			
-8B			
-9			NOB

Sample Relinquished By: _____ Signature	**Print Name:** John A Selecky SAMPLED	**Date:** 5/17/07 ACCEPTED	
Sample Received By: Nidia Lopez Signature	**Print Name:** Nidia Lopez FOR ANALYSIS BY EMSL	**Date:** 5/18/07	

TURNAROUND TIME:	☒ 5 Day	☐ 3 Day	☐ 24 Hour	☐ Immediate

Comments: ANALYZE NOBs VIA PLM & VERIFY NEGATIVE RESULTS VIA TEM STOP ANALYSES FOR EACH MATERIAL SAMPLE SET W/ FIRST POSITIVE

Date Received: _____ **Analyzed By:** _____	**Invoice To:** EHI, Inc. 655 West Shore Trail Sparta, NJ 07871	**Send Results To:** X William S. Kerbel, CIH EHI, Inc. 655 West Shore Trail Sparta, NJ 07871 Phone/Fax: 973-729-5649	**Fax To:** X 973-599-9877 **Email To:** _____ ehi1@earthlink.net

5 DAYS TURNAROUND

FAX TO 973-599-9877

CHAIN OF CUSTODY

EMSL MANHATTAN

RECEIVED

07 MAY 18 AM 7:57

Samples Sent From: John A Sekelsky **Environmental Health Investigations, Inc.** 655 West Shore Trail Sparta, NJ 07871 Phone/Fax #: 973-729-5649	**Samples Sent To:** EMSL ANALYTICAL, INC. 307 WEST 38th STREET NY, NY 10018 [redacted]
EHI Project #: 0561-1998	**Date Sent:** 5/18/07 03071929
Page 3 **of** 5	**Courier:** SELF

SAMPLE Identification	TYPE OF SAMPLE Field Sheets ATTACHED	SAMPLE VOL. or AREA	ANALYSIS REQUESTED
AHS-051607-10	BULK - See ATTACHED SHEETS	N/A	PLM
-10A			
-10B			
-11			
-11A			
-11B			
AHS-051707-12			
-12A			
-12B			
-13			
-13A			
-13B			
-14			

Sample Relinquished By: _____ Signature		**Print Name:** John A Sekelsky	**Date:** 5/17/07
Sample Received By: Nidia Lopez Signature		**Print Name:** SAMPLES ACCEPTED Nidia Lopez FOR ANALYSIS EMSL	**Date:** 5/18/07

TURNAROUND TIME:	☒ 5 Day	☐ 3 Day	☐ 24 Hour	☐ Immediate

Comments: ANALYZE NOB SAMPLES VIA PLM & VERIFY NEGATIVE RESULTS VIA TEM
STOP ANALYSES FOR EACH MATERIAL SAMPLE SET W/ FIRST Positive.

Date Received: _____ **Analyzed By:** _____	**Invoice To:** EHI, Inc. 655 West Shore Trail Sparta, NJ 07871	**Send Results To:** X William S. Kerbel, CIH EHI, Inc. 655 West Shore Trail Sparta, NJ 07871 Phone/Fax: 973-729-5649	**Fax To:** X 973-599-9877 **Email To:** _____ ehi1@earthlink.net

5 DAYS TURNAROUND

FAX TO 973-599-9877

CHAIN OF CUSTODY

EMSL MANHATTAN RECEIVED

Samples Sent From: John A Kerbel **Environmental Health Investigations, Inc.** 655 West Shore Trail Sparta, NJ 07871 Phone/Fax #: 973-729-5649 07 MAY 18 AM 7:57	**Samples Sent To:** EMSL ANALYTICAL, INC. 307 WEST 38TH STREET NY, NY 10018 (212) 290-0057
EHI Project #: 0361-1998	**Date Sent:** 5/18/07
Page 4 **of** 5	**Courier:** SELF 030715929

SAMPLE Identification	TYPE OF SAMPLE Field Sheets ATTACHED	SAMPLE VOL. or AREA	ANALYSIS REQUESTED
AHS-051707 -15	BULK-SEE ATTACHED SHEETS	N/A	PLM
-15A			
-15B			
-16			
-16A			
-16B			
-16C			
-17			
-17A			
-17B			
-18			
-18A			
-18B			

Sample Relinquished By: _____ Signature	**Print Name:** John A Kerbel	**Date:** 5/17/07
Sample Received By: _____ Signature	**Print Name:** Nicola Lyst FOR ANALYSIS	**Date:** 5/18/07 EMSL

SAMPLES SCREENED

TURNAROUND TIME:	☒ 5 Day	☐ 3 Day	☐ 24 Hour	☐ Immediate

Comments: STOP ANALYSIS FOR EACH MATERIAL SAMPLE SET W/ FIRST Positive

Date Received: _____ **Analyzed By:** _____	**Invoice To:** EHI, Inc. 655 West Shore Trail Sparta, NJ 07871	**Send Results To:** X William S. Kerbel, CIH EHI, Inc. 655 West Shore Trail Sparta, NJ 07871 Phone/Fax: 973-729-5649	**Fax To:** X 973-599-9877 **Email To:** _____ ehi1@earthlink.net

5 DAYS TURNAROUND

FAX TO 973-599-9877

CHAIN OF CUSTODY

EMSL MONTVALE

RECEIVED

07 MAY 18 AM 7:57

Samples Sent From: John A Selkirsky **Environmental Health Investigations, Inc.** 655 West Shore Trail Sparta, NJ 07871 Phone/Fax #: 973-729-5649	**Samples Sent To:** EMSL ANALYTICAL, INC. 307 WEST 38TH STREET NY, NY 10018 (212) 290-0051 [redacted]
EHI Project #: 0561-1998	**Date Sent:** 5/18/07 0307115939
Page 5 **of** 5	**Courier:** SELF

SAMPLE Identification	TYPE OF SAMPLE Field Sheets ATTACHED	SAMPLE VOL. or AREA	ANALYSIS REQUESTED
AHS051707-19	BULK - SEE ATTACHED SHEETS	N/A	PLM
-19A	↓	↓	↓
-19B	↓	↓	↓

Sample Relinquished By: _____ Signature	**Print Name:** John A Selkirsky	**Date:** 5/17/07
Sample Received By: Vidia Lopez Signature	**Print Name:** Vidia Lopez SAMPLES ACCEPTED FOR ANALYSIS	**Date:** 5/18/07

TURNAROUND TIME:	☒ 5 Day	☐ 3 Day	☐ 24 Hour	☐ EMSL Immediate

Comments: STOP ANALYSIS FOR EACH SAMPLE SET w/ FIRST POSITIVE

Date Received: _____ **Analyzed By:** _____	**Invoice To:** EHI, Inc. 655 West Shore Trail Sparta, NJ 07871	**Send Results To:** X William S. Kerbel, CIH EHI, Inc. 655 West Shore Trail Sparta, NJ 07871 Phone/Fax: 973-729-5649	**Fax To:** X 973-599-9877 **Email To:** X ehi1@earthlink.net

EMSL MANHATTAN
RECEIVED

BULK SAMPLE DATA FORM

ENVIRONMENTAL HEALTH INVESTIGATIONS, INC.
655 WEST SHORE TRAIL
SPARTA, NJ 07871
PHONE: (973) 729-5649 FAX: (973)

07 MAY 18 AM 7:57

Client: OMNI **Project #:** 0561-1998

Location: 85 MAIN ST Poughkeepsie

0307159 23

Date Collected: 5/16/0

SAMPLES ACCEPTED
FOR ANALYSIS
Y EMSL

Collected By: JPY/JAS

Sample #	Type of Material	Location	Analysis Required PLM Only	Analysis Required NOB
AHS 051607-1	Sheetrock w/ SPACKLE	PENTHOUSE ELECTRICAL SWITCH ROOM OVER BEAM	X	
AHS 051607-2	Sheetrock Ceiling Tile	TOP OF STAIRWAY IN PENTHOUSE AT DOOR TO ROOF -OUTSIDE STOVE ROOM	X	
AHS 051607-2A	Sheetrock Ceiling Tile	TOP OF WEST STAIRWAY AT DOOR TO ROOF	X	
AHS 051607-1A	Sheetrock w/ SPACKLE	WALL IN Ceiling Plenum ABOVE HATCH DOOR IN HALL OUTSIDE APT 1201	X	
AHS 051607-3	1x1 Tan Floor Tile w/ Brown STREAKS + MASTIC	REFUSE CHUTE ROOM 12th Floor		X
AHS 051607-4	MASTIC ASSOCIATED W/ WALL COVE MOLDING	REFUSE CHUTE ROOM -12th Floor		X
AHS 051607-1B	Sheetrock w/ SPACKLE	WALL IN Ceiling Plenum ABOVE HATCH IN HALL OUTSIDE APT 1102	X	
AHS 051607-5	Window Caulking	OLD Caulking under window FRAME = OUTSIDE window FOR APT 1103	[redacted]	X
AHS 051607-4A	WALL COVE MOLDING MASTIC	WALL IN STAIRWELL 10th FLOOR		X
AHS 051607-5A	Window Caulking	OLD Caulking Under window FRAME = OUTSIDE window FOR APT 601		X
[redacted]				

EMSL MANHATTAN
RECEIVED

BULK SAMPLE DATA FORM

ENVIRONMENTAL HEALTH INVESTIGATIONS, INC.
655 WEST SHORE TRAIL
SPARTA, NJ 07871
PHONE: (973) 729-5649 FAX: (973) 729-5649

07 MAY 18 AM 7:57

Client: OMNI **Project #:** 0561-198

Location: 135 MAIN ST Rouse Point, NY

Date Collected: 5/16/07

Collected By: TAS/TPY

SAMPLES ACCEPTED
FOR ANALYSIS
Y EMSL
0307155929

Sample #	Type of Material	Location	Analysis Required PLM Only	Analysis Required NOB
AHS 051607 -9	1x1 Floor Tile White & Grey STREAKS	Inside Kitchen for Day Room - Ground Floor		X
AHS 051607 -9B	Caulking/Insulation	Same as Sample 7 ⇒ 1st Floor Nurse Unit		X
AHS 051607 -10	4x2' Ceiling Tile ⇒ Off white & Pinholes	Day Room ⇒ Ground Floor	X	
-10A	↓	Day Room Kitchen - Ground Floor	X	
-10B	↓	Day Room - Ground Floor	X	
AHS-051607 -11	4'x2' Ceiling Tile ⇒ White w/ Pinholes	Day Room - Ground Floor	X	
-11A	↓	↓	X	
-11B	↓	↓	X	
AHS 051607 -1C	Sheetrock w/ SPACKLE	Around Column - Inner Wall of Day Room - Ground Floor w/ Ceiling Plenum	X	

BULK SAMPLE DATA FORM

EMSL MANHATTAN
RECEIVED

ENVIRONMENTAL HEALTH INVESTIGATIONS, INC.
655 WEST SHORE TRAIL
SPARTA, NJ 07871
PHONE: (973) 729-5649 FAX: (973) 729-5649

07 MAY 18 AM 7:57

Client: OMNI **Project #:** 0561.1998

Location: 185 MAIN STREET Poughkeepsie, NY

Date Collected: 5/17/07

Collected By: JBN/JAS

SAMPLES ACCEPTED
FOR ANALYSIS
EMSL 030715929

Sample #	Type of Material	Location	Analysis Required PLM Only	Analysis Required NOB
AHS 051707 -1A	Fireproofing	ON Horizontal Beam IN Utility Room NEAR Ground Floor	X	
AHS 051707 -1B	4'x2' Ceiling Tile white w/ pinholes & fissures	MAIN Corridor Between Rest Rooms → Ground Floor	X	
AHS 051707 -1BA	4'x2' Ceiling Tile White w/ Pinholes & fissures	MEN'S Rest Room Ground Floor	X	
AHS 051707 -2B	~~Fireproofing~~ 1'x2' White Sheetrock Ceiling Tile	GARBAGE Compactor Room - Ground Floor	X	
AHS 051707 -2A	Fireproofing	ON Horizontal Beam IN ELECTRICAL METER Rm - Ground Floor	X	
AHS 051707 -2BS	4'x2' Ceiling Tile w/ Pinholes & fissures	MAIN Lobby outside Elevators in Ceiling Plenum ABOVE Light Fixture	X	
AHS 051707 -1D	Sheetrock w/ SPACKLE	IN Ceiling Plenum OFF Column IN Corridor on Ground Floor - outside Elevators	X	
AHS 051707 -1A	Door Installation Putty	For DOOR TO Electrical METER Rm Ground Floor	X	
AHS 051707 -1S	Boiler Flue INSULATION Tape	Boiler Room From Flue off Boiler 2	X	
-1SA	↓	Boiler Room From Flue off Boiler 1	X	
-1SB	↓	↓	X	

EMSL MANHATTAN
RECEIVED

BULK SAMPLE DATA FORM

ENVIRONMENTAL HEALTH INVESTIGATIONS, INC.
655 WEST SHORE TRAIL
SPARTA, NJ 07871
PHONE: (973) 729-5649 FAX: (973) 729-56

07 MAY 18 AM 7:58

Client: OMNI **Project #:** 0561-1988

Location: 135 Main St Poughkeepsie, NY

030715929

SAMPLES ACCEPTED
FOR ANALYSIS
Y EMSL

Date Collected: 5/17/07

Collected By: JBH/JAS

Sample #	Type of Material	Location	Analysis Required PLM Only	Analysis Required NOB
AHS 05707 -16	Pipe Elbow Joint Insulation -Cement with AS	Boiler Room Pipe line By Pumps	X	
-16A	↓	↓	X	
-16B	↓	Boiler Room Pipe Line By Boiler 2	X	
AHS 05707 -17	Rope Gasket	On Front of Boiler 1	X	
-17A	↓	On Back of Boiler 1	X	
AHS 05707 -17S	↓	On Front of Boiler #2		
AHS 05707 -18	Boiler Flue Insulation -Bottom	Same As 17	X	
-18A	↓	Same As 17A	X	
-18B	↓	Same As 17B	X	
AHS 05707 -19	Sheetrock	Boiler Room Ceiling		
-19A	↓	↓		

BULK SAMPLE DATA FORM

EMSL MANHATTAN
RECEIVED

ENVIRONMENTAL HEALTH INVESTIGATIONS, INC.
655 WEST SHORE TRAIL
SPARTA, NJ 07871
PHONE: (973) 729-5649 FAX: (973) 729-5649

07 MAY 18 AM 7:58

Client: OMNI **Project #:** 0561-1118

Location: 135 MAIN ST Poughkeepsie NY

0307159 29

SAMPLES ACCEPTED
FOR ANALYSIS
Y EMSL

Date Collected: 5/17/07

Collected By: JDI/JAS

Sample #	Type of Material	Location	Analysis Required PLM Only	Analysis Required NOB
AHS 051707 -19B	Sheet Rock	Boiler Room Ceiling	X	
AHS 051707 -16C	Cementitious Pipe Fittings Insulation	EAST MEZZANINE GROUND FLOOR	X	
AHS 051707 -12B	Fireproofing	Maintenance GARAGE GROUND FLOOR	X	
AHS 051707 -5C	Window Caulking	Window Putty on Brick Throughout Facade		X

Central Hudson
Gas & Electric Corporation

Transmitted Via Email and Regular Mail

July 14, 2006

Gardiner Cross
Engineering Geologist 3
NYSDEC
Division of Environmental Remediation
625 Broadway
Albany, New York 12233

Re: Poughkeepsie Bayeaux Street Site

Dear Mr. Cross:

On May 17, 2006, Central Hudson Gas & Electric Corporation (Central Hudson) conducted a supplemental investigation at the former Bayeaux Street manufactured gas plant (MGP) site, in Poughkeepsie, New York. The additional investigation was conducted at the request of the New York State Department of Environmental Conservation (NYSDEC) and in accordance with the NYSDEC-approved work scope dated April 18, 2006 to supplement observations from previous investigations. Specifically, during the Phase II Investigation completed 1990, MGP-impacted soils and groundwater were not observed in five borings and four monitoring wells (Figure 1). The findings of the 1990 investigation were subsequently summarized in Phase II Investigation Report, Bayeaux Street Site dated August, 1990 (BBL).

The former Bayeaux Street MGP is located on the corner of Main Street and North Perry Street (formerly Bayeaux Street) in the City of Poughkeepsie, Dutchess County, New York. The site is currently occupied by the Admiral Halsey Senior Village and neighboring townhouses to the east.

The 2006 investigation consisted of the installation of five soil boring (BSB-06-6 through BSB-06-10, Figure 1) in and around former MGP structures at the site as follows:

- Two soil borings were installed on the northern perimeter of the site near former purifying structures (BSB-06-6 and BSB-06-7);
- One soil boring was installed within the former 50-foot diameter gas holder (BSB-06-8); and
- Two soil borings were installed within the former 90-foot diameter gas holder (BSB-06-9 and BSB-06-10).

Soil borings were advanced using a tractor-mounted push/percussion drill rig to depths ranging between 14.5 and 24 feet below ground surface (bgs). Soil samples were continuously collected using 4 foot Macro Core® sampling barrels with disposable PVC liners. Recovered soil samples were classified with respect to predominant soil types, moisture content, and the presence of any visual or olfactory impacts. Soils were continuously field screened using a photoionization detector (PID). Detailed descriptions of the soils encountered are contained in the attached boring logs.

284 South Avenue
Poughkeepsie, NY 12601

(845) 452-2000
www.CHEngergyGroup.com

The following table summarizes the field observations at each boring location. In addition, this summary table includes the 1990 boring observations.

Boring	*Boring Observations*	*Potential Impacts Observed*	*PID Readings*
MW-1	0-4 ft. – Sand and gravel fill (little brick/coal) 4-10 ft. – Sand 10-12 ft. Silt 12-18 ft. - Clay	None	2-4 ft. – 1.8 ppm 14-16 ft. – 1.8 ppm
MW-2	0-2 ft. Sand fill (some brick) 2-14 ft. Silt (sand and gravel lense at 8 ft.) 14 -18 ft. Sand and gravel 18-20 ft. Weathered bedrock	None	2-4 ft. – 0.2 ppm 4-6 ft. – 0.2 ppm 8-10 ft. – 0.1 ppm
MW-3	0-6 ft. – Sand and brick fill 6-14 ft. - Sand, Sand and gravel 14-15.5 ft. – Weathered bedrock	None	0-2 ft. – 0.9 ppm 2-4 ft. – 0.6 ppm 4-6 ft. – 0.8 ppm 8-10 ft. – 1.4 ppm 10-12 ft. – 0.4 ppm 12-14 ft. – 0.1 ppm
MW-4	0-8 ft. - Sand and brick fill 8-12 ft. – Sand 12-15 ft. – Gravel 15.5-16.5 ft. – Weathered bedrock	None	0-2 ft. – 0.2 ppm 2-4 ft. – 0.1 ppm
BB-5	0-14 ft. - Brick, ash, concrete fill 14-15.4 ft. - Silt	Staining 12 to 15 ft.	0-2 ft. – 1.1 ppm 2-4 ft. – 1.9 ppm 4-6 ft. – 1.7 ppm 10-12 ft. – 1.1 ppm 12-14 ft. – 1.6 ppm 14-15 ft. – 4.8 ppm
BSB-06-6	0-7 ft –Sand (trace cinders) 7-18 ft.- Silt and Sand	None	Non-detect
BSB-06-7	0-4 ft –Sand (trace cinders) 4-5 ft- Concrete 5-14.5 ft.- Silt	None	Non-detect
BSB-06-8	0-4 ft –Sand (little cinders/brick) 4-8 ft.-Cinders and brick 8-16.25 ft. – Cinders and slag 16.25 ft. Sand	Faint odor below 8.0 ft. bgs	9.0 ft. – 0.6ppm 10.0 ft. – 1.1ppm 11.0 ft. – 0.7ppm 14.0 ft. – 0.4ppm 16.4 ft. – 1.3ppm
BSB-06-9	0-4 ft –Sand and cinders 4-6 ft.- Silt and sand 6-16 ft. -Silt 16-19 ft. – Sand 19-21 ft. – Sand and gravel 21-24 ft. - Silt	None	Non-detect
BSB-06-10	0-1.5 ft. - Sand (little cinders/brick) 1.5-2 ft. - Concrete 2-5 ft. - Sand (little cinders/brick) 5-16 ft.- Silt	Faint odor from 12 to 16 ft. bgs	13.0 ft. – 1.7ppm 14.0 ft. – 4.3ppm 15.0 ft. – 1.8ppm

In summary, MGP related non-aqueous phase liquids (NAPLs) were not observed in the 2006 or the 1990 soil borings. The staining observed in 1990 soil boring BB-5 was not observed in 2006 soil boring BSB-06-8.

Furthermore, soils were recovered for observation in the 6 to 10 foot interval at boring BSB-06-8, located within the former 50-foot gas holder, and thus fill in the gap missing in the subsurface record for soil boring BB-5. As summarized above, NAPL- impacted soils were not observed at soil boring BSB-06-8.

Based on the 1990 Phase II Investigation and the 2006 supplemental investigation, Central Hudson requests that NYSDEC delist the former Bayeaux Street site from the Inactive Hazardous Waste Disposal Site Program Registry. Furthermore, Central Hudson requests NYSDEC approval to abandon monitoring wells MW-1 through MW-4. If you have any questions or comments regarding this letter report, please contact me at 845-486-5691.

Sincerely,

Central Hudson Gas & Electric Corporation

Nicholas Kowalczyk
Assistant Environmental Specialist
DAC

cc: Jeffrey Clock, CHGE
Dennis Harkawik, JFM
Nancy Gensky, BBL
David Cornell, BBL



LEGEND:

- HISTORICAL LOCATION
- MW-4 — OVERBURDEN MONITORING WELL LOCATION
- BB-5 — 1990 SOIL BORING LOCATION
- BSB-06-8 — 2006 SOIL BORING LOCATIONS

NOTES:

1. BASE MAP IS A DIGITAL COPY OF A NON-DIGITAL BBL FIGURE CREATED 6/5/90, WHOSE SOURCE IS UNKNOWN.
2. ALL LOCATIONS ARE APPROXIMATE.

0 60' 120'

GRAPHIC SCALE

CENTRAL HUDSON GAS & ELECTRIC CORP.
BAYEAUX STREET SITE
POUGHKEEPSIE, N.Y.

BAYEAUX STREET SITE

2006 BORING LOCATIONS

BBL an ARCADIS company

FIGURE **1**

20530002/20530B01.DWG SAVED:6/30/2006 1:52 PM LAYOUT:Layout1 PAGESETUP:PAGESET/PLT-BL1 PENTABLE:PLTFULL.CTB PRINTED:6/30/2006 3:49 PM BY:6/30/06 SYR-85-RCB
PROJECTNAME:-----
XREFS: IMAGES:

Date Start/Finish: 5/17/06
Drilling Company: Parratt-Wolff
Driller's Name: Josh Ellingworth, Gary Ellingworth
Drilling Method: Geoprobe
Rig Type: Tractor-mounted Powerprobe
Sampling Method: Macrocore

Northing: NA
Easting: NA
Casing Elevation: NA

Borehole Depth: 18' bgs
Surface Elevation: NA

Descriptions By: David Cornell

Boring ID: **BSB-06-6**

Client: Central Hudson Gas & Electric

Location: Bayeaux Street
Poughkepsie, New York

DEPTH / ELEVATION	Sample Run Number	Sample/Int/Type	Recovery (feet)	PID Headspace (ppm)	Analytical Sample	Geologic Column	Stratigraphic Description	Boring Construction
0 / 0	1	0-4	3.4	ND			Brown Silty fine to medium SAND, little fine to medium angular Gravel, trace Roots, non-plastic, moist.	
							Trace Cinders below 2.0' bgs.	Borehole backfilled with borehole suttings and bentonite to grade.
5 / -5	2	4-8	3.7	ND			Brown SILT and fine SAND, trace Clay and fine to medium Sand, non-plastic, wet.	
							Gray-brown fine to medium SAND, trace Roots, non-plastic, saturated.	
10 / -10	3	8-12	4.0	ND			Brown SILT and fine SAND, non-plastic, saturated.	
	4	12-16	3.0	ND			Fine to coarse sub-rounded Gravel below 14.0' bgs.	
15 / -15								

BBL® an ARCADIS company

Remarks: NA = Not Available/Not Applicable; ND = Not Detected; bgs = below ground surface.

Client:
Central Hudson Gas & Electric

Site Location:
Bayeaux Street
Poughkepsie, New York

Boring ID: BSB-06-6

Borehole Depth: 18' bgs

DEPTH / ELEVATION	Sample Run Number	Sample/Int/Type	Recovery (feet)	PID Headspace (ppm)	Analytcal Sample	Geologic Column	Stratigraphic Description	Boring Construction
	5	16-18	2.0	ND			Brown Silty fine SAND, non-plastic, wet.	
							Brown SILT, some inter-bedded fine to coarse Gravel, trace fine Sand and Clay. (Possible Till)	Borehole backfilled with borehole suttings and bentonite to grade.
20-20								
25-25								
30-30								
35-35								

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Remarks: NA = Not Available/Not Applicable; ND = Not Detected; bgs = below ground surface.

Project: 205.30.002 Template: j:\rockware\logplot2001\logfiles\20530\geoprobe2006.ldf
Data File: BSB-06-06.dat Date: 5/22/06

Date Start/Finish: 5/17/06
Drilling Company: Parratt-Wolff
Driller's Name: Josh Ellingworth, Gary Ellingworth
Drilling Method: Geoprobe
Rig Type: Tractor-mounted Powerprobe
Sampling Method: Macrocore

Northing: NA
Easting: NA
Casing Elevation: NA

Borehole Depth: 14.5' bgs
Surface Elevation: NA

Descriptions By: David Cornell

Boring ID: **BSB-06-7**

Client: Central Hudson Gas & Electric

Location: Bayeaux Street
Poughkepsie, New York

DEPTH / ELEVATION	Sample Run Number	Sample/Int/Type	Recovery (feet)	PID Headspace (ppm)	Analytical Sample	Geologic Column	Stratigraphic Description	Boring Construction
0 / 0	1	0-4	3.7	ND			Brown Silty fine to medium SAND, little fine to coarse sub-angular Gravel, non-plastic, moist. Trace Cinders below 1.2' bgs.	Borehole backfilled with borehole suttings and bentonite to grade.
5 / -5	2	4-8	3.4	ND			Gray CONCRETE fragments. (Possible Slab) Orange-brown medium to coarse SAND, little fine to coarse angular Gravel and fine Sand, non-plastic, saturated. Gray-brown fine Sandy SILT inter-bedded with Silty CLAY, moderately to non-plastic, saturated.	
10 / -10	3	8-12	4.0	ND			Brown SILT, some inter-bedded gray fine to coarse sub-rounded Gravel, trace Clay and fine Sand, non-plastic, dense, wet. (Possible Till)	
	4	12-14.5	2.5	ND			Slightly coarser-grained matrix with depth below 12' bgs.	
15 / -15								

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Remarks: NA = Not Available/Not Applicable; ND = Not Detected; bgs = below ground surface.

Project: 205.30.002 Template: j:\rockware\logplot2001\logfiles\20530\geoprobe2006.ldf
Data File: BSB-06-7.dat Date: 5/22/06

Date Start/Finish: 5/17/06
Drilling Company: Parratt-Wolff
Driller's Name: Josh Ellingworth, Gary Ellingworth
Drilling Method: Geoprobe
Rig Type: Tractor-mounted Powerprobe
Sampling Method: Macrocore

Northing: NA
Easting: NA
Casing Elevation: NA

Borehole Depth: 16.5' bgs
Surface Elevation: NA

Descriptions By: David Cornell

Boring ID: **BSB-06-8**

Client: Central Hudson Gas & Electric

Location: Bayeaux Street
Poughkepsie, New York

DEPTH / ELEVATION	Sample Run Number	Sample/Int/Type	Recovery (feet)	PID Headspace (ppm)	Analytical Sample	Geologic Column	Stratigraphic Description	Boring Construction
0 / 0	1	0-4	3.5	ND			Brown Silty fine SAND, little fine to coarse sub-angular Gravel, little Brick and Cinders, non-plastic, moist. (Fill)	Borehole backfilled with borehole suttings and bentonite to grade.
							Dark gray color below 2.2' bgs.	
							Wet below 3.2' bgs.	
5 / -5	2	4-8	2.7	ND			Dark gray to black CINDERS and BRICK fragments, some Wood, trace Slag and Ash-like material, non-plastic, saturated.	
10 / -10	3	8-12	3.0	0.6 1.1 0.7			Dark gray black CINDERS and SLAG, trace Wood, Brick fragments, Silt and fine Sand, faint odor, non-plastic, saturated.	
	4	12-16	3.2	ND 0.4			Gray Silty CLAY, plastic, soft, saturated.	
15 / -15				15			Dark gray-black CINDERS and SLAG, non-plastic, saturated.	

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Project: 205.30.002 Template: j:\rockware\logplot2001\logfiles\20530\geoprobe2006.ldf
Data File: BSB-06-8.dat Date: 5/22/06

Client:
Central Hudson Gas & Electric

Site Location:
Bayeaux Street
Poughkepsie, New York

Boring ID: BSB-06-8

Borehole Depth: 16.5' bgs

DEPTH / ELEVATION	Sample Run Number	Sample/Int/Type	Recovery (feet)	PID Headspace (ppm)	Analytcal Sample	Geologic Column	Stratigraphic Description	Boring Construction
	5	16-16.5	0.5	1.3			Dark gray-black CINDERS and SLAG, trace Brick, Glass, and Wood, non-plastic, saturated.	Borehole backfilled with borehole suttings and bentonite to grade.
							Brown Silty fine SAND, trace fine Gravel, trace Concrete Chip in shoe, faint odor, non-plastic, dense, saturated.	
20-20								
25-25								
30-30								
35-35								

Remarks: NA = Not Available/Not Applicable; ND = Not Detected; bgs = below ground surface.

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Project: 205.30.002 Template: j:\rockware\logplot2001\logfiles\20530\geoprobe2006.ldf
Data File: BSB-06-8.dat Date: 5/22/06

Date Start/Finish: 5/17/06
Drilling Company: Parratt-Wolff
Driller's Name: Josh Ellingworth, Gary Ellingworth
Drilling Method: Geoprobe
Rig Type: Tractor-mounted Powerprobe
Sampling Method: Macrocore

Northing: NA
Easting: NA
Casing Elevation: NA

Borehole Depth: 24' bgs
Surface Elevation: NA

Descriptions By: David Cornell

Boring ID: **BSB-06-9**

Client: Central Hudson Gas & Electric

Location: Bayeaux Street
Poughkepsie, New York

DEPTH / ELEVATION	Sample Run Number	Sample/Int/Type	Recovery (feet)	PID Headspace (ppm)	Analytical Sample	Geologic Column	Stratigraphic Description	Boring Construction
0 / 0	1	0-4	4.0	ND			Brown-black fine SAND and CINDERS, little Silt, trace medium Sand, Slag and fine to coarse angular Gravel, trace Brick, non-plastic, moist. (Fill)	Borehole backfilled with borehole suttings and bentonite to grade.
							Gray brown SILT, little fine Sand, non-plastic, saturated.	
5 / -5	2	4-8	3.8	ND			Brown SILT and fine SAND, some fine to coarse angular Gravel, trace Brick and Cinders, non-plastic, moist to wet.	
							Gray SILT, trace fine Sand, trace Clay, non-plastic, saturated.	
10 / -10	3	8-12	3.1	ND				
	4	12-16	4.0	ND				
15 / -15							Gray Silty fine SAND, some multi-colored fine to coarse sub-rounded Gravel, trace medium Sand, non-plastic, saturated.	

Remarks: NA = Not Available/Not Applicable; ND = Not Detected; bgs = below ground surface.

BBL® an ARCADIS company

Project: 205.30.002 Template: j:\rockware\logplot2001\logfiles\20530\geoprobe2006.ldf
Data File: BSB-06-9.dat Date: 5/22/06

Client:
Central Hudson Gas & Electric

Site Location:
Bayeaux Street
Poughkepsie, New York

Boring ID: BSB-06-9

Borehole Depth: 24' bgs

DEPTH / ELEVATION	Sample Run Number	Sample/Int/Type	Recovery (feet)	PID Headspace (ppm)	Analytcal Sample	Geologic Column	Stratigraphic Description	Boring Construction
	5	16-20	3.8	ND			Gray Silty fine SAND, some multi-colored fine to coarse sub-rounded Gravel, trace medium Sand, non-plastic, saturated.	Borehole backfilled with borehole suttings and bentonite to grade.
20-20							Dark gray medium to coarse SAND and fine to coarse sub-rounded GRAVEL, non-plastic, saturated.	
	6	20-24	4.0	ND			Gray SILT, little Clay, trace fine Sand, non-plastic, saturated.	
25-25								
30-30								
35-35								

BBL® an ARCADIS company

Remarks: NA = Not Available/Not Applicable; ND = Not Detected; bgs = below ground surface.

Project: 205.30.002 Template: j:\rockware\logplot2001\logfiles\20530\geoprobe2006.ldf
Data File: BSB-06-9.dat Date: 5/22/06

Date Start/Finish: 5/17/06
Drilling Company: Parratt-Wolff
Driller's Name: Josh Ellingworth, Gary Ellingworth
Drilling Method: Geoprobe
Rig Type: Tractor-mounted Powerprobe
Sampling Method: Macrocore

Northing: NA
Easting: NA
Casing Elevation: NA

Borehole Depth: 16' bgs
Surface Elevation: NA

Descriptions By: David Cornell

Boring ID: **BSB-06-10**

Client: Central Hudson Gas & Electric

Location: Bayeaux Street
Poughkepsie, New York

DEPTH / ELEVATION	Sample Run Number	Sample/Int/Type	Recovery (feet)	PID Headspace (ppm)	Analytical Sample	Geologic Column	Stratigraphic Description	Boring Construction
0 / 0								
	1	0-4	3.6	ND			Brown Silty fine to medium SAND, little fine to coarse angular Gravel, trace Roots, little Brick and Cinders below 0.5' bgs, non-plastic, moist.	
							Weathered CONCRETE. (Possible Slab)	
							Brown fine to medium SAND, little Silt and fine to coarse angular Gravel, trace Brick and Cinders, non-plastic, moist to wet.	Borehole backfilled with borehole suttings and bentonite to grade.
5 / -5	2	4-8	4.0	ND			Gray SILT, little fine Sand, trace Clay, non-plastic, saturated.	
10 / -10	3	8-12	3.7	ND				
	4	12-16	4.0	ND 1.7 4.3			Gray SILT, trace Clay and fine Sand, faint odor, non-plastic, saturated.	
15 / -15								

BBL® an ARCADIS company

Remarks: NA = Not Available/Not Applicable; ND = Not Detected; bgs = below ground surface.

Project: 205.30.002 Template: j:\rockware\logplot2001\logfiles\20530\geoprobe2006.ldf
Data File: BSB-06-10.dat Date: 5/22/06

Admiral William F. Halsey
Senior Village
135 Main Street
Poughkeepsie, NY

SOIL & GROUND WATER CONTAMINATION

HEALTH & SAFETY PLAN

Developed By:
Environmental Health Investigations, Inc.
655 West Shore Trail
Sparta, NJ 07871

On Behalf Of:

Admiral Halsey, LP
C/o Omni New York, LLC
884 Second Avenue
31st Floor, Suite C
New York, NY 10017

Alliant Credit Facility, Ltd ISAOA
Alliant Credit Facility, ALP, LLC ISAOA
1600 Oxnard Street, Suite 1200
Woodland Hills, CA 91367

New York State Housing Finance Agency
641 Lexington Avenue, 4th Floor
New York, NY 10022

Citigroup
Citibank, NA
One Court Square
45 Floor, Zone 12
Long Island City, NY 11120

1. INTRODUCTION

This Health and Safety Plan establishes the policy for managing potential exposures to chemicals which exist in low concentrations within the soil and ground water associated with the Admiral William F. Halsey Senior Village property located at 135 Main Street in Poughkeepsie, New York. The specific intent of this program is to protect the health of occupants, visitors, custodial and maintenance personnel while they are on the property as well as any contractor or other entity that needs or is assigned to disturb the soil and/or ground water on this property. This program is designed to (1) prevent exposure to the existing soil and ground water for said persons; (2) provide means by which to prevent the migration of these contaminants; (3) provide a description of standard operating procedures to mitigate exposure for those persons who must disturb the soil and/or ground water; and (4) provide standard procedures regarding the monitoring of site conditions and exposure of those persons involved in soil and/or ground water disturbance. This plan will be in effect until it can be shown that all soil and ground water contamination has been eradicated.

This program shall go into effect upon acquisition of the property by Admiral Halsey, LP. The presence of contaminants in the soil and ground water on the property does not mean that the health of occupants in endangered. The levels of contamination found are low and potential health effects will only occur with direct exposure. Such exposures are not likely given the normal activities connected with the properties current use. However, some extraordinary activities, e.g., soil excavation, may cause persons to come in contact with and become exposed to the existing contaminants. By complying with all provisions of this Health & Safety plan, occupants will be assuring a safe building environment.

2. PROGRAM RESPONSIBILITIES

2.1 H&S Plan Coordinator

The Coordinator of this H&S Plan for Admiral Halsey Senior Housing Complex is Ms. Sue Kimmerle. The H&S Plan Coordinator can be reached at 845-626-9788. After normal business hours, or in the event of an emergency, contact Ms. Sue Kimmerle at 845-471-8194 or Mr. Paul Pancio at 845-625-8194. Responsibilities of the H&S Plan Coordinator are as follows:

1. Inform and respond to tenant, employee and contractor inquiries regarding the presence of soil and ground water contaminants.

2. Maintain records associated with this plan. These may include, but are not limited to, soil and ground water sampling data, records for personal exposure monitoring, manifests for soil and/or ground water disposal, and periodic surveillance data.

3. Coordinate activities and operations involving the disturbance of the property's sub-surface and/or ground water as required. Including assurance of use of proper protective equipment (PPE) by workers who may become exposed to contaminants, the provision of exposure monitoring to ensure the proper PPE is used and the proper decontamination of workers and used equipment that come into contact with contaminated soil and/or ground water.

4. Obtain and maintain all required permits and make all necessary notifications involving all interested local, state and federal agencies regarding the disturbance and possible storage or disposal of contaminated soil and/or ground water.

5. Coordinate for the characterization and proper storage and/or disposal of disturbed soils and/or ground water and keep and maintain all pertaining records, e.g., waste manifests.

4. Arrange and coordinate for the availability and provision of medical and emergency services as required.

3. INVENTORY OF SOIL & GROUND WATER CONTAMINATES ON THE PROPERTY

A Phase II investigation performed by Hillman Environmental Group, LLC in May 2007 included the collection and analysis of soil bore samples and ground water samples. The results of these analyses show that the soil and ground water appear to contain low levels of contamination by heavy metal and semi-volatile organic compounds most likely resulting from past operations, i.e. a coal gasification facility, conducted on this site and/or nearby sites. Provided below is a description of the chemical contaminates found and a description of their properties and established exposure limits. The OSHA permissible exposure limits represent the amount of a given chemical a worker can be exposed to within an eight hour time period as a time weighted average (TWA). The established Immediately Dangerous to Life and Health (IDLH) level for each chemical is also provided. This concentration represents the levels at which worker exposure can cause immediate mortality or severe health effects. The IDLH acts as a measure of a chemical's toxicity. The lower the IDLH concentration the more toxic the chemical. The information provided in this summary was collected utilizing the NIOSH Pocket Guide to Chemical Hazards (NIOSH Publication No. 2005-151) or available Material Safety Data Sheets (MSDS). The chemicals listed are those identified in the Phase II report which exceed the cleanup objectives promulgated under the NYDEC's *Technical and Administrative Guidance , 1994* (TAGM 4046) and referenced in the Phase II report.

Chemical Name	Acetone (Soil)
OSHA PEL IDLH	1000 ppm TWA 2500 ppm
Exposure Routes	inhalation, ingestion, skin and/or eye contact
Incompatibilities & Reactivities	Oxidizers, Acids
Target Organs	Eyes, skin, respiratory system, central nervous system
Symptoms	Irritation eyes, nose, throat; headache, dizziness, central nervous system depression; dermatitis
PPE	Level D
First Aid	Eye: Irrigate immediately Skin: Soap wash immediately Breathing: Respiratory support Swallow: Medical attention immediately

Chemical Name	Arsenic (Soil & Ground Water)
OSHA PEL IDLH	0.010 mg/m^3 TWA 5.0 mg/m^3
Exposure Routes	Inhalation, Skin Absorption, Skin &/or Eye Contact
Incompatibilities & Reactivities	Strong Oxidizers, Bromide azide, Hydrogen gas can react w/ inorganic Arsenic to form highly toxic Arsine gas
Target Organs	Liver, Kidneys, Skin, Lungs, Lymphatic System Possible Carcinogen - Lungs & Lymphatic System
Symptoms	Ulceration of nasal septum, dermatitis, gastrointestinal disturbances, peripheral neuropathy, respiratory irritation, hyperpigmentation of skin, [potential occupational carcinogen]
PPE	Level D
First Aid	Wash Skin w/ Soapy Water & Irrigate Eyes on Contact If Swallowed Seek Immediate Medical Attention Respiratory Support for Breathing

Chemical Name	**Beryllium (Soil & Ground Water)**
OSHA PEL **IDLH**	**0.002 mg/m^3 TWA; 0.005 mg/m^3 Ceiling** **4 mg/m^3**
Exposure Routes	**Inhalation, Skin &/or Eye Contact**
Incompatibilities & Reactivities	**Acids, Caustics, Chlorinated Hydrocarbons, Oxidizers, Molten Lithium**
Target Organs	**Eyes, Skin, Lungs, Respiratory System** **Possible Carcinogen - Lungs**
Symptoms	**Berylliosis (Chronic Exposure), Eye Irritation, Dermatitis**
PPE	**Level D**
First Aid	**Wash Skin w/ Soapy Water & Irrigate Eyes on Contact** **Breathing - Fresh Air**

Chemical Name	**2-Butanone (MEK) (Soil)**
OSHA PEL **IDLH**	**200 ppm TWA** **3000 ppm**
Exposure Routes	**inhalation, ingestion, skin and/or eye contact**
Incompatibilities & Reactivities	**Strong oxidizers, amines, ammonia, inorganic acids, caustics, isocyanates, pyridines**
Target Organs	**Respiratory System, Eyes, Skin, Central Nervous System**
Symptoms	**Irritation eyes, skin, nose; headache; dizziness; vomiting; dermatitis**
PPE	**Level D**
First Aid	**Eye: Irrigate immediately** **Skin: Water wash immediately** **Breathing: Fresh air** **Swallow: Medical attention immediately**

Chemical Name	Cadmium (Ground Water)
OSHA PEL IDLH	0.005 mg/m^3 TWA 9 mg/m^3
Exposure Routes	Inhalation, Ingestion
Incompatibilities & Reactivities	Strong Oxidizers, Elemental Sulfur, Selenium, Tellurium
Target Organs	Respiratory System, Kidney, Prostate, Blood Possible Carcinogen - Prostate, Lungs
Symptoms	Pulmonary edema, dyspnea (breathing difficulty), cough, chest tightness, substernal (occurring beneath the sternum) pain; headache; chills, muscle aches; nausea, vomiting, diarrhea; anosmia (loss of the sense of smell), emphysema, proteinuria, mild anemia; [potential occupational carcinogen]
PPE	Level D
First Aid	Wash Skin w/ Soapy Water & Irrigate Eyes on Contact If Swallowed Seek Immediate Medical Attention Respiratory Support for Breathing

Chemical Name	Chromium (Soil & Ground Water)
OSHA PEL IDLH	1.0 mg/m^3 TWA 250 mg/m^3
Exposure Routes	Inhalation, Ingestion, Skin &/or Eye Contact
Incompatibilities & Reactivities	Strong Oxidizers, Alkalis
Target Organs	Respiratory System, Eyes, Skin
Symptoms	Irritation eyes, skin; lung fibrosis (histologic)
PPE	Level D
First Aid	Wash Skin w/ Soapy Water & Irrigate Eyes on Contact If Swallowed Seek Immediate Medical Attention Respiratory Support for Breathing

Chemical Name	Copper (Soil & Ground Water)
OSHA PEL IDLH	1.0 mg/m^3 TWA 100 mg/m^3
Exposure Routes	Inhalation, Ingestion, Skin &/or Eye Contact
Incompatibilities & Reactivities	Oxidizers, Alkalis, Sodium azide, Acetylene
Target Organs	Respiratory System, Eyes, Skin, Liver, Kidneys (increased risk of Wilson's Disease)
Symptoms	Irritation eyes, respiratory system; cough, dyspnea (breathing difficulty), wheezing; [potential occupational carcinogen]
PPE	Level D
First Aid	Wash Skin w/ Soapy Water & Irrigate Eyes on Contact If Swallowed Seek Immediate Medical Attention Respiratory Support for Breathing

Chemical Name	Lead (Soil & Ground Water)
OSHA PEL IDLH	1.0 mg/m^3 TWA 100 mg/m^3
Exposure Routes	Inhalation, Ingestion, Skin &/or Eye Contact
Incompatibilities & Reactivities	Oxidizers, Alkalis, Sodium azide, Acetylene
Target Organs	Respiratory System, Eyes, Skin, Liver, Kidneys (increased risk of Wilson's Disease)
Symptoms	Irritation eyes, respiratory system; cough, dyspnea (breathing difficulty), wheezing; [potential occupational carcinogen]
PPE	Level D
First Aid	Wash Skin w/ Soapy Water & Irrigate Eyes on Contact If Swallowed Seek Immediate Medical Attention Respiratory Support for Breathing

Chemical Name	**Mercury (Soil & Ground Water)**
OSHA PEL **IDLH**	**0.05 mg/m^3 TWA. 0.1 mg/m^3 Ceiling** **10 mg/m^3**
Exposure Routes	**Inhalation, Skin Absorption, Ingestion, Skin &/or Eye Contact**
Incompatibilities & Reactivities	**Acetylene, ammonia, chlorine dioxide, azides, calcium (amalgam formation), sodium carbide, lithium, rubidium, copper**
Target Organs	**Respiratory System, Eyes, Skin, Central Nervous System, Kidneys**
Symptoms	**Irritation eyes, skin; cough, chest pain, dyspnea (breathing difficulty), bronchitis, pneumonitis; tremor, insomnia, irritability, indecision, headache, lassitude (weakness, exhaustion); stomatitis, salivation; gastrointestinal disturbance, anorexia, weight loss; proteinuria**
PPE	**Level D**
First Aid	**Wash Skin w/ Soapy Water & Irrigate Eyes on Contact** **If Swallowed Seek Immediate Medical Attention** **Respiratory Support for Breathing**

Chemical Name	**Nickle (Soil & Ground Water)**
OSHA PEL **IDLH**	**1 mg/m^3 TWA** **10 mg/m^3**
Exposure Routes	**inhalation, ingestion, skin and/or eye contact**
Incompatibilities & Reactivities	**Strong acids, sulfur, selenium, wood & other combustibles, nickel nitrate**
Target Organs	**Respiratory System, Eyes, Skin, Central Nervous System, Kidneys - Possible Carcinogen - Lung & Nasal**
Symptoms	**Sensitization dermatitis, allergic asthma, pneumonitis; [potential occupational carcinogen]**
PPE	**Level D**
First Aid	**Water Flush Immediately** **If Swallowed Seek Immediate Medical Attention** **Respiratory Support for Breathing**

Chemical Name	**Selenium (Soil & Ground Water)**
OSHA PEL **IDLH**	**0.2 mg/m^3 TWA. 0.1 mg/m^3 Ceiling** **1 mg/m^3**
Exposure Routes	**inhalation, ingestion, skin and/or eye contact**
Incompatibilities & Reactivities	**Acids, strong oxidizers, chromium trioxide, potassium bromate, cadmium**
Target Organs	**Eyes, skin, respiratory system, liver, kidneys, blood, spleen**
Symptoms	**Irritation eyes, skin, nose, throat; visual disturbance; headache; chills, fever; dyspnea (breathing difficulty), bronchitis; metallic taste, garlic breath, gastrointestinal disturbance; dermatitis; eye, skin burns; in animals: anemia; liver necrosis, cirrhosis; kidney, spleen damage**
PPE	**Level D**
First Aid	**Eye: Irrigate immediately** **Skin: Soap wash immediately** **Breathing: Respiratory support** **Swallow: Medical attention immediately**

Chemical Name	**Zinc (Soil & Ground Water)**
OSHA PEL **IDLH**	**OSHA PEL†: TWA 5 mg/m^3 (fume) TWA 15 mg/m^3 (total dust) TWA 5 mg/m^3 (resp dust)** **500 mg/m^3**
Exposure Routes	**inhalation, ingestion, skin and/or eye contact**
Incompatibilities & Reactivities	**Chlorinated rubber (at 419°F), water [Note: Slowly decomposed by water.]**
Target Organs	**Respiratory system**
Symptoms	**Metal fume fever: chills, muscle ache, nausea, fever, dry throat, cough; lassitude (weakness, exhaustion); metallic taste; headache; blurred vision; low back pain; vomiting; malaise (vague feeling of discomfort); chest tightness; dyspnea (breathing difficulty), rales, decreased pulmonary function**
PPE	**Level D**
First Aid	**Breathing: Respiratory support**

Chemical Name	Benzo(a)nthracene (Soil & Ground Water)
OSHA PEL IDLH	Not Available Not Available
Exposure Routes	inhalation, ingestion, skin and/or eye contact
Incompatibilities & Reactivities	Not Available
Target Organs	Not Available - Possible Carcinogen
Symptoms	Not Available
PPE	Level D
First Aid	Breathing: Fresh air, rest. Skin: Remove contaminated clothes. Rinse and then wash skin with water Eyes: First rinse with plenty of water for several minutes (remove contact lenses if easily possible), then take to Ingestion: Rinse mouth.

Chemical Name	Benzo(a)pyrene as Pyrene (Soil & Ground Water)
OSHA PEL IDLH	0.2 mg/m^3 TWA. 0.1 mg/m^3 Ceiling 80 mg/m^3
Exposure Routes	inhalation, skin and/or eye contact
Incompatibilities & Reactivities	Strong oxidizers
Target Organs	skin, respiratory system, liver, kidneys
Symptoms	Dermatitis, bronchitis, [potential occupational carcinogen]
PPE	Level D
First Aid	Eye: Irrigate immediately Skin: Soap wash immediately Breathing: Respiratory support Swallow: Medical attention immediately

Chemical Name	**Chrysene (Soil & Ground Water)**
OSHA PEL **IDLH**	**0.2 mg/m^3 TWA. 0.1 mg/m^3 Ceiling** **80 mg/m^3**
Exposure Routes	**inhalation, skin and/or eye contact**
Incompatibilities & Reactivities	**Strong oxidizers**
Target Organs	**skin, respiratory system, liver, kidneys**
Symptoms	**Dermatitis, bronchitis, [potential occupational carcinogen]**
PPE	**Level D**
First Aid	**Eye: Irrigate immediately** **Skin: Soap wash immediately** **Breathing: Respiratory support** **Swallow: Medical attention immediately**

Chemical Name	**Indeno(1,2,3-cd))pyrene as Pyrene (Ground Water)**
OSHA PEL **IDLH**	**0.2 mg/m^3 TWA. 0.1 mg/m^3 Ceiling** **80 mg/m^3**
Exposure Routes	**inhalation, skin and/or eye contact**
Incompatibilities & Reactivities	**Strong oxidizers**
Target Organs	**skin, respiratory system, liver, kidneys**
Symptoms	**Dermatitis, bronchitis, [potential occupational carcinogen]**
PPE	**Level D**
First Aid	**Eye: Irrigate immediately** **Skin: Soap wash immediately** **Breathing: Respiratory support** **Swallow: Medical attention immediately**

Exact information pertaining to the characteristics of and exposure limits for the following chemicals could not be found: benzo(b)fluoranthene, benzo(k)fluoranthene and dibenzo(a,h)anthracene.

4. Operational Procedures

These procedures are to be employed concerning any action that may cause the disturbance of the sub-surface of the property and/or ground water and may possibly cause residents, employees, contractors, etc. to come in contact with the same.

1. The effected workers, contractors, residents, etc. shall be informed of the presence of possibly contaminated soil and ground water. They are to be informed about precautions, including the use of PPE, to be used to prevent contact with and exposure to any potentially contaminated soil and/or ground water. The minimum level of PPE used should be Level D protection. This would include the wearing of dedicated work clothing that covers the whole body, dedicated work shoes or the wearing of boots that can be washed clean, gloves, safety glasses and hard hat. It is also important that safety precautions associated with the use of any tools or machinery be strictly adhered to.

2. The area (zone) in which any drilling, digging, excavating and any other sub-surface work is to be performed should be demarcated and secured so as only those authorized and properly protected may enter. This may include the erection of fencing or barricades around the perimeter of the work zone and/or the use of security personnel.

3. In order to mitigate possible exposure all excavation, digging, drilling, etc. of soil should be accompanied by measures for dust suppression. This would include the application of water to the soil during the conduct of these tasks so as to significantly lessen the probability the soil would become airborne and create breathable dust.

4. All excavated or removed soil or groundwater should be collected and stored in a designated area within the secured work zone. This may entail the collection and storage of ground water in drums. When active work is not being conducted any collected soil should be covered, e.g., by tarping, and measures should be taken to ensure that run-off and erosion of the collected soil does not take place. This could include the placement of a barrier, e.g., hay bales, around the base of the collected soil.

5. Measures would need to be taken to ensure that disturbed soil is not transferred outside the secured work zone. This would include the establishment of a equipment wash area in which any machinery , tools and soil apparel, e.g. dirt work boots, be cleaned of soil that may become attached to them. Water used to cleanse the soiled machinery, tools, equipment, etc. should be collected and drummed until a determination can be made whether it should be disposed of as contaminated or not.

6. Any soil and/or groundwater to be taken out of the secured work zone should first be categorized by a qualified entity to determine whether the soil and/or groundwater being removed would need to be transported and disposed of as a hazardous material. If so categorized, the soil and/or ground water must be packaged, transported and disposed of in accordance with all applicable local, state and federal regulations. It would be the responsibility of the H&S coordinator to ensure that all necessary notifications are completed and all pertinent records, e.g., waste manifests, are obtained and properly filed.

7. It is imperative that the safety of all workers involved in the conduct of work that will cause the disturbance of the soil subsurface and/or groundwater at this site be protected. This would include that the appropriate PPE is used and that all safety measures involving all potential physical and environmental hazards be provided for and adhered to. Included in this would be protection from extremes in weather conditions. Provisions should be made to protect the workers from exposure to harmfully cold temperatures and from the advent of heat stress or stroke.

8. An emergency response program should be instituted and maintained. This would include making all necessary coordinations with local emergency response departments and the provision of timely medical care. A buddy system should be in place so that if a worker is injured or infirmed, aid can be quickly provided. The phone number for, and a route to, the nearest hospital emergency room should be made available to the effected workers and conspicuously posted at the work site.

9. To help ensure that the possibility of exposure to workers is removed, no smoking, eating, or drinking is to be allowed in the work zone. The workers should smoke, eat and drink only in dedicated areas away from the work zone. Provision of a means by which the workers may clean themselves when exiting the work zone should be made. Also a dedicated rest room to be used only by the workers should be provided.

10. Until final categorization of any disturbed soil and/or groundwater is made, all used, soiled or wetted clothing worn by the workers should not be taken off site. If the disturbed soil and/or groundwater and, thereby, the used clothing is deemed contaminated, the clothing is to be collected and disposed of with the soil and/or groundwater. The workers should be provided an area in which they may make a change between work and street clothing at the start and the end of each work shift.

11. It is recommended that personal monitoring of the workers be conducted by a qualified entity in order to provide a worker exposure assessment and to ensure the proper PPE is being employed.

Questionnaire Not Supplied Before Report Issuance

APPENDIX D

HISTORICAL RECORDS DOCUMENTATION

Admiral Halsey - New Construction
135 Main Street
Poughkeepsie, NY 12601

Inquiry Number: 5587159.5
March 13, 2019

The EDR-City Directory Image Report

Environmental Data Resources Inc

6 Armstrong Road
Shelton, CT 06484
800.352.0050
www.edrnet.com

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Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Report is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Report includes a search of available city directory data at 5 year intervals.

RECORD SOURCES

EDR's Digital Archive combines historical directory listings from sources such as Cole Information and Dun & Bradstreet. These standard sources of property information complement and enhance each other to provide a more comprehensive report.

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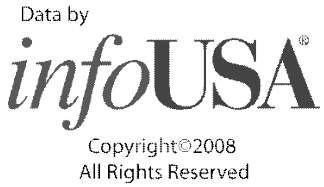

RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. A check mark indicates where information was identified in the source and provided in this report.

Year	Target Street	Cross Street	Source
2014	☑	☑	EDR Digital Archive
2010	☑	☑	EDR Digital Archive
2005	☑	☑	EDR Digital Archive
2000	☑	☑	EDR Digital Archive
1995	☑	☑	EDR Digital Archive
1992	☑	☑	EDR Digital Archive
1988	☑	☑	Polk's City Directory
1985	☑	☑	Polk's City Directory
1980	☑	☑	Polk's City Directory
1975	☑	☑	Polk's City Directory
1970	☑	☑	Polk's City Directory
1963	☑	☑	Polk's City Directory
1948	☑	☑	Polk's City Directory
1942	☑	☑	Polk's City Directory

EXECUTIVE SUMMARY

Year	***Target Street***	***Cross Street***	***Source***

FINDINGS

TARGET PROPERTY STREET

135 Main Street
Poughkeepsie, NY 12601

Year	*CD Image*	*Source*
MAIN ST		
2014	pg A2	EDR Digital Archive
2010	pg A17	EDR Digital Archive
2005	pg A34	EDR Digital Archive
2000	pg A50	EDR Digital Archive
1995	pg A57	EDR Digital Archive
1992	pg A61	EDR Digital Archive
1988	pg A70	Polk's City Directory
1988	pg A71	Polk's City Directory
1988	pg A72	Polk's City Directory
1985	pg A74	Polk's City Directory
1985	pg A75	Polk's City Directory
1985	pg A76	Polk's City Directory
1980	pg A78	Polk's City Directory
1980	pg A79	Polk's City Directory
1980	pg A80	Polk's City Directory
1975	pg A82	Polk's City Directory
1975	pg A83	Polk's City Directory
1970	pg A85	Polk's City Directory
1970	pg A86	Polk's City Directory
1970	pg A87	Polk's City Directory
1963	pg A89	Polk's City Directory
1963	pg A90	Polk's City Directory
1963	pg A91	Polk's City Directory
1963	pg A92	Polk's City Directory
1948	pg A94	Polk's City Directory
1948	pg A95	Polk's City Directory
1948	pg A96	Polk's City Directory
1948	pg A97	Polk's City Directory
1948	pg A98	Polk's City Directory
1942	pg A101	Polk's City Directory

FINDINGS

Year	***CD Image***	***Source***
1942	pg A102	Polk's City Directory
1942	pg A103	Polk's City Directory
1942	pg A104	Polk's City Directory

FINDINGS

CROSS STREETS

Year	*CD Image*	*Source*
N PERRY ST		
2014	pg. A16	EDR Digital Archive
2010	pg. A33	EDR Digital Archive
2005	pg. A49	EDR Digital Archive
2000	pg. A56	EDR Digital Archive
1995	pg. A60	EDR Digital Archive
1992	pg. A69	EDR Digital Archive
1988	pg. A73	Polk's City Directory
1985	pg. A77	Polk's City Directory
1980	pg. A81	Polk's City Directory
1975	pg. A84	Polk's City Directory
1970	pg. A88	Polk's City Directory
1963	pg. A93	Polk's City Directory
1948	pg. A100	Polk's City Directory
1948	pg. A99	Polk's City Directory
1942	pg. A105	Polk's City Directory

City Directory Images

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

MAIN ST 2014

1	ICEHOUSE
	POST YOUR ACCOUNT
10	MAGHNOUJ, ABDEL
14	PEREZ, JUVENTINO
15	CUNNINGHAM, DALE
21	CULPIN, WILLIAM
27	OWENS, TRISTIN
33	KRITSKY, MICHAEL
35	AKARI SUSHI & JAPANESES FOOD
	BROTHERS DUO ENTERPRISES LTD
41	LAZ PARKING LTD LLC
	METRO-NORTH COMMUTER RR CO
	OCCUPANT UNKNOWN,
56	PAGGI MARTIN & DEL BENE LLP
70	COFFEY, JOHN
78	ZMIYARCH, JOSEPH A
96	HUERTA, DAVID
	MACKSON, OLIVER I
	PRICE, STEVEN J
	RATHER, KATLYN
101	JAMISON, KIMBERLY C
	RIVERS, REGINA
	SCHMITZ, JEFFREY A
	SHIELDS, CHRISTIAN
103	BURLINGAMS
105	OCCUPANT UNKNOWN,
	WEST INDIES MARKET
107	SOUL DOG
108	WERCHEN, TESSIE
109	LI, TING
	REYES, ESTELLA L
	SMITH, URIAH
110	ALDAN DEMETRIO DR
	C OF C POUGHKEEPSIE AREA
	MALLEOLO ASSOCIATES INC
111	EMILIANOS PIZZA
	MENDEZ, HUGO H
113	MANN, LYNNETTE M
	MATTHEWS, CADENCE
	SORIANO, ELDER R
	WING, RICHARD
115	MILANESE INC
119	HENNEKENS, MARY
132	AQUILINO, VINCENT
135	ANGELO, VIVIAN
	ATKIS, SANDA D
	BACON, DORIS P
	BARDINI, RENATO P
	BENKOCZY, RAYMOND
	BISHOP, LEONARD

MAIN ST 2014 (Cont'd)

135	BRADFORD, JACQUELINE
	BUTLER, HOWARD R
	BUTLER, LINDA
	CASH, LANZDALE A
	CHANDLER, JEFFREY E
	CHANEY, LEROY
	CLEMMONS, MARION A
	COLE, ROSEMARY A
	COLEMAN, EBONY
	COLLIER, HELEN
	COLMENERO, RUTH M
	CRUZ, SONIA M
	DANCEY, ELEASE O
	DELGADO, GREGORI
	DERELLO, DONALD S
	DIAZ, PATRICIA A
	DOUGLASS, PHILLIP M
	EDWARDS, GERALDINE A
	EVANS, ANN C
	FERRO, BARBARA
	FIGUEROA, ORLANDO L
	FIQUERAS, CARMEN M
	FUENTES, SAMUEL N
	GARCIA, CARMEN
	GAYNOR, LAURENCE F
	GIANNOS, JOANNOS
	GOINS, GLEN A
	HARGROVE, ROOSEVELT
	HART, HEYWOOD M
	HAYES, PATRICIA
	HITE, CAROL L
	IMPERATI, CAROL
	JONES, JOSHUA
	JOY, SUSAN E
	LEMQUIST, JANET E
	LETUS, MARK
	LEVERETTE, WALTER L
	LIER, FREDERICK C
	LYNN, EDWARD L
	LYONS, ANNIE R
	MARSHALL, MARY
	MASTROCCO, TONI N
	MAZZEO, DONNA
	MCCAIN, MINNIE S
	MCCULLOUGH, BRENDA
	MEDDAUGH, ALBERT E
	MESSINA, FRANCIS
	MOSSAKOWSKI, BERNARD M
	MURPHY, POLLY
	NABORS, LAWRENCE A

MAIN ST 2014 (Cont'd)

135	PADILLO, IRIS M
	PASQUA, LUCY
	PELISH, ANN M
	PEREA, PAUL
	PITTMAN, LARRY
	POPE, JOHNNIE N
	QUARLES, PEARL M
	RICCO, FRANCES R
	RIVERA, MYRIAM
	ROBERTSON, ESTELLE C
	ROGOSKI, IRENE T
	ROMAN, WILLIAM P
	ROTH, GERALDINE M
	RUFFIN, AUDRIANNA P
	SECRETO, MICHAEL V
	SENGSTOCK, FREDERICK F
	SHAW, GLORIA
	SIEBEL, JACK S
	SIGUERAS, CARMEN
	SIMMONS, ROBERT R
	SIMONS, ROGER E
	SULLIVAN, JOHN
	TANCREDI, MILDRED
	THOMPSON, TIFFANY J
	THURST, MARY H
	TILLERY, DOROTHY A
	TROCINO, HELEN C
	UNDERHILL, BRIAN A
	UNGER, ETHEL E
	VAZQUEZ, MARIAM
	WALSH, VERA A
	WYATT, HENRY E
137	DIANA, V
140	SCHMIDT, KAREN E
149	SUCATO, COSMA
157	KLEIN, JOANNE L
161	DAWKIN, ALBERTON
167	SWEENEY, KATHY
190	SOTO, ALEXANDER
192	BROWN, GENO
	PERRY, SCOTT A
	RYAN, MICHAEL K
	SEALS, ALGION R
194	ACKERT, MARTHA
	AIKEN, STEPHEN
	BOWES, ANDRENE
	COLARUSSO, KATIE
	HALL, N
	JACKSON, PAT J
	KRAVITZ, CHARLES H

MAIN ST 2014 (Cont'd)

194	LARKSMY, WILSON
	MURDAUGH, MAURICE W
	RIQUELME, ERIC
	SPAGNA, ANGELA
	WILLIAMS, SOPHIA
	WILSON, LARKSMY
196	GETHERS, SHARON S
	WHITE, TANYA
198	CHRISTANE, RANDOLPH
	CONLEY, CHRISTIAN
	ENOS, KHALID
	RICKARD, ELISHA
	SHAHINIAN ALBERT FINE ART
	THIS THAT AFRCAN HAIR BRAIDING
200	BALL, ALLEN
	BOYCE, MICHAEL
	CUTTING BOARD
	HERRING, KENNETH
	LENT, ROSE
	LOWN, CATHERINE F
	LYNN, MARY
	MORALES, JOSE
	WORDEN, JOSHUA
202	CURTIS, GARY N
	GONZALEZ, ARIEL
	HUDSON HOUSE PARK INCORPORATED
	HUSTON, DIANNA J
204	24/7 REALTY INC
	247 REO SERVICES INC
	TOBAK, LORA
	WILLIAMS, CHARLENE
205	ECKERSON, MARIE
206	206 EAST MAIN STREET RLTY CORP
	JESTES, ROGER C
	MOJICA, JOSHUA
	ROYSTER RESTAURANT INC
208	BENNETT, ANDRE
	CESTONE, LAUREN
	FRANCIS, BETTY A
	GRIER, SHAQUEEN
	GRIFFIN, JOCELYN
	HOWELL, SUZANNE J
	ISAAC, STANELY
	KILLEN, TEE
	MACKAY, EMILY
	MARRERO, JANET
	MILLER, JAMES J
	SASSANO, TARA
	SKELLAN, RYAN
	STEVENS, WHITNEY

MAIN ST 2014 (Cont'd)

208	TILSON, HOLLY
	TORRES, FRANCISCO
210	ARRABACA, ANDREW J
	DAVIS, JOSEPHINE
	FOX, DONALD
	GARY, ANTOINE
	HAUSER, JOSEPH M
	HERRING, SHAQUISE
	HITES, JESSICA
	JOHNSON, TIFFANY L
	JONES, CAROLYN
	MARMO, MICHELLE
	OBRIAN, KATHLEEN
	OBRIEN, KATIE
	PICCONE AND GOLD
	SCHWARTZ, DANIEL A
	SIEH, ALBERT
	SMITH, MICHAEL A
	STILLMAN, DANIEL L
	TEJADA, LESVIA
	TODMAN, KENNETH
	TORRES, CHRISTINE A
	WALLACE, DENA J
	WOOD, BRANDON
214	J M S LAW OFFICE
	LAW OFFICE OF JONNA M SPILBOR
218	CREATIVE TRENDZ
	NESHEIWAT FIRAS
220	BEHUNIAK, HEATHER
	BOWMAN, GEORGE U
	CHU, DEBBIE S
	EADY, WILLIE J
	HUMES, KENYA
	RHAMES, NAKIA S
	SCISM, MARK W
	WAGNER, CHRISTINE M
226	FREDA, A
228	DUTCHESS COUNTY OF
234	JANSEN, DAVID C
235	ATTORNEY GEN NEW YORK STATE
	DUTCHESS COUNTY ONE STOP
	HUDSON VALLEY CMNTY SVCS INC
236	DUTCHESS COUNTY OF
	SMITH, MARJORIE
242	LOPEZ, HECTOR
246	VALUE VISION
248	NUBIAN DIRECTIONS II INC
249	EAGLE RIVERVIEW GROUP INC
	KHAN KAREN LAW OFFICE OF
	LAW OFFICES OF GILBERT WEST

Target Street	Cross Street	Source
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MAIN ST 2014 (Cont'd)

250	NUBIAN DIRECTIONS INC
256	DALLEO GROUP INC
268	ANGIOLILLO, DONNA
270	THRIFTY CHECK CASHING
272	MAIN PRINTING
274	PIERRE, JEAN
276	ORIGIN COMMUNICATIONS
	VERGILIS STNGER RBRTS PRGAMENT
281	CITY FOOTWEAR NY INC
283	MAIN STREET PIZZA & CA
285	JPMORGAN CHASE BANK NAT ASSN
294	BRASSERIE 292
298	CITYLIQUOR & WINE
299	2 FAT CATS INC
	LIMOUSINE BY AJ INC
	ZEIDAN RAJI
300	911 UNIFORMS
302	CHROME ENTERPRISES INC
303	SINGH, SCHANDRA
	TUBERVILLE, JERED
304	BESS, JOSEPH I
305	OCCUPANT UNKNOWN,
306	SPECTRUM EDU SOLUTIONS LLC
	SPECTRUM GRAPHICS & PRINT
307	ARTIST PALATE
309	GATEWAY TO ENTREPR TOMORR INC
	MCR BUSINESS SOLUTIONS
	RAPHAEL, AIYISHA
	REEDER, WANDA
	WATSON, CHARLENE V
313	CHINA DOLL
	LIN, XIAO
315	COOPER, J
	MORALES, JEREMY
	PK DELI AND CONVENIENCE INC
317	317 MAIN MALL CORP
	BUDNIK ROY T & ASSOCIATES
	MIDHUDSON HERITAGE CENTER
319	A4 INTERNATIONAL ENT LLC
	HANKIN HNIG STALL CAPLICKI LLP
	MICROCOMPUTER OFFICE CONNECTNS
320	SMART SATELLITE & MORE INC
322	ALLEN, KRISTINE
	CAMPBELL, KRISTINE
	DIRTON, M
	FITZGERALD, PATRICK
	MY PLACE RESTAURANT
324	SEJAL PHARMACY INCORPORATED
325	LITERACY CONNECTIONS DC INC
	PROLITERACY WORLDWIDE

MAIN ST 2014 (Cont'd)

325	QUEEN CITY ABSTRACT CORP
	WALNUT LANE MANAGEMENT CORP
328	DIGRANDI, GEORGE
	LA INTERNACIONAL
	SERVICE COMMUNICATION INTERNAT
329	CAVIGLIA MARCO ATTY
330	LISCHER, JENNIFER A
331	CHOCOLATEVALLEYCOM INC
332	SOCIAL SECURITY ADMINISTRATION
	US SOCIAL SECURITY ADM
343	NOVEDADES Y FLORERIA MONTALVA
345	NU TRIBE BARBER SHOP
347	CELL DATA LLC
348	OCCUPANT UNKNOWN,
350	BARTHOLOMEW-SPEERS, NICOLE
352	HY BROTHERS DELI GROCERY INC
353	SMALLS, TASHONA D
354	IQBAL, AMJAD
	SARA MEDICAL CARE PLLC
	SARA MEDICAL CENTER
355	2ND CIRCUIT COURT
356	BUTLER, LETITIA
	NEODYME
	SANTIAGO, JAGAIDA
	TISSIERA, CHANEL L
	WHITE, NATASHA
358	AUSTIN KYLE BARBER STUDIO INC
	MEADOW, JORDAN
	SIMMONS, CIERRA
360	FORREST, ADAM C
	HARRIS, PATRICIA D
	SIKORA, CHRISTOPHER
364	BELL, MELISSA R
	KING FRIED CHICKEN
366	BADGER, DEREK
	LEMMON, SHYNIECE
	VALENTINE, DASHAWN
367	ARAGON, INCORPOR
	NUDDY IRISHMEN
	STYLES HAIR SALON
368	DONNELL, DANA
	XIN HE INC
370	CHEN, FEI H
375	HUDSON VALLEY OFFICE FURN INC
380	CORTEZ, BENJAMIN C
	EBONY HAIR STYLISTS INC
	GUILLERMINA CRUZ
381	ANTYRICE SALON & SPA
383	SYNY BEAUTY SUPPLY INC
384	ANAS BEAUTY SALON UNISEX CORP

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

MAIN ST 2014 (Cont'd)

384	ANAS, B
	YAJAIRA BEAUTY SALON
386	CASA BLANCA GROCERY INC
388	OCCUPANT UNKNOWN,
392	ACCESSORIES R US
	DIAL WITH STYLE
395	MARISCOS DE ACAPULCO
	OCCUPANT UNKNOWN,
396	KING RICHARD HAIR STYLIST
399	CROWDER, BRANDI
	TILLERY, JAMES E
	WOZNIAK, THOMAS
400	FRESH CUT BARBERS
	NELLYS RESTURANT
	POUGHKEEPSIE EXPRESS DELI
	STOKES, CARLISA A
403	CASANOVA, DAVID
404	CUDEMO, JENNIFER
411	CHILL GRILL RESTAURANT LLC
	CONGRESS TAVERN INC
	EL PATRON NY MEXICAN CUISINE
412	FAMILY DOLLAR STORES OF NY
	LEXINGTON CENTER
424	424 MAIN ST FOOD CORP
	LA POBLANITA
425	BRANCH, SANDRA
	BROWN, LADEERA
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	GREEN, SHEREE F
	HORTON, SHAREE
	JACKSON, LATISHA L
	JOHNSON, ROSALIE A
	JORDAN, JENNIFER E
	LUPO, P
	MACKEY, ANTHONY
	MILEY, GLORIA
	MYERS, JAQUIN
	PAULINO, RAFAEL
	PITTMAN, RAHEEM
	POLANCO, GUADI
	PRAET, GERARD W
	TILLMAN, CHRISTINA
430	REIMER, PAUL
435	APONTE, JAMES
	BAKER, NKEBA
	BREGLIA, JULIANA
	CLARK, ALIJA
	DALMACY, FABIENNE F
	GILES, JA
	GOODMAN, BILLIE

MAIN ST 2014 (Cont'd)

435	GWATHNEY, TIFFANY
	HAYLETT, SHONTICE
	HEYLETT, SHONTICE
	JOHNSON, PRECIOUS S
	JOYNER, ROSALYN
	KRAUSER, FRANK W
	PENNROSE MANAGEMENT COMPANY
	RYER, TORI I
	SEAY, NATOSHA
	TAYLOR, FRANCIS
	WILLIAMS, VIRGINIA
437	WISLIANE FASHION
442	HAYLETT, PAULIANN
	KENDALL, ANDREW M
	LA BAHIA
	THIGPEN, CHARLES E
443	GLOBAL EXPRESS
444	MASTROENI JOSEPH
445	BAILEY, RILLA
	BARNES, DAVID
	BENJAMIN, VALENTINE V
	DAUGHTRY, EVERET
	GIRWAR, CAMILITA
	GREEN, DAZELL D
	KEMP, AALIYAH
	LINDA, GREEN
	NELTHROPE, PATRICIA
	REID, CECILIA
	REYNOLDS, LATANYA S
	RICHDMOND, BARBARA
	RIVERA, RAFAEL B
	SUNDERS, TAMEIKA L
	WIMBERLY, DAVID M
448	MILENA SALON
450	SECOND HAND ROSE
452	EL MOLINO INC
453	BURROW, MATTHEW
	COMEAU, JERRY
	GOLDSTEIN, MARC
459	OUTREACH HARVIS COMMUMNITY
460	VALUE TAX CORPORATION
464	EL COVARRUVIAS
	SELCAL BEAUTY SUPPLY INC
	TURNER, SKY J
468	CORONA, HUMBERTO H
	DEFREECE, DARYL
	ELISONDO, ALMA D
	ELLIS, RALPH
	FLOYD, COLLETA
	SUTHERLAND, JOHNA

MAIN ST 2014 (Cont'd)

468	THOMAS, MAIA B
471	BTO AUTO WORKS INC
472	KENNEDY FRIED CHICKEN
481	ACTIVE BEVERAGE INC
	ALCANTARA, EFREN
	GUNDERUD, STANLEY
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488	JAEDA BEAUTY SUPPLY
	PO LAUNDROMAT LLC
505	POUGHKEEPSIE CITY OF
513	JIMINEZ, ESTELA
515	JASMINS HAIR DESIGN
516	DEL ROY TAXI SERVICE
517	GREAT WALL RESTAURANT
519	LA MEXICANA
521	AGUSTIN, FELIPE
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	HERMIDA, JAIME
	LOPEZ, A
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522	PAYPHONE CHESTER
523	CRISOSTOMO, ALEJANDRO D
	DIAZCRISOSTOMO, ALEJANDRO
	EDWARDS, ARIELLE
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	RAMOS, WILFREDO
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	MARTINEZ, MARIA
	MENDEZ, RODRIGO
	SANTOS, JAIME
527	CALDERON, MARIO
	MARCIAL, FERMIN M
530	CERERO, SAMANTHA
	CHASE, NELSON S
	DEYO, RICHARD A
	ELSHORBAGI, AIDA A
	ELSHORBAJ, MARY A
	GERTMAN, ZIHKYAH
	KELLY, EDWARD
	RAMIREZ, ARIEL
	SEYMOUR, JENNIFER
	UPTOWN VARIETY
532	ARCO PROTECTION SYSTEMS INC
533	JONES, BOBBY
534	DOLGENCORP LLC

MAIN ST 2014 (Cont'd)

534 OCCUPANT UNKNOWN,
537 EXCELLENCE GIFT SHOP
LAMICHOACANA I CORP
UPSON, VERNON L
539 HERNANDEZ-CEJA, LIZBETH
MARIN, BOBBY
PEREZ, PEDRO
WENDY HERE
541 CEJA, GABRIELA
HERNANDEZ, ROSA
PACHECO, JAVIER
TAYLOR, EBONEE
544 WILCOX, JEFFREY A
548 CALMECA RETAIL STORE
JUAREZ, GUADALUPE
PACHECO, JOSE
PERSICO, MOIRA
SYPHER, CHARLENE
549 DUTCHESS COUNTY HISTORICAL SOC
550 CORDOVA MEX CORP
LOPEZ, JOSEFINA
MARRERO, JONATHAN
MIRANDA, JULIA
STRACK, ALISA
551 CARDARELLO, CHRISTOPHER
ROBINSON, WILLIAM
SABOY, THOMAS
553 DELMORAL, ERICK
HERNANDEZ, JUAN G
MENDOZA, ARACELY
TACO GOL RESTAURANT CORP
555 OCCUPANT UNKNOWN,
556 ROSAVO, VINCENT
557 BRESSENDORS, KANISA
LEWIS, KERIANN P
MARTINEZ, PABLO
PODBER, MICHAEL
ROBINSON, HOLLI M
THOMPSON, INAYAH
558 BELL, DEBRA
COOK, ROBERT J
GONALEZ, CARLOS
HERBERT, R
LASSITER, LATINA
LILIAN SMOKE SHOP & DELI INC
RAMIREZ, ALVARO O
REDDISH, JAMIE
ROGER, JOE
559 BERRY, LINDA
DIAZ, ALEJANDRO

MAIN ST 2014 (Cont'd)

559 MURPHY, TANEKA
THORPE, DAVID
563 BROWN, ANGEL G
REID, BRANISHA
SMITH, COLIN
565 HERNANDEZ, TIRSO
LINARES, JESUS M
LJULJIC, ANTON
MAHABUB, KAJIMAJ
OSORIO, MARY
VALERIANO, BERTHA
566 CASTILLO, BELKIS
CORREA, JUDITH
DAVIS, CAROL A
POOLE, DEVON
SANTIAGO, SAMUEL
578 ASCENCIO, WANDA
579 OCCUPANT UNKNOWN,
581 CHLIH, MARY A
MICAELA, HERNANDEZ
PIRONI AUTO PARTS INC
RODRIGUEZ, HONORIO
582 ULTIMATE TIRE SHOP LTD
584 OSTRANDER STEPHEN
585 SABIA AUTO EXCHANGE
586 KENNEDY, MICHELLE
588 BARTEE, LYNETHIA
591 STOTHER, ANDREA
VARIATIONS HAIR SALON
593 DALIA, SAVERIO
595 DALIA FELICE
597 IMPERIAL FIRE EXTINQUING
599 MCBRIDE, KWALEME
600 COURTESY CAR WASH INC
FRIENDLY CAR WASH MAIN ST
P3 LEASING INC
SENSIBLE CAR TRUCK RENTAL
605 RENT-A-CENTER INC
618 DRIVAS STEVE
PARAMOUNT AMUSEMENT COMPANY
PETES FAMOUS RESTAURANT
631 GINESE, ANTHONY
633 FAMILY DOLLAR STORES OF NY
635 GLEBE HOUSE
637 APONTE, RAFAEL
CLARK, SANDRA C
GNF REALTY CORP
HOAG, JACKIE
LEE, SHANTA
638 WARD STREET ASSOCIATES LLC

MAIN ST 2014 (Cont'd)

639	CARMELITANO, MELISSA
	DELANY, ARMANI
	FUKER, SHAKIMA
	HERNANDEZ, KALLYAH
	LAWSON, JA
	QUILL, TYLISHA A
	STUKES, WILLIAM
641	CINTRON, GIOVANNI M
	CRUZ, MARIA
643	AFFORDABLE CARS
646	SHARON WILDER
651	JC MEXICAN MEAT MARKET INC
690	ASSOCIATED SUPERMARKETS
691	ANTONIO, ARTURO
	CASTILLO, ALBERTO
	ESCOBAR, DAMIAN
	LOPEZ, ALEJANDRO
	MODESTO, MIRANDA
	PANTOJA, PAULINA
693	BAUTISTA, GASPAR
	BERRA, DANIEL
	LUNA, JOSE G
	MENDOZA, MARGARITA
697	STEPHENS, FLOYDELL
698	FOUTZ, JOHN T
	WICKED WORLD TATTOO
699	ANTHONY, MICHELLE L
	DAVIS, DIONNA
	GETHERS, TERRANCE
	GOLLITA, TIA
	GONZALEZ, CAROLIN M
	HAMILTON, B
	JOHNSON, CAROLYN
	KAVRIK, JOHN
	MAIN ST BEEPER AND CELL INC
	MONIQUES BOUTIQUE
	SHABELEH, ABADIR
	TEATER, PATRICK
	TITUS, REBECCA
700	KING, BARBARASHLEY
	MARTINEZ, PRISCILIANO
701	POUGHKEEPSIE WINES & LIQUOR
702	FURNITURE EXCH OF POUGHKEEPSIE
703	TD BANK NA
706	BELTON, C
	BIEVER, DUANE J
	GEMMATI, DONATO C
	GINOS PIZZA
	JB BRIDAL FASHIONS INC
	LENT, MARYELLEN E

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MAIN ST 2014 (Cont'd)

706 LEWIS, WILLIAM
709 ECKERD DRUG
RITE AID CORPORATION
327329 KEY CONSTRUCTION SERVICES LLC
432440 TROPICAL FRESH INC

Target Street	Cross Street	Source
-	✓	EDR Digital Archive

N PERRY ST 2014

20	ACKERT, DONNA J
	ANSON, CARA
	BUSH, CAL
	CARTER, JAN
	COLON, FRANK
	CURCIO, ANTHONY R
	CUSIMANO, BARBARA A
	DANIELS, GERALDINE
	DAVIS, SHIRLEY
	DODD, WILLIAM R
	FISHER, FRANCIS C
	GREEN, ANNETTE
	GRISETT, SAMUEL
	HAYES, JEAN M
	HUDSON, OLLIE P
	HUNT, WANDA Y
	KANE, JAMES M
	KAUR, CHARANJIT
	LANE, RITA M
	LEWIS, ORA H
	LOTT, MICAH M
	MANN, IDA
	MILLER, PERCY
	MURRAY, MARTIN J
	NIMMONS, EDITH M
	ORTON, GENE J
	PALMATIER, HELEN J
	PARRON, LORRAINE
	PERRY, BARBARA J
	POST, MARY J
	RILEY, GEORGE
	STAFFORD, HELJU R
	THOMAS, ELEANOR K
	TUNE, LORI M
	WHALEN, ANN M
	WHEELER, IDA A
	WHITELEY, ALBERT D
	WILLIAMS, DORIS A
29	ACKERT, DONNA
37	15037 VICTORY LLC
	GN MANAGEMENT INC
43	CAPPELLI, CYBELE S

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MAIN ST 2010

5	SANTA, P J
7	MEADOW, JORDAN
8	CUNNINGHAM, DALE
9	DEMPSEY, JAMES R
11	QUINN, JOSEPH
14	PEREZ, JUVENTINO
15	CUNNINGHAM, DALE
20	LYONS, NATHANIEL
21	CULPIN, WILLIAM
27	OWENS, TRISTIN
28	VASILIY, KRASNYANIK
33	KRITSKY, MICHAEL
35	75 81 NORTH WATER STREET CORP
	BROTHERS DUO ENTERPRISES LTD
	GEM CONSTRUCTION & RESTORATION
	JAMIE ONEIL LCSW-R
	LAW OFFICE OF JONNA M SPILBOR
	MIXALOO INC
	NUW EDITORIAL SVCS LLC
	SUNRAY MOBILITY SERVICES
	VGM SQUARE LLC
41	LAZ PARKING
	METRO-NORTH COMMUTER RR CO
	OCCUPANT UNKNOWN,
46	HARTH, MARY
56	GORGRAM, JEFF
	PAGGI MARTIN & DEL BENE LLP
70	COFFEY, JOHN
73	HABIAGUE, IRENE O
78	ZMIYARCH, JOSEPH A
85	R L W S INC
96	BROWN DERBY
	CORTES, VICTOR N
	CRUZ, NAYELI
	ERSKINE, CYTHIA
	HUERTA, DAVID
101	BATES, LEROY
	JACQUIS
	SHIELDS, CHRISTIAN
105	NORFLEET, TRACY
107	SOUL DOG
108	WERCHEN, TESSIE
109	KOKA, ORGES
	MARZULLO, GREGORY L
	MOISES, JOSE
110	ACKERMAN QUINN FINANCIAL SVCS
	ALDAN DEMETRIO DR
	ALDEN, DIMITRI
	CROSSROAD SYSTEMS
	DIAMOND JS GROUP

MAIN ST 2010 (Cont'd)

110	GERBER, ALLEN Z
	MCNULTY, JACK
111	ACEVEDO, MARINA
	EMILIANOS PIZZA
113	MORALES, C
	SORIANO, ELDER R
115	CASA MILANESE CATERING
	MILANESE INC
	PAMELAS TRAVELING FEAST
119	HENNEKENS, MARY
135	ANDERSON, DONALD O
	ANGELO, VIVIAN
	ANSON, VIRGINIA M
	ANTREASYAN, M
	AQUILINO, VINCENT J
	BACON, DORIS P
	BAKER, BETTE M
	BISHOP, LEONARD
	BURCH, STEVEN
	CAMMAROTA, PAUL F
	CASH, LANZDALE
	COLLIER, HELEN
	CONTI, ANGELINA
	COWAN, JEAN F
	CUTTEN, HELEN G
	CYPHER, PATRICIA A
	DAVANZO, LINDA R
	DEGILIO, ANNA E
	DEKOSKIE, JOANN
	DELGADO, GREGORIA
	DENNY, SHIRLEY A
	DERELLO, DONALD S
	DOUGLASS, PHILLIP
	DUTCHER, JAMES A
	EDWARDS, GERALDINE A
	EVANS, ANN C
	FUENTES, SAMUEL N
	GARCIA, CARMEN
	GAYNOR, LAURENCE F
	GONZALEZ, WILLIAM
	GRAMMAS, JOHN L
	GRANT, CLARA R
	GREEN, ATKINS J
	JOHNSON, RICHARD
	JOHNSON, SYLVESTER
	KEOUGH, MARGARET
	KLOTZ, PHILLIP
	LEE, MATTIE M
	LEMQUIST, JANET E
	LETUS, BARBARA C

MAIN ST 2010 (Cont'd)

135 LIER, FREDERICK C
MARSHALL, MARY
MASTROCCO, TONI N
MCCAIN, MINNIE S
MCCULLOGH, BRENDA
MEDDAUGH, ALBERT E
MESSINA, FRANCIS
MORRISON, PATRICIA M
MOSSAKOWSKI, BERNARD
MUSCAT, FERNANDE
PARRIS, DAISY
PASQUA, LUCY
PELISH, ANN M
PEREA, JULIO C
PERRY, BETTY
PETERSON, ERIC S
PETRIANO, VINCENT
PLANELLS, JACK N
PLUNKETT, JAMES
POLHEMUS, LEONARD G
POPE, JOHNNIE
QUARLES, PEARL M
RICCO, FRANCES
RILEY, ROBERT
RISING, SCOTT J
ROBERTS, KENNEDY K
ROBERTSON, ESTELLE C
ROGERS, L M
ROGOSKI, IRENE T
ROMAN, WILLIAM P
ROMERO, RAYMOND
ROSSI, R
ROTH, GERALDINE M
RUFFIN, AUDRIANNA
SHANO, GLORIA
SHAW, MAY M
SIEBEL, JACK S
SIMMONS, ROBERT R
SMITH, IRENE E
STEVENS, E
STRIDSBERG, ALBERT B
SULLIVAN, JOHN
TANCREDI, MILDRED
TARTAGLIA, ELIZABETH A
THOMPSON, ETHEL M
TILLERY, LONISE
TROCINO, ROSE A
UNDERHILL, ROBERT R
UNGER, ETHEL E
VESS, E

MAIN ST 2010 (Cont'd)

135	WAY, EMMA M
	WILLIAMS, ALICIA
	WILSON, MURIEL D
	WRIGHT, THERESA M
138	RIVER VALLEY REALTY CO INC
140	PETER J LIEPMANN MD LLC
161	DAWKIN, ALBERTON
167	SWEENEY, KATHY
190	SOTO, ALEXANDER
191	WING STEPHEN J
192	KRAVITZ, MICHAEL A
	PERRY, SCOTT M
	SMITH, LLOYD G
194	ACKERT, MARTHA
	BRANCH, SANDRA D
	GUERRERO, DIANA
	GUEST, PETER L
	JACKSON, JERRY
	KATSAMANIS, IRENE
	KLAVITZ, EVALYN
	LARKSMY, WILSON
	LOPEZ, JUDITH
	MARTIN, JOHN P
	MCGRAW, KATHERIN
	NEWMAN, EILEEN
	PEREZ, ALFONSO
	RIQUELME, ERIC
	ROBINSON, MARK A
	SPAGNA, ANGELA
	TORBITT, SHELBY
	WILLIAMS, JAMES
	WILSON, LARKSMY
196	DECICCO, RICHARD M
	GETHERS, SHARON
	JOHNSON, VERNAE
198	CONLEY, C
	FLOOD, BRANDY A
	SHAHINIAN ALBERT FINE ART
	THIS THAT AFRCAN HAIR BRAIDING
	WEST COAST STYLE BARBERSHOP
200	ALVAREZ, ELEANOR
	BERNARDINI, MELISA
	BONET, JASON
	CONKLIN, DANIEL
	KROM, ROBIN
	LAMBERT LEGAL SERVICES
	MARTINEZ, ELIZABETH
	MORALES, JOSE
	RUPPERT, GAIL
	VANDENBURG, PETER

MAIN ST 2010 (Cont'd)

202	CONTRERAS, JOYCE E
	LJEKOCEVIC, DAJANA
	MAAS, ERIC
	WILLIAMS, ADAM
204	24/7 REALTY INC
	247 REO SERVICES INC
	BARNSIDE REALTY CORP
	RUNDEL LONG REALSTATE MGT LLC
	SANTIAGO, CARMEN
205	ECKERSON, MARIE
206	BERTRAND, VALERIE A
	CHAMLEY, TAMEEKER
	NEZAD LLC
	TONUBBEE, CRAIG
208	BENNETT, ANDRE
	CELIS, ALFREDO
	DANIELS, TANAYA
	FRANCIS, BETTY A
	HOWELL, SUZANNE
	ISAAC, STANELY
	KILLEN, TEE
	MILLER, JAMES J
	QUINTANAR, SONIA S
	SKELLAN, RYAN
	SWEAT, JERE
	THOMAS, SHEMONIE
	UKAJ, REXHAP
210	ABBOTT, SHIDON
	AVENDANO, GREGORIO J
	BALDWIN, AMANDA
	BERNARD, ALISSA M
	BROOKS, AKIYA
	CARENBAUER, SARAH
	CELIS, JORGE
	GONZALEZ, CARLA
	GRIZZARD, CERRON
	HITES, JOANNE G
	HUSSEY, SHARON
	HUZZY, WENDI
	IRVING, JAHMAL L
	KOWALSKI, PETER
	LOPEZ, FRANCISCO
	MAJADI, MAI Y
	MARKLAND, ALEXANDRA
	MASOTTI, ELISSA
	PEREZ, NICOLASA S
	PICCONE AND GOLD
	PITTS, ROBERT
	POLHILL, DAVID
	RINCON, IVELISSE

MAIN ST 2010 (Cont'd)

210	RINGLER, SHANDA
	RUKAB, MAJIDA
	SIEH, ALBERT
	SMITH, MICHAEL A
	THORPE, SHANTA
	WALLACE, DENA
	WILLIAMS, SHAMAR T
	WOOD, BRANDON
214	COOPER, WENDY
	MAHER & BROFMAN
218	A CONTRACTING INC
	CREATIVE TRENDZ
	JOSEPH, THOMAS
	LUCIANO, MARC
	NESHEIWAT FIRAS
	PINZON, OSCAR
220	BOWMAN, GEORGE
	CHU, DEBBIE S
	CLARK, ALFRED
	FIGUEROA, JAZMIN
	FOCARILE, DANEASE T
	MAKINDE, MICHEAL
	PATTERSON, TIMOTHY L
	SAYER, SIHAM
228	DUTCHESS COUNTY OF
233	DUTCHESS WORKS ONE-STOP EMPLOY
234	JANSEN, CHARLES
235	DUTCHESS COUNTY ONE STOP
	INTERNTNAL PRTECTION GROUP LLC
236	DUTCHESS COUNTY OF
	OCCUPANT UNKNOWN,
237	ADVANCED VISION MANAGEMENT
	AMERIPRISE FINANCIAL INC
248	NUBIAN DIRECTIONS II INC
249	KHAN KAREN LAW OFFICE OF
	LAW OFFICES OF GILBERT WEST
250	NUBIAN DIRECTIONS INC
256	DALLEO GROUP INC
272	MAIN PRINTING
274	MOFONGO CORP
	SABOR LATINO RESTAURANT INC
	V M DELI INCORPORATED
283	KINGDOM KUTZ
	MAIN STREET PIZZA & CA
293	HEARTS SPECIALTY MERCHANDISE
295	CRODELLE, MOIRA L
296	DC CARIBBEAN CUISINE
297	PREMIER ABSTRACT
298	SMOKE RINGS
299	2 FAT CATS INC

MAIN ST 2010 (Cont'd)

299	KATHLEEN SCHMAND FOUNDATION
	KENNETH, KEUTMANN
	KEUTMAN, KENNETH F
	LILY INDUSTRIES INC
	LIMOUSINE BY AJ INC
	MCGAW, RONALD J
	MOORE PATRICK F
	PEOPLES MORTGAGE CORP
	ZEIDAN RAJI
302	CHROME ENTERPRISES INC
	TEMPTATIONS
303	LIM, HEIDI D
304	BELLEW, MARK F
305	CANVAS
	OCCUPANT UNKNOWN,
	THYME 4 FOOD INC
306	PRONTO PRINTER
	SPECTRUM GRAPHICS & PRINT
307	A AMERICAN HOME SECURITY SYS
	ALARM SYSTEMS
	ARTIST PALATE
	BURGLAR ALARM SYSTEMS
	DEBT ADJUSTERS
	FIRE ALARM SYSTEMS
	HOME ALARM SYSTEMS
	SECURITY SYSTEM INSTALLATION
309	ATKINS, ARTHUR R
	GATEWAY TO ENTREPR TOMORR INC
	MCR BUSINESS SOLUTIONS
	NEW YORK DEVELOPMENT NETWORK
	REEDER, WANDA
311	DUTCHESS CARD CO INC
313	KITCHEN, HEATHER
	PROPERTY MANAGEMENT SOLUTIONS
315	COHEN, JEFFREY S
	GINDER
	SMDS FOOD SERVICES LTD
316	D & L CRAFT ENTERPRISES INC
	JOSEPH A SMALL
317	317 MAIN MALL CORP
	BUDNIK ROY T & ASSOCIATES
319	BULL & BUDDHA LLC
	PABS CONSTRUCTION CONS INC
322	ALLEN, KRISTINE
	CAMPBELL, KRISTINE
	DIRTON, M
324	SEJAL PHARMACY INCORPORATED
325	LITERACY CONNECTIONS DC INC
	MOLLICA PAUL L ESQ
	PROLITERACY WORLDWIDE

MAIN ST 2010 (Cont'd)

325	SMOOKLER LYNN M ATTORNEY
327	OCCUPANT UNKNOWN,
329	ALMA REALITY
	BECK ANTHONY I
	CAVIGLIA MARCO ATTY
	VALVO RICHARD
331	WALLACE SERVICES CORP
341	NUEVA IMAGEN
345	OCCUPANT UNKNOWN,
348	OCCUPANT UNKNOWN,
350	BEEKS, TONIETTA
	TYREE, JENNIFER
352	DUTCHESS CARD CO INC
354	IQBAL AMJAD MD
	IQBAL, AMJAD
	SARA MEDICAL CARE PLLC
355	2ND CIRCUIT COURT
	USCSO
356	BUTLER, LETITIA
	HUSTLE ENTERTAINMENT
	JEFFERSON, A
	JONES, MARYELLEN
	KOLLO KORY INC
	SANTIAGO, JAGAIDA
	TAYLOR, JORDAN
	TISSIERA, LYN L
358	AUSTIN KYLE BARBER STUDIO INC
	AZIZ, SUKRAN
	MOON WHISPER
	SADLER, CHARLES
	SADLERPACE INC
	STOUT, SHANEN
	WALKER, DEVIN
	WILLIAMS, TAMONIQUE D
364	MSS FOOD POUGHKEEPSIE CORP
	SOMOZA, JOYCE A
366	BUNCH, SHAWAN
	MARTIN, JENNIFER A
	PERRY, KASHARA
367	ARAGON INCORPORATED
	NUDDY IRISHMEN
	OCCUPANT UNKNOWN,
368	XIN HE INC
370	LALANI, AMIR
372	CITY OF POUGHKEEPSIE PARTNR
	DESERT TO LIVE FOR LLC
	MJJJ INC
	ZAZ
373	TONY BOFFA HUDSON VALLEY
375	HUDSON VALLEY OFFICE FURN INC

MAIN ST 2010 (Cont'd)

378	MY BROTHER BOBBYS SALSA LLC
380	CORTEZ, BENJAMIN C
	EBONY HAIR STYLISTS INC
	EL DORADO RESTAURANT
	GUILLERMINA CRUZ
382	CLEFWAVE INC
	DES JEWELERS
	SIMMONS, DALE B
384	ANAS BEAUTY SALON UNISEX CORP
	ANAS, B
387	DURHAM CITY OF
	DUTCHESS CNTY HIV HEALTH SV
	DUTCHESS COUNTY OF
	ENVIRONMENTAL HLTH GENERATION
388	OCCUPANT UNKNOWN,
	SPICY PEPPERS
392	ACCESSORIES R US
	DIAL WITH STYLE
395	MARISCOS, DE A
397	HAMILTON DINER INC
399	DIECIDUE, DOMENICK
	MATIASMORALES, JUAN C
	MAYFIELD, MICHELE
	MORALES, JUAN M
	REEDER, C
	TILLERY, JAMES E
400	ALI M M AL SAIDI
	DESIGN NAILS
	FRESH CUT BARBERS
	GOLDEN TOUCH UNISEX SALON
	OCCUPANT UNKNOWN,
	POUGHKEEPSIE EXPRESS DELI
403	CASANOVA, DAVID
404	CUDEMO, JENNIFER
411	CONGRESS TAVERN INC
420	VOICE MAIL BOX
424	424 MAIN ST FOOD CORP
	JUBERTS HEATING & PLUMBING
	LA POBLANITA
425	ANDERSON, ALEXANDER
	BREWER, GIZEL
	DAVIS, TAMEAKA M
	FOLSTER, LOUISE
	FRANCES, BRENDA A
	GARRET, ANNA B
	GEE, JOSEPHINE
	JOHNSON, KARIN
	JOHNSON, ROSALIE
	JORDAN, JENNIFER E
	MACKEY, ANTHONY

MAIN ST 2010 (Cont'd)

425 MILEY, GLORIA
SALMON, DONALD E
427 CJS SURPLUS AND MORE
430 REIMER, PAUL
435 APONTE, JAMES
BRANCH, SANDRA
CAMPBELL, ROBERT
CLARK, MARIE
DALMACY, FABIENNE F
DUNCAN, JENNIFER
GILES, AJA M
HARRINGTON, D
JACKSON, LEON
JOYNER, ROSALYN
KRAJEWSKI, CARRI
KRAUSER, FRANK W
LEWIS, DIANA
PENNROSE MANAGEMENT COMPANY
SEAY, NATOSA
STEWART, OLIVIA J
THORPE, AMANDA
YARA, LUIS
437 WISLIANE FASHION
442 KENDALL, ANDREW
LA BAHIA
443 GLOBAL EXPRESS
444 PARKER, LETIA
PITTMAN, SHARON L
RED BONE TATTOOS BDY PIERCING
445 AKONGNWI, JANET
BAILEY, RILLA
BENJAMIN, VALENTINE V
CAMPBELL, URSULA
FRANKLIN, KATRINA
GIRWAR, CAMILITA
JOHNSON, SHAKIMA
PHILLIPS, KIM
WIMBERLY, ROBERT J
447 AV SERVICES
HUFF & PUFF
448 MILENA SALON
453 CRUZ, MARCELINO
GOLDSTEIN, MARC
MARIANO, YILKANIA
SUNNY DELI & GROCERIES
455 DEDE, EUNIKE A
DIRTON, MICHAEL
EVERHARDT, MONIC
FODOR, KALMAN
GOMAZ, IRIS

MAIN ST 2010 (Cont'd)

455	HUMPHREY, O
	WHITE, SHANTAE
	WINPHRIE, ROBIN A
459	OUTREACH HARVIS COMMUMNITY
460	INDO-AMERICAN GROCERIES
464	EL COVARRUVIAS
	RETAIL GROCERY TOCHIMILCO
	SELCAL BEAUTY SUPPLY INC
	TURNER, SAMANTHA
468	CORONA, HUMBERTO H
	DUNN, LINDA
	ELISONDO, ALMA
	HARVEY, JESSE
	OGILVIE, JANNIE
	PANOS, STAVROULA
	ROSSI, MICHAEL
	SANTIAGO, YAMILE
	SUAREZ, MATILDA
469	TIPICO RESTAURANT
471	BTO AUTO WORKS INC
472	GREWAL CORP
	KENNEDY FRIED CHICKEN
	SUNSHINE DELICIOUS FOOD CORP
481	ACTIVE BEVERAGE INC
	ALCANTARA, EFREN
	MUMTAZ CORP
485	BARRETT CLAY WORKS
488	PO LAUNDROMAT LLC
509	SALLY PROFESSIONAL HAIR BRAIDI
513	JIMINEZ, ESTELA
	ORTIZ, CENOBIO
515	JASMINS HAIR DESIGN
517	GREAT WALL RESTAURANT
519	YALEXA DELI GROCERY
521	AGUSTIN, FELIPE
	LORENZO, JESUS
	MARTINEZ, ROCIO
	MORALES, RIGOBERTO
	PEREZ, FERNANDO
522	CHESTERS FRIED CHICKEN
523	AGUILERA, FRANCISCO
	BAUTISTA, PABLO
	CRUZ, REINALDO M
	LAMOTH, MARIA
	ORTIZ, MARCOS
	PACHECO, NICOLAS
	SANTIAGO, SAMUEL
525	CABAVID, LUIS
	CRUZ, SANTIAGO E
	LINARES, MARVIN

MAIN ST 2010 (Cont'd)

525 LOVE, LAYA
MARTINEZ, ABEL
MENDEZ, SILVIA
PEREZ, CARLOS
SANTIAGO, PORFIRIA S
527 EL AKKAOUI MINA
GARCIA, MIGUEL
JIMENEZ, LUIS
MARTINEZ, MARCIAL F
SANCHEZ, ANA
SANTOS, FLORENCO
528 BUNDY, LESLIE
LA COCINA DE LA TIA
530 JOHNSON, BASHONNA
OBRYAN, FRITZGERAL
PLACE, JOANN
R AND R BATH & BODY
SAVOY, MARJORIE
SPENCER, MARGARET
UPTOWN VARIETY
531 ASHRAFI ENTERPRISES INC
EXPRESS MOTOR GAS INC
TOMMYS AUTO REPAIR
533 JONES, BOBBY
534 MID CITY AUTO SALES LLC
OCCUPANT UNKNOWN,
537 BELLBER, LICETT
BRAVO, HILARIO
GOMEZ, CARMELO
HERRERA, BOMFILIO
PRESIDENTIAL TAXI & LIMO SVCE
ROBERTS, DAMIEN
VARGAS, HUGO
539 BETHEA, DOLORES
CONEXION LATINA INC
EDWARDS, DAWN M
EXCELLENCE FOOD MARKET
PEREZ, REMBERTO
SANTIAGO, GABRIEL
WENDY HERE
541 CALDERON, CESAR
CALDERON, MARIO
CASTELLINOS, LUIS
GOMEZ, ADAM
PEREZ, REMBERTO
RODRIGUEZ, FABIANO
544 CARLINO INSURANCE AGENCY
DORIS BROWN INSURANCE
FARMER MARY JANE
REDL RICHARD INSURANCE

MAIN ST 2010 (Cont'd)

546 SIMMON, ESPERAZA
548 CEJA, GABRIELA
CRUZ, HILARO
MEJIA, DOLORES
PERSICO, MARC
549 DUTCHESS COUNTY HISTORICAL SOC
550 CORDOBA, MAURO
CORDOVA MEX CORP
LOPEZ, JOSEFINA
551 DISH SATELLITE
MELENDEZ, GUARDADO W
NESHEIWAT, ISSA
PENNACCHIO, GRACE E
PERWILLITER, JEFFEREY
PLACE, JOANN
ROJAS, ALMA D
SAN PABLO MISSION INC
VELAZCO, DOMINGO
553 TACO GOL RESTAURANT CORP
555 OCCUPANT UNKNOWN,
556 MARRERO, ADRIAN
557 BRESSENDORS, KANISA
CLINE, KAREN
HILL, KANISHA
MARTINEZ, PABLO
ROBINSON, HOLLI M
558 BARRIENTOS, GABRIEL
CALMECA RETAIL STORE
COOK, ROBERT J
ISAAC, GABRIEL S
MARTINEZ, RUFINO
RAMIREZ, ALVARO O
RAMIREZ, ZOILA
RICHARDSON, YVETTE L
559 ESPARZA, MARIA
GUARDADO, WULMER M
MESA, SELINA
MORELLI, RICARDO
RANGEL, ANDREA
REFUGIO, SILVESTRE
SANTIAGO, RICARD
563 SMITH, COLIN
565 CARRANZA, ALFREDO R
DAUBON, A
DIXON, MAISIE E
GOMEZ, ALMA D
LJULJIC, ANTON
MAHABUB, KAJIMAJ
VAIL, SHARI
VALERIANO, VERTA

MAIN ST 2010 (Cont'd)

566	DOMINGUEZ, ROSA
	HAMILTON, SUZANNE
	MUNOV, MARITZA
	OSORIO, CINTHIA
	POOLE, LEVON
	RIVERA, PETER
	RODRIGUES, JUAN
	ROJAS, AMADELIA
578	ASCENCIO, WANDA
579	CORDOVA, ARIEL C
581	MICAELA, HERNANDEZ
	RODRIGUEZ, HONORIO
	SPENCER, RALPH
582	A B C AUTOWORKS INC
	ULTIMATE TIRE SHOP LTD
584	OSTRANDER STEPHEN
585	SABIA AUTO EXCHANGE
586	KENNEDY, MICHELLE
588	BARTEE, LYNETHIA
591	STOTHER, ANDREA
	VARIATIONS HAIR SALON
595	DALIA FELICE
597	IMPERIAL FIRE EXTINQUING
599	DISTEFANO, DAMIEN A
	KLOTZ, D
	LYBOLT, EDWARD M
	OGDEN, JAMES W
	SHELDON, MICHAEL
600	COURTESY CAR WASH INC
	COURTESY PERFORMANCE
	EASTMAN USA INC
	FRIENDLY CAR WASH MAIN ST
	P3 LEASING INC
	RFAKHOURY INC
	SENSIBLE CAR TRUCK RENTAL
605	RENT-A-CENTER INC
618	DRIVAS STEVE
	PETES FAMOUS RESTAURANT
620	SANTOS, JOSELITO
631	GINESE, ANTHONY
632	CKJF ENTERPRISES INC
	EL CHAPULIN-THE GRASSHOPPER
	PUERTO ESCONDIDO ICE WATER
637	AGUILAR, GALAN J
	CLARK, SANDRA
	DELOSANGELES, MARIA
	GALAN, ALEJANDRO
	GNF REALTY CORP
	GORDIANO, MIGUEL
	MCGILL, DAVID M

MAIN ST 2010 (Cont'd)

637	PETS FOR GLORY
638	BUENA VILLA ASSOC LLC
	WARD STREET ASSOCIATES LLC
639	CROWN FRIED CHICKEN
	FUKER, SHAKIMA
	HAMILTON, VERNAL
	STUKES, WILLIAM
641	CINTRON, GIOVANNI M
	CRUZ, MARIA
	PARKER, L
	PETERKIN, STEVE
	REAL, SIMON
	SALINAS, DAMARIS
	SANCHEZ, MARIO
	TOUHEY, HAZEL M
643	KANE MOTORS
646	UNIQUE FASHIONS
654	HOUSE OF DAVIS FURNITURE INC
691	ANTONIO, ARTURO
	CAMPOS, FRANCISCO
	HERNANDEZ, GREGORIO
	LASCAREZ, JOSEFINA
	LOS PACOS UNISEX SALON
	LOWERY, TIMOTHY
	MALDONADO, ELSA M
	MODESTO, MIRANDA
	REINA, JORGE
	RELLANO, ALFREDO
	REYES, GERARDO C
	VALENCIA, ALEJANDRO
693	BAUTISTA, GASPAR
	BERRA, DANIEL
	BRAVO, CLEMENTE
	CORONEL, DANIEL B
	ESCALERAS, ANGEL
	MARTINEZ, BENILDA
	MENDOZA, MARGARITA
	OJEDA, CARLOS
	RAMIREZ, PABLO
	VALERIANO, ANTONIO
697	CASTILLO, ALBERTO
	LOPEZ, SONIA
	STEPHENS, FLOYDELL
698	FOUTZ, JOHN
699	BRISTOW, CHARLES
	GONZALEZ, CAROLINE M
	JAMES, TAMESHA
	JENNINGS, ROBIN
	LATIMER, MOZELLA
	MENDEZ, ROGELIO

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MAIN ST 2010 (Cont'd)

699	MINE AND YOURS FASHIONS
	MONIQUES BOUTIQUE
	MOROCHO LUIS ANTONIO BELESACA
	TEATER, PATRICK
700	BOCCARD, WILLIAM
	CLARK, DON
	GOLDEN KRUST PATTIES
	MARTINEZ PRISCILIANO
	MARTINEZ, PRISCILIANO
701	POUGHKEEPSIE WINES & LIQUOR
702	FURNITURE EXCH OF POUGHKEEPSIE
706	BIEVER, DUANE J
	GEMMATI, DONATO C
	JB BRIDAL FASHIONS INC
	LENT, MARY H
707	POSABK INC
709	RITE AID CORPORATION

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N PERRY ST 2010

20	ACKERT, DONNA J
	BOYKIN, PEARLIE
	BUSH, SALLY A
	COLON, FRANK
	CURCIO, ANTHONY R
	DUVA, J D
	FALINA, MARK
	HART, GLADYS M
	HUDSON, OLLIE P
	HUNT, WANDA Y
	JOHNSON, DEXTER J
	KANE, JAMES M
	KAUR, CHARANJIT
	KETTE, RONALD E
	KLING, STEPHEN W
	KNOWLTON, SHIRLEY M
	LEWIS, ORA H
	LOTT, MICAH
	LOVETT, ELIZABETH R
	MANN, IDA
	MILLER, COLLIN A
	MINHOLZ, FLORENCE A
	MURRAY, MARTIN J
	OAKES, ELIZABETH S
	PALMATIER, HELEN J
	PANO, HELEN
	PARRON, LORRAINE
	PERRY, BARBARA J
	POST, MARY J
	PYERS, MARY E
	SHERLOCK, MARION
	STURGESS, HELEN M
	THOMAS, ELEANOR K
	WHALEN, ANN M
	WHEELER, IDA A
	WHITELEY, ALBERT D
41	LEONARD, JOHN P
43	OCCUPANT UNKNOWN,

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MAIN ST 2005

1	AJ CREATIONS LTD
10	PARDEE, THOMAS
28	VASILIY, KRASNYANIK
33	JOHNSON SQUARE
35	75 81 NORTH WATER STREET CORP
	AMICIS TIRAMISO 2 INC
	BLUE MOUNTAIN COFFE ROASTERS
	CMC CONSTRUCTION & DEVELOPMENT
	DOOLEY R J & ASSOCIATES INC
	MAHONEYS IRISH PUB & REST
	MENS ROOM BARBER CREW
	REWARDS NETWORK
	ROYAL KING CLEANERS
41	DEDE
46	DIDYNUS, RICHARD
52	SKINNER, THELMA
53	FOO, SEE W
55	LINARES, JESUS M
56	OCCUPANT UNKNOWN,
	PAGGI MARTIN & DEL BENE LLP
57	PUNTURIERE, FRANK D
64	SCHEINBACH, BARRY
73	HABIAGUE, IRENE O
85	R L W S INC
95	EL AZTECA GROCERY
	RIVER WINE & LIQUOR
96	BENGOUGH, LESLIE
	CORTES, VICTOR N
	CUMMINS, PEGGY J
	HUERTA, DAVID
	JIMENEZ, LUZ J
	RAEMER, HILLARY
101	ALBURY, SELESTE
	CENTRAL HUDSON ENTPS CORP
	GRISSETT, ESSENCE
	JACQUIS
	MITZI & NORMA BEAUTY SALON
	MYKE, CLARVIS U
	TARULLI, JASON
103	BURLINGAME, RICHARD A
	BURLINGAMS
	JOHNSON, MANUEL A
105	TAMON, MONICA
	WEST INDIES MARKET
107	IT TAKES PRIDE BAKERY INC
	SOUL DOG
109	ACEVEDO, MARINA
	JOHNSON CASSANDRA L
	JOHNSON, CASSANDRA L
	KOKA, ORGES

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MAIN ST 2005 (Cont'd)

109 LITTLE CS BEAUTY SALON
VICENTE, JOSE
110 AAMES HOME LOAN 12221
ACKERMAN QUINN FINANCIAL SERVI
ALDEN, DIMITRI
COOPERS & LYBRAND LLP
GERBER, ALLEN
LIGHTHOUSE INTERNATIONAL
MASTER RISK INC
MCNULTY, JACK
NETSTEP ACCESS SERVICES
OSHEA, JOHN P
RICHARD E GRANT
111 EMILIANOS PIZZA
HAJO CIVIC ASSOCIATION INC
PELLEGRINI, E
113 DAMATO, JUSTIN
MILANESE, ALESSANDRO V
MORALES, C
SANTINO, MILANESE
SORIANO, ELDER R
115 MILANESE INC
135 ADMIRAL, HALSEY S
ANDERSON, DONALD O
ANSON, VIRGINIA M
ANTREASYAN, M
AQUILINO, VINCENT J
BACON, DORIS P
BAKER, BETTE M
BARNARD, ALBERT E
BECK, LOUISE
BERGAMINI, BEATRICE S
BILLINGS, SHIRLEY B
BISHOP, LEONARD
BOWE, ELIZABETH
BUSH, JAY S
CARROLL, RICHARD
CASALI, MARY A
CASH, VIRGINIA C
COLACICCO, VIOLA J
COLLIER, HELEN
COWAN, JEAN F
CUTTEN, HELEN G
DAVIS, BETTY J
DAVIS, ESTELLE E
DEGILIO, ANNA E
DIXON, M E
DUDEK, A
DUNCAN, FRED A
DUNN, E

MAIN ST 2005 (Cont'd)

135 ELLMAN, CONRAD
FAUSTINO, ISABEL
FELLS, MILDRED E
FOOHT, IRMA
FRANCIS, JOSEPH P
FRANK, ANNIE L
GAYNOR, LAURENCE F
GONZALEZ, WILLIAM
GORDON, RUTH E
GRANT, CLARA R
GREEN, ATKINS J
HARPER, H
HARRIGAN, FRANK J
HAYES, ELLEN P
HOUCK, J
HUGHES, ROBERT
JORGENSEN, ELEANOR R
JUAVINETT, JOHN
KING, N
KOCON, S
LUX, MARLOW
LYONS, A
LYONS, EILEEN
MAHER, B
MASTRI, CARMELLA M
MATHEWS, ALISON
MCCAIN, MINNIE S
MEDDAUGH, ALBERT E
MORRISON, PATRICIA M
MOYER, VIRGINIA
MURTHA, ROSE M
MUSCAT, FERN
NAZAK, ANNA D
NICKERSON, ELWOOD L
NORTH, MARY M
OLEARY, CATHERINE
OTERO, ELIZABETH
PALMIERI, MARGARET
PEREA, JULIO C
PERRY, BETTY
PETRIANO, VINCENT
PIZZARELLI, HELEN
PLANELLS, JACK N
PLUMMER, RUTH
POLHEMUS, GEORGE W
POPE, JOHNNIE
PUCCILLO, S
QUELLHORST, ALEC D
RELYEA, SARAH V
ROGERS, L M

MAIN ST 2005 (Cont'd)

135	ROGOSKI, IRENE
	ROTH, GERALDINE M
	SCHMADEL, FRANK R
	SEHMADEL, HENRY G
	SHANO, G
	SHAW, HENRY V
	SHUMER, SYLVIA E
	SIEBEL, JACK
	SIMMONS, BARBARA A
	SMITH, IRENE I
	STEVENS, E
	STEWART, A
	TALABER, GERTRUDE H
	TANCREDI, MILDRED
	TARTAGLIA, ELIZABETH A
	TAYLOR, GEORGE P
	TERVENSKI, GERTRUDE F
	THOMPSON, ETHEL M
	UNGER, ETHEL E
	VESS, E
	WAY, EMMA M
	WEST, RICHARD A
	WHITAKER, GLADYS
	WILLIAMS, ALICIA
	WILSON, MURIEL D
	YEAPLE, D
138	RIVER VALLEY REALTY CO INC
	SAPPIA, MARGARET
140	RIVER VALLEY CARE CENTER INC
191	INTERNAL REVENUE SERVICE
192	BABAIAN, JOHN
	BARRETT, KEVIN
	BRYAN, D
	COLLAZO, DAVID R
	MYERS, NATHAN
	SMITH, LLOYD G
194	ACKERT, MARTHA
	BRANCH, SANDRA D
	DECKER, KENNETH
	KATSAMANIS, IRENE
	MCGRAW, KATHERIN
	SANCHEZ, ANDREA
	TORBITT, SHELBY
196	KESSLER, LORRAINE
	MAIN ST ART GALLERY INC
198	MONTES, DANTE
	SHAHINIAN ALBERT FINE ART
200	CRUZ, HERON
	CUTTING BOARD
	REYES, REYNA G

MAIN ST 2005 (Cont'd)

202	BLUMIN, DANIEL
	DOMENICO, DEAN
	LONG, RYAN A
	TONY MAY ENTERPRISES
204	BARNSIDE REALTY CORP
	BEHRENDS, JON
	CAJA, PATRICIA C
	GALLERY SHOP
	KELLY, ADREANNE A
	SPENCE, NATE
	YOUNG, MIKE
206	CURTIS, ANTHONY
	JESTES, ROGER
208	AMARO, ROBERT
	BURNEY, RAY
	CELIS, ALFREDO
	IWAHASHI, KOJI
	SWEAT, JERE
210	BRIGGS, TINA
	BROOKS, AKIYA
	CAMPBELL, SHERON
	CLARK, HILARY
	DONAHUE, EMILY
	FANNING, DAWN
	FINEK, BRANKO
	FIORITO, CARL D
	GRIZZARD, CERRON
	HOUSER, NANCY
	INCORVAIA, MARCO
	JOHNSON, CARLTON
	JONES, RODERICK
	KADEN, GEORGE
	KOWALSKI, PETER
	MAILLET, MOSES A
	MAIORANA, MELISSA
	MEDINA, NICOLE
	NORFLEET, MELANIE
	PLACE, MARYANN L
	POLLARA, GINA
	PRYOR, RALPH
	QUINTILIANI, WILLIAM
	RINGLER, SHANDA
	SALINAS, KEVIN
	SMITH, MICHAEL A
	SOLIS, YESSENIA
	STILLMAN, DANIEL
	WALLACE, D
214	COOPER, WENDY
218	BAKER, COTLYN
	CREATIVE TRENDZ

MAIN ST 2005 (Cont'd)

218	NESHEIWAT FIRAS
	NESHEIWAT, FIRAS
	NEWELL, SEAN A
	SUNCREST COURT LLC
220	BARRY SCOTT AGENCY INC
	BOWMAN, GEORGE
	HORTON, CHRISTOPHER A
	MINTON, EBONE
	PATTERSON, TIMOTHY
	RIVERA, AUGUSTINE
	WALSH, STEPHEN M
228	DUTCHESS COUNTY OF
235	ARC
236	DUTCHESS COUNTY OF
	OCCUPANT UNKNOWN,
249	LOMBARD, PETER K
	ROCK, CREEK J
	SCHOENBORN, F K
250	NUBIAN DIRECTIONS INC
256	DALLEO GROUP INC
260	ABDOO MARY H
268	ANGIOLILLO, ANTHONY J
270	MAYO, RAYMOND B
	VEGA, NELLIE
272	CARDINAL PRESS INC
274	RICHARDSON, HARRIE K
292	S&K SIMPLY EXOTIC BIRDS
293	HEARTS SPECIALTY MERCHANDISE
294	DONG YI GONG
295	FRANCO, ANGELO
	SPACE E STUDIO
299	2 FAT CATS INC
	AJD FORESTRY CORP
	BEISNER, RALPH
	HABIB, NABEEL
	KATHLEEN SCHMAND FOUNDATION
	LIMOUSINE BY AJ INC
	MOORE PATRICK F
	MOORE, PATRICK M
	PEOPLES MORTGAGE CORP
	SERDAH, SALIM
	WALLACE & WALLACE LLP
306	SPECTRUM GRAPHICS & PRINT
311	DUTCHESS CARD CO INC
313	HEATHER KITCHEN ESQ
	HOME FUNDING FINDERS
	OCCUPANT UNKNOWN,
	PROPERTY MANAGEMENT SOLUTIONS
	SNEERINGER MONAHAN PROBOST
315	AUSTIN, E H

MAIN ST 2005 (Cont'd)

316 BEAT WEEKLY
TURNKEY PROPERTY MANAGEMENT
317 317 MAIN MALL CORP
BUDNIK ROY T & ASSOCIATES
320 HUBBELL REALTY SERVICES INC
STRATEGIC ALLIANCE LLC
322 CAMPBELL, DAWN
PIRRAGLIA NICHOLAS
329 STEARNS AGENCY INC
331 AMERICAN INFO TECH SLTONS CORP
BEACON GLOBAL SERVICES CORP
CHOCOVISION CORPORATION
EFFRON, JAMES
KANDUKURI, RAJIV
WALLACE SERVICES CORP
345 BRAIDS BY MARIE
MAGIC FINGERS
OCCUPANT UNKNOWN,
347 HSBC BANK USA NATIONAL ASSN
350 BARTHOLOMEW, NICOLE
HERRING, EDWARD
KING, FASHION
LARA, MICHAEL
MCFARLANE, FRANSHELL
SLATER, JOYCE
WISE, W
352 DUTCHESS CARD CO INC
354 MAIN STREET HEALTH CENTER
SHAH, KISHORI
356 ANDERSON, PAMELA
BROWN, DEVAUGHN
LENT, WILLIAM
LEVON, RICHARD
MACK, E
MELTON, GREGORY L
MILLER, JENNIE
PAMPINELLA, SANDRA
RICHARDSON, KAVIN
358 ANDERSON, BRIAN
ARIZ, SUKRAN
AZIZ SUKRAN
AZIZ, SUKRAN
LUFFMAN, DEBORAH L
MORALES, MARTHA
OTOOLE, TERRENCE M
RUGMAN LEONARD H JR
SHAW, CHARLES S
STOUT, SHANEN
TAYLOR, TAMARA
WILLIAMS, TAMONIQUE D

MAIN ST 2005 (Cont'd)

364	TOTAL NEW LOOK BEAUTY SALON
366	BUNCH, SHAWAN
	I&S GROCERIES
	UNUIGBE, SONJI
367	OCCUPANT UNKNOWN,
368	BLAKE, WAYNE
	HALL, DERRICK E
	MAMAS KNOWS
370	LALANI, AMIR
372	CITY OF POUGHKEEPSIE PARTNR
	CULINARY TRAINING INSTITU
	DESERT TO LIVE FOR LLC
	NILDAS DESSERTS LIMITED
380	EBONY HAIR STYLISTS INC
	HOWARD, INCHA
	LU LUZ CAFE
381	152 NORTH MILLER ST LLC
	BRASWELL, BRUCE W
	ITAL 3 LLC
382	BROWN, DALE
384	ANAS BEAUTY SALON UNISEX CORP
	OCCUPANT UNKNOWN,
387	DUCHESS COUNTY HEALTH DEPT
	DUTCHESS CNTY HIV HEALTH SV
388	OCCUPANT UNKNOWN,
395	MARISCOS, DE A
398	POUGHKEEPSIE PAWN BROKERS
399	DAVIS, RANDOLPH
	LYNCH, A
	SANTIAGO, ENRIQUE R
	SMITH, SAUDIA R
	TILLERY, JAMES E
	VARGAS, CARLOS
	WOZNIAK, TANNER R
400	BARATO & CHEAP STORE
	FRESH CUT BARBERS
	GOLDEN TOUCH UNISEX SALON
	POUGHKEEPSIE EXPRESS DELI
403	BRATHWAITE, WAYNE
	DICKSON, DOROTHY
	DIXON, MAURICE
	KONAN, RYENNE
	MACAULEY, MELVIN
411	CONGRESS TAVERN INC
412	FAMILY DOLLAR STORES OF NY
	KEATING, GEORGIA I
420	VOICE MAIL BOX
424	DEANS PAVING
	LA POBLANITA
444	MITCHELL, DERICK R

MAIN ST 2005 (Cont'd)

448	ACCESS HAIR UNISEX SALON
450	SECOND HAND ROSE
452	SOUL EXPRESS CAFE
453	COSTELLO, SALLY A
455	DEDE, EUNIKE A
	FODOR, KALMAN
	WINPHRIE, ROBIN A
458	BEDDER, WALTER C
	DINGEE, JEAN
	GREEN, THOMAS C
	MURSHED, FAWAZ
	SALISBURY, BARBARA L
460	M & N SALES CO INC
464	EL COVARRUVIAS
	RETAIL GROCERY TOCHIMILCO
	SELCAL BEAUTY SUPPLY INC
468	BEVAN, MICHELLE
	CONNERS, BARBARA
	DENNIS, TIFFANY
	DICKERSON, IZEL
	GARCIA, S
	GILER, DOROTHY
	HARTH, M
	HATTON, CLAUDIA
	HERNANDEZ, HUMBERTO
	LEE, JERAL
	MADDOX, GENE
	MCKENZIE, T
	MCLEOD, CARLTON
	MURRAY, MICHAEL
	PADMORE, DERRICK
	PITTMAN, JERRY
	RODRIGUEZ, DAVID
	SUTHERLAND, J
	THOMAS, MAIA
	TICHACEK, AMANDA
471	BTO AUTO WORKS INC
472	GREWAL CORP
481	ACTIVE BEVERAGE INC
	BOWSER, THELMA
485	JANIS WHOLESALE FLOWERS
	OCCUPANT UNKNOWN,
507	CHRIST SPRNTRAL TMPLE DLVRANCE
511	6 LIBERTY STREET LLC
512	20TH CENTURY TAVERN INC
	RIDDICK, DAVID
513	MEMORY FOAM MATRESS
517	RITE STOP GROCERY STORE & DELI
518	ACCESSIBLE DISABILITY VAN RNTL
	OCCUPANT UNKNOWN,

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MAIN ST 2005 (Cont'd)

518	PAYLESS MEDICAL TRANSPORTATION
	PAYLESS TRANSPORTATION INC
521	CASTELLANOS, CRECENSIO
	LORENZO, JESUS
	MENDOZA, CONSTANTINO
	MENDOZA, JULIO
	PAUTA, SEGUNDO A
	SHARPE, KRISTINA
	URJILES, CRISTIAN
	VARGAS, ADRIANA
522	CHESTER CHICKEN DELI GROCERY
523	AMIGON, LLINGO
	BASTIDA, NAHUM
	CRUZ, CEASAR G
	DELACRUZ, ERASTO
	FRANCISCO, MARINO
	GARCIA, HECTOR
	GARNICA, JOSE L
	HERNANDEZ, CESAR
	JIMENEZ, SERGIO
	LEVENE, DIANNA
	LOPEZ, ANTONIO
	LOPEZ, HILARIO
	LUPE, BLANCA
	ORTIZ, MARCOS
	PACHECO, TOMASA
	PERES, GERMAN
	POZO, GILBERTO
	RAMOS, WILFREDO
	ROJAS, FERNANDO
	SANTOS, CRUZ
	SOLIS, G
	ZARATE, MICHAELA
525	AGUILAR, EFRAIN
	AGUSTIN, ESTELLA
	CABAVID, LUIS
	CAMARGO, GUILLERMO
	CHISHOLM, CROMPTON L
	CRUZ, HUMBERTO
	DOMINGUEZ, HILDA
	FLORES, JOSE
	GOMEZ, REGULO
	HERNANDEZ, DANIELA
	LEON, TOMASA
	LOPEZ, MIGUEL C
	LUIS, MARIO
	MENDOZA, ALBERTO L
	MIRANDA, MARVIN
	NAVARRO, GISELA
	ORTIZ, CENOBIO

MAIN ST 2005 (Cont'd)

525	ROSARIO, MIGUEL A
	SANCHEZ, ENRIQUE
	SANTIAGO, PORFIRIA S
	SEGURA, M
527	AGUSTIN-LOPEZ, LAURENCIO
	HERNANDEZ, SILVIA
	LAARAICHI, BOUCHAIB
	MENDOZA, EDUARDO
	PINEIRO, BLANCA
528	LA COCINA DE LA TIA
	SUPER BARBEQUE
530	FLORES, LOUIS
	MARTINEZ, ARNULFO
	NAIM MIDDLE EAST AMERICAN FOOD
	ROGERS, MARK J
	SPENCER, CHARLES
	SPENCER, MARGARET
	SULLIVAN, DONALD J
	VAIL, LISA
531	EXPRESS MOTOR GAS INC
	MARCS AUTO REPAIR
532	POUGHKEEPSIE PROF FIREFIGHTERS
534	ADELS USED CARS
	DEMANE, JOHN
	PARKER AVE XTRA AUTO SALES
537	BARBER, TRACY T
	CENTENO, JOSE L
	EXCELLENCE
	GARCIA, MARGARITO
	RITTER, ALLEN D
	SANCHEZ, RENE R
	UPSON, VERNON L
	VIVAR, ROBERTO
539	A H L CONSEMEXT INC
	BETHEA, DOLORES
	BROOMER, CHATONYA
	CLARK, C
	EDWARDS, DAWN M
	ELTING, LAWRENCE
	PEREZ, REMBERTO
	TORRES, CRECENCIAN
544	CARLINO INSURANCE AGENCY
	ORSER, EUNICE R
	REDL RICHARD INSURANCE
	WAGNER BELLEVUE
546	ANDERSON, WYKECIA
	SHARKEYS STOVE HDQTR & APPLS
549	DUTCHESS COUNTY HISTORICAL SOC
550	ALEMAN, GUILLERMO
	CAVANAS, CESAR C

MAIN ST 2005 (Cont'd)

550	FIGUEROA, MANUEL
	GONZALEZ, MARISOL L
	GORDILLO, MENDEZ J
	IMPERATI, RICHARD
	JUAREZ, GONZA H
	MARTINEZ, VICTOR
	MENDEZ, JORGE G
	NAVARRETE, RUPERTO G
551	LANE, EDRIC
	MALCOLM HAZEL
	TOLLIVER, DELORIS
552	GREENS RESTAURANT & LOUNGE
	RIVER VALLEY CRICKETT CLUB
553	LUCERO, AMANDO
	MOORE, NICOLE
556	BEY, PRECIOUS
558	ALFORD, WILLIS
	CALMECA RETAIL STORE
	CASPARIAN, HANNAH
	COOK, ROBERT J
	LASSITER, LATINA
	MARTINEZ, RUFINO
	MILEY, GLORIA
	SANTIAGO, GABRIEL H
	SMITH, COURTNEY
559	EFRAIN RENDON AGUILAR
	JIMENEZ, ANDRES
	LOPEZ, HUGO
	PEREZ, EDITH
	PINZON, O
	REFUGIO, SILVESTRE
	REYES, SAVINO
	ROJAS, CESAR
	SOSA, LETICIA
560	THRASHER, JOHN F
562	SPOSATO, FIORE S
	STEPHENS, ANGELA
563	SMITH, COLIN
	SMITH-BELL, GRETHEL
	TEREIRA, WELLINGTON
565	DIXON, EARL D
566	TERRY, LANCE
	WHEELER, J
570	TRUCK PICK UP SERVICE
579	CORDOVA, ARIEL
581	DIAZ, ALEJANDRO M
	EL BRACERO MEXICAN RESTAURANT
	HAVERTY, JOHN E
	RODRIGUEZ, HONORIO
582	A B C AUTOWORKS INC

MAIN ST 2005 (Cont'd)

582 OCCUPANT UNKNOWN,
ULTIMATE TIRE SHOP LTD
584 OSTRANDER STEPHEN
585 SABIA AUTO EXCHANGE
591 VARIATIONS HAIR SALON
595 INTIMATE DESIRE
597 BEDELL BRIAN L
LITTLE WEST
MI PAIS
598 MAIN STREET AUTO CENTER
599 DISTEFANO, DAMIEN
HERNANDEZ, SANTIAGO A
KLOTZ, D
LYBOLT, EDWARD M
600 FRIENDLY CAR WASH MAIN ST
618 DRIVAS STEVE
PETES FAMOUS RESTAURANT
620 SANTOS, JOSELITO
631 GINESE, ANTHONY
632 KANE, CHARLES J
633 FAMILY DOLLAR STORES OF NY
635 GLEBE HOUSE
637 CARDOSO, VICTORINO
CELAYA, MIGUEL A
DELOSANGELES, MARIA
DRS GROSS & FLORES
ESCOBAR, DAMIAN
ESPINZA, ALDO
GARCIA, ANDRES
GROSS, THEODE C
HERNANDEZ, EDUARDO G
PETS FOR GLORY
QUINONES, ANTONIO
RUIZ, EDILBERTO R
URIETA, EDUARDO
638 CLEMIES UNISEX SALON
MGP CORP
639 HAMILTON, VERNAL
RUCKER CATERING
WILLIAMS LOUNGE
641 BENITEZ, ERIC
CRUZ, MARIA
DIAZ, ANA
JBS SERVICES INC
JIMENEZ, EDWIN
KILLETT, M
PARKER, L
PEREZ, LORENA
SANCHEZ, MARIO
TOUHEY, HAZEL M

MAIN ST 2005 (Cont'd)

641 VASQUEZ, LUIS E
WINSTON, CHARLES
WOOD, DEBORAH
643 BSK ENTERPRISES INC
KANE MOTORS
646 FOREVERS N Y C FLAVORS & FASH
LIVE3K INC
SERVICE PLUS
UNIQUE FASHIONS
648 ANTEQUERA NY INC
TRANS FAX
651 FDRG INC
654 DAVIS, JACK
HOUSE OF DAVIS FURNITURE CO
691 ANTONIO, ARTURO
CAMPOS, FRANCISCO
GUTIERREZ, ADOLFO
HERNANDEZ, GREGORIO
LA AMSTED BAKERY 2
LOS PACOS UNISEX SALON
MARCIAL, FERMIN M
MARTINEZ, MARCIAL F
PATRICIAS & MARIOS DELI
TOMAS, ALEJANDRO
VALENCIA, ALEJANDRO
693 BAUTISTA, GASPAR
EL GALLITO RESTAURANT
ESCOBAR, ALFREDO
GABRIEL, ALFONSO
GREEN, JUNIOUS R
LUNA, JOSE G
MENDOZA, MARGARITA
PEREZ, MARIANO
PIINEIRO, BLANCA
RAMIREZ, ROMEO
REYES, FABIOLA
ROJAS, CLAUDIO
VALERIANO, ANTONIO
VELETA, AMANDA
697 ALARCON, BENJAMIN
BIG TOMATO LUNCHEONETTE
GRANWAY LAUNDERETTE
GRARADOS, JAVIER O
LINDH, T
MALDONADO, A
PARROTTE, ROGER W
ROJAS, CELSO
SMITH, JASON T
698 HARRISON, ELIZABETH A
699 AMEEN, S

MAIN ST 2005 (Cont'd)

699	BERISHHA, BUJAR
	BIZZARRO, FRANCESCO
	FOCERI, STEVEN
	GENCO, MICHAEL A
	GODFREY, CHARLES G
	GOOD, GEORGETTE
	JOHNSON, ANTHONY A
	LILES, MARCUS
	MCCAFFREY, JOSEPH
	MCFARLANE, DONNA
	MOROCHO LUIS ANTONIO BELESACA
	VOISIN, GARTH
700	ANGELES, ALFREDO
	BERNAL, CARLOS C
	CARRIBEAN BKY & PATTY PALACE
	KAYS FASHION
701	POUGHKEEPSIE WINES & LIQUOR
702	FURNITURE EXCH OF POUGHKEEPSIE
	OCCUPANT UNKNOWN,
706	ACKERT, TAMARA
	AUDIA, SHARON L
	BIEVER, DUANE J
	GAFFNEY, PETER
	GEMMATI, DONATO C
	GINOS PIZZA
	LENT, MARY H
	WOOD, MEGHAN
707	HUDSON UNITED BANK
	POSABK INC
709	ECKERD CORPORATION
719	CARVEL CORPORATION
248250	NUBIAN DIRECTIONS II INC
372378	MY BROTHER BOBBYS SALSA LLC
654690	RITE AID OF NEW YORK INC

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N PERRY ST 2005

20	ACKERT, DONNA J
	ADORNO, F
	ANSON, CHARLES
	BERNHARD, ELIZABETH S
	BOYKIN, PEARLIE
	CHARANJIT KAUR
	COLON, WILLIAM D
	DELEASE, LLEWELYLN
	DI, GIOVANNI
	DUVA, J D
	FARLEY, IRENE A
	HIPPAUF, RICHARD B
	HUDSON, OLLIE P
	HUNT, W Y
	JOHNSON, BEVERLY L
	KANE, JAMES M
	KARACSONY, NANCY L
	KAUR, CHARANJIT
	KETTE, JAMES P
	KLING, STEPHEN W
	KNOWLTON, SHIRLEY M
	KOENIG, WILLIAM J
	LANE, EDWARD C
	LOTT, M
	LOVETT, ELIZABETH R
	MINHOLZ, FLORENCE A
	MORANO, TONI A
	MURRAY, MARTIN J
	OAKES, ELIZABETH S
	OSTERHOUDT, PHYLLIS T
	PENDELL, WILLIAM F
	POST, JAMES C
	PYERS, MARY E
	ROGRIGUEZ, LUIS
	SHERLOCK, MARION
	STAFFORD, HELJU
	STOKES, RENEE
	THOMAS, ELEANOR K
	WHEELER, I A
	WILLIAMS, LENWOOD E
37	ARIAS, PHILLIP
	DUNN, RICHARD S
	GN MANAGEMENT INC
	MARSHALL, RHONDA
41	LEONARD, JOHN P
43	BRITO, LUIS M

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MAIN ST 2000

1	SPACKENKILL UNION FREE
19	SCHULTZ, HARRY
33	JOHNSON S C & SON INC
54	PAGGI MARTIN & DEL BENE LLP
85	RLWS INC
97	RIVER WINE & LIQUOR
101	BERNER, JENNY
	MARZULLO, GREGORY L
103	BURLINGAME, GEORGIA R
	BURLINGAMS
105	GOODFEATHERS CHICKEN & RIBS
	GUERRA, JOSE
107	IT TAKES PRIDE BAKERY INC
109	ALARCON, PEDRO
	ARIAS, FELIPE
	GUERRA, JOSE R
	QUIJADA, ALEIDA
110	C H RESOURCES INC
	CENTRAL HUDSON ENERGY SERVICES
	CENTRAL HUDSON ENTPS CORP
	LIGHTHOUSE INTERNATIONAL
	MASTER RISK INC
	OCCUPANT UNKNOWN,
	POUGHKEEPSIE AREA CHMBR CMMRCE
	POUGHKEEPSIE CHAMBER COMMERCE
	RAPPORT MEYERS WHITBECK SHAW
	RETIREMENT MANAGEMENT CO INC
	SALAND STEPHEN M
	SCORE
111	EMILIANOS PIZZA
	FARRELL, FRANCES
	MILANESE, SANTINO
113	MARTINEZ, MIGUEL
	MILANESE, A V
	PEREZ, R
115	MILANESE SANTINO
	OCCUPANT UNKNOWN,
116	ALTERNATIVES ENVMTL SVCS
135	DISABLED AMERICAN VETERANS
138	IRENE DEVELOPMENT CORP
168	CELESTE, MICHAEL J
192	ALMAJADI, MAI
	LAWRENCE, C
	TAYLOR, R
194	BOWMAN, R
	CHERRY, DENISE
	GREENE, RONALD
	POWERS, A
196	KESSLER, LORRAIN
	MAIN ST ART GALLERY INC

196	SCHULTZ, RICHARD M
	WILLIAMS, BRENNAN D
198	ALBERT SHAHINIAN FINE ART
	MURPHY, ATESSIA T
	THOMAS, L
200	CUTTING BOARD
204	BEHRENDS, JON
208	OCCUPANT UNKNOWN,
210	ANDERSON, GUY
	BELL, H
	CAIN, PAUL
	CLAWSON, H
	CROWELL, EDWARD
	FREEMAN, E
	GALE, SARAH
	HAMIEL, JAMES
	HENRY, C
	HOUSTON, J
	KARA, J
	LAIN, THOMAS
	MONACO, B A
	MONTIJO, DAVID
	NELSON, T
	PARKER, R
	POWELL, V
	RIFENBURGH, BILL
	RINGWOOD, K
	RIVERA, OLGA
	SENECAL, RANDY J
	TWYMAN, E
	VICENTE, JOSE
211	OCCUPANT UNKNOWN,
218	RIVER MGT DEV & RLTY INC
220	ASKEW, EUGENE
	BREWER, S G
	GONZALEZ, HECTOR M
	HARDERS, RANDY
	PERCY, DUANE A
	SAXON, DANA
	SCOTT BARRY AGENCY INC
	TAYLOR, EUGENE C
	VEGA, DAVID
235	LABOR NEW YORK DEPARTMENT OF
	LAW DEPARTMENT ATTORNEY GEN
399	TILLERY, JAMES E
	WALKUP, JAMES W
	ZEPPONE, LOUIS A
400	TROPICAL MARKET
403	BOONE, RENEE
	BRAITHWAITE, URLA

MAIN ST 2000 (Cont'd)

407	RNTL HOLDING INC
411	CONGRESS TAVERN INC
412	KEATING, GEORGIA I
420	ALAMO MED & SURGICAL SUP CO
424	DEANS PAVING
	LESTERS AUTO SALES & TOWING
	LUFFMAN DANNY
	VOICE MAIL BOX
442	PATTIS PALACE GROCERY & DELI
	WHITTED, SAMUEL
444	MITCHELL, DERICK
448	DICK CROSS INC
450	SECOND HAND ROSE
452	JOES BARBEQUE HOUSE
455	DEDE, EUNIKE A
	DOHERTY, J
	HOWARD, OSWALD C
	MARKLE, CRYSTAL
	STAUBLE, JAMES M
	VELEZ, MIGUEL A
460	M & N SALES CO INC
464	PERFECTION HAIR DESIGN
	SELCAL BEAUTY SUPPLY INC
468	ARNOLD, G
	FULLER, J
	VANHOUSEN, JOHN
471	BTO AUTO WORKS INC
472	GREWAL CORP
481	ACTIVE BEER & SODA INC
	BOWSER, THELMA
	WHEATLY, F
484	SCOTT BUSINESS MACHINES SVC
485	NGUYEN, PHUONG
489	ALAMO WHEELCHAIR TRNSP SVC
503	STEINMAC INC
509	BAKER, JAMES K
	DANIELS, V A
	MOODY, V
	WILLIAMS, M
511	OCCUPANT UNKNOWN,
512	20TH CENTURY TAVERN INC
518	CAB COMPANY
519	CLASSIQUE FASHION
522	OCCUPANT UNKNOWN,
	RITE STOP GROCERY STORE & DELI
523	IBANEZ, ELIGIO
	JANKOVIC, HILA
	MOORE, E
	RIVERA, IRIS
	SKINNER, THELMA

523	WALKER, ROY
525	BELLOW, DEBORAH A
	GEAKE, KRISTEN
	IBANEZ, ELIGIO
	MOJICA, MIGUEL
	OLVEIRA-RIVERA, MARIA
	VILLANUEVA, BLANCA
527	DENIKE, CHERYL
	NOBLES, R
528	SMOKEYS LOUNGE
530	SPENCER, M
531	EXPRESS GAS INC
532	POUGHKEEPSIE PROF FIREFIGHTERS
534	ADELS USED CARS
	MIKES AUTO SALE AND REPAIR
	PARKER AVE XTRA AUTO SALES
537	BARBER, TRACY
	FARCIERT, E
	MARTINEZ, MARIA
	SANCHEZ, RENE R
544	CARLINO INSURANCE AGENCY
	REDL RICHARD INSURANCE
546	SHARKEYS STOVE HDQTR & APPLS
549	DUTCHESS CNTY HSTRICAL SOC THE
550	BCS FOREIGN CAR PARTS INC
	CAMPBELL, ALYSIA
551	HAFFNER, ROBERT
	LOVE, SHIRLEY
	MALCOLM HAZEL
553	OCCUPANT UNKNOWN,
556	DOUGLAS, MICHAEL
557	GOWAN, F
558	ALSTON, ROBERT
	POST, B
	SMITH, S
560	CALJES BOOK STORE
	GIST, LAKESHA
562	OSTERHOUDT, W
	OUTREACH, HARVIS C
	RAMIREZ, MELISSA
	SPOSATO, FIORE
563	SMITH-BELL, GRETHEL
564	BAXTER, MINDY
	BELL, JOANN
565	OCCUPANT UNKNOWN,
566	HARPER, K
	HENDRICKSON, NICOLE
	HENRY, ROBERT L
	KING, CAROLYN
	TORRES, LUIS A

MAIN ST 2000 (Cont'd)

566	VAUGHERS, SHONDA
579	CORDOVA, ARIEL
	ILLARI, PETER
	PANCHO VILLA DELI
581	EL BRACERO MEXICAN RESTAURANT
	HAVERTY JACK AUTO PARTS INC
	HAVERTY, JOHN
	MENDEZ, ROGELIO F
582	FRANKS AUTO BODY
	ULTIMATE TIRE SHOP LTD
584	OSTRANDER STEPHEN
585	SABIA AUTO EXCHANGE
591	ANTONIO, ALEX
	VARIATIONS HAIR SALON
595	INTIMATE DESIRE
597	BEDELL BRIAN L
598	MAIN STREET AUTO CENTER
599	LYBOLT, EDWARD
	NELSON, PETER
605	RENT-A-CENTER INC
618	PETES FAMOUS RESTAURANT
633	FAMILY DOLLAR STORES INC
637	DRS GROSS & FLORES
638	CLEMIES UNISEX SALON
641	B & B PRETTY NAIL SALON
	HOAG, DAVID W
	KILLETT, M
	MYERS, BRIAN J
	OATES, JIMMY L
	TOUHEY, H
643	KANE MOTORS
646	RU DOWN
691	BOWENS, STEVEN
693	ABBOTT, A
	CHRITIAN, S
	CRONK, DARYL
	HORTON, C
	UPTOWN SOUNDS
697	BIG TOMATO LUNCHEONETTE
	GIDLEY, CHERYL
	GRANWAY LAUNDERETTE
	HOFMAN, RONEN
	SHAFFER, F
	STUETZLE BILL STAINED GLASS
	STUETZLE, WILLIAM
698	DONALD, E
699	BUDETTI, VINCENT
	FAST BEEP II
	GENCO, MICHAEL
	GOOD, G

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MAIN ST 2000 (Cont'd)

699	MORDUSKY, MICHAEL
	SHAFER, FLOYD
700	CARRIBEAN BKY & PATTY PALACE
702	FURNITURE EXCH OF POUGHKEEPSIE
706	GINOS PIZZA
707	HUDSON UNITED BANK
709	ECKERD 5024
372378	FELICIA FOODS LLC
654690	HOUSE OF DAVIS FURNITURE CO
	RITE AID OF NEW YORK INC

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N PERRY ST 2000

20	BERNHARD, E
	BOYKIN, PEARLIE
	CWIK, F
	GRABOWICZ, EUGENIA
	HIPPAUF, RICHARD B
	HULTS, M
	KNOWLTON, S
	KOENIG, WILLIAM J
	LANE, EDWARD
	LAUGHTON, RUDYARD
	LENT, WILLIAM
	LOTT, M
	LOVETT, E R
	LYONS, LEONA
	MILLER, D
	MINHOLZ, F
	MOHAN, M
	MORANO, TONI
	OAKES, E S
	ODESCALCHI, C
	OSTERHOUDT, PHYLLIS T
	PENDELL, WILLIAM
	PENDER, J
	PIGNONE, E V
	POST, M
	PYERS, MARY
	QUIMBY, EDNA
	ROGRIGUEZ, LUIS
	SMITH, S
	THOMAS, ELEANOR
	WHEELER, I A
	WHITE, F L
	WILLIAMS, D
37	GN MANAGEMENT INC
	WENHAM, JON
43	BRITO, LUIS M

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MAIN ST 1995

25	DEN-CLIFF INC
27	GALLERIA UP TO DATE CO INC
35	DOWAL PLUMBING SUPPLY CO INC
41	CONJER CORP
54	PAGGI & MARTIN CONSLT ENG/SRVY
85	SPANKYS
96	CHARLIES
	NAP ENTERPRISES INC
110	CENTRAL HUDSON COGENERATION
	CENTRAL HUDSON ENTPS CORP
	MARSHALL & STERLING INC
	MASTER RISK INC
	PNC MORTGAGE CORP OF AMERICA
	POUGHKEEPSIE AREA CHMBR CMMRCE
	RAPPORT MEYERS GRIFFEN
115	MILANESE RESTAURANT
168	BREAD OF LIFE CHURCH
191	BERNSTEIN KENNETH M
	HUDSON RIVER RADIOLOGY MSO
	MOLINARO RACHEL A
	SOCIAL SECURITY ADMINISTRATION
	WING STEPHEN J
196	MAIN ST ART GALLERY INC
200	TROPICS RESTAURANT & LOUNGE
204	CUTTING BOARD
214	MAHER & BROFMAN
	STATEWIDE ABSTRACTS CORP
218	RIVER MANAGEMENT DEV & RLTY
220	SCOTT BARRY AGENCY INC
235	NEW YORK STATE OF
399	OAXACA PRODS
407	SHERMAN FURNITURE INC
411	CONGRESS TAVERN INC
420	ALAMO MED & SURGICAL SUP CO
	CARIFFE MED & SURGICAL SUP CO
	POUGHKEEPSIE RADIO INC
422	BJS FAMOUS CHICKEN
424	AAA HEALTH INSURANCE QUOTES
	ACADEMY MESSAGE BUREAU INC
	DEANS PAVING
	LESTERS AUTO SALES & TOWING
	LUFFMAN DANNY
	TAPE TO TYPE
	VIANO JOHN A HEATING & COOLING
425	CROSS DICK INC
428	LAUNDROMAT
442	ANTOINES DELI
450	SECOND HAND ROSE
452	JOES BARBEQUE HOUSE
457	OCONNOR BYRON

MAIN ST 1995 (Cont'd)

460	M & N SALES CO INC
464	PERFECTION HAIR DESIGN
	SELCAL BEAUTY SUPPLY INC
468	ALTERNATIVE CRISIS PREGNANCY
	FAITH CHRISTIAN OUTREACH CTR
	LIFE TABERNACLE
469	KARATE & FITNESS
471	BTO AUTO WORKS INC
472	GREWAL HARWINDER
481	ACTIVE BEER & SODA INC
484	SCOTT BUSINESS MACHINES SVC
485	JANIS WHOLESALE FLOWERS INC
488	ALZHEIMERS DISEASE AND RELATED
489	DIESING SUPPLY CO INC
503	STEINMAC INC
507	CHRIST TEMPLE
512	20TH CENTURY TAVERN INC
530	MEDITERRANEAN AMER FOOD CENTER
531	EXPRESS GAS
532	POUGHKEEPSIE PROF FIREFIGHTERS
534	ADELS USED CARS
	PARKER AVE XTRA AUTO SALES
	POUGHKEEPSIE TAXI LIMOUSINE
544	CARLINO INSURANCE AGENCY
	CHEYENNE GROUP INC
	REDL RICHARD INSURANCE
546	SHARKEYS STOVE HDQTR & APPLS
549	DUTCHESS CNTY HSTRICAL SOC THE
550	BCS FOREIGN CAR PARTS
560	CALJES BOOK STORE
562	KEN PARRYS USED FURNITURE
579	CRISPIS 2 DELI
581	EL BRACERO MEXICAN RESTRNT
	HAVERTY JACK AUTO PARTS INC
582	FRANKS AUTO BODY
	ULTIMATE TIRE SHOP LTD
584	OSTRANDER STEPHEN
585	SABIA AUTO EXCHANGE
591	BACU FUEL CORPORATION
	VARIATIONS HAIR SALON
595	DALIA FELICE
597	BEDELL BRIAN L
598	DUTCHESS MOTORS INC
599	FORUM SOCIAL CLUB INC
600	RIZZO SAL
605	THORN AMERICAS INC
618	PETES FAMOUS RESTAURANT
637	DRS GROSS FLORES
643	KANE MOTORS
646	ELECTRIC INK TATTOO

MAIN ST 1995 (Cont'd)

648	VICTORIA FASHION & GIFT SHOPPE
651	RITE AID OF NEW YORK INC
691	BENITO VONA CRPT INSTALLATION
	VONA BENITO
693	GRANWAY BEAUTY SHOP
697	BIG TOMATO LUNCHEONETTE
698	DENNIS WILLIAM
699	J J C ELECTRIC
700	FALANGAS DAIRY
	ONE BROTHER THREE SISTERS DELI
702	FURNITURE EXCH OF WPPNGERS FLS
706	GINOS PIZZA
707	POUGHKEEPSIE SAVINGS BNK F S B
709	BANK OF NEW YORK (INC)
719	CARVEL CORPORATION
5456	KELLY SERVICES INC
8993	COPYTEX CORP
509511	SHUTE WILLIAM A INC
516518	GALAXIE SERVICE STATION
570574	EASTERN TERITRAL HQS SALV ARM

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37 POUGHKEEPSIE VILLAGE

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MAIN ST 1992

6	HUGHES, JAMES
25	DEN-CLIFF INC
27	GALLERIA UP TO DATE CO INC
35	DOWAL PLUMBING SUPPLY CO INC
41	POUGHKPSIE TRAIN STA SNACK BAR
54	PAGGI & MARTIN CONSLT ENG/SRVY
85	SPANKYS
96	CORDERO, EMANUEL
	GADBOIS, G
	NAP ENTERPRISES INC
	ORMSBY, C L
	RICHARDS, D
	SFORZA, L
101	CODY, CHIKELA
	FASCADES UNISEX HAIR CUTTERS
	MANSOUR, AHMED
	MIGLIORE, BRETT
	PRADINES-ZAMPKO, BEATRICE
	SWART, JEFFREY
103	BURLINGAME, GEORGIA ROE
	BURLINGAMES
	MURPHY, OLIVE S
109	GIAMMATTEO, GIROLAMO
	PROJECTS TO EMPOWER
	ROSARIOS GROCERY
110	CENTRAL HUDSON COGENERATION
	CENTRAL HUDSON ENTPS CORP
	FREDERICK & ASSOC FINCL SVCES
	MARSHALL & STERLING INC
	MASTER RISK INC
	POUGHKEEPSIE AREA CHMBR CMMRCE
111	MILANESE, DANIEL
	MULLEN, L
	PELUSO, LOUIS
113	MILANESE, GINALEA
	MILANESE, SANTINO
	VOLINO, SABATO
115	MILANESE RESTAURANT
135	ACKERMAN, B
	AMATO, M W
	BARTHOLF, E B
	BERBRICH, M M
	BLEEN, WILLIAM T
	BOCCHINO, ELIZABETH
	BOTH, G S
	BRENNER, AGNES C
	CANDLES, F
	CARPENTER, D
	CHAMBERS, ALMA M
	CHIAPPE, THOMAS

MAIN ST 1992 (Cont'd)

135 COLLIER, H
COOPER, L
COTTON, D L
DALBO, THOMAS
DANIELS, D
DANSKY, R
DAUT, FRED
DE MARTINO, G
DI GIACOMO, E
DISABLED AMERICAN VETERANS
DUNCAN, G E
ELEM, E L
ELIAS, M
FELLS, M
FRIES, A
GALVIN, A
GOLDTHORPE, L
GRIFFIN, I D
GUERTIN, L
HAMILTON, CHARLES J
HARRELL, A D
HART, KATHLEEN
HOWLETT, A C
HUCK, L
HUSTON, V
KING, EDITH
KOCH, V
LAWLOR, EDWARD J
LEO, ANTHONY
LUCAS, M
LYONS, EILEEN
MAGENNIS, FRANK R
MALUSEV, GEORGE
MANSFIELD, S M
MARTINO, H
MC MILLIAN, ALBERTA G
MORGAN, LOUISE
MULI, PASQUALE
MURPHY, B
MURPHY, R
MURPHY, RICHARD J
NOBLE, RALPH
OTERO, E
PALMIERI, M
PALMITIER, H
PANCIO, PAUL & ELISABETH
PATTANTYUS, T
PERILLO, MARY
PERRY, B
POWELL, LUCY ETTA

MAIN ST 1992 (Cont'd)

135	REDEKER, C
	RICHARDS, THERESA
	RIVERA, M
	ROGOSKI, I
	SCHOLEFIELD, CHARLES W
	SCHUG, AUGUST
	SHELL, JOSEPH D
	SHOOK, ROBERT
	SIMONS, A
	SMITH, E IRENE
	SMITH, MARY V
	SOUTHWARD, JAMES W & MAE
	SPENCER, W
	STEINBACH, LESTER
	STRONG, L & B
	TANCREDI, MILDRED
	TANG, JULIA
	TARAN, CATHERINE
	TARTAGLIA, ELIZABETH
	TAYLOR, M
	TOTH, G
	TULLY, ANDREW
	VANEK, JOHN
	WOR, ANNA
192	FREEMAN, P
	KIZITO, JAMES S
	TAYLOR, FRANCES
196	CALISE, K
	KESSLER, LORRAINE
	MAIN ST ART GALLERY INC
198	BETSCHA, PAUL
	MIRABELLE, ROBERT P, II
	SHAY, ERIC
200	OSBORNE, DAWN M
204	CUTTING BOARD
206	BURGOS, TARNA
	JENNINGS, J D
210	BOLAND, ROBERT
	CAMMARATA, M
	CAMPBELL, MARY
	CLAWSON, H
	COOK, B
	CULLEN, ROY, SR
	EVANS, ADRIENNE
	GALBAN, N
	GIBBS, BARRY
	GREEN, LUTHER
	JOHNSON, B L
	LYONS, WADDELL
	MORGAN, STANLEY

MAIN ST 1992 (Cont'd)

210	MOULTRY, R
214	JUST ABSTRACTS INC
218	MCCROSSEN, DOUGLAS
220	FALINA, MARK
	RIVER MANAGEMENT DEV & RLTY
	WELLS, AYO
	WILLIAMS, SIMONE
228	HUDSON RIVER CRAFT CO OP
	MID HUDSON ARTS & SCIENCE CTR
235	NEW YORK STATE OF
	P & P CONSULTANTS INC
301	WICKER, V M
311	DUTCHESS CARD CO INC
322	CIOLLI PIZZA CORP
	PIRRAGLIA NICHOLAS
	RITE AID PRSCR CTR OF PGHKPSIE
	SPINIELLO, G
324	RITE AID CORPORATION
354	TONY THE TAILOR
356	JOHNSTON, D
	PETERSON, K
	SYLVANIE, E
358	RUGMANS
	WALKER, MARILYN
366	SACIOLO, CHRISTOPHER J
367	DUTCHESS CENTER
368	TRENT, R
372	WOOLWORTH F W CO
381	CAPITOL BAKERY INC
382	DOYLE & SANTOPADRE INC
384	EDWARDS, EDWARD B
385	MC CORMACK THOMAS J
399	ANTONIO, ROBERTO
	CZMERCHA, SANDRA
	OAXACA PRODS
	RENT-A-CENTER INC
	ROBINSON, S
	ROGERS, BOBBIE JO
	THIGPEN, JULIET
	WATSON, ANDREA
400	JEANBAPTISTE, WILSON
403	BRAITHWAITE, URLA
	SHERMAN FURNITURE INC
405	SHERMAN FURNITURE INC
411	CONGRESS TAVERN INC
412	KEATING, GEORGIA I
419	BERTS FLOOR COVERING INC
420	ALAMO MED & SURGICAL SUP CO
	CARIFFE MED & SURGICAL SUP CO
	POUGHKEEPSIE RADIO INC

MAIN ST 1992 (Cont'd)

422	ARCH CAPITOL DISTRICT INC
424	ACADEMY MESSAGE BUREAU
	CORPORATE BUILDING SVCE INC
	DEANS PAVING
	DUTCHESS SEAMLESS GUTTERS
	LAWNS KINGSTON POUGHKEEPSIE
	LESTERS AUTO SALES & TOWING
	MORANS LIVERY SERVICE
	ROAD SPRINKLER FITTERS UNION
425	CROSS DICK INC
427	FISHERMAN S NET
428	LAUNDROMAT
437	SHAFRAN RICHARD AND MARGO
442	ANTOINES DELI
	PLACE, RAYMOND D
444	FAITH TEMPLE HOLINESS CHURCH
445	ROBBINS FRUIT CO
450	SECOND HAND ROSE
452	JOES BARBEQUE HOUSE
453	C & A TV
455	CREGO, GARY & RUTH
457	O'CONNOR, BYRON
	OCONNOR BYRON
458	DAVIS, MORGAN DANIEL
	SAUNDERS, KEN R
460	M & N SALES CO INC
	VODOLA, L
462	MUTAKABBIR, MASJID
464	EBONY UNISEX SALON
	SELCAL BEAUTY SUPPLY INC
468	ALTERNATIVE CRISIS PREGNANCY
	BAUMANN, HEATHER
	JONES, LOTTIE MAY
	LANCASTER, PATRICIA
	LEWIS, MICHAEL
	MAHER, WILLIAM, JR
469	HILL SIDE LIQUOR BARN INC
470	POUGHKEEPSIE CHECK CASHERS
471	BTO AUTO WORKS
472	CITY CENTRAL DELI INC
481	BREAD OF LIFE CHURCH
	LUDWIG, GEORGE
	MINHOLZ, F
	PATRICE, E
484	ACTIVE BEER & SODA INC
	PARAMOUNT VENDING CO INC
	SCOTT BUSINESS MACHINES SVC
485	JANIS WHOLESALE FLOWERS INC
488	DUTCHESS COUNTY OF
489	DIESING SUPPLY CO INC

MAIN ST 1992 (Cont'd)

503 STEINMAC INC
505 SMITH, JIM
509 FITZPATRICK, WILLIAM J
SHAFFER, FREDERICK
SHUTE WILLIAM A INC
512 20TH CENTURY TAVERN INC
GLEASON, VINCENT D
HINSON, SAUNDRA
TABER, JAMES J
513 PHUC, VAN VO
516 GALAXIE SERVICE STATION
517 CATALANO TONI ANN
522 TEXAS LUNCH
523 DESCOTEAUX, ROBERT C
MC NAIR, L
PETERSON, M C
525 RICHARDSON, URIEL
528 ELENAS TAVERN
530 SICOLO, MARY V
531 EXPRESS GAS STATION
532 POUGHKEEPSIE PROF FIREFIGHTERS
534 PARKER AVE EXTRA INC
537 ALL STAR VIDEO
541 EVANS, SANDRA, JR
LASAND, JASON
544 CARLINO INSURANCE AGENCY
CHEYENNE GROUP INC
546 SHARKEYS STOVE & APPL HDQTR
548 DUBOIS, DIANE
549 DUTCHESS CNTY HSTRICAL SOC THE
550 BCS FOREIGN CAR PARTS
CLEMMONS, THERESA
GREGORY, M
NEW U HAIR DESIGN
551 RUSS GROCERY & DELI
553 ELLISON, DESIREE
HAYES, DEBRA
RUSS, G
558 KELLY, VINCENT C
MACKIE, J
560 CALJES BOOK STORE
OSTERHOUDT, W
562 KEN PARRYS USED FURNITURE
OSBORNE, JOYCE
SPOSATO, FIORE
WILLIAMS, DAVID
563 JACKSON, A
PITTMAN, ELBERT
565 DIXON, EARL
566 TAYLOR, RUTH

MAIN ST 1992 (Cont'd)

570 EASTERN TERITRAL HQS SALV ARM
579 ILLARI, PETER
PINEY ANTONIO
581 BRADFORD, MATTIE
EL BRACERO MEXICAN RESTAURANT
GRIMMETT, SHARON
HAVERTY JACK AUTO PARTS INC
582 FRANKS AUTO BODY
PITINOS SERVICE STATION
ULTIMATE TIRE SHOP LTD
584 OSTRANDER STEPHEN
585 SABIA AUTO EXCHANGE
589 CRAWFORD, CLOTHILDA
591 BROWN, J
595 DALIA, VINCENT
T J PIZZA
597 BACU FUEL CORPORATION
598 DUTCHESS MOTORS INC
599 FORUM SOCIAL CLUB INC
LYBOLT, EDWARD
SCHOESSOW, ALBERT H
605 AGENCY RENT-A-CAR INC
637 BARRAOS, ERNEST
NESHEIWAT, EYAD
SCHACKNER S JOEL DDS
638 MICHAEL KRICHEFF INC
639 BURGER, JOYCE
LOUCKS, S
641 LANE, MARION E
SINGH, AMARAJIT
TOUHEY, H
643 SMITH HOWARD AUTO SALES
648 DOMINICS SHOE REPAIR
650 COUGHTRY SUPPLY CO INC
GRAPHIC TECHNIQUES INC
651 RITE AID CORPORATION
691 BENITO VONA CRPT INSTALLATION
LANG, SKIP
MC BREARTY, B
VONA BENITO
WALKER, TOM
693 ANTENUCCI, M G
GRANWAY BEAUTY SHOP
NEAR, G
REDDINGTON, T, JR
SHAFER, DENNIS W
697 BARTON, P
BIG TOMATO LUNCHEONETTE
CRUZ, DOROTEO
GIDLEY, CHERYL

MAIN ST 1992 (Cont'd)

697	MAILLET, NELLIE, TDD
	STUETZLE, WILLIAM
698	DENNIS WILLIAM
	TOMPKINS, WILLIAM S
699	ANTENUCCI, ANTHONY J
	CONNORS, MICHAEL, JR
	J J C ELECTRIC
	PELUSE, C J
	SHADES OF LIGHT
700	FALANGAS DAIRY
701	EURO-CBNETS DSTRS OF PGHKEPSIE
702	HABERS WAREHOUSE OF WHEELS
706	BAUTISTA, VICTOR
	BOOTH, C
	GINOS PIZZA
	LOPES, FRANCISCO
	MARTINEZ-FRANCISCO, LEONARDO
709	BARCLAYS BANK OF NEW YORK NA
715	BEST TILE DSTRS OF PUGHKEEPSIE
719	CARVEL CORPORATION
8993	DELSON BUSINESS SYSTEMS INC
52312	SKINNER, CHARLES & THELMA
52512	GOR, DOUGLAS

Target Street	Cross Street	Source
-	✓	EDR Digital Archive

N PERRY ST 1992

20	BERNHARD, E
	BOEDEGE, E
	BOYKIN, PEARLIE
	BUCEY, DOROTHY C
	CLINTON, B
	DE LANCY, M
	GRABOWICZ, E
	KELLY, E
	LANE, EDWARD
	LAUGHTON, RUDYARD
	LISTER, K
	LOVETT, E R
	MC NAMARA, RITA
	MILEO, A T
	MILLER, D
	MURRAY, JOHN
	OAKES, E S
	ODESCALCHI, CHARLOTTE
	PENDELL, WILLIAM
	POST, JAMES, JR
	PYERS, MARY
	QUIMBY, EDNA
	SABREY, B
	SMITH, S
	SMOLAK, A
	WHITE, F L
	ZIETLOW, J
43	SCHILBE, WILLIAM & LUCIANA

Target Street	Cross Street	Source
✓	-	Polk's City Directory

MAIN ST 1988

389 Viking Kitchen The 473-3489
392 Reick Jewelers 454-6080
394 Poughkeepsie General Store pawn brokers 485-4125
395 Hamilton Diner 485-3366
396 King Richard Hair Stylist 486-9640

17

MAIN ST –FROM HUDSON RIVER EAST TO JUNCTION PLEASANT VALLEY RD AND MANCHESTER RD (TP)

ZIP CODE 12601
FRONT ST BEGINS
1 Vacant
25 River Station restr 452-9207
RINALDI BLVD BEGINS
N WATER ST BEGINS
S WATER ST BEGINS
35 Johnson J D Co plmb sup 452-3200
41 Dutchess County Travel Information Center 485-4690
Amtrak Intercity Rail Passenger Station 485-4690
Metro-North signal dept 452-6900
Metro-North System track dept
Dutchess Loop Bus System 485-4690
Caffrey's Snack Bar 473-0449
HARRIS ST BEGINS
DAVIES PL BEGINS
85 Spanky's Restaurant 485-2294
91 American Copier sls & serv
89-93 American Copier Corporation 454-7600
96 Derby Tavern The 454-1488
S CLOVER ST BEGINS
97 Vacant

RURAL CEMETERY
ys only full need cemetery
ith Dignity for over 135 Years
ghkeepsie, NY Tel. (914) 454-6020

. 12538

GENESIS 9-12-13
862 A South Road
914-297-7221
Wappingers Falls, N.Y. 12590
RAINBOW'S END
RELIGIOUS SUPPLIES
BankAmericard
VISA

UP*TO*DATE
In Poughkeepsie
Arlington, Hudson Plaza & South Hills
LADIES AND MENS FASHIONS AND ACCESSORIES
278 MAIN MALL (12601)
TEL. 471-0300

WALTER SMITH WELDING SUPPLIES INC.
Lincoln Welders
Welding Products
Miller Welders
ALL TYPES OF GASES
Cylinders Rented or Leased
LINDE
Phone: 471-6835
115 Dutchess Tpk. (12603)

Delivering Warmth to Dutchess County for Over 60 Years
Bacu Fuel Corp.
Fuel Oil - Kerosene - Installations - Budget Plans - 24 Hour Service - Senior Citizen Discounts
597 Main Street, Poughkeepsie 454-3400

MAIN ST–Contd

16

N CLOVER ST BEGINS
101 Fascades Unisex Haircutters 471-5575
103 Riches To Rags thrift shop
105 Rosario's Deli 473-4416
109 Vacant
111★Volino Francesca Mrs 473-1784
★Milanese Maria
★Travis Douglas
★Stover Robt
113★Ahmed Mansour
Volino Sabato 473-1784
★Samra E L
115 Milanese Restaurant 471-9533
N PERRY ST BEGINS
S PERRY ST BEGINS
135 Admiral Wm F Halsey Senior Village apts 471-9788
101 Kelly J 485-7777
102 Mc Millian A 473-2776
103 Digiacomo E 452-7661
104 Petrone M 454-8678
105★Poancio Paul
106 Galvin A 473-9042
107★Strong L 473-0853
108 Johnson Pearl Mrs 473-1636
109 Vacant
201★Hernandez S 473-0238
202★Dorn Agnes F Mrs 454-5346
203 Powell Lucy E Mrs 454-9793
204 Freer Alice Mrs 454-3932
205 Jones Robt F 452-1021
206 Connelly 471-1105
207 Nixon Gloria 473-4857
208★Slavik Manton 452-2753
209 Lyons Eileen 471-7328
210★Shook Robt 454-0386
301 Wicker Viola M 471-5940
302★Murphy Danl 454-3267
303 Bartholf Eliz B Mrs 471-5652
304★Brond I 454-9801
305 Kotkin Sidney 471-9477
306★Fries F
307 Elias Mary M Mrs 471-4814
308★Palmitier Helen 452-4425
309 Parsons Edith Mrs 471-8018
310 Calogero Salvature 471-6315
401★Lake H 452-7245
402 Vanek Angelina M Mrs 452-5496
403★Hart Kathleen 452-2037
404 Spencer Bettina 471-9686
405 La Rue Millicent E Mrs 473-2787
406★Britt M 454-9289
407 Goldthorpe Louise Mrs 471-4876
408★Rinkle Mildred 452-7660
409★Demartino Giovanna 473-3890
410 Lo Giudice Josephine 473-3537
501 Johnson Sara 471-9718
502 Fryar Anna Louise 471-8679
503 Lucas Vincenza Mrs
504★Jamieson R E Mrs 454-0838
505★Porter Florence 473-2984
506 Bub C C 454-5272
507 Taylor Earl A 471-3012
508 Bleen Wm T 473-4595
509 Taran Cath 473-7441
510 Southward James W 471-4217
601★Engler Lisette 454-1758
602★Whisple D 454-4495
603 Amato Mildred W Mrs 473-3102
604★Grant M
605 Chambers Alma M Mrs 454-4523
606 Koch Vera Mrs 473-4768
607 Higgins Robt W 454-6451
608 Ackerman Blanche Mrs 471-2306
609 Dalbo Thos 473-2394
610 Scholefield Charles W 473-4167
701★Daut Fred 452-1979
702 Carpenter Dorothy M 454-2186
703 Kingsley Sarita 471-9035
704 Minet Helen V Mrs
705 Tartaglia Eliz 471-0154
706 Dansky Rose 454-8256
707 Richards Theresa G Mrs 471-6367
708 Schug Katharina T Mrs
709 Taylor Margt S 473-7943
710 Smith Mary V 452-0363
801 Perillo M 452-6079
802 Bowman Evelyn L Mrs 454-7837
803 Tully Andrew W 471-0698
804★Cooper C 485-6292
805★Frazier M 452-2402
806★Pattantyus T 473-2042
807 Rusnock Andrew 471-0574
808 Both Gladys S Mrs 471-9532
809★Morgan L 473-5499
810 Daniels Margt M Mrs 471-4979
901 Vassillew Thos J 452-6860
902 Lawlor M 471-6414
903 Cassell O 471-0417
904 Howlett Anna C Mrs 473-3682
905 Vinberg Blanche 485-8784
906 Simons Ada Mrs 452-5461
907★Daniels F D 451-5808
908★Harrell A 454-4240
909 Redeker Caroline Mrs 471-0970
910 Tang Thos 471-8088
1001 Guertin L 452-5583
1002★Steinbach M 471-8765
1003 Smith Eliz I 454-5928
1004 Huston Viola B Mrs 473-4299
1005 Cronk A 471-6533
1006 Rivera Monserrata S Mrs 471-3892
1007 Murphy Janet M 471-6699
1008★Lucus M
1009★Walden D 452-5421
1010★Chiappe N 454-7516
1101 Quick E
1102★Amato R M 452-6017
1103 Kocon Stella Mrs 471-8806
1104★Magennis M 452-3135
1105★Hamilton C 452-9629
1106 Martino Helen 454-7327
1107 Malusev Geo 454-8349
1108 Bozsella Julia M Mrs 452-6863
1109 Berbrich Margt M 471-5839
1110★Duncan G 471-5902
1201 Moseley Ida J Mrs 471-1196
1202★Martin J
1203★Lee M 471-7707
1204 Lampropoulos Alexandra Mrs 473-3768
1205 Walton I 452-6572
1206 Post M 452-6671
1207★Belliezi T 473-9063
1208 Boone Sarah Mrs 471-1397
1209★Candles F 473-8201
1210 Doyl F M 452-7409

15

Target Street	Cross Street	Source
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MAIN ST 1988

L. T. Bookhout, Inc.
Real Estate Consultation - Appraising
LELAND T. BOOKHOUT - M A I—S R E A
(914) 229-5367
42 ALBANY POST ROAD, P.O. BOX 278 HYDE PARK, N.Y. 12538

MAIN ST–Contd
N BRIDGE ST BEGINS
S BRIDGE ST BEGINS
186 Vacant
VASSAR ST BEGINS
192 Harris Hall Apartments
1 Johnson Raymond
2 Mc Clinton
5 Twyman Jannie
6 Rleber
7 Waite
8 Vacant
9 Elton
10 Vacant
11 Vacant
12★Freeman Pauline 473-0941
13 Vacant
14★Tavior F 452-9624
196 Duro Construction Corp 485-4211
198★Mirabelle
200 Vacant
202 Apartments
1 Vacant
210 Two Hundred Ten Main Street Apartments
1a Angelo
1b Vanorsadall Susan 473-3158
1g★Lassiter A
1h Wortman
1j Jones
1k★Albury L
1l★Clarksmith
2a Mc Kinny
2b★Hortman M
2d★Green L
2e★Johnson R
2f★Perry B
2g★Treanor J
2j★Jackson R
2k★Boland Robt
2l★Miller L
2n★Idosh U S
3a Thorpe Jesse III
3b Baker
3d★Breault D
3f★Islam S I
3g★Hammond Joe
3h Cammarala
3j★Royal D
3k★Conklin Rene
3l★Knapp J
3l★Lyon S W
3m★Pelegrin J
4a Clawson Helen 473-3202
4b★Caldan N
4c★Vanorsdall Geo
4d★Ferris B
4e Burns J 485-5566
4f Kizis
4g Carter Ander
4h Vacant
4j Blue J
4k★Ghee S
4l★Flinn Joe
4m★Berry Stan P
216 Vacant
220 Vacant
Apartments
1★Jones Howard R
2★Tompkins Debby
3★Conners P
4 Vacant
5 Jones Mildred 485-3501
6★Reedert Norep
7★Houper Louis T 485-6945
8★Gatewood R
9 Klein
WASHINGTON ST BEGINS

42

LITTLE WASHINGTON ST BEGINS
228 Mid-Hudson Arts & Science Center Inc museum 471-1155
235 G S A Building
ROOMS
101 U S Health & Human Services (Social Security Admn) 452-3583
102 U S Air Force (Recruiting) 454-3985
103 U S Navy (Recruiting) 452-1390
104 U S Marine Corps (Recruiting) 452-1960
105 U S Army (Recruiting) 452-0155
201 U S Internal Revenue Service 471-6763
202 Vacant
203 U S Dept Labor Wage & Hour Div 452-4204
204 I R S (Addl Sp) 485-2273
301 U S Attorney Generals Ofc (Addl Sp) 485-3900
302 U S Probation 452-4205
303 U S Attorney Generals Ofc 485-3900
304 Vacant
236 Pre-School Special Education 432-2417
County Court House Annex
1st Fl Jury Rooms
ROOMS & FLOORS
309 County Commissioner Of Jurors 431-1820
County Mail Room
311 County Grand Jury 431-1940
4th Fl County Youth Services 431-2187
5th Fl County Youth Bureau 432-2021
MARKET ST BEGINS
MAIN MALL BEGINS

41

S HAMILTON ST BEGINS
399 Main Mall East
Vacant

51

★Simon Joyce
★Stout
★Moore
Rent-A-Center furn rent 473-4994

THE JEWELRY STORE
Route 44
• Custom Design • Handcrafted Jewelry • Complete Jewelry Repair
(914) 635-9060
Pleasant Valley, NY 12569

Rod's
FLORIST AND GREENHOUSE
584 South Road
Garden Supplies — Plants — Perennials — Flowers
462-4444
Poughkeepsie, N.Y. 12601

STATE FARM INSURANCE COMPANIES
HOME OFFICES: BLOOMINGTON, ILLINOIS
ALICE J. HOWELL
Agent
Route 82 and 376, Hopewell Jct., NY 12533
Dff.: (914) 226-5005

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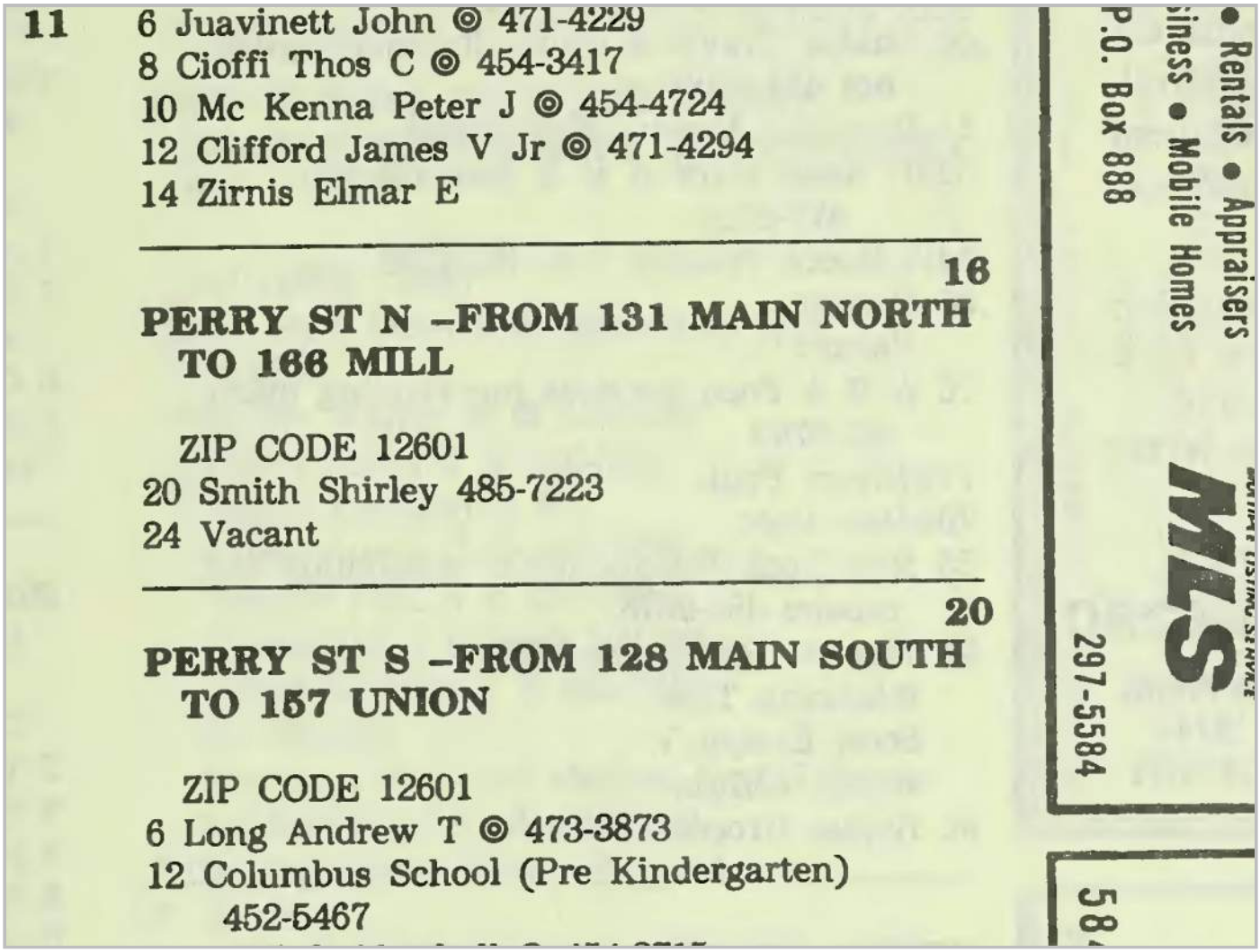
N PERRY ST 1988



11

6 Juavinett John ◎ 471-4229
8 Cioffi Thos C ◎ 454-3417
10 Mc Kenna Peter J ◎ 454-4724
12 Clifford James V Jr ◎ 471-4294
14 Zirnis Elmar E

16

PERRY ST N –FROM 131 MAIN NORTH TO 166 MILL

ZIP CODE 12601
20 Smith Shirley 485-7223
24 Vacant

20

PERRY ST S –FROM 128 MAIN SOUTH TO 157 UNION

ZIP CODE 12601
6 Long Andrew T ◎ 473-3873
12 Columbus School (Pre Kindergarten) 452-5467

• Rentals • Appraisers
siness • Mobile Homes
P.O. Box 888
297-5584
MLS
584

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MAIN ST 1985

389 Danish Design Center Ltd china 471-5545
392 Reick Jewelers 454-6080
394 Poughkeepsie Loan Office pawn brokers
395 Hamilton Diner 471-7611
396 Seidenfeld Joseph optom 877-6262

17

MAIN ST —FROM HUDSON RIVER EAST TO JUNCTION PLEASANT VALLEY RD AND MANCHESTER RD (TP)

ZIP CODE 12601
FRONT ST BEGINS
1 Vacant
25 River Station tavern 452-9207
RINALDI BLVD BEGINS
N WATER ST BEGINS
S WATER ST BEGINS
35 Johnson J D Co Inc plmb sup 452-3200
41 Dutchess County Travel Information Center 485-4690

tablished 1910
ED LOCKSMITH
d Sales-Sales & Repairs
Systems Sold & Installed
TEL. 471-2150

Target Street	Cross Street	Source
✓	-	Polk's City Directory

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IRVING B. SPEVAK
REALTOR®
Commercial Industrial Investment Business
Licensed In New York and New Jersey
TEL. 454-4280
CAR PHONE 914 575-9875

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Serving Dutchess County For Over 58 Years
FUEL OIL & KEROSENE
Complete Heating Installations and Complete Oil Burner Service
BUDGET PLANS
597 MAIN STREET, POUGHKEEPSIE, N.Y. 454-3400

MAIN ST—Contd
Amtrak Intercity Rail Passenger Station 452-5200
Metro-North signal dept 452-1410
Metro-North System track dept 452-2750
Dutchess Loop Bus System
Depot The restr 471-4138
HARRIS ST BEGINS
DAVIES PL BEGINS
85 Pippy's Tavern & Restaurant 454-9342
91 A A Power Equipment 473-4787
96 Brown Derby Tavern 452-9165
S CLOVER ST BEGINS
97 Marcinelli's Liquors 454-2322

16

N CLOVER ST BEGINS
101 Vacant
103 Riches To Rags thrift shop
105 Butcher Boy gro & meats 471-3190
★Vitrone Lewis T 473-7934
109 Perry Barbara
Volino Francesca Mrs 473-1784
Acampora Alfonzo
111 No Return
113 Milanese Santino ◎ 454-3059
★Volino Sabato 473-1784
115 Milanese Restaurant 471-9533
N PERRY ST BEGINS
S PERRY ST BEGINS
135 Admiral Wm F Halsey Senior Village apts 471-9788
101★Kelly J 473-7343
102★Mc Millian Alberta G 757-5371
103 Digiacomo
104 Petrone Mary Mrs 471-3615
105 Mc Millen Merrill S 473-5603
106 Galvin
107 De Sanctis
108 Johnson Pearl Mrs
109★Whiteley Clifton L 471-2606
201 Frye Betty Mrs
202 Dallow Victoria J 473-3924
203 Powell Lucy E Mrs 454-9793
204 Freer Alice Mrs 454-3932
205★Jones Robt F 452-1021
206 Connelly
207 Nixon Geo M
208 Daddario
209 Lyons
210★Ladson P 473-3794
301 Wicker Viola M 471-5940
302 Sheehan Ralph J 454-4884
303 Bartholf Eliz B Mrs 471-5652
304 Dawson
305★Kotkin Sidney
306★Sandy Cornelius R 454-8955
307 Elias Mary M Mrs 471-4814
308 Schuler Betty E Mrs 452-4461
309 Parsons Edith Mrs
310 Calogero
401★Orr A M 473-4163
402 Vanek Angelina M Mrs 452-5496
403 Mangerillo
404 Spencer
405 La Rue Millicent E Mrs
406 Abdoo Rose Mrs
407 Goldthorpe Louise Mrs 471-4876
408★Hurley M 454-1599
409 Biondo Theresa 471-6429
410★Logui Dice
501★Johnson Sara
502 Fryar
503 Lucas Vincenza Mrs
504 Chiarella Sarah E Mrs
505 Vacant
506★Bub C C 454-5272
507 Taylor Earl A
508 Bleen Wm T 473-4595
509★Taran Cath 473-7441
510 Southward James W 471-4217
601 Sturgis Alice F Mrs 471-4586
602★Powers B 471-4010
603 Amato Mildred W Mrs 473-3102
604 Levy Mary Mrs 454-8226
605 Chambers Alma M Mrs 454-4523
606 Koch Vera Mrs
607★Higgins Robt W 454-6451
608 Ackerman Blanche Mrs 471-2306
609★Dalbo Thos 473-2394
610 Scholefield Charles W 473-4167
701★Hetey Mary V Mrs 471-8161
702★Carpenter Dorothy M 454-2186
703 Kingsley Walter W 471-9035
704 Minet Helen V Mrs
705 Tartaglia
706 Dansky Rose 454-8256
707 Richards Theresa G Mrs 471-6367
708 Schug Katharina T Mrs
709 Taylor Margt S 473-7943
710 Smith Mary V 452-0363
801★Perillo O
802 Bowman Evelyn L Mrs 454-7837
803 Tully Andrew W 471-0698
804★Jamison Louise Mrs 473-5230
805 North
806★Regler B 471-6561
807 Rusnock Andrew 471-0574
808 Both Gladys S Mrs 471-9532
809 Digilio Eliz Mrs
810 Daniels Frank V 471-4979
901★Vassillew Thos J 452-6860
902 Lawlor Edward J 471-6414
903 Cassell
904 Howlett Anna C Mrs 473-3682
905 Vinberg Blanche
906★Simons Ada Mrs
907 Lauria Frank
908 Kearney Geraldine R 471-8939
909 Redeker Caroline Mrs 471-0970
910 Tang Thos
1001★Guertin L 452-5583
1002 Jamieson
1003 Smith Harold J 454-5928
1004 Huston Viola B Mrs 473-4299
1005 Cronk
1006 Rivera Monserrata S Mrs 471-3892
1007 Murphy Richd J 471-6699
1008 Mendlowitz Estelle 452-7875
1009 Miczko Kath Mrs 473-4831
1010 Newborg Josephine Mrs 473-4869
1101 Quick
1102 Yamen Mary Mrs 473-4485
1103 Kocon Stella Mrs
1104 Delehanty Gertrude L Mrs 473-7858
1105 Parker Ruth W Mrs 452-5522
1106★Martino Helen 454-7327
1107 Malusev Geo 454-8349
1108 Bozsella Julia M Mrs 452-6863
1109 Berbrich Margt M 471-5839
1110 Hausle Eleanor Mrs 473-4766
1201 Moseley Ida J Mrs

COMMAND SECURITY CORPORATION
Professional Security and Investigative Service
454-4414
Corporate Headquarters, Poughkeepsie Plaza Mall

M. SHWARTZ & CO., INC.
The Home Of Good Clothes Since 1867
303-307 Main Mall, Poughkeepsie Telephone 454-3300
Dutchess Mall, Fishkill Telephone 897-4304

MAIN ST—Contd
1202 Spinner
1203 Dryer Ruth F Mrs 471-4960
1204 Lampropoulos Alexandra Mrs 473-3768
1205 Walton
1206 Post
1207 Andrews Estelle R Mrs
1208 Boone Sarah Mrs
1209 Landry Marie E Mrs 473-4575
1210★Doyl F M 452-7409

15

N BRIDGE ST BEGINS
S BRIDGE ST BEGINS
186 Vacant
VASSAR ST BEGINS
192 Harris Hall Apartments
1★Johns Raymond
2 Vacant
5 Twyman Jannie
6★Nicholson F
7 Morrison P
8 Bell Hattie
9 Vacant
10 Vacant
11★Johnson John W 473-4412
12 Vacant
13 Bullock
14 Taylor Frances Mrs 452-9624
196 Vacant
200 Vacant
202 Apartments
1★Coleman Patricia
2 Mendolia
3 Steede
4★Johnson J
5 No Return
BSMT No Return
204 Vacant
206 Vacant
210 Two Hundred Ten Main Street Apartments
1a Boland Robt
1b★Vanorsadall Susan 473-3158
1g Foley Margt M
1h Vacant
1j Gibson
1k Vacant
2a Vacant
3a★Thorpe Jesse III
3b Baker
3f Johnson
3g Vacant
3h★Trainor Jim
3j★Horonitz Tracy
3k Vacant
4a Clawson Helen 473-3202
4b Vacant
4c Vacant
4d★Vanorsadall Geo
4e Burns
4f Kizis
4g★Carter Ander
4h Gardner
4j★Blue John
4k Vacant
216 Vacant
220 Vacant
Apartments
1★White Mary
2 Vacant (Apts 2-4)
5★Jones Mildred 485-3501
6 Vacant
7★White Patricia
8 Vacant
9 Vacant
WASHINGTON ST BEGINS

42

LITTLE WASHINGTON ST BEGINS
228 Mid-Hudson Arts & Science Center Inc museum 471-1155
235 G S A Building
ROOMS
101 U S Health & Human Services (Social Security Admn) 452-3583
102 United States Air Force (Recruiting) 454-3985
103 United States Navy (Recruiting) 452-1390
104 United States Marine Corps (Recruiting) 452-1960
105 United States Army (Recruiting) 452-0155
201 Internal Revenue Service 471-6662
202 United States Coast Guard (Recruiting) 452-3388
203 United States Dept Labor Wage & Hour Div 452-4204
204 Hospice Of Duchess County Inc 485-2273
301 Attorney Generals Office 485-3900
302 United States Probation 452-4205
303 Attorney Generals Ofc 485-3900
304 Eberhard Builders & Associates developers 452-6542
304 Poughkeepsie Financial Plaza 452-6542
305 C B I Sales & Service credit reporting agcy 454-5228
236 County Court House Annex
FL Jury Rooms
ROOMS & FLOORS
309 Commissioner Of Jurors 485-9870
311 Storage
FL Vacant
FL Vacant
MARKET ST BEGINS
MAIN MALL BEGINS

41

S HAMILTON ST BEGINS
399 Main Mall East
Vacant

51

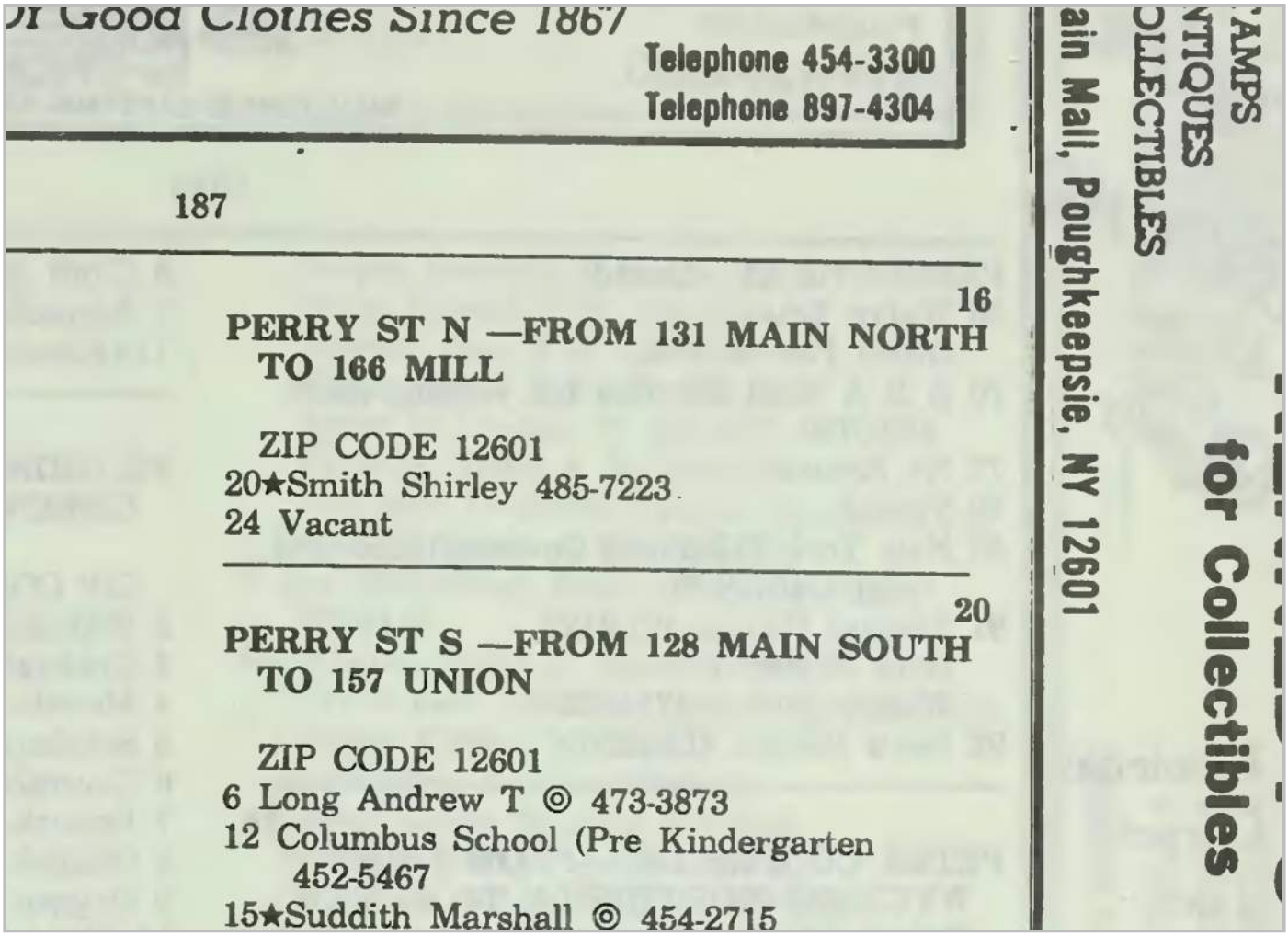
S HAMILTON BEGINS
400 Shermans Warehouse Outlet furn 452-6130
401 Vacant
403 Apartments
1 Studt Res
2 Studt Res
3 Mc Intosh Madge
4 Vacant
5 Edmundson Jackie 454-8133
6 Scott Jacqueline L
404 Sherman's Furn Inc whse
407 Sherman's Furniture Inc 452-0340
411 Congress Restaurant 452-9195

Mill House
Come Relax & Enjoy
closed Sunday 11-9 Daily 11-11 Weekends
471-1166
289 mill st. po'keepsie

914/452-9489
341 - A Van Wyck Plaza, Route 55
Arthur Murray®
FRANCHISED DANCE SCHOOLS
Private and Semi-Private Instruction
Poughkeepsie, NY 12603

Target Street	Cross Street	Source
-	✓	Polk's City Directory

N PERRY ST 1985



of Good Clothes Since 1867

Telephone 454-3300
Telephone 897-4304

187

16

PERRY ST N —FROM 131 MAIN NORTH TO 166 MILL

ZIP CODE 12601
20★Smith Shirley 485-7223
24 Vacant

20

PERRY ST S —FROM 128 MAIN SOUTH TO 157 UNION

ZIP CODE 12601
6 Long Andrew T ◎ 473-3873
12 Columbus School (Pre Kindergarten 452-5467
15★Suddith Marshall ◎ 454-2715

ain Mall, Poughkeepsie, NY 12601

for Collectibles

Target Street	Cross Street	Source
✓	-	Polk's City Directory

MAIN ST 1980

REAL ESTATE
AVERY - Realtor
, N.Y. 12603 Phone 454-2233
REALTOR®

17

MAIN ST —FROM HUDSON RIVER EAST TO JUNCTION PLEASANT VALLEY RD AND MANCHESTER RD (TP)

ZIP CODE 12601
FRONT ST BEGINS
1 Vacant
25 Mike's Tavern 452-9207
Rear Clark Geo W 454-4628
RINALDI BLVD BEGINS
N WATER ST BEGINS
S WATER ST BEGINS
35 Johnson J D Co Inc 452-3200
41 Dutchess County Transportation Info Center 485-4690
Amtrak Intercity Rail Passenger Station 452-5200
Conrail System signal dept 452-1410
Conrail System track dept 452-2750
Depot Snack Bar 473-4541
HARRIS ST BEGINS
DAVIES PL BEGINS
85 Pippy's Tavern & Restaurant 454-9342
91 A A Power Equipment 473-4787
96 Brown Derby Tavern
No Return
S CLOVER ST BEGINS
97 Trocino Liquor Store 454-2322

16

N CLOVER ST BEGINS
101 Vacant
103 Vacant
Burlingame Moving 454-0833
Murphy James © 454-0833
Mac Brien Donald C
105 Butcher Boy gro & meats 471-3190
Zani Delio 452-4732
107 Milanese Barber Shop
109★Vegeto Maria
Volino Francesca Mrs 473-1784
★Acampora Alfonzo
111 N Y State Urban Dev Corp (section 8 hsing prog) 471-2945
Milanese Vincenzo © 452-6235
Adamo Giuseppe 452-1657
113 Milanese Santino 454-3059
Vacant
115 Milanese Restaurant 471-9533
N PERRY ST BEGINS
S PERRY ST BEGINS
135 Admiral Wm F Halsey Senior Village 471-9788
101 Johnston Woodard E 471-5692
102 Crossley Mori H 452-4593
103 Scheltmeyer Emily M Mrs 471-2178
104 Petrone Mary Mrs 471-3615
105 Mc Millen Merrill S 473-5603
106 Trebby Jean Mrs
107 Ortung Wm
108 Johnson Pearl Mrs
109 Hurley Cornelius M 454-1599
201 Frye Betty Mrs 471-0024
202 Dallow Victoria J 473-3924
203 Powell Lucy E Mrs 454-9793
204 Freer Alice Mrs 454-3932
205 Hallock Edith R Mrs 471-4381
206 Connelly Leora L Mrs
207 Nixon Geo M 473-2200

Target Street	Cross Street	Source
✓	-	Polk's City Directory

MAIN ST 1980

THE CAR PRESERVATION COMPANY
EXTERIOR GLAZE — RUSTPROOFING
UPHOLSTERY AND PAINTED SURFACE PROTECTION
Route 9, North Rd.
Poughkeepsie, N.Y.
Tel. (914) 454-4404
If Busy 454-4400

MAIN ST—Contd
208 Harris John W 473-2733
209 Norton Monica Mrs 454-0247
210 Jones Isaac
301★Wicker Vi
302 Sheehan Ralph J 454-4884
303 Bartholf Eliz B Mrs 471-5652
304 Dawson
305 Finn John F 471-4226
306 Baker Evelyn Mrs 473-1279
307 Elias Mary M Mrs 471-4814
308 Schuler Eliz 452-4461
309 Parsons Edith Mrs
310 Worms Stephanie V Mrs 473-1598
401 Collins Allna M Mrs
402 Vanek Angelina M Mrs 452-5496
403 Becker Mary K Mrs 454-8248
404 Albert Elsie H 471-4938
405 La Rue Millicent E Mrs 473-2787
406 Abdoo Rose Mrs
407 Goldthorpe Louise Mrs 471-4876
408 Roberts
409 Biondo Theresa 471-6429
410 Chianese Vincent
501 Zipes Anna Mrs 471-4527
502 Delaney Caroline R Mrs 471-4496
503 Lucas Vincenza Mrs
504 Chiarella Sarah E Mrs 454-4639
505 Porter Florence E Mrs 473-2984
506 Brophy James 473-3515
507 Taylor Earl A 473-4047
508 Bleen Wm T 473-4595
509 Vinberg Blanche L Mrs 471-6459
510 Southward James W 471-4217
601 Sturgis Alice F Mrs 471-4586
602 Rifkin Rebecca Mrs 473-4079
603 Amato Mildred W Mrs 473-3102
604 Levy Mary Mrs 454-8226
605 Chambers Alma M Mrs 454-4523
606 Koch Vera Mrs
607 Traver Hazel B Mrs 452-7748
608 Ackerman Blanche Mrs 471-2306
609 Cropp Louise A Mrs 471-4382
610 Scholefield Charles W 473-4167
Schneider Eliz T Mrs
702 Brown Carolyn M Mrs 473-4841
703 Kingsley Walter W 471-9035
704 Minet Helen V Mrs
705★Royster Harry L 454-1334
706 Dansky R 454-8256
707 Richards Theresa G Mrs 471-6367
708 Schug Katharina T Mrs
709 Seebach Virginia E 473-2386
710 Russell Marion E Mrs 471-8715
801★Hodge Florence Mrs 473-9057
802 Bowman Evelyn L Mrs 454-7837
803 Tully Andrew W 471-0698
804 De Martine Ruth M 471-5356
805 Brown Emily B Mrs
806 Regler Eliz Mrs 471-6561
807★Rusnock Andrew 471-0574
808 Both Gladys S Mrs 471-9532
809 Digilio Eliz Mrs
810 Daniels Frank V 471-4979
901 Reichenbach Eliz P Mrs 473-1551
902★Lawlor Edward J 471-6414
903 Addams Konnii
904 Howlett Anna C Mrs 473-3682
905 Wishnoff
906 Elzweig Ida Mrs 454-6147
907 Lauria Frank
908 Kearney Geraldine R 471-8939
909 Redeker Caroline Mrs 471-0970
910 Tang Thos
1001 Ackert Isabelle A Mrs
1002 Cardiff Marion M Mrs 471-3672
1003 Smith Harold J 454-5928
1004 Huston Viola B Mrs 473-4299
1005 Garson Jean S Mrs 471-3976
1006 Rivera Monserrata S Mrs 471-3892
1007 Murphy Richd J 471-6699
1008 Mendlowitz Estelle 452-7875
1009 Miczko Kath Mrs 473-4831
1010 Newborg Josephine Mrs 473-4869
1101 Kopser Lillian D Mrs
1102 Yamen Mary Mrs 473-4485
1103 Kocon Stella Mrs
1104 Colmenares Celia Mrs 473-3002
1105 Parker Ruth W Mrs 452-5522
1106 Chamberlain Geo 452-7189
1107 Malusev Geo 454-8349
1108 Bozsella Julia M Mrs 452-6863
1109 Berbrich Margt M 471-5839
1110 Hausle Eleanor Mrs 473-4766
1201 Moseley Ida J Mrs
1202 Deluca Julia G Mrs 454-1753
1203 Dryer Ruth F Mrs 471-4960
1204 Lampropoulos Alexandra Mrs 473-3768
1205 Randolph Olive Mrs 473-3643
1206★Post Mary Mrs
1207 Andrews Estelle R Mrs
1208★Boone Sarah Mrs
1209 Landry Marie E Mrs 473-4575
1210 Hall Vivian M Mrs

15

N BRIDGE ST BEGINS
S BRIDGE ST BEGINS
174 Vacant
186 Vacant
VASSAR ST BEGINS
192 Harris Hall Apartments
1 Walton Leondas 485-8366
2 Beatty David
3 Stevens Eliz Mrs
4 Aviles
5 Twyman Jannie
6 Vacant
7 Vacant
8 Vacant
9 Fiqueroa
10 Vacant
11 West Margt E
12 Vacant
13 Vacant
14 Taylor Frances Mrs 452-9624
196 Storage
197 Vacant
200 Vacant
202 True Penecostal House Of Prayer Apartments
1★Cherry Eva
2 Pendehon Irene J Mrs
3 Secchia Helen Mrs 454-2841
4 Monroe Porsia
5 Vacant
Bsmt★Furstrom Bert
204 Dewhist Fred
Nuchie Anthony 471-2680
No Return
Vacant

Scott BUSINESS MACHINE SERVICE INC.
737 MAIN ST. (12603)
DIAL 471-4850

E.E. STIMPSON & SONS, INC.
Wholesale and Retail Dealer In Ladders Of All Kinds, Swimming Pools & Equipment, Woodburning Stoves
Donald W. Stimpson
Rte. 96 Hyde Park
CA9-2015

Target Street	Cross Street	Source
✓	-	Polk's City Directory

MAIN ST 1980

WINDSOR BUILDING SUPPLIES
LUMBER
MILLWORK
PANELING
INSULATION
FIREPLACES
CONCRETE
Tel. 452-5300
NORTH ROAD POUGHKEEPSIE

TROPHIES PJ PLAQUES
MEDALS - BADGES RIBBONS - ENGRAVING
31 West Main St. Tel: 297-8685 Wappingers Falls, N.Y.

MAIN ST—Contd
206 Chili Willie's Grocery & Deli 473-1977
Vacant
Vacant
210 Two Hundred Ten Main Street Apartments
1a Vacant
1g Foley Margt M
1h Vacant
1j Vacant
1k★Bomba Frank
1l Butler Eliz 452-3278
1m Vacant
1n Toth Frank
2a Vacant
2g Griffin Morris E
2h Vacant
2j Head Eliz 471-8052
2k Vacant
3a Roundtree Obie L
3b Vacant (apts 3b-3f)
3g Mc Vea Rae H
3h Pace
3j Whitaker Natalie
3k Vacant
4a Clawson Helen
4b Vacant
4c Potts Margt M
4d Vacant
4e Burns
4f Moak Gerald
4g Vacant
4h Vacant
4j Vacant
4k Mc Govern Charles H
4l Vacant (apts 4l-4n)
216 Vacant
218 Cain H R & Son Inc plmb 454-1380
Vacant
220 Vacant
Apartments
3 Vacant
4 Coward Clarence Jr 471-5931
5 Vacant
8 Johnson John W
9 Vacant
WASHINGTON ST BEGINS

42

LITTLE WASHINGTON ST BEGINS
228 Mid-Hudson Arts & Science Center Inc museum 471-1155
235 G S A Building
State Off-Track Betting Office
ROOMS
101 U S Health Educ & Welfare Social Security Admn 452-3583
102 United States Air Force 454-3985
103 United States Navy 452-1390
104 United States Marine Corps 452-1960
105 United States Army 452-0155
201 Internal Revenue Service 452-3400
202 United States Coast Guard 452-3388
203 United States Dept Labor Wage & Hour Div 452-4204
204 Marcus Martin lwyr 471-9003
301 Vacant
302 United States Probation 452-3000
303 Mutual Of New York ins 454-6580
304 Eberhard Builders & Assoc developers 452-6542
304 Poughkeepsie Financial Plaza 452-6542
305 C B I Sales & Service credit reporting agcy 454-5228
236 County Court House Annex
1st Fl Jury Rooms
ROOMS
201 County Purchasing Dept (addl sp) 485-9734
309 Commissioner Of Jurors 485-9870
311 Storage
4th Fl Dutchess County Purchasing Dept 485-9734
5th Fl Reproduction Dept Div Of Cnty Purchasing Dept reproduction rms
5th Fl Dutchess County Office For The Aging 485-9920
5th Fl Storage
MARKET ST BEGINS
MAIN MALL BEGINS

41

S HAMILTON ST BEGINS
399 Bollinger's Inc paint & wallpaper dlrs 471-6700

51

S HAMILTON BEGINS
400 Quality Furniture Co 452-6130
401 Vacant
403 Apartments
1★Rendom Alvero
2★Leonard Peter
3★Mc Intosh Madge
4 Lewis Jeffrey
5 Barron Sue
6★Scott Jacqueline L
404 Sherman's Furn Inc whse
407 Sherman's Furniture Inc 452-0340
411 Congress Restaurant 452-9195
412 New York Telephone Co business office 473-9951
New York Telephone Co Plant Dept 452-9995
413 Sherman's Furn (Stge)
Vacant
415 Vacant
Vacant
419 Bert's Floor Coverings 471-2080
420 Alamo Ambulance Serv Inc 471-3700
Alamo Wheel Chair Trans Serv Inc 471-1010
Alamo Med & Surgical Sup Co Inc 471-1010
Poughkeepsie Radio Inc 452-4483
422 Vacant
424 Vacant
425 Cross Dick Inc paints & tile 454-5760
Vacant
427 Calabash 452-3020
428 Vacant
432 Shermans Furn Inc Whse show room 452-8514
433 Hanson Tavern 452-9227
435★Reid Sabrina
Chilly Willie's 452-9350
437 Rocket Discount Center elec appl 452-9500
Rocket TV Rentals Inc
439 Rocket Discount Center (Overflow)
441 Webb Clem W 473-4065

John Hancock Life Insurance
Life - Health - Car - Home
44 Haight Avenue
Poughkeepsie, N.Y. 12603
914-454-8710

McCombs Stationers Inc.
COMMERCIAL AND SOCIAL STATIONERY
Rubber Stamps
Office Supplies
Maps
Hallmark Greeting Cards
Free Daily Delivery
Tel. 454-8420
283 Main Mall
Poughkeepsie
N.Y. 12601

Irving Bank Corporation
Dutchess Bank
Member FDIC
Offices: Main Mall, Mill Street, Poughkeepsie Plaza, Apple Valley, Wappingers Falls, North Plaza, Rte. 52, Fishkill

WEOK DIAL 1390
WPDH 101.5 STEREO FM
24 HOURS
914-471-1500
In N.Y.C. 212-792-3300
WEOK 1390 AM
WPDH 101.5 FM
Pendell Rd., Poughkeepsie

PEMBROKE DR—Contd
13 Cauchi Angelo ◎ 471-3578
37 Maine Wm H ◎ 473-1492
39 Lanchester Saml J ◎ 452-8205
42 Gallante Andrew T ◎
43 Bender Flais ◎ 452-0517
45★Mavodones Zinas M ◎ 452-7017
WHITEHALL RD BEGINS
49 Effron Michl ◎ 471-3076
50 Vacant
51 Bozyczko Walter F ◎ 471-5097
52 Freeman Richd M ◎ 454-6811
53 Keeley James K phys ◎ 452-1313
54 Sherwood David W ◎ 471-3746
55 Crown Joseph S ◎ 452-0182
58 Hoyt
59 Thomsen Steph J ◎ 452-6358

34
PENDELL RD (FAIRVIEW)—FROM OPP 36 VIOLET AV EAST TO CREEK RD

ZIP CODE 12601
Dutchess Community College Library 471-4500
W E O K Broadcasting Corp radio 471-1500
Radio Station W E O K 471-1500
Radio Station W P D H 471-1500
Accent Music Serv Inc (Div W E O K Broadcasting) 452-5110
36 Taylor Anna Mrs ◎ 454-5455
38 No Return
40 Joseph Wm ◎ 454-0418
41 Kern Esther Mrs ◎ 452-9519
42 Guagliardo Rose Mrs ◎ 452-1432
43 Perkins Clarence
50 Kane Harold J ◎ 454-6884
52 Reuter Edmond J ◎ 452-5831
Dutchess Community College 471-4500
54 Pastel Marvin ◎ 473-9221
57 Connolly John J 485-8649
62 Pfetsch Margt Mrs ◎ 471-0147
66 Allen Patricia ◎ 452-4111
68 Kosa Emery ◎
72 Tervenski Louis A ◎ 452-0710
74 Anspach Phillip ◎ 452-5865
77 Huber Warren T 471-5379

18
PENNOCK RD (TOWN OF POUGHKEEPSIE)—FROM NORTH GRAND AV BEY LINDBERGH PL EAST TO OPP 20 CRESTWOOD BLVD EXTN

ZIP CODE 12603
1★Minard L 452-7078
6 Juavinett John ◎ 471-4229
8 Cioffi Thos C ◎ 454-3417
10 Mc Kenna Peter J ◎ 454-4724
12 Clifford James V Jr ◎ 471-4294
14 Zirnis Elmar E ◎ 454-2358

16
PERRY ST N —FROM 131 MAIN NORTH TO 166 MILL

ZIP CODE 12601
24 Vacant

20
PERRY ST S —FROM 128 MAIN SOUTH TO 157 UNION

ZIP CODE 12601
6 Baumann John A ◎ 471-1553
10 Vacant
Pressley Hattie 473-1162
12 Columbus School (Pre Kindergarten 452-5526
15 Higgins John J ◎
17 Petro James J ◎ 471-1353
Nagy Joseph A 471-7476
19-23 Vacant
26 Nealy Garland Jr ◎ 471-6985
Gibson Samuel 471-6872
★Jamison Matthew
28 Vacant
No Return
No Return
29 Pelish Edw F ◎ 454-8808
31 Vacant
Vacant
33 Szabo Joseph J ◎ 471-0736
34 Reinhard Leo F ◎ 452-5873
Reinhard Anna M ◎
Wheeler Mildred J Mrs 452-8135
35 Merte Marjorie O Mrs ◎ 454-1775
36 Mac Kenzie Thos ◎ 471-0057
37 Vacant
38★Kristofik Robt
385★Brown Robinson
40 Vacant

61
PERSHING AV —FROM 579 MAIN NORTH TO 352 MANSION

ZIP CODE 12601
1 Sonny's & Johnny's Pinochle Social Club
4 Mc Clinton Geo W Rev 452-1798
Roundtree Orlando
6 Soul Saving Station House Of Prayer
9 Salvation Army Community Center
20 National Beer Distributors Inc 452-5090
18 Lloyd Lumber (Br) 473-3000
21 Bradford Raymond ◎ 454-3452
MAPLE ST BEGINS
26½ Vaden Grace L Mrs ◎ 471-6652
27 Coleman Genevieve A Mrs ◎ 452-8292
28 Vacant
35 Anderson Albert ◎ 452-7452
39 Frye Eleanor Mrs ◎ 452-3933
40 Schreck H A Inc serv elec motors 454-3560
41 Frye John C ◎ 473-1755
50 Vacant
51 Pershing Avenue Playground
53-61 Saint Mark A M E Zion Church 452-9835
54½ Moore Priscilla S ◎ 452-8758
56 Thomas Edna J Mrs 473-2712
Waller Edw
Taylor Robt C
Green Fleeter Mrs
Barnes Susie Mrs
70 Dutchess Automotive Machine Shop 473-1136
A R A Food Services Inc vending mach 452-5790
74 A R A Food Servs stge

Target Street	Cross Street	Source
✓	-	Polk's City Directory

MAIN ST 1975

Helmich James 452-0676
392 Reick Jewelers jwlrs 454-6080
394 Poughkeepsie Loan Office pawn brokers 471-0170
395 Hamilton Diner 471-7611
396 Seidenfeld Joseph optom 454-1955
Caribou clothing store

17

MAIN ST —FROM HUDSON RIVER EAST TO JUNCTION PLEASANT VALLEY RD AND MANCHESTER RD (TP)

ZIP CODE 12601
FRONT ST BEGINS
17 Vacant
25 Mike's Tavern 452-9207
Rear Clark Geo E 454-4628
N WATER ST BEGINS
S WATER ST BEGINS
35 Johnson J D Co Inc plmb sup 452-3200
41 Amtrak Intercity Rail Passenger Serv ticket agt 452-5200
Penn Central System pass sta 452-5200
Penn Central System signal dept 452-1410
Penn Central System Trnmstr 452-1320
Penn Central System track dept 452-2750
Van's Taxi 471-3040
HARRIS ST BEGINS
DAVIES PL BEGINS
85 Pippy's Tavern & Restaurant tavern 454-9342
91 Square Amusement Co Inc 471-2230
94 Brown Derby (Stge)
96 Brown Derby The restr 452-9165
Starkey Ernest
Vacant
Bundy Bruce E 471-3173
Evans Earl
S CLOVER ST BEGINS
97 Barone Rosaria retl liquors 452-0510

16

N CLOVER ST BEGINS
99 Vacant
101 Pagano James stge 471-8964
Vacant
103 Burlingame's Furniture Exchange 471-1855
Burlingame Moving
Burlingame Olive S Mrs © 454-0833
105 Butcher Boy gro & meats 471-3190
Zani Delio 452-4732
107 Milanese Barber Shop
109 Zani Quinto A 452-4732
Vacant
Varbaro Guiseppe 471-4536
110 Vacant
111 Hajo Civic Social Club
Milanese Vincenzo © 452-6235
Milanese Maria
Baldassarre Ezio 454-5488
112 Vacant
113 Milanese Santino 454-3059
Provenzano Philip
Vacant
115 Milanese Restaurant 471-9533
117 Selco Supplies Inc janitor supplies 454-4800
Vacant

Target Street	Cross Street	Source
✓	-	Polk's City Directory

MAIN ST 1975

MAIN ST—Contd
119 Vacant
N PERRY ST BEGINS
S PERRY ST BEGINS
144 Vacant

15

N BRIDGE ST BEGINS
S BRIDGE ST BEGINS
173 Vacant
174 Vacant
175 Vacant
176 Vacant
179 Capitol Bakery Inc 454-2260
Vacant
186★Douglas Bonnie
Williams Magaline Mrs
Johnson Evelyn M
187 Vacant
187½ Vacant
189 Vacant
VASSAR ST BEGINS
192 Harris Hall Apartments
1 Twyman Ray E
2★Henderson G
3 Stevens Eliz Mrs
4 Vacant
5 Bryant A
6★Flowers J C
7 Morrison Pat
8 Kaiser E V 454-1117
9 Vacant
10 Powell Lucille 454-4421
11 West M
13 Twyman Jannie
14★Taylor Frances Mrs
193 Vacant
196 Storage
Vacant
197 Vacant
198 Davis Mattress (Stge)
199 Vacant
200 National Cafe tavern 452-9303
Maxwell James
Johnson Raymond
201 Two Spot Barber Shop
Nelson Amelia Mrs 454-8393
Mc Henzie Herbert
Bowman Eug
202 True Penecostal House Of Prayer
1 Sheeger James
2★Baker Edith
3 Secchia Helen Mrs
4★Nielson Martin
5★Draiss Kevin
203 Vacant (203-204)
Bsmt Forstrom Bert
204 Vacant
205 Holy Temple Apostolic Faith Church Of God
Apartments
1 Williams Magnolia Mrs
Moody Katie
White Albert
206 Whiteley Clifton L 471-2606
Florek Joseph antiques 452-[illegible]
209 Harmon Printing House 471-3410
210 Two Hundred Ter Main Street
Apartments 452-3082
Burns Loretta Mrs
1e Price
1b Hess John
10 Vacant
1e Vacant
★Martin Stanley
1g Frear Clara F 471-9685
1h Mullens
1j Ronk Dorothy
1k Florek Joseph
1l Butler Eliz 454-5245
1m Means Minnie
1n★Toth Frank
A★Hery Joseph
B Lo Guidice Josephine K Mrs
D Cunningham Richd
2e★Gillens Arth
2f★Fitz Agnes
G★Sheridan Geo
H Vacant
J★Burns C
2k★Storms Richd 454-8359
L Rider Oliver J 471-6134
M Andrus Hilda Mrs 452-1505
N★Morrison Clara
★Storms David
3b★Smith Gracie
3d Scutt Lee
3e★Hery Diana
Sehnal John
G Vacant
H★Cross Violet
J Tarantous Gladys Mrs 452-5712
3k Vacant
L★Burns William
M Vacant
N Vacant
A★Fortous J
Decker
C★Johnson John
D★Dobles Lillian
3 Vacant
4f★Moak Gerald
G Laufersweiler Geo 452-7532
4h★Bilyous Edw
J Polhamus Eliz T 452-6551
K Mc Govern Charles
L Griebsch Kath S
M Moss Thelma Mrs
N★La Boy D
216 Salvation Army Corps Com Center ch 471-1210
218 Cain H R & Son Inc plmb 454-1380
Cain Sewer Cleaning Service 454-3120
Vacant
220 Maroney Kathleen Mrs
Payne Martha Mrs
Joe's Barbecue House 452-8890
Apartments
3 Bethel Wm
4★Place Doreen
6★Vetty Robt Mrs
10 Vacant
11 Smith Gurlie Lee Mrs 454-3159
12★Dozier Ruby
WASHINGTON ST BEGINS

42

LITTLE WASHINGTON ST BEGINS
228 Vacant
236 County Court House Annex
1st Fl Jury Rooms
206 County Purchasing Dept 485-9734
309 Commissioner Of Jurors 485-9870
Rooms
311 Storage
4th Fl Dutchess County Purchasing Dept 485-9734
5th Fl Reproduction Dept Div Of Cnty Purchasing Dept reproduction rms
5th Fl Dutchess County Office For The Aging 485-9920
5th Fl Vacant
MARKET ST BEGINS
MAIN MALL BEGINS

41

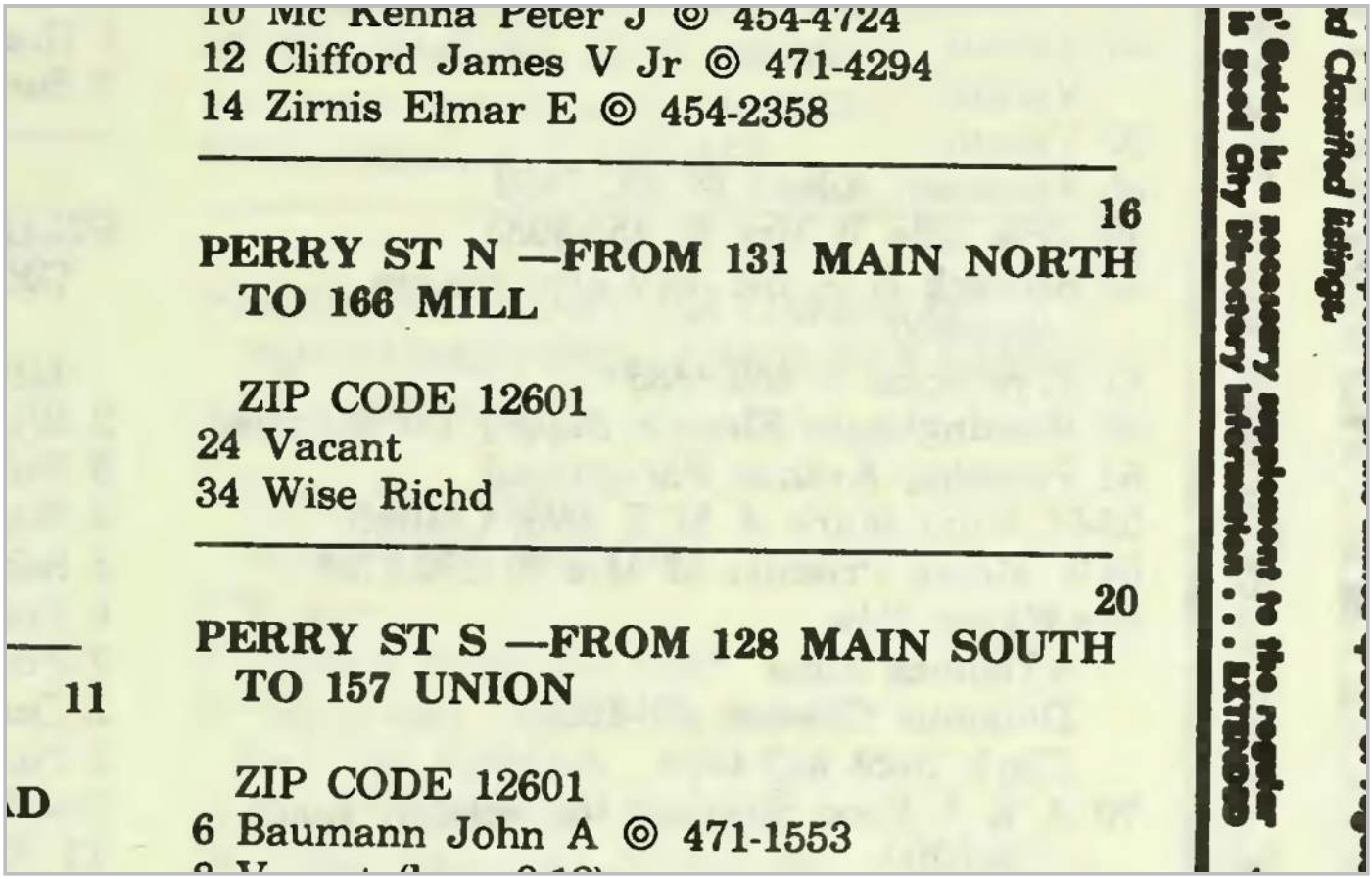
S HAMILTON ST BEGINS

YOUR SHARES IN AMERICA
UNITED STATES SAVINGS BONDS
Buy them where you work or bank

STORTINI AND ROBINSON
PLUMBING AND HEATING CO., Inc.
12 N. GRAND AVE.
Telephone 471-6630
POUGHKEEPSIE, NEW YORK 12603

Target Street	Cross Street	Source
-	✓	Polk's City Directory

N PERRY ST 1975



10 Mc Kenna Peter J ◎ 454-4724
12 Clifford James V Jr ◎ 471-4294
14 Zirnis Elmar E ◎ 454-2358

16

PERRY ST N —FROM 131 MAIN NORTH TO 166 MILL

ZIP CODE 12601
24 Vacant
34 Wise Richd

20

PERRY ST S —FROM 128 MAIN SOUTH TO 157 UNION

11

ZIP CODE 12601
6 Baumann John A ◎ 471-1553

Target Street	Cross Street	Source
✓	-	Polk's City Directory

MAIN ST 1970

R•E• Ahmed VOLKSWAGEN LIMITED
RTE. 55, LaGrangeville, N.Y. 12540 454-4100

27

MAGNOLIA LA (TOWN OF POUGHKEEPSIE)—FROM 3 W DOGWOOD DR EAST TO A DEAD END

ZIP CODE 12601
1 Williamson Homer J ◎ 462-4625
3 Donofrio Francis X ◎ 462-5564
E DOGWOOD DR BEGINS
4 Hering Ronald ◎ 462-5536
6 Williams Walter Jr ◎ 462-4392
ROSEWOOD DR ENDS
5 Letterii Dominic V GL4-9607
8 Cohen Melvin

12

MAHAR DR (FAIRVIEW)—FROM 34 BAHRET AV SOUTH TO INWOOD AV

ZIP CODE 12601
20 Manning Elizabeth F Mrs nurse ◎ GL4-2144

17

MAIN ST —FROM HUDSON RIVER EAST TO JUNCTION PLEASANT VALLEY RD AND MANCHESTER RD (A)

ZIP CODE 12601
1 Down By The Riverside restr
FRONT ST BEGINS
17 Hobart Dayton Sales & Service scales GL2-3510
20 Fish Net Restaurant The GL2-9460
25 Mike's Tavern GL2-9207
Clark Geo W ◎ GL4-4628
N WATER ST BEGINS
S WATER ST BEGINS
35 Johnson J D Co Inc plmb sup GL2-3200
41 Penn Central System pass sta GL2-5200
Penn Central System signal dept GL2-1410
Penn Central System Trnmstr GL2-1320
Penn Central System communications
Penn Central System Bridges And Building Dept
Penn Central System bge rm GL2-0680
Penn Central System track dept GL2-2750
HARRIS ST BEGINS
DAVIES PL BEGINS
85 Pippy's tavern 454-9342
86 Vacant
Vacant
88 Vacant
Vacant
Vacant
Vacant
90 Vacant
91 Square Amusement Co Inc GR1-2230
92 Vacant
94 Brown Derby (Stge)
96 Brown Derby The restr GL2-9165
Boland Wm J
Boughton Joseph
Evans Earl
Raymo James E
S CLOVER ST BEGINS
97 Barone Rosaria retl liquors GL2-0510

16

N CLOVER ST BEGINS
99 Paul's Cafe
Vassar Decorators Inc pntrs 471-5065
101 Ann's News Room
Burnett Gary C
Ruger Alice Mrs
4th Fl Hogan Helene
103 Burlingame's Furniture Exchange 471-1855
Burlingame Moving
Burlingame Chester M ◎ 454-0833
Harms Kate
105 Butcher Boy gro & meats 471-3190
Zani Delio ◎ 452-4732
107 Milanese Barber Shop
109 Zani Quinto 452-1327
Accursio Gurlino
2d Fl Vacant
110 S & J Paints retail paints 471-9512
Cycle Center Of Poughkeepsie Inc motor cycles 454-5860
Vacant
110a Vacant
111 Vacant
Milanese Vincenzo ◎ 452-6235
Vacant
112 Vacant
Vacant
Vacant
113 Vacant
Milanese Santino GL4-3059
114 Westchester-Hudson Coat Apron Towel & Linen Sup Co GL2-4545
Pender Josephine Mrs
Dixon Dorothy
115 Club 115 454-9197
Vacant
117 Selco Supplies Inc janitor supplies 454-4800
Vacant
3d Fl Vacant
118 Vacant
119 Vacant
122 Vacant
Diesing & Martin constr flashers GL2-0930
Williams Charles 471-2792
Duncan Jerry L
Vacant
123 Brew Anna L
Slater Wm
124 Vacant
Vacant
125 Vacant
Bennett Robt 452-1349
Mc Intosh Lucius
N PERRY ST BEGINS
127 Opportunities Industrialization Center 454-6420
128 Lombardi Bronx Fruit Market GR1-3225
S PERRY ST BEGINS
130 Krieger Pharmacy 452-3240
132 Vacant

Dutchess Refrigeration
FRIGIDAIRE APPLIANCES
COMMERCIAL EQUIPMENT
ICE CUBE MAKERS
FREEZERS
EVANS CASES
AIR CONDITIONING
REACH-IN CABINETS
WALK-IN CABINETS
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826 Main St. Poughkeepsie N.Y. 12603

Intra-State Investigation Service Inc.
Private Investigators
• Criminal • Civil
• General • Insurance
Old Court House Bldg.
King Street
Marlboro, N.Y. 12542
Telephone 236-7292

EDISON MOTOR INN
Featuring Arnie's Steak House and Cocktail Lounge
122 Units — All Soundproof and Fireproof
Game Room — Swimming Pool
Rt. 55, Manchester Rd., Poughkeepsie, N.Y. 12603 Tel. 454-3080

Target Street	Cross Street	Source
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MAIN ST 1970

MITCHELL FURNITURE CO.
59th Anniversary
FINE FURNITURE SINCE 1911
387-391 Main St., Poughkeepsie, N.Y. 12601
Phone 454-5500

WINDSOR BUILDING SUPPLIES CO., Inc.
• LUMBER • MASON SUPPLIES • HARDWARE
Rt. 9, North Rd., Poughkeepsie, N.Y. 12601 Tel. 452-5300

MAIN ST—Contd
Vacant
Vacant
133 Vacant
Vacant
Vacant
3d Fl Vacant
134 Vacant
Vacant
135 Vacant
Vacant
Vacant
136 Vacant
Vacant
137 Vacant
Vacant
Vacant
Vacant
Vacant
139 Vacant
Vacant
144 Dutchess Glass Co Inc 452-3900
149 Vacant
150 Vacant
Vacant
151½ On Hong Wong lndry 471-2948
153 Vacant
On Hong Wong ©
155 Vacant
115 Vacant
155 Vacant
157 Vacant
Vacant
Vacant
159 Tiger's Tank tavern 454-9385
Gent Edw ©
Vacant
161 Vacant
164 Vacant

N BRIDGE ST BEGINS
S BRIDGE ST BEGINS
173 Johnny's Meats & Groceries 452-9870
Thomas Wilbur
Williams Estelle Mrs 452-6061
174 Reliable Furniture Store 452-8600
175 Johnny's Soul Food restr
176 Vacant
Bratcher Gonzi Mrs
Grimes David
Karp Nellie
Potter B
178 Standard Distributors Inc (Recentr)
Johnson Hurtis
179 Capitol Bakery Inc GL4-2260
Vacant
180 Standard Distributors Inc dry goods whol GL2-5050
Vacant
Scott Glenn J
181 Monte Carlo Restaurant GL4-9392
Kirk Kathleen Mrs furn rooms
182 Merritt Jesse D 454-3359
Royal Nancy
Blake Louis
184 Standard Distributors (Stge)
Vacant
Vacant
185 Kaiser Herbert Mfg Co Inc mfrs blouses & dresses GL2-2170
186 Vacant
Lee Harold
Vacant
Moore Patricia
187 Holy Temple Church Kitchen sandwiches & dinners
Munn Anis Mrs
Vacant
Vacant
Rear Healey Nora
188 Vacant
Bland Ethel I 471-1642
188a Newport Barber Shop
189 Vacant
Vacant
Vacant
191 Jaeger Printing Co Inc GR1-0890
VASSAR ST BEGINS
192 Harris Hall Apartments
1 Gordon J L
2 Vacant
3 Canter Louis ©
4 Salisbury Hilda Mrs 454-5596
5 Pearson John
6 Ek Mary 452-3956
7 Garcia Pedro 454-7561
8 Kaiser Ethel V GL4-1117
9 Wright
10 Baynard
11 Vacant
12 Flavin Wm E GR1-5049
14 Pilczuk Aniela Mrs
193 Vassar Brothers Home For Aged Men GL4-7410
196 Davis Mattress & Furniture Co 452-4530
Storage
Hogan Donald

15

197 Vacant
Vacant
Vacant
Vacant
Vacant
198 Vacant
Vacant
199 Vacant
200 Dutchess County Legal Services Bureau Inc 452-7911
Squire Margt E GL4-6732
Newberry Orelia Mrs 454-5219
1stfl Two Spot Barber Shop
201 Muse Linda
Merritt Vaniese 452-5836
Johnson Rose Mrs
202 Vacant
Apartments
1 Crouch Margt A GL2-4447
2 Bowe Thos
3 Secchia Helen Mrs 454-2841
4 Vacant
5 Dalrymple Florence
STREET CONTINUED
203 Levine Ida Mrs used clo © GL1-3593
Hagen Wm
Towe Frank
Morrison Patricia 471-5362

REUTER REALTY CORP.
REALTORS
Real Estate and Appraisals
PHONE 454-5060
6 Cannon St. Poughkeepsie N.Y. 12601

Vassar Brothers Hospital Association
Reade Place (12601)
Home No. 1
Tel. 431-2374

Target Street	Cross Street	Source
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MAIN ST 1970

CRISPI & MAY Inc.
ALL FORMS OF INSURANCE
211 Church Building
11 Market St.
Poughkeepsie 12601
Tel. 454-5050

MAIN ST—Contd
Blackburn Alza Mrs
203½ Poughkeepsie Hardware GL2-7270
204 Vacant
Vacant
Vacant
Stone Chester
Yerger Raye L Mrs
Vacant
205 Holy Temple Apostolic Faith Church Of God
Apartments
1 Travis Wm GL4-4711
2 Williams Magnolia Mrs 471-8379
3 Jackson Delores Mrs
4 Tate Alvin 471-6071
5 Moody Katie
6 Mc Call Joseph F
STREET CONTINUED
206 Florek Joseph new & used genl mdse
Apartments
1 Whitney Sterling
2 Vacant
3 Day Robt L
4 Whitely Clifton L 454-2606
5 Whitney Clifford
6 White Charles
STREET CONTINUED
209 Harmon Printing House GR1-3410
210 Two Hundred Ten Main Street Apartments GL2-3092
Delevan Mary A Mrs
1a Price Frank
1b Vacant
1-d Serino Sophie Mrs
1e No Return
1f Dalia John GL2-8973
1g Frear
1-h Mullen Ruth C Mrs GL4-9424
1j No Return
1-k Florek Joseph 452-1199
1l Mc Kennan Lillian Mrs
1m Riedinger Howard W
1-n Donohue Clara Y Mrs GL4-7373
2-a Rhodes Gladys M
2-b Ashline Margt Mrs 471-5822
2-d Van Wyck Ida V GL4-4388
2-e Rhodes Julia Mrs GL4-2398
2-f Vacant
2-g Cotter Ethel A GL4-7875
2-h Knox Ruth GL4-5876
2-j Hawk Earl S 454-4687
2d Nador Joseph
2-l Rider Oliver J 471-6134
2-m Andrus Hilda Mrs GL2-1505
2-n Bartula Joseph
3-a Vacant
3b Valentine Ethel 454-6324
3-d Robinson Helen
3e Brown Helen Mrs
3-f Vacant
3-g Mc Caffrey Eug A GL2-4928
3-h Caven Hermene E Mrs GL2-2662
3-j Tarantous Gladys Mrs GL2-5712
3k O'Neill James F 454-0912
3-l Stepski Frank
3-m Jenks
3-n Daley
4-a Belons Harry 471-4285
4-b Yerger
4-c Krumrie
4-d Dobler
4-e Stokes
4f Gildersleeve Lena Mrs 471-4518
4-g Laufersweiler Geo GL2-7532
4h Ryer Gertrude Mrs 454-9061
4-j Polhamus Eliz T GL2-6551
4-k Lo Guidice Josephine K Mrs GL4-5245
4-l Griebsch Kath S
4-m Moss Thelma Mrs
4-n Nador Josephine G GL4-8359
STREET CONTINUED
211 Vacant
Vacant
Vacant
Vacant
Vacant
213 Vacant
Vacant
Vacant
Vacant
Vacant
215 Vacant
Vacant
Vacant
Vacant
Vacant
Vacant
215½ Vacant
Vacant
216 Salvation Army Citadel ch 471-1210
217 Vacant
Vacant
218 Cain H R & Son Inc plmb 454-1380
Schollian Geo 471-0826
219 National Window Cleaning Of Dutchess Inc 471-2855
Apartments
1 Vacant
2 Lewis Helen Mrs
3 Henry Geraldine
4 Harrison Nicholas
5 Taylor Emma C Mrs
6 Borges Anna
STREET CONTINUED
220 Joe's Barbecue House 452-8890
Apartments
3 Martin Mary A Mrs GL1-5945
4 Munson Gertrude Mrs GL2-4514
5 Vacant
6 Ryan Florence D Mrs
7 Rivenburg Alice M Mrs
8 Vacant
9 Lake Howard
10 Day John H
11 Smith Gurlie Lee Mrs 454-3159
12 Bethel Wm H
STREET CONTINUED
221 Twentieth Century Tavern GL2-9108
Rear Garage (Stge)
223 State Wine & Liquor Shop GL2-3080
Larry's Fish & Chips restr 454-5555
WASHINGTON ST BEGINS
224 Neighborhood Youth Corps 454-3960

H B Office Machines
THE PROFESSIONALS
Authorized Dealer For:
- Hermes
- Burroughs
- Todd
- Olivetti-Underwood
- Commodore
- Stenograph

Sales
Service
Rentals
H B Machines Inc.
454-3511
551 Main St.
Poughkeepsie
N.Y. 12601

"WHERE QUALITY and SERVICE COUNTS"
R. J. BROOKER COMPANY INC.
Business Machines — Office Furniture — Commercial Stationery
• ROYAL TYPEWRITER DISTRIBUTOR • GESTETNER DUPLICATORS
105 DUTCHESS TURNPIKE (12603)
PHONE 452-1610


CAFFE'AURORA
ITALIAN PASTRY SHOP
145 Mill St.
454-1900
Poughkeepsie, N.Y. 12601

N PERRY ST 1970

HESS

HESS OIL & CHEMICAL DIVISION
AMERADA HESS CORPORATION
Heating Oils and Burner Service
Phone 454-4000 - Toll Call Area Enterprise 2961
Prospect St., Poughkeepsie, N.Y. 12601

18

PENNOCK RD (ARLINGTON)—FROM NORTH GRAND BLVD AV BEY LINDBERGH PL NORTH TO CRESTWOOD BLVD

ZIP CODE 12603
1 Germano Saml A ◎ 454-6635
6 Russo Ciro ◎ 454-1030
8 Cioffi Thos C ◎ 454-1848
10 Mc Kenna Peter J ◎ 454-4724
12 Clifford James V Jr 471-4294
14 Zirnis Elmar E ◎ 454-2358

16

PERRY ST N —FROM 131 MAIN NORTH TO 166 MILL

ZIP CODE 12601
3 Vacant
3d Fl Vacant
6 Skinner Charles
Johnson Dorothy L Mrs 452-7898
8 Vacant
9 Office Of Economic Opportunity 452-5520
Manpower county agcy for emp 471-6080
2d Fl Vacant
3d Fl Vacant
10 Duke Alfonso ◎ GL4-6353
16 Vacant
Vacant
Vacant
17 Holy Light Pentecostal Church
20 Wise Richd H
Frye B Mrs
Eubanks John A
21 Borden Ice Cream Co 454-2900
22 Robert Hoke
Vacant
24 Singleton James W ◎ GL4-8879
Patterson James
26 Ryder Rendering Inc (Stge)
28 Johnson Julius C
Winphrie John
Vacant
Johnson Richd L
Vacant
30 Hankenson Harvey ◎ GR1-5369
32 Thompson Thelma Mrs
Vacant
34 Lyons Prophet ◎ 471-6766
35 Star Light Custom Tailor
Hinton Horace
Henderson Leona Mrs
Vacant
Cheek Hazel
Vacant
36 Vacant
Vacant
Vacant
37 Williams Eliz Mrs
39 Vacant
Vacant
41 Lynch Edna M
43 Vacant

20

PERRY ST S —FROM 128 MAIN SOUTH TO 157 UNION

ZIP CODE 12601
1 Weber Louis E ◎ GL2-3240
Vacant
2 Vacant
4 Newman's Auto Body Works Inc GL4-8450
6 Bauman Norman C GR1-1553
8 Kessler Robt L ◎ GL2-3465
10 Vacant
Vacant
12 Columbus Christopher School GL4-7610
Parent-Teachers Assn
15 Higgins John J GL4-1834
Pignone Anthony
17 Petro Julia Mrs ◎ GR1-1353
Nagy Joseph A 471-7476
19 Morton Frank J
Cherry James R 471-1256
21 Ogden James
Grissett Sammie L 454-2965
25 Keith Margt Mrs 454-4779
Jackson Saml A
Faircloth James D
26 Nealy Garland Jr
Derello Leonard E 452-8204
Keith Addie Mrs
27 Hughes Clyde L 471-9459
28 Pittman James L
Pittman Lovella
Bunn Fannie 454-4158
29 Pelish Edw F ◎ GL4-8808
30 Vacant
Vacant
31 Szabo Alex ◎
32 Alston James 471-9074
Vacant
33 Szabo Joseph J ◎ GR1-0736
Magic Judith
Vacant
34 Reinhard Leo F ◎ GL2-5873
Wheeler Mildred Mrs GL2-8135
35 Merte Geo H ◎ GL4-1775
36 Mac Kenzie Thos ◎ GR1-0057
37 Lawrence Leonard
Lawrence Thos 471-5584
38 Blauvett Paul 471-4651
39 Tuttle Edw ◎ GL2-6156
40 Vacant
Meyer Julius 452-8951
Welch John
41 Vacant
43 Vacant

61

PERSHING AV —FROM 579 MAIN NORTH TO 352 MANSION

ZIP CODE 12601
1 Bob's Barber Shop
2 Braddock Arth A 452-5755
3 Clark Inez Mrs
Bradford Stanley
Strauthers Robt 454-6057
4 Vacant
Page Danl N

Charles D. Rosenberg
GENERAL INSURANCE
"When A Fellow Needs A Friend"
INSURANCE
For Every Need
YOUR Independent Insurance AGENT SERVES YOU FIRST
Phone 454-3370
4 Cannon St. (12601)

Rent ECONO-CAR,
CORNER CANNON AND ACADEMY STS. (12601)
drive around on pennies
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RIEDINGER'S
ARCADE FLORIST
Say It With Flowers — And Say It With Ours
255 MAIN ST. 12601
TEL. 471-0410
Florafax
FTD

Target Street	Cross Street	Source
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MAIN ST 1963

18 Delaney Chas V jr ◎ GL4-5143
19 Barnes Lucile V Mrs ◎ GR1-7563
20 Matuk Edmund J ◎ GR1-3176
22 Yerick Edw J ◎ GL4-8736
27 McGann Eleanor K Mrs ◎ GR1-2123

12

MAHAR DR (Fairview)—From 34 Bahret av south to Inwood av

20 Manning Edwin D ◎
Manning Eliz Mrs nurse GL4-2144

17

MAIN—From Hudson River east to Junction Pleasant Valley rd and Manchester rd (Arl)

---- Sinclair Refining Co bulk plant ◎ GL2-4330
---- John Car Corp tires batteries and oil burners GL2-6635
1 Hudson River Day Line
Riverside Drive Inn GL2-9329
Front begins
20 Fish Net Restr The GL2-4960
Christiana Jerry P
25 Mike's Tavern GL2-9207
Clark Geo W ◎ GL4-4628
North Water begins

al Telephone Exchange
Thelma B. Rhea
ervice Tailored To Your Need
CALL US
GL 2-4722

KING'S COURT
A MOTOR HOTEL IN TOWN
POUGHKEEPSIE, N.Y. ON ROUTES 44 & 55

OLLIVETT'S
FLOOR
COVERING
—
LINOLEUM
ASPHALT
VINYL
AND
RUBBER
TILE
—
FLOOR
SANDERS
AND
POLISHERS
—
SALES &
RENTALS
—
838
MAIN ST.
—
TELEPHONE
471-6155
—
POUGHKEEPSIE

Schoonmaker Chapel
Globe 4-1800

MAIN--Contd

South Water begins
35 Johnson J D Co Inc plmb supplies ◎ GL2-3200
41 NY Central System passenger sta GL2-5200
NY Central System Communications Dept
Signal Dept GL2-1410
Baggage Room GL2-0680
Bridges and Building Dept
REA Express GR1-2800
VanBenschoten Motor Cab Co Inc GR1-3040
NY Central Lunch Room
Van's Cab Co Inc GR1-3040
Trainmaster's Office GL2-1320
Maintenance of Way-Track Dept GL2-2750
52 Independent Cabs GL4-6190
54 Poughkeepsie Plumbing Supply Co ◎ GL4-7100

Harris begins
Davies pl begins
85 Gannon's Tavern GL4-9308
Lindell Minnie Mrs GL4-0758
86 Blue Walter
Freeman Nathan GL4-7965
Newberry Orelia Mrs GL4-5219
88 Semour Marion
Thompson Orzo
Dixon Alex
Galimore Naomi Mrs
90 Decher Kenneth
Thomas Wilbur
Branch Jessie M Mrs GL4-6382
Edwards Carrie Mrs
90½ Vacant
91 Square Amusement Co Inc ◎ GR1-2230
92 Church of God Thrift Stores used clo
94 Memorial Cleaners (stge)
96 Brown Derby The restr & bar GL2-9165
Farley Mary
Baker Frances T Mrs
Evans Earl

S Clover begins
97 Barone Rosaria Mrs liquors GL2-0510

North Clover begins

16

98 Angelo Albert C GR1-6369
Humphrey Alida M Mrs
Trabasso Barnard
98-104 Millman's furn & int dec GR1-2060
99 Ann's Coffee Shop ◎ GL2-9205
Clover Tavern GL4-9386
100 Vacant
101 Schueler Building Specialties Co GL2-3170
Brammer Margt E Mrs GL4-6568
Simmons Madeline J Mrs
103 Burlingame's Furn Exchange GR1-1855
Burlingame Moving
Burlingame Chester M ◎ GL4-0833
Dorland Maie C Mrs
105 Butcher Boy gro & meats GR1-3190
Zani Delio ◎ GL2-4732
106 Empire Grill GL4-6310
Murphy Edw F GL2-9428
Darling Geo A GL2-1354
Ciferri Roderick J
107 Mancini Frank knives and saws sharpened ◎
108 WSC Radio Shop repr GL4-3110
Clendennen Winfield S ◎
109 DiPleco Tailor ◎ GL2-7730
Zani Lazzero GL2-0439
Kepuraitis Anthony J GL4-3414
110 Williams Chas
Mosher Mary Mrs
Parker Frank
Lanebro Mfg Co hdw GL4-2345
Ideal Shoe Repair Shop
Volino Bros A & M aluminum siding GR1-2043
111 Milianese Barber Shop
Baldassarre Ezo
Milanese Vincenzo ◎ GL2-6235
112 Edwards Russell
Pender Dorothy M GL4-2973
Stokes Raymond C
113 Scurco Antoninette Mrs GL2-4552
Balzano Frank S
Mancini Frank ◎
114 Westchester-Hudson Coat Apron Towel & Linen Supply Co Inc ◎ GL2-4545
Pender Mary Mrs
Stokes Wm
115 Dutchess Tavern GL2-9154
117 Selco Supplies Inc janitor supplies FL4-4800
Gatewood Harold
Nimmens Odell
118 Luty Bros Construction Co aluminum storm windows & siding ◎ GL4-2344
119 Vacant
121 Vacant
122 Kandel Bros Poughkeepsie Corp elec equip GL4-2180
123 Wright Sylvester GR1-7452
McKinney Alberta A Mrs
124 Jackson Thos
Reed Graydon E
Benton Julia
Twyman Jennie Mrs GR1-6890
125 Hobart Sales & Service mfrs agt ◎ GL2-3510
Freeman Robt GL4-6333
Wilmer Mary L Mrs

N Perry begins
127 A&P Food Stores
128 Lombardi Bronx Fruit Market GR1-3225
129 Vacant

S Perry begins
130 Krieger Pharmacy GL2-3240
131 Shelipsky Hyman shoes ◎ GL2-8080
Lefkowitz Rebecca Mrs
132 Mason LeRoy GL4-7481
Masten Anna Mrs GL2-3866
133 Abdoo Self Service Grocery GL2-2770
Colden Carlissa G Mrs
May Edw GL2-3143
rear Vacant
134 Pete & Jim's barbers
Mosby Grace Mrs
Starkey Joseph W
135 Chartoff's Mimi Fresh Fish Mkt GL2-4010
Merritt Salathile L GR1-4333

YOU "WOOD" BE SURE INSURED WITH WOOD
GEORGE B. WOOD, JR. AGENCY, INC.
INSURANCE — REAL ESTATE
Office GLobe 2-1500 — PHONES — Residence GLobe 2-0532
4 CLINTON SQUARE POUGHKEEPSIE, N.Y.

MAIN--Contd
136 Nicholis Marie Mrs © plmb supplies GL2-8632
Mauro R Salvatore GL4-7047
137 Main St Live Poultry Market GL4-9750
Watson Louis
Brown Longie
Butler James
Nelson Amelia Mrs
138 Sherman Fredk T GL2-7454
Edwards Moses GR1-7771
139 Roig Chester A vet surgeon GL2-8180
140 Neighborhood Services Organization
Bennett Harry GL4-5756
Lennox Beatrice Mrs GR1-3141
141 Tia Juana Billiards
142 Vacant
143 Johnson J P GL4-1281
Johnson James Gl4-2153
Collins Estelle Mrs
143½ Vacant
144 Dutchess Glass Co Inc GL2-3900
145 Self Service Laundry
Kowalewski Chester J GR1-7823
146 Tocci Bridget Mrs used furn GL2-7986
Lattin Clarence M GL4-1867
Rider Oliver J GL2-4821
147 Sharpe Mary E Mrs
148 Glenn Raymond jr
149 Johnny's Food Market gro & meats GL4-9172
Fennell Ethel Mrs GL4-2558
Hembreck Edw C
Ellis Alf W GR1-3582
150-152 Dutchess County Motor Vehicle Bureau GL2-0130
Dutchess County Home Extension Service GL2-0170
151 Vacant
151½ On Hong Wong hand lndry GR1-2948
153 On Hong Wong ©
Levine Louis used mdse
Nador Jos
155 Christie Raymond
157 Albano's Wine & Liquor Store GL2-4240
Raymo Jas E GL4-8105
Veach Earl
159 Tony's Restaurant GL4-9385
Cerzosimo Antonio ©
Eginger Geo FL5-9756
161 Vacant
163 Vacant
164 Vacant

15

N Bridge begins
S Bridge begins
173 Prudenzano Albert
Montano Frank
174 Reliable Furn Store GL2-8600
175 White Tile Restr The GL2-9865
176 Rock David Paper Co GL2-6970
Hammond Calvin
Bronson Betty Mrs
Hill Harold
178 McClinton Henry
179 Capitol Bakery GL4-2260
White Albert
180 Standard Distributors dry goods whol GL2-5050
Ostrom Geo W GR1-4439
181 Monte Carlo Restr GL4-9392
Walazek Edw
182 Heiman Pauline Mrs used clo
Middleton Nellie
184 Standard Distributors Storage
Lane Wm
Ouimette Ernest J
Lubitz Ida Mrs GL2-8709
185 Poughkeepsie Blouse Corp GL2-2170
186 Canter Sarah Mrs © men's clo GL2-6460
Marioni Gerado
187 Morrison Frank H GL2-8441
Brant Lena K Mrs
Whitney Chester H
Menk Jos
187½ Healey Nora
188 Virgilio Philip
188a Tony & Phil's Barber Shop GR1-1640
189 Kronberg Esther used clo
DeAngelus Philip J GL4-7529
Heisler Jean E Mrs
191 Jaeger Printing Co © GR1-0890
192 **Harris Hall Apartments**
Apartments:
1 Vacant
2 Vacant
3 Canter Louis GL2-6312
4 Vacant
5 Vacant
6 Mosher Chas E GL2-3956
7 Stamberger Ferdinand
8 Kaiser Ethel V GL4-1117
9 Vacant
10 Heitmann Frank GR1-7032
11 Vacant
12 Flavin Wm E GR1-5049
Vassar begins
193 Vassar Bros Home for Aged Men © GL4-7410
194 Jennings M Winifred Mrs GR1-6612
Burke Frank A GL4-6314
196 Davis Mattress Mfg Co GL2-4530
Freeman Gerald GL4-6735
Brown Kenneth L
197 Johnson Charlotte E Mrs
Hines Alf
Cave Marion D Mrs
Lyons Annie R Mrs
198 Vacant
199 No Return
200 Smith Benj
201 VenTriglia Laura
Bagley Richd
202 Western Union Repair Shop
Crouch Margt A GL2-4447
Yaun Yuen Lim
Ashline Margt Mrs GR1-5822
Warren Frank
Seccihia Helen Mrs
203 Levine Ida Mrs used clo © GR1-3593
LaManica Gertrude
Morrison Patricia
Wing Marjorie
Brown Ray
Daly Austin
Crum Wm H
203½ Poughkeepsie Hardware GL2-7270
204 Joe's Variety Store
Yerger Raye L Mrs
Nuccitelli Anthony © GR1-2680
Meyer Julius
Emmett Geo

USE THE ALPHABETICAL SECTION TO GET COMPLETE INFORMATION ON A PERSON OR FIRM

P. S. POTTER & SONS, INC.
—
CHEVRON FUEL OIL
CHEVRON GASOLINES
GOODYEAR TIRES & ACCESSORIES
HEATING CONTRACTORS
24 HOUR BURNER SERVICE
PLUS TRIPLE S BLUE STAMPS FOR HOME CONSUMERS
PROSPECT ST.
POUGHKEEPSIE
N. Y.
Tel.
452-8900

Who Sells It?

Is Answered by the Classified Business Lists in this Directory

GRAHAM AGENCY Inc.
—•—
ALL FORMS OF
INSURANCE
Since 1910
—•—
Tels.
GLobe 2-8710
GLobe 2-8711
7 NEW MARKET ST.



C & E CONSTRUCTION
INCORPORATED
EXCAVATION BY RENTAL OR CONTRACT
BUILDERS OF PRIVATE ROADS SWIMMING POOLS SEWER AND WATER LINES
88 NORTH BRIDGE ST. PHONE GLobe 4-2820, NIGHT PHONE GLobe 4-5632

MAIN--Contd
205 Mid-Town Grocery GL2-3640
Apartments
1 Travis Wm
2 Henry Geraldine Mrs
3 Lewis Helen Mrs
4 Curry Eddie
5 Washington Boyd
6 Mincey Simon GR1-5019
Street continued
206 Balco Furniture Co Inc GL2-6320
Apartments
1 Deardean Harold
2 Stone Chester
3 Vacant
4-5 Whiteley Clifton L GR1-2606
6 Krom Walter
Street continued
209 Harmon Printing House © GR1-3410
210 **Two Hundred Ten Main St Inc Apartment Building** GL4-3092
Apartments:
1a Price Frank
1b Melzer Lawrence E GL4-7796
1d Serino Sophie Mrs
1e Dool Charlotte R
1f Dalia John GL2-8973
1g Katz Louis GR1-2381
1h Mullen Ruth C Mrs GL4-9424
1j Gurney Robert S GL4-6294
1k Busse Mary Mrs GL2-5649
1m Freedman Harry
1n Donohue Clara Y Mrs GR1-7373
2a Rhodes Gladys M GR1-2354
2b Lindstrom Anne
2d VanWyck Ida V GL4-4388
2e Rhodes Julia Mrs GL4-2398
2f Fitzhenry Agnes GL4-1947
2g Cotter Ethel A GL4-7875
2h Knox Ruth GL4-5876
2j Williams James R GR1-0715
2k O'Neill Jas F GL4-0912
2l Hawk Earl S GL4-4687
2m Andrus Hilda Mrs GL2-1505
2n Clearwater Harold
3a Clark Rose C GL2-5619
3b Buonaiuto Michl GL2-3354
3d Ringwood Althea Mrs
3e Jones Eliz F Mrs GL2-1021
3f Hanaburgh Alva H GL4-4219
3g McCaffrey Eug A GL2-4928
3h Caven Minnie E GL2-2662
3j Tarantous Gladys Mrs GL2-5712
3k Solomon Tobias GL4-3373
3l Lybolt Agnes Mrs
3m Holzer Betty Mrs GL4-8138
3n Hill Ida Mrs GL4-7108
4a Belons Harry
4b Pfughoeft Edwin W GL4-2104
4c Woolston Elsie J Mrs GL2-4347
4d Robinson Helen
4e Vandewater Edith Mrs
4f Kopser Anne Mrs
4g Laufersweiler Geo GL2-7532
4h Kober Eliz F Mrs GL2-1975
4j Polhamus Eliz T GL2-6551
4k LoGuidice Josephine K Mrs GL4-5245
4l Griebsch Kath S
4m Murphy Margt M GL4-2487
4n Nador Josephine G GL4-8359
Street continued
211 Newport Barber Shop
Cabrel Ernest
Elting Clarence GR1-6877
Walker Lawrence
Ellis Wm
213 National Cafe GL2-9303
Brown Wm E
Duncan Willie F
Davis Harold
Green Charles
215 Robbins Fruit Co fruit and veg whol GL2-4280
Fulton Jas
Ellis Harrison
Parker Millie
Hinton Rebecca M Mrs GR1-4349
Davis Calvin C
Goggins Eug W GL4-2512
215½ Mizell's Barber Shop
216 Salvation Army Citadel © GR1-1210
Ladd Robt
217 Four Seasons Restr GL4-9253
218 Morgan Fuel & Heating Co Inc GL2-1800
rear Morgan Fuel & Heating Co Inc whse
219 Borges Anna
Curry Louis C
Hunter Theo R
220 **Apartments**
3 Martin Mary A Mrs GR1-5945
4 Munson Gertrude Mrs GL2-4514
5 Jones Hazel P Mrs
6 Ryan Florence D Mrs
7 Rivenburg Alice M Mrs
8 Vacant
9 Lake Howard
10 Vacant
11 Vacant
12 Vacant
Street continued
221 Twentieth Century Tavern GL2-9108
Curry Louis C GL2-6175
Palmer Dorothy
222 Vacant
rear Vacant
223 Westchester Restr & Bar Supply Inc GL4-6420
223 State Wine & Liquor Shop GL2-3080
Washington begins
224 **Strand Apartments**
Apartments:
1 Fredenburg Robt
1a R&R Constn Co GL2-3444
Reeder Delbert C CL2-3444
1b Wasner Robt GL4-0861
2 Drumgould Kath Mrs GR1-5064
2a Claycomb Roy E GL4-4626
2b Delaney Nellie J GL4-0427
3 Lysenko Anna GL4-6841
3a Vacant
3b Bender Eliz GL4-0838
4 Lane Violet GL4-7645
5 Robinson Margt Mrs GL2-1472
6 Perkins Luella Mrs GR1-5358
7 Truitt Rosemary Mrs GL2-2181
8 Fenner Phoebe Mrs
9 VanDe Mark Ella Mrs GR1-4183
10 Corey Wm L
11 DeGarmo Emma Mrs
12 Smith Inez GL2-5962
14 DuBois Jennie Mrs GL4-3799
15 Dickinson Josephine F GL4-7968
16 Diaz Marie A Mrs GR1-0426
17 Dobler Lillian M
18 Smith Charlotte
19 McGarrell Patk F
20 Holden Anastasia Mrs GL4-8067

Target Street	Cross Street	Source
-	✓	Polk's City Directory

N PERRY ST 1963

Lindbergh pl north to VanWagner rd (Arl)

6 Russo Ciro © 454-1030
8 Cioffi Thos C © GL4-1848
10 Duncan Grace E Mrs GL4-7425
12 Halstead Jos F © GL4-1383
14 Zirnis Elmar E © GL4-2358

16

PERRY NORTH—From 131 Main north to 166 Mill

3 Whittaker Natalie Mrs GR1-2074
6 Johnson Columbus GL4-3494
7 Williams Robt © GR1-7087
8 Baker Essie M Mrs
9 Gibson Saml L
Hawkins Lulena Mrs
10 Duke Alfonso © GL4-6353
12 Kusler Wm
15 Poughkeepsie Live Poultry Market GL4-6150
16 Calhoun Jeanette Mrs
Kopecky Franz GL2-4315
Kugler Wm T
18 Lawrence Nancy Mrs
Skinner Charles
20 Cherry Hollis E
Vaughan Clyde
Gridiron Virginia Mrs
21 Borden Ice Cream Co The © GL4-2900
22 Holmes Anna M Mrs GL4-7725
Munn Chauncey L © GL4-7725
24 Singleton Jas W © GL4-8879
Howard Anna L Mrs
26 Pittman Virginia Mrs ©
Kahn's Max Sons hides GR1-0490
28 Alford Charlenia Mrs GL4-7827
Morris Lons
Thomason Robt L ©
30 Hankerson Harvey © GR1-5369
Hankerson Warren GL2-8438
32 Thompson Fredk GR1-1571
Lee Edw Rev
34 Jacobs Geo ©
35 Panessa Pasquale © GR1-2992
Amato Rose Mrs GL4-8827
Panessa Pasquale jr ©
Lane Robt S
35½ Vacant
36 Robert Hoke
Cooper Gussie Mrs GR1-2218
37 Cropp Lawrence H
38 Williams Oscar
Grimes David
Williams Walter
39 Vail Ellen Mrs
Clemens Paul
40 Jones Minnie Mrs ©
Gray Ollie J jr
41 Johnson Bishop ©
Hopgood Addison ©
42 Stevens Benj
Duncan Raymond
Goode Sheila
43 Roger Viola Mrs GR1-6884

20

PERRY SOUTH—From 128 Main south to 157 Union

1 Weber Louis E © GL2-3240
Buckley Ann E Mrs GL4-2561
2 Boyer Wm F GL4-0374
4 Newman's Auto Body Works Inc ©

Who Sells It?
Is Answer by the Classifi Busines Lists in this Directo

PLANNI

TO MOV
Call
ROI
MOVE
Your North Ameri Van Lines Agent
HUDSO VALLEY' LARGES
ANYWHE IN THE U. S OR 47 FORE COUNTRI
Phone
GRov
1-41
THE ARE

Target Street	Cross Street	Source
✓	-	Polk's City Directory

MAIN ST 1948

19 Barnes Lucille V Mrs ◎ 1
20 Adler Albert M ◎ 4 🔔1044
22 Hansman Freda E Mrs ◎ 2 🔔3766-W
27 Vacant

MAIN fr Hudson River east to Junction Pleasant Valley rd and Manchester rd (Arl)

0 Sinclair Refining Co bulk plant 🔔1211
1 Vacant
3 Hudson River Day Line 🔔1173
Front st begins
20 Talbot Jas F restr ◎ 3 🔔1524
25 Myer's Clam Tavern 🔔3732
North Water st begins
South Water st begins
35 Johnson J D Co Inc plumbing supplies 🔔962
rear Feuer Transportation Inc 🔔782
40 Daughton Jennie L Mrs ◎ 1 🔔5350
41 N Y Central System 🔔6474
W U Tel Co
Emmett Louis shoe shiner
Union News Co
Railway Express Agency Inc
12

Target Street	Cross Street	Source
✓	-	Polk's City Directory

MAIN ST 1948

Home Owned and Home Operated

Luckey, Platt & Company

WOMEN'S AND MISSES' CLOTHING
•
MEN'S FURNISHINGS
•
GIFTS
•
YOUTH CENTER
•
FURNITURE
•
APPLIANCES
•
HOUSE FURNISHINGS
•
LINENS
•
FUR SALON
•
BEAUTY SALON
•
CAFETERIA
•
PHOTOGRAPHER
— • —
MAIN and ACADEMY
PHONE POUGHKEEPSIE
2500

41 Main St—Con

Building—Con

VanBenschoten Motor Cab Co Inc ⏃1220
Van's Cab Co Inc ⏃1221-1220
Union News Co Restaurant
52 Independent Cabs ⏃347
53 Lumb Woodworking Co Inc ⏃1670
54-58 Poughkeepsie Plumbing Supply Co ⏃2816
Harris st begins
62 Urban John S furn rms ◎ 5 ⏃6092-W
64 Crevino Jos ◎ 4
Romeo Chas 3
65 Epstein Louis leather goods ⏃3377
Rinkle Angie Mrs 5 ⏃7119-R
Sullivan Mary Mrs 3
67 Rinaldi Louis restr ◎ 5 ⏃327
85 Central Tavern ⏃6642
Talaber Rose Mrs 3
Talaber Stephen 3
Davies pl begins
86 Mackey Thos H 6 ⏃2302-J
Miller Chas J 5 ⏃4145-W
Noll Vera ◎ 4 ⏃6659-J
87 Vacant
88 Cary John 3
Higgins Robt W 5 ⏃7336-J
Perry Jas D 3
Sicolo Frank V 3
Square Amusement Co ⏃5710
90 Smith Raymond 6
Heinze Chas H 5
Burke Frank A 3 ⏃7130-M
Vitelli Jos L 5 ⏃4145-J
92 Gloede Signs
Gloede Robt neon signs
94 Storage
96 Brown Derby The restr ⏃2911
Beltran Germain 2 ⏃1824
Higgins John J 4 ⏃6659-M
Severino Jas T 4 ⏃2302-W
Olivo Louis 3 ⏃6659-W
N Clover st begins
S Clover st begins
97 Barone Rosaria Mrs liquors ⏃794
98 Millman Jos 2
Millman Rose Mrs paints ⏃5674
Palumbo Frank 4

Building—Con

Humphrey Alida M Mrs 1
Pisanelli Victor M 5 ⏃1981-J
99 Washburn Robt P cigars ⏃1177
Clover Tavern
100 Broas Raymond 4
Veach Bertha M Mrs 2
100½ Vacant
101 Jimmies Luncheonette
Pagano Jas 4 ⏃4639-W
Mollica Patk F 4 ⏃2213-J
Pagano Salvatore ◎ 5
102 Callaghan Alice Mrs 8
Burlingame Margt S second hand furn ⏃2634-J
Goldberg Anna Mrs 2
Lawrence Thos 4 ⏃1914-W
103 Guglielmo Antoinette Mrs drsmkr
Guglielmo Giuseppe 3
104 Thomas Jas 9 ⏃7103-J
Chief Electronics Inc ⏃7300-7301
Benjamin Jos I 5
Empert Eliz Mrs 5
105 Zani's Al market ⏃2055
106 Empire Grill ⏃1801
Murphy Edw F 4
Chippini Theresa S Mrs 3 ⏃1981-M
Matuk Anthony 4
107 Scarlata Jos barber
108 Palmer Chester confr 2
Hampe Pearl A Mrs 5
109 Dorland Marie C 1
DiPleco & Son ⏃5148-W
Burlingame Chester M 5
110 Flewelling Reginald H hdw specialties ⏃593-M
Martin Eva Mrs 1
DeFrance Ralph R 4
Dellolio Margt Mrs 4 ⏃1914-J
111 Mancini Frank meats ◎ 2 ⏃4782
Matruple Paul 3
112 DelForno Barney F shoe repr
Morris Ella M Mrs 6 ⏃1981-R
Rollins Eleanor Mrs 3 ⏃7103-R
113 Scurco Peter 4 ⏃7104-J
Zani Robt 3
114 Westchester-Hudson Linen Supply Co ⏃3575
Dewey Ida Mrs 3 ⏃7103-W

Luckey, Platt & Company

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MAIN ST 1948

IN THE HEART OF DUTCHESS COUNTY

N. Y. CITY OFFICE

R. B. ERHART - REALTOR

Farms — Country Homes — City Properties

919 MAIN STREET POUGHKEEPSIE, N. Y. TELEPHONE 5511

BACU ICE, INC.

ICE

Wholesale and Retail

ICE Cold

COLD STORAGE

—

FREEZER

FROZEN FOOD LOCKERS

•

33-35 HIGH ST.

PHONE 3840

114 Main St—Con

Building—Con

Johnson Charlotte Mrs 7 △2636-M
Johnson Nelson M 10
115 Dutchess Tavern △3233
117 Thorne Grace L Mrs 2
VandeMark Kenneth M 4
118 Poughkeepsie Auto Slip Covers △5724-M
Shanley Frank E 6 △1077-R
Burger Harry 6
Rodack Florence Mrs 3
rear 118 Vacant
119 Ostrom Geo W 5
Ferrara Jos, 2d hand furn
Meddaugh Theron W 4
Smith Edw 4
120 Volino Fernando A carp contr
122 Norman Rose Mrs gro △6335
Stanton Raymond H pntr
Greco Saml 3
Ferris Steph D 5
DeFrance Frank 3
Shay John 5 △6947-J
123 Melito Jos S 3
Rogers Jennie E 4
124 Benjamin Walter I electrical contr 3 △1940
Empert Stephen 5 △6947-W
Mosher Mary
Ostrander Arth
Sherow Clarence
125 Saratoga Tavern △1915
Dangerfield Thos 3
Wetmore Katharine T ◎ 1 △2213-M

N Perry st begins

127 Gt A & P Tea Co The
128 Lombardi Bronx Fruit Market △2561
129 Belmont Dominick N cigars
Ruffini Vincent shoe repr ◎ 1
Nameth Louis 7

S Perry st begins

130 Krieger Ida F W Mrs drugs △1690
131 Shelipsky Hyman shoes ◎ 3 △958-M
Lefkowitz Harry 2
132 Moss' Bargain Center △7505-J
132 Steen Fred 2
Masten Anna Mrs 4 △7102-J
133 Abdoo Jos gro △3041
Hewitt Florence M Mrs 2 △895-J
Moseby Frank 2
rear Calhoun Danl 1
134 Pete & Jim's barbers
Kortright Alf F 8
Merritt Vera Mrs 5
135 Delicious Macaroni Factory
Riccobono John 2
136 Nicolis T & Son plumbing supplies △6410

Building—Con

Nicolis Anthony ◎ 5
Pasquarelli Pasquale 4
137 Arico Anthony J 1
Guglielmo D & Son gro △5448
Lowery Michl J 5
Holt Anna M Mrs 3
Smith Lillian Mrs 6
138 Sherman Fredk T 3 △7102-R
Bennett Harry 5 △1143-W
Lennox Jas 5
Loeser Wm 4
139 Roig Chester A vet surg △401
Guglielmo Dominick 5
140 Lazar Louis variety △2494-J
141 Selco Janitor Supplies & Paper Co Inc △6021
141½ Vacant
142 VanNosdall Wm 2 △1914-R
Brink Chas E 6
143 Plastic Heat Sealing Co △2-6568-M
Cole Chas F 13
Brown Thos 4
Morrison Wm M 8
Shook Wesley E 6
144 Rubin Glass & Mirror Co △7180-7181
145 Vacant
146 Tocci Bettie Mrs second hand clothing 1 △6919-R
Lattin Clarence M 4
Rider Oliver J 4
147 Vacant store
148 Schlude's Geo Sons furn and funeral directors △368
Weber Wm 3
Zimmer Minnie 3
149 Western Meat & Poultry Mkt △5218
Armano Jas 2
Janendo John 4
Perini Oreste 5 △7101-M
Saricelli Genaro 7
151 Savoy Restaurant △2233
151½ Kew Lee Indry
153 Clark Blanche Mrs 1
Abdoo Jos 2
Blaufarb Max A gro △5899
154 Spinelli Anthony fruit △3854
Mason LeRoy 2
Pattcy Jos M 3
155 Village Tavern Restaurant △6626
Adams Sterling 2
156 Felice Philip 6 △7103-M
Gunsalus Geo C 2
Kirchner C & O meats △140
157 Albano's liquors △3880-W
Richmond Vernon Mrs 4
Whaley Wm 2
158 Chambers Julian A 4 △337-M
159 Venezia Italian Restaurant △4355
Cerzosimo Antonio ◎ 6
DiRocco Jos V

Target Street	Cross Street	Source
✓	-	Polk's City Directory

MAIN ST 1948

VAETH AND VAETH

General Accounting and Audit Company

36 NEW MARKET ST. **TELEPHONE 7710**

160 Haber & Son bicycles and children's furn ⏃1920
Haber David ⓒ 4 ⏃1920
Devine Wm J 4 ⏃6947-R
161 Lawrence Melvina 3
Chapman Edw W 5
Elletson Saml C 3
162 French Cleaners & Dyers
162½ Popular Smoke Shop ⏃6119
Bonahue Thos C 2
163 Italy Commercial Co gros
164 Neustat Sol drugs ⏃593-W

N Bridge st begins
S Bridge st begins

172 Vacant
173 Taub David dry gds ⏃462-R
Mastrocinque Jos 4
Peattie Maurice F 2
174 Reliable Furniture Store ⏃7400
175 White Tile Lunch ⏃6297
176 Rock David whol paper ⏃19
Dimsey Geo L 2
MacAuley John 2
Robinson Clayton 3
Sickler Earl 2
178 Standard Distributors Inc paper ⏃6868
Bilyou Richd N 4
Smith Harold 11
179 Capitol Bakery ⏃4577
Pizzard Saml 4
Tiano Jos J 2
180 Heddricks Avrilla Mrs 6
181 Tudor Grill ⏃7736
Cady Elijah A 3
Ranco Michl 2
182 Heiman David tailor 2 ⏃5238-J
Kelly Anna Mrs 2
Seaman Geo B 2
184 Stein Sarah Mrs 1 ⏃4074-M
Martin Wholesale Co dry gds ⏃6446-W
Phillips Ann Mrs 1 ⏃1405-J
Palen Roy 2
Eckert Geo W 2
Wilson Harriet Mrs 1
185 Poughkeepsie Blouse Co Inc ⏃336
186 Canter Harris men's furnishings ⓒ 6 ⏃854-W
Andreakos Jas 3 ⏃1405-M
187 Blackburn Jas K 3
Marazino Marie Mrs 2
rear Vacant
188 Repino Vincent shoe repr
Virgilio Fannie Mrs ⓒ 4 ⏃1405-R
188a Virgilio Anthony barber
189 Casimero Casimer 6
Mahoney John 9
190 Vacant
191 Jaeger Printing Co ⏃310
192 Beal Wm G 3 ⏃7135-R
Herman Fred H 2
Feeney Robt P 3 ⏃7135-J
Caston Leo 2 ⏃846-M
Goldberg Jacob 2 ⏃1887-J
Goodman Franklin 2
Gorton Jack 3
Meyn Albert W 2 ⏃7135-M

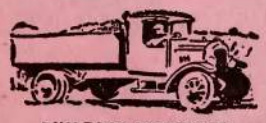
Vassar st begins

193 Vassar Bros Home for Aged Men ⏃1706
194 Morgan Edw V 2
Salvato Jos A 2 ⏃846-W
Schlimmer V Eug 2
Scheliga Jos M 3 ⏃7311-W
Turner Forest 2 ⏃846-R
196 Davis Morris A mattress mfr ⏃3609
Kronberg Carl 4 ⏃1887-R
Marra Clara Mrs 2 ⏃3782-R
197 Willard Music Co ⏃3873-J
Coon Wm 1
Haupt Sophie K Mrs 2
Dow Mabel A Mrs 2
Simpson Wm 1
198 Joe's Variety Store
Marcus Jas ⓒ 5 ⏃846-J
Malloy Lawrence F 2
Colacicco Frank 2
199 Vacant
200 Gold Seal Bakery ⏃7219-J
Michaels Abr 4 ⏃7135-W
Michaels Isadore 6
201 Caffe Aurora confr ⏃3485
Strippoli Paul 1
Buschbaum Geo 3 ⏃6069-J
Nelson Clew Mrs 2
202 Halstead Cath Mrs used clothing
Bilcheck John jr 3
Cohen Beatrice Mrs 1
Price Kath Mrs 3
Treshnell Harry 3 ⏃7135-M
Demkosky Julius 3
203 Peterson Carl 2
Streichert Henry 4
Barbieri Louis mattress mfgs ⏃968-W
Levine Louis J second hand clothing 3 ⏃5329-J
203½ Vacant
204 Mid-Hudson Painting Co ⏃5636-W
Felter Emeline Mrs 1 ⏃3782-W

MITCHELL FURNITURE CO.

Everything To Furnish The Home

387-391 MAIN
PHONE 2384



BUILDING WRECKERS

POUGHKEEPSIE WRECKING CO.

Phone 3672 NEW and USED Phone 3672
BUILDING MATERIALS **LUMBER** PLUMBING SUPPLIES
11-19 MANCHESTER ROAD, at Cor. Pleasant Valley Road

MAIN ST 1948

SERVICE IN HIGHLAND AND POUGHKEEPSIE — FARMERS MILK CO. BRANCH

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Join Our SPIT AND WHITTLE CLUB

Lumber

EVERETT R. DAVIS

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Lumber and Building Supplies

•

ROUTE 31
Arlington Siding

PHONES
4130
4131



204 Main St—Con
Building—Con
Burke Edw P 2
Heller Faye Mrs 4
Hubbard Robt J 2

205 Lynch Kathryn E 8
Whalen Gertrude F Mrs 5
Slater Mary L nurse
Mid-Town Grocery ♁4324

206 Royal Cleaners & Dyers ♁462-J
Schneider Albert 4
Weber Wm 7

207 Vacant

209 Drew Calvin C 2 ♁2551-M
Printing House of Harmon ♁6660
Englehardt Mary 1

209½ Vacant

210 **King's Apartments** ♁3939-R
bsmt Yemiz Louis 2 ♁3939-R
*1*A Price Nettie Mrs 3
*1*B Gilleran Gertrude M 1 ♁7056
*1*D Soricelli Nicholas 2
*1*E Keenen Hugh J 2
*1*F Alulis Jennie V 1
*1*G Brown Harry D 4
*1*H Terwilliger Oliver 2 ♁2446-M
*1*J Dalsimer E Margt Mrs 2 ♁2049-M
*1*K Yousey Wm C 3
*1*L Triller Ernest D 3 ♁2727-J
*1*M Bourgoise Eliz E 1
*1*N Burke Frank J 4
*2*A Davis Louis 3 ♁2224
*2*B LaReau Eliz Mrs 3 ♁4154-M
*2*E Murray Irene K Mrs 3 ♁2235
*2*F Meddaugh Wm J 2 ♁2727-R
*2*G Maure Douglas 2 ♁6095-M
*2*H Mahler Sadie Mrs 1
*2*J Brezinski Louise Mrs 3 ♁6095-W
*2*K Kennedy Kath A 2 ♁817-J
*2*L Wigg Cath C Mrs 2
*2*M Bennett Robt 2
*2*N Blass Ronald C 2 ♁708-W
*3*A Vullo Jos 2 ♁2049-R
*3*B Belton Mary E I 1
*3*D Donnelly Alma M 1 ♁2049-J
*3*E Spielman Azella Mrs 2
*3*F Campion Wm J 2
*3*G Victor Geo 3
*3*H Caven Minnie E Mrs 1
*3*J Tarantous Richd 2 ♁4154-J
3K Solomon Tobias 2 ♁6512-M
*3*L Straley Jas E 2
*3*M Holzer Isaac 2 ♁609-JR
3N Hutchings Durward E ♁3 ♁7171-J
*4*A Maginnis Wm G 2 ♁2646
*4*B Pflughoeft Edwin W 2 ♁3777-R
*4*C Woolston Howard F 2 ♁3777-J
*4*D Hotaling Brenda O 1 ♁6095-J
*4*E Cochrane Cecilia S Mrs 1 ♁708-J
4F Miskovitz Frank J 3 ♁2727-M
*4*G Laufersweiler Geo 2 ♁5676
4H Cotter Cornelius 2
*4*J Sands Wm J 2 ♁1236-M
*4*K Bradshaw Ethel D Mrs 1 ♁2446-W
*4*L Whalen Vincent P 3 ♁3968
*4*M Murphy Margt 2
*4*N DelRoss Edw 3 ♁6512-W

211 Saricelli Jerry confr

213 National Cafe ♁4185
Bush Anna D 2
Gernaro Tony 2
Rexhouse Wm 1

215 Roedell Jos K 3 ♁2028-M
Westchester Restaurant & Bar Supply ♁422
Biszick Alex 3
Burke John J 2
Campbell Danl W 5 ♁1427-J
DeCheck Jack J 7 ♁2848-J

216 Salvation Army Citadel ♁4224
Daniels Walter 2 ♁4224

217 Mike & Henry Restaurant ♁5939

218 Morgan Ice & Fuel Corp ♁1719

rear Vacant

219 Dee Dee Outlet
Hubbard Alice D Mrs 1 ♁2848-W
Judd Christian 2

220 Lutsky Barnett men's clo 1 ♁5257-J

Apartments
apt *3* Lutsky Barnett 2 ♁5257-J
4 Munson Gertrude Mrs 1 ♁3583
5 Maxin Philip A 2
6 Kirk Eliz Mrs 2 ♁7562-W
7 Morello Jos 2
8 Levinsohn Mose 1 ♁2184-W
9 Gunsch Chas H 3
10 Pignone Ralph 1
11 Barringer Margie R Mrs 1
12 Benedict Frank R 4

Little Washington st begins

221 Twentieth Century Grill ♁1095
Cross Mary E Mrs 2 ♁1479-W
Marlin Edbert C 2
Schwartz Tillie Mrs 1

222 Poughkeepsie Music Shop Studio ♁2312

rear Storage

222½ Vacant

223 Green's Tillie Corrective Shoe Shop
State Wine & Liquor Shop ◎ 3 ♁3737

Target Street	Cross Street	Source
-	✓	Polk's City Directory

N PERRY ST 1948

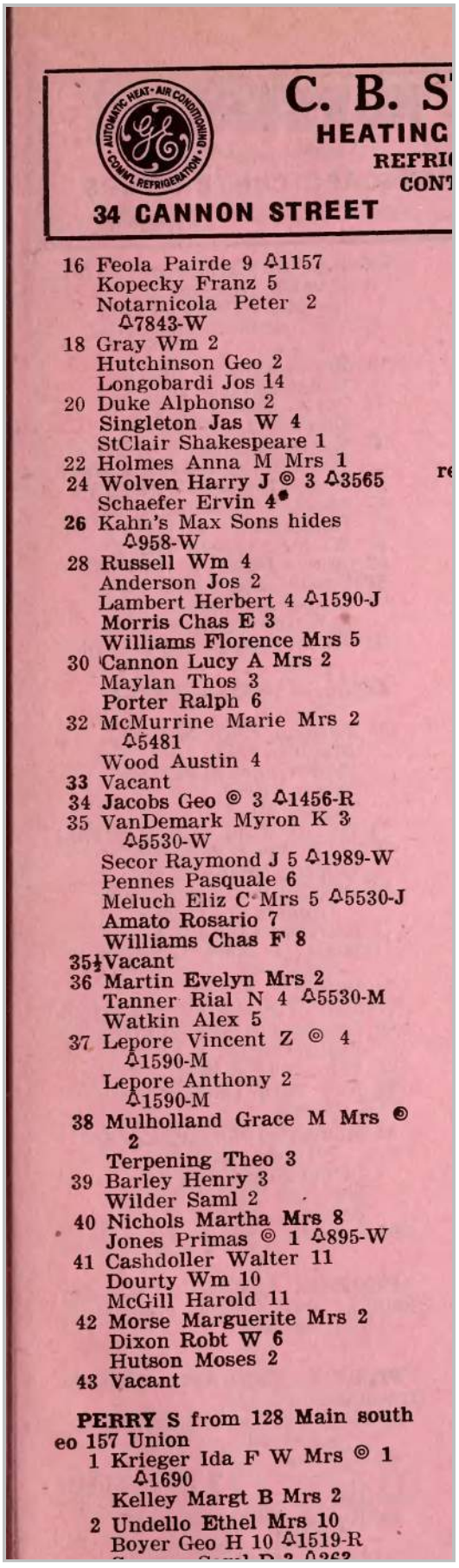
Pfetsch Geo © 1 🔔1009-W
ss Portman Henry N © 4
🔔363-W
ns Waldgreen Lillian H © 1
🔔2673-J

PERRY N from 131 Main north to 166 Mill

3 Velie Mary E Mrs © 1
🔔895-R
Lane John J 2
Molt Henry J 8 🔔895-M
6 Biscardi Peter 5
Tolson Jas E 2 🔔7840-J
7 Guido Leonard 3
Decker Albert 4
McQuade John 5
Roe Geo F jr 2 🔔7841-J
7½ Vacant
8 Merritt Stanley 9
9 Cimorelli Aug 6
10 Ladzinski Frank J 2
12 Royal Modesta Mrs 3 🔔7843-M
Taylor Bertha Mrs 3
14 Williams Fate 3 🔔7031-W
Freeman Robt 3
15 Poughkeepsie Live Poultry
Market 🔔552

Target Street	Cross Street	Source
-	✓	Polk's City Directory

N PERRY ST 1948



C. B. S
HEATING
REFRI
CON
34 CANNON STREET

16 Feola Pairde 9 ⏃1157
Kopecky Franz 5
Notarnicola Peter 2 ⏃7843-W
18 Gray Wm 2
Hutchinson Geo 2
Longobardi Jos 14
20 Duke Alphonso 2
Singleton Jas W 4
StClair Shakespeare 1
22 Holmes Anna M Mrs 1
24 Wolven Harry J ◎ 3 ⏃3565
Schaefer Ervin 4
26 Kahn's Max Sons hides ⏃958-W
28 Russell Wm 4
Anderson Jos 2
Lambert Herbert 4 ⏃1590-J
Morris Chas E 3
Williams Florence Mrs 5
30 Cannon Lucy A Mrs 2
Maylan Thos 3
Porter Ralph 6
32 McMurrine Marie Mrs 2 ⏃5481
Wood Austin 4
33 Vacant
34 Jacobs Geo ◎ 3 ⏃1456-R
35 VanDemark Myron K 3 ⏃5530-W
Secor Raymond J 5 ⏃1989-W
Pennes Pasquale 6
Meluch Eliz C Mrs 5 ⏃5530-J
Amato Rosario 7
Williams Chas F 8
35½ Vacant
36 Martin Evelyn Mrs 2
Tanner Rial N 4 ⏃5530-M
Watkin Alex 5
37 Lepore Vincent Z ◎ 4 ⏃1590-M
Lepore Anthony 2 ⏃1590-M
38 Mulholland Grace M Mrs ◎ 2
Terpening Theo 3
39 Barley Henry 3
Wilder Saml 2
40 Nichols Martha Mrs 8
Jones Primas ◎ 1 ⏃895-W
41 Cashdoller Walter 11
Dourty Wm 10
McGill Harold 11
42 Morse Marguerite Mrs 2
Dixon Robt W 6
Hutson Moses 2
43 Vacant

PERRY S from 128 Main south
eo 157 Union
1 Krieger Ida F W Mrs ◎ 1 ⏃1690
Kelley Margt B Mrs 2
2 Undello Ethel Mrs 10
Boyer Geo H 10 ⏃1519-R

Target Street	Cross Street	Source
✓	-	Polk's City Directory

MAIN ST 1942

LOOCKERMAN AV—From 12 Platt south to Yates blvd

2 Burnes Frank X ◎ 4 △5072
3 Stephens Saml C ◎ 5 △4187
4 Roberts Bertrand E 4 △798R
6 Osborne Fred B ◎ 2 △1465
7 Sterling Graham L ◎ 2 △4349
8 Schwartz Edw A ◎ 7 △3358

Adriance av intersects

13 Zook Henry M 5 △3979
14 Swift Theo V K ◎ 4 △4262
15 Marsh Clifford M ◎ 2 △4865
16 Hasbrouck Ross civil eng ◎ 3 △4007
17 Farmer John R ◎ 3 △6041
19 Knowles Fredk W 2 △4126
21 Poucher Franklyn J ◎ 5 △3511

Barnard av intersects

24 Tongue Donald G ◎ 6 △1429

Willow Bend begins

W Winding rd intersects

25 Hartshorn C Burton ◎ 5 △3567
26 Purcell Thos F ◎ 3 △1045
33 deCordova Noel ◎ 5 △4475J
38 Benson Harold A J ◎ 6 △3831
39 Bradley Steph R ◎ 6 △4933
40 Nye Lloyd M ◎ 3 △2514
45 Keyes Danl M ◎ 2 △5287
48 Myers Margt E Mrs ◎ 5 △698
49 Feldsine Wm C ◎ 5 △5863

LOWN COURT—From 57 Forbus south to 27 College av

3 Wolpe Harry ◎ 5 △5024
5 Stokham Burton I 2 △2121
7 LaDue Geo I ◎ 5 △5231
9 Pawling John D 5 △5376W
10 Cassese Chas J 4 △2458
11 Reick Gerald S 3 △6189
12 Kaman Frank J ◎ 3 △4397
13 Matteson Harry D 3 △1017
14 Naylor R Clement ◎ 5 △5593J
15 Boesch Moritz C 5 △2045J
16 Macdonald Donald C 4 △5593M1
17 Zimmerman Frank A ◎ 4 △4363
18 D'Engenis Dominic J 2 △1090
19 Rosenthal Lloyd L ◎ 3 △2976R

MacDONNELL HEIGHTS ROAD (Arlington)—From Dutchess Turnpike opp James south to Eileen blvd

ws Witherwax Norris ◎ 5 △867W
es Vacant S R

MACK RD—From 15 Fountain pl east to 18 Worrall av

1 Becker Roland C ◎ 6 △2768R
2 McNamara Jos T ◎ 2 △135W
3 Davis Lewis 3 △135R1
4 Sotanski Henry 6 △4987J
5 Whalen Mary E Mrs ◎ 3 △135J
6 Eighmie Dorland 4 △135M
7 Wasserman Irving 4 △4290W
8 Baratta Raymond C 4 △4290R
9 Frank Frances C Mrs ◎ 4 4987W
10 VanBreda Christopher H 3 △1117
11 Birkenmeyer Oscar J pntr ◎ 2 △4044W
12 Voelker Jos G 4 △4290M
13 Bush Walter G ◎ 2 △5411W
15 Schneyer Edw ◎ 3 △3465
17 Crispi Francis G ◎ S △4527
18 DeVine Nelson R D ◎ 2 △3766R
19 Barnes J Stanley ◎ 2
20 Chalker Robt G 2 △3298
22 Hansman Freda E Mrs ◎ 2 △3766W
27 Davis Jas E ◎ 3 △6747

MAIN — East from Hudson River to Junction Pleasant Valley rd and Manchester rd (Arl)

Sinclair Refining Co bulk plant △1211
1 Vacant
3 Hudson River Day Line △1173

Front begins

20 Talbot Jas F restr ◎ 2 △1524
23 Vacant
25 Myer Saml jr restr △3732

North Water begins
South Water begins

35 Johnson J D Co Inc plmbg sup △962
rear Feuer Transportation Inc △782
40 Daughton Jennie L Mrs 2 △5350
41 N Y Central System △6474
W U Tel Co
Emmett Louis shoe shiner
Union News Co

Building—Con

Railway Express Agency Inc 12
VanBenschoten Motor Cab Co △1220
Union News Co Restaurant
52 Billen's Taxi △351
53 Lumb Woodworking Co Inc △1670
54-58 Poughkeepsie Plumbing Supply Co △2816

Harris intersects

62 Urban John S furn rms ◎ 4 △3184J
64 Dasenbrock John 3
65 Epstein Louis leather goods △3377
Rinkle Angie Mrs 7
67 Rinaldi Louis restr ◎ 6 △5655
85 Central Tavern △6642
Talaber Frank 3

Davies pl begins

86 Sullivan Mary Mrs 4 △4446
DeMichiel Peter 4
Noll Vera 3 △2216M
87 Vacant
88 Sucato Carlo 5
Mosher Helena Mrs 5
Lane Raymond W 5
Davis Silas C 5 △6659W
Square Amusement Co △5710
90 Stickel Anna L Mrs 1 △1591
Stickel F Lester 5
Galisten Harry 2
Vitelli Jos L 5
Cerniglia Giusto 3
Galisten Harry 2
92 Gloede Sign Co
96 Brown Derby The restr △2911
Beltran Germond 3
Severino Jas T 3 △5537
Dakin Peter 4
VanOppens Aug G 3 △3682

N Clover begins
S Clover begins

97 Barone Rosaria Mrs liquors △794
98 Millman Jos ◎ 3
Millman Rose Mrs paints △5674
Humphrey Alida M Mrs 1
99 Washburn Robt P cigars △1177
Clover Tavern △4912M
100 Fox John 3
100½ Vacant
101 Burlingame's Furniture Exchange △2634J
Burlingame Geo 6
102 Stanton Raymond H 3
Callaghan Alice Mrs 7
103 Guglielmo Antoinette Mrs drsmkr
Guglielmo Giuseppe 3
104 Merkle Herman L ◎ 1
Thomas Jas 7
Ostrom John 2
105 Melhado Theo D 3 △1506M
106 Empire Grill △1801
Murphy Edw F 4 △1108R
Rising Morgan H 8
Chippini Lawrence 4
107 Scarlata Jos barber
108 Palmer Chester confr 2
Hampe Pearl A Mrs 4
Rosenberg Jos ◎ 2
109 Dorland Marie C 1
Roth Emil J 4
110 Flewelling Reginald H hdw specialties △593M
Dellolio Saml 4 △2457J
Martin Eva Mrs 1
DeFrance Ralph 3
111 Mancini Frank meats ◎ 4 △4782
Hedricks John A 6
112 Roig Chester A vet surg △401
Iannini Louis shoe repr
Sackett Ralph K 4
Shipp Margt Mrs 2
113 Wekrmann Chas 9
Scurco Peter 4
114 Empert Stephen J 3
Cascio Salvatore 4
Lennox Jas 8
115 Dutchess Tavern △3233
116 Abramsky Morris furn rms ◎ 7 △2457M
117 Lemerond John 4
Thorne Grace L Mrs 2
VandeMark Kenneth M 4
118 Vacant
119 Ostrom Geo W 5
Rieser Frank & Son jwlrs
Meddaugh Theron W 4
120 Vacant

PHONE 324 FOR UNDERHILL'S COAL
EST. 1882 100 PARKER AVE.

122 Ulrich Vincent J 2
Household Furniture Store
Diamond Jas J 2
Heller Max 2
Angalone Anthony 2
Greco Saml 2
Ferris Stephen pntr 5

123 Wetmore Katherine T 1
124 Lazarowitz Fannie Mrs gro △3949
Lazarowitz Max 3 △3949
Iannone Giovanni B 3
125 Wetmore Fred G beer ◎ 1 △4063
Burger Wm J 3

N Perry begins

127 Gt A & P Tea Co
128 Bronx Fruit Market △2993
129 Burger Wm cigars
Ruffini Vincent shoe rpr ◎ 1
Puff Geo 1

S Perry begins

130 Krieger Ida F W Mrs drugs △1690
131 Shelipsky Hyman shoes ◎ 3 △958M
Lefkowitz Harry 2
132 Superior Cleaners & Dyers
Daley Dorothea Mrs 2
Masten Anna Mrs 4
133 Abdoo Jos gro △3041
Kimlin Pearl Mrs 3
Moseby Frank 2
rear Briehof Jos F 4

134 Pete & Jim's barbers
Heybruck Carl F 5
Kortright Alf F 8
135 Watts Eliz Mrs second hand clothing
Meddaugh Theron H 3
Merritt Russell A 6
136 Nicolis T & Son plumbing supplies △6410
Dziuban Jos S 3
Pasquarella Pasquala 3

137 Arico Anthony J 3
Guglielmo D & Son gro △5448
Merritt Howard W 4
138 Sherman Fredk T 4
Bennett Harry 6
Cary John T 4
Elletson Saml C 3
139 Cushman's Sons Inc bakers △6088
Guglielmo Dominick 8

140 Vacant
141 Halstead Catherine E Mrs 2d hd clo 1
141½ Vacant
142 Lazar Louis variety 1
Jones Nelson A 5
VanNosdall Wm 8
143 Cole Chas R 11
Poughkeepsie Mattress Co △5033
Morrison Wm M 8
Shook Wesley E 6
144 Rubin Barnett glass △1592
145 VanRensselaer Walter A taxidermist 1
146 Tocci Bettie Mrs second hand clothing 2
Ostrander Mae 1
Kellerhouse Worthy B 2
147 Levine Louis second hand furn 1
Cartwright Chas E 6
Deger Frank E 7
Empert Steph 7
Palmer Bertha Mrs 5

148 Schlude's Geo Sons furn and funeral directors △368
Zimmer Minnie 3
Rider Rubin 3
149 Western Meat & Poultry Mkt △5218
Baker Thos J 9 △2230
Saricelli Genaro 9
Traver Cora L Mrs 1
151 Savoy Restaurant △5440
151½ Young Sing Indry 1
153 Clark Blanche Mrs 1
Abdoo Jos 2
Blaufarb Max gro △5899
154 Spinelli Anthony fruit △3854
Mason LeRoy 2
Pattey Jos M jr 4

155 Village Tavern Restaurant △5926
Steel Patk J 2
Albano Lucy Mrs 1
156 Felice Philip 6
Owen E Jay 3
Kirchner C & O meats △140
157 Baker Alex S 4
Lay Viola Mrs 4

158 Whittaker David A 2
Chambers Julian A 3
159 Venezia Italian Restaurant △4355
Cerzosimo Antonio ◎ 5
160 Haber David bicycles ◎ 7 △1920
Piazza Jos 4

161 Economy Shop plmbg supplies
Chapman Edw W 5
Pelish Martha Mrs 2
162½ Popular Smoke Shop
Bonahue Thos C 2
163 Italy Commercial Co gros
164 Levinsohn Arthur drugs △4875

N Bridge begins

S Bridge begins

172 Washington Belmont Hotel ◎ △3782M
Scheer Simon ◎ 2 △3782M
173 Taub David dry gds
Mastrocinque Jos 4
Peattie Maurice F 2
174 Reliable Furniture Store △1952
Wiley Anna M Mrs 2
Hewitt Florence M Mrs 2 △3782R
175 White Tile Lunch △6297
176 Rock David whol paper △19
177 Vacant
178 Standard Wholesale Co paper △6868
Lovell Herman 2
179 Capitol Bakery △4577
Rosen Hyman 4
180 Vacant
181 Cruger Anastasia E Mrs 2 △1873R
Tudor Grill △3794
Cady Elijah A 3 △3134
182 Heiman David tailor 2
Seaman Geo B 1

184 Regal Merchandise Co Inc hardware △462W
Diamond Louis 1 △462W
Powers Wm J 3
Stein Sarah Mrs ◎ 1 △4074M
186 Canter Harris men's furngs 5 △854W
Andreakos Jas 3
Seeley Robt M 2
187 Blutinger Saml 3
Jackson Emily Mrs 3
rear Vacant
188 Vona Saml 3
189 Casimero Casimer 9
Nador Jos 5
190 Pinello Jas J barber
191 Jaeger Printing Co △310
192 Hues Fred H 9
Cross Harold A 2

Vassar intersects

193 Vassar Bros Home for Aged Men △1706
194 Cecchini Arthur V 3
McGrath Jas V 2
Davan Jos J 3
196 Davis Morris A mattress mfr △3609
Marra Clara Mrs 3
Engiwiller Vincent 6
197 Murdusky Chas 3
Chapman Hattie Mrs 3
Haupt Sophie K Mrs 2
Dow Mabel A Mrs 2
198 Marcus Jas ◎ 5
Royal Cleaners & Dyers △462J
199 Avalear Mathias second hand furn 1
200 Sachs Abr 8
201 Strippoli Paul confr △3485
Balga Anthony 4
Burdi Octavia 4
Alepacki Rose Mrs 2
Nelson John L 2
Buschbaum Geo 2 △6069J

Target Street	Cross Street	Source
✓	-	Polk's City Directory

MAIN ST 1942

MAIN ST—Con

202 Cohen Max pawnbroker 3
Price Katherine Mrs 3
Lesick Michl J 2
Nuzzi Mary 5
Dembrowski Julius 3
203 StGermain Gilbert J 5 △2209M
Lescsak Steph H ◎ 2 △4835W
Sperling Regina Mrs dry gds
203½ Weinberg Max G hdw
204 Dutchess Home Improvement Co roofers △5034
△5034
Stuart Harold F 2
Stuart Nellie M Mrs notary △5034
Felter Emeline Mrs 1
Burke Edw P 3
Zeitsoff Harry R 2
205 Lynch Kathryn E 8
Whalen Gertrude F Mrs 5
Slater Mary L nurse
206 Canter Jacob 2d hand furn
Schnedier Albert 3
Weber Wm 2
207 Mid-Town Grocery △4324
Leonard Edw A 2
209 Drew Calvin C 2 △2251M
Printing House of Harmon △6660
Englehardt Kate 2
209½ Friedman Edw shoe repr
210 **King's Apartments**
Pruter Wm F supt 3 △1236J

Apartments:
1A Price Nettie C Mrs 3
1B Doerr F H 1
1D Vacant
1E Vacant
1F Smyle Norman C 2
1G Chickering Angelo B 2
1H Spielman Azella Mrs 1
1J Dalsimer E Margt Mrs 1
1K Yousey Wm C 2
1L Paroli John 2
1M Vacant
1N Vacant
2A Rhinehart Edw A 3
2B Cullen Edw K 3
2D Card Geo H 2
2E Murray Irene K Mrs 2 △2235
2F Tarantous Richd 2 △4938W
2G Haas Morton D 1
2H Eagan Gertrude C 1
2J Axtell Iona M 1
2K Kennedy Kath A 2
2L DelRoss Edw S 3 △6095J
2M Weinberg Max 2 △4154M
2N Dexheimer A L 1
3A Gilleran Gertrude M 1 △7056
3B Belton Mary E I 1
3D Bircher Herbert H 2 △817W
3E Gorst Clapton E 2
3F Schlossberg Irving 1 △6573
3G Millard Albert L 2 △6712
3H Victor Geo 1
3J Schutz Wm B 2
3K Solomon Tobias 2 △4154R
3L Cole Philip 3
3M Vacant
3N Vacant
4A Maginnis Wm G 2
4B Pflughoeft Edwin W 2
4C Woolston Howard F 2
4D Brezinski Geo 1
4E Vacant
4F Shirley Francis R
4G Laufersweiler Geo 2 △5676
4H Boone Lora F 1 △3047J
4J Mahnken Eliz Mrs 2 △1236M
4K Kerner Hyman 3
4L Vacant
4M Vacant
4N Boland Edw P 2

Street continued

211 Pakula Isidore dry gds △2944M
213 Half Moon Grill △4185
Smith Harold 11
Burger Harry R 6
Buechele Chas 1
Diamond Jacob 2
215 Roedell Jos K 3 △2028M
Salvation Army Social Service Store △3826
Meier Geo restr △5919
Burke John J 2
Mazzillo Carlo 3
Monroe Walter E 3
DeCheck Jack J 6 △2848J
Butler Gerald J 4 △1427J
216 Salvation Army Citadel △4224
Escott Robt 6 △4224
217 Merchants Parking Station
218 Mike and Henry Restaurant △3959
Ranco Michl J 5
rear Vacant
219 Green's Tillie Corrective Shoe Shop
Hubbard Alice D Mrs 1 △2848W
Judd Christian 2
Schwartz Tillie Mrs 2
220 Lutsky Barnett men's clo 1 △5257J

Apartments:
1 Vacant
2 Giveans Dorothy 1
3 Munson Gertrude Mrs 1 △3583
4 Phillips Alice M Mrs 1
5 Vacant
6 Vacant
7 Vacant
8 Fratz Florence A 1
9 Barbero Rose 1
10 Brown Jos 1
11 Seyer Wm 1
12 Osborne Hattie Mrs 1

Street continued

Little Washington begins

221 Twentieth Century Grill △1095
Meade Hazel M Mrs 3
Marlin Edbert C 2
222 DeBellis Music Studio △2312
rear Storage
222½ Vacant
Slote Wm M liquors △3737

224 **Strand Apartments**

Apartments:
1 Sands Wm J 1
1A Kimbark Wm J 2 △5433
1B LaRue Jesse 4
2 Allen Howard 2
2A Mapes Elmer L 2
2B Holly Myra W 1
3 Vacant
3A Smith Inez B 2 △5406J
3B Case H 1
4 Meade H
5 Wolff Esther H 1 △3361R
6 Lextrom Arvid F 3
7 Baxter R
8 Marrow E
9 Layton R
10 Vacant
11 Pappas Alex 1
12 Vacant
14 Vacant
15 Delaney Martin 2
16 Vacant
17 Albrecht J
18 Spellman H 1
19 Kessegiue Ida Mrs 2
20 Estrada Manuel 2
21 Vacant
22 Germond Wm E 2
23 Terwilliger F
24 Vacant
25 Bartholomew F
26 Yost Chas C
27 Pink G
28 Sprouse H
29 Kilfoil Sallie Mrs 1
30 Vacant
31 Goodrich A
32 Vacant
33 Espie R 1
34 Killian Madeline Mrs 4
35 Bernasconi A
36 Vacant
37 Moshier Danl L 1
38 Vandemark Viola 2
39 Vacant
40 Pidel V
41 Lown Walter H 2
42 Fitzgerald J 1
43 Youngman Floyd G 1 △5635J
44 Smith R
45 Vacant
46 Nassar S
47 Convery Madeline J 1 △4154M
48 Vacant
49 Decker R
50 Cochrane J C
51 Winslow K
207 Vacant
208 Beasley Donald D real est △5433
Strand Bldg Corp ◎
302 Kolb Richd F Jr 2
304 Flint Susan 1
307 Lattin Louis 4
309 Glassford Mildred

Street continued

Target Street	Cross Street	Source
✓	-	Polk's City Directory

MAIN ST 1942

224½ Strand Food Market △1190
226 **Strand Building**
Leo Geo E confr △5946
State Theatre
Little Washington begins
227 Gross Max drugs △1742
228 **Municipal Building** △1811
City Hall △1811
City Hall pl intersects
229 State Studio photog △2426J
Poughkeepsie Loan Office pawn brokers
231 **Moore Building**
Art's Smoke Shop △5755
Brassett Tracy 4 △5951M
Hazard Grace O comr of deeds
Conklin Earl D 2
Bolin Gaius C lawyer
Bolin Gaius C jr lawyer △2096
Little Dress Shoppe
Hansman Pralow & Winter printers △839
232 Crockett Davy Hook & Ladder Co No 1 △6340
233 Fields-Twenty-Two-Fifty Stores Inc men's clo △1334
Quality Meat Market △4650

Apartments:
9 Billings Edw E 3
10 Wong Frank 1
11 Swan Marion E 1
12 Rose Harry 4
13 Williams Fred 2
14 Friedman Abr ◎ 2

Street continued

234 **Dale Building**
Western Union Telegraph Co △2392
Lansing-Broas Printing Co Inc △88-89
Lansing Irene E notary
Main-Union Corp real est △88

Rooms:
201 Howard Frank B coml adv △606
205 Betros Geo A lawyer △2010
208 Connolly Frank J lawyer △3363
214 Mack John E lawyer △5300
Mack John E jr lawyer △5300
Dean G Vincent lawyer △5300
Vincent Stanley M lawyer △5300
LeHan Clarence M lawyer △5300
Mack Edw J lawyer △5300
301 diGennaro Vincent lawyer △988
Steinberg Aaron lawyer △983
Haven Milton M lawyer △988
Mahar Thos D lawyer △988
Mahar Geo V lawyer △988
304-315 Vacant
315 Schofield Normington lawyer △4113
Sullivan Danl L jr, lawyer

Street continued

235 New China Restaurant
Sing Mark 3
Central Restaurant △4657

Apartments:
1 Hutton Dora Mrs 2
2 Remus Juanita Mrs
3 Vacant
4 Vacant
5 Hayes Jos 3
6 Miller Gordon T
7 Burr Francis X 3 △6622R
8 Hammes Dulus E 2

Street continued

235½ Court Cafe △3543
236 Poughkeepsie Trust Co △800
Trust Co Building

Rooms:
202 Guernsey Raymond G lawyer △925
King Beatrice T notary
Butts Chas A lawyer △925
308 Marshall & Sterling Inc ins △3271
Vail Fredk W ins △3271
309 Hey Emery J lawyer △77
Harcourt Herman N lawyer △77
310 Guernsey Homer W real est △2080
414 Free Employment Agency △3250
Mfrs Assn of Poughkeepsie △3250
416 McLaughlin W J & Co investments △3380
417 Vacant
419 Poughkeepsie City of Rationing Bd △5711
Folger M Glenn lawyer △2360
Aspbury Jas T lawyer △2360
McCullough David G lawyer △2360
Kovacs Edw J lawyer △2360
Schwartz Edw A office △2360

Street continued

237 Arlington Billiard Academy
Arax Photo Studio △786
Jack's Cigar Store △2156
239 Schwartz Abr ladies' wear △3842
240 United Cigar Stores Co △1172
241 Main Market Drug Co Inc △5103
New Market begins
242 Crispycorn Shop confr
244 Ormond Hosiery Shop
246 Feinstein M jwlr
248 Spencer Shoe Stores Inc
249 Satz Cigar Stores △3926
251 Leo & Amato cigars △5552
Traver Harvey J 2
Cody Mary R Mrs 1
252 Harry's Youths' Toggery △4931
Market begins
253 Vanitie Beauty Shoppe △4913
255 Arcade Florists Inc △3160
256 Rodin Harry clo △1358
257 Joseph's men's furngs △660J
Dutchess Employment office △1125
Higgins John W 2 △853J
Mid-Hudson Adv Agency △853J
259 Schoenbrun Geo F lawyer △636
Ciolko Wm J lawyer
VanKleeck's Frank men's furngs △4122
Dutchess County Collecting Agency △636
Lavery Chas I ins △6470
DeFelice Carmela C notary
Rieser Paul A lawyer △6470
Bradshaw Helen M Mrs notary
Bloom Chas S ins △6470
Eckert Jennie Maar
Burdick Arthur W 3 △647
260 Bauer's Shoppe Inc dresses △5157
261 Siegel's Jack clo △659
Odd Fellows Hall △1830M
Triple Link Club
264 Russell's clothing △6193
265 Biltmore Hotel △5069
Barnett Harry 20 △5069
Marks C & S Shops Inc men's furnishings △4584
267 Canton Restaurant The △1114
268 **Church Bldg The**
(For occupants see 11 Market)
269 Union Clothing Store △3471
Cinderella's Beauty Shoppe △5534
Jacobson Martin 2 △5534
270 Allen's Sportswear
271 Blanchard John W optometrist △367
Fitchett's stationers △143
272 Theresa Bake Shop △3503
273 Antonakos Peter restr △5268
Tuttle Robt F 3
Dickinson Martha Mrs 2
Antonakos Peter 4
274 Rudolph Bros Inc jwlrs △4818
275 Rialto Theatre △793
276 Mack's Cut Rate Store △2611
277 Siring Bros rubber gds △1856
278 Poughkeepsie Up-to-Date Co Inc The ladies' wear △1269
Queen City Bowling Alleys △4885
279 Andrews J E Hardware Co Inc △3140
Barber Byron L notary
280 Newberry J J Co dept store △739W
281 Terry's men's furngs △1212
283 Artcraft Yarn Shop △2560
Morgan Robt W dentist △5393
284 Kings Cotton Bar women's clothing △2050
285 Merchants National Bank & Trust Co △5600
286 Berger Hosiery Stores Inc
Mart The dresses
Wood la intersects
288 Labrinos Peter Inc confr △262
Peter's Sweet Shop △262
Grace's Beauty Shop △4767
289 Slote A & Sons clothing △6596
290 National Shoe Store △5659
291 White Morris C jwlr △6541
292 Perlberg David optometrist △6048
293 Brauhaus Little restr △5653
Garden begins
294 Miles Shoes Inc
295 McAn Thom Shoe Store
Helene's Beauty Shoppe △4399
G A R Hall
Heitman Henry acct
Grimm Henry J barber
Letchmen Maude H 2
Lake Mary E Mrs 7 △3170W
296 Whelan Drug Stores △5027
Liberty begins

Target Street	Cross Street	Source
-	✓	Polk's City Directory

N PERRY ST 1942

W. W. LUCKEY
Successor to Frost & Luckey
General RICHARD W. PERKINS, Associate **Insurance**
FOUNDED 1825
10 Garden St. **Phone 1228—1229** **Poughkeepsie, N. Y.**

30 Ackerman J Sebring ◎ 6 △7453
Jacoby Jane E Mrs nurse
31 Metzger Geo C ◎ 3 △4344
32 Wilkin Harvey B ◎ 5 △3150W
33 Walsh Jos E ◎ 4 △4848J
35 Marian John P 5 △846
36 Marx Henry J ◎ 3 △6637
37 Morgan Martin V B jr ◎ 4 △4969W
Morgan Helen J nurse
38 Angevine Clinton trucking 3 △745W
39 Townsend Elbert W 5 △4267
40 Burch Paul R ◎ 5 △4969M
41 Doughty Sadie M Mrs ◎ 2 △4969R
42 Perkins Harry O 5 △4969J1
44 Bickel Arlina C Mrs ◎ 3
48 Balcanqual John ◎ 3 △2515M
50 Vizino Harold C 3 △4848R1
56 Carlon Frank J 4 △3858W
60 Jago H Duncan ◎ 3 △2515J

PEACH RD (Arl)—From N Grand av near township limits easterly

PECKHAM RD (Arl)—From Dutchess Turnpike, nr NYNH&HRR Bridge, south to Overocker rd
es Baker Jas R 4
es Avery Francis ◎ 5 △1133W
es Robinson Otis ◎ 10
es Silkworth Geo ◎ 4 △4549
ws D'Angelo Frank ◎ 7 △1584J
Raciti Michl 4 △4264M1
ws Barrett Bernard 6
es Tomlins Irving R 5 △3156M
es Ireland Chester ◎ 3 △3866M
ws Witt Wm H 2
es Taufer Mary J Mrs 1
ws Carson Josiah ◎ 2
es Knapp Harry ◎ 4
es Robinson Roswell ◎ 3
ws Babcock Wilfred ◎ 5
ws Cary Carlton 2
es Ollivett Edw H 2 △1584R1
es Riggs Martin 3
ws Burgess Andrew 2
ws Savio Thos J 4
Benson John H 3
ws Robinson Claude T 3
ws McCormack Thos 3
ws Bailey Louis M 2
Rieser Helen M Mrs gro
Rieser Jos T 3 △1696J
Williams rd begins
ws Schneller Franc's J 5 △3062
ws Zimmer Alex ◎ 3
es Baker Herbert W 3
es VanBenschoten Walter P ◎ 4
ws Bacu Ice & Fuel Corp yard △1795
Bacu Ice Service Corp plant △1795
es Gorman Vincent A ◎ 3 △2001
ws Bushnell Raymond H bldg supplies △2789
ws Vacant

PENDELL RD (F)—From opp 36 Violet av east to Creek rd
ss Taylor Edmund G 2
ss Leonidoff Aleksei A ◎ 4 △5840
ss Kupetz Jos ◎ 2
ns Williams H StJohn 3 △2948
ns Bowne Saml W Memorial Hosp △2566
Bowne Saml & Nettie Hosp △2566
ss Wyatt Clarence O 2
ss Paquet Paul F ◎ 7 △2411
Paquet Jos G
ss Portman Henry N ◎ 5
Haight Edith M Mrs 2 △6185J
ns Sherwood Gilbert 3

PERRY N—From 131 Main north to 166 Mill
3 Velie Mary E Mrs ◎ 1 △4685J
6 Biscardi Peter 5
Selley Veronica A 1
7 Sickler Sylvester 7
Minnetto Wm 6
Staffa Louis F 6
7½ Andrews Coal Co △2580
8 Gibbons Thos 5
9 Hustis Danl 1
Farley Saml W pntr 7 △1456J
10 Vacant
12 Taylor Jacob 2
Royal Grace Mrs 3
Franklin Lillian 1
14 Williams Fate 5
15 Poughkeepsie Live Poultry Market △552
16 Nicholis Anthony ◎ 6
McGann Geo R 7
Feolo Pairde 9
18 Colucci Angelo 9
Longobardi Jos 9
Nicolis Saml 2
20 Botts Thos 3
Duke Alphonso 2
Brown Harold J 4
Hill Kelly 2
22 Holmes Anna M Mrs 2
24 Wolven Harry J ◎ 4 △3565
Wojiecichowski Julia Mrs 2
26 Kahn's Max Sons hides △958W
28 Boughton Jos M 5
Calhoun Danl 3
Cimorelli Agostino 11
Morris Chas E 3
Ferguson Peter 1
30 Bocchino Antonio 9
Cannon Lucy A Mrs 1
Donnelly Orviel J 3
32 Carson Frank 1
33 Holiness Church
Pitcher Washington 1
Richardson Virginia Mrs
Collins Genena Mrs
Burts Lovie Mrs 1
34 Jacobs Geo ◎ 7 △1456R
35 VanDemark Myron K 3
Abramsky Jacob B 7 △1404W
Pennes Pasquale 7
Pizzardi Salvatore 6
Meluch John J 6
Amato Rosario 5
35½ Vacant
36 Freeman Robt 3
Tuttle Lottie M Mrs 4
Lawrence Eliza 4
37 Lepore Vincenzo ◎ 5 △1989W
Parrilla Carolina Mrs 2
38 Mulholland Grace M Mrs ◎ 2
39 Babiarz Jos S 4
Benchek Julius 6
40 Nichols Fredk 9
Jones Primas 2
41 Myers Harry 4
Boddy Grenville L 5
42 Morse Marguerite Mrs 2
Watkins Jas 1
Watterson John 3
43 Veach Bertha Mrs 2
North Effie Mrs 3

PERRY S—From 128 Main south to 157 Union
1 Krieger Ida W Mrs ◎ 1 △1690
Kelley Jos F 4
2 Dalrymple Reginald R 8
Boyer Geo H 10 △1108J
Green Robt E typewriter repr 8
Gresch Benhardt J 6
4 Vacant
5 Halpin Jennie 2
6 Baumann Rose H 2 △2406W
8 Gantner Frank 1
Greco Fred 1
Hoover Florence 2
9 Epstein Sarah Mrs ◎ 2 △2406J
Burbas Wm 1
rear Vacant
10 Stokes Thos 6
Werner Fredk 5
Gumbinger Leo J 6 △5709J
12 Columbus Christopher School △2976J
15 Hunter Albert G ◎ 3 △5709M
Mangold Edwd 3
17 Becker Geo J ◎ 3 △5079W
Coon Milton C 5 △2228W

Admiral Halsey - New Construction

135 Main Street

Poughkeepsie, NY 12601

Inquiry Number: 5587159.3

March 12, 2019

Certified Sanborn® Map Report

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Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

03/12/19

Site Name:

Admiral Halsey - New Construc
135 Main Street
Poughkeepsie, NY 12601
EDR Inquiry # 5587159.3

Client Name:

Hillmann Environmental Co.
1600 Route 22 East
Union, NJ 07083
Contact: Joanne Bedkowski

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Certification # 9DDD-4BC1-939C

PO # NA

Project G62423

Maps Provided:

1990
1984
1952
1950
1913
1895
1887

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Sanborn Sheet Key

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1990 Source Sheets


Volume 1, Sheet 10
1990


Volume 1, Sheet 15
1990


Volume 1, Sheet 20
1990


Volume 1, Sheet 21
1990

1984 Source Sheets


Volume 1, Sheet 15
1984


Volume 1, Sheet 20
1984


Volume 1, Sheet 21
1984

1952 Source Sheets


Volume 1, Sheet 10
1952


Volume 1, Sheet 15
1952


Volume 1, Sheet 20
1952


Volume 1, Sheet 21
1952

1950 Source Sheets


Volume 1, Sheet xxxx
1950


Volume 1, Sheet 10
1950


Volume 1, Sheet 15
1950


Volume 1, Sheet 21
1950

Sanborn Sheet Key

This Certified Sanborn Map Report is based upon the following Sanborn Fire Insurance map sheets.

1950 Source Sheets



Volume 1, Sheet 20
1950

1913 Source Sheets



Volume 1, Sheet xxxx
1913



Volume 1, Sheet 10
1913



Volume 1, Sheet 15
1913



Volume 1, Sheet 21
1913



Volume 1, Sheet 20
1913

1895 Source Sheets



Volume 1, Sheet 23
1895



Volume 1, Sheet 24
1895



Volume 1, Sheet 28
1895



Volume 1, Sheet 29
1895

Sanborn Sheet Key

This Certified Sanborn Map Report is based upon the following Sanborn Fire Insurance map sheets.

1887 Source Sheets



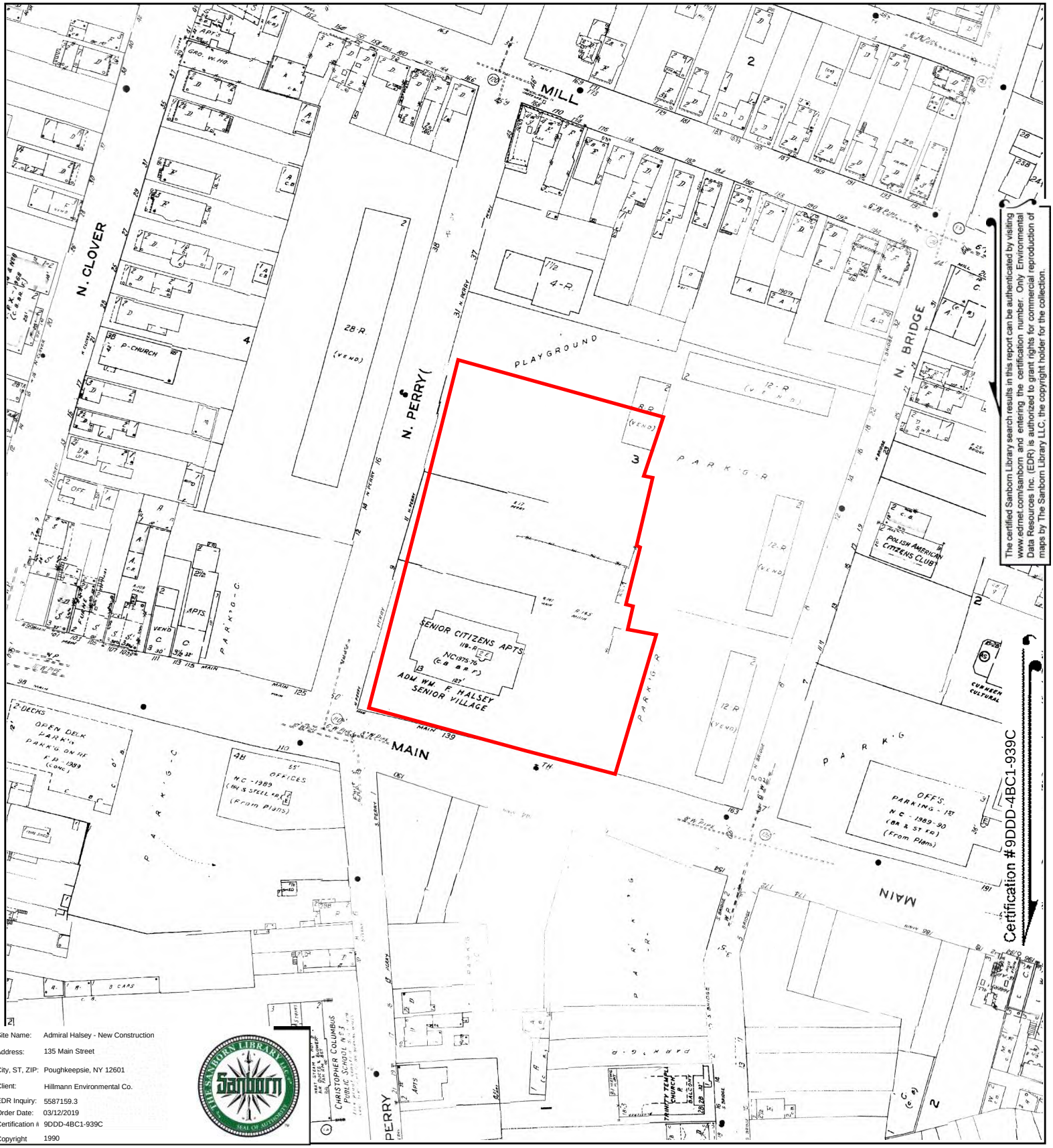
Volume 1, Sheet 7
1887



Volume 1, Sheet 14
1887



Volume 1, Sheet 8
1887



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Site Name:	Admiral Halsey - New Construction
Address:	135 Main Street
City, ST, ZIP:	Poughkeepsie, NY 12601
Client:	Hillmann Environmental Co.
EDR Inquiry:	5587159.3
Order Date:	03/12/2019
Certification #:	9DDD-4BC1-939C
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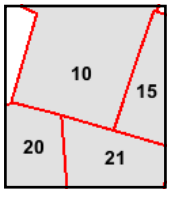

Volume 1, Sheet 21
Volume 1, Sheet 20
Volume 1, Sheet 15
Volume 1, Sheet 10

N



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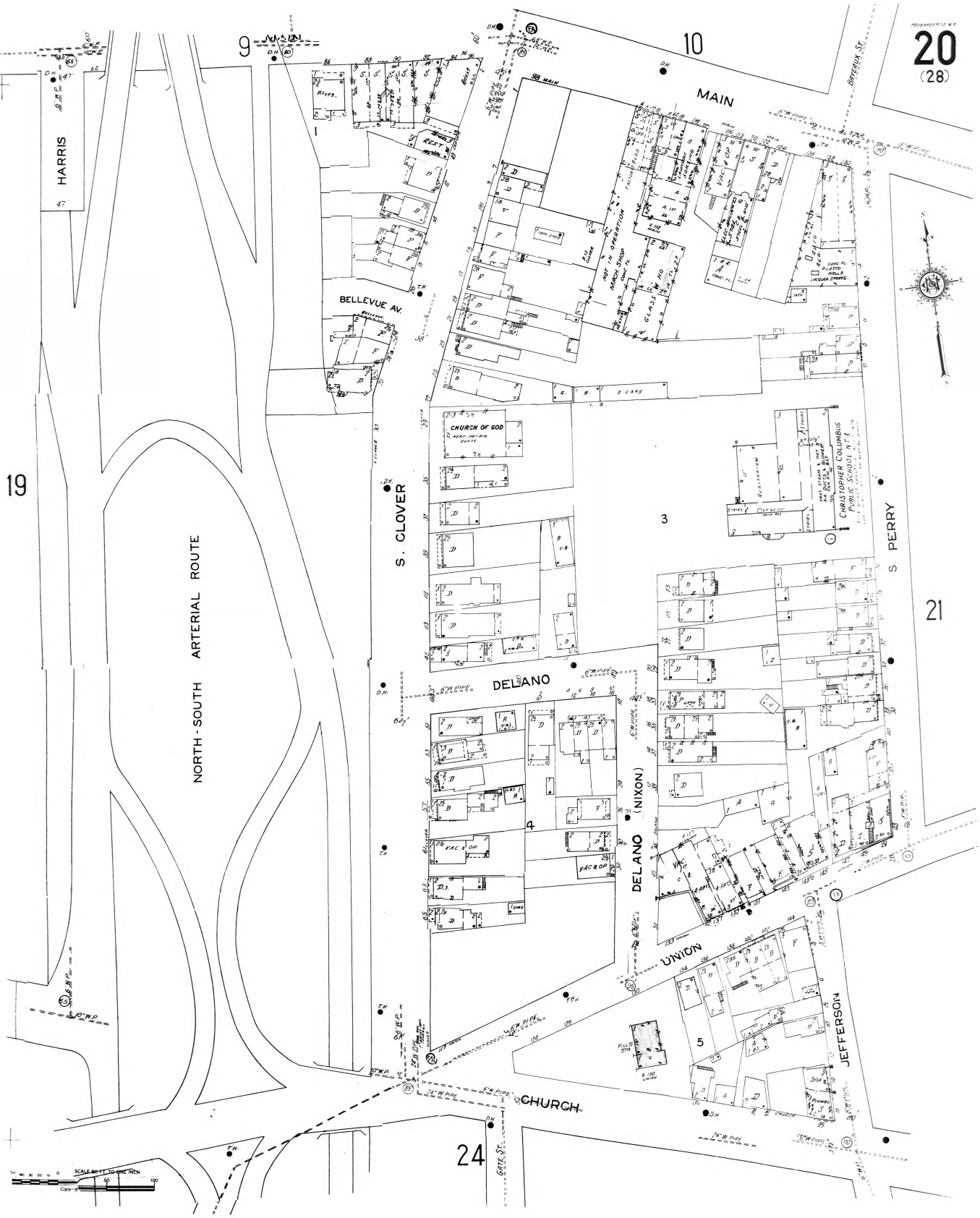
Copyright	1984



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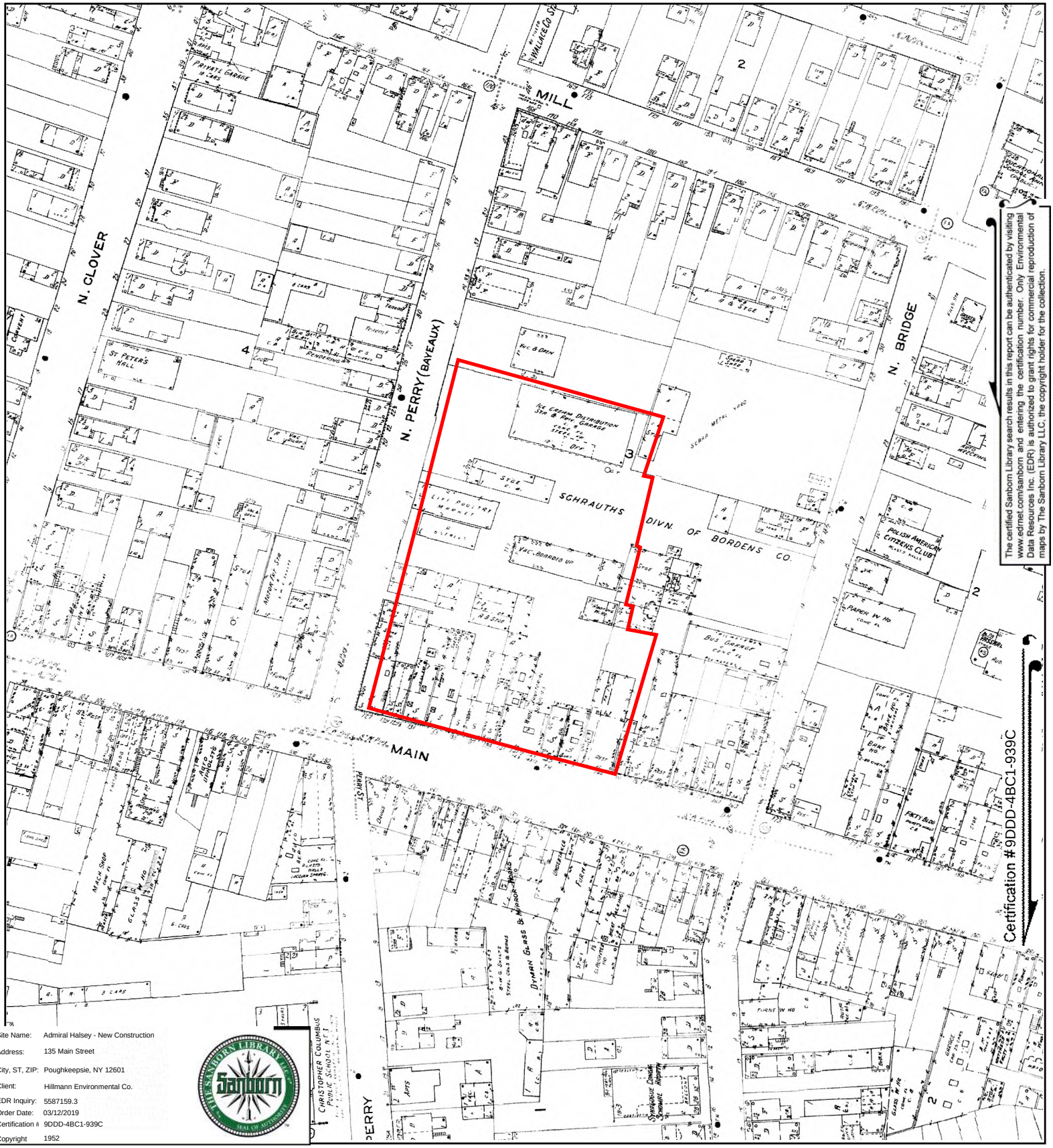
Copyright	1984



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Copyright	1952

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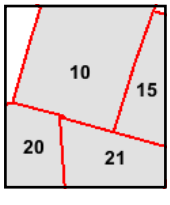

Volume 1, Sheet 21
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Order Date:	03/12/2019
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Copyright	1950

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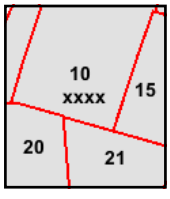

Volume 1, Sheet 20
Volume 1, Sheet 21
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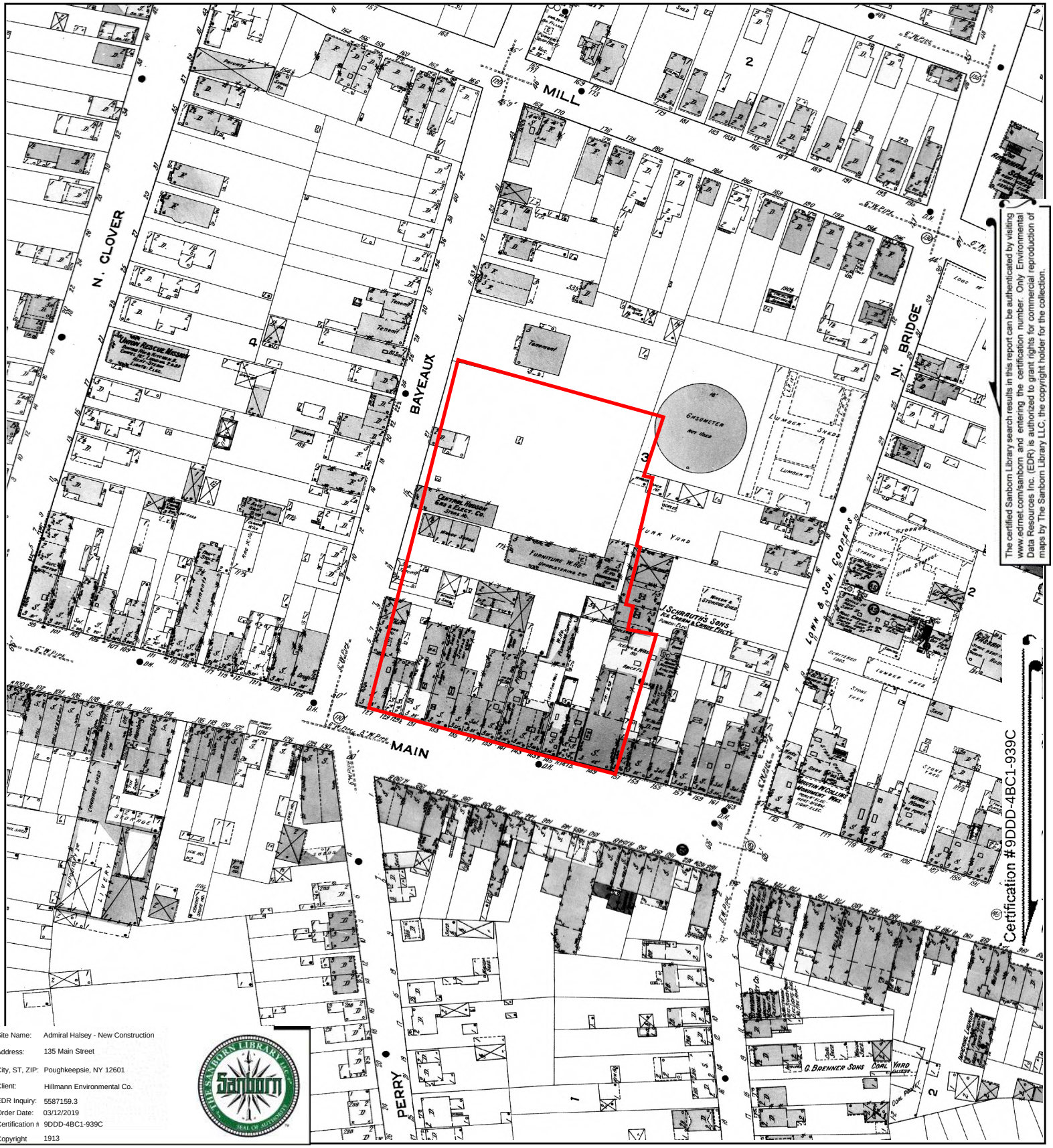
Volume 1, Sheet 10
Volume 1, Sheet xxxx

N



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Client:	Hillmann Environmental Co.
EDR Inquiry:	5587159.3
Order Date:	03/12/2019
Certification #	9DDD-4BC1-939C
Copyright	1913

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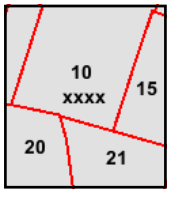
0 Feet 150 300 600





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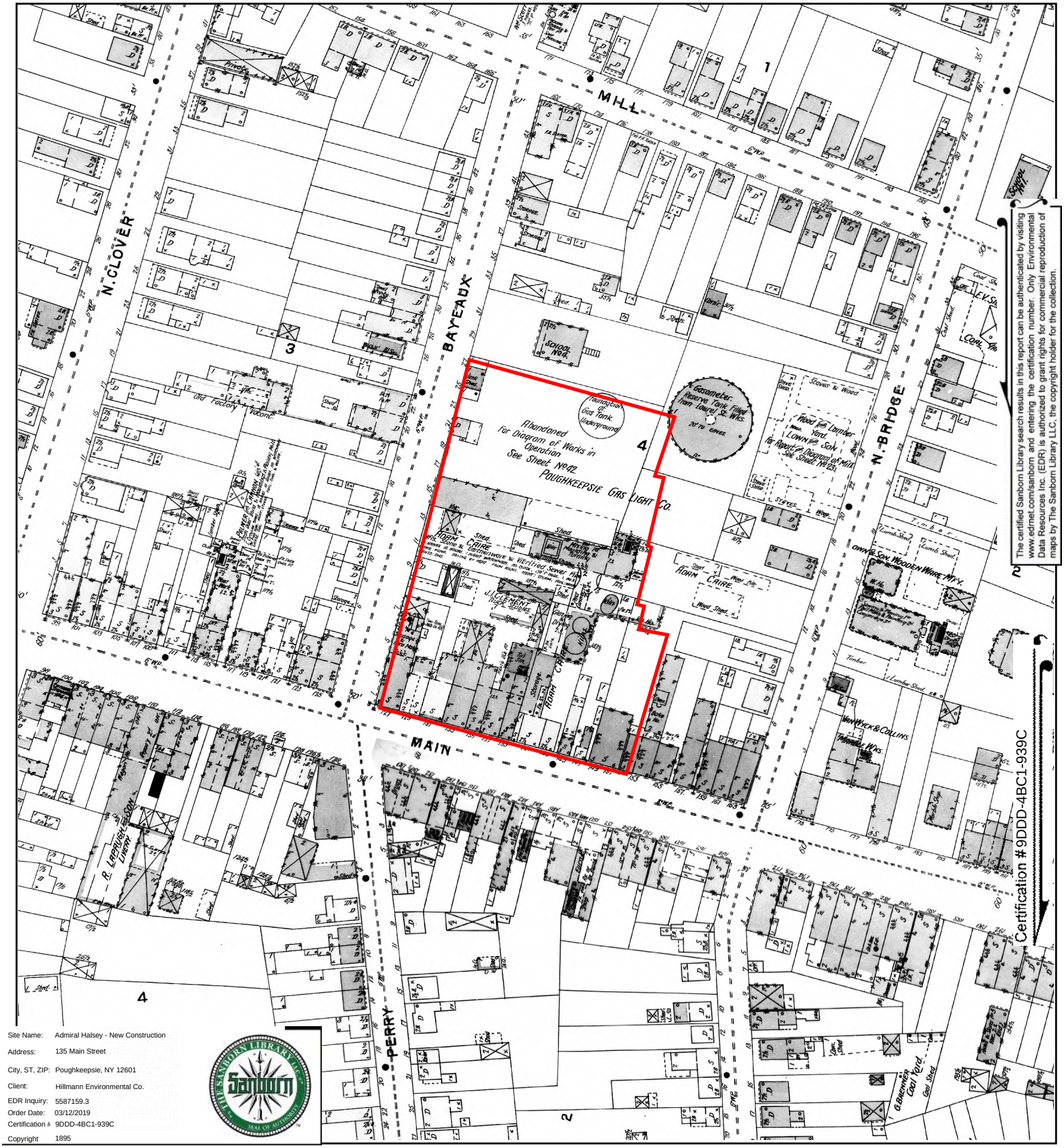

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Site Name:	Admiral Halsey - New Construction
Address:	135 Main Street
City, ST, ZIP:	Poughkeepsie, NY 12601
Client:	Hillmann Environmental Co.
EDR Inquiry:	5587159.3
Order Date:	03/12/2019
Certification #:	9DDD-4BC1-939C
Copyright	1895

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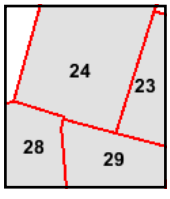

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Volume 1, Sheet 24
Volume 1, Sheet 23

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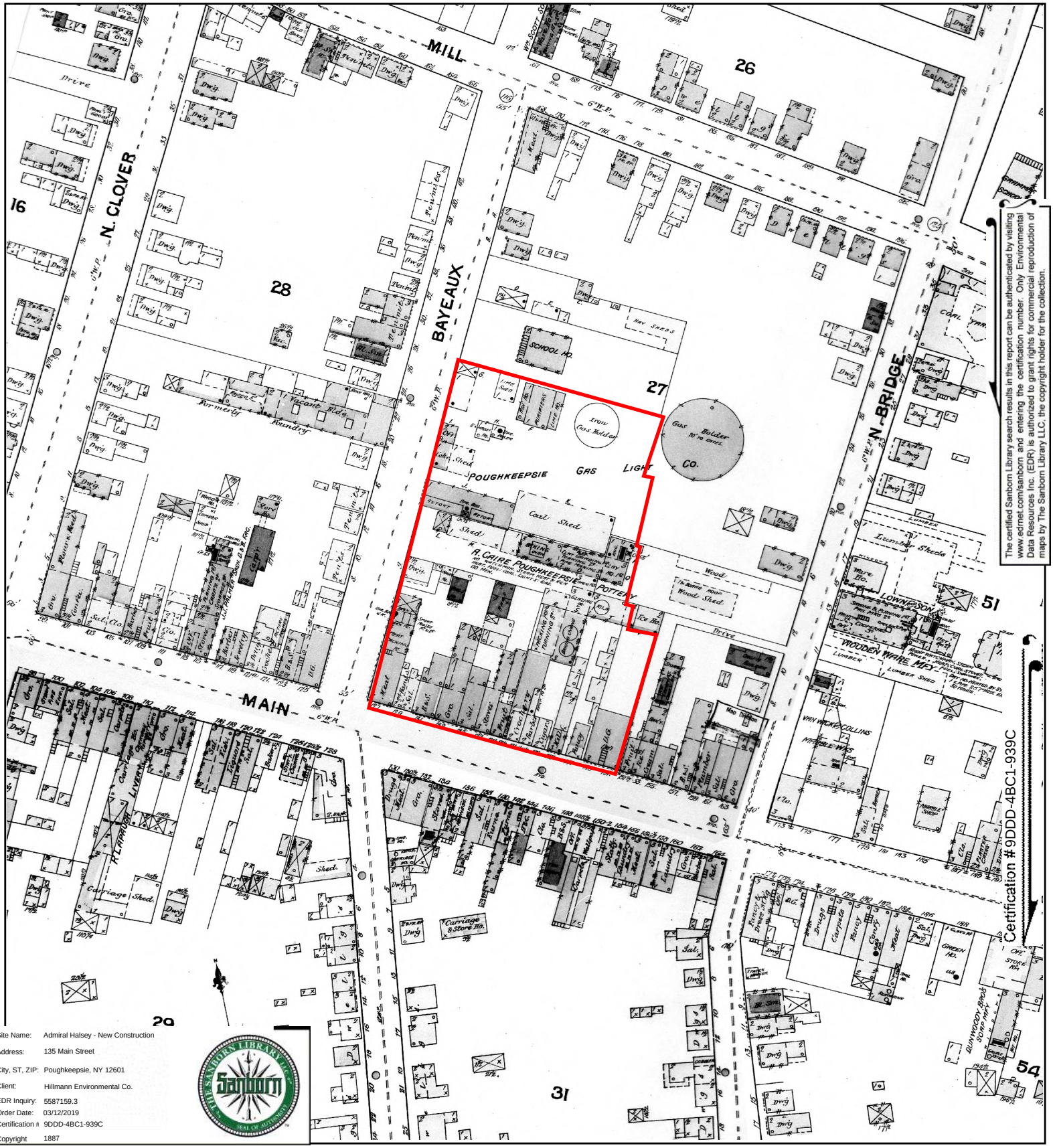

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Volume 1, Sheet 14
Volume 1, Sheet 7

0 Feet 150 300 600

N

APPENDIX E

REGULATORY RECORDS DOCUMENTATION

Admiral Halsey
135 Main Street
Poughkeepsie, NY 12601

Inquiry Number: 6240551.2s
October 26, 2020

The EDR Radius Map™ Report

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

FORM-EDP-JBR

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GEOCHECK ADDENDUM

GeoCheck - Not Requested

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E 2247-16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E 1528-14) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

135 MAIN STREET
POUGHKEEPSIE, NY 12601

COORDINATES

Latitude (North):	41.7058760 - 41° 42' 21.15''
Longitude (West):	73.9334410 - 73° 56' 0.38''
Universal Tranverse Mercator:	Zone 18
UTM X (Meters):	588738.5
UTM Y (Meters):	4617457.5
Elevation:	116 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	5939321 POUGHKEEPSIE, NY
Version Date:	2013

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20150522
Source:	USDA

MAPPED SITES SUMMARY

Target Property Address:
135 MAIN STREET
POUGHKEEPSIE, NY 12601

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
A1	ADMIRAL WILLIAM F. H	135 MAIN STREET	NY UST, NY AST		TP
Reg	HUDSON RIVER PCBS	NO STREET APPLICABLE	NPL, SEMS, RCRA-LQG, US ENG CONTROLS, US INST...	Same	1814, 0.344, West
A2	RIVER CARE NURSING H	139-144 MAIN ST	NY UST	Higher	1 ft.
A3	POUGHKEEPSIE MGP	NORTH PERRY STREET	EDR MGP	Higher	1 ft.
A4	NYSDOT PROJECT	133 MAIN STREET	NY Spills	Lower	12, 0.002, SW
B5	SPILL NUMBER 9714354	138-144 MAIN STREET	NY Spills	Lower	80, 0.015, South
B6	SALVATION ARMY	150 MAIN ST	NY Spills	Higher	86, 0.016, SSE
C7	ON ST.NEAR MILANESE	115 MAIN ST	NY Spills	Lower	130, 0.025, WSW
8	CHG&E, BAYEAUX STREE	N PERRY STREET	NY HSWDS	Higher	180, 0.034, ENE
C9	APT. MILANESE	111 MAIN STREET	NY LTANKS	Lower	225, 0.043, West
D10	FEDERAL GOV - IRS@SS	191 MAIN ST	NY Spills	Higher	302, 0.057, ESE
11	CHG&E: TRANSFORMER O	160 MILL STREET	NY Spills	Lower	305, 0.058, NNW
E12	COLUMBUS SCHOOL: 5K	12 SO. PERRY ST	NY Spills	Lower	305, 0.058, SSW
E13	COLUMBUS SCHOOL	12 SOUTH PERRY ST	NY UST	Lower	305, 0.058, SSW
D14	QUEEN CITY LOFTS	178-188 MAIN STREET	NY BROWNFIELDS	Higher	311, 0.059, SE
D15	QUEEN CITY LOFTS	178-188 MAIN STREET	NY ENG CONTROLS	Higher	311, 0.059, SE
D16	VACANT LOT	178 MAIN ST	NY Spills	Higher	311, 0.059, SE
D17	QUEEN CITY LOFTS	178-188 MAIN STREET	NY INST CONTROL	Higher	311, 0.059, SE
E18	COLUMBUS SCHOOL (PAC	18 SOUTH PERRY ST	NY Spills	Lower	381, 0.072, SSW
F19	COMMERCIAL PROPERTY	13-15 SOUTH BRIDGE S	NY Spills	Higher	391, 0.074, SSE
F20	DUTCHESS EXPRESS	13 S BRIDGE ST	RCRA NonGen / NLR, FINDS, ECHO, NY MANIFEST	Higher	391, 0.074, SSE
F21	YELLOW CAB	15 SOUTH BRIDGE STRE	NY AST	Higher	392, 0.074, SSE
F22	HUDSON RIVER SHUTTLE	13A SOUTH BRIDGE	NY LTANKS, NY Spills	Higher	392, 0.074, SSE
F23	CENTRAL DUBOIS VANS	13A SOUTH BRIDGE ST	NY UST	Higher	394, 0.075, SSE
D24	APARTMENT BUILD	192-194 MAIN STREET	NY Spills	Higher	400, 0.076, SE
D25	WILLOW COURT APTS.	192-194 MAIN STREET	NY AST	Higher	400, 0.076, SE
D26	WENDYS	MAIN ST/VASSAR RD	NY Spills	Higher	445, 0.084, SE
F27	HOT BODIES AUTO RECO	24 S BRIDGE ST	RCRA NonGen / NLR, FINDS, ECHO, NY MANIFEST	Higher	461, 0.087, SSE
G28	NYSDEC	18 N CLOVER	NY MANIFEST	Lower	463, 0.088, WNW
F29	QUALITY COLLISION	24-26 S BRIDGE ST -	RCRA-VSQG, FINDS	Higher	463, 0.088, SSE
H30	DURBY RESTAURANT	96 MAIN ST	NY Spills	Lower	474, 0.090, WSW
G31	POK. FIRE HOUSE	MAIN ST	NY LTANKS	Lower	488, 0.092, WNW
G32	POUGHKEEPSIE DAY CAR	36 N CLOVER ST	RCRA NonGen / NLR, FINDS, ECHO, NY MANIFEST	Lower	489, 0.093, NW
H33	RPC MAIN STREET CORP	89 MAIN ST	NY Spills	Lower	535, 0.101, West
F34	LANG APARTMENT BUILD	187-189 UNION STREET	NY LTANKS	Higher	563, 0.107, SSE
F35	AIR	193 UNION ST	NY Spills	Higher	586, 0.111, SE
36	WILLOW COURT APARTME	208-212 MAIN STREET	NY UST, NY Spills	Higher	613, 0.116, SE
I37	ST JOSEPHS CHURCH	9 LAFAYETTE PL	NY UST	Higher	715, 0.135, East
I38	ST JOSEPHS CHURCH	9 LAFAYETTE PL	NY AST	Higher	715, 0.135, East

MAPPED SITES SUMMARY

Target Property Address:
135 MAIN STREET
POUGHKEEPSIE, NY 12601

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
I39	POUGHKEEPSIE CITY HA	MILL ST CIVIC CENTER	RCRA NonGen / NLR, NY MANIFEST	Higher	781, 0.148, East
40	NYSDOT BIN 1005329	RTE 9 OVER FALLKILL	RCRA-VSQG, NY MANIFEST, NJ MANIFEST	Lower	870, 0.165, WNW
41	MID-HUDSON WORKSHOP	12 WASHINTON ST	RCRA NonGen / NLR, FINDS, ECHO, NY MANIFEST	Higher	889, 0.168, SE
J42	SOUTHERN WATERFRONT	PROPSECT STREET	US BROWNFIELDS, FINDS	Higher	966, 0.183, ENE
K43	DUTCHESS COUNTY DPW	228 MAIN ST	RCRA NonGen / NLR, FINDS, ECHO, NY MANIFEST	Higher	982, 0.186, ESE
L44	MID-HUDSON CIVIC CEN	14 CIVIC CENTER PLZ	RCRA NonGen / NLR, FINDS, ECHO, NY MANIFEST	Higher	1000, 0.189, ESE
L45	MID-HUDSON CIVIC CEN	14 CIVIC CENTER PLAZ	NY UST	Higher	1000, 0.189, ESE
K46	COURTHOUSE ANNEX	235 MAIN ST	NY LTANKS, NY Spills	Higher	1008, 0.191, ESE
K47	GSA	235 MAIN STREET	NY UST	Higher	1008, 0.191, ESE
48	NYSDOT BIN 1005301 &	RTE 9 OVER MAIN ST	RCRA NonGen / NLR, NY MANIFEST	Lower	1059, 0.201, West
J49	POUGHKEEPSIE POST OF	55 MANSION STREET	NY AST	Higher	1137, 0.215, ENE
50	OUR LADY OF MT. CARM	15 MOUNT CARMEL PLAC	NY AST	Lower	1139, 0.216, NNW
K51	COUNTY OF DUTCHESS	22 MARKET STREET	NY LTANKS, NY Spills, NY SPDES	Higher	1143, 0.216, SE
K52	DUTCHESS COUNTY COMP	22 MARKET STREET	NY UST, NY AST	Higher	1143, 0.216, SE
K53	D.C.DEPT.OF SOC.SER.	16 MARKET ST	NY LTANKS	Higher	1189, 0.225, SE
54	NYSDOT BIN 1005290	RTE 44 OVER RTE 9	RCRA NonGen / NLR	Lower	1221, 0.231, SW
M55	MOBIL OIL CORP SS #D	55 WASHINGTON ST	RCRA NonGen / NLR, NY MANIFEST	Higher	1249, 0.237, ENE
M56	MOBIL	55 WASHINGTON STREET	NY LTANKS, NY UST, NY AST, NY Spills	Higher	1249, 0.237, ENE
N57	G. F. REFUSE T.S.	240 MAIN STREET	NY SWF/LF	Higher	1264, 0.239, ESE
O58	33 MARKET STREET (VA	33 MARKET STREET	NY UST	Higher	1287, 0.244, SE
O59	33 MARKET STREET (VA	33 MARKET STREET	NY AST	Higher	1287, 0.244, SE
N60	ACADIA HUDSON LLC	21 MARKET STREET	NY LTANKS, NY TANKS	Higher	1295, 0.245, SE
61	REMINGTON ASSOC	75 WASHINGTON STREET	NY LTANKS	Higher	1361, 0.258, NE
62	CITY OF POK.PARKING	61 CIVIC CENTER PLAZ	NY LTANKS	Higher	1361, 0.258, East
O63	M B M COMP./TRI.CO.P	39 MARKET ST	NY LTANKS	Higher	1374, 0.260, SE
64	NYSDMNA - NEW YORK S	61 MARKET ST	NY LTANKS, RCRA NonGen / NLR, NY MANIFEST	Higher	1541, 0.292, SE
65	FIRST CONGREGATIONAL	269 MILL ST	NY LTANKS, NY Spills	Higher	1591, 0.301, East
66	POLE #26566	30 BAIN AVE	NY LTANKS, NY Spills	Higher	1722, 0.326, NNE
P67	BERNCOLORS-POUGHKEEP	75 N WATER ST	SEMS-ARCHIVE, RCRA NonGen / NLR, PRP, ICIS, NY...	Lower	1830, 0.347, NW
P68	BERNCOLORS POUGHKEEP	75 NORTH WATER STREE	NY HSWDS	Lower	1830, 0.347, NW
69	HRH LEAD ABATEMENT S	55 GARDEN STREET	NY SHWS	Higher	1954, 0.370, East
70	POUGHKEEPSIE GAS WOR	LAUREL STREET	EDR MGP	Lower	2041, 0.387, SSW
71	5FB MORSE SCHOOL	104 MANSION STREET	NY LTANKS	Higher	2075, 0.393, East
Q72	CH - WATER ST. - POU	NORTH WATER STREET	NY VCP, NY BROWNFIELDS	Lower	2128, 0.403, NW
R73	LUCKEY PLATT BUILDIN	332 - 346 MAIN STREE	NY ERP	Higher	2163, 0.410, ESE
74	POUGHKEEPSIE NAVINDR		FUDS	Lower	2198, 0.416, SW
75	DUTCHESS CTY YMCA	35 MONTGOMERY ST	NY LTANKS, NY Spills	Higher	2205, 0.418, South
Q76	POUGHKEEPSIE GAS WOR	NORTH WATER STREET	EDR MGP	Lower	2243, 0.425, NW
S77	MOBIL OIL	SOUTH ROAD	NY LTANKS, NY Spills	Higher	2300, 0.436, SSE

MAPPED SITES SUMMARY

Target Property Address:
135 MAIN STREET
POUGHKEEPSIE, NY 12601

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
R78	21 ACADEMY STREET	21 ACADEMY STREET	NY SHWS	Higher	2319, 0.439, SE
S79	POUGHKEEPSIE CITY SC	12 SOUTH TERRY STREE	NY LTANKS	Higher	2333, 0.442, SSE
R80	BASEMENT	354 MAIN STREET	NY LTANKS	Higher	2350, 0.445, ESE
81	CRANNELL SQUARE	35 CATHARINE STREET	NY BROWNFIELDS	Higher	2361, 0.447, ESE
82	HSBC BANK	347 MAIN STREET	NY LTANKS	Higher	2376, 0.450, ESE
83	PAYLESS/KELLY	63 MONTGOMERY ST	NY LTANKS	Higher	2377, 0.450, SSE
T84	A.C. DUTTON LUMBER C	1 HOFFMAN ST.	NY SHWS, NY CBS AST	Lower	2438, 0.462, NNW
T85	A. C. DUTTON LUMBER		NY DEL SHWS	Lower	2450, 0.464, NNW
86	GRAY RESIDENCE	72 PINE ST	NY LTANKS, NY Spills	Lower	2471, 0.468, SSW
U87	POUGHKEEPSIE CITY OF	28 ORCHARD PL	SEMS-ARCHIVE, RCRA NonGen / NLR, NY MANIFEST	Higher	2500, 0.473, NE
U88	QUAL KROM SITE	28 ORCHARD PLACE	NY SHWS, NY ERP, NY Spills	Higher	2500, 0.473, NE
89	A C DUTTON LUMBER CO	1 DUTCHESS AVE	NY ENG CONTROLS, NY INST CONTROL, NY BROWNFIELDS	Lower	2562, 0.485, NW
90	CATHERINE ST COMM CT	69 CATHERINE ST	NY LTANKS, NY Spills	Higher	2626, 0.497, East

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was identified in the following records. For more information on this property see page 8 of the attached EDR Radius Map report:

Site	Database(s)	EPA ID
ADMIRAL WILLIAM F. H 135 MAIN STREET POUGHKEEPSIE, NY 12601	NY UST Database: UST, Date of Government Version: 06/22/2020 NY AST Database: AST, Date of Government Version: 06/22/2020 Facility Id: 3-601156	N/A

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

Proposed NPL ---------- Proposed National Priority List Sites
NPL LIENS ---------- Federal Superfund Liens

Federal Delisted NPL site list

Delisted NPL ---------- National Priority List Deletions

Federal CERCLIS list

FEDERAL FACILITY ---------- Federal Facility Site Information listing

Federal RCRA CORRACTS facilities list

CORRACTS ---------- Corrective Action Report

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF ---------- RCRA - Treatment, Storage and Disposal

Federal RCRA generators list

RCRA-SQG ---------- RCRA - Small Quantity Generators

Federal institutional controls / engineering controls registries

LUCIS ---------- Land Use Control Information System

EXECUTIVE SUMMARY

Federal ERNS list

ERNS ---------- Emergency Response Notification System

State and tribal leaking storage tank lists

INDIAN LUST ---------- Leaking Underground Storage Tanks on Indian Land
NY HIST LTANKS ---------- Listing of Leaking Storage Tanks

State and tribal registered storage tank lists

FEMA UST ---------- Underground Storage Tank Listing
NY CBS UST ---------- Chemical Bulk Storage Database
NY MOSF UST ---------- Major Oil Storage Facilities Database
NY CBS ---------- Chemical Bulk Storage Site Listing
NY MOSF ---------- Major Oil Storage Facility Site Listing
NY MOSF AST ---------- Major Oil Storage Facilities Database
INDIAN UST ---------- Underground Storage Tanks on Indian Land

State and tribal institutional control / engineering control registries

NY RES DECL ---------- Restrictive Declarations Listing

State and tribal voluntary cleanup sites

INDIAN VCP ---------- Voluntary Cleanup Priority Listing

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Landfill / Solid Waste Disposal Sites

NY SWRCY ---------- Registered Recycling Facility List
NY SWTIRE ---------- Registered Waste Tire Storage & Facility List
INDIAN ODI ---------- Report on the Status of Open Dumps on Indian Lands
DEBRIS REGION 9 ---------- Torres Martinez Reservation Illegal Dump Site Locations
ODI ---------- Open Dump Inventory
IHS OPEN DUMPS ---------- Open Dumps on Indian Land

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL ---------- Delisted National Clandestine Laboratory Register
US CDL ---------- National Clandestine Laboratory Register
NY PFAS ---------- PFAS Contamination Site Location Listing

Local Lists of Registered Storage Tanks

NY HIST UST ---------- Historical Petroleum Bulk Storage Database
NY HIST AST ---------- Historical Petroleum Bulk Storage Database

Local Land Records

NY LIENS ---------- Spill Liens Information
LIENS 2 ---------- CERCLA Lien Information

Records of Emergency Release Reports

HMIRS	Hazardous Materials Information Reporting System
NY Hist Spills	SPILLS Database
NY SPILLS 90	SPILLS 90 data from FirstSearch
NY SPILLS 80	SPILLS 80 data from FirstSearch

Other Ascertainable Records

DOD	Department of Defense Sites
SCRD DRYCLEANERS	State Coalition for Remediation of Drycleaners Listing
US FIN ASSUR	Financial Assurance Information
EPA WATCH LIST	EPA WATCH LIST
2020 COR ACTION	2020 Corrective Action Program List
TSCA	Toxic Substances Control Act
TRIS	Toxic Chemical Release Inventory System
SSTS	Section 7 Tracking Systems
RMP	Risk Management Plans
RAATS	RCRA Administrative Action Tracking System
PADS	PCB Activity Database System
FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
MLTS	Material Licensing Tracking System
COAL ASH DOE	Steam-Electric Plant Operation Data
COAL ASH EPA	Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER	PCB Transformer Registration Database
RADINFO	Radiation Information Database
HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing
DOT OPS	Incident and Accident Data
INDIAN RESERV	Indian Reservations
FUSRAP	Formerly Utilized Sites Remedial Action Program
UMTRA	Uranium Mill Tailings Sites
LEAD SMELTERS	Lead Smelter Sites
US AIRS	Aerometric Information Retrieval System Facility Subsystem
US MINES	Mines Master Index File
ABANDONED MINES	Abandoned Mines
DOCKET HWC	Hazardous Waste Compliance Docket Listing
UXO	Unexploded Ordnance Sites
FUELS PROGRAM	EPA Fuels Program Registered Listing
NY AIRS	Air Emissions Data
NY COAL ASH	Coal Ash Disposal Site Listing
NY DRYCLEANERS	Registered Drycleaners
NY E DESIGNATION	E DESIGNATION SITE LISTING
NY Financial Assurance	Financial Assurance Information Listing
NY VAPOR REOPENED	Vapor Intrusion Legacy Site List
NY UIC	Underground Injection Control Wells
NY COOLING TOWERS	Registered Cooling Towers
NY LEAD	Lead-based Paint Testing Results
MINES MRDS	Mineral Resources Data System

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR Hist Auto	EDR Exclusive Historical Auto Stations

EDR Hist Cleaner..... EDR Exclusive Historical Cleaners

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

NY RGA HWS..... Recovered Government Archive State Hazardous Waste Facilities List
NY RGA LF..... Recovered Government Archive Solid Waste Facilities List

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.
Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL: Also known as Superfund, the National Priority List database is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund program. The source of this database is the U.S. EPA.

A review of the NPL list, as provided by EDR, and dated 07/29/2020 has revealed that there is 1 NPL site within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
HUDSON RIVER PCBS Cerclis ID:: 202229 EPA Id: NYD980763841	***NO STREET APPLICABLE***	***W 1/4 - 1/2 (0.344 mi.)***	***0***	***12***

Federal CERCLIS list

SEMS: SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly know as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

A review of the SEMS list, as provided by EDR, and dated 07/29/2020 has revealed that there is 1 SEMS

site within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
HUDSON RIVER PCBS	***NO STREET APPLICABLE***	***W 1/4 - 1/2 (0.344 mi.)***	***0***	***12***
Site ID: 0202229				
EPA Id: NYD980763841				

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE: SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that. based upon available information, the location is not judged to be potential NPL site.

A review of the SEMS-ARCHIVE list, as provided by EDR, and dated 07/29/2020 has revealed that there are 2 SEMS-ARCHIVE sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
POUGHKEEPSIE CITY OF	***28 ORCHARD PL***	***NE 1/4 - 1/2 (0.473 mi.)***	***U87***	***289***
Site ID: 0204040				
EPA Id: NYD071091292				

Lower Elevation	Address	Direction / Distance	Map ID	Page
BERNCOLORS-POUGHKEEP	***75 N WATER ST***	***NW 1/4 - 1/2 (0.347 mi.)***	***P67***	***241***
Site ID: 0202752				
EPA Id: NYD002013951				

Federal RCRA generators list

RCRA-VSQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Very small quantity generators (VSQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

A review of the RCRA-VSQG list, as provided by EDR, and dated 06/15/2020 has revealed that there are 2 RCRA-VSQG sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
QUALITY COLLISION	***24-26 S BRIDGE ST -***	***SSE 0 - 1/8 (0.088 mi.)***	***F29***	***106***

EPA ID:: NYR000217695

Lower Elevation	Address	Direction / Distance	Map ID	Page
NYSDOT BIN 1005329	***RTE 9 OVER FALLKILL***	***WNW 1/8 - 1/4 (0.165 mi.)***	***40***	***133***
EPA ID:: NYD986998409				

Federal institutional controls / engineering controls registries

US ENG CONTROLS: A listing of sites with engineering controls in place.

A review of the US ENG CONTROLS list, as provided by EDR, and dated 02/13/2020 has revealed that there is 1 US ENG CONTROLS site within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
HUDSON RIVER PCBS	***NO STREET APPLICABLE***	***W 1/4 - 1/2 (0.344 mi.)***	***0***	***12***
EPA ID:: NYD980763841				
EPA ID:: NYD980763841				

US INST CONTROLS: A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

A review of the US INST CONTROLS list, as provided by EDR, and dated 02/13/2020 has revealed that there is 1 US INST CONTROLS site within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
HUDSON RIVER PCBS	***NO STREET APPLICABLE***	***W 1/4 - 1/2 (0.344 mi.)***	***0***	***12***
EPA ID:: NYD980763841				

State- and tribal - equivalent CERCLIS

NY SHWS: The State Hazardous Waste Sites records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. The data come from the Department of Environmental Conservation's Inactive Hazardous waste Disposal Sites in New York State.

A review of the NY SHWS list, as provided by EDR, and dated 05/12/2020 has revealed that there are 4 NY SHWS sites within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
HRH LEAD ABATEMENT S	55 GARDEN STREET	E 1/4 - 1/2 (0.370 mi.)	69	250
Site Code: 502049				
21 ACADEMY STREET	21 ACADEMY STREET	SE 1/4 - 1/2 (0.439 mi.)	R78	269

Site Code: 535046

QUAL KROM SITE	***28 ORCHARD PLACE***	***NE 1/4 - 1/2 (0.473 mi.)***	***U88***	***298***
Site Code: 335223				

Lower Elevation	Address	Direction / Distance	Map ID	Page
A.C. DUTTON LUMBER C	***1 HOFFMAN ST.***	***NNW 1/4 - 1/2 (0.462 mi.)***	***T84***	***278***
Site Code: 55989				

State and tribal landfill and/or solid waste disposal site lists

NY SWF/LF: The Solid Waste Facilities/Landfill Sites records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. The data come from the list.

A review of the NY SWF/LF list, as provided by EDR, and dated 07/01/2020 has revealed that there is 1 NY SWF/LF site within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
G. F. REFUSE T.S.	240 MAIN STREET	ESE 1/8 - 1/4 (0.239 mi.)	N57	216

State and tribal leaking storage tank lists

NY LTANKS: Leaking Storage Tank Incident Reports. These records contain an inventory of reported leaking storage tank incidents reported from 4/1/86 through the most recent update. They can be either leaking underground storage tanks or leaking aboveground storage tanks. The causes of the incidents are tank test failures, tank failures or tank overfills

A review of the NY LTANKS list, as provided by EDR, and dated 05/12/2020 has revealed that there are 24 NY LTANKS sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
HUDSON RIVER SHUTTLE	***13A SOUTH BRIDGE***	***SSE 0 - 1/8 (0.074 mi.)***	***F22***	***90***
Spill Number/Closed Date: 9106196 / 1992-07-06				
Site ID: 180480				
Spill Date: 1991-09-09				
LANG APARTMENT BUILD	187-189 UNION STREET	SSE 0 - 1/8 (0.107 mi.)	F34	118
Spill Number/Closed Date: 0511265 / 2006-04-25				
Spill Number/Closed Date: 0512690 / 2006-02-02				
Site ID: 357383				
Site ID: 359086				
Spill Date: 2005-12-28				
Spill Date: 2006-02-02				
COURTHOUSE ANNEX	***235 MAIN ST***	***ESE 1/8 - 1/4 (0.191 mi.)***	***K46***	***162***
Spill Number/Closed Date: 0011737 / 2001-05-01				
Site ID: 291978				
Spill Date: 2000-10-09				
COUNTY OF DUTCHESS	***22 MARKET STREET***	***SE 1/8 - 1/4 (0.216 mi.)***	***K51***	***175***
Spill Number/Closed Date: 9011974 / 1991-02-15				

Site ID: 143426
Spill Date: 1991-02-13

D.C.DEPT.OF SOC.SER. 16 MARKET ST SE 1/8 - 1/4 (0.225 mi.) K53 193
Spill Number/Closed Date: 9900170 / 1999-04-14
Site ID: 85829
Spill Date: 1999-04-05

MOBIL ***55 WASHINGTON STREET*** ***ENE 1/8 - 1/4 (0.237 mi.)*** ***M56*** ***203***
Spill Number/Closed Date: 9213330 / 1993-04-12
Site ID: 117252
Spill Date: 1993-03-02

ACADIA HUDSON LLC ***21 MARKET STREET*** ***SE 1/8 - 1/4 (0.245 mi.)*** ***N60*** ***223***
Spill Number/Closed Date: 8902715 / 1989-09-25
Site ID: 264064
Spill Date: 1989-06-15

REMINGTON ASSOC 75 WASHINGTON STREET NE 1/4 - 1/2 (0.258 mi.) 61 225
Spill Number/Closed Date: 0512986 / 2006-06-30
Spill Number/Closed Date: 0601464 / 2006-05-09
Site ID: 359391
Site ID: 363703
Spill Date: 2006-02-09
Spill Date: 2006-05-09

CITY OF POK.PARKING 61 CIVIC CENTER PLAZ E 1/4 - 1/2 (0.258 mi.) 62 227
Spill Number/Closed Date: 0608092 / 2006-11-07
Site ID: 371967
Spill Date: 2006-10-16

M B M COMP./TRI.CO.P 39 MARKET ST SE 1/4 - 1/2 (0.260 mi.) O63 228
Spill Number/Closed Date: 1304134 / 2013-07-26
Site ID: 484647
Spill Date: 2013-07-17

NYSDMNA - NEW YORK S ***61 MARKET ST*** ***SE 1/4 - 1/2 (0.292 mi.)*** ***64*** ***230***
Spill Number/Closed Date: 8803141 / 1989-11-29
Site ID: 293364
Spill Date: 1988-07-11

FIRST CONGREGATIONAL ***269 MILL ST*** ***E 1/4 - 1/2 (0.301 mi.)*** ***65*** ***236***
Spill Number/Closed Date: 0400242 / 2004-04-20
Site ID: 64266
Spill Date: 2004-04-08

POLE #26566 ***30 BAIN AVE*** ***NNE 1/4 - 1/2 (0.326 mi.)*** ***66*** ***239***
Spill Number/Closed Date: 0106607 / 2001-09-26
Site ID: 89001
Spill Date: 2001-09-25

5FB MORSE SCHOOL 104 MANSION STREET E 1/4 - 1/2 (0.393 mi.) 71 251
Spill Number/Closed Date: 9207851 / 1992-10-12
Site ID: 296056
Spill Date: 1992-10-07

DUTCHESS CTY YMCA ***35 MONTGOMERY ST*** ***S 1/4 - 1/2 (0.418 mi.)*** ***75*** ***261***
Spill Number/Closed Date: 0410331 / 2006-07-26
Site ID: 335385
Spill Date: 2004-12-17

MOBIL OIL ***SOUTH ROAD*** ***SSE 1/4 - 1/2 (0.436 mi.)*** ***S77*** ***266***
Spill Number/Closed Date: 8602552 / 1986-08-06

Site ID: 74633
Spill Date: 1986-07-18

POUGHKEEPSIE CITY SC Spill Number/Closed Date: 9207723 / 1992-10-09 Site ID: 156120 Spill Date: 1992-10-05	12 SOUTH TERRY STREE	SSE 1/4 - 1/2 (0.442 mi.)	S79	271
BASEMENT Spill Number/Closed Date: 9412680 / 1995-01-09 Site ID: 203064 Spill Date: 1994-12-21	354 MAIN STREET	ESE 1/4 - 1/2 (0.445 mi.)	R80	272
HSBC BANK Spill Number/Closed Date: 8706571 / 1988-03-28 Spill Number/Closed Date: 0609170 / 2006-12-13 Site ID: 158178 Site ID: 373309 Spill Date: 1987-11-03 Spill Date: 2006-11-09	347 MAIN STREET	ESE 1/4 - 1/2 (0.450 mi.)	82	275
PAYLESS/KELLY Spill Number/Closed Date: 9813812 / 2001-11-01 Site ID: 213401 Spill Date: 1999-02-12	63 MONTGOMERY ST	SSE 1/4 - 1/2 (0.450 mi.)	83	277
CATHERINE ST COMM CT Spill Number/Closed Date: 1200540 / 2013-12-09 Site ID: 463172 Spill Date: 2012-04-18	***69 CATHERINE ST***	***E 1/4 - 1/2 (0.497 mi.)***	***90***	***340***

Lower Elevation	Address	Direction / Distance	Map ID	Page
APT. MILANESE Spill Number/Closed Date: 9312029 / 1994-01-19 Site ID: 110554 Spill Date: 1994-01-12	111 MAIN STREET	W 0 - 1/8 (0.043 mi.)	C9	46
POK. FIRE HOUSE Spill Number/Closed Date: 0001246 / 2002-04-02 Site ID: 238789 Spill Date: 2000-05-01	MAIN ST	WNW 0 - 1/8 (0.092 mi.)	G31	110
GRAY RESIDENCE Spill Number/Closed Date: 0103270 / 2001-07-18 Site ID: 154727 Spill Date: 2001-06-24	***72 PINE ST***	***SSW 1/4 - 1/2 (0.468 mi.)***	***86***	***287***

State and tribal registered storage tank lists

NY UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the Department of Environmental Conservation's Petroleum Bulk Storage (PBS) Database

A review of the NY UST list, as provided by EDR, has revealed that there are 10 NY UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
RIVER CARE NURSING H Database: UST, Date of Government Version: 06/22/2020	139-144 MAIN ST	0 - 1/8 (0.000 mi.)	A2	38
CENTRAL DUBOIS VANS Database: UST, Date of Government Version: 06/22/2020	13A SOUTH BRIDGE ST	SSE 0 - 1/8 (0.075 mi.)	F23	92
WILLOW COURT APARTME Database: UST, Date of Government Version: 06/22/2020	***208-212 MAIN STREET***	***SE 0 - 1/8 (0.116 mi.)***	***36***	***121***
ST JOSEPHS CHURCH Database: UST, Date of Government Version: 06/22/2020	9 LAFAYETTE PL	E 1/8 - 1/4 (0.135 mi.)	I37	124
MID-HUDSON CIVIC CEN Database: UST, Date of Government Version: 06/22/2020	14 CIVIC CENTER PLAZ	ESE 1/8 - 1/4 (0.189 mi.)	L45	159
GSA Database: UST, Date of Government Version: 06/22/2020	235 MAIN STREET	ESE 1/8 - 1/4 (0.191 mi.)	K47	164
DUTCHESS COUNTY COMP Database: UST, Date of Government Version: 06/22/2020	***22 MARKET STREET***	***SE 1/8 - 1/4 (0.216 mi.)***	***K52***	***178***
MOBIL Database: UST, Date of Government Version: 06/22/2020	***55 WASHINGTON STREET***	***ENE 1/8 - 1/4 (0.237 mi.)***	***M56***	***203***
33 MARKET STREET (VA Database: UST, Date of Government Version: 06/22/2020	33 MARKET STREET	SE 1/8 - 1/4 (0.244 mi.)	O58	217

Lower Elevation	Address	Direction / Distance	Map ID	Page
COLUMBUS SCHOOL Database: UST, Date of Government Version: 06/22/2020	12 SOUTH PERRY ST	SSW 0 - 1/8 (0.058 mi.)	E13	50

NY AST: The Aboveground Storage Tank database contains registered ASTs. The data come from the Department of Environmental Conservation's Petroleum Bulk Storage (PBS) Database.

A review of the NY AST list, as provided by EDR, has revealed that there are 8 NY AST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
YELLOW CAB Database: AST, Date of Government Version: 06/22/2020 Facility Id: 3-601912	15 SOUTH BRIDGE STRE	SSE 0 - 1/8 (0.074 mi.)	F21	88
WILLOW COURT APTS. Database: AST, Date of Government Version: 06/22/2020 Facility Id: 3-601650	192-194 MAIN STREET	SE 0 - 1/8 (0.076 mi.)	D25	96
ST JOSEPHS CHURCH Database: AST, Date of Government Version: 06/22/2020 Facility Id: 3-164410	9 LAFAYETTE PL	E 1/8 - 1/4 (0.135 mi.)	I38	126
POUGHKEEPSIE POST OF Database: AST, Date of Government Version: 06/22/2020 Facility Id: 3-600107	55 MANSION STREET	ENE 1/8 - 1/4 (0.215 mi.)	J49	170
DUTCHESS COUNTY COMP Database: AST, Date of Government Version: 06/22/2020 Facility Id: 3-600871	***22 MARKET STREET***	***SE 1/8 - 1/4 (0.216 mi.)***	***K52***	***178***
MOBIL Database: AST, Date of Government Version: 06/22/2020	***55 WASHINGTON STREET***	***ENE 1/8 - 1/4 (0.237 mi.)***	***M56***	***203***

Facility Id: 3-047945

33 MARKET STREET (VA	33 MARKET STREET	SE 1/8 - 1/4 (0.244 mi.)	O59	221

Database: AST, Date of Government Version: 06/22/2020
Facility Id: 3-601711

Lower Elevation	Address	Direction / Distance	Map ID	Page
OUR LADY OF MT. CARM	15 MOUNT CARMEL PLAC	NNW 1/8 - 1/4 (0.216 mi.)	50	173

Database: AST, Date of Government Version: 06/22/2020
Facility Id: 3-600109

NY TANKS: This database contains records of facilities that are or have been regulated under Bulk Storage Program. Tank information for these facilities may not be releasable by the state agency.

A review of the NY TANKS list, as provided by EDR, has revealed that there is 1 NY TANKS site within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
ACADIA HUDSON LLC	***21 MARKET STREET***	***SE 1/8 - 1/4 (0.245 mi.)***	***N60***	***223***

Database: TANKS, Date of Government Version: 06/22/2020
Facility Id: 3-169196
Site Status: Active

State and tribal institutional control / engineering control registries

NY ENG CONTROLS: Environmental Remediation sites that have engineering controls in place.

A review of the NY ENG CONTROLS list, as provided by EDR, and dated 05/12/2020 has revealed that there are 2 NY ENG CONTROLS sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
QUEEN CITY LOFTS	178-188 MAIN STREET	SE 0 - 1/8 (0.059 mi.)	D15	55

Site Code: 512561

Lower Elevation	Address	Direction / Distance	Map ID	Page
A C DUTTON LUMBER CO	***1 DUTCHESS AVE***	***NW 1/4 - 1/2 (0.485 mi.)***	***89***	***301***

Site Code: 505421
Site Code: 505422

Environmental Remediation sites that have institutional controls in place.

A review of the NY INST CONTROL list, as provided by EDR, and dated 05/12/2020 has revealed that there are 2 NY INST CONTROL sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
QUEEN CITY LOFTS	178-188 MAIN STREET	SE 0 - 1/8 (0.059 mi.)	D17	59

Site Code: 512561

Lower Elevation	Address	Direction / Distance	Map ID	Page
A C DUTTON LUMBER CO	***1 DUTCHESS AVE***	***NW 1/4 - 1/2 (0.485 mi.)***	***89***	***301***
Site Code: 505421				
Site Code: 505422				

State and tribal voluntary cleanup sites

NY VCP: Voluntary Cleanup Agreements. The voluntary remedial program uses private monies to get contaminated sites remediated to levels allowing for the sites' productive use. The program covers virtually any kind of site and contamination.

A review of the NY VCP list, as provided by EDR, has revealed that there is 1 NY VCP site within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
CH - WATER ST. - POU	***NORTH WATER STREET***	***NW 1/4 - 1/2 (0.403 mi.)***	***Q72***	***253***
Database: VCP, Date of Government Version: 05/12/2020				
Site Code: 56927				

State and tribal Brownfields sites

NY BROWNFIELDS: Brownfields Site List

A review of the NY BROWNFIELDS list, as provided by EDR, and dated 05/12/2020 has revealed that there are 4 NY BROWNFIELDS sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
QUEEN CITY LOFTS	178-188 MAIN STREET	SE 0 - 1/8 (0.059 mi.)	D14	52
Site Code: 512561				
CRANNELL SQUARE	35 CATHARINE STREET	ESE 1/4 - 1/2 (0.447 mi.)	81	273
Site Code: 588792				

Lower Elevation	Address	Direction / Distance	Map ID	Page
CH - WATER ST. - POU	***NORTH WATER STREET***	***NW 1/4 - 1/2 (0.403 mi.)***	***Q72***	***253***
Site Code: 57435				
A C DUTTON LUMBER CO	***1 DUTCHESS AVE***	***NW 1/4 - 1/2 (0.485 mi.)***	***89***	***301***
Site Code: 59160				
Site Code: 414652				
Site Code: 505421				
Site Code: 505422				

EXECUTIVE SUMMARY

NY ERP: In an effort to spur the cleanup and redevelopment of brownfields, New Yorkers approved a $200 million Environmental Restoration or Brownfields Fund as part of the $1.75 billion Clean Water/Clean Air Bond Act of 1996 (1996 Bond Act). Enhancements to the program were enacted on October 7, 2003. Under the Environmental Restoration Program, the State provides grants to municipalities to reimburse up to 90 percent of on-site eligible costs and 100% of off-site eligible costs for site investigation and remediation activities. Once remediated, the property may then be reused for commercial, industrial, residential or public use.

A review of the NY ERP list, as provided by EDR, and dated 05/12/2020 has revealed that there are 2 NY ERP sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
LUCKEY PLATT BUILDIN Site Code: 57376	332 - 346 MAIN STREE	ESE 1/4 - 1/2 (0.410 mi.)	R73	260
QUAL KROM SITE Site Code: 58075	***28 ORCHARD PLACE***	***NE 1/4 - 1/2 (0.473 mi.)***	***U88***	***298***

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: The EPA's listing of Brownfields properties from the Cleanups in My Community program, which provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

A review of the US BROWNFIELDS list, as provided by EDR, and dated 06/01/2020 has revealed that there is 1 US BROWNFIELDS site within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
SOUTHERN WATERFRONT ACRES property ID: 11877 Cleanup Completion Date: -	***PROPSECT STREET***	***ENE 1/8 - 1/4 (0.183 mi.)***	***J42***	***145***

Local Lists of Hazardous waste / Contaminated Sites

NY DEL SHWS: A database listing of sites delisted from the Registry of Inactive Hazardous Waste Disposal Sites.

A review of the NY DEL SHWS list, as provided by EDR, and dated 05/12/2020 has revealed that there is 1 NY DEL SHWS site within approximately 1 mile of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
A. C. DUTTON LUMBER Site Code Id: 314081		NNW 1/4 - 1/2 (0.464 mi.)	T85	285

EXECUTIVE SUMMARY

Records of Emergency Release Reports

NY Spills: Data collected on spills reported to NYSDEC. is required by one or more of the following: Article 12 of the Navigation Law, 6 NYCRR Section 613.8 (from PBS regs), or 6 NYCRR Section 595.2 (from CBS regs). It includes spills active as of April 1, 1986, as well as spills occurring since this date.

A review of the NY Spills list, as provided by EDR, and dated 05/12/2020 has revealed that there are 17 NY Spills sites within approximately 0.125 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
SALVATION ARMY Spill Date: 2018-12-01 Spill Number/Closed Date: 1809200 / 2018-12-03 Site ID: 580035	150 MAIN ST	SSE 0 - 1/8 (0.016 mi.)	B6	42
FEDERAL GOV - IRS@SS Spill Date: 2003-03-12 Spill Number/Closed Date: 0212262 / 2004-07-02 Site ID: 136004	191 MAIN ST	ESE 0 - 1/8 (0.057 mi.)	D10	47
VACANT LOT Spill Date: 2015-05-27 Spill Number/Closed Date: 1502657 / 2015-11-25 Site ID: 508937	178 MAIN ST	SE 0 - 1/8 (0.059 mi.)	D16	58
COMMERCIAL PROPERTY Spill Date: 2016-03-16 Spill Number/Closed Date: 1511940 / 2018-12-31 Site ID: 524728	13-15 SOUTH BRIDGE S	SSE 0 - 1/8 (0.074 mi.)	F19	81
HUDSON RIVER SHUTTLE Spill Date: 2007-01-04 Spill Number/Closed Date: 0611093 / 2007-01-17 Site ID: 375674	***13A SOUTH BRIDGE***	***SSE 0 - 1/8 (0.074 mi.)***	***F22***	***90***
APARTMENT BUILD Spill Date: 2003-12-30 Spill Number/Closed Date: 0311129 / 2004-04-19 Site ID: 208513	192-194 MAIN STREET	SE 0 - 1/8 (0.076 mi.)	D24	94
WENDYS Spill Date: 2000-06-28 Spill Number/Closed Date: 0003798 / 2000-06-28 Site ID: 113101	MAIN ST/VASSAR RD	SE 0 - 1/8 (0.084 mi.)	D26	98
AIR Spill Date: 2019-06-05 Spill Number/Closed Date: 1902314 / 2019-06-05 Site ID: 590228	193 UNION ST	SE 0 - 1/8 (0.111 mi.)	F35	120
WILLOW COURT APARTME Spill Date: 2009-07-21 Spill Number/Closed Date: 0904603 / 2009-08-04 Site ID: 416778	***208-212 MAIN STREET***	***SE 0 - 1/8 (0.116 mi.)***	***36***	***121***

Lower Elevation	Address	Direction / Distance	Map ID	Page
NYSDOT PROJECT Spill Date: 1996-07-11	133 MAIN STREET	SW 0 - 1/8 (0.002 mi.)	A4	40

Spill Number/Closed Date: 9604735 / 1996-08-06 Site ID: 199464				
SPILL NUMBER 9714354 Spill Date: 1998-03-26 Spill Number/Closed Date: 9714354 / 1998-03-26 Site ID: 216423	138-144 MAIN STREET	S 0 - 1/8 (0.015 mi.)	B5	41
ON ST.NEAR MILANESE Spill Date: 1992-06-02 Spill Number/Closed Date: 9202522 / 1992-06-02 Site ID: 296222	115 MAIN ST	WSW 0 - 1/8 (0.025 mi.)	C7	43
CHG&E: TRANSFORMER O Spill Date: 2013-08-31 Spill Number/Closed Date: 1305793 / 2013-09-03 Site ID: 486374	160 MILL STREET	NNW 0 - 1/8 (0.058 mi.)	11	48
COLUMBUS SCHOOL: 5K Spill Date: 1997-07-16 Spill Number/Closed Date: 9704546 / 2008-04-01 Site ID: 147835	12 SO. PERRY ST	SSW 0 - 1/8 (0.058 mi.)	E12	49
COLUMBUS SCHOOL (PAC Spill Date: 2017-11-29 Spill Number/Closed Date: 1708202 / 2017-12-01 Site ID: 564599	18 SOUTH PERRY ST	SSW 0 - 1/8 (0.072 mi.)	E18	80
DURBY RESTAURANT Spill Date: 1988-12-18 Spill Number/Closed Date: 8807634 / 1988-12-19 Site ID: 317824	96 MAIN ST	WSW 0 - 1/8 (0.090 mi.)	H30	109
RPC MAIN STREET CORP Spill Date: 2018-07-17 Spill Number/Closed Date: 1804131 / 2018-12-13 Site ID: 573794	89 MAIN ST	W 0 - 1/8 (0.101 mi.)	H33	116

Other Ascertainable Records

RCRA NonGen / NLR: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

A review of the RCRA NonGen / NLR list, as provided by EDR, and dated 06/15/2020 has revealed that there are 10 RCRA NonGen / NLR sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
DUTCHESS EXPRESS EPA ID:: NYR000044123	***13 S BRIDGE ST***	***SSE 0 - 1/8 (0.074 mi.)***	***F20***	***82***
HOT BODIES AUTO RECO EPA ID:: NYR000028506	***24 S BRIDGE ST***	***SSE 0 - 1/8 (0.087 mi.)***	***F27***	***99***
POUGHKEEPSIE CITY HA EPA ID:: NY0000632075	***MILL ST CIVIC CENTER***	***E 1/8 - 1/4 (0.148 mi.)***	***I39***	***129***
MID-HUDSON WORKSHOP	***12 WASHINTON ST***	***SE 1/8 - 1/4 (0.168 mi.)***	***41***	***140***

EPA ID:: NYD001560440				
DUTCHESS COUNTY DPW EPA ID:: NYR000014126	***228 MAIN ST***	***ESE 1/8 - 1/4 (0.186 mi.)***	***K43***	***148***
MID-HUDSON CIVIC CEN EPA ID:: NYR000104265	***14 CIVIC CENTER PLZ***	***ESE 1/8 - 1/4 (0.189 mi.)***	***L44***	***154***
MOBIL OIL CORP SS #D EPA ID:: NYD987014776	***55 WASHINGTON ST***	***ENE 1/8 - 1/4 (0.237 mi.)***	***M55***	***197***

Lower Elevation	Address	Direction / Distance	Map ID	Page
POUGHKEEPSIE DAY CAR EPA ID:: NYR000044842	***36 N CLOVER ST***	***NW 0 - 1/8 (0.093 mi.)***	***G32***	***111***
NYSDOT BIN 1005301 & EPA ID:: NYD987021706	***RTE 9 OVER MAIN ST***	***W 1/8 - 1/4 (0.201 mi.)***	***48***	***166***
NYSDOT BIN 1005290 EPA ID:: NYD986998391	RTE 44 OVER RTE 9	SW 1/8 - 1/4 (0.231 mi.)	54	194

FUDS: The Listing includes locations of Formerly Used Defense Sites Properties where the US Army Corps Of Engineers is actively working or will take necessary cleanup actions.

A review of the FUDS list, as provided by EDR, and dated 08/05/2020 has revealed that there is 1 FUDS site within approximately 1 mile of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
POUGHKEEPSIE NAVINDR		SW 1/4 - 1/2 (0.416 mi.)	74	260

ROD: Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid the cleanup.

A review of the ROD list, as provided by EDR, and dated 07/29/2020 has revealed that there is 1 ROD site within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
HUDSON RIVER PCBS EPA ID:: NYD980763841	***NO STREET APPLICABLE***	***W 1/4 - 1/2 (0.344 mi.)***	***0***	***12***

CONSENT: Major Legal settlements that establish responsibility and standards for cleanup at NPL (superfund) sites. Released periodically by U.S. District Courts after settlement by parties to litigation matters.

A review of the CONSENT list, as provided by EDR, and dated 06/30/2020 has revealed that there is 1 CONSENT site within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
HUDSON RIVER PCBS	***NO STREET APPLICABLE***	***W 1/4 - 1/2 (0.344 mi.)***	***0***	***12***

EXECUTIVE SUMMARY

NY HSWDS: The List includes any known or suspected hazardous substance waste disposal sites. Also included are sites delisted from the Registry of Inactive Hazardous Waste Disposal Sites and non-registry sites that U.S. EPA Preliminary Assessment (PA) reports or Site Investigation (SI) reports were prepared. Hazardous Substance Waste Disposal Sites are eligible to be Superfund sites now that the New York State Superfund has been refinanced and changed. This means that the study inventory has served its purpose and will no longer be maintained as a separate entity The latest version of the study is frozen in time. The sites on the study will not automatically be made superfund sites, rather each site will be further evaluated for listing in the registry. So overtime they will be added to the registry or not.

A review of the NY HSWDS list, as provided by EDR, and dated 01/01/2003 has revealed that there are 2 NY HSWDS sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
CHG&E, BAYEAUX STREE Facility Id: HS3009	N PERRY STREET	ENE 0 - 1/8 (0.034 mi.)	8	44

Lower Elevation	Address	Direction / Distance	Map ID	Page
BERNCOLORS POUGHKEEP	75 NORTH WATER STREE	NW 1/4 - 1/2 (0.347 mi.)	P68	249

NY MANIFEST: Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

A review of the NY MANIFEST list, as provided by EDR, and dated 01/01/2019 has revealed that there are 11 NY MANIFEST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
DUTCHESS EXPRESS EPA ID: NYR000044123	***13 S BRIDGE ST***	***SSE 0 - 1/8 (0.074 mi.)***	***F20***	***82***
HOT BODIES AUTO RECO EPA ID: NYR000028506	***24 S BRIDGE ST***	***SSE 0 - 1/8 (0.087 mi.)***	***F27***	***99***
POUGHKEEPSIE CITY HA EPA ID: NY0000632075	***MILL ST CIVIC CENTER***	***E 1/8 - 1/4 (0.148 mi.)***	***I39***	***129***
MID-HUDSON WORKSHOP EPA ID: NYD001560440	***12 WASHINTON ST***	***SE 1/8 - 1/4 (0.168 mi.)***	***41***	***140***
DUTCHESS COUNTY DPW EPA ID: NYR000014126	***228 MAIN ST***	***ESE 1/8 - 1/4 (0.186 mi.)***	***K43***	***148***
MID-HUDSON CIVIC CEN EPA ID: NYR000104265	***14 CIVIC CENTER PLZ***	***ESE 1/8 - 1/4 (0.189 mi.)***	***L44***	***154***
MOBIL OIL CORP SS #D EPA ID: NYD987014776	***55 WASHINGTON ST***	***ENE 1/8 - 1/4 (0.237 mi.)***	***M55***	***197***

Lower Elevation	Address	Direction / Distance	Map ID	Page
NYSDEC EPA ID: NYP003600095	18 N CLOVER	WNW 0 - 1/8 (0.088 mi.)	G28	105
POUGHKEEPSIE DAY CAR EPA ID: NYR000044842	***36 N CLOVER ST***	***NW 0 - 1/8 (0.093 mi.)***	***G32***	***111***
NYSDOT BIN 1005329 EPA ID: NYD986998409	***RTE 9 OVER FALLKILL***	***WNW 1/8 - 1/4 (0.165 mi.)***	***40***	***133***
NYSDOT BIN 1005301 &	***RTE 9 OVER MAIN ST***	***W 1/8 - 1/4 (0.201 mi.)***	***48***	***166***

EPA ID: NYD987021706

NJ MANIFEST: Hazardous waste manifest information.

A review of the NJ MANIFEST list, as provided by EDR, and dated 12/31/2018 has revealed that there is 1 NJ MANIFEST site within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
NYSDOT BIN 1005329 EPA Id: NYD986998409	***RTE 9 OVER FALLKILL***	***WNW 1/8 - 1/4 (0.165 mi.)***	***40***	***133***

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

A review of the EDR MGP list, as provided by EDR, has revealed that there are 3 EDR MGP sites within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
POUGHKEEPSIE MGP	NORTH PERRY STREET	0 - 1/8 (0.000 mi.)	A3	40

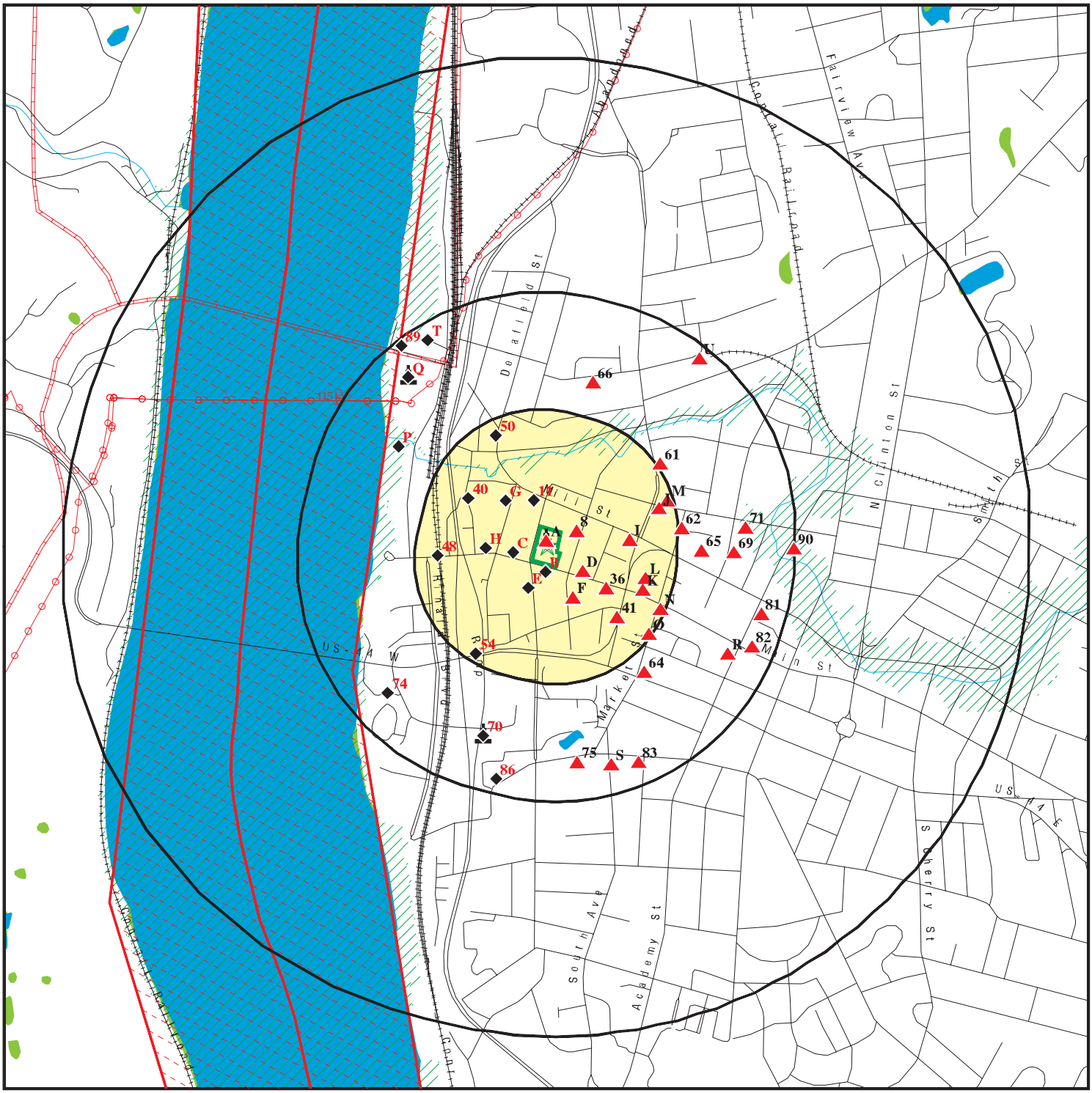
Lower Elevation	Address	Direction / Distance	Map ID	Page
POUGHKEEPSIE GAS WOR	LAUREL STREET	SSW 1/4 - 1/2 (0.387 mi.)	70	251
POUGHKEEPSIE GAS WOR	NORTH WATER STREET	NW 1/4 - 1/2 (0.425 mi.)	Q76	265

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 13 records.

Site Name	Database(s)
NINE MALL PLAZA	NY ENG CONTROLS, NY INST CONTROL, NY VCP, NY BROWNFIELDS
CHG&E - LAUREL STREET FORMER MGP S	SEMS-ARCHIVE, RCRA-VSQG, NY MANIFEST
CH - POUGHKEEPSIE MGP LAUREL STREE	NY SHWS
VASSAR COLLEGE	NY SHWS
CH - POUGHKEEPSIE MGP-WATER STREET	NY SHWS
BERNCOLORS DYE CO.	NY SHWS
VANDEWATER PROP	SEMS-ARCHIVE
CENTRAL HUDSON G & E CORP	SEMS-ARCHIVE
BARNES	NY SWF/LF
IBM C&D LANDFILL	NY SWF/LF
CHG&E, POUGHKEEPSIE-LAUREL ST.	NY HSWDS
CHG&E, POUGHKEEPSIE GAS WORKS	NY HSWDS
CH - LAUREL ST. - POUGHKEEPSIE MGP	NY VCP

OVERVIEW MAP - 6240551.2S



0 1/4 1/2 1 Miles

- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- County Boundary
- Power transmission lines
- Pipelines
- Special Flood Hazard Area (1%)
- 0.2% Annual Chance Flood Hazard
- National Wetland Inventory
- State Wetlands

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Admiral Halsey	CLIENT: Hillmann Environmental Co.
ADDRESS: 135 Main Street Poughkeepsie NY 12601	CONTACT: Joanne Bedkowski INQUIRY #: 6240551.2s
LAT/LONG: 41.705876 / 73.933441	DATE: October 26, 2020 10:41 am

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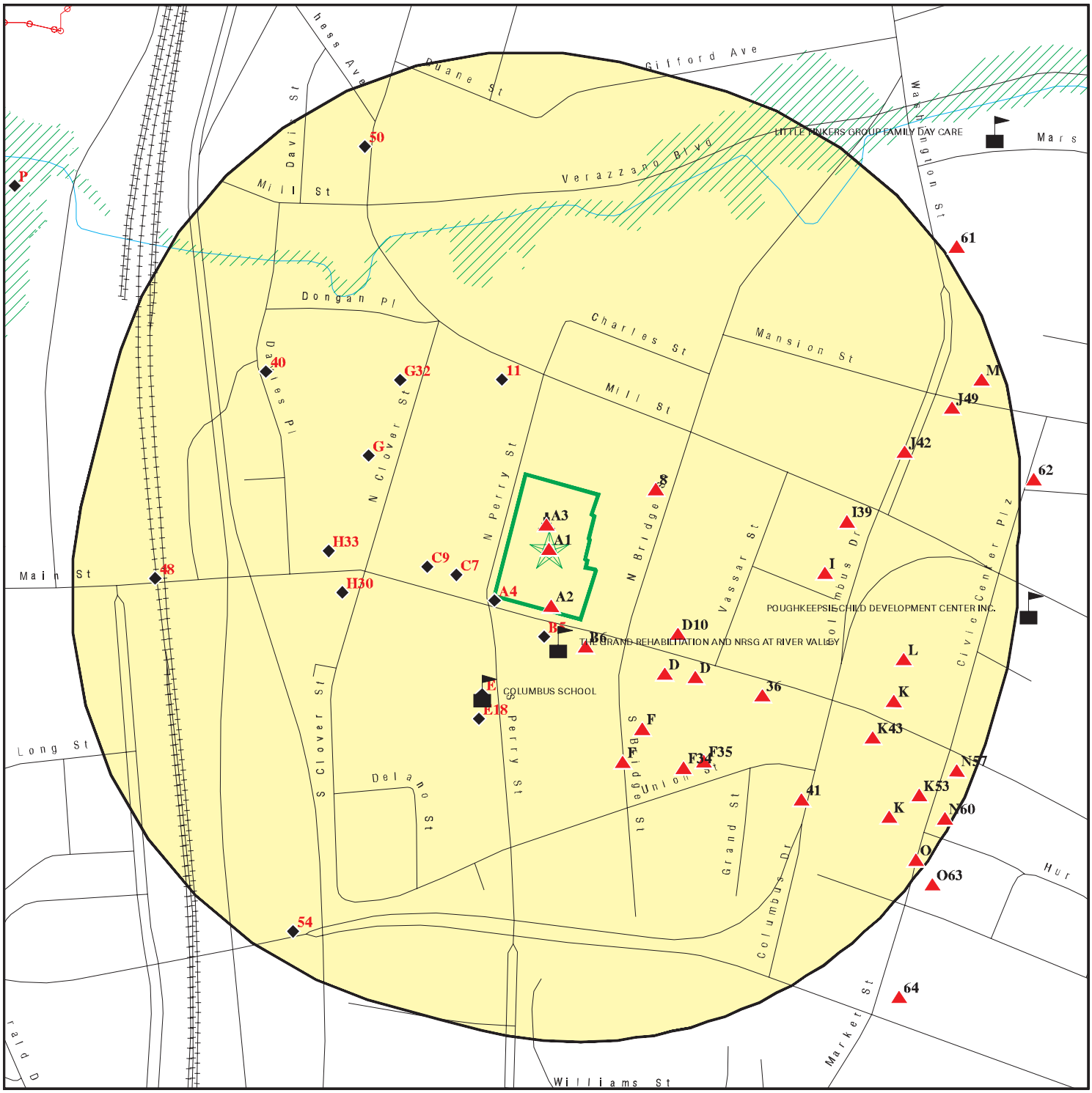
DETAIL MAP - 6240551.2S



- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- Sensitive Receptors
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Power transmission lines
- Special Flood Hazard Area (1%)
- 0.2% Annual Chance Flood Hazard

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Admiral Halsey	CLIENT: Hillmann Environmental Co.
ADDRESS: 135 Main Street Poughkeepsie NY 12601	CONTACT: Joanne Bedkowski INQUIRY #: 6240551.2s
LAT/LONG: 41.705876 / 73.933441	DATE: October 26, 2020 10:42 am

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MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
Federal NPL site list								
NPL	1.000		0	0	1	0	NR	1
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	1.000		0	0	0	0	NR	0
Federal Delisted NPL site list								
Delisted NPL	1.000		0	0	0	0	NR	0
Federal CERCLIS list								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	1	NR	NR	1
Federal CERCLIS NFRAP site list								
SEMS-ARCHIVE	0.500		0	0	2	NR	NR	2
Federal RCRA CORRACTS facilities list								
CORRACTS	1.000		0	0	0	0	NR	0
Federal RCRA non-CORRACTS TSD facilities list								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
Federal RCRA generators list								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-VSQG	0.250		1	1	NR	NR	NR	2
Federal institutional controls / engineering controls registries								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	1	NR	NR	1
US INST CONTROLS	0.500		0	0	1	NR	NR	1
Federal ERNS list								
ERNS	0.001		0	NR	NR	NR	NR	0
State- and tribal - equivalent CERCLIS								
NY SHWS	1.000		0	0	4	0	NR	4
State and tribal landfill and/or solid waste disposal site lists								
NY SWF/LF	0.500		0	1	0	NR	NR	1
State and tribal leaking storage tank lists								
INDIAN LUST	0.500		0	0	0	NR	NR	0
NY LTANKS	0.500		4	5	15	NR	NR	24
NY HIST LTANKS	0.500		0	0	0	NR	NR	0
State and tribal registered storage tank lists								
FEMA UST	0.250		0	0	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
NY UST	0.250	1	4	6	NR	NR	NR	11
NY CBS UST	0.250		0	0	NR	NR	NR	0
NY MOSF UST	0.500		0	0	0	NR	NR	0
NY CBS	0.250		0	0	NR	NR	NR	0
NY MOSF	0.500		0	0	0	NR	NR	0
NY AST	0.250	1	2	6	NR	NR	NR	9
NY CBS AST	0.250		0	0	NR	NR	NR	0
NY MOSF AST	0.500		0	0	0	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
NY TANKS	0.250		0	1	NR	NR	NR	1
State and tribal institutional control / engineering control registries								
NY RES DECL	0.125		0	NR	NR	NR	NR	0
NY ENG CONTROLS	0.500		1	0	1	NR	NR	2
NY INST CONTROL	0.500		1	0	1	NR	NR	2
State and tribal voluntary cleanup sites								
NY VCP	0.500		0	0	1	NR	NR	1
INDIAN VCP	0.500		0	0	0	NR	NR	0
State and tribal Brownfields sites								
NY BROWNFIELDS	0.500		1	0	3	NR	NR	4
NY ERP	0.500		0	0	2	NR	NR	2
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	1	0	NR	NR	1
Local Lists of Landfill / Solid Waste Disposal Sites								
NY SWRCY	0.500		0	0	0	NR	NR	0
NY SWTIRE	0.500		0	0	0	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US HIST CDL	0.001		0	NR	NR	NR	NR	0
NY DEL SHWS	1.000		0	0	1	0	NR	1
US CDL	0.001		0	NR	NR	NR	NR	0
NY PFAS	0.500		0	0	0	NR	NR	0
Local Lists of Registered Storage Tanks								
NY HIST UST	0.250		0	0	NR	NR	NR	0
NY HIST AST	0.001		0	NR	NR	NR	NR	0
Local Land Records								
NY LIENS	0.001		0	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
LIENS 2	0.001		0	NR	NR	NR	NR	0
Records of Emergency Release Reports								
HMIRS	0.001		0	NR	NR	NR	NR	0
NY Spills	0.125		17	NR	NR	NR	NR	17
NY Hist Spills	0.125		0	NR	NR	NR	NR	0
NY SPILLS 90	0.125		0	NR	NR	NR	NR	0
NY SPILLS 80	0.125		0	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		3	7	NR	NR	NR	10
FUDS	1.000		0	0	1	0	NR	1
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	0.001		0	NR	NR	NR	NR	0
EPA WATCH LIST	0.001		0	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	0.001		0	NR	NR	NR	NR	0
TRIS	0.001		0	NR	NR	NR	NR	0
SSTS	0.001		0	NR	NR	NR	NR	0
ROD	1.000		0	0	1	0	NR	1
RMP	0.001		0	NR	NR	NR	NR	0
RAATS	0.001		0	NR	NR	NR	NR	0
PRP	0.001		0	NR	NR	NR	NR	0
PADS	0.001		0	NR	NR	NR	NR	0
ICIS	0.001		0	NR	NR	NR	NR	0
FTTS	0.001		0	NR	NR	NR	NR	0
MLTS	0.001		0	NR	NR	NR	NR	0
COAL ASH DOE	0.001		0	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	0.001		0	NR	NR	NR	NR	0
RADINFO	0.001		0	NR	NR	NR	NR	0
HIST FTTS	0.001		0	NR	NR	NR	NR	0
DOT OPS	0.001		0	NR	NR	NR	NR	0
CONSENT	1.000		0	0	1	0	NR	1
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	0.001		0	NR	NR	NR	NR	0
US AIRS	0.001		0	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.250		0	0	NR	NR	NR	0
FINDS	0.001		0	NR	NR	NR	NR	0
ECHO	0.001		0	NR	NR	NR	NR	0
DOCKET HWC	0.001		0	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
NY AIRS	0.001		0	NR	NR	NR	NR	0
NY COAL ASH	0.500		0	0	0	NR	NR	0
NY DRYCLEANERS	0.250		0	0	NR	NR	NR	0
NY E DESIGNATION	0.125		0	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
NY Financial Assurance	0.001		0	NR	NR	NR	NR	0
NY HSWDS	0.500		1	0	1	NR	NR	2
NY MANIFEST	0.250		4	7	NR	NR	NR	11
NJ MANIFEST	0.250		0	1	NR	NR	NR	1
NY SPDES	0.001		0	NR	NR	NR	NR	0
NY VAPOR REOPENED	0.500		0	0	0	NR	NR	0
NY UIC	0.001		0	NR	NR	NR	NR	0
NY COOLING TOWERS	0.001		0	NR	NR	NR	NR	0
NY LEAD	0.001		0	NR	NR	NR	NR	0
MINES MRDS	0.001		0	NR	NR	NR	NR	0
EDR HIGH RISK HISTORICAL RECORDS								
EDR Exclusive Records								
EDR MGP	1.000		1	0	2	0	NR	3
EDR Hist Auto	0.125		0	NR	NR	NR	NR	0
EDR Hist Cleaner	0.125		0	NR	NR	NR	NR	0
EDR RECOVERED GOVERNMENT ARCHIVES								
Exclusive Recovered Govt. Archives								
NY RGA HWS	0.001		0	NR	NR	NR	NR	0
NY RGA LF	0.001		0	NR	NR	NR	NR	0
- Totals --		2	40	36	40	0	0	118

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

A1 **ADMIRAL WILLIAM F. HALSEY SENIOR VILLAGE** **NY UST U003241963**
Target **135 MAIN STREET** **NY AST N/A**
Property **POUGHKEEPSIE, NY 12601**

Site 1 of 4 in cluster A

Actual:
116 ft.

UST:

Name:	ADMIRAL WILLIAM F. HALSEY SENIOR VILLAGE
Address:	135 MAIN STREET
City,State,Zip:	POUGHKEEPSIE, NY 12601
Id/Status:	3-601156 / Active
Program Type:	PBS
Region:	STATE
DEC Region:	3
Expiration Date:	11/07/2018
UTM X:	588689.86910
UTM Y:	4617617.79047
Site Type:	Apartment Building/Office Building

Affiliation Records:

Site Id:	34314
Affiliation Type:	Mail Contact
Company Name:	RELIANT REALTY SERVICES, INC.
Contact Type:	Not reported
Contact Name:	PEN WISNESKI
Address1:	885 SECOND AVENUE, 31ST FLOOR
Address2:	Not reported
City:	NEW YORK
State:	NY
Zip Code:	10017
Country Code:	001
Phone:	(646) 374-0099 105
EMail:	PWISNESKI@RELIANTRS.COM
Fax Number:	Not reported
Modified By:	BHYUKOWE
Date Last Modified:	2014-05-02

Site Id:	34314
Affiliation Type:	Facility Operator
Company Name:	ADMIRAL WILLIAM F. HALSEY SENIOR VILLAGE
Contact Type:	Not reported
Contact Name:	AHMED TAYLOR
Address1:	Not reported
Address2:	Not reported
City:	Not reported
State:	NN
Zip Code:	Not reported
Country Code:	001
Phone:	(845) 471-9788
EMail:	Not reported
Fax Number:	Not reported
Modified By:	BHYUKOWE
Date Last Modified:	2014-05-02

Site Id:	34314
Affiliation Type:	Emergency Contact
Company Name:	ADMIRAL HALSEY, LP
Contact Type:	Not reported
Contact Name:	PEN WISNESKI
Address1:	Not reported

ADMIRAL WILLIAM F. HALSEY SENIOR VILLAGE (Continued) **U003241963**

Address2:	Not reported
City:	Not reported
State:	NN
Zip Code:	Not reported
Country Code:	999
Phone:	(800) 784-0156
EMail:	Not reported
Fax Number:	Not reported
Modified By:	BHYUKOWE
Date Last Modified:	2014-05-02

Site Id:	34314
Affiliation Type:	Facility Owner
Company Name:	ADMIRAL HALSEY, LP
Contact Type:	MANAGING MEMBER
Contact Name:	EUGENE SCHNEUR
Address1:	885 SECOND AVENUE, 31ST FLOOR, SUITE C
Address2:	Not reported
City:	NEW YORK
State:	NY
Zip Code:	10017
Country Code:	001
Phone:	(646) 502-7200
EMail:	Not reported
Fax Number:	Not reported
Modified By:	BHYUKOWE
Date Last Modified:	2014-04-10

Tank Info:

Tank Number:	1
Tank ID:	80612
Tank Status:	Closed - Removed
Material Name:	Closed - Removed
Capacity Gallons:	10000
Install Date:	10/01/1976
Date Tank Closed:	10/01/1997
Registered:	True
Tank Location:	Underground
Tank Type:	Steel/carbon steel
Material Code:	0001
Common Name of Substance:	#2 Fuel Oil (On-Site Consumption)

Tightness Test Method:	NN
Date Test:	Not reported
Next Test Date:	Not reported
Pipe Model:	Not reported
Modified By:	TRANSLAT
Last Modified:	04/14/2017

Equipment Records:

A00 - Tank Internal Protection - None
D01 - Pipe Type - Steel/Carbon Steel/Iron
B00 - Tank External Protection - None
F00 - Pipe External Protection - None
H00 - Tank Leak Detection - None
I04 - Overfill - Product Level Gauge (A/G)

ADMIRAL WILLIAM F. HALSEY SENIOR VILLAGE (Continued) **U003241963**

C02 - Pipe Location - Underground/On-ground
G00 - Tank Secondary Containment - None

AST:

Name:	ADMIRAL WILLIAM F. HALSEY SENIOR VILLAGE
Address:	135 MAIN STREET
City,State,Zip:	POUGHKEEPSIE, NY 12601
Region:	STATE
DEC Region:	3
Site Status:	Active
Facility Id:	3-601156
Program Type:	PBS
UTM X:	588689.86910
UTM Y:	4617617.79047
Expiration Date:	11/07/2018
Site Type:	Apartment Building/Office Building

Affiliation Records:

Site Id:	34314
Affiliation Type:	Mail Contact
Company Name:	RELIANT REALTY SERVICES, INC.
Contact Type:	Not reported
Contact Name:	PEN WISNESKI
Address1:	885 SECOND AVENUE, 31ST FLOOR
Address2:	Not reported
City:	NEW YORK
State:	NY
Zip Code:	10017
Country Code:	001
Phone:	(646) 374-0099 105
EMail:	PWISNESKI@RELIANTRS.COM
Fax Number:	Not reported
Modified By:	BHYUKOWE
Date Last Modified:	2014-05-02

Site Id:	34314
Affiliation Type:	Facility Operator
Company Name:	ADMIRAL WILLIAM F. HALSEY SENIOR VILLAGE
Contact Type:	Not reported
Contact Name:	AHMED TAYLOR
Address1:	Not reported
Address2:	Not reported
City:	Not reported
State:	NN
Zip Code:	Not reported
Country Code:	001
Phone:	(845) 471-9788
EMail:	Not reported
Fax Number:	Not reported
Modified By:	BHYUKOWE
Date Last Modified:	2014-05-02

Site Id:	34314
Affiliation Type:	Emergency Contact
Company Name:	ADMIRAL HALSEY, LP
Contact Type:	Not reported
Contact Name:	PEN WISNESKI

ADMIRAL WILLIAM F. HALSEY SENIOR VILLAGE (Continued) **U003241963**

Address1:	Not reported
Address2:	Not reported
City:	Not reported
State:	NN
Zip Code:	Not reported
Country Code:	999
Phone:	(800) 784-0156
EMail:	Not reported
Fax Number:	Not reported
Modified By:	BHYUKOWE
Date Last Modified:	2014-05-02

Site Id:	34314
Affiliation Type:	Facility Owner
Company Name:	ADMIRAL HALSEY, LP
Contact Type:	MANAGING MEMBER
Contact Name:	EUGENE SCHNEUR
Address1:	885 SECOND AVENUE, 31ST FLOOR, SUITE C
Address2:	Not reported
City:	NEW YORK
State:	NY
Zip Code:	10017
Country Code:	001
Phone:	(646) 502-7200
EMail:	Not reported
Fax Number:	Not reported
Modified By:	BHYUKOWE
Date Last Modified:	2014-04-10

Tank Info:

Tank Number:	002
Tank Id:	226072
Material Code:	0003
Common Name of Substance:	#6 Fuel Oil (On-Site Consumption)

Equipment Records:

	K00 - Spill Prevention - None
	F01 - Pipe External Protection - Painted/Asphalt Coating
	G10 - Tank Secondary Containment - Impervious Underlayment
	H01 - Tank Leak Detection - Interstitial - Electronic Monitoring
	A00 - Tank Internal Protection - None
	B01 - Tank External Protection - Painted/Asphalt Coating
	D01 - Pipe Type - Steel/Carbon Steel/Iron
	E04 - Piping Secondary Containment - Double walled UG
	L00 - Piping Leak Detection - None
	H05 - Tank Leak Detection - In-Tank System (ATG)
	I02 - Overfill - High Level Alarm
	I04 - Overfill - Product Level Gauge (A/G)
	G02 - Tank Secondary Containment - Vault (w/access)
	J05 - Dispenser - On Site Heating System (Supply/Return)
	C03 - Pipe Location - Aboveground/Underground Combination
Tank Location:	Aboveground - on saddles, legs, racks, etc.... Tank bottom is elevated above grade or tank pad, allowing visual inspection.
Tank Type:	Steel/Carbon Steel/Iron
Tank Status:	In Service

ADMIRAL WILLIAM F. HALSEY SENIOR VILLAGE (Continued) **U003241963**

Pipe Model:	Not reported
Install Date:	06/01/2008
Capacity Gallons:	10000
Tightness Test Method:	NN
Date Test:	Not reported
Next Test Date:	Not reported
Date Tank Closed:	Not reported
Register:	True
Modified By:	BHYUKOWE
Last Modified:	04/14/2017
Material Name:	#2 fuel oil (on-site consumption)

NPL Region West 1/4-1/2 1814 ft.

HUDSON RIVER PCBS
NO STREET APPLICABLE
HUDSON RIVER, NY 12871

NPL 1000384273
SEMS NYD980763841
RCRA-LQG
US ENG CONTROLS
US INST CONTROLS
NY Spills
ROD
PRP
CONSENT

NPL:

Name:	HUDSON RIVER PCBS
Address:	NO STREET APPLICABLE
City,State,Zip:	HUDSON RIVER, NY 12871
EPA ID:	NYD980763841
EPA Region:	2
Federal:	N
Final Date:	1984-09-21 00:00:00
Site ID:	202229
Latitude:	43.110199999999999
Site Score:	54.659999999999997
Longitude:	-73.576499999999996

Category:

EPA ID:	NYD980763841
NPL Status:	Currently on the Final NPL
Category Description:	Depth To Aquifer-<= 10 Feet
Category Value:	0

EPA ID:	NYD980763841
NPL Status:	Currently on the Final NPL
Category Description:	Distance To Nearest Population-> 0 And <= 1/4 Mile
Category Value:	10

Site:

EPA ID:	NYD980763841
Site ID:	0202229
Site Status:	F
Federal Site:	N
EPA Region:	02
Date Proposed:	09/08/83
Date Deleted:	Not reported
Date Finalized:	09/21/84

Substance:

HUDSON RIVER PCBS (Continued) **1000384273**

EPA ID: NYD980763841
NPL Status: Currently on the Final NPL
Substance ID: Not reported
Substance: Not reported
CAS #: Not reported
Pathway: Not reported
Scoring: Not reported

EPA ID: NYD980763841
NPL Status: Currently on the Final NPL
Substance ID: A046
Substance: POLYCHLORINATED BIPHENYLS
CAS #: 1336-36-3
Pathway: AIR PATHWAY
Scoring: 4

EPA ID: NYD980763841
NPL Status: Currently on the Final NPL
Substance ID: A046
Substance: POLYCHLORINATED BIPHENYLS
CAS #: 1336-36-3
Pathway: SURFACE WATER PATHWAY
Scoring: 4

Summary Details:

Conditions at listing September 1983): The Hudson River PCBs Site is a 40-mile stretch of the Hudson River between Mechanicville and Fort Edward, New York. General Electric Co. discharged an estimated l.l million pounds of PCBs into this stretch of river. The State has identified 40 hot spots, defined as sediments contaminated with greater than 50 parts per million ppm) of PCBs. Also included in the site are five remnant areas, which are river sediments exposed when thelevel of the river was lowered due to removal of the Fort Edward Dam. The State has taken initial measures to stabili e the remnant areas from erosion. In September 1980, Congress passed an amendment to the Clean Water Act CWA) that included the Hudson River PCB Reclamation Demonstration Project. Under this legislation, the EPA Administrator could authori e a 75 percent grant, not to exceed 20 million. EPA issued a final Environmental Impact Statement in October 1982 evaluating various dredging alternatives for a demonstration project. EPA has prepared a feasibility study to evaluate alternative remedial actions under CERCLA. The Administrator has determined that CERCLA funds may be used for remedial action atthe remnant areas and for evaluating the effectiveness of the water supply system at Waterford, New York. Status June 1984): EPA has completed a draft feasibility study identifying alternatives for remedial action. A search for partiespotentially responsible for wastes associated with the site has been completed, and EPA has sent letters to two potentially responsible parties notifying them of possible legal action under CERCLA.

Site Status:
EPA ID: NYD980763841
NPL Status: Final
Proposed Date: 09/08/1983
Final Date: 09/21/1984
Deleted Date: Not reported

HUDSON RIVER PCBS (Continued) **1000384273**

Narratives:
EPA ID: NYD980763841
NPL Name: HUDSON RIVER PCBS

SEMS:
Site ID: 0202229
EPA ID: NYD980763841
Name: HUDSON RIVER PCBS
Address: NO STREET APPLICABLE
Address 2: Not reported
City,State,Zip: HUDSON RIVER, NY 12871-2834
Cong District: 21
FIPS Code: 36115
Latitude: +43.110200
Longitude: -073.576500
FF: N
NPL: Currently on the Final NPL
Non NPL Status: Not reported

SEMS Detail:
Region: 02
Site ID: 0202229
EPA ID: NYD980763841
Site Name: HUDSON RIVER PCBS
NPL: F
FF: N
OU: 00
Action Code: PA
Action Name: PA
SEQ: 1
Start Date: 1983-09-01 04:00:00
Finish Date: 9/1/1983 4:00:00 AM
Qual: L
Current Action Lead: EPA Perf

Region: 02
Site ID: 0202229
EPA ID: NYD980763841
Site Name: HUDSON RIVER PCBS
NPL: F
FF: N
OU: 01
Action Code: RD
Action Name: RD
SEQ: 2
Start Date: 1989-02-02 05:00:00
Finish Date: 6/5/1989 4:00:00 AM
Qual: Not reported
Current Action Lead: EPA Perf

Region: 02
Site ID: 0202229
EPA ID: NYD980763841
Site Name: HUDSON RIVER PCBS
NPL: F
FF: N

HUDSON RIVER PCBS (Continued) **1000384273**

OU:	01
Action Code:	CO
Action Name:	RI/FS
SEQ:	1
Start Date:	1984-03-30 06:00:00
Finish Date:	9/25/1984 5:00:00 AM
Qual:	Not reported
Current Action Lead:	EPA Perf
Region:	02
Site ID:	0202229
EPA ID:	NYD980763841
Site Name:	HUDSON RIVER PCBS
NPL:	F
FF:	N
OU:	03
Action Code:	RS
Action Name:	RV ASSESS
SEQ:	2
Start Date:	1992-11-19 05:00:00
Finish Date:	12/1/1992 5:00:00 AM
Qual:	S
Current Action Lead:	EPA Perf
Region:	02
Site ID:	0202229
EPA ID:	NYD980763841
Site Name:	HUDSON RIVER PCBS
NPL:	F
FF:	N
OU:	00
Action Code:	CR
Action Name:	CI
SEQ:	2
Start Date:	2002-03-25 05:00:00
Finish Date:	11/2/2006 5:00:00 AM
Qual:	Not reported
Current Action Lead:	EPA Perf
Region:	02
Site ID:	0202229
EPA ID:	NYD980763841
Site Name:	HUDSON RIVER PCBS
NPL:	F
FF:	N
OU:	00
Action Code:	NP
Action Name:	PROPOSED
SEQ:	1
Start Date:	1983-09-08 04:00:00
Finish Date:	9/8/1983 4:00:00 AM
Qual:	Not reported
Current Action Lead:	EPA Perf
Region:	02
Site ID:	0202229
EPA ID:	NYD980763841

HUDSON RIVER PCBS (Continued) **1000384273**

Site Name:	HUDSON RIVER PCBS
NPL:	F
FF:	N
OU:	00
Action Code:	CR
Action Name:	CI
SEQ:	3
Start Date:	2005-11-07 05:00:00
Finish Date:	Not reported
Qual:	Not reported
Current Action Lead:	EPA Perf
Region:	02
Site ID:	0202229
EPA ID:	NYD980763841
Site Name:	HUDSON RIVER PCBS
NPL:	F
FF:	N
OU:	00
Action Code:	TG
Action Name:	TA GRANT
SEQ:	1
Start Date:	1995-09-29 04:00:00
Finish Date:	9/20/2005 4:00:00 AM
Qual:	Not reported
Current Action Lead:	EPA Perf
Region:	02
Site ID:	0202229
EPA ID:	NYD980763841
Site Name:	HUDSON RIVER PCBS
NPL:	F
FF:	N
OU:	03
Action Code:	RV
Action Name:	RMVL
SEQ:	1
Start Date:	1999-10-06 04:00:00
Finish Date:	9/14/2001 4:00:00 AM
Qual:	S
Current Action Lead:	EPA Perf
Region:	02
Site ID:	0202229
EPA ID:	NYD980763841
Site Name:	HUDSON RIVER PCBS
NPL:	F
FF:	N
OU:	00
Action Code:	SS
Action Name:	ESI RI
SEQ:	1
Start Date:	2002-06-30 04:00:00
Finish Date:	8/31/2005 4:00:00 AM
Qual:	W
Current Action Lead:	EPA Perf

HUDSON RIVER PCBS (Continued) **1000384273**

Region:	02
Site ID:	0202229
EPA ID:	NYD980763841
Site Name:	HUDSON RIVER PCBS
NPL:	F
FF:	N
OU:	00
Action Code:	FE
Action Name:	5 YEAR
SEQ:	1
Start Date:	2012-06-01 05:00:00
Finish Date:	6/1/2012 5:00:00 AM
Qual:	Not reported
Current Action Lead:	EPA Perf

Region:	02
Site ID:	0202229
EPA ID:	NYD980763841
Site Name:	HUDSON RIVER PCBS
NPL:	F
FF:	N
OU:	00
Action Code:	AR
Action Name:	ADMIN REC
SEQ:	2
Start Date:	2000-03-28 05:00:00
Finish Date:	Not reported
Qual:	V
Current Action Lead:	EPA Perf

Region:	02
Site ID:	0202229
EPA ID:	NYD980763841
Site Name:	HUDSON RIVER PCBS
NPL:	F
FF:	N
OU:	03
Action Code:	RS
Action Name:	RV ASSESS
SEQ:	4
Start Date:	1998-10-14 04:00:00
Finish Date:	1/7/1999 5:00:00 AM
Qual:	Not reported
Current Action Lead:	EPA Perf

Region:	02
Site ID:	0202229
EPA ID:	NYD980763841
Site Name:	HUDSON RIVER PCBS
NPL:	F
FF:	N
OU:	02
Action Code:	RA
Action Name:	RA
SEQ:	3
Start Date:	2008-12-04 05:00:00
Finish Date:	12/23/2009 5:00:00 AM

HUDSON RIVER PCBS (Continued) **1000384273**

Qual:	FR
Current Action Lead:	EPA Perf
Region:	02
Site ID:	0202229
EPA ID:	NYD980763841
Site Name:	HUDSON RIVER PCBS
NPL:	F
FF:	N
OU:	00
Action Code:	SI
Action Name:	SI
SEQ:	1
Start Date:	1983-08-01 04:00:00
Finish Date:	9/1/1983 4:00:00 AM
Qual:	H
Current Action Lead:	EPA Perf
Region:	02
Site ID:	0202229
EPA ID:	NYD980763841
Site Name:	HUDSON RIVER PCBS
NPL:	F
FF:	N
OU:	00
Action Code:	MA
Action Name:	ST COOP
SEQ:	2
Start Date:	1991-02-22 05:00:00
Finish Date:	4/3/2007 4:00:00 AM
Qual:	Not reported
Current Action Lead:	EPA Perf
Region:	02
Site ID:	0202229
EPA ID:	NYD980763841
Site Name:	HUDSON RIVER PCBS
NPL:	F
FF:	N
OU:	02
Action Code:	AR
Action Name:	ADMIN REC
SEQ:	1
Start Date:	1992-04-24 04:00:00
Finish Date:	Not reported
Qual:	E
Current Action Lead:	EPA Perf
Region:	02
Site ID:	0202229
EPA ID:	NYD980763841
Site Name:	HUDSON RIVER PCBS
NPL:	F
FF:	N
OU:	02
Action Code:	CO
Action Name:	RI/FS

HUDSON RIVER PCBS (Continued) **1000384273**

SEQ: 2
Start Date: 1990-07-25 04:00:00
Finish Date: 2/1/2002 5:00:00 AM
Qual: Not reported
Current Action Lead: EPA Perf

Region: 02
Site ID: 0202229
EPA ID: NYD980763841
Site Name: HUDSON RIVER PCBS
NPL: F
FF: N
OU: 00
Action Code: NF
Action Name: NPL FINL
SEQ: 1
Start Date: 1984-09-21 05:00:00
Finish Date: 9/21/1984 5:00:00 AM
Qual: Not reported
Current Action Lead: EPA Perf

Region: 02
Site ID: 0202229
EPA ID: NYD980763841
Site Name: HUDSON RIVER PCBS
NPL: F
FF: N
OU: 00
Action Code: RS
Action Name: RV ASSESS
SEQ: 1
Start Date: 1990-04-17 04:00:00
Finish Date: 8/21/1990 4:00:00 AM
Qual: S
Current Action Lead: EPA Perf

Region: 02
Site ID: 0202229
EPA ID: NYD980763841
Site Name: HUDSON RIVER PCBS
NPL: F
FF: N
OU: 01
Action Code: RO
Action Name: ROD
SEQ: 1
Start Date: 1984-09-25 05:00:00
Finish Date: 9/25/1984 5:00:00 AM
Qual: Not reported
Current Action Lead: EPA Perf

Region: 02
Site ID: 0202229
EPA ID: NYD980763841
Site Name: HUDSON RIVER PCBS
NPL: F
FF: N

HUDSON RIVER PCBS (Continued) **1000384273**

OU:	02
Action Code:	RO
Action Name:	ROD
SEQ:	2
Start Date:	2002-02-01 05:00:00
Finish Date:	2/1/2002 5:00:00 AM
Qual:	R
Current Action Lead:	EPA Perf
Region:	02
Site ID:	0202229
EPA ID:	NYD980763841
Site Name:	HUDSON RIVER PCBS
NPL:	F
FF:	N
OU:	00
Action Code:	CR
Action Name:	CI
SEQ:	1
Start Date:	1991-09-30 04:00:00
Finish Date:	Not reported
Qual:	Not reported
Current Action Lead:	EPA Perf
Region:	02
Site ID:	0202229
EPA ID:	NYD980763841
Site Name:	HUDSON RIVER PCBS
NPL:	F
FF:	N
OU:	03
Action Code:	RS
Action Name:	RV ASSESS
SEQ:	3
Start Date:	1998-06-03 04:00:00
Finish Date:	6/24/1999 4:00:00 AM
Qual:	Not reported
Current Action Lead:	EPA Perf
Region:	02
Site ID:	0202229
EPA ID:	NYD980763841
Site Name:	HUDSON RIVER PCBS
NPL:	F
FF:	N
OU:	00
Action Code:	DS
Action Name:	DISCVRY
SEQ:	1
Start Date:	1983-07-01 04:00:00
Finish Date:	7/1/1983 4:00:00 AM
Qual:	Not reported
Current Action Lead:	EPA Perf
Region:	02
Site ID:	0202229
EPA ID:	NYD980763841

HUDSON RIVER PCBS (Continued) **1000384273**

Site Name:	HUDSON RIVER PCBS
NPL:	F
FF:	N
OU:	02
Action Code:	RA
Action Name:	RA
SEQ:	2
Start Date:	2008-05-09 04:00:00
Finish Date:	11/24/2009 5:00:00 AM
Qual:	FR
Current Action Lead:	EPA Perf
Region:	02
Site ID:	0202229
EPA ID:	NYD980763841
Site Name:	HUDSON RIVER PCBS
NPL:	F
FF:	N
OU:	00
Action Code:	FE
Action Name:	5 YEAR
SEQ:	2
Start Date:	2016-03-29 05:00:00
Finish Date:	4/11/2019 5:00:00 AM
Qual:	Not reported
Current Action Lead:	EPA Perf
Region:	02
Site ID:	0202229
EPA ID:	NYD980763841
Site Name:	HUDSON RIVER PCBS
NPL:	F
FF:	N
OU:	01
Action Code:	BE
Action Name:	PRP RD
SEQ:	2
Start Date:	1989-09-27 04:00:00
Finish Date:	9/28/1990 4:00:00 AM
Qual:	Not reported
Current Action Lead:	EPA Ovrsght
Region:	02
Site ID:	0202229
EPA ID:	NYD980763841
Site Name:	HUDSON RIVER PCBS
NPL:	F
FF:	N
OU:	00
Action Code:	EL
Action Name:	PRP CR
SEQ:	1
Start Date:	1989-07-07 04:00:00
Finish Date:	Not reported
Qual:	Not reported
Current Action Lead:	EPA Ovrsght

HUDSON RIVER PCBS (Continued) **1000384273**

Region:	02
Site ID:	0202229
EPA ID:	NYD980763841
Site Name:	HUDSON RIVER PCBS
NPL:	F
FF:	N
OU:	02
Action Code:	BE
Action Name:	PRP RD
SEQ:	4
Start Date:	2003-08-14 04:00:00
Finish Date:	1/25/2008 5:00:00 AM
Qual:	Not reported
Current Action Lead:	EPA Ovrsght

Region:	02
Site ID:	0202229
EPA ID:	NYD980763841
Site Name:	HUDSON RIVER PCBS
NPL:	F
FF:	N
OU:	02
Action Code:	BE
Action Name:	PRP RD
SEQ:	3
Start Date:	2002-07-23 04:00:00
Finish Date:	Not reported
Qual:	Not reported
Current Action Lead:	EPA Ovrsght

Region:	02
Site ID:	0202229
EPA ID:	NYD980763841
Site Name:	HUDSON RIVER PCBS
NPL:	F
FF:	N
OU:	02
Action Code:	BF
Action Name:	PRP RA
SEQ:	3
Start Date:	2005-09-06 04:00:00
Finish Date:	9/4/2012 5:00:00 AM
Qual:	Not reported
Current Action Lead:	EPA Ovrsght

Region:	02
Site ID:	0202229
EPA ID:	NYD980763841
Site Name:	HUDSON RIVER PCBS
NPL:	F
FF:	N
OU:	04
Action Code:	BD
Action Name:	PRP RI/FS
SEQ:	1
Start Date:	2008-09-08 04:00:00
Finish Date:	Not reported

HUDSON RIVER PCBS (Continued) **1000384273**

Qual: Not reported
Current Action Lead: EPA Ovrsght

Region: 02
Site ID: 0202229
EPA ID: NYD980763841
Site Name: HUDSON RIVER PCBS
NPL: F
FF: N
OU: 02
Action Code: BE
Action Name: PRP RD
SEQ: 6
Start Date: 2003-08-14 04:00:00
Finish Date: 4/26/2011 5:00:00 AM
Qual: Not reported
Current Action Lead: EPA Ovrsght

Region: 02
Site ID: 0202229
EPA ID: NYD980763841
Site Name: HUDSON RIVER PCBS
NPL: F
FF: N
OU: 04
Action Code: BB
Action Name: PRP RV
SEQ: 1
Start Date: 2007-09-11 04:00:00
Finish Date: 4/10/2012 4:00:00 AM
Qual: S
Current Action Lead: EPA Ovrsght

Region: 02
Site ID: 0202229
EPA ID: NYD980763841
Site Name: HUDSON RIVER PCBS
NPL: F
FF: N
OU: 00
Action Code: PJ
Action Name: RP EM REM
SEQ: 1
Start Date: 2007-08-24 04:00:00
Finish Date: 8/27/2007 4:00:00 AM
Qual: C
Current Action Lead: EPA Ovrsght

Region: 02
Site ID: 0202229
EPA ID: NYD980763841
Site Name: HUDSON RIVER PCBS
NPL: F
FF: N
OU: 01
Action Code: BE
Action Name: PRP RD

HUDSON RIVER PCBS (Continued) **1000384273**

SEQ: 1
Start Date: 1989-05-18 04:00:00
Finish Date: 1/7/1991 5:00:00 AM
Qual: Not reported
Current Action Lead: EPA Ovrsght

Region: 02
Site ID: 0202229
EPA ID: NYD980763841
Site Name: HUDSON RIVER PCBS
NPL: F
FF: N
OU: 01
Action Code: BF
Action Name: PRP RA
SEQ: 1
Start Date: 1989-10-13 04:00:00
Finish Date: 9/29/1992 4:00:00 AM
Qual: Not reported
Current Action Lead: EPA Ovrsght

Region: 02
Site ID: 0202229
EPA ID: NYD980763841
Site Name: HUDSON RIVER PCBS
NPL: F
FF: N
OU: 01
Action Code: BF
Action Name: PRP RA
SEQ: 2
Start Date: 1990-09-28 04:00:00
Finish Date: 9/29/1992 4:00:00 AM
Qual: Not reported
Current Action Lead: EPA Ovrsght

Region: 02
Site ID: 0202229
EPA ID: NYD980763841
Site Name: HUDSON RIVER PCBS
NPL: F
FF: N
OU: 02
Action Code: BF
Action Name: PRP RA
SEQ: 4
Start Date: 2010-12-31 05:00:00
Finish Date: 4/11/2019 5:00:00 AM
Qual: Not reported
Current Action Lead: EPA Ovrsght

Region: 02
Site ID: 0202229
EPA ID: NYD980763841
Site Name: HUDSON RIVER PCBS
NPL: F
FF: N

HUDSON RIVER PCBS (Continued) **1000384273**

OU:	02
Action Code:	OM
Action Name:	OM
SEQ:	1
Start Date:	2019-04-11 05:00:00
Finish Date:	Not reported
Qual:	Not reported
Current Action Lead:	EPA Ovrsght
Region:	02
Site ID:	0202229
EPA ID:	NYD980763841
Site Name:	HUDSON RIVER PCBS
NPL:	F
FF:	N
OU:	01
Action Code:	RD
Action Name:	RD
SEQ:	1
Start Date:	1984-09-28 05:00:00
Finish Date:	5/18/1990 4:00:00 AM
Qual:	Not reported
Current Action Lead:	St Perf

RCRA-LQG:

Date Form Received by Agency:	2018-02-15 00:00:00.0
Handler Name:	GE HUDSON RIVER SEDIMENT REMEDIATION PROCESSING AN FACILITY
Handler Address:	446 LOCK 8 WAY
Handler City,State,Zip:	HUDSON FALLS, NY 12839
EPA ID:	NYD980763841
Contact Name:	ROBERT G GIBSON
Contact Address:	RIVER ROAD
Contact City,State,Zip:	SCHENECTADY, NY 12345
Contact Telephone:	518-388-7505
Contact Fax:	Not reported
Contact Email:	BOB.GIBSON@GE.COM
Contact Title:	SENIOR PROJECT MANAGER
EPA Region:	02
Land Type:	Other
Federal Waste Generator Description:	Large Quantity Generator
Non-Notifier:	Not reported
Biennial Report Cycle:	2017
Accessibility:	Not reported
Active Site Indicator:	Handler Activities
State District Owner:	NY
State District:	NYSDEC R5
Mailing Address:	RIVER ROAD
Mailing City,State,Zip:	SCHENECTADY, NY 12345
Owner Name:	SEE COMMENTS IN SECTION 18
Owner Type:	Other
Operator Name:	GENERAL ELECTRIC COMPANY
Operator Type:	Private
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No

HUDSON RIVER PCBS (Continued) **1000384273**

Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	NN
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	2018-11-06 18:35:53.0
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	Not reported

Biennial: List of Years

Year:	2017

HUDSON RIVER PCBS (Continued) **1000384273**

Click Here for Biennial Reporting System Data:
Year: 2013

Click Here for Biennial Reporting System Data:
Year: 2011

Click Here for Biennial Reporting System Data:
Year: 2009

Click Here for Biennial Reporting System Data:

Hazardous Waste Summary:
Waste Code: D006
Waste Description: CADMIUM

Waste Code: D007
Waste Description: CHROMIUM

Waste Code: D008
Waste Description: LEAD

Handler - Owner Operator:
Owner/Operator Indicator: Owner
Owner/Operator Name: CANADIAN PACIFIC RAILROAD
Legal Status: Private
Date Became Current: 2007-05-02 00:00:00.
Date Ended Current: Not reported
Owner/Operator Address: 401 9TH AVE SW
Owner/Operator City,State,Zip: CALGARY, AB T2P4Z4
Owner/Operator Telephone: Not reported
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Operator
Owner/Operator Name: GENERAL ELECTRIC CO
Legal Status: Private
Date Became Current: 2007-04-02 00:00:00.
Date Ended Current: Not reported
Owner/Operator Address: Not reported
Owner/Operator City,State,Zip: Not reported
Owner/Operator Telephone: Not reported
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Owner
Owner/Operator Name: SEE SECTION 11 COMMENTS
Legal Status: State
Date Became Current: 2007-05-02 00:00:00.
Date Ended Current: Not reported
Owner/Operator Address: Not reported
Owner/Operator City,State,Zip: NY
Owner/Operator Telephone: Not reported
Owner/Operator Telephone Ext: Not reported

HUDSON RIVER PCBS (Continued) **1000384273**

Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported
Owner/Operator Indicator:	Operator
Owner/Operator Name:	GENERAL ELECTRIC COMPANY
Legal Status:	Private
Date Became Current:	2007-04-23 00:00:00.
Date Ended Current:	Not reported
Owner/Operator Address:	1 RIVER ROAD
Owner/Operator City,State,Zip:	SCHENECTADY, NY 12345
Owner/Operator Telephone:	518-388-7505
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported
Owner/Operator Indicator:	Owner
Owner/Operator Name:	CANADIAN PACIFIC RR
Legal Status:	Private
Date Became Current:	2007-04-23 00:00:00.
Date Ended Current:	Not reported
Owner/Operator Address:	9TH AVE SW
Owner/Operator City,State,Zip:	CALGARY T2P 4Z4
Owner/Operator Telephone:	Not reported
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported
Owner/Operator Indicator:	Operator
Owner/Operator Name:	GENERAL ELECTRIC COMPANY
Legal Status:	Private
Date Became Current:	2007-04-23 00:00:00.
Date Ended Current:	Not reported
Owner/Operator Address:	9TH AVE SW
Owner/Operator City,State,Zip:	CALGARY T2P 4Z4
Owner/Operator Telephone:	Not reported
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported
Owner/Operator Indicator:	Operator
Owner/Operator Name:	GE HUDSON RIVER SEDIMENT REMEDIATION
Legal Status:	Private
Date Became Current:	2007-04-23 00:00:00.
Date Ended Current:	Not reported
Owner/Operator Address:	381 BROADWAY
Owner/Operator City,State,Zip:	FORT EDWARD, NY 12828
Owner/Operator Telephone:	Not reported
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported
Owner/Operator Indicator:	Owner
Owner/Operator Name:	WCC LLC
Legal Status:	Private
Date Became Current:	2007-04-02 00:00:00.
Date Ended Current:	Not reported
Owner/Operator Address:	67 WILLOW GLEN

HUDSON RIVER PCBS (Continued) **1000384273**

Owner/Operator City,State,Zip:	MECHANICVILLE, NY 12188
Owner/Operator Telephone:	Not reported
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported
Owner/Operator Indicator:	Owner
Owner/Operator Name:	GE HUDSON RIVER SEDIMENT REMEDIATION
Legal Status:	Private
Date Became Current:	2007-04-23 00:00:00.
Date Ended Current:	Not reported
Owner/Operator Address:	381 BROADWAY
Owner/Operator City,State,Zip:	FORT EDWARD, NY 12828
Owner/Operator Telephone:	Not reported
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported
Owner/Operator Indicator:	Owner
Owner/Operator Name:	SEE COMMENTS IN SECTION 18
Legal Status:	Other
Date Became Current:	2007-02-04 00:00:00.
Date Ended Current:	Not reported
Owner/Operator Address:	446 LOCK WAY
Owner/Operator City,State,Zip:	HUDSON FALLS, NY 12839
Owner/Operator Telephone:	Not reported
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported
Owner/Operator Indicator:	Owner
Owner/Operator Name:	USEPA
Legal Status:	Federal
Date Became Current:	2008-06-04 00:00:00.
Date Ended Current:	Not reported
Owner/Operator Address:	Not reported
Owner/Operator City,State,Zip:	Not reported
Owner/Operator Telephone:	Not reported
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported
Owner/Operator Indicator:	Operator
Owner/Operator Name:	GENERAL ELECTRIC COMPANY
Legal Status:	Private
Date Became Current:	2007-04-23 00:00:00.
Date Ended Current:	Not reported
Owner/Operator Address:	Not reported
Owner/Operator City,State,Zip:	Not reported
Owner/Operator Telephone:	Not reported
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	2010-03-03 00:00:00.0
Handler Name:	GE HUDSON RIVER SEDIMENT REMEDIATION PROCESSING AND TRANSPO

HUDSON RIVER PCBS (Continued) **1000384273**

FACILITY
Federal Waste Generator Description: Large Quantity Generator
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: No
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

Receive Date: 2012-03-01 00:00:00.0
Handler Name: GE HUDSON RIVER SEDIMENT REMEDIATION PROCESSING AND TRANSPO
FACILITY
Federal Waste Generator Description: Large Quantity Generator
State District Owner: NY
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: No
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

Receive Date: 2014-03-03 00:00:00.0
Handler Name: GE HUDSON RIVER SEDIMENT REMEDIATION PROCESSING AND TRANSPO
FACILITY
Federal Waste Generator Description: Small Quantity Generator
State District Owner: NY
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: No
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

Receive Date: 2018-02-15 00:00:00.0
Handler Name: GE HUDSON RIVER SEDIMENT REMEDIATION PROCESSING AND TRANSPO
FACILITY
Federal Waste Generator Description: Large Quantity Generator
State District Owner: NY
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: Yes
Non Storage Recycler Activity: No
Electronic Manifest Broker: No

Receive Date: 2006-01-01 00:00:00.0
Handler Name: HUDSON RIVER PCBS (ROGERS ISLAND) USEPA
Federal Waste Generator Description: Not a generator, verified

HUDSON RIVER PCBS (Continued) **1000384273**

State District Owner:	NY
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	No
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

Receive Date:	2007-01-01 00:00:00.0
Handler Name:	HUDSON RIVER PCBS (ROGERS ISLAND) USEPA
Federal Waste Generator Description:	Not a generator, verified
State District Owner:	NY
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	No
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

Receive Date:	2008-08-29 00:00:00.0
Handler Name:	HUDSON RIVER PCBS (ROGERS ISLAND) SUPERFUND USEPA
Federal Waste Generator Description:	Large Quantity Generator
State District Owner:	NY
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	No
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

Receive Date:	2001-01-01 00:00:00.0
Handler Name:	HUDSON RIVER PCBS (ROGERS ISLAND) USEPA
Federal Waste Generator Description:	Large Quantity Generator
State District Owner:	NY
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	No
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

List of NAICS Codes and Descriptions:

NAICS Code:	56291
NAICS Description:	REMEDIATION SERVICES

Facility Has Received Notices of Violation:

No Violations Found:

HUDSON RIVER PCBS (Continued) **1000384273**

Evaluation Action Summary:

No Evaluations Found:

SIte:

Name:	HUDSON RIVER PCBS
Address:	NO STREET APPLICABLE
Address 2:	Not reported
City,State,Zip:	HUDSON RIVER, NY 12871-2834
Event Code:	Not reported
Action Taken Date:	02/01/2002
EPA ID:	NYD980763841
Site ID:	0202229
Action Name:	GOVT Decision Document (ROD)
Action ID:	2
Operable Unit:	02
Action Completion Date:	12/30/2001
Contaminated Media:	Surface Water
Contact Name:	Not reported
Contact Telephone:	Not reported
Event:	Not reported

Media:

EPA ID:	NYD980763841
Contaminated Media:	Sediment
Site ID:	0202229
Action ID:	1
Action Completion Date:	09/30/1984
Operable Unit:	01
Action Name:	GOVT Decision Document (ROD)
Action Taken Date:	09/25/1984
Event Code:	Not reported
Contact Name:	Not reported
Contact Telephone:	Not reported
Event:	Not reported

EPA ID:	NYD980763841
Contaminated Media:	Surface Water
Site ID:	0202229
Action ID:	2
Action Completion Date:	12/30/2001
Operable Unit:	02
Action Name:	GOVT Decision Document (ROD)
Action Taken Date:	02/01/2002
Event Code:	Not reported
Contact Name:	Not reported
Contact Telephone:	Not reported
Event:	Not reported

EPA ID:	NYD980763841
Contaminated Media:	Sediment
Site ID:	0202229
Action ID:	1
Action Completion Date:	09/30/1984
Operable Unit:	01
Action Name:	GOVT Decision Document (ROD)

HUDSON RIVER PCBS (Continued) **1000384273**

Action Taken Date:	09/25/1984
Event Code:	Not reported
Contact Name:	Not reported
Contact Telephone:	Not reported
Event:	Not reported
EPA ID:	NYD980763841
Contaminated Media:	Sediment
Site ID:	0202229
Action ID:	2
Action Completion Date:	12/30/2001
Operable Unit:	02
Action Name:	GOVT Decision Document (ROD)
Action Taken Date:	02/01/2002
Event Code:	Not reported
Contact Name:	Not reported
Contact Telephone:	Not reported
Event:	Not reported
EPA ID:	NYD980763841
Contaminated Media:	Surface Water
Site ID:	0202229
Action ID:	2
Action Completion Date:	12/30/2001
Operable Unit:	02
Action Name:	GOVT Decision Document (ROD)
Action Taken Date:	02/01/2002
Event Code:	Not reported
Contact Name:	Not reported
Contact Telephone:	Not reported
Event:	Not reported
EPA ID:	NYD980763841
Contaminated Media:	Sediment
Site ID:	0202229
Action ID:	1
Action Completion Date:	09/30/1984
Operable Unit:	01
Action Name:	GOVT Decision Document (ROD)
Action Taken Date:	09/25/1984
Event Code:	Not reported
Contact Name:	Not reported
Contact Telephone:	Not reported
Event:	Not reported
EPA ID:	NYD980763841
Contaminated Media:	Sediment
Site ID:	0202229
Action ID:	1
Action Completion Date:	09/30/1984
Operable Unit:	01
Action Name:	GOVT Decision Document (ROD)
Action Taken Date:	09/25/1984
Event Code:	Not reported
Contact Name:	Not reported
Contact Telephone:	Not reported
Event:	Not reported

HUDSON RIVER PCBS (Continued) **1000384273**

EPA ID: NYD980763841
Contaminated Media: Sediment
Site ID: 0202229
Action ID: 2
Action Completion Date: 12/30/2001
Operable Unit: 02
Action Name: GOVT Decision Document (ROD)
Action Taken Date: 02/01/2002
Event Code: Not reported
Contact Name: Not reported
Contact Telephone: Not reported
Event: Not reported

EPA ID: NYD980763841
Contaminated Media: Sediment
Site ID: 0202229
Action ID: 2
Action Completion Date: 12/30/2001
Operable Unit: 02
Action Name: GOVT Decision Document (ROD)
Action Taken Date: 02/01/2002
Event Code: Not reported
Contact Name: Not reported
Contact Telephone: Not reported
Event: Not reported

EPA ID: NYD980763841
Contaminated Media: Sediment
Site ID: 0202229
Action ID: 2
Action Completion Date: 12/30/2001
Operable Unit: 02
Action Name: GOVT Decision Document (ROD)
Action Taken Date: 02/01/2002
Event Code: Not reported
Contact Name: Not reported
Contact Telephone: Not reported
Event: Not reported

US INST CONTROLS:
Name: HUDSON RIVER PCBS
Address: NO STREET APPLICABLE
Address 2: Not reported
City,State,Zip: HUDSON RIVER, NY 12871-2834
EPA ID: NYD980763841
Site ID: 0202229
Action Name: GOVT Decision Document (ROD)
Action ID: 2
Operable Unit: 02
Action Completion Date: 12/30/2001
Actual Date: 02/01/2002
Contaminated Media: Surface Water
Event Code: Not reported
Contact Name: Not reported
Contact Telephone: Not reported
Event: Not reported

HUDSON RIVER PCBS (Continued) **1000384273**

SPILLS:

Name:	HUDSON RIVER
Address:	HUDSON RIVER
City,State,Zip:	OSSINING, NY
Spill Number/Closed Date:	0308107 / 2003-10-31
Facility ID:	0308107
Facility Type:	ER
DER Facility ID:	278391
Site ID:	237813
DEC Region:	3
Spill Cause:	Abandoned Drums
Spill Class:	D4
SWIS:	6000
Spill Date:	2003-10-31
Investigator:	rxamato
Referred To:	Not reported
Reported to Dept:	2003-10-31
CID:	297
Water Affected:	HUDSON RIVER
Spill Source:	Unknown
Spill Notifier:	Federal Government
Cleanup Ceased:	Not reported
Cleanup Meets Std:	True
Last Inspection:	Not reported
Recommended Penalty:	False
UST Trust:	False
Remediation Phase:	0
Date Entered In Computer:	2003-10-31
Spill Record Last Update:	2003-11-06
Spiller Name:	Not reported
Spiller Company:	UNKNOWN
Spiller Address:	Not reported
Spiller Company:	001
Contact Name:	PETTY OFFFICER HAWKINS
DEC Memo:	"Prior to Sept, 2004 data translation this spill Lead_DEC Field was SMITH 10/31/03: MEG hired by USCG to remove test and dispose. Container did not leak."
Remarks:	"CALL TO NRC REPORTING A 55 GALLON DRUM OF UNKNOWN PETROLEUM FLOATING - USCG IS REPOSNDING TO THE SITE"

All Materials:

Site ID:	237813
Operable Unit ID:	874400
Operable Unit:	01
Material ID:	501630
Material Code:	0066A
Material Name:	unknown petroleum
Case No.:	Not reported
Material FA:	Petroleum
Quantity:	55.00
Units:	G
Recovered:	.00
Oxygenate:	Not reported

ROD:

Name:	HUDSON RIVER PCBS

HUDSON RIVER PCBS (Continued) **1000384273**

Address:	NO STREET APPLICABLE
City,State,Zip:	HUDSON RIVER, NY 12871
EPA ID:	NYD980763841
RG:	2
Site ID:	202229
Action:	GOVT Decision Document (ROD)
Operable Unit Number:	REMNANT DEPOSIT CAPPING
SEQ ID:	1
Action Completion:	1984-09-25 00:00:00
NPL Status:	Final
Non NPL Status:	Not reported

Name:	HUDSON RIVER PCBS
Address:	NO STREET APPLICABLE
City,State,Zip:	HUDSON RIVER, NY 12871
EPA ID:	NYD980763841
RG:	2
Site ID:	202229
Action:	GOVT Decision Document (ROD)
Operable Unit Number:	REASSESSMENT RIVER
SEQ ID:	2
Action Completion:	2002-02-01 00:00:00
NPL Status:	Final
Non NPL Status:	Not reported

PRP:

PRP Name:	DELAWARE AND HUDSON RAILWAY CO INC
	GENERAL ELECTRIC COMPANY
	GENERAL ELECTRIC COMPANY
	GENERAL ELECTRIC COMPANY
	GENERAL ELECTRIC COMPANY
	GENERAL ELECTRIC COMPANY
	GENERAL ELECTRIC COMPANY
	GENERAL ELECTRIC COMPANY
	GENERAL ELECTRIC COMPANY
	GENERAL ELECTRIC COMPANY
	GENERAL ELECTRIC COMPANY
	GENERAL ELECTRIC COMPANY
	GOLUB PROPERTIES OF WATERVLIET INC
	NEW YORK STATE CANAL CORPORATION
	NIAGARA MOHAWK POWER COMPANY
	TOWN OF HALFMOON NEW YORK
	VILLAGE OF STILLWATER
	WATER COMMISSIONERS OF THE TOWN OF WATERFORD

CONSENT:

EPA ID:	NYD980763841
Site ID:	0284
Case Title:	U.S.V. GENERAL ELECTRIC COMPANY (HUDSON RIVER) (EPA-SUPERFUND)
Court Num:	05-1270
District:	New York, North
Entered Date:	11/02/06
Name:	HUDSON RIVER PCBS
Name:	HUDSON RIVER PCBS
Address:	NO STREET APPLICABLE
City,State,Zip:	HUDSON RIVER, NY 12801

HUDSON RIVER PCBS (Continued) **1000384273**

County:	WASHINGTON
EPA ID:	NYD980763841
Site ID:	0284
Case Title:	U.S.V. GENERAL ELECTRIC COMPANY (HUDSON RIVER) (EPA-SUPERFUND)
Court Num:	05-1270
District:	New York, North
Entered Date:	11/02/06
Name:	HUDSON RIVER PCBS
Name:	HUDSON RIVER PCBS
Address:	NO STREET APPLICABLE
City,State,Zip:	HUDSON RIVER, NY 12801
County:	WASHINGTON
EPA ID:	NYD980763841
Site ID:	0284
Case Title:	U.S.V. GENERAL ELECTRIC COMPANY (HUDSON RIVER) (EPA-SUPERFUND)
Court Num:	05-1270
District:	New York, North
Entered Date:	11/02/06
Name:	HUDSON RIVER PCBS
Name:	HUDSON RIVER PCBS
Address:	NO STREET APPLICABLE
City,State,Zip:	HUDSON RIVER, NY 12801
County:	WASHINGTON
EPA ID:	NYD980763841
Site ID:	Not reported
Case Title:	Not reported
Court Num:	Not reported
District:	Not reported
Entered Date:	Not reported
Name:	US V. GENERAL ELECTRIC COMPANY
Name:	HUDSON RIVER PCBS
Address:	NO STREET APPLICABLE
City,State,Zip:	HUDSON RIVER, NY 12801
County:	WASHINGTON
EPA ID:	NYD980763841
Site ID:	0284
Case Title:	U.S.V. GENERAL ELECTRIC COMPANY (HUDSON RIVER) (EPA-SUPERFUND)
Court Num:	05-1270
District:	New York, North
Entered Date:	11/02/06
Name:	HUDSON RIVER PCBS
Name:	HUDSON RIVER PCBS
Address:	NO STREET APPLICABLE
City,State,Zip:	HUDSON RIVER, NY 12801
County:	WASHINGTON

A2 **RIVER CARE NURSING HOME** **NY UST** **U003297862**
139-144 MAIN ST **N/A**
< 1/8 **POUGHKEEPSIE, NY 12601**
1 ft.

Site 2 of 4 in cluster A

Relative: Higher

Actual: 116 ft.

UST:

Name:	RIVER CARE NURSING HOME
Address:	139-144 MAIN ST
City,State,Zip:	POUGHKEEPSIE, NY 12601
Id/Status:	3-601201 / Unregulated/Closed
Program Type:	PBS
Region:	STATE
DEC Region:	3
Expiration Date:	N/A
UTM X:	588688.53515
UTM Y:	4617617.99594
Site Type:	Hospital/Nursing Home/Health Care

Affiliation Records:

Site Id:	34338
Affiliation Type:	Facility Owner
Company Name:	POUGHKEEPSIE URBAN RENEWAL
Contact Type:	DIRECTOR OF FACILITIES
Contact Name:	AVI KAHN
Address1:	P.O. BOX 300
Address2:	Not reported
City:	POUGHKEEPSIE
State:	NY
Zip Code:	12601
Country Code:	001
Phone:	(914) 876-4400
EMail:	Not reported
Fax Number:	Not reported
Modified By:	GAAHLERS
Date Last Modified:	2018-03-30

Site Id:	34338
Affiliation Type:	Mail Contact
Company Name:	THE GRAND AT RIVER VALLEY
Contact Type:	Not reported
Contact Name:	AVI KAHN
Address1:	140 MAIN ST
Address2:	Not reported
City:	POUGHKEEPSIE
State:	NY
Zip Code:	12601
Country Code:	001
Phone:	(718) 215-6602 6000
EMail:	AKAHN@THEGRANDHEALTHCARE.COM
Fax Number:	Not reported
Modified By:	GAAHLERS
Date Last Modified:	2018-03-30

Site Id:	34338
Affiliation Type:	Facility Operator
Company Name:	RIVER CARE NURSING HOME
Contact Type:	Not reported
Contact Name:	UNKNOWN
Address1:	Not reported

RIVER CARE NURSING HOME (Continued) **U003297862**

Address2:	Not reported
City:	Not reported
State:	NN
Zip Code:	Not reported
Country Code:	001
Phone:	Not reported
EMail:	Not reported
Fax Number:	Not reported
Modified By:	TRANSLAT
Date Last Modified:	2004-03-04

Site Id:	34338
Affiliation Type:	Emergency Contact
Company Name:	POUGHKEEPSIE URBAN RENEWAL
Contact Type:	Not reported
Contact Name:	UNKNOWN
Address1:	Not reported
Address2:	Not reported
City:	Not reported
State:	NN
Zip Code:	Not reported
Country Code:	001
Phone:	Not reported
EMail:	Not reported
Fax Number:	Not reported
Modified By:	TRANSLAT
Date Last Modified:	2004-03-04

Tank Info:

Tank Number:	1
Tank ID:	80741
Tank Status:	Closed - Removed
Material Name:	Closed - Removed
Capacity Gallons:	1500
Install Date:	03/30/1998
Date Tank Closed:	Not reported
Registered:	True
Tank Location:	Underground
Tank Type:	Steel/carbon steel
Material Code:	0001
Common Name of Substance:	#2 Fuel Oil (On-Site Consumption)

Tightness Test Method:	-
Date Test:	Not reported
Next Test Date:	Not reported
Pipe Model:	Not reported
Modified By:	GAAHLERS
Last Modified:	03/30/2018

Equipment Records:

C00 - Pipe Location - No Piping
F00 - Pipe External Protection - None
B00 - Tank External Protection - None
H00 - Tank Leak Detection - None
I00 - Overfill - None
A00 - Tank Internal Protection - None

RIVER CARE NURSING HOME (Continued) **U003297862**

D00 - Pipe Type - No Piping
G00 - Tank Secondary Containment - None

A3 **POUGHKEEPSIE MGP** **EDR MGP** **1008408024**
NORTH PERRY STREET **N/A**
< 1/8 **POUGHKEEPSIE, NY 12601**
1 ft.

Site 3 of 4 in cluster A

Relative: **Higher**

Actual: **117 ft.**

Manufactured Gas Plants:
No additional information available

A4 **NYSDOT PROJECT** **NY Spills** **S103569578**
SW **133 MAIN STREET** **N/A**
< 1/8 **CARROLL (FREWSBURG), NY**
0.002 mi.
12 ft.

Site 4 of 4 in cluster A

Relative: **Lower**

Actual: **112 ft.**

SPILLS:

Name:	NYSDOT PROJECT
Address:	133 MAIN STREET
City,State,Zip:	CARROLL (FREWSBURG), NY
Spill Number/Closed Date:	9604735 / 1996-08-06
Facility ID:	9604735
Facility Type:	ER
DER Facility ID:	166016
Site ID:	199464
DEC Region:	9
Spill Cause:	Other
Spill Class:	E6
SWIS:	0724
Spill Date:	1996-07-11
Investigator:	MXFRANKS
Referred To:	CHAUTAUQUA CNTY HEALTH DEPT
Reported to Dept:	1996-07-11
CID:	205
Water Affected:	Not reported
Spill Source:	Commercial/Industrial
Spill Notifier:	Responsible Party
Cleanup Ceased:	1996-08-06
Cleanup Meets Std:	True
Last Inspection:	Not reported
Recommended Penalty:	False
UST Trust:	False
Remediation Phase:	0
Date Entered In Computer:	1996-07-11
Spill Record Last Update:	2001-04-06
Spiller Name:	Not reported
Spiller Company:	NONE
Spiller Address:	Not reported
Spiller Company:	999
Contact Name:	NYS DOT
DEC Memo:	"Prior to Sept, 2004 data translation this spill Lead_DEC Field was MF-CHCHD 07/11/96: MF COMPLAINT OF CONTAMINATED SOIL IN FRONT OF

NYSDOT PROJECT (Continued) **S103569578**

VACENT LOT 133 MAIN ST. DOT DOING ROAD WORK. CHCHD TO INSPECT. 08/06/96: MF T/C MAV, HE INSPECTED, NOTICED SEPTIC ODOR, NO GASOLINE OR PETROLEUM ODOR. CONTTRACTOR REMOVED. NO ACTION NECESSARY BY SPILLS."

Remarks: "caller states that while diging up roadway in front of 133 main street, came across contaminated soil 4 feet down . property is adjacent to abandoned gasoline station."

All Materials:

Site ID:	199464
Operable Unit ID:	1035703
Operable Unit:	01
Material ID:	569669
Material Code:	0009
Material Name:	gasoline
Case No.:	Not reported
Material FA:	Petroleum
Quantity:	.00
Units:	G
Recovered:	.00
Oxygenate:	Not reported

B5 **SPILL NUMBER 9714354** **NY Spills** **S104646795**
South **138-144 MAIN STREET** **N/A**
< 1/8 **POUGHKEEPSIE, NY**
0.015 mi.
80 ft. **Site 1 of 2 in cluster B**

Relative: **Lower**

Actual: **115 ft.**

SPILLS:

Name:	SPILL NUMBER 9714354
Address:	138-144 MAIN STREET
City,State,Zip:	POUGHKEEPSIE, NY
Spill Number/Closed Date:	9714354 / 1998-03-26
Facility ID:	9714354
Facility Type:	ER
DER Facility ID:	179180
Site ID:	216423
DEC Region:	3
Spill Cause:	Housekeeping
Spill Class:	C3
SWIS:	1446
Spill Date:	1998-03-26
Investigator:	VPMCCABE
Referred To:	Not reported
Reported to Dept:	1998-03-26
CID:	266
Water Affected:	Not reported
Spill Source:	Unknown
Spill Notifier:	Other
Cleanup Ceased:	Not reported
Cleanup Meets Std:	True
Last Inspection:	Not reported
Recommended Penalty:	False
UST Trust:	False
Remediation Phase:	0
Date Entered In Computer:	1998-03-26
Spill Record Last Update:	1998-04-09

SPILL NUMBER 9714354 (Continued) **S104646795**

Spiller Name:	Not reported
Spiller Company:	UNKNOWN
Spiller Address:	Not reported
Spiller Company:	999
Contact Name:	Not reported
DEC Memo:	"Prior to Sept, 2004 data translation this spill Lead_DEC Field was MCCABE 03/26/98 SPOKE WITH JOHN SOTER; TANK WAS ACTUALLY AN A/G TANK IN THE BASEMENT OF A BUILDING THAT WAS DEMOLISHED & BASEMENT WAS FILLED IN; TWO DRUMS OF CONTAMINATED MATERIAL HAS BEEN REMOVED; "
Remarks:	"VACANT LOT. DURING CONTAMINATION FOUND DURING REMOVAL OF 275 GALLON UNDERGROUND STORAGE TANK. PROPERTY MAY BE OWNED BY THE CITY, BUT CALLER IS NOT SURE."

All Materials:

Site ID:	216423
Operable Unit ID:	1060131
Operable Unit:	01
Material ID:	325319
Material Code:	0001A
Material Name:	#2 fuel oil
Case No.:	Not reported
Material FA:	Petroleum
Quantity:	.00
Units:	G
Recovered:	.00
Oxygenate:	Not reported

B6 **SALVATION ARMY** **NY Spills** **S123658975**
SSE **150 MAIN ST** **N/A**
< 1/8 **POUGHKEEPSIE, NY**
0.016 mi.
86 ft. **Site 2 of 2 in cluster B**

Relative: Higher
Actual: 118 ft.

SPILLS:

Name:	SALVATION ARMY
Address:	150 MAIN ST
City,State,Zip:	POUGHKEEPSIE, NY
Spill Number/Closed Date:	1809200 / 2018-12-03
Facility ID:	1809200
Facility Type:	ER
DER Facility ID:	532682
Site ID:	580035
DEC Region:	3
Spill Cause:	Equipment Failure
Spill Class:	C4
SWIS:	1413
Spill Date:	2018-12-01
Investigator:	DXWEITZ
Referred To:	Not reported
Reported to Dept:	2018-12-01
CID:	Not reported
Water Affected:	Not reported
Spill Source:	Commercial/Industrial
Spill Notifier:	Responsible Party
Cleanup Ceased:	Not reported
Cleanup Meets Std:	False
Last Inspection:	Not reported

SALVATION ARMY (Continued) **S123658975**

Recommended Penalty:	False
UST Trust:	False
Remediation Phase:	0
Date Entered In Computer:	2018-12-01
Spill Record Last Update:	2018-12-03
Spiller Name:	Not reported
Spiller Company:	SALVATION ARMY
Spiller Address:	Not reported
Spiller Company:	999
Contact Name:	ILEAN DOCKY
DEC Memo:	"12/1/18 1 gal spill from fill outside on concrete. Has already been cleaned up. NFA dw"
Remarks:	"over fill came out of vent, clean up complete."

All Materials:

Site ID:	580035
Operable Unit ID:	1327749
Operable Unit:	01
Material ID:	2336675
Material Code:	0001A
Material Name:	#2 fuel oil
Case No.:	Not reported
Material FA:	Petroleum
Quantity:	1.00
Units:	G
Recovered:	Not reported
Oxygenate:	Not reported

C7 **ON ST.NEAR MILANESE REST.** **NY Spills** **S102151948**
WSW **115 MAIN ST** **N/A**
< 1/8 **POUGHKEEPSIE, NY**
0.025 mi.
130 ft. **Site 1 of 2 in cluster C**

Relative:
Lower

Actual:
110 ft.

SPILLS:

Name:	ON ST.NEAR MILANESE REST.
Address:	115 MAIN ST
City,State,Zip:	POUGHKEEPSIE, NY
Spill Number/Closed Date:	9202522 / 1992-06-02
Facility ID:	9202522
Facility Type:	ER
DER Facility ID:	239711
Site ID:	296222
DEC Region:	3
Spill Cause:	Equipment Failure
Spill Class:	C3
SWIS:	1446
Spill Date:	1992-06-02
Investigator:	dxtraver
Referred To:	Not reported
Reported to Dept:	1992-06-02
CID:	Not reported
Water Affected:	Not reported
Spill Source:	Tank Truck
Spill Notifier:	Responsible Party
Cleanup Ceased:	1992-06-02
Cleanup Meets Std:	True

ON ST.NEAR MILANESE REST. (Continued) **S102151948**

Last Inspection:	Not reported
Recommended Penalty:	False
UST Trust:	False
Remediation Phase:	0
Date Entered In Computer:	1992-06-02
Spill Record Last Update:	1992-06-24
Spiller Name:	Not reported
Spiller Company:	LOVE/EFFRON OIL
Spiller Address:	154 GARDEN ST.
Spiller Company:	001
Contact Name:	Not reported
DEC Memo:	"Prior to Sept, 2004 data translation this spill Lead_DEC Field was TRAVER "
Remarks:	"AIR ELIMINATOR ON TRUCK MALFUNCTIONED OIL LEAKED TO PAVED STREET SPILL DYKED BY DRIVER SPILL TEAM AND DRIVER APPLIED SPEEDI-DRI WILL P/U AND DISPOSE. DCHD INSPECTED AND CONFIRMED CLEANUP. NFA"

All Materials:

Site ID:	296222
Operable Unit ID:	966614
Operable Unit:	01
Material ID:	567493
Material Code:	0001A
Material Name:	#2 fuel oil
Case No.:	Not reported
Material FA:	Petroleum
Quantity:	6.00
Units:	G
Recovered:	.00
Oxygenate:	Not reported

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8 **CHG&E, BAYEAUX STREET** **NY HSWDS** **S108146277**
ENE **N PERRY STREET** **N/A**
< 1/8 **POUGHKEEPSIE, NY 12601**
0.034 mi.
180 ft.

Relative: Higher

Actual: 129 ft.

HSWDS:

Facility ID:	HS3009
Region:	3
Facility Status:	Unknown
Owner Type:	Puplic
Owner:	Admiral Halsey Senior Village
Owner Address:	515 Rockaway BLVD.
Owner Phone:	Unknown
Operator Type:	Puplic
Operator:	CHG&E
Operator:	CHG&E
Operator Phone:	(914)452-2000
EPA ID:	None
Registry:	D
Registry Site ID:	None
RCRA Permitted:	Unknown
Site Code:	Coal Gasification Plant
Owner City State:	Valley Stream, NY 11581
Operator City State:	Poughkeepsie, NY 12601
Quadrange:	Poughkeepsie 7.5

CHG&E, BAYEAUX STREET (Continued) **S108146277**

Latitude:	41 42’23"N
Longitude:	73 55’56"W
Acres:	1.20
Operator Date:	1850
Close Date:	1911
Completed:	Phase 2
Active:	No
PCB’s Disposed:	No
Pesticides Disposed:	No
Metals Disposed:	No
Asbestos Disposed:	No
Volatile Organic Compounds Disposed:	No
Semi Volatile Organic Compounds Disposed:	No
Analytical Info Exists for Air:	Air
Analytical Info Exists for Ground:	Water
Analytical Info Exists for Surface:	Not reported
Analytical Info Exists for Sediments:	Not reported
Analytical Info Exists for Surface:	Surface Soil
Analytical Info Exists for Substance:	Subsurface Soil
Analytical Info Exists for Waste:	Not reported
Analytical Info Exists for Leachate:	Not reported
Analytical Info Exists for EP Toxicity:	Not reported
Analytical Info Exists for TCLP:	Not reported
Threat to Environment/Public Health:	Unknown
Surface Water Contamination:	Unknown
Surface Water Body Class:	Unknown
Groundwater Contamination:	Unknown
Groundwater Classification:	Unknown
Drinking Water Contamination:	Unknown
Drinking Water Supply is Active:	Yes
Any Known Fish or Wildlife:	Unknown
Hazardous Exposure:	Unknown
Site Has Controlled Acess:	Unknown
Ambient Air Contamination:	Unknown
Direct Contact:	Unknown
EPA Hazardous Ranking System Score:	15.35
Inventory:	F
Nefrap:	Not reported
Mailing:	U
Tax Map No:	Not reported
Qualify:	0
Next Action:	Not reported
Agencies:	Not reported
Air:	Not reported
Building:	Not reported
Site Desc:	Not reported
Drink:	Not reported
Eptox:	Not reported
Fish:	Not reported
Ground:	Not reported
Ground Desc:	Not reported
Hazardous Threat:	Not reported
Haz Threat Desc:	Not reported
Leachate:	Not reported
Preparer:	Not reported
Sediment:	Not reported
Soil:	Not reported

CHG&E, BAYEAUX STREET (Continued) **S108146277**

Surface:	Not reported
Status:	Not reported
Surface Soil:	Not reported
Surface:	Not reported
TCLP:	Not reported
Waste:	Not reported

C9 **APT. MILANESE** **NY LTANKS** **S100879045**
West **111 MAIN STREET** **N/A**
< 1/8 **POUGHKEEPSIE, NY**
0.043 mi.
225 ft. **Site 2 of 2 in cluster C**

Relative: **Lower**

Actual: **107 ft.**

LTANKS:

Name:	APT. MILANESE
Address:	111 MAIN STREET
City,State,Zip:	POUGHKEEPSIE, NY
Spill Number/Closed Date:	9312029 / 1994-01-19
Facility ID:	9312029
Site ID:	110554
Spill Date:	1994-01-12
Spill Cause:	Tank Failure
Spill Source:	Commercial/Industrial
Spill Class:	C3
Cleanup Ceased:	1994-01-19
SWIS:	1446
Investigator:	VPMCCABE
Referred To:	Not reported
Reported to Dept:	1994-01-12
CID:	Not reported
Water Affected:	Not reported
Spill Notifier:	Other
Last Inspection:	1994-01-19
Recommended Penalty:	False
Meets Standard:	True
UST Involvement:	False
Remediation Phase:	0
Date Entered In Computer:	1994-01-14
Spill Record Last Update:	1994-09-27
Spiller Name:	Not reported
Spiller Company:	Not reported
Spiller Address:	Not reported
Spiller County:	001
Spiller Contact:	Not reported
Spiller Phone:	Not reported
Spiller Extention:	Not reported
DEC Region:	3
DER Facility ID:	96814
DEC Memo:	""
Remarks:	"SPILL CONTAINED ON DIRT FLOOR OF CEELLAR EMPTYING FUEL TANK AND INSTALLING TEMP TANK.SEE 1 PAGE UPDATE BY V.MC. 1-19-94:V.MC.SITE INSP W/MR MILANESE;NEW TANK BEING INSTALLED & OLD TK TO BE REMOVED.NFA"

All Materials:

Site ID:	110554
Operable Unit ID:	994032
Operable Unit:	01

APT. MILANESE (Continued) **S100879045**

Material ID:	391034
Material Code:	0001A
Material Name:	#2 fuel oil
Case No.:	Not reported
Material FA:	Petroleum
Quantity:	15.00
Units:	G
Recovered:	.00
Oxygenate:	Not reported

D10 **FEDERAL GOV - IRS@SS** **NY Spills** **S106012177**
ESE **191 MAIN ST** **N/A**
< 1/8 **POUGHKEEPSIE, NY**
0.057 mi.
302 ft. **Site 1 of 8 in cluster D**

Relative: **Higher**
Actual: **136 ft.**

SPILLS:

Name:	FEDERAL GOV - IRS@SS
Address:	191 MAIN ST
City,State,Zip:	POUGHKEEPSIE, NY
Spill Number/Closed Date:	0212262 / 2004-07-02
Facility ID:	0212262
Facility Type:	ER
DER Facility ID:	116726
Site ID:	136004
DEC Region:	3
Spill Cause:	Unknown
Spill Class:	D5
SWIS:	1446
Spill Date:	2003-03-12
Investigator:	VPMCCABE
Referred To:	Not reported
Reported to Dept:	2003-03-13
CID:	365
Water Affected:	Not reported
Spill Source:	Commercial/Industrial
Spill Notifier:	Responsible Party
Cleanup Ceased:	Not reported
Cleanup Meets Std:	False
Last Inspection:	Not reported
Recommended Penalty:	False
UST Trust:	False
Remediation Phase:	0
Date Entered In Computer:	2003-03-13
Spill Record Last Update:	2005-03-09
Spiller Name:	Not reported
Spiller Company:	UNKNOWN
Spiller Address:	Not reported
Spiller Company:	001
Contact Name:	JIM COOMBS
DEC Memo:	"Prior to Sept, 2004 data translation this spill Lead_DEC Field was MCCABE 03/14/2003 REPLACEMENT PISTON WILL BE READY IN 8-9 WEEKS. UNTIL THEN THE ELEVATOR WILL NOT BE IN USE. This spill was updated 08/11/2004 from info in V. McCabe's data files. 'Date:' = 03/13/03, 'Phone' = - -, 'Site Insp' = . "
Remarks:	"noise was heard in the elevator - otis responded - unk if there even is a spill - they will know when they pull the piston"

FEDERAL GOV - IRS@SS (Continued) **S106012177**

All Materials:

Site ID:	136004
Operable Unit ID:	863279
Operable Unit:	01
Material ID:	511997
Material Code:	0010
Material Name:	hydraulic oil
Case No.:	Not reported
Material FA:	Petroleum
Quantity:	.00
Units:	G
Recovered:	.00
Oxygenate:	Not reported

11
NNW
< 1/8
0.058 mi.
305 ft.

CHG&E: TRANSFORMER OIL **NY Spills** **S113915607**
160 MILL STREET **N/A**
POUGHKEEPSIE, NY

Relative:
Lower

Actual:
114 ft.

SPILLS:

Name:	CHG&E: TRANSFORMER OIL
Address:	160 MILL STREET
City,State,Zip:	POUGHKEEPSIE, NY
Spill Number/Closed Date:	1305793 / 2013-09-03
Facility ID:	1305793
Facility Type:	ER
DER Facility ID:	441488
Site ID:	486374
DEC Region:	3
Spill Cause:	Equipment Failure
Spill Class:	D4
SWIS:	1413
Spill Date:	2013-08-31
Investigator:	MBMASTRO
Referred To:	Not reported
Reported to Dept:	2013-08-31
CID:	Not reported
Water Affected:	Not reported
Spill Source:	Commercial/Industrial
Spill Notifier:	Other
Cleanup Ceased:	Not reported
Cleanup Meets Std:	True
Last Inspection:	Not reported
Recommended Penalty:	False
UST Trust:	False
Remediation Phase:	0
Date Entered In Computer:	2013-08-31
Spill Record Last Update:	2013-09-03
Spiller Name:	MIKE HICHAK
Spiller Company:	CENTRAL HUDSON GAS AND ELECTRIC CORP.
Spiller Address:	160 MILL STREET
Spiller Company:	999
Contact Name:	MIKE HICHAK
DEC Memo:	"ROAD WAY / CARS Will be cleaned up tonight, nfa...mm"
Remarks:	"Clean in progress"

CHG&E: TRANSFORMER OIL (Continued) **S113915607**

All Materials:

Site ID:	486374
Operable Unit ID:	1236020
Operable Unit:	01
Material ID:	2235319
Material Code:	0020A
Material Name:	transformer oil
Case No.:	Not reported
Material FA:	Petroleum
Quantity:	3.00
Units:	G
Recovered:	Not reported
Oxygenate:	Not reported

E12 **COLUMBUS SCHOOL: 5K UST** **NY Spills** **S104073724**
SSW **12 SO. PERRY ST** **N/A**
< 1/8 **POUGHKEEPSIE, NY**
0.058 mi.
305 ft. **Site 1 of 3 in cluster E**

Relative: **Lower**
Actual: **108 ft.**

SPILLS:

Name:	COLUMBUS SCHOOL: 5K UST
Address:	12 SO. PERRY ST
City,State,Zip:	POUGHKEEPSIE, NY
Spill Number/Closed Date:	9704546 / 2008-04-01
Facility ID:	9704546
Facility Type:	ER
DER Facility ID:	125840
Site ID:	147835
DEC Region:	3
Spill Cause:	Equipment Failure
Spill Class:	C3
SWIS:	1446
Spill Date:	1997-07-16
Investigator:	VPMCCABE
Referred To:	Not reported
Reported to Dept:	1997-07-16
CID:	267
Water Affected:	Not reported
Spill Source:	Institutional, Educational, Gov., Other
Spill Notifier:	Responsible Party
Cleanup Ceased:	Not reported
Cleanup Meets Std:	False
Last Inspection:	1997-07-16
Recommended Penalty:	False
UST Trust:	False
Remediation Phase:	0
Date Entered In Computer:	1997-07-16
Spill Record Last Update:	2009-06-18
Spiller Name:	GARY MCGRATH
Spiller Company:	COLUMBUS SCHOOL
Spiller Address:	12 SO PERRY ST
Spiller Company:	001
Contact Name:	GARY MCGRATH
DEC Memo:	"07/16/97 MINIMUM OF FREE PRODUCT; TANK & CONTAMINATED SOIL REMOVED; 3/12/09 NFA. No Info, No Impact. JO'M. See 1 page update by V.Mc.

COLUMBUS SCHOOL: 5K UST (Continued) **S104073724**

Administrative Closure: 4-1-08."
Remarks: "WHILE REMOVING AN OIL TANK THEY NOTICED CONTAINAMATED SOIL AFTER TANK IS PULLED THEY WILL DO THE CLEANUP REQ DEC CALL HIM TODAY FOR ADVISE"

All Materials:
Site ID: 147835
Operable Unit ID: 1047774
Operable Unit: 01
Material ID: 333808
Material Code: 0001A
Material Name: #2 fuel oil
Case No.: Not reported
Material FA: Petroleum
Quantity: .00
Units: G
Recovered: .00
Oxygenate: Not reported

E13 **COLUMBUS SCHOOL** **NY UST** **U000379590**
SSW **12 SOUTH PERRY ST** **N/A**
< 1/8 **POUGHKEEPSIE, NY 12603**
0.058 mi.
305 ft. **Site 2 of 3 in cluster E**

Relative:
Lower

Actual:
108 ft.

UST:
Name: COLUMBUS SCHOOL
Address: 12 SOUTH PERRY ST
City,State,Zip: POUGHKEEPSIE, NY 12603
Id/Status: 3-175595 / Unregulated/Closed
Program Type: PBS
Region: STATE
DEC Region: 3
Expiration Date: N/A
UTM X: 588682.02734
UTM Y: 4617579.05065
Site Type: School

Affiliation Records:
Site Id: 32633
Affiliation Type: Facility Owner
Company Name: POUGHKEEPSIE BOARD OF EDUCATIO
Contact Type: Not reported
Contact Name: Not reported
Address1: 11 COLLEGE AVE
Address2: Not reported
City: POUGHKEEPSIE
State: NY
Zip Code: 12603
Country Code: 001
Phone: (914) 451-4900
EMail: Not reported
Fax Number: Not reported
Modified By: TRANSLAT
Date Last Modified: 2004-03-04

Site Id: 32633
Affiliation Type: Mail Contact

COLUMBUS SCHOOL (Continued) **U000379590**

Company Name:	POUGHKEEPSIE BOARD OF EDUCATIO
Contact Type:	Not reported
Contact Name:	Not reported
Address1:	11 COLLEGE AVE
Address2:	Not reported
City:	POUGHKEEPSIE
State:	NY
Zip Code:	12603
Country Code:	001
Phone:	(914) 451-4900
EMail:	Not reported
Fax Number:	Not reported
Modified By:	TRANSLAT
Date Last Modified:	2004-03-04

Site Id:	32633
Affiliation Type:	Facility Operator
Company Name:	COLUMBUS SCHOOL
Contact Type:	Not reported
Contact Name:	GARY MCGRATH
Address1:	Not reported
Address2:	Not reported
City:	Not reported
State:	NN
Zip Code:	Not reported
Country Code:	001
Phone:	(914) 451-4630
EMail:	Not reported
Fax Number:	Not reported
Modified By:	TRANSLAT
Date Last Modified:	2004-03-04

Site Id:	32633
Affiliation Type:	Emergency Contact
Company Name:	POUGHKEEPSIE BOARD OF EDUCATIO
Contact Type:	Not reported
Contact Name:	GARY MCGRATH
Address1:	Not reported
Address2:	Not reported
City:	Not reported
State:	NN
Zip Code:	Not reported
Country Code:	001
Phone:	(914) 473-2534
EMail:	Not reported
Fax Number:	Not reported
Modified By:	TRANSLAT
Date Last Modified:	2004-03-04

Tank Info:

Tank Number:	1
Tank ID:	72145
Tank Status:	Closed - In Place
Material Name:	Closed - In Place
Capacity Gallons:	5000
Install Date:	Not reported

COLUMBUS SCHOOL (Continued) **U000379590**

Date Tank Closed:	07/01/1997
Registered:	True
Tank Location:	Underground
Tank Type:	Steel/carbon steel
Material Code:	0001
Common Name of Substance:	#2 Fuel Oil (On-Site Consumption)
Tightness Test Method:	03
Date Test:	10/01/1992
Next Test Date:	Not reported
Pipe Model:	Not reported
Modified By:	TRANSLAT
Last Modified:	04/14/2017

Equipment Records:

H00 - Tank Leak Detection - None
A00 - Tank Internal Protection - None
D01 - Pipe Type - Steel/Carbon Steel/Iron
B00 - Tank External Protection - None
C00 - Pipe Location - No Piping
F00 - Pipe External Protection - None
I04 - Overfill - Product Level Gauge (A/G)
J02 - Dispenser - Suction Dispenser
G00 - Tank Secondary Containment - None

D14 **QUEEN CITY LOFTS** **NY BROWNFIELDS** **S123658080**
SE **178-188 MAIN STREET AND 11 SOUTH BRIDGE STREET** **N/A**
< 1/8 **POUGHKEEPSIE, NY 12601**
0.059 mi.
311 ft. **Site 2 of 8 in cluster D**

Relative: **Higher**

Actual: **133 ft.**

BROWNFIELDS:

Name:	QUEEN CITY LOFTS
Address:	178-188 MAIN STREET AND 11 SOUTH BRIDGE STREET
City,State,Zip:	POUGHKEEPSIE, NY 12601
Program:	BCP
Site Code:	512561
Acres:	1.051
HW Code:	C314125
SWIS:	1413
Town:	Poughkeepsie (c)
Record Added Date:	08/14/2015
Record Updated Date:	03/25/2020
Update By:	DJEATON
Site Description:	Location: Location: The site consists of a portion of one tax lot located at 178-188 Main Street, City of Poughkeepsie, Dutchess County, New York. The site is an irregular shaped, approximately 1.051 acre parcel, which has 236 feet of frontage on the southern side of Main Street and 190 feet of frontage on the eastern side of South Bridge Street. Site Features: The property currently contains a four story mixed use building with restricted residential and commercial uses and an asphalt parking lot. The ground generally slopes from the northwest corner of the site to the southeast. Current Zoning and Land Use: The site is zoned C-2 (Commercial with allowances for mixed-used buildings) and . Past Use of the Site: The site was used for various industrial, commercial, and residential purposes, including a machine shop and laundry facility, from as early as 1887 until the early to mid-1980s when most of the former

QUEEN CITY LOFTS (Continued) **S123658080**

	on-site structures were demolished. In 1973 a fire gutted several of the existing buildings on the site. Site Geology and Hydrogeology: Soils have been reworked by excavation and the construction and demolition of prior buildings on the site. They consist of well drained brown to gray sands, which overlie brown loamy clays. Shallow groundwater in the vicinity of the property follows overall surficial topography and flows to the southwest, toward the Hudson River. Groundwater was encountered between 10 and 12 feet below the ground.
Env Problem:	Nature and Extent of Contamination: Remediation at the site is complete. Prior to remediation, the primary contaminants of concern were mercury, lead, and benzo(a)anthracene in soil, lead and ethylbenzene in groundwater, and tetrachlorethene in soil vapor. Remedial actions have successfully achieved soil cleanup objectives for restricted residential use. Residual contamination in the soil, groundwater, and soil vapor is being managed under a Site Management Plan.
Health Problem:	Measures are in place to control the potential for coming in contact with remaining residual contamination in subsurface soil, groundwater and soil vapor.
Dump:	False
Structure:	False
Lagoon:	False
Landfill:	False
Pond:	False
Disp Start:	Not reported
Disp Term:	Not reported
Lat/Long:	Not reported
Dell:	Not reported
Record Add:	6/6/2016 3:58:00 PM
Record Upd:	5/22/2019 2:03:00 PM
Updated By:	SMQUANDT
Own Op:	6
Sub Type:	P03
Owner Name:	Kenneth Kearney
Owner Company:	The Kearney Realty & Development Group Inc.
Owner Address:	34 Clayton Boulevard, Suite A
Owner Addr2:	Not reported
Owner City,St,Zip:	Baldwin Place, NY 10505
Owner Country:	United States of America
Own Op:	Document Repository
Sub Type:	NNN
Owner Name:	Deborah Weltsch
Owner Company:	Poughkeepsie Public Library District
Owner Address:	93 Market Street
Owner Addr2:	Not reported
Owner City,St,Zip:	Poughkeepsie, NY 12601
Owner Country:	United States of America
Own Op:	1
Sub Type:	P03
Owner Name:	Ken Kearney
Owner Company:	The QCL on Main Limited Partnership
Owner Address:	34 Clayton Boulevard
Owner Addr2:	Suite A
Owner City,St,Zip:	Baldwin Place, NY 10505
Owner Country:	United States of America
Own Op:	6
Sub Type:	P03

QUEEN CITY LOFTS (Continued) **S123658080**

Owner Name:	Kenneth Kearney
Owner Company:	The QCL on Main Limited Partnership
Owner Address:	34 Clayton Boulevard, Suite A
Owner Addr2:	Not reported
Owner City,St,Zip:	Baldwin Place, NY 10505
Owner Country:	United States of America
Own Op:	6
Sub Type:	P03
Owner Name:	C/O Hudson River Housing, Inc
Owner Company:	The Queen City Lofts Housing Development Fund Company, Inc
Owner Address:	313 Mill Street
Owner Addr2:	Not reported
Owner City,St,Zip:	Poughkeepsie, NY 12601
Owner Country:	United States of America
HW Code:	Not reported
Waste Type:	benzo(a)anthracene
Waste Quantity:	UNKNOWN
Waste Code:	Not reported
HW Code:	Not reported
Waste Type:	xylene (mixed)
Waste Quantity:	UNKNOWN
Waste Code:	Not reported
HW Code:	Not reported
Waste Type:	ethylbenzene
Waste Quantity:	UNKNOWN
Waste Code:	Not reported
HW Code:	Not reported
Waste Type:	mercury
Waste Quantity:	UNKNOWN
Waste Code:	Not reported
HW Code:	Not reported
Waste Type:	n-propylbenzene
Waste Quantity:	UNKNOWN
Waste Code:	Not reported
HW Code:	Not reported
Waste Type:	1,2,4-trimethylbenzene
Waste Quantity:	UNKNOWN
Waste Code:	Not reported
HW Code:	Not reported
Waste Type:	lead
Waste Quantity:	UNKNOWN
Waste Code:	Not reported
Crossref ID:	Not reported
Cross Ref Type Code:	1
Cross Ref Type:	Spill No.
Record Added Date:	11/25/2015 10:33:00 AM
Record Updated:	11/25/2015 10:33:00 AM
Updated By:	JYMCCART
Crossref ID:	C314125-10-15
Cross Ref Type Code:	23
Cross Ref Type:	Agreement/Consent Order Number
Record Added Date:	12/17/2018 2:10:00 PM
Record Updated:	12/17/2018 2:10:00 PM
Updated By:	DKMACNEA
Crossref ID:	02-2018-9828
Cross Ref Type Code:	25
Cross Ref Type:	County Recording Identifier

QUEEN CITY LOFTS (Continued) **S123658080**

Record Added Date:	12/27/2018 9:51:00 PM
Record Updated:	12/27/2018 9:51:00 PM
Updated By:	DKMACNEA
Crossref ID:	Not reported
Cross Ref Type Code:	1
Cross Ref Type:	Spill No.
Record Added Date:	8/20/2019 1:45:00 PM
Record Updated:	8/20/2019 1:45:00 PM
Updated By:	DKMACNEA

D15 **QUEEN CITY LOFTS** **NY ENG CONTROLS** **S123658120**
SE **178-188 MAIN STREET AND 11 SOUTH BRIDGE STREET** **N/A**
< 1/8 **POUGHKEEPSIE, NY 12601**
0.059 mi.
311 ft. **Site 3 of 8 in cluster D**

Relative: **Higher**
Actual: **133 ft.**

ENG CONTROLS:

Name:	QUEEN CITY LOFTS
Address:	178-188 MAIN STREET AND 11 SOUTH BRIDGE STREET
City,State,Zip:	POUGHKEEPSIE, NY 12601
Site Code:	512561
HW Code:	Not reported
Control Code:	15
Control Type:	ENG
Date Record Added:	12/17/2018
Date Rec Updated:	12/31/2018
Updated By:	JJTEETER
Site Description:	Location: Location: The site consists of a portion of one tax lot located at 178-188 Main Street, City of Poughkeepsie, Dutchess County, New York. The site is an irregular shaped, approximately 1.051 acre parcel, which has 236 feet of frontage on the southern side of Main Street and 190 feet of frontage on the eastern side of South Bridge Street. Site Features: The property currently contains a four story mixed use building with restricted residential and commercial uses and an asphalt parking lot. The ground generally slopes from the northwest corner of the site to the southeast. Current Zoning and Land Use: The site is zoned C-2 (Commercial with allowances for mixed-used buildings) and . Past Use of the Site: The site was used for various industrial, commercial, and residential purposes, including a machine shop and laundry facility, from as early as 1887 until the early to mid-1980s when most of the former on-site structures were demolished. In 1973 a fire gutted several of the existing buildings on the site. Site Geology and Hydrogeology: Soils have been reworked by excavation and the construction and demolition of prior buildings on the site. They consist of well drained brown to gray sands, which overlie brown loamy clays. Shallow groundwater in the vicinity of the property follows overall surficial topography and flows to the southwest, toward the Hudson River. Groundwater was encountered between 10 and 12 feet below the ground.
Env Problem:	Nature and Extent of Contamination: Remediation at the site is complete. Prior to remediation, the primary contaminants of concern were mercury, lead, and benzo(a)anthracene in soil, lead and ethylbenzene in groundwater, and tetrachlorethene in soil vapor. Remedial actions have successfully achieved soil cleanup objectives for restricted residential use. Residual contamination in the soil, groundwater, and soil vapor is being managed under a Site Management Plan.
Health Problem:	Measures are in place to control the potential for coming in contact

QUEEN CITY LOFTS (Continued) **S123658120**

	with remaining residual contamination in subsurface soil, groundwater and soil vapor.
Dump:	False
Structure:	False
Lagoon:	False
Landfill:	False
Pond:	False
Disp Start:	Not reported
Disp Term:	Not reported
Lat/Long:	Not reported
Dell:	Not reported
Record Add:	6/6/2016 3:58:00 PM
Record Upd:	5/22/2019 2:03:00 PM
Updated By:	SMQUANDT
Own Op:	6
Sub Type:	P03
Owner Name:	Kenneth Kearney
Owner Company:	The Kearney Realty & Development Group Inc.
Owner Address:	34 Clayton Boulevard, Suite A
Owner Addr2:	Not reported
Owner City,St,Zip:	Baldwin Place, NY 10505
Owner Country:	United States of America
Own Op:	Document Repository
Sub Type:	NNN
Owner Name:	Deborah Weltsch
Owner Company:	Poughkeepsie Public Library District
Owner Address:	93 Market Street
Owner Addr2:	Not reported
Owner City,St,Zip:	Poughkeepsie, NY 12601
Owner Country:	United States of America
Own Op:	1
Sub Type:	P03
Owner Name:	Ken Kearney
Owner Company:	The QCL on Main Limited Partnership
Owner Address:	34 Clayton Boulevard
Owner Addr2:	Suite A
Owner City,St,Zip:	Baldwin Place, NY 10505
Owner Country:	United States of America
Own Op:	6
Sub Type:	P03
Owner Name:	Kenneth Kearney
Owner Company:	The QCL on Main Limited Partnership
Owner Address:	34 Clayton Boulevard, Suite A
Owner Addr2:	Not reported
Owner City,St,Zip:	Baldwin Place, NY 10505
Owner Country:	United States of America
Own Op:	6
Sub Type:	P03
Owner Name:	C/O Hudson River Housing, Inc
Owner Company:	The Queen City Lofts Housing Development Fund Company, Inc
Owner Address:	313 Mill Street
Owner Addr2:	Not reported
Owner City,St,Zip:	Poughkeepsie, NY 12601
Owner Country:	United States of America
HW Code:	Not reported
Waste Type:	benzo(a)anthracene
Waste Quantity:	UNKNOWN

QUEEN CITY LOFTS (Continued) **S123658120**

Waste Code:	Not reported
HW Code:	Not reported
Waste Type:	xylene (mixed)
Waste Quantity:	UNKNOWN
Waste Code:	Not reported
HW Code:	Not reported
Waste Type:	ethylbenzene
Waste Quantity:	UNKNOWN
Waste Code:	Not reported
HW Code:	Not reported
Waste Type:	mercury
Waste Quantity:	UNKNOWN
Waste Code:	Not reported
HW Code:	Not reported
Waste Type:	n-propylbenzene
Waste Quantity:	UNKNOWN
Waste Code:	Not reported
HW Code:	Not reported
Waste Type:	1,2,4-trimethylbenzene
Waste Quantity:	UNKNOWN
Waste Code:	Not reported
HW Code:	Not reported
Waste Type:	lead
Waste Quantity:	UNKNOWN
Waste Code:	Not reported
Crossref ID:	Not reported
Cross Ref Type Code:	1
Cross Ref Type:	Spill No.
Record Added Date:	11/25/2015 10:33:00 AM
Record Updated:	11/25/2015 10:33:00 AM
Updated By:	JYMCCART
Crossref ID:	C314125-10-15
Cross Ref Type Code:	23
Cross Ref Type:	Agreement/Consent Order Number
Record Added Date:	12/17/2018 2:10:00 PM
Record Updated:	12/17/2018 2:10:00 PM
Updated By:	DKMACNEA
Crossref ID:	02-2018-9828
Cross Ref Type Code:	25
Cross Ref Type:	County Recording Identifier
Record Added Date:	12/27/2018 9:51:00 PM
Record Updated:	12/27/2018 9:51:00 PM
Updated By:	DKMACNEA
Crossref ID:	Not reported
Cross Ref Type Code:	1
Cross Ref Type:	Spill No.
Record Added Date:	8/20/2019 1:45:00 PM
Record Updated:	8/20/2019 1:45:00 PM
Updated By:	DKMACNEA

D16 **VACANT LOT** **NY Spills** **S117974242**
SE **178 MAIN ST** **N/A**
< 1/8 **POUGHKEEPSIE, NY**
0.059 mi.
311 ft. **Site 4 of 8 in cluster D**

Relative:
Higher

Actual:
133 ft.

SPILLS:

Name:	VACANT LOT
Address:	178 MAIN ST
City,State,Zip:	POUGHKEEPSIE, NY
Spill Number/Closed Date:	1502657 / 2015-11-25
Facility ID:	1502657
Facility Type:	ER
DER Facility ID:	463596
Site ID:	508937
DEC Region:	3
Spill Cause:	Unknown
Spill Class:	D3
SWIS:	1413
Spill Date:	2015-05-27
Investigator:	JYMCCART
Referred To:	Not reported
Reported to Dept:	2015-06-10
CID:	Not reported
Water Affected:	Not reported
Spill Source:	Commercial/Industrial
Spill Notifier:	Other
Cleanup Ceased:	Not reported
Cleanup Meets Std:	False
Last Inspection:	Not reported
Recommended Penalty:	False
UST Trust:	False
Remediation Phase:	0
Date Entered In Computer:	2015-06-10
Spill Record Last Update:	2015-11-25
Spiller Name:	PAUL ACKERMAN
Spiller Company:	CITY OF POUGHKEEPSIE
Spiller Address:	Not reported
Spiller Company:	999
Contact Name:	ADAM ATKINSON
DEC Memo:	"6/10/15- Spoke to caller. Test pits placed on property due to potential property transfer. Had visual impacts at time of work; lab data came back below standard. Site is currently owned by C/Poughkeepsie Urban Renewal. DT 11-24-15 Sent email to Adam inquiring of status of cleanup/closure report for this site. jm 11-25-15 This is now a BCP site #C314125 and has been linked to that database. NFA jm"
Remarks:	"cleanup pending"

All Materials:

Site ID:	508937
Operable Unit ID:	1258232
Operable Unit:	01
Material ID:	2261356
Material Code:	0001A
Material Name:	#2 fuel oil
Case No.:	Not reported
Material FA:	Petroleum
Quantity:	Not reported
Units:	Not reported

VACANT LOT (Continued) **S117974242**

Recovered: Not reported
Oxygenate: Not reported

D17 **QUEEN CITY LOFTS** **NY INST CONTROL** **S123658138**
SE **178-188 MAIN STREET AND 11 SOUTH BRIDGE STREET** **N/A**
< 1/8 **POUGHKEEPSIE, NY 12601**
0.059 mi.
311 ft. **Site 5 of 8 in cluster D**

Relative:
Higher

Actual:
133 ft.

INST CONTROL:
Name: QUEEN CITY LOFTS
Address: 178-188 MAIN STREET AND 11 SOUTH BRIDGE STREET
City,State,Zip: POUGHKEEPSIE, NY 12601
Site Code: 512561
Control Name: Ground Water Use Restriction
HW Code: Not reported
Control Code: 8
Control Type: INST
Dt record added: 12/17/2018
Dt rec updated: 12/31/2018
Updated By: JJTEETER
Site Code: 512561
Site Description: Location: Location: The site consists of a portion of one tax lot located at 178-188 Main Street, City of Poughkeepsie, Dutchess County, New York. The site is an irregular shaped, approximately 1.051 acre parcel, which has 236 feet of frontage on the southern side of Main Street and 190 feet of frontage on the eastern side of South Bridge Street. Site Features: The property currently contains a four story mixed use building with restricted residential and commercial uses and an asphalt parking lot. The ground generally slopes from the northwest corner of the site to the southeast. Current Zoning and Land Use: The site is zoned C-2 (Commercial with allowances for mixed-used buildings) and . Past Use of the Site: The site was used for various industrial, commercial, and residential purposes, including a machine shop and laundry facility, from as early as 1887 until the early to mid-1980s when most of the former on-site structures were demolished. In 1973 a fire gutted several of the existing buildings on the site. Site Geology and Hydrogeology: Soils have been reworked by excavation and the construction and demolition of prior buildings on the site. They consist of well drained brown to gray sands, which overlie brown loamy clays. Shallow groundwater in the vicinity of the property follows overall surficial topography and flows to the southwest, toward the Hudson River. Groundwater was encountered between 10 and 12 feet below the ground.
Env Problem: Nature and Extent of Contamination: Remediation at the site is complete. Prior to remediation, the primary contaminants of concern were mercury, lead, and benzo(a)anthracene in soil, lead and ethylbenzene in groundwater, and tetrachlorethene in soil vapor. Remedial actions have successfully achieved soil cleanup objectives for restricted residential use. Residual contamination in the soil, groundwater, and soil vapor is being managed under a Site Management Plan.
Health Problem: Measures are in place to control the potential for coming in contact with remaining residual contamination in subsurface soil, groundwater and soil vapor.
Dump: False
Structure: False

QUEEN CITY LOFTS (Continued) **S123658138**

Lagoon: False
Landfill: False
Pond: False
Disp Start: Not reported
Disp Term: Not reported
Lat/Long: Not reported
Dell: Not reported
Record Add: 6/6/2016 3:58:00 PM
Record Upd: 5/22/2019 2:03:00 PM
Updated By: SMQUANDT
Own Op: 6
Sub Type: P03
Owner Name: Kenneth Kearney
Owner Company: The Kearney Realty & Development Group Inc.
Owner Address: 34 Clayton Boulevard, Suite A
Owner Addr2: Not reported
Owner City,St,Zip: Baldwin Place, NY 10505
Owner Country: United States of America
Own Op: Document Repository
Sub Type: NNN
Owner Name: Deborah Weltsch
Owner Company: Poughkeepsie Public Library District
Owner Address: 93 Market Street
Owner Addr2: Not reported
Owner City,St,Zip: Poughkeepsie, NY 12601
Owner Country: United States of America
Own Op: 1
Sub Type: P03
Owner Name: Ken Kearney
Owner Company: The QCL on Main Limited Partnership
Owner Address: 34 Clayton Boulevard
Owner Addr2: Suite A
Owner City,St,Zip: Baldwin Place, NY 10505
Owner Country: United States of America
Own Op: 6
Sub Type: P03
Owner Name: Kenneth Kearney
Owner Company: The QCL on Main Limited Partnership
Owner Address: 34 Clayton Boulevard, Suite A
Owner Addr2: Not reported
Owner City,St,Zip: Baldwin Place, NY 10505
Owner Country: United States of America
Own Op: 6
Sub Type: P03
Owner Name: C/O Hudson River Housing, Inc
Owner Company: The Queen City Lofts Housing Development Fund Company, Inc
Owner Address: 313 Mill Street
Owner Addr2: Not reported
Owner City,St,Zip: Poughkeepsie, NY 12601
Owner Country: United States of America
HW Code: Not reported
Waste Type: benzo(a)anthracene
Waste Quantity: UNKNOWN
Waste Code: Not reported
HW Code: Not reported
Waste Type: xylene (mixed)
Waste Quantity: UNKNOWN

QUEEN CITY LOFTS (Continued) **S123658138**

Waste Code: Not reported
HW Code: Not reported
Waste Type: ethylbenzene
Waste Quantity: UNKNOWN
Waste Code: Not reported
HW Code: Not reported
Waste Type: mercury
Waste Quantity: UNKNOWN
Waste Code: Not reported
HW Code: Not reported
Waste Type: n-propylbenzene
Waste Quantity: UNKNOWN
Waste Code: Not reported
HW Code: Not reported
Waste Type: 1,2,4-trimethylbenzene
Waste Quantity: UNKNOWN
Waste Code: Not reported
HW Code: Not reported
Waste Type: lead
Waste Quantity: UNKNOWN
Waste Code: Not reported
Crossref ID: Not reported
Cross Ref Type Code: 1
Cross Ref Type: Spill No.
Record Added Date: 11/25/2015 10:33:00 AM
Record Updated: 11/25/2015 10:33:00 AM
Updated By: JYMCCART
Crossref ID: C314125-10-15
Cross Ref Type Code: 23
Cross Ref Type: Agreement/Consent Order Number
Record Added Date: 12/17/2018 2:10:00 PM
Record Updated: 12/17/2018 2:10:00 PM
Updated By: DKMACNEA
Crossref ID: 02-2018-9828
Cross Ref Type Code: 25
Cross Ref Type: County Recording Identifier
Record Added Date: 12/27/2018 9:51:00 PM
Record Updated: 12/27/2018 9:51:00 PM
Updated By: DKMACNEA
Crossref ID: Not reported
Cross Ref Type Code: 1
Cross Ref Type: Spill No.
Record Added Date: 8/20/2019 1:45:00 PM
Record Updated: 8/20/2019 1:45:00 PM
Updated By: DKMACNEA

Name: QUEEN CITY LOFTS
Address: 178-188 MAIN STREET AND 11 SOUTH BRIDGE STREET
City,State,Zip: POUGHKEEPSIE, NY 12601
Site Code: 512561
Control Name: Landuse Restriction
HW Code: Not reported
Control Code: 25
Control Type: INST
Dt record added: 12/17/2018
Dt rec updated: 12/31/2018
Updated By: JJTEETER

QUEEN CITY LOFTS (Continued) **S123658138**

Site Code: 512561
Site Description: Location: Location: The site consists of a portion of one tax lot located at 178-188 Main Street, City of Poughkeepsie, Dutchess County, New York. The site is an irregular shaped, approximately 1.051 acre parcel, which has 236 feet of frontage on the southern side of Main Street and 190 feet of frontage on the eastern side of South Bridge Street. Site Features: The property currently contains a four story mixed use building with restricted residential and commercial uses and an asphalt parking lot. The ground generally slopes from the northwest corner of the site to the southeast. Current Zoning and Land Use: The site is zoned C-2 (Commercial with allowances for mixed-used buildings) and . Past Use of the Site: The site was used for various industrial, commercial, and residential purposes, including a machine shop and laundry facility, from as early as 1887 until the early to mid-1980s when most of the former on-site structures were demolished. In 1973 a fire gutted several of the existing buildings on the site. Site Geology and Hydrogeology: Soils have been reworked by excavation and the construction and demolition of prior buildings on the site. They consist of well drained brown to gray sands, which overlie brown loamy clays. Shallow groundwater in the vicinity of the property follows overall surficial topography and flows to the southwest, toward the Hudson River. Groundwater was encountered between 10 and 12 feet below the ground.
Env Problem: Nature and Extent of Contamination: Remediation at the site is complete. Prior to remediation, the primary contaminants of concern were mercury, lead, and benzo(a)anthracene in soil, lead and ethylbenzene in groundwater, and tetrachlorethene in soil vapor. Remedial actions have successfully achieved soil cleanup objectives for restricted residential use. Residual contamination in the soil, groundwater, and soil vapor is being managed under a Site Management Plan.
Health Problem: Measures are in place to control the potential for coming in contact with remaining residual contamination in subsurface soil, groundwater and soil vapor.
Dump: False
Structure: False
Lagoon: False
Landfill: False
Pond: False
Disp Start: Not reported
Disp Term: Not reported
Lat/Long: Not reported
Dell: Not reported
Record Add: 6/6/2016 3:58:00 PM
Record Upd: 5/22/2019 2:03:00 PM
Updated By: SMQUANDT
Own Op: 6
Sub Type: P03
Owner Name: Kenneth Kearney
Owner Company: The Kearney Realty & Development Group Inc.
Owner Address: 34 Clayton Boulevard, Suite A
Owner Addr2: Not reported
Owner City,St,Zip: Baldwin Place, NY 10505
Owner Country: United States of America
Own Op: Document Repository
Sub Type: NNN
Owner Name: Deborah Weltsch

QUEEN CITY LOFTS (Continued) **S123658138**

Owner Company: Poughkeepsie Public Library District
Owner Address: 93 Market Street
Owner Addr2: Not reported
Owner City,St,Zip: Poughkeepsie, NY 12601
Owner Country: United States of America
Own Op: 1
Sub Type: P03
Owner Name: Ken Kearney
Owner Company: The QCL on Main Limited Partnership
Owner Address: 34 Clayton Boulevard
Owner Addr2: Suite A
Owner City,St,Zip: Baldwin Place, NY 10505
Owner Country: United States of America
Own Op: 6
Sub Type: P03
Owner Name: Kenneth Kearney
Owner Company: The QCL on Main Limited Partnership
Owner Address: 34 Clayton Boulevard, Suite A
Owner Addr2: Not reported
Owner City,St,Zip: Baldwin Place, NY 10505
Owner Country: United States of America
Own Op: 6
Sub Type: P03
Owner Name: C/O Hudson River Housing, Inc
Owner Company: The Queen City Lofts Housing Development Fund Company, Inc
Owner Address: 313 Mill Street
Owner Addr2: Not reported
Owner City,St,Zip: Poughkeepsie, NY 12601
Owner Country: United States of America
HW Code: Not reported
Waste Type: benzo(a)anthracene
Waste Quantity: UNKNOWN
Waste Code: Not reported
HW Code: Not reported
Waste Type: xylene (mixed)
Waste Quantity: UNKNOWN
Waste Code: Not reported
HW Code: Not reported
Waste Type: ethylbenzene
Waste Quantity: UNKNOWN
Waste Code: Not reported
HW Code: Not reported
Waste Type: mercury
Waste Quantity: UNKNOWN
Waste Code: Not reported
HW Code: Not reported
Waste Type: n-propylbenzene
Waste Quantity: UNKNOWN
Waste Code: Not reported
HW Code: Not reported
Waste Type: 1,2,4-trimethylbenzene
Waste Quantity: UNKNOWN
Waste Code: Not reported
HW Code: Not reported
Waste Type: lead
Waste Quantity: UNKNOWN
Waste Code: Not reported

QUEEN CITY LOFTS (Continued) **S123658138**

Crossref ID: Not reported
Cross Ref Type Code: 1
Cross Ref Type: Spill No.
Record Added Date: 11/25/2015 10:33:00 AM
Record Updated: 11/25/2015 10:33:00 AM
Updated By: JYMCCART
Crossref ID: C314125-10-15
Cross Ref Type Code: 23
Cross Ref Type: Agreement/Consent Order Number
Record Added Date: 12/17/2018 2:10:00 PM
Record Updated: 12/17/2018 2:10:00 PM
Updated By: DKMACNEA
Crossref ID: 02-2018-9828
Cross Ref Type Code: 25
Cross Ref Type: County Recording Identifier
Record Added Date: 12/27/2018 9:51:00 PM
Record Updated: 12/27/2018 9:51:00 PM
Updated By: DKMACNEA
Crossref ID: Not reported
Cross Ref Type Code: 1
Cross Ref Type: Spill No.
Record Added Date: 8/20/2019 1:45:00 PM
Record Updated: 8/20/2019 1:45:00 PM
Updated By: DKMACNEA

Name: QUEEN CITY LOFTS
Address: 178-188 MAIN STREET AND 11 SOUTH BRIDGE STREET
City,State,Zip: POUGHKEEPSIE, NY 12601
Site Code: 512561
Control Name: Monitoring Plan
HW Code: Not reported
Control Code: 31
Control Type: INST
Dt record added: 12/17/2018
Dt rec updated: 12/31/2018
Updated By: JJTEETER
Site Code: 512561
Site Description: Location: Location: The site consists of a portion of one tax lot located at 178-188 Main Street, City of Poughkeepsie, Dutchess County, New York. The site is an irregular shaped, approximately 1.051 acre parcel, which has 236 feet of frontage on the southern side of Main Street and 190 feet of frontage on the eastern side of South Bridge Street. Site Features: The property currently contains a four story mixed use building with restricted residential and commercial uses and an asphalt parking lot. The ground generally slopes from the northwest corner of the site to the southeast. Current Zoning and Land Use: The site is zoned C-2 (Commercial with allowances for mixed-used buildings) and . Past Use of the Site: The site was used for various industrial, commercial, and residential purposes, including a machine shop and laundry facility, from as early as 1887 until the early to mid-1980s when most of the former on-site structures were demolished. In 1973 a fire gutted several of the existing buildings on the site. Site Geology and Hydrogeology: Soils have been reworked by excavation and the construction and demolition of prior buildings on the site. They consist of well drained brown to gray sands, which overlie brown loamy clays. Shallow groundwater in the vicinity of the property follows overall surficial

QUEEN CITY LOFTS (Continued) **S123658138**

topography and flows to the southwest, toward the Hudson River. Groundwater was encountered between 10 and 12 feet below the ground.
Env Problem: Nature and Extent of Contamination: Remediation at the site is complete. Prior to remediation, the primary contaminants of concern were mercury, lead, and benzo(a)anthracene in soil, lead and ethylbenzene in groundwater, and tetrachlorethene in soil vapor. Remedial actions have successfully achieved soil cleanup objectives for restricted residential use. Residual contamination in the soil, groundwater, and soil vapor is being managed under a Site Management Plan.
Health Problem: Measures are in place to control the potential for coming in contact with remaining residual contamination in subsurface soil, groundwater and soil vapor.
Dump: False
Structure: False
Lagoon: False
Landfill: False
Pond: False
Disp Start: Not reported
Disp Term: Not reported
Lat/Long: Not reported
Dell: Not reported
Record Add: 6/6/2016 3:58:00 PM
Record Upd: 5/22/2019 2:03:00 PM
Updated By: SMQUANDT
Own Op: 6
Sub Type: P03
Owner Name: Kenneth Kearney
Owner Company: The Kearney Realty & Development Group Inc.
Owner Address: 34 Clayton Boulevard, Suite A
Owner Addr2: Not reported
Owner City,St,Zip: Baldwin Place, NY 10505
Owner Country: United States of America
Own Op: Document Repository
Sub Type: NNN
Owner Name: Deborah Weltsch
Owner Company: Poughkeepsie Public Library District
Owner Address: 93 Market Street
Owner Addr2: Not reported
Owner City,St,Zip: Poughkeepsie, NY 12601
Owner Country: United States of America
Own Op: 1
Sub Type: P03
Owner Name: Ken Kearney
Owner Company: The QCL on Main Limited Partnership
Owner Address: 34 Clayton Boulevard
Owner Addr2: Suite A
Owner City,St,Zip: Baldwin Place, NY 10505
Owner Country: United States of America
Own Op: 6
Sub Type: P03
Owner Name: Kenneth Kearney
Owner Company: The QCL on Main Limited Partnership
Owner Address: 34 Clayton Boulevard, Suite A
Owner Addr2: Not reported
Owner City,St,Zip: Baldwin Place, NY 10505
Owner Country: United States of America

QUEEN CITY LOFTS (Continued) **S123658138**

Own Op: 6
Sub Type: P03
Owner Name: C/O Hudson River Housing, Inc
Owner Company: The Queen City Lofts Housing Development Fund Company, Inc
Owner Address: 313 Mill Street
Owner Addr2: Not reported
Owner City,St,Zip: Poughkeepsie, NY 12601
Owner Country: United States of America
HW Code: Not reported
Waste Type: benzo(a)anthracene
Waste Quantity: UNKNOWN
Waste Code: Not reported
HW Code: Not reported
Waste Type: xylene (mixed)
Waste Quantity: UNKNOWN
Waste Code: Not reported
HW Code: Not reported
Waste Type: ethylbenzene
Waste Quantity: UNKNOWN
Waste Code: Not reported
HW Code: Not reported
Waste Type: mercury
Waste Quantity: UNKNOWN
Waste Code: Not reported
HW Code: Not reported
Waste Type: n-propylbenzene
Waste Quantity: UNKNOWN
Waste Code: Not reported
HW Code: Not reported
Waste Type: 1,2,4-trimethylbenzene
Waste Quantity: UNKNOWN
Waste Code: Not reported
HW Code: Not reported
Waste Type: lead
Waste Quantity: UNKNOWN
Waste Code: Not reported
Crossref ID: Not reported
Cross Ref Type Code: 1
Cross Ref Type: Spill No.
Record Added Date: 11/25/2015 10:33:00 AM
Record Updated: 11/25/2015 10:33:00 AM
Updated By: JYMCCART
Crossref ID: C314125-10-15
Cross Ref Type Code: 23
Cross Ref Type: Agreement/Consent Order Number
Record Added Date: 12/17/2018 2:10:00 PM
Record Updated: 12/17/2018 2:10:00 PM
Updated By: DKMACNEA
Crossref ID: 02-2018-9828
Cross Ref Type Code: 25
Cross Ref Type: County Recording Identifier
Record Added Date: 12/27/2018 9:51:00 PM
Record Updated: 12/27/2018 9:51:00 PM
Updated By: DKMACNEA
Crossref ID: Not reported
Cross Ref Type Code: 1
Cross Ref Type: Spill No.

QUEEN CITY LOFTS (Continued) **S123658138**

Record Added Date: 8/20/2019 1:45:00 PM
Record Updated: 8/20/2019 1:45:00 PM
Updated By: DKMACNEA

Name: QUEEN CITY LOFTS
Address: 178-188 MAIN STREET AND 11 SOUTH BRIDGE STREET
City,State,Zip: POUGHKEEPSIE, NY 12601
Site Code: 512561
Control Name: IC/EC Plan
HW Code: Not reported
Control Code: 34
Control Type: INST
Dt record added: 12/17/2018
Dt rec updated: 12/31/2018
Updated By: JJTEETER
Site Code: 512561
Site Description: Location: Location: The site consists of a portion of one tax lot located at 178-188 Main Street, City of Poughkeepsie, Dutchess County, New York. The site is an irregular shaped, approximately 1.051 acre parcel, which has 236 feet of frontage on the southern side of Main Street and 190 feet of frontage on the eastern side of South Bridge Street. Site Features: The property currently contains a four story mixed use building with restricted residential and commercial uses and an asphalt parking lot. The ground generally slopes from the northwest corner of the site to the southeast. Current Zoning and Land Use: The site is zoned C-2 (Commercial with allowances for mixed-used buildings) and . Past Use of the Site: The site was used for various industrial, commercial, and residential purposes, including a machine shop and laundry facility, from as early as 1887 until the early to mid-1980s when most of the former on-site structures were demolished. In 1973 a fire gutted several of the existing buildings on the site. Site Geology and Hydrogeology: Soils have been reworked by excavation and the construction and demolition of prior buildings on the site. They consist of well drained brown to gray sands, which overlie brown loamy clays. Shallow groundwater in the vicinity of the property follows overall surficial topography and flows to the southwest, toward the Hudson River. Groundwater was encountered between 10 and 12 feet below the ground.
Env Problem: Nature and Extent of Contamination: Remediation at the site is complete. Prior to remediation, the primary contaminants of concern were mercury, lead, and benzo(a)anthracene in soil, lead and ethylbenzene in groundwater, and tetrachlorethene in soil vapor. Remedial actions have successfully achieved soil cleanup objectives for restricted residential use. Residual contamination in the soil, groundwater, and soil vapor is being managed under a Site Management Plan.
Health Problem: Measures are in place to control the potential for coming in contact with remaining residual contamination in subsurface soil, groundwater and soil vapor.
Dump: False
Structure: False
Lagoon: False
Landfill: False
Pond: False
Disp Start: Not reported
Disp Term: Not reported
Lat/Long: Not reported

QUEEN CITY LOFTS (Continued) **S123658138**

Dell: Not reported
Record Add: 6/6/2016 3:58:00 PM
Record Upd: 5/22/2019 2:03:00 PM
Updated By: SMQUANDT
Own Op: 6
Sub Type: P03
Owner Name: Kenneth Kearney
Owner Company: The Kearney Realty & Development Group Inc.
Owner Address: 34 Clayton Boulevard, Suite A
Owner Addr2: Not reported
Owner City,St,Zip: Baldwin Place, NY 10505
Owner Country: United States of America
Own Op: Document Repository
Sub Type: NNN
Owner Name: Deborah Weltsch
Owner Company: Poughkeepsie Public Library District
Owner Address: 93 Market Street
Owner Addr2: Not reported
Owner City,St,Zip: Poughkeepsie, NY 12601
Owner Country: United States of America
Own Op: 1
Sub Type: P03
Owner Name: Ken Kearney
Owner Company: The QCL on Main Limited Partnership
Owner Address: 34 Clayton Boulevard
Owner Addr2: Suite A
Owner City,St,Zip: Baldwin Place, NY 10505
Owner Country: United States of America
Own Op: 6
Sub Type: P03
Owner Name: Kenneth Kearney
Owner Company: The QCL on Main Limited Partnership
Owner Address: 34 Clayton Boulevard, Suite A
Owner Addr2: Not reported
Owner City,St,Zip: Baldwin Place, NY 10505
Owner Country: United States of America
Own Op: 6
Sub Type: P03
Owner Name: C/O Hudson River Housing, Inc
Owner Company: The Queen City Lofts Housing Development Fund Company, Inc
Owner Address: 313 Mill Street
Owner Addr2: Not reported
Owner City,St,Zip: Poughkeepsie, NY 12601
Owner Country: United States of America
HW Code: Not reported
Waste Type: benzo(a)anthracene
Waste Quantity: UNKNOWN
Waste Code: Not reported
HW Code: Not reported
Waste Type: xylene (mixed)
Waste Quantity: UNKNOWN
Waste Code: Not reported
HW Code: Not reported
Waste Type: ethylbenzene
Waste Quantity: UNKNOWN
Waste Code: Not reported
HW Code: Not reported

QUEEN CITY LOFTS (Continued) **S123658138**

Waste Type: mercury
Waste Quantity: UNKNOWN
Waste Code: Not reported
HW Code: Not reported
Waste Type: n-propylbenzene
Waste Quantity: UNKNOWN
Waste Code: Not reported
HW Code: Not reported
Waste Type: 1,2,4-trimethylbenzene
Waste Quantity: UNKNOWN
Waste Code: Not reported
HW Code: Not reported
Waste Type: lead
Waste Quantity: UNKNOWN
Waste Code: Not reported
Crossref ID: Not reported
Cross Ref Type Code: 1
Cross Ref Type: Spill No.
Record Added Date: 11/25/2015 10:33:00 AM
Record Updated: 11/25/2015 10:33:00 AM
Updated By: JYMCCART
Crossref ID: C314125-10-15
Cross Ref Type Code: 23
Cross Ref Type: Agreement/Consent Order Number
Record Added Date: 12/17/2018 2:10:00 PM
Record Updated: 12/17/2018 2:10:00 PM
Updated By: DKMACNEA
Crossref ID: 02-2018-9828
Cross Ref Type Code: 25
Cross Ref Type: County Recording Identifier
Record Added Date: 12/27/2018 9:51:00 PM
Record Updated: 12/27/2018 9:51:00 PM
Updated By: DKMACNEA
Crossref ID: Not reported
Cross Ref Type Code: 1
Cross Ref Type: Spill No.
Record Added Date: 8/20/2019 1:45:00 PM
Record Updated: 8/20/2019 1:45:00 PM
Updated By: DKMACNEA

Name: QUEEN CITY LOFTS
Address: 178-188 MAIN STREET AND 11 SOUTH BRIDGE STREET
City,State,Zip: POUGHKEEPSIE, NY 12601
Site Code: 512561
Control Name: Environmental Easement
HW Code: Not reported
Control Code: Not reported
Control Type: INST
Dt record added: 12/17/2018
Dt rec updated: 12/31/2018
Updated By: JJTEETER
Site Code: 512561
Site Description: Location: Location: The site consists of a portion of one tax lot located at 178-188 Main Street, City of Poughkeepsie, Dutchess County, New York. The site is an irregular shaped, approximately 1.051 acre parcel, which has 236 feet of frontage on the southern side of Main Street and 190 feet of frontage on the eastern side of

QUEEN CITY LOFTS (Continued) **S123658138**

South Bridge Street. Site Features: The property currently contains a four story mixed use building with restricted residential and commercial uses and an asphalt parking lot. The ground generally slopes from the northwest corner of the site to the southeast. Current Zoning and Land Use: The site is zoned C-2 (Commercial with allowances for mixed-used buildings) and . Past Use of the Site: The site was used for various industrial, commercial, and residential purposes, including a machine shop and laundry facility, from as early as 1887 until the early to mid-1980s when most of the former on-site structures were demolished. In 1973 a fire gutted several of the existing buildings on the site. Site Geology and Hydrogeology: Soils have been reworked by excavation and the construction and demolition of prior buildings on the site. They consist of well drained brown to gray sands, which overlie brown loamy clays. Shallow groundwater in the vicinity of the property follows overall surficial topography and flows to the southwest, toward the Hudson River. Groundwater was encountered between 10 and 12 feet below the ground.

Env Problem: Nature and Extent of Contamination: Remediation at the site is complete. Prior to remediation, the primary contaminants of concern were mercury, lead, and benzo(a)anthracene in soil, lead and ethylbenzene in groundwater, and tetrachlorethene in soil vapor. Remedial actions have successfully achieved soil cleanup objectives for restricted residential use. Residual contamination in the soil, groundwater, and soil vapor is being managed under a Site Management Plan.

Health Problem: Measures are in place to control the potential for coming in contact with remaining residual contamination in subsurface soil, groundwater and soil vapor.

Dump: False
Structure: False
Lagoon: False
Landfill: False
Pond: False
Disp Start: Not reported
Disp Term: Not reported
Lat/Long: Not reported
Dell: Not reported
Record Add: 6/6/2016 3:58:00 PM
Record Upd: 5/22/2019 2:03:00 PM
Updated By: SMQUANDT
Own Op: 6
Sub Type: P03
Owner Name: Kenneth Kearney
Owner Company: The Kearney Realty & Development Group Inc.
Owner Address: 34 Clayton Boulevard, Suite A
Owner Addr2: Not reported
Owner City,St,Zip: Baldwin Place, NY 10505
Owner Country: United States of America
Own Op: Document Repository
Sub Type: NNN
Owner Name: Deborah Weltsch
Owner Company: Poughkeepsie Public Library District
Owner Address: 93 Market Street
Owner Addr2: Not reported
Owner City,St,Zip: Poughkeepsie, NY 12601
Owner Country: United States of America
Own Op: 1

QUEEN CITY LOFTS (Continued) **S123658138**

Sub Type: P03
Owner Name: Ken Kearney
Owner Company: The QCL on Main Limited Partnership
Owner Address: 34 Clayton Boulevard
Owner Addr2: Suite A
Owner City,St,Zip: Baldwin Place, NY 10505
Owner Country: United States of America
Own Op: 6
Sub Type: P03
Owner Name: Kenneth Kearney
Owner Company: The QCL on Main Limited Partnership
Owner Address: 34 Clayton Boulevard, Suite A
Owner Addr2: Not reported
Owner City,St,Zip: Baldwin Place, NY 10505
Owner Country: United States of America
Own Op: 6
Sub Type: P03
Owner Name: C/O Hudson River Housing, Inc
Owner Company: The Queen City Lofts Housing Development Fund Company, Inc
Owner Address: 313 Mill Street
Owner Addr2: Not reported
Owner City,St,Zip: Poughkeepsie, NY 12601
Owner Country: United States of America
HW Code: Not reported
Waste Type: benzo(a)anthracene
Waste Quantity: UNKNOWN
Waste Code: Not reported
HW Code: Not reported
Waste Type: xylene (mixed)
Waste Quantity: UNKNOWN
Waste Code: Not reported
HW Code: Not reported
Waste Type: ethylbenzene
Waste Quantity: UNKNOWN
Waste Code: Not reported
HW Code: Not reported
Waste Type: mercury
Waste Quantity: UNKNOWN
Waste Code: Not reported
HW Code: Not reported
Waste Type: n-propylbenzene
Waste Quantity: UNKNOWN
Waste Code: Not reported
HW Code: Not reported
Waste Type: 1,2,4-trimethylbenzene
Waste Quantity: UNKNOWN
Waste Code: Not reported
HW Code: Not reported
Waste Type: lead
Waste Quantity: UNKNOWN
Waste Code: Not reported
Crossref ID: Not reported
Cross Ref Type Code: 1
Cross Ref Type: Spill No.
Record Added Date: 11/25/2015 10:33:00 AM
Record Updated: 11/25/2015 10:33:00 AM
Updated By: JYMCCART

QUEEN CITY LOFTS (Continued) **S123658138**

Crossref ID: C314125-10-15
Cross Ref Type Code: 23
Cross Ref Type: Agreement/Consent Order Number
Record Added Date: 12/17/2018 2:10:00 PM
Record Updated: 12/17/2018 2:10:00 PM
Updated By: DKMACNEA
Crossref ID: 02-2018-9828
Cross Ref Type Code: 25
Cross Ref Type: County Recording Identifier
Record Added Date: 12/27/2018 9:51:00 PM
Record Updated: 12/27/2018 9:51:00 PM
Updated By: DKMACNEA
Crossref ID: Not reported
Cross Ref Type Code: 1
Cross Ref Type: Spill No.
Record Added Date: 8/20/2019 1:45:00 PM
Record Updated: 8/20/2019 1:45:00 PM
Updated By: DKMACNEA

Name: QUEEN CITY LOFTS
Address: 178-188 MAIN STREET AND 11 SOUTH BRIDGE STREET
City,State,Zip: POUGHKEEPSIE, NY 12601
Site Code: 512561
Control Name: Site Management Plan
HW Code: Not reported
Control Code: 32
Control Type: INST
Dt record added: 12/17/2018
Dt rec updated: 12/31/2018
Updated By: JJTEETER
Site Code: 512561
Site Description: Location: Location: The site consists of a portion of one tax lot located at 178-188 Main Street, City of Poughkeepsie, Dutchess County, New York. The site is an irregular shaped, approximately 1.051 acre parcel, which has 236 feet of frontage on the southern side of Main Street and 190 feet of frontage on the eastern side of South Bridge Street. Site Features: The property currently contains a four story mixed use building with restricted residential and commercial uses and an asphalt parking lot. The ground generally slopes from the northwest corner of the site to the southeast. Current Zoning and Land Use: The site is zoned C-2 (Commercial with allowances for mixed-used buildings) and . Past Use of the Site: The site was used for various industrial, commercial, and residential purposes, including a machine shop and laundry facility, from as early as 1887 until the early to mid-1980s when most of the former on-site structures were demolished. In 1973 a fire gutted several of the existing buildings on the site. Site Geology and Hydrogeology: Soils have been reworked by excavation and the construction and demolition of prior buildings on the site. They consist of well drained brown to gray sands, which overlie brown loamy clays. Shallow groundwater in the vicinity of the property follows overall surficial topography and flows to the southwest, toward the Hudson River. Groundwater was encountered between 10 and 12 feet below the ground.
Env Problem: Nature and Extent of Contamination: Remediation at the site is complete. Prior to remediation, the primary contaminants of concern were mercury, lead, and benzo(a)anthracene in soil, lead and ethylbenzene in groundwater, and tetrachlorethene in soil vapor.

QUEEN CITY LOFTS (Continued) **S123658138**

	Remedial actions have successfully achieved soil cleanup objectives for restricted residential use. Residual contamination in the soil, groundwater, and soil vapor is being managed under a Site Management Plan.
Health Problem:	Measures are in place to control the potential for coming in contact with remaining residual contamination in subsurface soil, groundwater and soil vapor.
Dump:	False
Structure:	False
Lagoon:	False
Landfill:	False
Pond:	False
Disp Start:	Not reported
Disp Term:	Not reported
Lat/Long:	Not reported
Dell:	Not reported
Record Add:	6/6/2016 3:58:00 PM
Record Upd:	5/22/2019 2:03:00 PM
Updated By:	SMQUANDT
Own Op:	6
Sub Type:	P03
Owner Name:	Kenneth Kearney
Owner Company:	The Kearney Realty & Development Group Inc.
Owner Address:	34 Clayton Boulevard, Suite A
Owner Addr2:	Not reported
Owner City,St,Zip:	Baldwin Place, NY 10505
Owner Country:	United States of America
Own Op:	Document Repository
Sub Type:	NNN
Owner Name:	Deborah Weltsch
Owner Company:	Poughkeepsie Public Library District
Owner Address:	93 Market Street
Owner Addr2:	Not reported
Owner City,St,Zip:	Poughkeepsie, NY 12601
Owner Country:	United States of America
Own Op:	1
Sub Type:	P03
Owner Name:	Ken Kearney
Owner Company:	The QCL on Main Limited Partnership
Owner Address:	34 Clayton Boulevard
Owner Addr2:	Suite A
Owner City,St,Zip:	Baldwin Place, NY 10505
Owner Country:	United States of America
Own Op:	6
Sub Type:	P03
Owner Name:	Kenneth Kearney
Owner Company:	The QCL on Main Limited Partnership
Owner Address:	34 Clayton Boulevard, Suite A
Owner Addr2:	Not reported
Owner City,St,Zip:	Baldwin Place, NY 10505
Owner Country:	United States of America
Own Op:	6
Sub Type:	P03
Owner Name:	C/O Hudson River Housing, Inc
Owner Company:	The Queen City Lofts Housing Development Fund Company, Inc
Owner Address:	313 Mill Street
Owner Addr2:	Not reported

QUEEN CITY LOFTS (Continued) **S123658138**

Owner City,St,Zip: Poughkeepsie, NY 12601
Owner Country: United States of America
HW Code: Not reported
Waste Type: benzo(a)anthracene
Waste Quantity: UNKNOWN
Waste Code: Not reported
HW Code: Not reported
Waste Type: xylene (mixed)
Waste Quantity: UNKNOWN
Waste Code: Not reported
HW Code: Not reported
Waste Type: ethylbenzene
Waste Quantity: UNKNOWN
Waste Code: Not reported
HW Code: Not reported
Waste Type: mercury
Waste Quantity: UNKNOWN
Waste Code: Not reported
HW Code: Not reported
Waste Type: n-propylbenzene
Waste Quantity: UNKNOWN
Waste Code: Not reported
HW Code: Not reported
Waste Type: 1,2,4-trimethylbenzene
Waste Quantity: UNKNOWN
Waste Code: Not reported
HW Code: Not reported
Waste Type: lead
Waste Quantity: UNKNOWN
Waste Code: Not reported
Crossref ID: Not reported
Cross Ref Type Code: 1
Cross Ref Type: Spill No.
Record Added Date: 11/25/2015 10:33:00 AM
Record Updated: 11/25/2015 10:33:00 AM
Updated By: JYMCCART
Crossref ID: C314125-10-15
Cross Ref Type Code: 23
Cross Ref Type: Agreement/Consent Order Number
Record Added Date: 12/17/2018 2:10:00 PM
Record Updated: 12/17/2018 2:10:00 PM
Updated By: DKMACNEA
Crossref ID: 02-2018-9828
Cross Ref Type Code: 25
Cross Ref Type: County Recording Identifier
Record Added Date: 12/27/2018 9:51:00 PM
Record Updated: 12/27/2018 9:51:00 PM
Updated By: DKMACNEA
Crossref ID: Not reported
Cross Ref Type Code: 1
Cross Ref Type: Spill No.
Record Added Date: 8/20/2019 1:45:00 PM
Record Updated: 8/20/2019 1:45:00 PM
Updated By: DKMACNEA

Name: QUEEN CITY LOFTS
Address: 178-188 MAIN STREET AND 11 SOUTH BRIDGE STREET

QUEEN CITY LOFTS (Continued) **S123658138**

City,State,Zip: POUGHKEEPSIE, NY 12601
Site Code: 512561
Control Name: Building Use Restriction
HW Code: Not reported
Control Code: 26
Control Type: INST
Dt record added: 12/17/2018
Dt rec updated: 12/31/2018
Updated By: JJTEETER
Site Code: 512561
Site Description: Location: Location: The site consists of a portion of one tax lot located at 178-188 Main Street, City of Poughkeepsie, Dutchess County, New York. The site is an irregular shaped, approximately 1.051 acre parcel, which has 236 feet of frontage on the southern side of Main Street and 190 feet of frontage on the eastern side of South Bridge Street. Site Features: The property currently contains a four story mixed use building with restricted residential and commercial uses and an asphalt parking lot. The ground generally slopes from the northwest corner of the site to the southeast. Current Zoning and Land Use: The site is zoned C-2 (Commercial with allowances for mixed-used buildings) and . Past Use of the Site: The site was used for various industrial, commercial, and residential purposes, including a machine shop and laundry facility, from as early as 1887 until the early to mid-1980s when most of the former on-site structures were demolished. In 1973 a fire gutted several of the existing buildings on the site. Site Geology and Hydrogeology: Soils have been reworked by excavation and the construction and demolition of prior buildings on the site. They consist of well drained brown to gray sands, which overlie brown loamy clays. Shallow groundwater in the vicinity of the property follows overall surficial topography and flows to the southwest, toward the Hudson River. Groundwater was encountered between 10 and 12 feet below the ground.
Env Problem: Nature and Extent of Contamination: Remediation at the site is complete. Prior to remediation, the primary contaminants of concern were mercury, lead, and benzo(a)anthracene in soil, lead and ethylbenzene in groundwater, and tetrachlorethene in soil vapor. Remedial actions have successfully achieved soil cleanup objectives for restricted residential use. Residual contamination in the soil, groundwater, and soil vapor is being managed under a Site Management Plan.
Health Problem: Measures are in place to control the potential for coming in contact with remaining residual contamination in subsurface soil, groundwater and soil vapor.
Dump: False
Structure: False
Lagoon: False
Landfill: False
Pond: False
Disp Start: Not reported
Disp Term: Not reported
Lat/Long: Not reported
Dell: Not reported
Record Add: 6/6/2016 3:58:00 PM
Record Upd: 5/22/2019 2:03:00 PM
Updated By: SMQUANDT
Own Op: 6
Sub Type: P03

QUEEN CITY LOFTS (Continued) **S123658138**

Owner Name: Kenneth Kearney
Owner Company: The Kearney Realty & Development Group Inc.
Owner Address: 34 Clayton Boulevard, Suite A
Owner Addr2: Not reported
Owner City,St,Zip: Baldwin Place, NY 10505
Owner Country: United States of America
Own Op: Document Repository
Sub Type: NNN
Owner Name: Deborah Weltsch
Owner Company: Poughkeepsie Public Library District
Owner Address: 93 Market Street
Owner Addr2: Not reported
Owner City,St,Zip: Poughkeepsie, NY 12601
Owner Country: United States of America
Own Op: 1
Sub Type: P03
Owner Name: Ken Kearney
Owner Company: The QCL on Main Limited Partnership
Owner Address: 34 Clayton Boulevard
Owner Addr2: Suite A
Owner City,St,Zip: Baldwin Place, NY 10505
Owner Country: United States of America
Own Op: 6
Sub Type: P03
Owner Name: Kenneth Kearney
Owner Company: The QCL on Main Limited Partnership
Owner Address: 34 Clayton Boulevard, Suite A
Owner Addr2: Not reported
Owner City,St,Zip: Baldwin Place, NY 10505
Owner Country: United States of America
Own Op: 6
Sub Type: P03
Owner Name: C/O Hudson River Housing, Inc
Owner Company: The Queen City Lofts Housing Development Fund Company, Inc
Owner Address: 313 Mill Street
Owner Addr2: Not reported
Owner City,St,Zip: Poughkeepsie, NY 12601
Owner Country: United States of America
HW Code: Not reported
Waste Type: benzo(a)anthracene
Waste Quantity: UNKNOWN
Waste Code: Not reported
HW Code: Not reported
Waste Type: xylene (mixed)
Waste Quantity: UNKNOWN
Waste Code: Not reported
HW Code: Not reported
Waste Type: ethylbenzene
Waste Quantity: UNKNOWN
Waste Code: Not reported
HW Code: Not reported
Waste Type: mercury
Waste Quantity: UNKNOWN
Waste Code: Not reported
HW Code: Not reported
Waste Type: n-propylbenzene
Waste Quantity: UNKNOWN

QUEEN CITY LOFTS (Continued) **S123658138**

Waste Code: Not reported
HW Code: Not reported
Waste Type: 1,2,4-trimethylbenzene
Waste Quantity: UNKNOWN
Waste Code: Not reported
HW Code: Not reported
Waste Type: lead
Waste Quantity: UNKNOWN
Waste Code: Not reported
Crossref ID: Not reported
Cross Ref Type Code: 1
Cross Ref Type: Spill No.
Record Added Date: 11/25/2015 10:33:00 AM
Record Updated: 11/25/2015 10:33:00 AM
Updated By: JYMCCART
Crossref ID: C314125-10-15
Cross Ref Type Code: 23
Cross Ref Type: Agreement/Consent Order Number
Record Added Date: 12/17/2018 2:10:00 PM
Record Updated: 12/17/2018 2:10:00 PM
Updated By: DKMACNEA
Crossref ID: 02-2018-9828
Cross Ref Type Code: 25
Cross Ref Type: County Recording Identifier
Record Added Date: 12/27/2018 9:51:00 PM
Record Updated: 12/27/2018 9:51:00 PM
Updated By: DKMACNEA
Crossref ID: Not reported
Cross Ref Type Code: 1
Cross Ref Type: Spill No.
Record Added Date: 8/20/2019 1:45:00 PM
Record Updated: 8/20/2019 1:45:00 PM
Updated By: DKMACNEA

Name: QUEEN CITY LOFTS
Address: 178-188 MAIN STREET AND 11 SOUTH BRIDGE STREET
City,State,Zip: POUGHKEEPSIE, NY 12601
Site Code: 512561
Control Name: Soil Management Plan
HW Code: Not reported
Control Code: 14
Control Type: INST
Dt record added: 12/17/2018
Dt rec updated: 12/31/2018
Updated By: JJTEETER
Site Code: 512561
Site Description: Location: Location: The site consists of a portion of one tax lot located at 178-188 Main Street, City of Poughkeepsie, Dutchess County, New York. The site is an irregular shaped, approximately 1.051 acre parcel, which has 236 feet of frontage on the southern side of Main Street and 190 feet of frontage on the eastern side of South Bridge Street. Site Features: The property currently contains a four story mixed use building with restricted residential and commercial uses and an asphalt parking lot. The ground generally slopes from the northwest corner of the site to the southeast. Current Zoning and Land Use: The site is zoned C-2 (Commercial with allowances for mixed-used buildings) and . Past Use of the Site: The

QUEEN CITY LOFTS (Continued) **S123658138**

site was used for various industrial, commercial, and residential purposes, including a machine shop and laundry facility, from as early as 1887 until the early to mid-1980s when most of the former on-site structures were demolished. In 1973 a fire gutted several of the existing buildings on the site. Site Geology and Hydrogeology: Soils have been reworked by excavation and the construction and demolition of prior buildings on the site. They consist of well drained brown to gray sands, which overlie brown loamy clays. Shallow groundwater in the vicinity of the property follows overall surficial topography and flows to the southwest, toward the Hudson River. Groundwater was encountered between 10 and 12 feet below the ground.

Env Problem: Nature and Extent of Contamination: Remediation at the site is complete. Prior to remediation, the primary contaminants of concern were mercury, lead, and benzo(a)anthracene in soil, lead and ethylbenzene in groundwater, and tetrachlorethene in soil vapor. Remedial actions have successfully achieved soil cleanup objectives for restricted residential use. Residual contamination in the soil, groundwater, and soil vapor is being managed under a Site Management Plan.

Health Problem: Measures are in place to control the potential for coming in contact with remaining residual contamination in subsurface soil, groundwater and soil vapor.

Dump: False
Structure: False
Lagoon: False
Landfill: False
Pond: False
Disp Start: Not reported
Disp Term: Not reported
Lat/Long: Not reported
Dell: Not reported
Record Add: 6/6/2016 3:58:00 PM
Record Upd: 5/22/2019 2:03:00 PM
Updated By: SMQUANDT
Own Op: 6
Sub Type: P03
Owner Name: Kenneth Kearney
Owner Company: The Kearney Realty & Development Group Inc.
Owner Address: 34 Clayton Boulevard, Suite A
Owner Addr2: Not reported
Owner City,St,Zip: Baldwin Place, NY 10505
Owner Country: United States of America
Own Op: Document Repository
Sub Type: NNN
Owner Name: Deborah Weltsch
Owner Company: Poughkeepsie Public Library District
Owner Address: 93 Market Street
Owner Addr2: Not reported
Owner City,St,Zip: Poughkeepsie, NY 12601
Owner Country: United States of America
Own Op: 1
Sub Type: P03
Owner Name: Ken Kearney
Owner Company: The QCL on Main Limited Partnership
Owner Address: 34 Clayton Boulevard
Owner Addr2: Suite A
Owner City,St,Zip: Baldwin Place, NY 10505

QUEEN CITY LOFTS (Continued) **S123658138**

Owner Country: United States of America
Own Op: 6
Sub Type: P03
Owner Name: Kenneth Kearney
Owner Company: The QCL on Main Limited Partnership
Owner Address: 34 Clayton Boulevard, Suite A
Owner Addr2: Not reported
Owner City,St,Zip: Baldwin Place, NY 10505
Owner Country: United States of America
Own Op: 6
Sub Type: P03
Owner Name: C/O Hudson River Housing, Inc
Owner Company: The Queen City Lofts Housing Development Fund Company, Inc
Owner Address: 313 Mill Street
Owner Addr2: Not reported
Owner City,St,Zip: Poughkeepsie, NY 12601
Owner Country: United States of America
HW Code: Not reported
Waste Type: benzo(a)anthracene
Waste Quantity: UNKNOWN
Waste Code: Not reported
HW Code: Not reported
Waste Type: xylene (mixed)
Waste Quantity: UNKNOWN
Waste Code: Not reported
HW Code: Not reported
Waste Type: ethylbenzene
Waste Quantity: UNKNOWN
Waste Code: Not reported
HW Code: Not reported
Waste Type: mercury
Waste Quantity: UNKNOWN
Waste Code: Not reported
HW Code: Not reported
Waste Type: n-propylbenzene
Waste Quantity: UNKNOWN
Waste Code: Not reported
HW Code: Not reported
Waste Type: 1,2,4-trimethylbenzene
Waste Quantity: UNKNOWN
Waste Code: Not reported
HW Code: Not reported
Waste Type: lead
Waste Quantity: UNKNOWN
Waste Code: Not reported
Crossref ID: Not reported
Cross Ref Type Code: 1
Cross Ref Type: Spill No.
Record Added Date: 11/25/2015 10:33:00 AM
Record Updated: 11/25/2015 10:33:00 AM
Updated By: JYMCCART
Crossref ID: C314125-10-15
Cross Ref Type Code: 23
Cross Ref Type: Agreement/Consent Order Number
Record Added Date: 12/17/2018 2:10:00 PM
Record Updated: 12/17/2018 2:10:00 PM
Updated By: DKMACNEA

QUEEN CITY LOFTS (Continued) **S123658138**

Crossref ID: 02-2018-9828
Cross Ref Type Code: 25
Cross Ref Type: County Recording Identifier
Record Added Date: 12/27/2018 9:51:00 PM
Record Updated: 12/27/2018 9:51:00 PM
Updated By: DKMACNEA
Crossref ID: Not reported
Cross Ref Type Code: 1
Cross Ref Type: Spill No.
Record Added Date: 8/20/2019 1:45:00 PM
Record Updated: 8/20/2019 1:45:00 PM
Updated By: DKMACNEA

E18 **COLUMBUS SCHOOL (PACE ACADEMY)** **NY Spills** **S121462620**
SSW **18 SOUTH PERRY ST** **N/A**
< 1/8 **POUGHKEEPSIE, NY**
0.072 mi.
381 ft. **Site 3 of 3 in cluster E**

Relative: **Lower**

Actual: **105 ft.**

SPILLS:

Name:	COLUMBUS SCHOOL (PACE ACADEMY)
Address:	18 SOUTH PERRY ST
City,State,Zip:	POUGHKEEPSIE, NY
Spill Number/Closed Date:	1708202 / 2017-12-01
Facility ID:	1708202
Facility Type:	ER
DER Facility ID:	518164
Site ID:	564599
DEC Region:	3
Spill Cause:	Equipment Failure
Spill Class:	B1
SWIS:	1413
Spill Date:	2017-11-29
Investigator:	MXTIPPLE
Referred To:	Not reported
Reported to Dept:	2017-11-29
CID:	Not reported
Water Affected:	Not reported
Spill Source:	Institutional, Educational, Gov., Other
Spill Notifier:	Citizen
Cleanup Ceased:	Not reported
Cleanup Meets Std:	False
Last Inspection:	Not reported
Recommended Penalty:	False
UST Trust:	False
Remediation Phase:	0
Date Entered In Computer:	2017-11-29
Spill Record Last Update:	2017-12-06
Spiller Name:	Not reported
Spiller Company:	MOBILE STEAM CO
Spiller Address:	Not reported
Spiller Company:	999
Contact Name:	BRYAN WOODS
DEC Memo:	"11/29/17 - Caller is a citizen that work as teacher at the school. The mobile boiler unit is dripping fuel in coffee can. The Caller will email pictures which will be uploaded to DECDocs. KAB 12/1/17 Small area and coffee can on asphalt impacted by oil. The delivery person that delivered oil to the mobile boiler dripped during

COLUMBUS SCHOOL (PACE ACADEMY) (Continued) **S121462620**

Remarks:	delivery. School facilities spread some speedy dry and cleaned the staining. The oil delivery company is now on notice to be more careful and clean any drips caused by future deliveries. NFA. mt" "Outside Mobile Boiler Unit set up in the rear of the building has a fuel leak which some of material has been dripping into a catch can, but most is dripping onto the ground. caller request callback so he can send pictures of the situation."

All Materials:

Site ID:	564599
Operable Unit ID:	1312542
Operable Unit:	01
Material ID:	2319847
Material Code:	0001A
Material Name:	#2 fuel oil
Case No.:	Not reported
Material FA:	Petroleum
Quantity:	1.00
Units:	G
Recovered:	Not reported
Oxygenate:	Not reported

F19 **COMMERCIAL PROPERTY BROWNSFIELD** **NY Spills** **S118636840**
SSE **13-15 SOUTH BRIDGE ST** **N/A**
< 1/8 **POUGHKEEPSIE, NY**
0.074 mi.
391 ft. **Site 1 of 9 in cluster F**

Relative: Higher

Actual: 127 ft.

SPILLS:

Name:	COMMERCIAL PROPERTY BROWNSFIELD
Address:	13-15 SOUTH BRIDGE ST
City,State,Zip:	POUGHKEEPSIE, NY
Spill Number/Closed Date:	1511940 / 2018-12-31
Facility ID:	1511940
Facility Type:	ER
DER Facility ID:	478960
Site ID:	524728
DEC Region:	3
Spill Cause:	Unknown
Spill Class:	C4
SWIS:	1413
Spill Date:	2016-03-16
Investigator:	MBMASTRO
Referred To:	Not reported
Reported to Dept:	2016-03-16
CID:	Not reported
Water Affected:	Not reported
Spill Source:	Commercial/Industrial
Spill Notifier:	Other
Cleanup Ceased:	Not reported
Cleanup Meets Std:	False
Last Inspection:	Not reported
Recommended Penalty:	False
UST Trust:	False
Remediation Phase:	0
Date Entered In Computer:	2016-03-16
Spill Record Last Update:	2019-08-20

COMMERCIAL PROPERTY BROWNSFIELD (Continued) **S118636840**

Spiller Name:	Not reported
Spiller Company:	HISTORICAL
Spiller Address:	Not reported
Spiller Company:	999
Contact Name:	ECO SYSTEMS
DEC Memo:	"3-16-16 Spoke with Adam. He says they were doing some borings as part of a pre-purchase assessment. They did 6 borings, 3 of which they converted to wells. Adam notes some odor in samples. He describes impact as old and weathered. One well produced exceedences in gw for 1, 2, 4 trimethylbenzene, ethylbenzene, xylenes and a few other things. Adam says he will be project contact. Location used to be a cab company. 2006 PBS inspection done based on registered 10k motor fuel ust. Operator and owner attended PBS settlement conference. Story was that UST was removed at some point prior to inspection by Conklin. Conrad did some borings to confirm tank's removal and found contamination. They claimed tank was gone. Spill related to that incident closed. PBS registration shows as inactive due to owner not acceptably closing out registration. A second closed PBS registration exists for location as operator registered and removed a small waste oil AST discovered during 2006 inspection. jc 3-16-16 Update: Adam called back. He forgot to mention that the potential purchaser also owns the adjacent parcels to the north. These parcels are in the Brownfields program, project C314125. Adam says that the owner intends to apply for this site also since they would be included in the redevelopment plans. Advised Adam to contact Ed Moore to discuss any potential outstanding PBS issues that may fall to his client. jc The BCP site was issued a COC on December 31, 2018. The remedial work addressed the spill. The spill is closed. dkm "
Remarks:	"contamination based on sample results"

All Materials:

Site ID:	524728
Operable Unit ID:	1273690
Operable Unit:	01
Material ID:	2278145
Material Code:	0066A
Material Name:	unknown petroleum
Case No.:	Not reported
Material FA:	Petroleum
Quantity:	Not reported
Units:	G
Recovered:	Not reported
Oxygenate:	Not reported

F20 **DUTCHESS EXPRESS** **RCRA NonGen / NLR** **1004760411**
SSE **13 S BRIDGE ST** **FINDS** **NYR000044123**
< 1/8 **POUGHKEEPSIE, NY 12601** **ECHO**
0.074 mi. **NY MANIFEST**
391 ft. **Site 2 of 9 in cluster F**

Relative: **Higher**
Actual: **127 ft.**

RCRA NonGen / NLR:

Date Form Received by Agency:	2007-01-01 00:00:00.0
Handler Name:	DUTCHESS EXPRESS
Handler Address:	13 S BRIDGE ST
Handler City,State,Zip:	POUGHKEEPSIE, NY 12601
EPA ID:	NYR000044123

DUTCHESS EXPRESS (Continued) **1004760411**

Contact Name:	BILL DOTY
Contact Address:	S BRIDGE ST
Contact City,State,Zip:	POUGHKEEPSIE, NY 12601
Contact Telephone:	914-471-1100
Contact Fax:	Not reported
Contact Email:	Not reported
Contact Title:	Not reported
EPA Region:	02
Land Type:	Private
Federal Waste Generator Description:	Not a generator, verified
Non-Notifier:	Not reported
Biennial Report Cycle:	Not reported
Accessibility:	Not reported
Active Site Indicator:	Not reported
State District Owner:	NY
State District:	NYSDEC R3
Mailing Address:	S BRIDGE ST
Mailing City,State,Zip:	POUGHKEEPSIE, NY 12601
Owner Name:	DUTCHESS EXPRESS
Owner Type:	Private
Operator Name:	DUTCHESS EXPRESS
Operator Type:	Private
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	NN
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No

DUTCHESS EXPRESS (Continued) **1004760411**

Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	2015-04-14 00:00:00.0
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	Not reported
Manifest Broker:	Not reported
Sub-Part P Indicator:	Not reported

Hazardous Waste Summary:

Waste Code:	D001
Waste Description:	IGNITABLE WASTE
Waste Code:	F003
Waste Description:	THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NONHALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS, AND A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.
Waste Code:	F005
Waste Description:	THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name:	DUTCHESS EXPRESS
Legal Status:	Private
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	13 S BRIDGE ST
Owner/Operator City,State,Zip:	POUGHKEEPSIE, NY 12601
Owner/Operator Telephone:	914-471-1100

DUTCHESS EXPRESS (Continued) **1004760411**

Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported
Owner/Operator Indicator:	Operator
Owner/Operator Name:	DUTCHESS EXPRESS
Legal Status:	Private
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	13 S BRIDGE ST
Owner/Operator City,State,Zip:	POUGHKEEPSIE, NY 12601
Owner/Operator Telephone:	914-471-1100
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported
Owner/Operator Indicator:	Owner
Owner/Operator Name:	DUTCHESS EXPRESS
Legal Status:	Private
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	13 S BRIDGE ST
Owner/Operator City,State,Zip:	POUGHKEEPSIE, NY 12601
Owner/Operator Telephone:	914-471-1100
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	2006-01-01 00:00:00.0
Handler Name:	DUTCHESS EXPRESS
Federal Waste Generator Description:	Not a generator, verified
State District Owner:	NY
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	No
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported
Receive Date:	2007-01-01 00:00:00.0
Handler Name:	DUTCHESS EXPRESS
Federal Waste Generator Description:	Not a generator, verified
State District Owner:	NY
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	Yes
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported
Receive Date:	1997-08-25 00:00:00.0
Handler Name:	DUTCHESS EXPRESS

DUTCHESS EXPRESS (Continued) **1004760411**

Federal Waste Generator Description:	Conditionally Exempt Small Quantity Generator
State District Owner:	NY
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	No
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

List of NAICS Codes and Descriptions:

No NAICS Codes Found:

Facility Has Received Notices of Violation:

No Violations Found:

Evaluation Action Summary:

No Evaluations Found:

FINDS:
Registry ID: 110004536878

Click Here:

Environmental Interest/Information System:
RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:

Envid:	1004760411
Registry ID:	110004536878
DFR URL:	http://echo.epa.gov/detailed-facility-report?fid=110004536878
Name:	DUTCHESS EXPRESS
Address:	13 S BRIDGE ST
City,State,Zip:	POUGHKEEPSIE, NY 12601

NY MANIFEST:

Name:	DUTCHESS EXPRESS
Address:	13 S BRIDGE ST
City,State,Zip:	POUGHKEEPSIE, NY 12601
Country:	USA
EPA ID:	NYR000044123
Facility Status:	Not reported
Location Address 1:	13 S BRIDGE ST
Code:	BP

DUTCHESS EXPRESS (Continued) **1004760411**

Location Address 2:	Not reported
Total Tanks:	Not reported
Location City:	POUGHKEEPSIE
Location State:	NY
Location Zip:	12601
Location Zip 4:	Not reported

NY MANIFEST:

EPAID:	NYR000044123
Mailing Name:	DUTCHESS EXPRESS
Mailing Contact:	BILL DOTY
Mailing Address 1:	13 S BRIDGE ST
Mailing Address 2:	Not reported
Mailing City:	POUGHKEEPSIE
Mailing State:	NY
Mailing Zip:	12601
Mailing Zip 4:	Not reported
Mailing Country:	USA
Mailing Phone:	9144711100

NY MANIFEST:

Document ID:	MAK0139300
Manifest Status:	K
seq:	Not reported
Year:	1997
Trans1 State ID:	P207061IL
Trans2 State ID:	Not reported
Generator Ship Date:	11/11/1997
Trans1 Recv Date:	11/11/1997
Trans2 Recv Date:	/ /
TSD Site Recv Date:	11/14/1997
Part A Recv Date:	/ /
Part B Recv Date:	12/11/1997
Generator EPA ID:	NYR000044123
Trans1 EPA ID:	NJD080631369
Trans2 EPA ID:	Not reported
TSDF ID 1:	MAD053452637
TSDF ID 2:	Not reported
Manifest Tracking Number:	Not reported
Import Indicator:	Not reported
Export Indicator:	Not reported
Discr Quantity Indicator:	Not reported
Discr Type Indicator:	Not reported
Discr Residue Indicator:	Not reported
Discr Partial Reject Indicator:	Not reported
Discr Full Reject Indicator:	Not reported
Manifest Ref Number:	Not reported
Alt Facility RCRA ID:	Not reported
Alt Facility Sign Date:	Not reported
MGMT Method Type Code:	Not reported
Waste Code:	F003 - UNKNOWN
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Quantity:	00090

DUTCHESS EXPRESS (Continued) **1004760411**

Units:	G - Gallons (liquids only)* (8.3 pounds)
Number of Containers:	001
Container Type:	TT - Cargo tank, tank trucks
Handling Method:	B Incineration, heat recovery, burning.
Specific Gravity:	100

F21 **YELLOW CAB** **NY AST** **A100307842**
SSE **15 SOUTH BRIDGE STREET** **N/A**
< 1/8 **POUGHKEEPSIE, NY 12601**
0.074 mi.
392 ft. **Site 3 of 9 in cluster F**

Relative:
Higher

Actual:
129 ft.

AST:

Name:	YELLOW CAB
Address:	15 SOUTH BRIDGE STREET
City,State,Zip:	POUGHKEEPSIE, NY 12601
Region:	STATE
DEC Region:	3
Site Status:	Unregulated/Closed
Facility Id:	3-601912
Program Type:	PBS
UTM X:	588811.95921
UTM Y:	4617509.84407
Expiration Date:	N/A
Site Type:	Other

Affiliation Records:

Site Id:	385576
Affiliation Type:	Facility Owner
Company Name:	JOHN TOMITZ
Contact Type:	PRESIDENT
Contact Name:	EDWARD TOMITZ
Address1:	390 SUFFOLK AVENUE
Address2:	Not reported
City:	ISLANDIA
State:	NY
Zip Code:	11749
Country Code:	001
Phone:	0000000000000000000
EMail:	Not reported
Fax Number:	Not reported
Modified By:	BHYUKOWE
Date Last Modified:	2007-08-08

Site Id:	385576
Affiliation Type:	Mail Contact
Company Name:	EDWARD TOMITZ
Contact Type:	Not reported
Contact Name:	Not reported
Address1:	YELLOW MANAGEMENT ENTERPRISES, INC.
Address2:	15 SOUTH BRIDGE STREET
City:	POUGHKEEPSIE
State:	NY
Zip Code:	12601
Country Code:	001
Phone:	(845) 471-1100
EMail:	Not reported

YELLOW CAB (Continued) **A100307842**

Fax Number:	Not reported
Modified By:	BHYUKOWE
Date Last Modified:	2007-08-08

Site Id:	385576
Affiliation Type:	Facility Operator
Company Name:	YELLOW CAB
Contact Type:	Not reported
Contact Name:	YELLOW MGMT ENTERPRISES
Address1:	Not reported
Address2:	Not reported
City:	Not reported
State:	NN
Zip Code:	Not reported
Country Code:	001
Phone:	(845) 471-1100
EMail:	Not reported
Fax Number:	Not reported
Modified By:	BHYUKOWE
Date Last Modified:	2007-08-08

Site Id:	385576
Affiliation Type:	Emergency Contact
Company Name:	JOHN TOMITZ
Contact Type:	Not reported
Contact Name:	EDWARD TOMITZ
Address1:	Not reported
Address2:	Not reported
City:	Not reported
State:	NN
Zip Code:	Not reported
Country Code:	001
Phone:	(845) 471-1100
EMail:	Not reported
Fax Number:	Not reported
Modified By:	BHYUKOWE
Date Last Modified:	2007-08-08

Tank Info:

Tank Number:	1
Tank Id:	218801
Material Code:	0022
Common Name of Substance:	Waste Oil/Used Oil

Equipment Records:

E00 - Piping Secondary Containment - None
H00 - Tank Leak Detection - None
I00 - Overfill - None
A00 - Tank Internal Protection - None
K00 - Spill Prevention - None
B00 - Tank External Protection - None
C00 - Pipe Location - No Piping
F00 - Pipe External Protection - None
D00 - Pipe Type - No Piping
L00 - Piping Leak Detection - None

YELLOW CAB (Continued) **A100307842**

	J00 - Dispenser - None
	G00 - Tank Secondary Containment - None
Tank Location:	Aboveground - on saddles, legs, racks, etc.... Tank bottom is elevated above grade or tank pad, allowing visual inspection.
Tank Type:	Steel/Carbon Steel/Iron
Tank Status:	Closed - Removed
Pipe Model:	Not reported
Install Date:	Not reported
Capacity Gallons:	275
Tightness Test Method:	NN
Date Test:	Not reported
Next Test Date:	Not reported
Date Tank Closed:	09/12/2006
Register:	True
Modified By:	BHYUKOWE
Last Modified:	04/14/2017
Material Name:	waste oil/used oil

F22 **HUDSON RIVER SHUTTLE** **NY LTANKS** **S108297256**
SSE **13A SOUTH BRIDGE** **NY Spills** **N/A**
< 1/8 **POUGHKEEPSIE, NY**
0.074 mi.
392 ft. **Site 4 of 9 in cluster F**

Relative: LTANKS:
Higher

Name:	HUDSON RIVER SHUTTLE
Address:	13A SOUTH BRIDGE
City,State,Zip:	POUGHKEEPSIE, NY
Spill Number/Closed Date:	9106196 / 1992-07-06
Facility ID:	9106196
Site ID:	180480
Spill Date:	1991-09-09
Spill Cause:	Tank Test Failure
Spill Source:	Commercial/Industrial
Spill Class:	C3
Cleanup Ceased:	1953-06-18
SWIS:	1446
Investigator:	WXWADSWO
Referred To:	Not reported
Reported to Dept:	1991-09-09
CID:	Not reported
Water Affected:	Not reported
Spill Notifier:	Tank Tester
Last Inspection:	Not reported
Recommended Penalty:	False
Meets Standard:	True
UST Involvement:	True
Remediation Phase:	0
Date Entered In Computer:	1991-09-11
Spill Record Last Update:	1992-08-24
Spiller Name:	Not reported
Spiller Company:	SAME
Spiller Address:	Not reported
Spiller County:	001
Spiller Contact:	Not reported
Spiller Phone:	Not reported
Spiller Extention:	Not reported
DEC Region:	3

Actual:
127 ft.

HUDSON RIVER SHUTTLE (Continued) **S108297256**

DER Facility ID: 151374
DEC Memo: "Prior to Sept, 2004 data translation this spill Lead_DEC Field was WADSWORTH 09/27/95: This is additional information about material spilled from the translation of the old spill file: TANK TEST."
Remarks: "WILL EIR LINE TEST BY 9/11/91 TANK VAPOR POCKET HONER EASY 185086"

All TTF:
Facility ID: 9106196
Spill Number: 9106196
Spill Tank Test: 1539019
Site ID: 180480
Tank Number: Not reported
Tank Size: 0
Material: 0009
EPA UST: Not reported
UST: Not reported
Cause: Not reported
Source: Not reported
Test Method: 00
Test Method 2: Unknown
Leak Rate: .00
Gross Fail: Not reported
Modified By: Spills
Last Modified Date: Not reported

All Materials:
Site ID: 180480
Operable Unit ID: 960517
Operable Unit: 01
Material ID: 421928
Material Code: 0009
Material Name: gasoline
Case No.: Not reported
Material FA: Petroleum
Quantity: .00
Units: Not reported
Recovered: .00
Oxygenate: Not reported

SPILLS:
Name: YELLOW CAB POUGHKEEPSIE
Address: 13 SOUTH BRIDGE ST
City,State,Zip: POUGHKEEPSIE, NY
Spill Number/Closed Date: 0611093 / 2007-01-17
Facility ID: 0611093
Facility Type: ER
DER Facility ID: 325293
Site ID: 375674
DEC Region: 3
Spill Cause: Unknown
Spill Class: C3
SWIS: 1413
Spill Date: 2007-01-04
Investigator: VPMCCABE
Referred To: Not reported
Reported to Dept: 2007-01-04

HUDSON RIVER SHUTTLE (Continued) **S108297256**

CID:	406
Water Affected:	Not reported
Spill Source:	Commercial/Industrial
Spill Notifier:	Other
Cleanup Ceased:	Not reported
Cleanup Meets Std:	False
Last Inspection:	Not reported
Recommended Penalty:	False
UST Trust:	False
Remediation Phase:	0
Date Entered In Computer:	2007-01-04
Spill Record Last Update:	2007-02-20
Spiller Name:	BRIAN SUCHOFF
Spiller Company:	13 BRIDGE ST. CORPORATION
Spiller Address:	13 BRIDGE ST.
Spiller Company:	001
Contact Name:	BRIAN SUCHOFF
DEC Memo:	"JOSH CUMMINS WAS INVOLVED DUE TO PROSENCE OF UNREGISTERED UST. SAMPLES HAVE BEEN SENT. 1/9/07: V. MC. SITE INSPECT. IDC DID TANK REMOVAL BACK IN 1990'S BUT NO RECORD. A geoprobe investigation was completed by Conrad Geoscience on 1/4/07. Results indicate soil contamination is minimal and does not require further investigation/remediation. Refer to 1/17/07 report. "
Remarks:	"Did borings for potential property transaction. Found contamination in borings. Unknown clean up. Unknown if groundwater was affected."

All Materials:

Site ID:	375674
Operable Unit ID:	1133294
Operable Unit:	01
Material ID:	2123100
Material Code:	0009
Material Name:	gasoline
Case No.:	Not reported
Material FA:	Petroleum
Quantity:	Not reported
Units:	G
Recovered:	.00
Oxygenate:	Not reported

F23 **CENTRAL DUBOIS VANS CABS INC** **NY UST** **U001843769**
SSE **13A SOUTH BRIDGE ST** **N/A**
< 1/8 **POUGHKEEPSIE, NY 12601**
0.075 mi.
394 ft. **Site 5 of 9 in cluster F**

Relative: **Higher**
Actual: **127 ft.**

UST:

Name:	CENTRAL DUBOIS VANS CABS INC
Address:	13A SOUTH BRIDGE ST
City,State,Zip:	POUGHKEEPSIE, NY 12601
Id/Status:	3-185086 / Inactive
Program Type:	PBS
Region:	STATE
DEC Region:	3
Expiration Date:	N/A
UTM X:	588819.45381
UTM Y:	4617505.41422

CENTRAL DUBOIS VANS CABS INC (Continued) **U001843769**

Site Type: Trucking/Transportation/Fleet Operation

Affiliation Records:

Site Id: 32933
Affiliation Type: Facility Owner
Company Name: CENTRAL DUBOIS VANS CABS INC
Contact Type: Not reported
Contact Name: Not reported
Address1: 13A SOUTH BRIDGE ST
Address2: Not reported
City: POUGHKEEPSIE
State: NY
Zip Code: 12601
Country Code: 001
Phone: (914) 471-1490
EMail: Not reported
Fax Number: Not reported
Modified By: RDBENDEL
Date Last Modified: 2006-08-25

Site Id: 32933
Affiliation Type: Mail Contact
Company Name: CENTRAL DUBOIS VANS CABS INC
Contact Type: Not reported
Contact Name: Not reported
Address1: 13A SOUTH BRIDGE ST
Address2: Not reported
City: POUGHKEEPSIE
State: NY
Zip Code: 12601
Country Code: 001
Phone: (914) 471-1490
EMail: Not reported
Fax Number: Not reported
Modified By: RDBENDEL
Date Last Modified: 2006-08-25

Site Id: 32933
Affiliation Type: Facility Operator
Company Name: CENTRAL DUBOIS VANS CABS INC
Contact Type: Not reported
Contact Name: CENTRAL DUBOIS VANS CABS INC
Address1: Not reported
Address2: Not reported
City: Not reported
State: NY
Zip Code: Not reported
Country Code: 001
Phone: (914) 471-1490
EMail: Not reported
Fax Number: Not reported
Modified By: RDBENDEL
Date Last Modified: 2006-08-25

Site Id: 32933
Affiliation Type: Emergency Contact
Company Name: CENTRAL DUBOIS VANS CABS INC
Contact Type: Not reported

CENTRAL DUBOIS VANS CABS INC (Continued) **U001843769**

Contact Name:	ROBERT ENGEL
Address1:	Not reported
Address2:	Not reported
City:	Not reported
State:	NN
Zip Code:	Not reported
Country Code:	999
Phone:	(914) 471-0378
EMail:	Not reported
Fax Number:	Not reported
Modified By:	RDBENDEL
Date Last Modified:	2006-08-25

Tank Info:

Tank Number:	1
Tank ID:	73744
Tank Status:	In Service
Material Name:	In Service
Capacity Gallons:	8000
Install Date:	10/01/1977
Date Tank Closed:	Not reported
Registered:	True
Tank Location:	Underground
Tank Type:	Steel/carbon steel
Material Code:	0009
Common Name of Substance:	Gasoline
Tightness Test Method:	00
Date Test:	Not reported
Next Test Date:	Not reported
Pipe Model:	Not reported
Modified By:	JPCUMMIN
Last Modified:	04/14/2017

Equipment Records:

G00 - Tank Secondary Containment - None
J02 - Dispenser - Suction Dispenser
H00 - Tank Leak Detection - None
I00 - Overfill - None
F00 - Pipe External Protection - None
B00 - Tank External Protection - None
C00 - Pipe Location - No Piping
D02 - Pipe Type - Galvanized Steel
A00 - Tank Internal Protection - None

D24 **APARTMENT BUILD** **NY Spills** **S106127330**
SE **192-194 MAIN STREET** **N/A**
< 1/8 **POUGHKEEPSIE, NY**
0.076 mi.
400 ft. **Site 6 of 8 in cluster D**

Relative:
Higher

Actual:
140 ft.

SPILLS:

Name:	APARTMENT BUILD
Address:	192-194 MAIN STREET
City,State,Zip:	POUGHKEEPSIE, NY
Spill Number/Closed Date:	0311129 / 2004-04-19
Facility ID:	0311129

APARTMENT BUILD (Continued) **S106127330**

Facility Type:	ER
DER Facility ID:	173020
Site ID:	208513
DEC Region:	3
Spill Cause:	Vandalism
Spill Class:	C3
SWIS:	1446
Spill Date:	2003-12-30
Investigator:	VPMCCABE
Referred To:	Not reported
Reported to Dept:	2003-12-30
CID:	444
Water Affected:	Not reported
Spill Source:	Commercial/Industrial
Spill Notifier:	Other
Cleanup Ceased:	Not reported
Cleanup Meets Std:	True
Last Inspection:	Not reported
Recommended Penalty:	False
UST Trust:	False
Remediation Phase:	0
Date Entered In Computer:	2003-12-30
Spill Record Last Update:	2004-08-11
Spiller Name:	RIVER REALTY MANAGEMENT
Spiller Company:	WILLOW COURT APARTMENTS
Spiller Address:	192-194 MAIN STREET
Spiller Company:	001
Contact Name:	ROBERT SMITH
DEC Memo:	"Prior to Sept, 2004 data translation this spill Lead_DEC Field was MCCABE 01/05/2004 V. MCCABE SITE INSPECTION. SOIL STOCKPILED REAR OF BUILDING. This spill was updated 08/11/2004 from info in V. McCabe's data files. 'Date:' = 12/30/03, 'Phone' = - -, 'Site Insp' = 12-30:R.Sm.. "
Remarks:	"TANK PULLED FOUND CONTAMINATED SOIL AND GROUNDWATER. SOILS WILL BE REMOVED AND PLACED AT FACILITY. CLOSURE REPORT WILL BE SENT TO DEC. "

All TTF:

Facility ID:	0311129
Spill Number:	0311129
Spill Tank Test:	1528889
Site ID:	208513
Tank Number:	Not reported
Tank Size:	2000
Material:	0001
EPA UST:	Not reported
UST:	Not reported
Cause:	Not reported
Source:	Not reported
Test Method:	20
Test Method 2:	USTest 2000/P/LL plus USTest 2000/U
Leak Rate:	.00
Gross Fail:	Not reported
Modified By:	Spills
Last Modified Date:	Not reported

All Materials:

Site ID:	208513

APARTMENT BUILD (Continued) **S106127330**

Operable Unit ID:	878885
Operable Unit:	01
Material ID:	499956
Material Code:	0001A
Material Name:	#2 fuel oil
Case No.:	Not reported
Material FA:	Petroleum
Quantity:	.00
Units:	L
Recovered:	.00
Oxygenate:	Not reported

D25 **WILLOW COURT APTS.** **NY AST** **U004048775**
SE **192-194 MAIN STREET** **N/A**
< 1/8 **POUGHKEEPSIE, NY 12601**
0.076 mi.
400 ft. **Site 7 of 8 in cluster D**

Relative:
Higher

Actual:
140 ft.

AST:

Name:	WILLOW COURT APTS.
Address:	192-194 MAIN STREET
City,State,Zip:	POUGHKEEPSIE, NY 12601
Region:	STATE
DEC Region:	3
Site Status:	Unregulated/Closed
Facility Id:	3-601650
Program Type:	PBS
UTM X:	588885.44379
UTM Y:	4617555.47649
Expiration Date:	N/A
Site Type:	Apartment Building/Office Building

Affiliation Records:

Site Id:	55601
Affiliation Type:	Facility Owner
Company Name:	WIILOW COURT APARTMENTS, INC.
Contact Type:	VICE PRESIDENT
Contact Name:	RONALD J. PICCONE, PRESIDENT
Address1:	8 ELIZA STREET, PO. BOX 391
Address2:	Not reported
City:	BEACON
State:	NY
Zip Code:	12508
Country Code:	001
Phone:	(845) 838-1700
EMail:	Not reported
Fax Number:	Not reported
Modified By:	ejcalifa
Date Last Modified:	2004-05-13

Site Id:	55601
Affiliation Type:	Mail Contact
Company Name:	WIILOW COURT APARTMENTS, INC.
Contact Type:	Not reported
Contact Name:	RONALD J. PICCONE, PRESIDENT
Address1:	8 ELIZA STREET
Address2:	PO. BOX 391

WILLOW COURT APTS. (Continued) **U004048775**

City:	BEACON
State:	NY
Zip Code:	12508
Country Code:	001
Phone:	(845) 838-1700
EMail:	Not reported
Fax Number:	Not reported
Modified By:	ejcalifa
Date Last Modified:	2004-05-13

Site Id:	55601
Affiliation Type:	Facility Operator
Company Name:	WIILOW COURT APTS.
Contact Type:	Not reported
Contact Name:	RIVER MANAGEMENT
Address1:	Not reported
Address2:	Not reported
City:	Not reported
State:	NN
Zip Code:	Not reported
Country Code:	001
Phone:	(845) 486-1100
EMail:	Not reported
Fax Number:	Not reported
Modified By:	ejcalifa
Date Last Modified:	2004-05-13

Site Id:	55601
Affiliation Type:	Emergency Contact
Company Name:	WIILOW COURT APARTMENTS, INC.
Contact Type:	Not reported
Contact Name:	JAMIE PICCONE
Address1:	Not reported
Address2:	Not reported
City:	Not reported
State:	NN
Zip Code:	Not reported
Country Code:	001
Phone:	(845) 838-1700
EMail:	Not reported
Fax Number:	Not reported
Modified By:	ejcalifa
Date Last Modified:	2004-05-13

Tank Info:

Tank Number:	001
Tank Id:	178780
Material Code:	0003
Common Name of Substance:	#6 Fuel Oil (On-Site Consumption)

Equipment Records:

	D02 - Pipe Type - Galvanized Steel
	C03 - Pipe Location - Aboveground/Underground Combination
	J02 - Dispenser - Suction Dispenser
Tank Location:	Partially buried tank (tank with 10% or more below ground).... Tank is

WILLOW COURT APTS. (Continued) **U004048775**

	less than 90% above grade, partially buried.
Tank Type:	Steel/Carbon Steel/Iron
Tank Status:	Closed - Removed
Pipe Model:	Not reported
Install Date:	Not reported
Capacity Gallons:	3000
Tightness Test Method:	NN
Date Test:	Not reported
Next Test Date:	Not reported
Date Tank Closed:	12/30/2003
Register:	True
Modified By:	ejcalifa
Last Modified:	04/14/2017
Material Name:	#6 fuel oil (on-site consumption)

D26 **WENDYS** **NY Spills** **S104654082**
SE **MAIN ST/VASSAR RD** **N/A**
< 1/8 **POUGHKEEPSIE, NY**
0.084 mi.
445 ft. **Site 8 of 8 in cluster D**

Relative: **Higher**
Actual: **143 ft.**

SPILLS:

Name:	WENDYS
Address:	MAIN ST/VASSAR RD
City,State,Zip:	POUGHKEEPSIE, NY
Spill Number/Closed Date:	0003798 / 2000-06-28
Facility ID:	0003798
Facility Type:	ER
DER Facility ID:	98711
Site ID:	113101
DEC Region:	3
Spill Cause:	Unknown
Spill Class:	D3
SWIS:	1446
Spill Date:	2000-06-28
Investigator:	vpmccabe
Referred To:	Not reported
Reported to Dept:	2000-06-28
CID:	246
Water Affected:	Not reported
Spill Source:	Commercial/Industrial
Spill Notifier:	Citizen
Cleanup Ceased:	Not reported
Cleanup Meets Std:	True
Last Inspection:	Not reported
Recommended Penalty:	False
UST Trust:	False
Remediation Phase:	0
Date Entered In Computer:	2000-06-28
Spill Record Last Update:	2004-08-11
Spiller Name:	CUNK
Spiller Company:	WENDY'S
Spiller Address:	MAIN ST/VASSAR RD
Spiller Company:	001
Contact Name:	CALLER
DEC Memo:	"Prior to Sept, 2004 data translation this spill Lead_DEC Field was MCCABE/TRAVER This spill was updated 08/11/2004 from info in V. McCabe's data files. 'Date:' = 06/28/00, 'Phone' = - -, 'Site Insp' =

WENDYS (Continued) **S104654082**

DCHD. "
Remarks: "CALLER STATES THAT WENDY'S AT LOCATION IS DUMPING RAW SEWAGE INTO THEIR PARKING LOT AND GREEN SPACE - THEY SAY IT IS COOKING GREASE OR A GREASE TANK OVERFILL, BUT COMP SAYS IT IS SEWAGE"

All Materials:
Site ID: 113101
Operable Unit ID: 826193
Operable Unit: 01
Material ID: 548548
Material Code: 0062A
Material Name: raw sewage
Case No.: Not reported
Material FA: Other
Quantity: .00
Units: G
Recovered: .00
Oxygenate: Not reported

F27 **HOT BODIES AUTO RECONDITIONING** **RCRA NonGen / NLR** **1004759988**
SSE **24 S BRIDGE ST** **FINDS** **NYR000028506**
< 1/8 **POUGHKEEPSIE, NY 12601** **ECHO**
0.087 mi. **NY MANIFEST**
461 ft. **Site 6 of 9 in cluster F**

Relative: **Higher**
Actual: **122 ft.**

RCRA NonGen / NLR:

Date Form Received by Agency:	2007-01-01 00:00:00.0
Handler Name:	HOT BODIES AUTO RECONDITIONING
Handler Address:	24 S BRIDGE ST
Handler City,State,Zip:	POUGHKEEPSIE, NY 12601
EPA ID:	NYR000028506
Contact Name:	JOSEPH LEPHEW
Contact Address:	S BRIDGE ST
Contact City,State,Zip:	POUGHKEEPSIE, NY 12601
Contact Telephone:	914-473-2915
Contact Fax:	Not reported
Contact Email:	Not reported
Contact Title:	Not reported
EPA Region:	02
Land Type:	Private
Federal Waste Generator Description:	Not a generator, verified
Non-Notifier:	Not reported
Biennial Report Cycle:	Not reported
Accessibility:	Not reported
Active Site Indicator:	Not reported
State District Owner:	NY
State District:	NYSDEC R3
Mailing Address:	S BRIDGE ST
Mailing City,State,Zip:	POUGHKEEPSIE, NY 12601
Owner Name:	ROBERT A JANKOVICS
Owner Type:	Private
Operator Name:	ROBERT A JANKOVICS
Operator Type:	Private
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No

HOT BODIES AUTO RECONDITIONING (Continued) **1004759988**

Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	NN
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	2015-04-14 00:00:00.0
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	Not reported
Manifest Broker:	Not reported
Sub-Part P Indicator:	Not reported

Hazardous Waste Summary:

Waste Code:	D001
Waste Description:	IGNITABLE WASTE

HOT BODIES AUTO RECONDITIONING (Continued) **1004759988**

Waste Code: F001
Waste Description: THE FOLLOWING SPENT HALOGENATED SOLVENTS USED IN DEGREASING: TETRACHLOROETHYLENE, TRICHLORETHYLENE, METHYLENE CHLORIDE, 1,1,1-TRICHLOROETHANE, CARBON TETRACHLORIDE AND CHLORINATED FLUOROCARBONS; ALL SPENT SOLVENT MIXTURES/BLENDS USED IN DEGREASING CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Waste Code: F002
Waste Description: THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2, TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Waste Code: F003
Waste Description: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NONHALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS, AND A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Waste Code: F005
Waste Description: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Handler - Owner Operator:
Owner/Operator Indicator: Owner
Owner/Operator Name: ROBERT A JANKOVICS
Legal Status: Private
Date Became Current: Not reported
Date Ended Current: Not reported
Owner/Operator Address: 43 MARKET ST
Owner/Operator City,State,Zip: POUGHKEEPSIE, NY 12601
Owner/Operator Telephone: 914-473-1600
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Owner
Owner/Operator Name: ROBERT A JANKOVICS

HOT BODIES AUTO RECONDITIONING (Continued) **1004759988**

Legal Status:	Private
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	43 MARKET ST
Owner/Operator City,State,Zip:	POUGHKEEPSIE, NY 12601
Owner/Operator Telephone:	914-473-1600
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported
Owner/Operator Indicator:	Operator
Owner/Operator Name:	ROBERT A JANKOVICS
Legal Status:	Private
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	43 MARKET ST
Owner/Operator City,State,Zip:	POUGHKEEPSIE, NY 12601
Owner/Operator Telephone:	914-473-1600
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	2006-01-01 00:00:00.0
Handler Name:	HOT BODIES AUTO RECONDITIONING
Federal Waste Generator Description:	Not a generator, verified
State District Owner:	NY
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	No
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported
Receive Date:	2007-01-01 00:00:00.0
Handler Name:	HOT BODIES AUTO RECONDITIONING
Federal Waste Generator Description:	Not a generator, verified
State District Owner:	NY
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	Yes
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported
Receive Date:	1996-08-23 00:00:00.0
Handler Name:	HOT BODIES AUTO RECONDITIONING
Federal Waste Generator Description:	Conditionally Exempt Small Quantity Generator
State District Owner:	NY
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No

HOT BODIES AUTO RECONDITIONING (Continued) **1004759988**

Spent Lead Acid Battery Exporter:	No
Current Record:	No
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

List of NAICS Codes and Descriptions:

No NAICS Codes Found:

Facility Has Received Notices of Violation:

No Violations Found:

Evaluation Action Summary:

No Evaluations Found:

FINDS:
Registry ID: 110004527904

Click Here:

Environmental Interest/Information System:
RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:

Envid:	1004759988
Registry ID:	110004527904
DFR URL:	http://echo.epa.gov/detailed-facility-report?fid=110004527904
Name:	HOT BODIES AUTO RECONDITIONING
Address:	24 S BRIDGE ST
City,State,Zip:	POUGHKEEPSIE, NY 12601

NY MANIFEST:

Name:	HOT BODIES AUTO RECONDITIONING
Address:	24 S BRIDGE ST
City,State,Zip:	POUGHKEEPSIE, NY 12601
Country:	USA
EPA ID:	NYR000028506
Facility Status:	Not reported
Location Address 1:	24 SOUTH BRIDGE STREET
Code:	BP
Location Address 2:	Not reported
Total Tanks:	Not reported
Location City:	POUGHKEEPSIE
Location State:	NY
Location Zip:	12601
Location Zip 4:	Not reported

HOT BODIES AUTO RECONDITIONING (Continued) **1004759988**

NY MANIFEST:

EPAID:	NYR000028506
Mailing Name:	HOT BODIES AUTO RECONDITIONING
Mailing Contact:	JOSEPH LEPHEW
Mailing Address 1:	24 SOUTH BRIDGE STREET
Mailing Address 2:	Not reported
Mailing City:	POUGHKEEPSIE
Mailing State:	NY
Mailing Zip:	12601
Mailing Zip 4:	Not reported
Mailing Country:	USA
Mailing Phone:	9144732915

NY MANIFEST:

Document ID:	NYB7690698
Manifest Status:	C
seq:	Not reported
Year:	1996
Trans1 State ID:	P207083IL
Trans2 State ID:	Not reported
Generator Ship Date:	09/17/1996
Trans1 Recv Date:	09/17/1996
Trans2 Recv Date:	/ /
TSD Site Recv Date:	09/20/1996
Part A Recv Date:	09/25/1996
Part B Recv Date:	10/10/1996
Generator EPA ID:	NYR000028506
Trans1 EPA ID:	NJD080631369
Trans2 EPA ID:	Not reported
TSDF ID 1:	NYD049836679
TSDF ID 2:	Not reported
Manifest Tracking Number:	Not reported
Import Indicator:	Not reported
Export Indicator:	Not reported
Discr Quantity Indicator:	Not reported
Discr Type Indicator:	Not reported
Discr Residue Indicator:	Not reported
Discr Partial Reject Indicator:	Not reported
Discr Full Reject Indicator:	Not reported
Manifest Ref Number:	Not reported
Alt Facility RCRA ID:	Not reported
Alt Facility Sign Date:	Not reported
MGMT Method Type Code:	Not reported
Waste Code:	F005 - UNKNOWN
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Quantity:	00120
Units:	G - Gallons (liquids only)* (8.3 pounds)
Number of Containers:	001
Container Type:	TT - Cargo tank, tank trucks
Handling Method:	B Incineration, heat recovery, burning.
Specific Gravity:	100

G28
WNW
< 1/8
0.088 mi.
463 ft.

NYSDEC
18 N CLOVER
POUGHKEEPSIE, NY 12603

Site 1 of 3 in cluster G

NY MANIFEST | **1009235192** | **N/A**

Relative:
Lower

Actual:
109 ft.

NY MANIFEST:

Name:	NYSDEC
Address:	18 N CLOVER
City,State,Zip:	POUGHKEEPSIE, NY 12603
Country:	USA
EPA ID:	NYP003600095
Facility Status:	Not reported
Location Address 1:	18 N CLOVER
Code:	BP
Location Address 2:	Not reported
Total Tanks:	Not reported
Location City:	POUGHKEEPSIE
Location State:	NY
Location Zip:	12603
Location Zip 4:	Not reported

NY MANIFEST:

EPAID:	NYP003600095
Mailing Name:	NYSDEC
Mailing Contact:	NYSDEC
Mailing Address 1:	625 BROADWAY
Mailing Address 2:	Not reported
Mailing City:	ALBANY
Mailing State:	NY
Mailing Zip:	12233
Mailing Zip 4:	Not reported
Mailing Country:	USA
Mailing Phone:	5184029543

NY MANIFEST:

Document ID:	NYA7202268
Manifest Status:	C
seq:	Not reported
Year:	1989
Trans1 State ID:	000000000
Trans2 State ID:	000000000
Generator Ship Date:	05/16/1989
Trans1 Recv Date:	05/16/1989
Trans2 Recv Date:	05/17/1989
TSD Site Recv Date:	05/19/1989
Part A Recv Date:	06/06/1989
Part B Recv Date:	06/06/1989
Generator EPA ID:	NYP003600095
Trans1 EPA ID:	NYD980761191
Trans2 EPA ID:	NYD980761191
TSDF ID 1:	NYD013277454
TSDF ID 2:	Not reported
Manifest Tracking Number:	Not reported
Import Indicator:	Not reported
Export Indicator:	Not reported
Discr Quantity Indicator:	Not reported
Discr Type Indicator:	Not reported
Discr Residue Indicator:	Not reported

NYSDEC (Continued) **1009235192**

Discr Partial Reject Indicator:	Not reported
Discr Full Reject Indicator:	Not reported
Manifest Ref Number:	Not reported
Alt Facility RCRA ID:	Not reported
Alt Facility Sign Date:	Not reported
MGMT Method Type Code:	Not reported
Waste Code:	D001 - NON-LISTED IGNITABLE WASTES
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Quantity:	00045
Units:	G - Gallons (liquids only)* (8.3 pounds)
Number of Containers:	001
Container Type:	DM - Metal drums, barrels
Handling Method:	R Material recovery of more than 75 percent of the total material.
Specific Gravity:	100

F29 **QUALITY COLLISION** **RCRA-VSQG** **1017780177**
SSE **24-26 S BRIDGE ST - REAR** **FINDS** **NYR000217695**
< 1/8 **POUGHKEEPSIE, NY 12601**
0.088 mi.
463 ft. **Site 7 of 9 in cluster F**

Relative: **Higher**
Actual: **126 ft.**

RCRA-VSQG:

Date Form Received by Agency:	2015-02-05 00:00:00.0
Handler Name:	QUALITY COLLISION
Handler Address:	24-26 S BRIDGE ST - REAR
Handler City,State,Zip:	POUGHKEEPSIE, NY 12601
EPA ID:	NYR000217695
Contact Name:	JENNIFER M CLINE
Contact Address:	S BRIDGE ST - REAR
Contact City,State,Zip:	POUGHKEEPSIE, NY 12601
Contact Telephone:	845-473-3148
Contact Fax:	Not reported
Contact Email:	JCLINEP@AOL.COM
Contact Title:	OFFICE MANAGER
EPA Region:	02
Land Type:	Municipal
Federal Waste Generator Description:	Conditionally Exempt Small Quantity Generator
Non-Notifier:	Not reported
Biennial Report Cycle:	Not reported
Accessibility:	Not reported
Active Site Indicator:	Handler Activities
State District Owner:	NY
State District:	NYSDEC R3
Mailing Address:	S BRIDGE ST - REAR
Mailing City,State,Zip:	POUGHKEEPSIE, NY 12601
Owner Name:	JANKOVICS - SUZANNE GALANOS
Owner Type:	Private
Operator Name:	DONALD SCHECHTER
Operator Type:	Private
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No

QUALITY COLLISION (Continued) **1017780177**

Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	NN
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	2015-03-04 13:27:30.0
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	Not reported
Manifest Broker:	Not reported
Sub-Part P Indicator:	Not reported

Hazardous Waste Summary:

Waste Code:	D001
Waste Description:	IGNITABLE WASTE

QUALITY COLLISION (Continued) **1017780177**

Waste Code: D003
Waste Description: REACTIVE WASTE

Handler - Owner Operator:
Owner/Operator Indicator: Operator
Owner/Operator Name: DONALD SCHECHTER
Legal Status: Private
Date Became Current: 2014-10-27 00:00:00.
Date Ended Current: Not reported
Owner/Operator Address: Not reported
Owner/Operator City,State,Zip: Not reported
Owner/Operator Telephone: Not reported
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Owner
Owner/Operator Name: JANKOVICS - SUZANNE GALANOS
Legal Status: Private
Date Became Current: 2014-10-27 00:00:00.
Date Ended Current: Not reported
Owner/Operator Address: 24-26 S BRIDGE ST
Owner/Operator City,State,Zip: POUGHKEEPSIE, NY 12601
Owner/Operator Telephone: 845-473-1600
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Historic Generators:
Receive Date: 2015-02-05 00:00:00.0
Handler Name: QUALITY COLLISION
Federal Waste Generator Description: Conditionally Exempt Small Quantity Generator
State District Owner: NY
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: Yes
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

List of NAICS Codes and Descriptions:
NAICS Code: 81112
NAICS Description: AUTOMOTIVE BODY, PAINT, INTERIOR, AND GLASS REPAIR

NAICS Code: 81119
NAICS Description: OTHER AUTOMOTIVE REPAIR AND MAINTENANCE

Facility Has Received Notices of Violation:

No Violations Found:

Evaluation Action Summary:

QUALITY COLLISION (Continued) **1017780177**

No Evaluations Found:

FINDS:
Registry ID: 110063757153

Click Here:

Environmental Interest/Information System:
RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

H30 **DURBY RESTAURANT** **NY Spills** **S102151098**
WSW **96 MAIN ST** **N/A**
< 1/8 **POUGHKEEPSIE, NY**
0.090 mi.
474 ft. **Site 1 of 2 in cluster H**

Relative: **Lower**
Actual: **97 ft.**

SPILLS:

Name:	DURBY RESTAURANT
Address:	96 MAIN ST
City,State,Zip:	POUGHKEEPSIE, NY
Spill Number/Closed Date:	8807634 / 1988-12-19
Facility ID:	8807634
Facility Type:	ER
DER Facility ID:	256186
Site ID:	317824
DEC Region:	3
Spill Cause:	Unknown
Spill Class:	Not reported
SWIS:	1446
Spill Date:	1988-12-18
Investigator:	dxtraver
Referred To:	Not reported
Reported to Dept:	1988-12-18
CID:	Not reported
Water Affected:	Not reported
Spill Source:	Unknown
Spill Notifier:	Citizen
Cleanup Ceased:	1988-12-19
Cleanup Meets Std:	True
Last Inspection:	Not reported
Recommended Penalty:	False
UST Trust:	False
Remediation Phase:	0
Date Entered In Computer:	1989-01-09
Spill Record Last Update:	1989-02-03
Spiller Name:	Not reported
Spiller Company:	Not reported
Spiller Address:	Not reported
Spiller Company:	001

DURBY RESTAURANT (Continued) **S102151098**

Contact Name: Not reported
DEC Memo: "Prior to Sept, 2004 data translation this spill Lead_DEC Field was TRAVER "
Remarks: "FUEL OIL IN SEWER CITY LOOKING INTO WILL CALL"

All Materials:
Site ID: 317824
Operable Unit ID: 923121
Operable Unit: 01
Material ID: 455962
Material Code: 0001A
Material Name: #2 fuel oil
Case No.: Not reported
Material FA: Petroleum
Quantity: .00
Units: Not reported
Recovered: .00
Oxygenate: Not reported

G31 **POK. FIRE HOUSE** **NY LTANKS** **S104621505**
WNW **MAIN ST** **N/A**
< 1/8 **POUGHKEEPSIE, NY**
0.092 mi.
488 ft. **Site 2 of 3 in cluster G**

Relative:
Lower

Actual:
110 ft.

LTANKS:
Name: POK. FIRE HOUSE
Address: MAIN ST
City,State,Zip: POUGHKEEPSIE, NY
Spill Number/Closed Date: 0001246 / 2002-04-02
Facility ID: 0001246
Site ID: 238789
Spill Date: 2000-05-01
Spill Cause: Tank Test Failure
Spill Source: Institutional, Educational, Gov., Other
Spill Class: C4
Cleanup Ceased: Not reported
SWIS: 1446
Investigator: VPMCCABE
Referred To: Not reported
Reported to Dept: 2000-05-01
CID: 281
Water Affected: Not reported
Spill Notifier: Tank Tester
Last Inspection: Not reported
Recommended Penalty: False
Meets Standard: True
UST Involvement: False
Remediation Phase: 0
Date Entered In Computer: 2000-05-01
Spill Record Last Update: 2004-08-11
Spiller Name: KEN ROSA
Spiller Company: POUGHKEEPSIE FIRE DEPT
Spiller Address: MAIN ST
Spiller County: 001
Spiller Contact: KEN ROSA
Spiller Phone: (914) 451-4112

POK. FIRE HOUSE (Continued) **S104621505**

Spiller Extention:	Not reported
DEC Region:	3
DER Facility ID:	196548
DEC Memo:	"Prior to Sept, 2004 data translation this spill Lead_DEC Field was MCCABE This spill was updated 08/11/2004 from info in V. McCabe's data files. 'Date:' = 05/01/00, 'Phone' = 8/16/2001, 'Site Insp' = N/A. "
Remarks:	"TANK TEST FAILURE AT ABOVE LOCATION. TANK TO BE UNCOVERED,ISOLATED AND RETESTED. CITY ADVISED OF TEST RESULTS."

All TTF:

Facility ID:	0001246
Spill Number:	0001246
Spill Tank Test:	1525540
Site ID:	238789
Tank Number:	1
Tank Size:	1000
Material:	0001
EPA UST:	Not reported
UST:	Not reported
Cause:	Not reported
Source:	Not reported
Test Method:	20
Test Method 2:	USTest 2000/P/LL plus USTest 2000/U
Leak Rate:	.00
Gross Fail:	Not reported
Modified By:	Spills
Last Modified Date:	Not reported

All Materials:

Site ID:	238789
Operable Unit ID:	822891
Operable Unit:	01
Material ID:	289468
Material Code:	0001A
Material Name:	#2 fuel oil
Case No.:	Not reported
Material FA:	Petroleum
Quantity:	.00
Units:	G
Recovered:	.00
Oxygenate:	Not reported

G32 **POUGHKEEPSIE DAY CARE CENTER** **RCRA NonGen / NLR** **1001203129**
NW **36 N CLOVER ST** **FINDS** **NYR000044842**
< 1/8 **POUGHKEEPSIE, NY 12601** **ECHO**
0.093 mi. **NY MANIFEST**
489 ft. **Site 3 of 3 in cluster G**

Relative:
Lower

Actual:
109 ft.

RCRA NonGen / NLR:

Date Form Received by Agency:	2007-01-01 00:00:00.0
Handler Name:	POUGHKEEPSIE DAY CARE CENTER
Handler Address:	36 N CLOVER ST
Handler City,State,Zip:	POUGHKEEPSIE, NY 12601
EPA ID:	NYR000044842
Contact Name:	JEANNE WAGNER
Contact Address:	N CLOVER ST

POUGHKEEPSIE DAY CARE CENTER (Continued) **1001203129**

Contact City,State,Zip:	POUGHKEEPSIE, NY 12601
Contact Telephone:	914-471-1910
Contact Fax:	Not reported
Contact Email:	Not reported
Contact Title:	Not reported
EPA Region:	02
Land Type:	Municipal
Federal Waste Generator Description:	Not a generator, verified
Non-Notifier:	Not reported
Biennial Report Cycle:	Not reported
Accessibility:	Not reported
Active Site Indicator:	Not reported
State District Owner:	NY
State District:	NYSDEC R3
Mailing Address:	N CLOVER ST
Mailing City,State,Zip:	POUGHKEEPSIE, NY 12601
Owner Name:	CITY OF POUGHKEEPSIE
Owner Type:	Municipal
Operator Name:	CITY OF POUGHKEEPSIE
Operator Type:	Municipal
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	NN
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No

POUGHKEEPSIE DAY CARE CENTER (Continued) **1001203129**

Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	2015-04-14 00:00:00.0
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	Not reported
Manifest Broker:	Not reported
Sub-Part P Indicator:	Not reported

Hazardous Waste Summary:

Waste Code:	D000
Waste Description:	Not Defined
Waste Code:	D008
Waste Description:	LEAD

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name:	CITY OF POUGHKEEPSIE
Legal Status:	Municipal
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	PO BOX 300 - MUNICIPAL BLDG
Owner/Operator City,State,Zip:	POUGHKEEPSIE, NY 12602
Owner/Operator Telephone:	914-451-4200
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported
Owner/Operator Indicator:	Operator
Owner/Operator Name:	CITY OF POUGHKEEPSIE
Legal Status:	Municipal
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	PO BOX 300 - MUNICIPAL BLDG
Owner/Operator City,State,Zip:	POUGHKEEPSIE, NY 12602
Owner/Operator Telephone:	914-451-4200
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported
Owner/Operator Indicator:	Owner
Owner/Operator Name:	CITY OF POUGHKEEPSIE
Legal Status:	Municipal
Date Became Current:	Not reported

POUGHKEEPSIE DAY CARE CENTER (Continued) **1001203129**

Date Ended Current:	Not reported
Owner/Operator Address:	PO BOX 300 - MUNICIPAL BLDG
Owner/Operator City,State,Zip:	POUGHKEEPSIE, NY 12602
Owner/Operator Telephone:	914-451-4200
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	2006-01-01 00:00:00.0
Handler Name:	POUGHKEEPSIE DAY CARE CENTER
Federal Waste Generator Description:	Not a generator, verified
State District Owner:	NY
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	No
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

Receive Date:	2007-01-01 00:00:00.0
Handler Name:	POUGHKEEPSIE DAY CARE CENTER
Federal Waste Generator Description:	Not a generator, verified
State District Owner:	NY
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	Yes
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

Receive Date:	1997-09-16 00:00:00.0
Handler Name:	POUGHKEEPSIE DAY CARE CENTER
Federal Waste Generator Description:	Small Quantity Generator
State District Owner:	NY
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	No
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

List of NAICS Codes and Descriptions:

No NAICS Codes Found:

Facility Has Received Notices of Violation:

No Violations Found:

POUGHKEEPSIE DAY CARE CENTER (Continued) **1001203129**

Evaluation Action Summary:

No Evaluations Found:

FINDS:
Registry ID: 110004537350

Click Here:

Environmental Interest/Information System:
RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:

Envid:	1001203129
Registry ID:	110004537350
DFR URL:	http://echo.epa.gov/detailed-facility-report?fid=110004537350
Name:	POUGHKEEPSIE DAY CARE CENTER
Address:	36 N CLOVER ST
City,State,Zip:	POUGHKEEPSIE, NY 12601

NY MANIFEST:

Name:	POUGHKEEPSIE DAY CARE CENTER
Address:	36 N CLOVER ST
City,State,Zip:	POUGHKEEPSIE, NY 12601
Country:	USA
EPA ID:	NYR000044842
Facility Status:	Not reported
Location Address 1:	36 NORTH CLOVER STREET
Code:	BP
Location Address 2:	Not reported
Total Tanks:	Not reported
Location City:	POUGHKEEPSIE
Location State:	NY
Location Zip:	12601
Location Zip 4:	Not reported

NY MANIFEST:

EPAID:	NYR000044842
Mailing Name:	POUGHKEEPSIE DAY CARE CENTER
Mailing Contact:	JEANNE WAGNER
Mailing Address 1:	36 NORTH CLOVER STREET
Mailing Address 2:	Not reported
Mailing City:	POUGHKEEPSIE
Mailing State:	NY
Mailing Zip:	12601
Mailing Zip 4:	Not reported
Mailing Country:	USA
Mailing Phone:	9144711910

POUGHKEEPSIE DAY CARE CENTER (Continued) **1001203129**

NY MANIFEST:

Document ID:	NJA2729277
Manifest Status:	K
seq:	Not reported
Year:	1997
Trans1 State ID:	Not reported
Trans2 State ID:	50060
Generator Ship Date:	09/24/1997
Trans1 Recv Date:	09/24/1997
Trans2 Recv Date:	09/30/1997
TSD Site Recv Date:	09/30/1997
Part A Recv Date:	/ /
Part B Recv Date:	11/19/1997
Generator EPA ID:	NYR000044842
Trans1 EPA ID:	NYD980761191
Trans2 EPA ID:	NYD980761191
TSDF ID 1:	NJD002200046
TSDF ID 2:	Not reported
Manifest Tracking Number:	Not reported
Import Indicator:	Not reported
Export Indicator:	Not reported
Discr Quantity Indicator:	Not reported
Discr Type Indicator:	Not reported
Discr Residue Indicator:	Not reported
Discr Partial Reject Indicator:	Not reported
Discr Full Reject Indicator:	Not reported
Manifest Ref Number:	Not reported
Alt Facility RCRA ID:	Not reported
Alt Facility Sign Date:	Not reported
MGMT Method Type Code:	Not reported
Waste Code:	D008 - LEAD 5.0 MG/L TCLP
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Quantity:	00100
Units:	P - Pounds
Number of Containers:	001
Container Type:	DM - Metal drums, barrels
Handling Method:	T Chemical, physical, or biological treatment.
Specific Gravity:	100

H33 **RPC MAIN STREET CORP.** **NY Spills** **S122480953**
West **89 MAIN ST** **N/A**
< 1/8 **POUGHKEEPSIE, NY**
0.101 mi.
535 ft. **Site 2 of 2 in cluster H**

Relative: **Lower**

Actual: **92 ft.**

SPILLS:

Name:	RPC MAIN STREET CORP.
Address:	89 MAIN ST
City,State,Zip:	POUGHKEEPSIE, NY
Spill Number/Closed Date:	1804131 / 2018-12-13
Facility ID:	1804131
Facility Type:	ER

RPC MAIN STREET CORP. (Continued) **S122480953**

DER Facility ID:	526815
Site ID:	573794
DEC Region:	3
Spill Cause:	Equipment Failure
Spill Class:	C4
SWIS:	1413
Spill Date:	2018-07-17
Investigator:	MXLENNA
Referred To:	Not reported
Reported to Dept:	2018-07-17
CID:	Not reported
Water Affected:	Not reported
Spill Source:	Commercial/Industrial
Spill Notifier:	Other
Cleanup Ceased:	Not reported
Cleanup Meets Std:	False
Last Inspection:	Not reported
Recommended Penalty:	False
UST Trust:	False
Remediation Phase:	0
Date Entered In Computer:	2018-07-17
Spill Record Last Update:	2019-01-17
Spiller Name:	RALPH CAUTELA
Spiller Company:	RPC MAIN STREET CORP.
Spiller Address:	89 MAIN ST
Spiller Company:	001
Contact Name:	RALPH CAUTELA
DEC Memo:	"7/17/18 Received the following email from caller. She will update DEC on the soil sample... 550 gal - UST to be removed from below asphalt. Tank was out of service for about 20 years. No cap on fill pipe. Tank had oil and water in it. Crew is bringing a sample back to office this afternoon. Will wait to hear from homeowner about sending it out. ...mm 12-13-18 Tank closure report submitted. soil samples for VOCs and SVOCs are mostly ND. Detections are below CP51. No groundwater encountered and home on municipal water and sewer. NFA. ML"
Remarks:	"tank removal soil affected clean up pending insurance"

All Materials:

Site ID:	573794
Operable Unit ID:	1321602
Operable Unit:	01
Material ID:	2329740
Material Code:	0001A
Material Name:	#2 fuel oil
Case No.:	Not reported
Material FA:	Petroleum
Quantity:	Not reported
Units:	Not reported
Recovered:	Not reported
Oxygenate:	Not reported

F34 **LANG APARTMENT BUILDING** **NY LTANKS** **S107523260**
SSE **187-189 UNION STREET** **N/A**
< 1/8 **POUGHKEEPSIE, NY**
0.107 mi.
563 ft. **Site 8 of 9 in cluster F**

Relative:
Higher

Actual:
142 ft.

LTANKS:

Name:	APARTMENT BUILDING
Address:	187-189 UNION STREET
City,State,Zip:	POUGHKEEPSIE, NY
Spill Number/Closed Date:	0511265 / 2006-04-25
Facility ID:	0511265
Site ID:	357383
Spill Date:	2005-12-28
Spill Cause:	Tank Test Failure
Spill Source:	Private Dwelling
Spill Class:	C3
Cleanup Ceased:	Not reported
SWIS:	1413
Investigator:	VPMCCABE
Referred To:	Not reported
Reported to Dept:	2005-12-28
CID:	408
Water Affected:	Not reported
Spill Notifier:	Tank Tester
Last Inspection:	Not reported
Recommended Penalty:	False
Meets Standard:	False
UST Involvement:	False
Remediation Phase:	0
Date Entered In Computer:	2005-12-28
Spill Record Last Update:	2006-05-31
Spiller Name:	ROBERT LONG
Spiller Company:	APARTMENT BUILDING
Spiller Address:	187-189 UNION STREET
Spiller County:	001
Spiller Contact:	ROBERT LONG
Spiller Phone:	(845) 876-6900
Spiller Extention:	Not reported
DEC Region:	3
DER Facility ID:	307411
DEC Memo:	"also called in as sp# 0512690 Based on the information contained in the 4/25/06 Closure Report prepared by Fuss & O'Neil, no further action will be required. ALl contaminants were below TAGM in the post ex samples with the exception of total xylenes which only slightly exceeded the clean up objective."
Remarks:	"NOTIFY CLIENTS THAT THEY NEED TO DO SOMETHING WITH IT, THEY HEARD SOME BUBBLING, SO THE LINE MIGHT NEED REPLACEMENT"

All Materials:

Site ID:	357383
Operable Unit ID:	1114657
Operable Unit:	01
Material ID:	2104725
Material Code:	0001A
Material Name:	#2 fuel oil
Case No.:	Not reported
Material FA:	Petroleum
Quantity:	Not reported
Units:	G

LANG APARTMENT BUILDING (Continued) **S107523260**

Recovered:	.00
Oxygenate:	Not reported

Name:	LANG APARTMENT BUILDING
Address:	187-189 UNION STREET
City,State,Zip:	POUGHKEEPSIE, NY
Spill Number/Closed Date:	0512690 / 2006-02-02
Facility ID:	0512690
Site ID:	359086
Spill Date:	2006-02-02
Spill Cause:	Tank Test Failure
Spill Source:	Private Dwelling
Spill Class:	C3
Cleanup Ceased:	Not reported
SWIS:	1413
Investigator:	VPMCCABE
Referred To:	Not reported
Reported to Dept:	2006-02-02
CID:	408
Water Affected:	Not reported
Spill Notifier:	Tank Tester
Last Inspection:	Not reported
Recommended Penalty:	False
Meets Standard:	False
UST Involvement:	False
Remediation Phase:	0
Date Entered In Computer:	2006-02-03
Spill Record Last Update:	2014-03-25
Spiller Name:	ROBERT LANG
Spiller Company:	APARTMENT BUILDING
Spiller Address:	187 - 189 UNION ST
Spiller County:	001
Spiller Contact:	ROBERT LANG
Spiller Phone:	(917) 880-5725
Spiller Extention:	Not reported
DEC Region:	3
DER Facility ID:	307411
DEC Memo:	""
Remarks:	"soil samples were taken, the owner of the building is planning on abandoning the tank, there is a new tank installed inside."

All Materials:

Site ID:	359086
Operable Unit ID:	1116310
Operable Unit:	01
Material ID:	2106454
Material Code:	0001A
Material Name:	#2 fuel oil
Case No.:	Not reported
Material FA:	Petroleum
Quantity:	Not reported
Units:	G
Recovered:	.00
Oxygenate:	Not reported

F35 **AIR** **NY Spills** **S124517624**
SE **193 UNION ST** **N/A**
< 1/8 **POUGHKEEPSIE, NY**
0.111 mi.
586 ft. **Site 9 of 9 in cluster F**

Relative:
Higher

Actual:
147 ft.

SPILLS:

Name:	AIR
Address:	193 UNION ST
City,State,Zip:	POUGHKEEPSIE, NY
Spill Number/Closed Date:	1902314 / 2019-06-05
Facility ID:	1902314
Facility Type:	ER
DER Facility ID:	540451
Site ID:	590228
DEC Region:	3
Spill Cause:	Unknown
Spill Class:	E5
SWIS:	1413
Spill Date:	2019-06-05
Investigator:	GAAHLERS
Referred To:	Not reported
Reported to Dept:	2019-06-05
CID:	Not reported
Water Affected:	Not reported
Spill Source:	Unknown
Spill Notifier:	Affected Persons
Cleanup Ceased:	Not reported
Cleanup Meets Std:	False
Last Inspection:	Not reported
Recommended Penalty:	False
UST Trust:	False
Remediation Phase:	0
Date Entered In Computer:	2019-06-05
Spill Record Last Update:	2019-06-05
Spiller Name:	DAVINA THOMASULA
Spiller Company:	UNKNOWN
Spiller Address:	193 UNION ST
Spiller Company:	999
Contact Name:	DAVINA THOMASULA
DEC Memo:	"6/5/19 Caller reports burning, musty, ammonia-like smell that wakes them up in the middle of the night. Does not smell like gas or oil. Caller lives in row housing - said smell seems almost to be coming from inside buildings - air through the window seemed clearer, but wasn't sure. Closing at the desk as Not a Petroleum Spill. Referring to Air. ga "
Remarks:	"burning chemical smell in air only at night"

All Materials:

Site ID:	590228
Operable Unit ID:	1337874
Operable Unit:	01
Material ID:	2347305
Material Code:	0064A
Material Name:	unknown material
Case No.:	Not reported
Material FA:	Other
Quantity:	Not reported
Units:	Not reported
Recovered:	Not reported

AIR (Continued) **S124517624**

Oxygenate: Not reported

36
SE
< 1/8
0.116 mi.
613 ft.

WILLOW COURT APARTMENTS
208-212 MAIN STREET
POUGHKEEPSIE, NY 12601

NY UST **U003800478**
NY Spills **N/A**

Relative: Higher

Actual: 153 ft.

UST:

Name:	WILLOW COURT APARTMENTS
Address:	208-212 MAIN STREET
City,State,Zip:	POUGHKEEPSIE, NY 12601
Id/Status:	3-601488 / Unregulated/Closed
Program Type:	PBS
Region:	STATE
DEC Region:	3
Expiration Date:	N/A
UTM X:	588952.48160
UTM Y:	4617537.98639
Site Type:	Apartment Building/Office Building

Affiliation Records:

Site Id:	34596
Affiliation Type:	Facility Owner
Company Name:	WILLOW COURT APARTMENTS, INC.
Contact Type:	PRESIDENT
Contact Name:	RONALD J. PICCONE
Address1:	8 ELIZA STREET
Address2:	Not reported
City:	BEACON
State:	NY
Zip Code:	12508
Country Code:	001
Phone:	(845) 838-1700
EMail:	Not reported
Fax Number:	Not reported
Modified By:	BHYUKOWE
Date Last Modified:	2010-04-25

Site Id:	34596
Affiliation Type:	Mail Contact
Company Name:	WILLOW COURT APARTMENTS, INC.
Contact Type:	Not reported
Contact Name:	JAMES PICCONE
Address1:	8 ELIZA STREET
Address2:	PO BOX 391
City:	BEACON
State:	NY
Zip Code:	12508
Country Code:	001
Phone:	(845) 838-1700
EMail:	Not reported
Fax Number:	Not reported
Modified By:	BHYUKOWE
Date Last Modified:	2010-04-25

Site Id:	34596

WILLOW COURT APARTMENTS (Continued) **U003800478**

Affiliation Type:	Facility Operator
Company Name:	WILLOW COURT APARTMENTS
Contact Type:	Not reported
Contact Name:	NONE
Address1:	Not reported
Address2:	Not reported
City:	Not reported
State:	NN
Zip Code:	Not reported
Country Code:	001
Phone:	00000000000000
EMail:	Not reported
Fax Number:	Not reported
Modified By:	BHYUKOWE
Date Last Modified:	2010-04-25

Site Id:	34596
Affiliation Type:	Emergency Contact
Company Name:	WILLOW COURT APARTMENTS, INC.
Contact Type:	Not reported
Contact Name:	JAMES PICCONE
Address1:	Not reported
Address2:	Not reported
City:	Not reported
State:	NN
Zip Code:	Not reported
Country Code:	999
Phone:	(914) 474-5264
EMail:	Not reported
Fax Number:	Not reported
Modified By:	BHYUKOWE
Date Last Modified:	2010-04-25

Tank Info:

Tank Number:	1
Tank ID:	82632
Tank Status:	Closed - In Place
Material Name:	Closed - In Place
Capacity Gallons:	2000
Install Date:	Not reported
Date Tank Closed:	08/06/2009
Registered:	True
Tank Location:	Underground
Tank Type:	Steel/carbon steel
Material Code:	0001
Common Name of Substance:	#2 Fuel Oil (On-Site Consumption)

Tightness Test Method:	20
Date Test:	03/22/2006
Next Test Date:	Not reported
Pipe Model:	Not reported
Modified By:	BHYUKOWE
Last Modified:	04/14/2017

Equipment Records:

B00 - Tank External Protection - None

WILLOW COURT APARTMENTS (Continued) **U003800478**

F00 - Pipe External Protection - None
H00 - Tank Leak Detection - None
I00 - Overfill - None
L09 - Piping Leak Detection - Exempt Suction Piping
A00 - Tank Internal Protection - None
D01 - Pipe Type - Steel/Carbon Steel/Iron
C02 - Pipe Location - Underground/On-ground
G00 - Tank Secondary Containment - None
J02 - Dispenser - Suction Dispenser

SPILLS:

Name:	WILLOW COURT APTS: 2K
Address:	208-212 MAIN STREET
City,State,Zip:	POUGHKEEPSIE, NY
Spill Number/Closed Date:	0904603 / 2009-08-04
Facility ID:	0904603
Facility Type:	ER
DER Facility ID:	365845
Site ID:	416778
DEC Region:	3
Spill Cause:	Equipment Failure
Spill Class:	C4
SWIS:	1413
Spill Date:	2009-07-21
Investigator:	mbmastro
Referred To:	Not reported
Reported to Dept:	2009-07-21
CID:	Not reported
Water Affected:	Not reported
Spill Source:	Commercial/Industrial
Spill Notifier:	Local Agency
Cleanup Ceased:	Not reported
Cleanup Meets Std:	False
Last Inspection:	Not reported
Recommended Penalty:	False
UST Trust:	False
Remediation Phase:	0
Date Entered In Computer:	2009-07-21
Spill Record Last Update:	2009-08-25
Spiller Name:	JAMMIE
Spiller Company:	WILLOW COURT APTS
Spiller Address:	Not reported
Spiller Company:	999
Contact Name:	CALLER
DEC Memo:	"7-21-09: V.Mc.^ Stacy/CSC: While aband.in place a 2K UST, boring through tank came back w/hits. 8-25-09: V.Mc.: See 1 page update, inc.site inspect.of 7-30-09, noting petro odor while standing next to UST. See 8-4-09 letter: Tank Aband.Request, NFA."
Remarks:	"Clean up pending Case Manager decision."

All Materials:

Site ID:	416778
Operable Unit ID:	1173066
Operable Unit:	01
Material ID:	2164953
Material Code:	0001A
Material Name:	#2 fuel oil

WILLOW COURT APARTMENTS (Continued) **U003800478**

Case No.: Not reported
Material FA: Petroleum
Quantity: Not reported
Units: G
Recovered: Not reported
Oxygenate: Not reported

I37 **ST JOSEPHS CHURCH** **NY UST** **U004080143**
East **9 LAFAYETTE PL** **N/A**
1/8-1/4 **POUGHKEEPSIE, NY 12601**
0.135 mi.
715 ft. **Site 1 of 3 in cluster I**

Relative:
Higher

Actual:
170 ft.

UST:
Name: ST JOSEPHS CHURCH
Address: 9 LAFAYETTE PL
City,State,Zip: POUGHKEEPSIE, NY 12601
Id/Status: 3-164410 / Unregulated/Closed
Program Type: PBS
Region: STATE
DEC Region: 3
Expiration Date: N/A
UTM X: 588998.58278
UTM Y: 4617650.12099
Site Type: Private Residence

Affiliation Records:
Site Id: 32246
Affiliation Type: Facility Owner
Company Name: ST JOSEPHS CHURCH
Contact Type: Not reported
Contact Name: Not reported
Address1: 9 LAFAYETTE PL
Address2: Not reported
City: POUGHKEEPSIE
State: NY
Zip Code: 12601
Country Code: 001
Phone: (914) 452-2333
EMail: Not reported
Fax Number: Not reported
Modified By: TRANSLAT
Date Last Modified: 2004-03-04

Site Id: 32246
Affiliation Type: Mail Contact
Company Name: ST JOSEPHS CHURCH
Contact Type: Not reported
Contact Name: REV. JAN JACMIERSKI
Address1: 9 LAFAYETTE PL
Address2: Not reported
City: POUGHKEEPSIE
State: NY
Zip Code: 12601
Country Code: 001
Phone: (914) 452-2333
EMail: Not reported

ST JOSEPHS CHURCH (Continued) **U004080143**

Fax Number:	Not reported
Modified By:	TRANSLAT
Date Last Modified:	2004-03-04

Site Id:	32246
Affiliation Type:	Facility Operator
Company Name:	ST JOSEPHS CHURCH
Contact Type:	Not reported
Contact Name:	ST JOSEPHS CHURCH
Address1:	Not reported
Address2:	Not reported
City:	Not reported
State:	NN
Zip Code:	Not reported
Country Code:	001
Phone:	(212) 289-6030
EMail:	Not reported
Fax Number:	Not reported
Modified By:	TRANSLAT
Date Last Modified:	2004-03-04

Site Id:	32246
Affiliation Type:	Emergency Contact
Company Name:	ST JOSEPHS CHURCH
Contact Type:	Not reported
Contact Name:	REV JAN JACMIERSKI
Address1:	Not reported
Address2:	Not reported
City:	Not reported
State:	NN
Zip Code:	Not reported
Country Code:	001
Phone:	(914) 452-2333
EMail:	Not reported
Fax Number:	Not reported
Modified By:	TRANSLAT
Date Last Modified:	2004-03-04

Tank Info:

Tank Number:	1
Tank ID:	70515
Tank Status:	Closed - Removed
Material Name:	Closed - Removed
Capacity Gallons:	825
Install Date:	Not reported
Date Tank Closed:	01/01/1990
Registered:	True
Tank Location:	Underground
Tank Type:	Steel/carbon steel
Material Code:	0001
Common Name of Substance:	#2 Fuel Oil (On-Site Consumption)

Tightness Test Method:	NN
Date Test:	Not reported
Next Test Date:	Not reported
Pipe Model:	Not reported

ST JOSEPHS CHURCH (Continued) **U004080143**

Modified By: TRANSLAT
Last Modified: 04/14/2017

Equipment Records:

H00 - Tank Leak Detection - None
I00 - Overfill - None
B00 - Tank External Protection - None
C00 - Pipe Location - No Piping
F00 - Pipe External Protection - None
D00 - Pipe Type - No Piping
A00 - Tank Internal Protection - None
G00 - Tank Secondary Containment - None
J02 - Dispenser - Suction Dispenser

Tank Number: 3
Tank ID: 70517
Tank Status: Closed - Removed
Material Name: Closed - Removed
Capacity Gallons: 1500
Install Date: Not reported
Date Tank Closed: 10/25/2002
Registered: True
Tank Location: Underground
Tank Type: Steel/carbon steel
Material Code: 0001
Common Name of Substance: #2 Fuel Oil (On-Site Consumption)

Tightness Test Method: 03
Date Test: 06/01/1996
Next Test Date: Not reported
Pipe Model: Not reported
Modified By: TRANSLAT
Last Modified: 04/14/2017

Equipment Records:

B00 - Tank External Protection - None
C00 - Pipe Location - No Piping
F00 - Pipe External Protection - None
A00 - Tank Internal Protection - None
H00 - Tank Leak Detection - None
I00 - Overfill - None
D00 - Pipe Type - No Piping
G00 - Tank Secondary Containment - None
J02 - Dispenser - Suction Dispenser

I38 **ST JOSEPHS CHURCH** **NY AST** **U003075261**
East **9 LAFAYETTE PL** **N/A**
1/8-1/4 **POUGHKEEPSIE, NY 12601**
0.135 mi.
715 ft. **Site 2 of 3 in cluster I**

Relative: AST:
Higher
Name: ST JOSEPHS CHURCH
Actual: Address: 9 LAFAYETTE PL
170 ft. City,State,Zip: POUGHKEEPSIE, NY 12601
Region: STATE
DEC Region: 3
Site Status: Unregulated/Closed

ST JOSEPHS CHURCH (Continued) **U003075261**

Facility Id: 3-164410
Program Type: PBS
UTM X: 588998.58278
UTM Y: 4617650.12099
Expiration Date: N/A
Site Type: Private Residence

Affiliation Records:

Site Id: 32246
Affiliation Type: Facility Owner
Company Name: ST JOSEPHS CHURCH
Contact Type: Not reported
Contact Name: Not reported
Address1: 9 LAFAYETTE PL
Address2: Not reported
City: POUGHKEEPSIE
State: NY
Zip Code: 12601
Country Code: 001
Phone: (914) 452-2333
EMail: Not reported
Fax Number: Not reported
Modified By: TRANSLAT
Date Last Modified: 2004-03-04

Site Id: 32246
Affiliation Type: Mail Contact
Company Name: ST JOSEPHS CHURCH
Contact Type: Not reported
Contact Name: REV. JAN JACMIERSKI
Address1: 9 LAFAYETTE PL
Address2: Not reported
City: POUGHKEEPSIE
State: NY
Zip Code: 12601
Country Code: 001
Phone: (914) 452-2333
EMail: Not reported
Fax Number: Not reported
Modified By: TRANSLAT
Date Last Modified: 2004-03-04

Site Id: 32246
Affiliation Type: Facility Operator
Company Name: ST JOSEPHS CHURCH
Contact Type: Not reported
Contact Name: ST JOSEPHS CHURCH
Address1: Not reported
Address2: Not reported
City: Not reported
State: NN
Zip Code: Not reported
Country Code: 001
Phone: (212) 289-6030
EMail: Not reported
Fax Number: Not reported
Modified By: TRANSLAT
Date Last Modified: 2004-03-04

ST JOSEPHS CHURCH (Continued) **U003075261**

Site Id:	32246
Affiliation Type:	Emergency Contact
Company Name:	ST JOSEPHS CHURCH
Contact Type:	Not reported
Contact Name:	REV JAN JACMIERSKI
Address1:	Not reported
Address2:	Not reported
City:	Not reported
State:	NN
Zip Code:	Not reported
Country Code:	001
Phone:	(914) 452-2333
EMail:	Not reported
Fax Number:	Not reported
Modified By:	TRANSLAT
Date Last Modified:	2004-03-04

Tank Info:

Tank Number:	2
Tank Id:	70516
Material Code:	0001
Common Name of Substance:	#2 Fuel Oil (On-Site Consumption)

Equipment Records:

	H00 - Tank Leak Detection - None
	I00 - Overfill - None
	L09 - Piping Leak Detection - Exempt Suction Piping
	A00 - Tank Internal Protection - None
	B00 - Tank External Protection - None
	C00 - Pipe Location - No Piping
	F00 - Pipe External Protection - None
	D00 - Pipe Type - No Piping
	G00 - Tank Secondary Containment - None
	J02 - Dispenser - Suction Dispenser
Tank Location:	Aboveground - on saddles, legs, racks, etc.... Tank bottom is elevated above grade or tank pad, allowing visual inspection.
Tank Type:	Steel/Carbon Steel/Iron
Tank Status:	In Service
Pipe Model:	Not reported
Install Date:	06/01/1992
Capacity Gallons:	550
Tightness Test Method:	NN
Date Test:	Not reported
Next Test Date:	Not reported
Date Tank Closed:	Not reported
Register:	True
Modified By:	TRANSLAT
Last Modified:	04/14/2017
Material Name:	#2 fuel oil (on-site consumption)

I39 **POUGHKEEPSIE CITY HALL PARKING GARAGE** **RCRA NonGen / NLR** **1000912377**
East **MILL ST CIVIC CENTER PLZ** **NY MANIFEST** **NY0000632075**
1/8-1/4 **POUGHKEEPSIE, NY 12601**
0.148 mi.
781 ft. **Site 3 of 3 in cluster I**

Relative:
Higher

Actual:
165 ft.

RCRA NonGen / NLR:

Date Form Received by Agency:	2007-01-01 00:00:00.0
Handler Name:	POUGHKEEPSIE CITY HALL PARKING GARAGE
Handler Address:	MILL ST CIVIC CENTER PLZ
Handler City,State,Zip:	POUGHKEEPSIE, NY 12601
EPA ID:	NY0000632075
Contact Name:	Not reported
Contact Address:	HOWARD ST EXTENSION
Contact City,State,Zip:	POUGHKEEPSIE, NY 12601
Contact Telephone:	Not reported
Contact Fax:	Not reported
Contact Email:	Not reported
Contact Title:	Not reported
EPA Region:	02
Land Type:	Municipal
Federal Waste Generator Description:	Not a generator, verified
Non-Notifier:	Not reported
Biennial Report Cycle:	Not reported
Accessibility:	Not reported
Active Site Indicator:	Not reported
State District Owner:	NY
State District:	NYSDEC R3
Mailing Address:	HOWARD ST EXTENSION
Mailing City,State,Zip:	POUGHKEEPSIE, NY 12601
Owner Name:	POUGHKEEPSIE CITY HALL
Owner Type:	Municipal
Operator Name:	POUGHKEEPSIE CITY HALL
Operator Type:	Municipal
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	NN
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported

POUGHKEEPSIE CITY HALL PARKING GARAGE (Continued) **1000912377**

Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	2015-04-14 00:00:00.0
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	Not reported
Manifest Broker:	Not reported
Sub-Part P Indicator:	Not reported

Hazardous Waste Summary:

Waste Code:	D000
Waste Description:	Not Defined
Waste Code:	D008
Waste Description:	LEAD

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name:	POUGHKEEPSIE CITY HALL
Legal Status:	Municipal
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	NOT REQUIRED
Owner/Operator City,State,Zip:	POUGHKEEPSI, NY 12601
Owner/Operator Telephone:	914-451-4111
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported
Owner/Operator Indicator:	Operator
Owner/Operator Name:	POUGHKEEPSIE CITY HALL
Legal Status:	Municipal
Date Became Current:	Not reported

POUGHKEEPSIE CITY HALL PARKING GARAGE (Continued) **1000912377**

Date Ended Current:	Not reported
Owner/Operator Address:	NOT REQUIRED
Owner/Operator City,State,Zip:	POUGHKEEPSI, NY 12601
Owner/Operator Telephone:	914-451-4111
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported
Owner/Operator Indicator:	Owner
Owner/Operator Name:	POUGHKEEPSIE CITY HALL
Legal Status:	Municipal
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	NOT REQUIRED
Owner/Operator City,State,Zip:	POUGHKEEPSI, NY 12601
Owner/Operator Telephone:	914-451-4111
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	1999-07-08 00:00:00.0
Handler Name:	POUGHKEEPSIE CITY HALL PARKING GARAGE
Federal Waste Generator Description:	Not a generator, verified
State District Owner:	NY
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	No
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported
Receive Date:	2006-01-01 00:00:00.0
Handler Name:	POUGHKEEPSIE CITY HALL PARKING GARAGE
Federal Waste Generator Description:	Not a generator, verified
State District Owner:	NY
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	No
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported
Receive Date:	2007-01-01 00:00:00.0
Handler Name:	POUGHKEEPSIE CITY HALL PARKING GARAGE
Federal Waste Generator Description:	Not a generator, verified
State District Owner:	NY
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	Yes

POUGHKEEPSIE CITY HALL PARKING GARAGE (Continued) **1000912377**

Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported
Receive Date:	1994-08-28 00:00:00.0
Handler Name:	POUGHKEEPSIE CITY HALL PARKING GARAGE
Federal Waste Generator Description:	Small Quantity Generator
State District Owner:	NY
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	No
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

List of NAICS Codes and Descriptions:

No NAICS Codes Found:

Facility Has Received Notices of Violation:

No Violations Found:

Evaluation Action Summary:

No Evaluations Found:

NY MANIFEST:

Name:	POUGHKEEPSIE CITY OF
Address:	MILL ST CIVIC CENTER PLZ
City,State,Zip:	POUGHKEEPSIE, NY 12601
Country:	USA
EPA ID:	NY0000632075
Facility Status:	Not reported
Location Address 1:	MILL ST CIVIC CENTER PLZ
Code:	BP
Location Address 2:	Not reported
Total Tanks:	Not reported
Location City:	POUGHKEEPSIE
Location State:	NY
Location Zip:	12601
Location Zip 4:	Not reported

NY MANIFEST:

EPAID:	NY0000632075
Mailing Name:	POUGHKEEPSIE CITY OF
Mailing Contact:	NELSON WALLACE
Mailing Address 1:	HOWARD ST EXTENSION
Mailing Address 2:	Not reported
Mailing City:	POUGHKEEPSIE
Mailing State:	NY
Mailing Zip:	12601
Mailing Zip 4:	Not reported
Mailing Country:	USA
Mailing Phone:	9144514111

POUGHKEEPSIE CITY HALL PARKING GARAGE (Continued) **1000912377**

NY MANIFEST:

Document ID:	MAA1038700
Manifest Status:	C
seq:	Not reported
Year:	1994
Trans1 State ID:	RV8535NY
Trans2 State ID:	ME625973
Generator Ship Date:	11/07/1994
Trans1 Recv Date:	11/07/1994
Trans2 Recv Date:	11/08/1994
TSD Site Recv Date:	11/08/1994
Part A Recv Date:	11/21/1994
Part B Recv Date:	11/28/1994
Generator EPA ID:	NY0000632075
Trans1 EPA ID:	MAD039322250
Trans2 EPA ID:	MAD039322250
TSDF ID 1:	MAD053452637
TSDF ID 2:	Not reported
Manifest Tracking Number:	Not reported
Import Indicator:	Not reported
Export Indicator:	Not reported
Discr Quantity Indicator:	Not reported
Discr Type Indicator:	Not reported
Discr Residue Indicator:	Not reported
Discr Partial Reject Indicator:	Not reported
Discr Full Reject Indicator:	Not reported
Manifest Ref Number:	Not reported
Alt Facility RCRA ID:	Not reported
Alt Facility Sign Date:	Not reported
MGMT Method Type Code:	Not reported
Waste Code:	D039 - TETRACHLOROETHYLENE 0.73 MG/L TCLP
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Quantity:	00475
Units:	G - Gallons (liquids only)* (8.3 pounds)
Number of Containers:	010
Container Type:	DM - Metal drums, barrels
Handling Method:	L Landfill.
Specific Gravity:	100

40
WNW
1/8-1/4
0.165 mi.
870 ft.

NYSDOT BIN 1005329
RTE 9 OVER FALLKILL CRK
POUGHKEEPSIE, NY 12601

RCRA-VSQG **1000693722**
NY MANIFEST **NYD986998409**
NJ MANIFEST

Relative:
Lower

Actual:
77 ft.

RCRA-VSQG:

Date Form Received by Agency:	2007-01-01 00:00:00.0
Handler Name:	NYSDOT BIN 1005329
Handler Address:	RTE 9 OVER FALLKILL CRK
Handler City,State,Zip:	POUGHKEEPSIE, NY 12601
EPA ID:	NYD986998409
Contact Name:	RICHARD MANNS

NYSDOT BIN 1005329 (Continued) **1000693722**

Contact Address:	BURNETT BLVD
Contact City,State,Zip:	POUGHKEEPSIE, NY 12603
Contact Telephone:	914-431-5743
Contact Fax:	Not reported
Contact Email:	Not reported
Contact Title:	Not reported
EPA Region:	02
Land Type:	State
Federal Waste Generator Description:	Conditionally Exempt Small Quantity Generator
Non-Notifier:	Not reported
Biennial Report Cycle:	Not reported
Accessibility:	Not reported
Active Site Indicator:	Handler Activities
State District Owner:	NY
State District:	NYSDEC R3
Mailing Address:	BURNETT BLVD
Mailing City,State,Zip:	POUGHKEEPSIE, NY 12603
Owner Name:	NYSDOT
Owner Type:	State
Operator Name:	NYSDOT
Operator Type:	State
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	NN
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking

NYSDOT BIN 1005329 (Continued) **1000693722**

Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	2015-04-14 00:00:00.0
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	Not reported
Manifest Broker:	Not reported
Sub-Part P Indicator:	Not reported

Hazardous Waste Summary:

Waste Code:	D000
Waste Description:	Not Defined
Waste Code:	D008
Waste Description:	LEAD

Handler - Owner Operator:

Owner/Operator Indicator:	Operator
Owner/Operator Name:	NYSDOT
Legal Status:	State
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	NOT REQUIRED
Owner/Operator City,State,Zip:	NOT REQUIRED, NY 99999
Owner/Operator Telephone:	212-555-1212
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported
Owner/Operator Indicator:	Owner
Owner/Operator Name:	NYSDOT
Legal Status:	State
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	NOT REQUIRED
Owner/Operator City,State,Zip:	NOT REQUIRED, NY 99999
Owner/Operator Telephone:	212-555-1212
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported
Owner/Operator Indicator:	Owner
Owner/Operator Name:	NYSDOT
Legal Status:	State

NYSDOT BIN 1005329 (Continued) **1000693722**

Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	NOT REQUIRED
Owner/Operator City,State,Zip:	NOT REQUIRED, NY 99999
Owner/Operator Telephone:	212-555-1212
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	2006-01-01 00:00:00.0
Handler Name:	NYSDOT BIN 1005329
Federal Waste Generator Description:	Conditionally Exempt Small Quantity Generator
State District Owner:	NY
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	No
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

Receive Date:	2007-01-01 00:00:00.0
Handler Name:	NYSDOT BIN 1005329
Federal Waste Generator Description:	Conditionally Exempt Small Quantity Generator
State District Owner:	NY
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	Yes
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

Receive Date:	1992-04-13 00:00:00.0
Handler Name:	NYSDOT BIN 1005329
Federal Waste Generator Description:	Not a generator, verified
State District Owner:	NY
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	No
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

List of NAICS Codes and Descriptions:

No NAICS Codes Found:

Facility Has Received Notices of Violation:

No Violations Found:

NYSDOT BIN 1005329 (Continued) **1000693722**

Evaluation Action Summary:

No Evaluations Found:

NY MANIFEST:

Name:	NYSDOT
Address:	RTE 9 OVER FALLKILL CRK
City,State,Zip:	POUGHKEEPSIE, NY 12601
Country:	USA
EPA ID:	NYD986998409
Facility Status:	Not reported
Location Address 1:	D257723-BR 1 RT 113 & RT 9
Code:	BP
Location Address 2:	Not reported
Total Tanks:	Not reported
Location City:	POUGHKEEPIE
Location State:	NY
Location Zip:	Not reported
Location Zip 4:	Not reported

NY MANIFEST:

EPAID:	NYD986998409
Mailing Name:	NYSDOT
Mailing Contact:	PATRICK NOLAN
Mailing Address 1:	PO BOX 570
Mailing Address 2:	Not reported
Mailing City:	LAKE KATRINE
Mailing State:	NY
Mailing Zip:	12449
Mailing Zip 4:	Not reported
Mailing Country:	USA
Mailing Phone:	9143364462

NY MANIFEST:

Document ID:	NJA5222999
Manifest Status:	Not reported
seq:	Not reported
Year:	2005
Trans1 State ID:	NYD046765574
Trans2 State ID:	Not reported
Generator Ship Date:	01/25/2005
Trans1 Recv Date:	01/25/2005
Trans2 Recv Date:	Not reported
TSD Site Recv Date:	01/26/2005
Part A Recv Date:	Not reported
Part B Recv Date:	Not reported
Generator EPA ID:	NYD986998409
Trans1 EPA ID:	S8424
Trans2 EPA ID:	Not reported
TSDF ID 1:	NJD991291105
TSDF ID 2:	Not reported
Manifest Tracking Number:	Not reported
Import Indicator:	Not reported
Export Indicator:	Not reported
Discr Quantity Indicator:	Not reported
Discr Type Indicator:	Not reported

NYSDOT BIN 1005329 (Continued) **1000693722**

Discr Residue Indicator:	Not reported
Discr Partial Reject Indicator:	Not reported
Discr Full Reject Indicator:	Not reported
Manifest Ref Number:	Not reported
Alt Facility RCRA ID:	Not reported
Alt Facility Sign Date:	Not reported
MGMT Method Type Code:	Not reported
Waste Code:	D008 - LEAD 5.0 MG/L TCLP
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Quantity:	00150
Units:	P - Pounds
Number of Containers:	001
Container Type:	DM - Metal drums, barrels
Handling Method:	T Chemical, physical, or biological treatment.
Specific Gravity:	01.00

NJ MANIFEST:

EPA Id:	NYD986998409
Mail Address:	P.O. BOX 570
Mail City/State/Zip:	LAKE KATRINE 12449
Facility Phone:	9143364462
Emergency Phone:	Not reported
Contact:	PATRICK E. NOLEN
Comments:	Not reported
SIC Code:	Not reported
County:	00
Municipal:	00
Previous EPA Id:	Not reported
Gen Flag:	X
Trans Flag:	Not reported
TSDF Flag:	Not reported
Name Change:	Not reported
Date Change:	Not reported

Manifest:

Manifest Number:	NJA5222999
EPA ID:	NYD986998409
Date Shipped:	01/25/2005
TSDF EPA ID:	NJD991291105
Transporter EPA ID:	NYD046765574
Transporter 2 EPA ID:	Not reported
Transporter 3 EPA ID:	Not reported
Transporter 4 EPA ID:	Not reported
Transporter 5 EPA ID:	Not reported
Transporter 6 EPA ID:	Not reported
Transporter 7 EPA ID:	Not reported
Transporter 8 EPA ID:	Not reported
Transporter 9 EPA ID:	Not reported
Transporter 10 EPA ID:	Not reported
Date Trans1 Transported Waste:	01/25/2005
Date Trans2 Transported Waste:	Not reported
Date Trans3 Transported Waste:	Not reported

NYSDOT BIN 1005329 (Continued) **1000693722**

Date Trans4 Transported Waste:	Not reported
Date Trans5 Transported Waste:	Not reported
Date Trans6 Transported Waste:	Not reported
Date Trans7 Transported Waste:	Not reported
Date Trans8 Transported Waste:	Not reported
Date Trans9 Transported Waste:	Not reported
Date Trans10 Transported Waste:	Not reported
Date TSDF Received Waste:	01/26/2005
TSDF EPA Facility Name:	Not reported
QTY Units:	Not reported
Transporter SEQ ID:	Not reported
Transporter-1 Date:	Not reported
Waste SEQ ID:	Not reported
Waste Type Code 2:	Not reported
Waste Type Code 3:	Not reported
Waste Type Code 4:	Not reported
Waste Type Code 5:	Not reported
Waste Type Code 6:	Not reported
Date Accepted:	Not reported
Manifest Discrepancy Type:	Not reported
Data Entry Number:	03140521
Was Load Rejected:	LAKE KATRINE 12449
Reason Load Was Rejected:	Not reported

Manifest Number:	NJA5047672
EPA ID:	NYD986998409
Date Shipped:	01/14/2004
TSDF EPA ID:	NJD991291105
Transporter EPA ID:	NYD046765574
Transporter 2 EPA ID:	Not reported
Transporter 3 EPA ID:	Not reported
Transporter 4 EPA ID:	Not reported
Transporter 5 EPA ID:	Not reported
Transporter 6 EPA ID:	Not reported
Transporter 7 EPA ID:	Not reported
Transporter 8 EPA ID:	Not reported
Transporter 9 EPA ID:	Not reported
Transporter 10 EPA ID:	Not reported
Date Trans1 Transported Waste:	01/14/2004
Date Trans2 Transported Waste:	Not reported
Date Trans3 Transported Waste:	Not reported
Date Trans4 Transported Waste:	Not reported
Date Trans5 Transported Waste:	Not reported
Date Trans6 Transported Waste:	Not reported
Date Trans7 Transported Waste:	Not reported
Date Trans8 Transported Waste:	Not reported
Date Trans9 Transported Waste:	Not reported
Date Trans10 Transported Waste:	Not reported
Date TSDF Received Waste:	01/14/2004
TSDF EPA Facility Name:	Not reported
QTY Units:	Not reported
Transporter SEQ ID:	Not reported
Transporter-1 Date:	Not reported
Waste SEQ ID:	Not reported
Waste Type Code 2:	Not reported
Waste Type Code 3:	Not reported
Waste Type Code 4:	Not reported

NYSDOT BIN 1005329 (Continued) **1000693722**

Waste Type Code 5:	Not reported
Waste Type Code 6:	Not reported
Date Accepted:	Not reported
Manifest Discrepancy Type:	Not reported
Data Entry Number:	03090421
Was Load Rejected:	LAKE KATRINE 12449
Reason Load Was Rejected:	Not reported

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41 **MID-HUDSON WORKSHOP FOR THE DISABLED** **RCRA NonGen / NLR** **1000138933**
SE **12 WASHINTON ST** **FINDS** **NYD001560440**
1/8-1/4 **POUGHKEEPSIE, NY 12601** **ECHO**
0.168 mi. **NY MANIFEST**
889 ft.

Relative:
Higher

Actual:
175 ft.

RCRA NonGen / NLR:

Date Form Received by Agency:	2007-01-01 00:00:00.0
Handler Name:	MID-HUDSON WORKSHOP FOR THE DISABLED
Handler Address:	12 WASHINTON ST
Handler City,State,Zip:	POUGHKEEPSIE, NY 12601
EPA ID:	NYD001560440
Contact Name:	ALFRED HANSON
Contact Address:	WASHINGTON ST
Contact City,State,Zip:	POUGHKEEPSIE, NY 12601
Contact Telephone:	914-471-3820
Contact Fax:	Not reported
Contact Email:	Not reported
Contact Title:	Not reported
EPA Region:	02
Land Type:	Not reported
Federal Waste Generator Description:	Not a generator, verified
Non-Notifier:	Not reported
Biennial Report Cycle:	Not reported
Accessibility:	Not reported
Active Site Indicator:	Not reported
State District Owner:	NY
State District:	NYSDEC R3
Mailing Address:	WASHINGTON ST
Mailing City,State,Zip:	POUGHKEEPSIE, NY 12601
Owner Name:	OWNERNAME
Owner Type:	Private
Operator Name:	OWNERNAME
Operator Type:	Private
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported

MID-HUDSON WORKSHOP FOR THE DISABLED (Continued) **1000138933**

Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	NN
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	2015-04-14 00:00:00.0
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	Not reported
Manifest Broker:	Not reported
Sub-Part P Indicator:	Not reported

Hazardous Waste Summary:

Waste Code:	D001
Waste Description:	IGNITABLE WASTE

Handler - Owner Operator:

Owner/Operator Indicator:	Operator
Owner/Operator Name:	OWNERNAME
Legal Status:	Private
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	NOT REQUIRED
Owner/Operator City,State,Zip:	NOT REQUIRED, WY 99999
Owner/Operator Telephone:	212-555-1212

MID-HUDSON WORKSHOP FOR THE DISABLED (Continued) **1000138933**

Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported
Owner/Operator Indicator:	Owner
Owner/Operator Name:	OWNERNAME
Legal Status:	Private
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	NOT REQUIRED
Owner/Operator City,State,Zip:	NOT REQUIRED, WY 99999
Owner/Operator Telephone:	212-555-1212
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported
Owner/Operator Indicator:	Owner
Owner/Operator Name:	OWNERNAME
Legal Status:	Private
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	NOT REQUIRED
Owner/Operator City,State,Zip:	NOT REQUIRED, WY 99999
Owner/Operator Telephone:	212-555-1212
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	2006-01-01 00:00:00.0
Handler Name:	MID-HUDSON WORKSHOP FOR THE DISABLED
Federal Waste Generator Description:	Not a generator, verified
State District Owner:	NY
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	No
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported
Receive Date:	2007-01-01 00:00:00.0
Handler Name:	MID-HUDSON WORKSHOP FOR THE DISABLED
Federal Waste Generator Description:	Not a generator, verified
State District Owner:	NY
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	Yes
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported
Receive Date:	1983-06-09 00:00:00.0
Handler Name:	MID-HUDSON WORKSHOP FOR THE DISABLED

MID-HUDSON WORKSHOP FOR THE DISABLED (Continued) **1000138933**

Federal Waste Generator Description:	Not reported
State District Owner:	NY
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	No
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

List of NAICS Codes and Descriptions:

No NAICS Codes Found:

Facility Has Received Notices of Violation:

No Violations Found:

Evaluation Action Summary:

No Evaluations Found:

FINDS:
Registry ID: 110004335489

Click Here:

Environmental Interest/Information System:
RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:

Envid:	1000138933
Registry ID:	110004335489
DFR URL:	http://echo.epa.gov/detailed-facility-report?fid=110004335489
Name:	MID-HUDSON WORKSHOP FOR THE DISABLED
Address:	12 WASHINTON ST
City,State,Zip:	POUGHKEEPSIE, NY 12601

NY MANIFEST:

Name:	MID HUDSON DISABLED WORKSHOP
Address:	12 WASHINTON ST
City,State,Zip:	POUGHKEEPSIE, NY 12601
Country:	USA
EPA ID:	NYD001560440
Facility Status:	Not reported
Location Address 1:	212 WASHINGTON STREET
Code:	BP

MID-HUDSON WORKSHOP FOR THE DISABLED (Continued) **1000138933**

Location Address 2:	Not reported
Total Tanks:	Not reported
Location City:	POUGHKEEPSIE
Location State:	NY
Location Zip:	12601
Location Zip 4:	Not reported

NY MANIFEST:

EPAID:	NYD001560440
Mailing Name:	MID HUDSON DISABLED WORKSHOP
Mailing Contact:	DONALD RAJCZI
Mailing Address 1:	212 WASHINGTON STREET
Mailing Address 2:	Not reported
Mailing City:	POUGHKEEPSIE
Mailing State:	NY
Mailing Zip:	12601
Mailing Zip 4:	Not reported
Mailing Country:	USA
Mailing Phone:	9144713820

NY MANIFEST:

Document ID:	CTF0436672
Manifest Status:	C
seq:	Not reported
Year:	1996
Trans1 State ID:	ILP188420
Trans2 State ID:	Not reported
Generator Ship Date:	01/31/1996
Trans1 Recv Date:	01/31/1996
Trans2 Recv Date:	/ /
TSD Site Recv Date:	02/01/1996
Part A Recv Date:	02/08/1996
Part B Recv Date:	02/13/1996
Generator EPA ID:	NYD001560440
Trans1 EPA ID:	ILD984908202
Trans2 EPA ID:	Not reported
TSDF ID 1:	CTD001156009
TSDF ID 2:	Not reported
Manifest Tracking Number:	Not reported
Import Indicator:	Not reported
Export Indicator:	Not reported
Discr Quantity Indicator:	Not reported
Discr Type Indicator:	Not reported
Discr Residue Indicator:	Not reported
Discr Partial Reject Indicator:	Not reported
Discr Full Reject Indicator:	Not reported
Manifest Ref Number:	Not reported
Alt Facility RCRA ID:	Not reported
Alt Facility Sign Date:	Not reported
MGMT Method Type Code:	Not reported
Waste Code:	F003 - UNKNOWN
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Quantity:	00376

MID-HUDSON WORKSHOP FOR THE DISABLED (Continued) **1000138933**

Units:	P - Pounds
Number of Containers:	001
Container Type:	DM - Metal drums, barrels
Handling Method:	B Incineration, heat recovery, burning.
Specific Gravity:	100

J42 **SOUTHERN WATERFRONT INDUSTRIAL AREA STRATEGIC CLUS** **US BROWNFIELDS** **1016351013**
ENE **PROPSECT STREET** **FINDS** **N/A**
1/8-1/4 **POUGHKEEPSIE, NY 12601**
0.183 mi.
966 ft. **Site 1 of 2 in cluster J**

Relative:
Higher

Actual:
166 ft.

US BROWNFIELDS:

Name:	SOUTHERN WATERFRONT INDUSTRIAL AREA STRATEGIC CLUS
Address:	PROPSECT STREET
City,State,Zip:	POUGHKEEPSIE, NY 12601
Recipient Name:	Ulster County
Grant Type:	Assessment
Property Number:	-
Parcel size:	20.2
Latitude:	41.70671
Longitude:	-73.929379
HCM Label:	-
Map Scale:	-
Point of Reference:	-
Highlights:	-
Datum:	-
Acres Property ID:	11877
IC Data Access:	-
Start Date:	-
Redev Completition Date:	-
Completed Date:	-
Acres Cleaned Up:	-
Cleanup Funding:	-
Cleanup Funding Source:	-
Assessment Funding:	-
Assessment Funding Source:	-
Redevelopment Funding:	-
Redev. Funding Source:	-
Redev. Funding Entity Name:	-
Redevelopment Start Date:	-
Assessment Funding Entity:	-
Cleanup Funding Entity:	-
Grant Type:	-
Accomplishment Type:	Phase I Environmental Assessment
Accomplishment Count:	N
Cooperative Agreement Number:	99297001
Start Date:	3/31/2003
Ownership Entity:	-
Completion Date:	3/31/2003
Current Owner:	-
Did Owner Change:	-
Cleanup Required:	-
Video Available:	-
Photo Available:	-
Institutional Controls Required:	-
IC Category Proprietary Controls:	-

SOUTHERN WATERFRONT INDUSTRIAL AREA STRATEGIC CLUS (Continued) **1016351013**

IC Cat. Info. Devices:	-
IC Cat. Gov. Controls:	-
IC Cat. Enforcement Permit Tools:	-
IC in place date:	-
IC in place:	U
State/tribal program date:	-
State/tribal program ID:	-
State/tribal NFA date:	-
Air cleaned:	-
Asbestos found:	-
Asbestos cleaned:	-
Controled substance found:	-
Controled substance cleaned:	-
Drinking water affected:	-
Drinking water cleaned:	-
Groundwater affected:	-
Groundwater cleaned:	-
Lead contaminant found:	-
Lead cleaned up:	-
No media affected:	-
Unknown media affected:	-
Other cleaned up:	-
Other metals found:	-
Other metals cleaned:	-
Other contaminants found:	-
Other contams found description:	-
PAHs found:	-
PAHs cleaned up:	-
PCBs found:	-
PCBs cleaned up:	-
Petro products found:	-
Petro products cleaned:	-
Sediments found:	-
Sediments cleaned:	-
Soil affected:	-
Soil cleaned up:	-
Surface water cleaned:	-
VOCs found:	-
VOCs cleaned:	-
Cleanup other description:	-
Num. of cleanup and re-dev. jobs:	-
Past use greenspace acreage:	-
Past use residential acreage:	-
Surface Water:	-
Past use commercial acreage:	-
Past use industrial acreage:	-
Future use greenspace acreage:	-
Future use residential acreage:	-
Future use commercial acreage:	-
Future use industrial acreage:	-
Superfund Fed. landowner flag:	-
Arsenic cleaned up:	-
Cadmium cleaned up:	-
Chromium cleaned up:	-
Copper cleaned up:	-
Iron cleaned up:	-
mercury cleaned up:	-

SOUTHERN WATERFRONT INDUSTRIAL AREA STRATEGIC CLUS (Continued) **1016351013**

Nickel Cleaned Up:	-
No clean up:	-
Pesticides cleaned up:	-
Selenium cleaned up:	-
SVOCs cleaned up:	-
Unknown clean up:	-
Arsenic contaminant found:	-
Cadmium contaminant found:	-
Chromium contaminant found:	-
Copper contaminant found:	-
Iron contaminant found:	-
Mercury contaminant found:	-
Nickel contaminant found:	-
No contaminant found:	-
Pesticides contaminant found:	-
Selenium contaminant found:	-
SVOCs contaminant found:	-
Unknown contaminant found:	-
Future Use: Multistory	-
Media affected Bluiding Material:	-
Media affected indoor air:	-
Building material media cleaned up:	-
Indoor air media cleaned up:	-
Unknown media cleaned up:	-
Past Use: Multistory	-
Property Description:	-
Below Poverty Number:	2203
Below Poverty Percent:	30.1
Meidan Income:	6336
Meidan Income Number:	4585
Meidan Income Percent:	62.65
Vacant Housing Number:	577
Vacant Housing Percent:	15.07
Unemployed Number:	689
Unemployed Percent:	9.41

FINDS:
Registry ID: 110039530585

Click Here:

Environmental Interest/Information System:
US EPA Assessment, Cleanup and Redevelopment Exchange System (ACRES) is an federal online database for Brownfields Grantees to electronically submit data directly to EPA.

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

K43 **DUTCHESS COUNTY DPW - OLD CITY HALL BLDG** **RCRA NonGen / NLR** **1001079705**
ESE **228 MAIN ST** **FINDS** **NYR000014126**
1/8-1/4 **POUGHKEEPSIE, NY 12601** **ECHO**
0.186 mi. **NY MANIFEST**
982 ft. **Site 1 of 6 in cluster K**

Relative: **Higher**
Actual: **170 ft.**

RCRA NonGen / NLR:

Date Form Received by Agency:	2007-01-01 00:00:00.0
Handler Name:	DUTCHESS COUNTY DPW - OLD CITY HALL BLDG
Handler Address:	228 MAIN ST
Handler City,State,Zip:	POUGHKEEPSIE, NY 12601-3102
EPA ID:	NYR000014126
Contact Name:	Not reported
Contact Address:	MARKET ST
Contact City,State,Zip:	POUGHKEEPSIE, NY 12601
Contact Telephone:	Not reported
Contact Fax:	Not reported
Contact Email:	Not reported
Contact Title:	Not reported
EPA Region:	02
Land Type:	Not reported
Federal Waste Generator Description:	Not a generator, verified
Non-Notifier:	Not reported
Biennial Report Cycle:	Not reported
Accessibility:	Not reported
Active Site Indicator:	Not reported
State District Owner:	NY
State District:	NYSDEC R3
Mailing Address:	MARKET ST
Mailing City,State,Zip:	POUGHKEEPSIE, NY 12601
Owner Name:	DUTCHESS COUNTY DEPT OF PUBLIC WORKS
Owner Type:	Municipal
Operator Name:	DUTCHESS COUNTY DEPT OF PUBLIC WORKS
Operator Type:	Municipal
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	NN
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported

DUTCHESS COUNTY DPW - OLD CITY HALL BLDG (Continued) **1001079705**

Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	2015-04-14 00:00:00.0
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	Not reported
Manifest Broker:	Not reported
Sub-Part P Indicator:	Not reported

Hazardous Waste Summary:

Waste Code:	D008
Waste Description:	LEAD

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name:	DUTCHESS COUNTY DEPT OF PUBLIC WORKS
Legal Status:	Municipal
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	22 MARKET ST
Owner/Operator City,State,Zip:	POUGHKEEPSIE, NY 12601-3206
Owner/Operator Telephone:	914-486-2121
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Owner
Owner/Operator Name:	DUTCHESS COUNTY DEPT OF PUBLIC WORKS
Legal Status:	Municipal
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	22 MARKET ST
Owner/Operator City,State,Zip:	POUGHKEEPSIE, NY 12601-3206

DUTCHESS COUNTY DPW - OLD CITY HALL BLDG (Continued) **1001079705**

Owner/Operator Telephone: 914-486-2121
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Operator
Owner/Operator Name: DUTCHESS COUNTY DEPT OF PUBLIC WORKS
Legal Status: Municipal
Date Became Current: Not reported
Date Ended Current: Not reported
Owner/Operator Address: 22 MARKET ST
Owner/Operator City,State,Zip: POUGHKEEPSIE, NY 12601-3206
Owner/Operator Telephone: 914-486-2121
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Historic Generators:

Receive Date: 1999-07-08 00:00:00.0
Handler Name: DUTCHESS COUNTY DPW - OLD CITY HALL BLDG
Federal Waste Generator Description: Not a generator, verified
State District Owner: NY
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: No
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

Receive Date: 2006-01-01 00:00:00.0
Handler Name: DUTCHESS COUNTY DPW - OLD CITY HALL BLDG
Federal Waste Generator Description: Not a generator, verified
State District Owner: NY
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: No
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

Receive Date: 2007-01-01 00:00:00.0
Handler Name: DUTCHESS COUNTY DPW - OLD CITY HALL BLDG
Federal Waste Generator Description: Not a generator, verified
State District Owner: NY
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: Yes
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

DUTCHESS COUNTY DPW - OLD CITY HALL BLDG (Continued) **1001079705**

Receive Date:	1995-09-26 00:00:00.0
Handler Name:	DUTCHESS COUNTY DPW - OLD CITY HALL BLDG
Federal Waste Generator Description:	Small Quantity Generator
State District Owner:	NY
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	No
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

Receive Date:	1996-10-15 00:00:00.0
Handler Name:	DUTCHESS COUNTY DEPARTMENT OF PUB WORKS
Federal Waste Generator Description:	Large Quantity Generator
State District Owner:	NY
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	No
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

List of NAICS Codes and Descriptions:

NAICS Code:	92119
NAICS Description:	OTHER GENERAL GOVERNMENT SUPPORT

Facility Has Received Notices of Violation:

Found Violation:	Yes
Agency Which Determined Violation:	State
Violation Short Description:	Generators - Records/Reporting
Date Violation was Determined:	1996-10-07 00:00:00.0
Actual Return to Compliance Date:	1996-10-23 00:00:00.0
Return to Compliance Qualifier:	Observed
Violation Responsible Agency:	State
Scheduled Compliance Date:	1996-10-17 00:00:00.0
Enforcement Identifier:	000
Date of Enforcement Action:	1996-10-07 00:00:00.0
Enforcement Responsible Agency:	State
Enforcement Docket Number:	Not reported
Enforcement Attorney:	NY
Corrective Action Component:	No
Appeal Initiated Date:	Not reported
Appeal Resolution Date:	Not reported
Disposition Status Date:	Not reported
Disposition Status:	Not reported
Disposition Status Description:	Not reported
Consent/Final Order Sequence Number:	Not reported
Consent/Final Order Respondent Name:	Not reported
Consent/Final Order Lead Agency:	Not reported
Enforcement Type:	WRITTEN INFORMAL
Enforcement Responsible Person:	NYDEC
Enforcement Responsible Sub-Organization:	Not reported

DUTCHESS COUNTY DPW - OLD CITY HALL BLDG (Continued) **1001079705**

SEP Sequence Number: Not reported
SEP Expenditure Amount: Not reported
SEP Scheduled Completion Date: Not reported
SEP Actual Date: Not reported
SEP Defaulted Date: Not reported
SEP Type: Not reported
SEP Type Description: Not reported
Proposed Amount: Not reported
Final Monetary Amount: Not reported
Paid Amount: Not reported
Final Count: Not reported
Final Amount: Not reported

Evaluation Action Summary:
Evaluation Date: 1996-01-01 00:00:00.0
Evaluation Responsible Agency: State
Found Violation: Yes
Evaluation Type Description: NON-FINANCIAL RECORD REVIEW
Evaluation Responsible Person Identifier: Not reported
Evaluation Responsible Sub-Organization: Not reported
Actual Return to Compliance Date: 1996-10-23 00:00:00.0
Scheduled Compliance Date: 1996-10-17 00:00:00.0
Date of Request: Not reported
Date Response Received: Not reported
Request Agency: Not reported
Former Citation: Not reported

FINDS:
Registry ID: 110000904567

Click Here:

Environmental Interest/Information System:
RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:
Envid: 1001079705
Registry ID: 110000904567
DFR URL: http://echo.epa.gov/detailed-facility-report?fid=110000904567
Name: DUTCHESS COUNTY DPW - OLD CITY HALL BLDG
Address: 228 MAIN ST
City,State,Zip: POUGHKEEPSIE, NY 12601

NY MANIFEST:
Name: DUCHESS COUNTY DPW
Address: 228 MAIN ST
City,State,Zip: POUGHKEEPSIE, NY 12601-0000
Country: USA

DUTCHESS COUNTY DPW - OLD CITY HALL BLDG (Continued) **1001079705**

EPA ID:	NYR000014126
Facility Status:	Not reported
Location Address 1:	228 MAIN ST (OLD CITY HALL)
Code:	BP
Location Address 2:	Not reported
Total Tanks:	Not reported
Location City:	POUGHKEEPSIE
Location State:	NY
Location Zip:	Not reported
Location Zip 4:	Not reported

NY MANIFEST:

EPAID:	NYR000014126
Mailing Name:	DUCHESS COUNTY DPW
Mailing Contact:	NOVAK VAJICIC
Mailing Address 1:	22 MARKET ST
Mailing Address 2:	Not reported
Mailing City:	POUGHKEEPSIE
Mailing State:	NY
Mailing Zip:	12601
Mailing Zip 4:	Not reported
Mailing Country:	USA
Mailing Phone:	9144862121

NY MANIFEST:

Document ID:	NJA2261312
Manifest Status:	C
seq:	Not reported
Year:	1996
Trans1 State ID:	S6993
Trans2 State ID:	Not reported
Generator Ship Date:	05/01/1996
Trans1 Recv Date:	05/01/1996
Trans2 Recv Date:	/ /
TSD Site Recv Date:	05/01/1996
Part A Recv Date:	/ /
Part B Recv Date:	05/10/1996
Generator EPA ID:	NYR000014126
Trans1 EPA ID:	NJD980772768
Trans2 EPA ID:	Not reported
TSDF ID 1:	NJD991291105
TSDF ID 2:	Not reported
Manifest Tracking Number:	Not reported
Import Indicator:	Not reported
Export Indicator:	Not reported
Discr Quantity Indicator:	Not reported
Discr Type Indicator:	Not reported
Discr Residue Indicator:	Not reported
Discr Partial Reject Indicator:	Not reported
Discr Full Reject Indicator:	Not reported
Manifest Ref Number:	Not reported
Alt Facility RCRA ID:	Not reported
Alt Facility Sign Date:	Not reported
MGMT Method Type Code:	Not reported
Waste Code:	D008 - LEAD 5.0 MG/L TCLP
Waste Code:	Not reported
Waste Code:	Not reported

DUTCHESS COUNTY DPW - OLD CITY HALL BLDG (Continued) **1001079705**

Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Quantity:	03275
Units:	P - Pounds
Number of Containers:	007
Container Type:	DM - Metal drums, barrels
Handling Method:	T Chemical, physical, or biological treatment.
Specific Gravity:	100

L44 **MID-HUDSON CIVIC CENTER INC** **RCRA NonGen / NLR** **1005417300**
ESE **14 CIVIC CENTER PLZ** **FINDS** **NYR000104265**
1/8-1/4 **POUGHKEEPSIE, NY 12601** **ECHO**
0.189 mi. **NY MANIFEST**
1000 ft. **Site 1 of 2 in cluster L**

Relative: **Higher**
Actual: **170 ft.**

RCRA NonGen / NLR:

Date Form Received by Agency:	2007-01-01 00:00:00.0
Handler Name:	MID-HUDSON CIVIC CENTER INC
Handler Address:	14 CIVIC CENTER PLZ
Handler City,State,Zip:	POUGHKEEPSIE, NY 12601
EPA ID:	NYR000104265
Contact Name:	SUSAN DUMOULIN
Contact Address:	CIVIC CENTER PLZ
Contact City,State,Zip:	POUGHKEEPSIE, NY 12601
Contact Telephone:	845-454-5800
Contact Fax:	Not reported
Contact Email:	Not reported
Contact Title:	Not reported
EPA Region:	02
Land Type:	Private
Federal Waste Generator Description:	Not a generator, verified
Non-Notifier:	Not reported
Biennial Report Cycle:	Not reported
Accessibility:	Not reported
Active Site Indicator:	Not reported
State District Owner:	NY
State District:	NYSDEC R3
Mailing Address:	CIVIC CENTER PLZ
Mailing City,State,Zip:	POUGHKEEPSIE, NY 12601
Owner Name:	CIVIC PROPERTIES C/O JAMES TAYLOR MFG
Owner Type:	Private
Operator Name:	CIVIC PROPERTIES C/O JAMES TAYLOR MFG
Operator Type:	Private
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No

MID-HUDSON CIVIC CENTER INC (Continued) **1005417300**

Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	NN
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	2015-04-14 00:00:00.0
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	Not reported
Manifest Broker:	Not reported
Sub-Part P Indicator:	Not reported

Hazardous Waste Summary:

Waste Code:	F002
Waste Description:	THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2, TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

MID-HUDSON CIVIC CENTER INC (Continued) **1005417300**

Handler - Owner Operator:

Owner/Operator Indicator:	Operator
Owner/Operator Name:	CIVIC PROPERTIES C/O JAMES TAYLOR MFG
Legal Status:	Private
Date Became Current:	2001-01-01 00:00:00.
Date Ended Current:	Not reported
Owner/Operator Address:	108 PARK AVE
Owner/Operator City,State,Zip:	POUGHKEEPSIE, NY 12601
Owner/Operator Telephone:	845-452-3780
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Owner
Owner/Operator Name:	CIVIC PROPERTIES C/O JAMES TAYLOR MFG
Legal Status:	Private
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	108 PARK AVE
Owner/Operator City,State,Zip:	POUGHKEEPSIE, NY 12601
Owner/Operator Telephone:	845-452-3780
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Owner
Owner/Operator Name:	CIVIC PROPERTIES C/O JAMES TAYLOR MFG
Legal Status:	Private
Date Became Current:	2001-01-01 00:00:00.
Date Ended Current:	Not reported
Owner/Operator Address:	108 PARK AVE
Owner/Operator City,State,Zip:	POUGHKEEPSIE, NY 12601
Owner/Operator Telephone:	845-452-3780
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	2006-01-01 00:00:00.0
Handler Name:	MID-HUDSON CIVIC CENTER INC
Federal Waste Generator Description:	Not a generator, verified
State District Owner:	NY
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	No
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

Receive Date:	2007-01-01 00:00:00.0
Handler Name:	MID-HUDSON CIVIC CENTER INC
Federal Waste Generator Description:	Not a generator, verified
State District Owner:	NY
Large Quantity Handler of Universal Waste:	No

MID-HUDSON CIVIC CENTER INC (Continued) **1005417300**

Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	Yes
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

Receive Date:	2002-02-20 00:00:00.0
Handler Name:	MID-HUDSON CIVIC CENTER INC
Federal Waste Generator Description:	Small Quantity Generator
State District Owner:	NY
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	No
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

List of NAICS Codes and Descriptions:

No NAICS Codes Found:

Facility Has Received Notices of Violation:

No Violations Found:

Evaluation Action Summary:

No Evaluations Found:

FINDS:
Registry ID: 110012197568

Click Here:

Environmental Interest/Information System:
RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:

Envid:	1005417300
Registry ID:	110012197568
DFR URL:	http://echo.epa.gov/detailed-facility-report?fid=110012197568
Name:	MID-HUDSON CIVIC CENTER INC
Address:	14 CIVIC CENTER PLZ
City,State,Zip:	POUGHKEEPSIE, NY 12601

MID-HUDSON CIVIC CENTER INC (Continued) **1005417300**

NY MANIFEST:

Name:	MID HUDSON CIVIC CENTER
Address:	14 CIVIC CENTER PLZ
City,State,Zip:	POUGHKEEPSIE, NY 12601
Country:	USA
EPA ID:	NYR000104265
Facility Status:	Not reported
Location Address 1:	14 CIVIC CENTER PLAZA
Code:	BP
Location Address 2:	Not reported
Total Tanks:	Not reported
Location City:	POUGHKEEPSIE
Location State:	NY
Location Zip:	12601
Location Zip 4:	Not reported

NY MANIFEST:

EPAID:	NYR000104265
Mailing Name:	MID HUDSON CIVIC CENTER
Mailing Contact:	LARRY MARCHIONY
Mailing Address 1:	14 CIVIC CENTER PLAZA
Mailing Address 2:	Not reported
Mailing City:	POUGHKEEPSIE
Mailing State:	NY
Mailing Zip:	12601
Mailing Zip 4:	Not reported
Mailing Country:	USA
Mailing Phone:	5169247873

NY MANIFEST:

Document ID:	Not reported
Manifest Status:	Not reported
seq:	Not reported
Year:	Not reported
Trans1 State ID:	NYD986908085
Trans2 State ID:	NYD986908085
Generator Ship Date:	06/08/2007
Trans1 Recv Date:	06/08/2007
Trans2 Recv Date:	06/12/2007
TSD Site Recv Date:	06/13/2007
Part A Recv Date:	Not reported
Part B Recv Date:	Not reported
Generator EPA ID:	NYR000104265
Trans1 EPA ID:	Not reported
Trans2 EPA ID:	Not reported
TSDF ID 1:	CTD002593887
TSDF ID 2:	Not reported
Manifest Tracking Number:	003000064JJK
Import Indicator:	N
Export Indicator:	N
Discr Quantity Indicator:	N
Discr Type Indicator:	N
Discr Residue Indicator:	N
Discr Partial Reject Indicator:	N
Discr Full Reject Indicator:	N
Manifest Ref Number:	Not reported
Alt Facility RCRA ID:	Not reported

MID-HUDSON CIVIC CENTER INC (Continued) **1005417300**

Alt Facility Sign Date:	Not reported
MGMT Method Type Code:	H141
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Quantity:	110
Units:	G - Gallons (liquids only)* (8.3 pounds)
Number of Containers:	3
Container Type:	DF - Fiberboard or plastic drums (glass)
Handling Method:	T Chemical, physical, or biological treatment.
Specific Gravity:	1
Waste Code:	D002
Waste Code 1_2:	Not reported
Waste Code 1_3:	Not reported
Waste Code 1_4:	Not reported
Waste Code 1_5:	Not reported
Waste Code 1_6:	Not reported

L45 **MID-HUDSON CIVIC CENTER** **NY UST** **U004320833**
ESE **14 CIVIC CENTER PLAZA** **N/A**
1/8-1/4 **POUGHKEEPSIE, NY 12601**
0.189 mi.
1000 ft. **Site 2 of 2 in cluster L**

Relative:
Higher

Actual:
170 ft.

UST:

Name:	MID-HUDSON CIVIC CENTER
Address:	14 CIVIC CENTER PLAZA
City,State,Zip:	POUGHKEEPSIE, NY 12601
Id/Status:	3-991154 / Active
Program Type:	PBS
Region:	STATE
DEC Region:	3
Expiration Date:	04/27/2025
UTM X:	Not reported
UTM Y:	Not reported
Site Type:	Other

Affiliation Records:

Site Id:	604185
Affiliation Type:	Facility Owner
Company Name:	MID-HUDSON CIVIC CENTER
Contact Type:	PRESIDENT
Contact Name:	DANIELLE ANDERSON
Address1:	14 CIVIC CENTER PLAZA
Address2:	Not reported
City:	POUGHKEEPSIE
State:	NY
Zip Code:	12601
Country Code:	001
Phone:	(845) 494-6529
EMail:	DANIELLE@MIDHUSONCIVICCENTER.ORG
Fax Number:	Not reported
Modified By:	AAVITARI
Date Last Modified:	2020-04-27

MID-HUDSON CIVIC CENTER (Continued) **U004320833**

Site Id:	604185
Affiliation Type:	Mail Contact
Company Name:	MID-HUDSON CIVIC CENTER
Contact Type:	PRESIDENT
Contact Name:	DANIELLE ANDERSON
Address1:	14 CIVIC CENTER PLAZA
Address2:	Not reported
City:	POUGHKEEPSIE
State:	NY
Zip Code:	12601
Country Code:	001
Phone:	(845) 494-6529
EMail:	DANIELLE@MIDHUSONCIVICCENTER.ORG
Fax Number:	Not reported
Modified By:	AAVITARI
Date Last Modified:	2020-04-27

Site Id:	604185
Affiliation Type:	Facility Operator
Company Name:	MID-HUDSON CIVIC CENTER
Contact Type:	Not reported
Contact Name:	DANIELLE ANDERSON
Address1:	Not reported
Address2:	Not reported
City:	Not reported
State:	NN
Zip Code:	Not reported
Country Code:	001
Phone:	Not reported
EMail:	Not reported
Fax Number:	Not reported
Modified By:	AAVITARI
Date Last Modified:	2020-04-27

Site Id:	604185
Affiliation Type:	Emergency Contact
Company Name:	MID-HUDSON CIVIC CENTER
Contact Type:	Not reported
Contact Name:	DANIELLE ANDERSON
Address1:	Not reported
Address2:	Not reported
City:	Not reported
State:	NN
Zip Code:	Not reported
Country Code:	001
Phone:	(845) 494-6529
EMail:	Not reported
Fax Number:	Not reported
Modified By:	AAVITARI
Date Last Modified:	2020-04-27

Tank Info:

Tank Number:	1
Tank ID:	286620
Tank Status:	In Service
Material Name:	In Service

MID-HUDSON CIVIC CENTER (Continued) **U004320833**

Capacity Gallons:	15000
Install Date:	01/01/1976
Date Tank Closed:	Not reported
Registered:	True
Tank Location:	Underground
Tank Type:	Steel/carbon steel
Tightness Test Method:	-
Date Test:	Not reported
Next Test Date:	10/11/2016
Pipe Model:	Not reported
Modified By:	AAVITARI
Last Modified:	04/27/2020

Equipment Records:

F00 - Pipe External Protection - None
B00 - Tank External Protection - None
C00 - Pipe Location - No Piping
K00 - Spill Prevention - None
A00 - Tank Internal Protection - None
E00 - Piping Secondary Containment - None
H00 - Tank Leak Detection - None
I00 - Overfill - None
J00 - Dispenser - None
L00 - Piping Leak Detection - None
D00 - Pipe Type - No Piping
G00 - Tank Secondary Containment - None

Tank Number:	2
Tank ID:	286621
Tank Status:	In Service
Material Name:	In Service
Capacity Gallons:	500
Install Date:	01/01/1976
Date Tank Closed:	Not reported
Registered:	True
Tank Location:	Underground
Tank Type:	Steel/carbon steel
Tightness Test Method:	-
Date Test:	Not reported
Next Test Date:	10/11/2016
Pipe Model:	Not reported
Modified By:	AAVITARI
Last Modified:	04/27/2020

Equipment Records:

A00 - Tank Internal Protection - None
K00 - Spill Prevention - None
E00 - Piping Secondary Containment - None
H00 - Tank Leak Detection - None
I00 - Overfill - None
B00 - Tank External Protection - None
C00 - Pipe Location - No Piping
F00 - Pipe External Protection - None
J00 - Dispenser - None
D00 - Pipe Type - No Piping
L00 - Piping Leak Detection - None
G00 - Tank Secondary Containment - None

K46 **COURTHOUSE ANNEX** **NY LTANKS** **S104950883**
ESE **235 MAIN ST** **NY Spills** **N/A**
1/8-1/4 **POUGHKEEPSIE, NY**
0.191 mi.
1008 ft. **Site 2 of 6 in cluster K**

Relative:
Higher

Actual:
169 ft.

LTANKS:

Name:	POK. FINANCIAL PLAZA
Address:	235 MAIN ST
City,State,Zip:	POUGHKEEPSIE, NY
Spill Number/Closed Date:	0011737 / 2001-05-01
Facility ID:	0011737
Site ID:	291978
Spill Date:	2000-10-09
Spill Cause:	Tank Failure
Spill Source:	Commercial/Industrial
Spill Class:	C4
Cleanup Ceased:	Not reported
SWIS:	1446
Investigator:	vpmccabe
Referred To:	Not reported
Reported to Dept:	2001-01-31
CID:	257
Water Affected:	Not reported
Spill Notifier:	Other
Last Inspection:	Not reported
Recommended Penalty:	False
Meets Standard:	True
UST Involvement:	False
Remediation Phase:	0
Date Entered In Computer:	2001-01-31
Spill Record Last Update:	2004-08-11
Spiller Name:	BRUNO BATTISTOLI
Spiller Company:	Not reported
Spiller Address:	235 MAIN ST
Spiller County:	001
Spiller Contact:	BRUNO BATTISTOLI
Spiller Phone:	(914) 334-9898
Spiller Extention:	Not reported
DEC Region:	3
DER Facility ID:	236399
DEC Memo:	"Prior to Sept, 2004 data translation this spill Lead_DEC Field was MCCABE/BENDELL 1/31/2001 RDB SPOKE TO MIKE HATCH @ TANK TIGHT. SPILL OCCURRED 10/9/00 BUT WAS NEVER CALLED IN. CONTAMINATION FOUND. TANK TIGHT CALLED IN TODAY & D. BENDELL INSTRUCTED THEM TO RESUBMIT CORRECTED CLOSURE REPORT. 05/01/2001 LETTER SENT TO POUGHKEEPSIE FINANCIAL BY W.W.; BASED ON SUBMITTAL OF 3/7/01, NO FURTHER ACTION IS REQUIRED AT THIS TIME. SPILL NUMBER CLOSED. This spill was updated 08/11/2004 from info in V. McCabe's data files. 'Date:' = 01/31/01, 'Phone' = 1/24/2001, 'Site Insp' = 6/30/2000. "
Remarks:	"samples were taken and found to be contaminted soil"

All Materials:

Site ID:	291978
Operable Unit ID:	833117
Operable Unit:	01
Material ID:	542036
Material Code:	0001A
Material Name:	#2 fuel oil
Case No.:	Not reported

COURTHOUSE ANNEX (Continued) **S104950883**

Material FA:	Petroleum
Quantity:	.00
Units:	G
Recovered:	.00
Oxygenate:	Not reported

SPILLS:

Name:	COURTHOUSE ANNEX
Address:	235 MAIN ST
City,State,Zip:	POUGHKEEPSIE, NY
Spill Number/Closed Date:	9604976 / 1996-07-29
Facility ID:	9604976
Facility Type:	ER
DER Facility ID:	236399
Site ID:	291979
DEC Region:	3
Spill Cause:	Unknown
Spill Class:	C3
SWIS:	1446
Spill Date:	1996-07-17
Investigator:	VPMCCABE
Referred To:	Not reported
Reported to Dept:	1996-07-17
CID:	270
Water Affected:	Not reported
Spill Source:	Commercial/Industrial
Spill Notifier:	Affected Persons
Cleanup Ceased:	Not reported
Cleanup Meets Std:	True
Last Inspection:	1996-07-29
Recommended Penalty:	False
UST Trust:	False
Remediation Phase:	0
Date Entered In Computer:	1996-07-17
Spill Record Last Update:	1996-09-09
Spiller Name:	JOE
Spiller Company:	COURTHOUSE ANNEX
Spiller Address:	235 MAIN ST
Spiller Company:	001
Contact Name:	JOE
DEC Memo:	"Prior to Sept, 2004 data translation this spill Lead_DEC Field was MCCABE 07/29/96 TOP OF TANK DUG UP; SOME CONTAMINATED SOIL IN PILE; WILL BE TAKEN AWAY; DIRT CAME FROM OVERFILLS; WORK DONE BY IRA CONKIN "
Remarks:	"noticed contaminated soil when tank was uncovered for testing"

All Materials:

Site ID:	291979
Operable Unit ID:	1032541
Operable Unit:	01
Material ID:	347732
Material Code:	0001A
Material Name:	#2 fuel oil
Case No.:	Not reported
Material FA:	Petroleum
Quantity:	.00

COURTHOUSE ANNEX (Continued) **S104950883**

Units: G
Recovered: .00
Oxygenate: Not reported

K47 **GSA** **NY UST** **U003749743**
ESE **235 MAIN STREET** **N/A**
1/8-1/4 **POUGHKEEPSIE, NY 12602**
0.191 mi.
1008 ft. **Site 3 of 6 in cluster K**

Relative:
Higher

Actual:
169 ft.

UST:
Name: GSA
Address: 235 MAIN STREET
City,State,Zip: POUGHKEEPSIE, NY 12602
Id/Status: 3-601437 / Unregulated/Closed
Program Type: PBS
Region: STATE
DEC Region: 3
Expiration Date: N/A
UTM X: 589100.54680
UTM Y: 4617495.63143
Site Type: Other

Affiliation Records:
Site Id: 34545
Affiliation Type: Facility Owner
Company Name: POUGHKEEPSIE FINANCIAL PLAZA
Contact Type: Not reported
Contact Name: Not reported
Address1: PO BOX 151
Address2: Not reported
City: POUGHKEEPSIE
State: NY
Zip Code: 12602
Country Code: 001
Phone: (914) 334-9898
EMail: Not reported
Fax Number: Not reported
Modified By: TRANSLAT
Date Last Modified: 2004-03-04

Site Id: 34545
Affiliation Type: Mail Contact
Company Name: TANKTITE, INC.
Contact Type: Not reported
Contact Name: STEPHANIE MUNSON
Address1: 1551 GREENWOOD LAKE TPKE.
Address2: Not reported
City: HEWITT
State: NJ
Zip Code: 07421
Country Code: 001
Phone: (973) 728-8855
EMail: Not reported
Fax Number: Not reported
Modified By: TRANSLAT
Date Last Modified: 2004-03-04

GSA (Continued) **U003749743**

Site Id: 34545
Affiliation Type: Facility Operator
Company Name: GSA
Contact Type: Not reported
Contact Name: BRUNO
Address1: Not reported
Address2: Not reported
City: Not reported
State: NN
Zip Code: Not reported
Country Code: 001
Phone: (914) 334-9898
EMail: Not reported
Fax Number: Not reported
Modified By: TRANSLAT
Date Last Modified: 2004-03-04

Site Id: 34545
Affiliation Type: Emergency Contact
Company Name: POUGHKEEPSIE FINANCIAL PLAZA
Contact Type: Not reported
Contact Name: S. MUNSON
Address1: Not reported
Address2: Not reported
City: Not reported
State: NN
Zip Code: Not reported
Country Code: 001
Phone: (973) 728-8855
EMail: Not reported
Fax Number: Not reported
Modified By: TRANSLAT
Date Last Modified: 2004-03-04

Tank Info:

Tank Number: 1
Tank ID: 82373
Tank Status: Closed - In Place
Material Name: Closed - In Place
Capacity Gallons: 5000
Install Date: 01/01/1977
Date Tank Closed: 07/25/2000
Registered: True
Tank Location: Underground
Tank Type: Steel/carbon steel
Material Code: 0001
Common Name of Substance: #2 Fuel Oil (On-Site Consumption)

Tightness Test Method: NN
Date Test: Not reported
Next Test Date: Not reported
Pipe Model: Not reported
Modified By: TRANSLAT
Last Modified: 04/14/2017

Equipment Records:

GSA (Continued) **U003749743**

H00 - Tank Leak Detection - None
I00 - Overfill - None
B00 - Tank External Protection - None
F00 - Pipe External Protection - None
A00 - Tank Internal Protection - None
D10 - Pipe Type - Copper
C02 - Pipe Location - Underground/On-ground
G00 - Tank Secondary Containment - None
J02 - Dispenser - Suction Dispenser

48
West
1/8-1/4
0.201 mi.
1059 ft.

NYSDOT BIN 1005301 & 1005302
RTE 9 OVER MAIN ST
POUGHKEEPSIE, NY 12603

RCRA NonGen / NLR **1000790684**
NY MANIFEST **NYD987021706**

Relative:
Lower

Actual:
36 ft.

RCRA NonGen / NLR:

Date Form Received by Agency:	2007-01-01 00:00:00.0
Handler Name:	NYSDOT BIN 1005301 & 1005302
Handler Address:	RTE 9 OVER MAIN ST
Handler City,State,Zip:	POUGHKEEPSIE, NY 12603
EPA ID:	NYD987021706
Contact Name:	RICHARD MANNS
Contact Address:	BURNETT BLVD
Contact City,State,Zip:	POUGHKEEPSIE, NY 12603
Contact Telephone:	914-431-5743
Contact Fax:	Not reported
Contact Email:	Not reported
Contact Title:	Not reported
EPA Region:	02
Land Type:	State
Federal Waste Generator Description:	Not a generator, verified
Non-Notifier:	Not reported
Biennial Report Cycle:	Not reported
Accessibility:	Not reported
Active Site Indicator:	Not reported
State District Owner:	NY
State District:	NYSDEC R3
Mailing Address:	BURNETT BLVD
Mailing City,State,Zip:	POUGHKEEPSIE, NY 12603
Owner Name:	NYSDOT
Owner Type:	State
Operator Name:	NYSDOT
Operator Type:	State
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported

NYSDOT BIN 1005301 & 1005302 (Continued) **1000790684**

Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	NN
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	2015-04-14 00:00:00.0
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	Not reported
Manifest Broker:	Not reported
Sub-Part P Indicator:	Not reported

Hazardous Waste Summary:

Waste Code:	D000
Waste Description:	Not Defined
Waste Code:	D008
Waste Description:	LEAD

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name:	NYSDOT
Legal Status:	State
Date Became Current:	Not reported
Date Ended Current:	Not reported

NYSDOT BIN 1005301 & 1005302 (Continued) **1000790684**

Owner/Operator Address:	NOT REQUIRED
Owner/Operator City,State,Zip:	NOT REQUIRED, NY 99999
Owner/Operator Telephone:	212-555-1212
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported
Owner/Operator Indicator:	Operator
Owner/Operator Name:	NYSDOT
Legal Status:	State
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	NOT REQUIRED
Owner/Operator City,State,Zip:	NOT REQUIRED, NY 99999
Owner/Operator Telephone:	212-555-1212
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported
Owner/Operator Indicator:	Owner
Owner/Operator Name:	NYSDOT
Legal Status:	State
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	NOT REQUIRED
Owner/Operator City,State,Zip:	NOT REQUIRED, NY 99999
Owner/Operator Telephone:	212-555-1212
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	2006-01-01 00:00:00.0
Handler Name:	NYSDOT BIN 1005301 & 1005302
Federal Waste Generator Description:	Not a generator, verified
State District Owner:	NY
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	No
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported
Receive Date:	2007-01-01 00:00:00.0
Handler Name:	NYSDOT BIN 1005301 & 1005302
Federal Waste Generator Description:	Not a generator, verified
State District Owner:	NY
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	Yes
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

NYSDOT BIN 1005301 & 1005302 (Continued) **1000790684**

Receive Date:	1992-11-06 00:00:00.0
Handler Name:	NYSDOT BIN 1005301 & 1005302
Federal Waste Generator Description:	Not a generator, verified
State District Owner:	NY
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	No
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

List of NAICS Codes and Descriptions:

No NAICS Codes Found:

Facility Has Received Notices of Violation:

No Violations Found:

Evaluation Action Summary:

No Evaluations Found:

NY MANIFEST:

Name:	NYSDOT BIN 1005301 & 1005302
Address:	RTE 9 OVER MAIN ST
City,State,Zip:	POUGHKEEPSIE, NY 12603
Country:	USA
EPA ID:	NYD987021706
Facility Status:	Not reported
Location Address 1:	RTE 9 OVER MAIN ST
Code:	BP
Location Address 2:	Not reported
Total Tanks:	Not reported
Location City:	POUGHKEEPSIE
Location State:	NY
Location Zip:	12603
Location Zip 4:	Not reported

NY MANIFEST:

EPAID:	NYD987021706
Mailing Name:	NYSDOT BIN 1005301 & 1005302
Mailing Contact:	N/S
Mailing Address 1:	4 BURNETT BLVD
Mailing Address 2:	Not reported
Mailing City:	POUGHKEEPSIE
Mailing State:	NY
Mailing Zip:	12603
Mailing Zip 4:	Not reported
Mailing Country:	USA
Mailing Phone:	8455756000

NY MANIFEST:

Document ID:	NJA4144312

NYSDOT BIN 1005301 & 1005302 (Continued) **1000790684**

Manifest Status:	Not reported
seq:	01
Year:	2002
Trans1 State ID:	S8424
Trans2 State ID:	Not reported
Generator Ship Date:	11/21/2002
Trans1 Recv Date:	11/21/2002
Trans2 Recv Date:	Not reported
TSD Site Recv Date:	11/21/2002
Part A Recv Date:	Not reported
Part B Recv Date:	Not reported
Generator EPA ID:	NYD987021706
Trans1 EPA ID:	NYD046765574
Trans2 EPA ID:	Not reported
TSDF ID 1:	NJD991291105
TSDF ID 2:	Not reported
Manifest Tracking Number:	Not reported
Import Indicator:	Not reported
Export Indicator:	Not reported
Discr Quantity Indicator:	Not reported
Discr Type Indicator:	Not reported
Discr Residue Indicator:	Not reported
Discr Partial Reject Indicator:	Not reported
Discr Full Reject Indicator:	Not reported
Manifest Ref Number:	Not reported
Alt Facility RCRA ID:	Not reported
Alt Facility Sign Date:	Not reported
MGMT Method Type Code:	Not reported
Waste Code:	D008 - LEAD 5.0 MG/L TCLP
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Quantity:	01500
Units:	P - Pounds
Number of Containers:	003
Container Type:	DM - Metal drums, barrels
Handling Method:	T Chemical, physical, or biological treatment.
Specific Gravity:	01.00

J49 **POUGHKEEPSIE POST OFFICE** **NY AST** **U003397790**
ENE **55 MANSION STREET** **N/A**
1/8-1/4 **POUGHKEEPSIE, NY 12601**
0.215 mi.
1137 ft. **Site 2 of 2 in cluster J**

Relative: **Higher**
Actual: **168 ft.**

AST:

Name:	POUGHKEEPSIE POST OFFICE
Address:	55 MANSION STREET
City,State,Zip:	POUGHKEEPSIE, NY 12601-9998
Region:	STATE
DEC Region:	3
Site Status:	Unregulated/Closed
Facility Id:	3-600107
Program Type:	PBS
UTM X:	589213.95384

POUGHKEEPSIE POST OFFICE (Continued) **U003397790**

UTM Y: 4617832.76409
Expiration Date: N/A
Site Type: Other

Affiliation Records:

Site Id: 33817
Affiliation Type: Facility Owner
Company Name: U.S. POSTAL SERVICE
Contact Type: ENV. COMPLIANCE & RISK MITIGATION SPECIALIST
Contact Name: JAMES E. NAGY
Address1: 55 MANSION STREET
Address2: Not reported
City: POUGHKEEPSIE
State: NY
Zip Code: 12601-9998
Country Code: 001
Phone: (845) 452-5297
EMail: Not reported
Fax Number: Not reported
Modified By: BHYUKOWE
Date Last Modified: 2013-03-26

Site Id: 33817
Affiliation Type: Mail Contact
Company Name: U.S. POSTAL SERVICE
Contact Type: Not reported
Contact Name: POSTMASTER
Address1: 55 MANSION STREET
Address2: Not reported
City: POUGHKEEPSIE
State: NY
Zip Code: 12601-9998
Country Code: 001
Phone: (845) 452-5297
EMail: Not reported
Fax Number: Not reported
Modified By: BHYUKOWE
Date Last Modified: 2013-03-26

Site Id: 33817
Affiliation Type: Facility Operator
Company Name: POUGHKEEPSIE POST OFFICE
Contact Type: Not reported
Contact Name: STATION MANAGER
Address1: Not reported
Address2: Not reported
City: Not reported
State: NN
Zip Code: Not reported
Country Code: 001
Phone: (845) 452-5297
EMail: Not reported
Fax Number: Not reported
Modified By: BHYUKOWE
Date Last Modified: 2013-03-26

Site Id: 33817
Affiliation Type: Emergency Contact

POUGHKEEPSIE POST OFFICE (Continued) **U003397790**

Company Name:	U.S. POSTAL SERVICE
Contact Type:	Not reported
Contact Name:	JAMES E. NAGY, CPEA.REM
Address1:	Not reported
Address2:	Not reported
City:	Not reported
State:	NN
Zip Code:	Not reported
Country Code:	999
Phone:	(917) 971-1334
EMail:	Not reported
Fax Number:	Not reported
Modified By:	BHYUKOWE
Date Last Modified:	2013-03-26

Tank Info:

Tank Number:	MPO-1
Tank Id:	77067
Material Code:	0001
Common Name of Substance:	#2 Fuel Oil (On-Site Consumption)

Equipment Records:

	A00 - Tank Internal Protection - None
	B01 - Tank External Protection - Painted/Asphalt Coating
	F00 - Pipe External Protection - None
	H00 - Tank Leak Detection - None
	I00 - Overfill - None
	L09 - Piping Leak Detection - Exempt Suction Piping
	D00 - Pipe Type - No Piping
	J02 - Dispenser - Suction Dispenser
	C03 - Pipe Location - Aboveground/Underground Combination
	G00 - Tank Secondary Containment - None
Tank Location:	Aboveground - on saddles, legs, racks, etc.... Tank bottom is elevated above grade or tank pad, allowing visual inspection.
Tank Type:	Steel/Carbon Steel/Iron
Tank Status:	Closed - Removed
Pipe Model:	Not reported
Install Date:	Not reported
Capacity Gallons:	6000
Tightness Test Method:	NN
Date Test:	Not reported
Next Test Date:	Not reported
Date Tank Closed:	08/18/2010
Register:	True
Modified By:	BHYUKOWE
Last Modified:	04/14/2017
Material Name:	#2 fuel oil (on-site consumption)

50
NNW
1/8-1/4
0.216 mi.
1139 ft.

OUR LADY OF MT. CARMEL SCHOOL
15 MOUNT CARMEL PLACE
POUGHKEEPSIE, NY 12601

NY AST **A100348636**
N/A

Relative:
Lower

Actual:
104 ft.

AST:

Name:	OUR LADY OF MT. CARMEL SCHOOL
Address:	15 MOUNT CARMEL PLACE
City,State,Zip:	POUGHKEEPSIE, NY 12601
Region:	STATE
DEC Region:	3
Site Status:	Unregulated/Closed
Facility Id:	3-600109
Program Type:	PBS
UTM X:	588553.88440
UTM Y:	4618009.42033
Expiration Date:	N/A
Site Type:	School

Affiliation Records:

Site Id:	33818
Affiliation Type:	Facility Owner
Company Name:	OUR LADY OF MT. CARMEL PARISH
Contact Type:	PASTOR
Contact Name:	REV. PETER KIHM
Address1:	11 MOUNT CARMEL PLACE
Address2:	Not reported
City:	POUGHKEEPSIE
State:	NY
Zip Code:	12601
Country Code:	001
Phone:	(845) 454-0340
EMail:	Not reported
Fax Number:	Not reported
Modified By:	BHYUKOWE
Date Last Modified:	2010-01-04

Site Id:	33818
Affiliation Type:	Mail Contact
Company Name:	MR. KEVIN MARTIN
Contact Type:	Not reported
Contact Name:	Not reported
Address1:	OUR LADY OF MOUNT CARMEL PARISH
Address2:	11 MOUNT CARMEL PLACE
City:	POUGHKEEPSIE
State:	NY
Zip Code:	12601
Country Code:	001
Phone:	(845) 454-0340
EMail:	Not reported
Fax Number:	Not reported
Modified By:	BHYUKOWE
Date Last Modified:	2010-01-04

Site Id:	33818
Affiliation Type:	Facility Operator
Company Name:	OUR LADY OF MT. CARMEL SCHOOL
Contact Type:	Not reported
Contact Name:	MR. KEVIN MARTIN

OUR LADY OF MT. CARMEL SCHOOL (Continued) **A100348636**

Address1:	Not reported
Address2:	Not reported
City:	Not reported
State:	NN
Zip Code:	Not reported
Country Code:	001
Phone:	(845) 454-0340
EMail:	Not reported
Fax Number:	Not reported
Modified By:	BHYUKOWE
Date Last Modified:	2010-01-04

Site Id:	33818
Affiliation Type:	Emergency Contact
Company Name:	OUR LADY OF MT. CARMEL PARISH
Contact Type:	Not reported
Contact Name:	MR. KEVIN MARTIN
Address1:	Not reported
Address2:	Not reported
City:	Not reported
State:	NN
Zip Code:	Not reported
Country Code:	999
Phone:	(845) 454-0340
EMail:	Not reported
Fax Number:	Not reported
Modified By:	BHYUKOWE
Date Last Modified:	2010-01-04

Tank Info:

Tank Number:	SCHOOL
Tank Id:	77068
Material Code:	0001
Common Name of Substance:	#2 Fuel Oil (On-Site Consumption)

Equipment Records:

	H00 - Tank Leak Detection - None
	I00 - Overfill - None
	A00 - Tank Internal Protection - None
	F00 - Pipe External Protection - None
	D00 - Pipe Type - No Piping
	G01 - Tank Secondary Containment - Diking (Aboveground)
	B99 - Tank External Protection - Other
	C03 - Pipe Location - Aboveground/Underground Combination
Tank Location:	Partially buried tank (tank with 10% or more below ground).... Tank is less than 90% above grade, partially buried.
Tank Type:	Steel/Carbon Steel/Iron
Tank Status:	Closed - In Place
Pipe Model:	Not reported
Install Date:	Not reported
Capacity Gallons:	2500
Tightness Test Method:	03
Date Test:	12/01/1992
Next Test Date:	Not reported
Date Tank Closed:	01/15/2010

OUR LADY OF MT. CARMEL SCHOOL (Continued) **A100348636**

Register:	True
Modified By:	BHYUKOWE
Last Modified:	04/14/2017
Material Name:	#2 fuel oil (on-site consumption)

K51 **COUNTY OF DUTCHESS** **NY LTANKS** **S102155635**
SE **22 MARKET STREET** **NY Spills** **N/A**
1/8-1/4 **POUGHKEEPSIE, NY 12601** **NY SPDES**
0.216 mi.
1143 ft. **Site 4 of 6 in cluster K**

Relative: **Higher**
Actual: **173 ft.**

LTANKS:

Name:	DUTCHESS CTY. OFFICE BLDG
Address:	22 MARKET STREET
City,State,Zip:	POUGHKEEPSIE, NY
Spill Number/Closed Date:	9011974 / 1991-02-15
Facility ID:	9011974
Site ID:	143426
Spill Date:	1991-02-13
Spill Cause:	Tank Overfill
Spill Source:	Institutional, Educational, Gov., Other
Spill Class:	Not reported
Cleanup Ceased:	1991-02-15
SWIS:	1446
Investigator:	dxtraver
Referred To:	Not reported
Reported to Dept:	1991-02-15
CID:	Not reported
Water Affected:	Not reported
Spill Notifier:	Health Department
Last Inspection:	Not reported
Recommended Penalty:	False
Meets Standard:	True
UST Involvement:	False
Remediation Phase:	0
Date Entered In Computer:	1991-02-20
Spill Record Last Update:	1991-03-15
Spiller Name:	Not reported
Spiller Company:	SEARS OIL
Spiller Address:	Not reported
Spiller County:	001
Spiller Contact:	Not reported
Spiller Phone:	Not reported
Spiller Extention:	Not reported
DEC Region:	3
DER Facility ID:	122333
DEC Memo:	"Prior to Sept, 2004 data translation this spill Lead_DEC Field was TRAVER "
Remarks:	"DUTCHESS CO. AND SPILLER CLEANED UP. CONTAINED IN BASEMENT. NFA"

All Materials:

Site ID:	143426
Operable Unit ID:	951894
Operable Unit:	01
Material ID:	428485
Material Code:	0002A
Material Name:	#4 fuel oil
Case No.:	Not reported

COUNTY OF DUTCHESS (Continued) **S102155635**

Material FA:	Petroleum
Quantity:	100.00
Units:	G
Recovered:	.00
Oxygenate:	Not reported

SPILLS:

Name:	COUNTY OFFICE BUILDING
Address:	22 MARKET STREET
City,State,Zip:	POUGHKEEPSIE, NY
Spill Number/Closed Date:	0312989 / 2004-04-09
Facility ID:	0312989
Facility Type:	ER
DER Facility ID:	122333
Site ID:	209488
DEC Region:	3
Spill Cause:	Equipment Failure
Spill Class:	C3
SWIS:	1446
Spill Date:	2003-08-25
Investigator:	PBS
Referred To:	Not reported
Reported to Dept:	2004-02-25
CID:	406
Water Affected:	Not reported
Spill Source:	Institutional, Educational, Gov., Other
Spill Notifier:	Other
Cleanup Ceased:	Not reported
Cleanup Meets Std:	True
Last Inspection:	Not reported
Recommended Penalty:	False
UST Trust:	False
Remediation Phase:	0
Date Entered In Computer:	2004-02-25
Spill Record Last Update:	2004-08-11
Spiller Name:	KEN MONAHAN
Spiller Company:	DUTCHESS CO. OFFICE BUILD
Spiller Address:	22 MARKET ST.
Spiller Company:	001
Contact Name:	KEN MONAHAN
DEC Memo:	""
Remarks:	"Removing an underground tank this one had a piping leak. Soil sample was contaminated. This tank has had two other spills #9506821 and #9011974. Tank has since been replaced. Nothing has been done about the soil contam."

All Materials:

Site ID:	209488
Operable Unit ID:	880180
Operable Unit:	01
Material ID:	498160
Material Code:	0002A
Material Name:	#4 fuel oil
Case No.:	Not reported
Material FA:	Petroleum
Quantity:	.00

COUNTY OF DUTCHESS (Continued) **S102155635**

Units:	L
Recovered:	.00
Oxygenate:	Not reported

Name:	SPILL NUMBER 9506821
Address:	22 MARKET STREET
City,State,Zip:	POUGHKEEPSIE, NY
Spill Number/Closed Date:	9506821 / 1995-10-12
Facility ID:	9506821
Facility Type:	ER
DER Facility ID:	122333
Site ID:	140662
DEC Region:	3
Spill Cause:	Unknown
Spill Class:	D5
SWIS:	1446
Spill Date:	1995-04-01
Investigator:	UNASSIGNED
Referred To:	Not reported
Reported to Dept:	1995-09-05
CID:	Not reported
Water Affected:	Not reported
Spill Source:	Unknown
Spill Notifier:	Other
Cleanup Ceased:	1995-10-12
Cleanup Meets Std:	False
Last Inspection:	Not reported
Recommended Penalty:	False
UST Trust:	False
Remediation Phase:	0
Date Entered In Computer:	1948-12-27
Spill Record Last Update:	2004-02-20
Spiller Name:	Not reported
Spiller Company:	Not reported
Spiller Address:	Not reported
Spiller Company:	001
Contact Name:	Not reported
DEC Memo:	"Prior to Sept, 2004 data translation this spill Lead_DEC Field was 02/20/04 SPILL FILE CORRUPTED ON COMPUTER DATABASE. NO HARD COPY OF THE FILE EXISTS IN REGION 3 OFFICE. jbo"
Remarks:	""

All Materials:

Site ID:	140662
Operable Unit ID:	1017569
Operable Unit:	01
Material ID:	364778
Material Code:	0064A
Material Name:	unknown material
Case No.:	Not reported
Material FA:	Other
Quantity:	.00
Units:	L
Recovered:	.00
Oxygenate:	Not reported

COUNTY OF DUTCHESS (Continued) **S102155635**

SPDES:

Name:	COUNTY OF DUTCHESS
Address:	22 MARKET STREET
City,State,Zip:	POUGHKEEPSIE, NY 12601
Permit Number:	NYR20A386
State-Region:	3
Expiration Date:	Not reported
Current Major Minor Status:	Not reported
Primary Facility SIC Code:	Not reported
State Water Body Name:	Not reported
Limit Set Status Flag:	Not reported
Total Actual Average Flow(MGD):	Not reported
Total App Design Flow(MGD):	Not reported
UDF1:	Not reported
Lat/Long:	Not reported
DMR Cognizant Official:	Not reported
UDF2:	Not reported
UDF3:	Not reported
FIPS County Code:	Not reported
Non-Gov Permit Affiliation Type Desc:	Not reported
Non-Gov Permit Org Formal Name:	Not reported
Non-Gov Permit Street Address:	Not reported
Non-Gov Permit Supplemental Location:	Not reported
Non-Gov Permit City:	Not reported
Non-Gov Permit State Code:	Not reported
Non-Gov Permit Zip Code:	Not reported
Non-Gov Facility Affiliation Type Desc:	Not reported
Non-Gov Facility Org Formal Name:	Not reported
Non-Gov Facility Street Address:	Not reported
Non-Gov Facility Supplemental Location:	Not reported
Non-Gov Facility City:	Not reported
Non-Gov Facility State Code:	Not reported
Non-Gov Facility Zip Code:	Not reported
State Water Body:	Not reported
Region Permit Processed:	Not reported
Dow Discharge Class Code:	Not reported
SPDES Class Description:	MS4
Affiliation Type Description:	Not reported
Name:	MARCUS J MOLINARO
Contacts Title:	COUNTY EXECUTIVE
Contacts Email:	Not reported
NOI Submission Date:	03/27/2003

K52 **DUTCHESS COUNTY COMPLEX** **NY UST U004062572**
SE **22 MARKET STREET** **NY AST N/A**
1/8-1/4 **POUGHKEEPSIE, NY 12601**
0.216 mi.
1143 ft. **Site 5 of 6 in cluster K**

Relative: **Higher**

Actual: **173 ft.**

UST:

Name:	DUTCHESS COUNTY COMPLEX
Address:	22 MARKET STREET
City,State,Zip:	POUGHKEEPSIE, NY 12601
Id/Status:	3-600871 / Active
Program Type:	PBS
Region:	STATE

DUTCHESS COUNTY COMPLEX (Continued) **U004062572**

DEC Region:	3
Expiration Date:	01/16/2021
UTM X:	589054.42863
UTM Y:	4617503.71926
Site Type:	Municipality (Incl. Waste Water Treatment Plants, Utilities, Swimming Pools, etc.)

Affiliation Records:

Site Id:	34167
Affiliation Type:	Facility Owner
Company Name:	DUTCHESS COUNTY DPW
Contact Type:	COMMISSIONER OF PUBLIC WORKS
Contact Name:	ROBERT BALKIND, PE
Address1:	626 DUTCHESS TURNPIKE
Address2:	Not reported
City:	POUGHKEEPSIE
State:	NY
Zip Code:	12603
Country Code:	001
Phone:	(845) 486-2121
EMail:	Not reported
Fax Number:	Not reported
Modified By:	AAVITARI
Date Last Modified:	2019-10-30

Site Id:	34167
Affiliation Type:	Mail Contact
Company Name:	COMMISSIONER OF PUBLIC WORKS
Contact Type:	Not reported
Contact Name:	ROBERT BALKIND, PE
Address1:	DUTCHESS COUNTY DPW
Address2:	626 DUTCHESS TURNPIKE
City:	POUGHKEEPSIE
State:	NY
Zip Code:	12603
Country Code:	001
Phone:	(845) 486-2121
EMail:	RBALKIND@DUTCHESSNY.GOV
Fax Number:	Not reported
Modified By:	CLJOHNSO
Date Last Modified:	2017-03-30

Site Id:	34167
Affiliation Type:	Facility Operator
Company Name:	DUTCHESS COUNTY COMPLEX
Contact Type:	Not reported
Contact Name:	JOHN J SCANDURRA
Address1:	Not reported
Address2:	Not reported
City:	Not reported
State:	NN
Zip Code:	Not reported
Country Code:	001
Phone:	(845) 486-2121
EMail:	Not reported
Fax Number:	Not reported
Modified By:	FDBONDI
Date Last Modified:	2018-04-10

DUTCHESS COUNTY COMPLEX (Continued) **U004062572**

Site Id:	34167
Affiliation Type:	Emergency Contact
Company Name:	DUTCHESS COUNTY DPW
Contact Type:	Not reported
Contact Name:	RADIO DISPATCH
Address1:	Not reported
Address2:	Not reported
City:	Not reported
State:	NN
Zip Code:	Not reported
Country Code:	999
Phone:	(845) 486-2900
EMail:	Not reported
Fax Number:	Not reported
Modified By:	FJKELLY
Date Last Modified:	2013-11-08

Tank Info:

Tank Number:	1
Tank ID:	79477
Tank Status:	Closed - In Place
Material Name:	Closed - In Place
Capacity Gallons:	3000
Install Date:	Not reported
Date Tank Closed:	11/01/1995
Registered:	True
Tank Location:	Underground
Tank Type:	Steel/carbon steel
Material Code:	0000
Common Name of Substance:	Empty
Tightness Test Method:	NN
Date Test:	Not reported
Next Test Date:	Not reported
Pipe Model:	Not reported
Modified By:	TRANSLAT
Last Modified:	04/14/2017

Equipment Records:

B00 - Tank External Protection - None
C00 - Pipe Location - No Piping
F00 - Pipe External Protection - None
H00 - Tank Leak Detection - None
I00 - Overfill - None
A00 - Tank Internal Protection - None
D00 - Pipe Type - No Piping
J00 - Dispenser - None
G00 - Tank Secondary Containment - None

Tank Number:	60MI
Tank ID:	81632
Tank Status:	Closed - Removed
Material Name:	Closed - Removed
Capacity Gallons:	10000
Install Date:	08/01/1986

DUTCHESS COUNTY COMPLEX (Continued) **U004062572**

Date Tank Closed: 10/23/2003
Registered: True
Tank Location: Underground
Tank Type: Steel/carbon steel
Material Code: 0001
Common Name of Substance: #2 Fuel Oil (On-Site Consumption)

Tightness Test Method: NN
Date Test: Not reported
Next Test Date: Not reported
Pipe Model: Not reported
Modified By: BHYUKOWE
Last Modified: 04/14/2017

Equipment Records:

B02 - Tank External Protection - Original Sacrificial Anode
C00 - Pipe Location - No Piping
D02 - Pipe Type - Galvanized Steel
F00 - Pipe External Protection - None
H04 - Tank Leak Detection - Groundwater Well
A00 - Tank Internal Protection - None
I04 - Overfill - Product Level Gauge (A/G)
G07 - Tank Secondary Containment - Excavation Liner

Tank Number: 60MIZ
Tank ID: 179927
Tank Status: In Service
Material Name: In Service
Capacity Gallons: 10000
Install Date: 10/23/2003
Date Tank Closed: Not reported
Registered: True
Tank Location: Underground
Tank Type: Equivalent technology
Material Code: 0001
Common Name of Substance: #2 Fuel Oil (On-Site Consumption)

Tightness Test Method: 00
Date Test: Not reported
Next Test Date: Not reported
Pipe Model: Not reported
Modified By: IANEWSON
Last Modified: 11/22/2019

Equipment Records:

K01 - Spill Prevention - Catch Basin
L09 - Piping Leak Detection - Exempt Suction Piping
I02 - Overfill - High Level Alarm
B04 - Tank External Protection - Fiberglass
E04 - Piping Secondary Containment - Double walled UG
F00 - Pipe External Protection - None
I03 - Overfill - Automatic Shut-Off
H01 - Tank Leak Detection - Interstitial - Electronic Monitoring
A00 - Tank Internal Protection - None
D11 - Pipe Type - Flexible Piping
G04 - Tank Secondary Containment - Double-Walled (Underground)
J04 - Dispenser - On Site Heating System (Suction)

DUTCHESS COUNTY COMPLEX (Continued) **U004062572**

C02 - Pipe Location - Underground/On-ground

Tank Number:	CHA 1
Tank ID:	79557
Tank Status:	Closed - In Place
Material Name:	Closed - In Place
Capacity Gallons:	2000
Install Date:	Not reported
Date Tank Closed:	09/10/2003
Registered:	True
Tank Location:	Underground
Tank Type:	Steel/carbon steel
Material Code:	0001
Common Name of Substance:	#2 Fuel Oil (On-Site Consumption)
Tightness Test Method:	20
Date Test:	12/11/2002
Next Test Date:	Not reported
Pipe Model:	Not reported
Modified By:	dxliving
Last Modified:	04/14/2017

Equipment Records:

B00 - Tank External Protection - None
C00 - Pipe Location - No Piping
F00 - Pipe External Protection - None
A00 - Tank Internal Protection - None
H00 - Tank Leak Detection - None
I00 - Overfill - None
L09 - Piping Leak Detection - Exempt Suction Piping
D00 - Pipe Type - No Piping
G00 - Tank Secondary Containment - None
J02 - Dispenser - Suction Dispenser

Tank Number:	CHA 2
Tank ID:	178708
Tank Status:	In Service
Material Name:	In Service
Capacity Gallons:	2500
Install Date:	08/18/2003
Date Tank Closed:	Not reported
Registered:	True
Tank Location:	Underground
Tank Type:	Equivalent technology
Material Code:	0001
Common Name of Substance:	#2 Fuel Oil (On-Site Consumption)
Tightness Test Method:	-
Date Test:	Not reported
Next Test Date:	Not reported
Pipe Model:	Not reported
Modified By:	IANEWSON
Last Modified:	11/22/2019

Equipment Records:

K01 - Spill Prevention - Catch Basin

DUTCHESS COUNTY COMPLEX (Continued) **U004062572**

L09 - Piping Leak Detection - Exempt Suction Piping
I02 - Overfill - High Level Alarm
B04 - Tank External Protection - Fiberglass
D06 - Pipe Type - Fiberglass Reinforced Plastic (FRP)
E04 - Piping Secondary Containment - Double walled UG
H01 - Tank Leak Detection - Interstitial - Electronic Monitoring
I03 - Overfill - Automatic Shut-Off
A00 - Tank Internal Protection - None
G04 - Tank Secondary Containment - Double-Walled (Underground)
J04 - Dispenser - On Site Heating System (Suction)
H05 - Tank Leak Detection - In-Tank System (ATG)
C02 - Pipe Location - Underground/On-ground
F04 - Pipe External Protection - Fiberglass

Tank Number:	COB 1
Tank ID:	79562
Tank Status:	Closed - Removed
Material Name:	Closed - Removed
Capacity Gallons:	10000
Install Date:	12/01/1964
Date Tank Closed:	08/26/2003
Registered:	True
Tank Location:	Underground
Tank Type:	Steel/carbon steel
Material Code:	0001
Common Name of Substance:	#2 Fuel Oil (On-Site Consumption)
Tightness Test Method:	20
Date Test:	06/01/1999
Next Test Date:	Not reported
Pipe Model:	Not reported
Modified By:	dxliving
Last Modified:	04/14/2017

Equipment Records:

D00 - Pipe Type - No Piping
A01 - Tank Internal Protection - Epoxy Liner
H00 - Tank Leak Detection - None
I00 - Overfill - None
L09 - Piping Leak Detection - Exempt Suction Piping
B00 - Tank External Protection - None
C00 - Pipe Location - No Piping
F00 - Pipe External Protection - None
G00 - Tank Secondary Containment - None
J02 - Dispenser - Suction Dispenser

Tank Number:	COB 2
Tank ID:	79563
Tank Status:	Closed - Removed
Material Name:	Closed - Removed
Capacity Gallons:	4000
Install Date:	07/01/1981
Date Tank Closed:	11/01/1997
Registered:	True
Tank Location:	Underground
Tank Type:	Steel/carbon steel

DUTCHESS COUNTY COMPLEX (Continued) **U004062572**

Material Code: 0008
Common Name of Substance: Diesel

Tightness Test Method: NN
Date Test: Not reported
Next Test Date: Not reported
Pipe Model: Not reported
Modified By: TRANSLAT
Last Modified: 04/14/2017

Equipment Records:

H00 - Tank Leak Detection - None
I00 - Overfill - None
B00 - Tank External Protection - None
C00 - Pipe Location - No Piping
F00 - Pipe External Protection - None
D00 - Pipe Type - No Piping
A00 - Tank Internal Protection - None
G00 - Tank Secondary Containment - None

Tank Number: COB 3
Tank ID: 178702
Tank Status: In Service
Material Name: In Service
Capacity Gallons: 10000
Install Date: 08/26/2003
Date Tank Closed: Not reported
Registered: True
Tank Location: Underground
Tank Type: Equivalent technology
Material Code: 0001
Common Name of Substance: #2 Fuel Oil (On-Site Consumption)

Tightness Test Method: -
Date Test: Not reported
Next Test Date: Not reported
Pipe Model: Not reported
Modified By: IANEWSON
Last Modified: 11/22/2019

Equipment Records:

K01 - Spill Prevention - Catch Basin
L09 - Piping Leak Detection - Exempt Suction Piping
I02 - Overfill - High Level Alarm
B04 - Tank External Protection - Fiberglass
D06 - Pipe Type - Fiberglass Reinforced Plastic (FRP)
E04 - Piping Secondary Containment - Double walled UG
H01 - Tank Leak Detection - Interstitial - Electronic Monitoring
A00 - Tank Internal Protection - None
I04 - Overfill - Product Level Gauge (A/G)
G04 - Tank Secondary Containment - Double-Walled (Underground)
J04 - Dispenser - On Site Heating System (Suction)
F04 - Pipe External Protection - Fiberglass
C02 - Pipe Location - Underground/On-ground

Tank Number: UNKNOWN

DUTCHESS COUNTY COMPLEX (Continued) **U004062572**

Tank ID:	281952
Tank Status:	Temporarily Out of Service
Material Name:	Temporarily Out of Service
Capacity Gallons:	1500
Install Date:	01/01/1940
Date Tank Closed:	Not reported
Registered:	True
Tank Location:	Underground
Tank Type:	Steel/carbon steel
Tightness Test Method:	-
Date Test:	Not reported
Next Test Date:	Not reported
Pipe Model:	Not reported
Modified By:	IANEWSON
Last Modified:	11/22/2019

Equipment Records:

B00 - Tank External Protection - None
C00 - Pipe Location - No Piping
F00 - Pipe External Protection - None
E00 - Piping Secondary Containment - None
H00 - Tank Leak Detection - None
I00 - Overfill - None
A00 - Tank Internal Protection - None
K00 - Spill Prevention - None
D00 - Pipe Type - No Piping
L00 - Piping Leak Detection - None
J00 - Dispenser - None
G00 - Tank Secondary Containment - None

AST:

Name:	DUTCHESS COUNTY COMPLEX
Address:	22 MARKET STREET
City,State,Zip:	POUGHKEEPSIE, NY 12601
Region:	STATE
DEC Region:	3
Site Status:	Active
Facility Id:	3-600871
Program Type:	PBS
UTM X:	589054.42863
UTM Y:	4617503.71926
Expiration Date:	01/16/2021
Site Type:	Municipality (Incl. Waste Water Treatment Plants, Utilities, Swimming Pools, etc.)

Affiliation Records:

Site Id:	34167
Affiliation Type:	Facility Owner
Company Name:	DUTCHESS COUNTY DPW
Contact Type:	COMMISSIONER OF PUBLIC WORKS
Contact Name:	ROBERT BALKIND, PE
Address1:	626 DUTCHESS TURNPIKE
Address2:	Not reported
City:	POUGHKEEPSIE
State:	NY
Zip Code:	12603
Country Code:	001
Phone:	(845) 486-2121
EMail:	Not reported

DUTCHESS COUNTY COMPLEX (Continued) **U004062572**

Fax Number:	Not reported
Modified By:	AAVITARI
Date Last Modified:	2019-10-30
Site Id:	34167
Affiliation Type:	Mail Contact
Company Name:	COMMISSIONER OF PUBLIC WORKS
Contact Type:	Not reported
Contact Name:	ROBERT BALKIND, PE
Address1:	DUTCHESS COUNTY DPW
Address2:	626 DUTCHESS TURNPIKE
City:	POUGHKEEPSIE
State:	NY
Zip Code:	12603
Country Code:	001
Phone:	(845) 486-2121
EMail:	RBALKIND@DUTCHESSNY.GOV
Fax Number:	Not reported
Modified By:	CLJOHNSO
Date Last Modified:	2017-03-30
Site Id:	34167
Affiliation Type:	Facility Operator
Company Name:	DUTCHESS COUNTY COMPLEX
Contact Type:	Not reported
Contact Name:	JOHN J SCANDURRA
Address1:	Not reported
Address2:	Not reported
City:	Not reported
State:	NN
Zip Code:	Not reported
Country Code:	001
Phone:	(845) 486-2121
EMail:	Not reported
Fax Number:	Not reported
Modified By:	FDBONDI
Date Last Modified:	2018-04-10
Site Id:	34167
Affiliation Type:	Emergency Contact
Company Name:	DUTCHESS COUNTY DPW
Contact Type:	Not reported
Contact Name:	RADIO DISPATCH
Address1:	Not reported
Address2:	Not reported
City:	Not reported
State:	NN
Zip Code:	Not reported
Country Code:	999
Phone:	(845) 486-2900
EMail:	Not reported
Fax Number:	Not reported
Modified By:	FJKELLY
Date Last Modified:	2013-11-08

Tank Info:

DUTCHESS COUNTY COMPLEX (Continued) **U004062572**

Tank Number: 228M 1
Tank Id: 79564
Material Code: 0001
Common Name of Substance: #2 Fuel Oil (On-Site Consumption)

Equipment Records:

B00 - Tank External Protection - None
F00 - Pipe External Protection - None
H00 - Tank Leak Detection - None
I00 - Overfill - None
L09 - Piping Leak Detection - Exempt Suction Piping
E00 - Piping Secondary Containment - None
K00 - Spill Prevention - None
D01 - Pipe Type - Steel/Carbon Steel/Iron
A00 - Tank Internal Protection - None
J04 - Dispenser - On Site Heating System (Suction)
C01 - Pipe Location - Aboveground
G00 - Tank Secondary Containment - None

Tank Location: Aboveground - on saddles, legs, racks, etc.... Tank bottom is elevated above grade or tank pad, allowing visual inspection.
Tank Type: Steel/Carbon Steel/Iron
Tank Status: Closed - Removed
Pipe Model: Not reported
Install Date: 09/20/2003
Capacity Gallons: 550
Tightness Test Method: NN
Date Test: Not reported
Next Test Date: Not reported
Date Tank Closed: 11/23/2015
Register: True
Modified By: BHYUKOWE
Last Modified: 04/14/2017
Material Name: #2 fuel oil (on-site consumption)

Tank Number: 228M 2
Tank Id: 79565
Material Code: 0001
Common Name of Substance: #2 Fuel Oil (On-Site Consumption)

Equipment Records:

B00 - Tank External Protection - None
F00 - Pipe External Protection - None
A00 - Tank Internal Protection - None
D01 - Pipe Type - Steel/Carbon Steel/Iron
K00 - Spill Prevention - None
E00 - Piping Secondary Containment - None
H00 - Tank Leak Detection - None
I00 - Overfill - None
L09 - Piping Leak Detection - Exempt Suction Piping
C01 - Pipe Location - Aboveground
J04 - Dispenser - On Site Heating System (Suction)
G00 - Tank Secondary Containment - None

Tank Location: Aboveground - on saddles, legs, racks, etc.... Tank bottom is elevated above grade or tank pad, allowing visual inspection.
Tank Type: Steel/Carbon Steel/Iron

DUTCHESS COUNTY COMPLEX (Continued) **U004062572**

Tank Status:	Closed - Removed
Pipe Model:	Not reported
Install Date:	09/20/2003
Capacity Gallons:	0
Tightness Test Method:	NN
Date Test:	Not reported
Next Test Date:	Not reported
Date Tank Closed:	05/05/2016
Register:	True
Modified By:	BHYUKOWE
Last Modified:	04/14/2017
Material Name:	#2 fuel oil (on-site consumption)
Tank Number:	50MEMGEN
Tank Id:	251935

Equipment Records:

F00 - Pipe External Protection - None
C00 - Pipe Location - No Piping
E00 - Piping Secondary Containment - None
K00 - Spill Prevention - None
G10 - Tank Secondary Containment - Impervious Underlayment
A00 - Tank Internal Protection - None
B01 - Tank External Protection - Painted/Asphalt Coating
J00 - Dispenser - None
I04 - Overfill - Product Level Gauge (A/G)
L00 - Piping Leak Detection - None
D00 - Pipe Type - No Piping
H06 - Tank Leak Detection - Impervious Barrier/Concrete Pad (A/G)
B05 - Tank External Protection - Jacketed

Tank Location:	Aboveground - on saddles, legs, racks, etc.... Tank bottom is elevated above grade or tank pad, allowing visual inspection.
Tank Type:	Steel/Carbon Steel/Iron
Tank Status:	In Service
Pipe Model:	Not reported
Install Date:	05/01/1996
Capacity Gallons:	275
Tightness Test Method:	-
Date Test:	Not reported
Next Test Date:	Not reported
Date Tank Closed:	Not reported
Register:	True
Modified By:	IANEWSON
Last Modified:	11/22/2019
Material Name:	diesel
Tank Number:	CH1
Tank Id:	79558
Material Code:	0008
Common Name of Substance:	Diesel

Equipment Records:

H00 - Tank Leak Detection - None
I00 - Overfill - None
L09 - Piping Leak Detection - Exempt Suction Piping

DUTCHESS COUNTY COMPLEX (Continued) **U004062572**

E00 - Piping Secondary Containment - None
B00 - Tank External Protection - None
F00 - Pipe External Protection - None
C01 - Pipe Location - Aboveground
K00 - Spill Prevention - None
A00 - Tank Internal Protection - None
D01 - Pipe Type - Steel/Carbon Steel/Iron
G00 - Tank Secondary Containment - None
J02 - Dispenser - Suction Dispenser

Tank Location:	Aboveground - on saddles, legs, racks, etc.... Tank bottom is elevated above grade or tank pad, allowing visual inspection.
Tank Type:	Steel/Carbon Steel/Iron
Tank Status:	In Service
Pipe Model:	Not reported
Install Date:	01/01/1989
Capacity Gallons:	150
Tightness Test Method:	NN
Date Test:	Not reported
Next Test Date:	Not reported
Date Tank Closed:	Not reported
Register:	True
Modified By:	IANEWSON
Last Modified:	11/22/2019
Material Name:	diesel
Tank Number:	CH2
Tank Id:	79559
Material Code:	0001
Common Name of Substance:	#2 Fuel Oil (On-Site Consumption)

Equipment Records:

G01 - Tank Secondary Containment - Diking (Aboveground)
E00 - Piping Secondary Containment - None
I00 - Overfill - None
L09 - Piping Leak Detection - Exempt Suction Piping
A00 - Tank Internal Protection - None
D01 - Pipe Type - Steel/Carbon Steel/Iron
H01 - Tank Leak Detection - Interstitial - Electronic Monitoring
K00 - Spill Prevention - None
B00 - Tank External Protection - None
F00 - Pipe External Protection - None
C03 - Pipe Location - Aboveground/Underground Combination
J02 - Dispenser - Suction Dispenser

Tank Location:	Aboveground in subterranean vault with access for inspections..... Tank in subterranean vault but accessible for inspection.
Tank Type:	Steel/Carbon Steel/Iron
Tank Status:	Closed - Removed
Pipe Model:	Not reported
Install Date:	09/15/2003
Capacity Gallons:	4000
Tightness Test Method:	NN
Date Test:	Not reported
Next Test Date:	Not reported
Date Tank Closed:	08/22/2014
Register:	True
Modified By:	BHYUKOWE

DUTCHESS COUNTY COMPLEX (Continued) **U004062572**

Last Modified: 04/14/2017
Material Name: #4 fuel oil (on-site consumption)

Tank Number: CH3A
Tank Id: 79560
Material Code: 0001
Common Name of Substance: #2 Fuel Oil (On-Site Consumption)

Equipment Records:
B00 - Tank External Protection - None
F00 - Pipe External Protection - None
E00 - Piping Secondary Containment - None
H00 - Tank Leak Detection - None
I00 - Overfill - None
L09 - Piping Leak Detection - Exempt Suction Piping
A00 - Tank Internal Protection - None
D01 - Pipe Type - Steel/Carbon Steel/Iron
K00 - Spill Prevention - None
J04 - Dispenser - On Site Heating System (Suction)
C01 - Pipe Location - Aboveground
G00 - Tank Secondary Containment - None

Tank Location: Aboveground - on saddles, legs, racks, etc.... Tank bottom is elevated above grade or tank pad, allowing visual inspection.
Tank Type: Steel/Carbon Steel/Iron
Tank Status: In Service
Pipe Model: Not reported
Install Date: 09/16/2003
Capacity Gallons: 550
Tightness Test Method: NN
Date Test: Not reported
Next Test Date: Not reported
Date Tank Closed: Not reported
Register: True
Modified By: IANEWSON
Last Modified: 11/22/2019
Material Name: #2 fuel oil (on-site consumption)

Tank Number: CH3B
Tank Id: 79561
Material Code: 0001
Common Name of Substance: #2 Fuel Oil (On-Site Consumption)

Equipment Records:
E00 - Piping Secondary Containment - None
H00 - Tank Leak Detection - None
I00 - Overfill - None
L09 - Piping Leak Detection - Exempt Suction Piping
B00 - Tank External Protection - None
F00 - Pipe External Protection - None
A00 - Tank Internal Protection - None
D01 - Pipe Type - Steel/Carbon Steel/Iron
K00 - Spill Prevention - None
C01 - Pipe Location - Aboveground
J04 - Dispenser - On Site Heating System (Suction)

DUTCHESS COUNTY COMPLEX (Continued) **U004062572**

G00 - Tank Secondary Containment - None
Tank Location: Aboveground - on saddles, legs, racks, etc.... Tank bottom is elevated above grade or tank pad, allowing visual inspection.
Tank Type: Steel/Carbon Steel/Iron
Tank Status: In Service
Pipe Model: Not reported
Install Date: 09/01/2003
Capacity Gallons: 0
Tightness Test Method: NN
Date Test: Not reported
Next Test Date: Not reported
Date Tank Closed: Not reported
Register: True
Modified By: IANEWSON
Last Modified: 11/22/2019
Material Name: #2 fuel oil (on-site consumption)

Tank Number: CJB1
Tank Id: 261729

Equipment Records:

A00 - Tank Internal Protection - None
B01 - Tank External Protection - Painted/Asphalt Coating
D01 - Pipe Type - Steel/Carbon Steel/Iron
G10 - Tank Secondary Containment - Impervious Underlayment
I03 - Overfill - Automatic Shut-Off
C01 - Pipe Location - Aboveground
I04 - Overfill - Product Level Gauge (A/G)
E00 - Piping Secondary Containment - None
H00 - Tank Leak Detection - None
K01 - Spill Prevention - Catch Basin
L09 - Piping Leak Detection - Exempt Suction Piping
F00 - Pipe External Protection - None
J04 - Dispenser - On Site Heating System (Suction)
Tank Location: Aboveground - on saddles, legs, racks, etc.... Tank bottom is elevated above grade or tank pad, allowing visual inspection.
Tank Type: Steel/Carbon Steel/Iron
Tank Status: In Service
Pipe Model: Not reported
Install Date: 05/05/2016
Capacity Gallons: 660
Tightness Test Method: NN
Date Test: Not reported
Next Test Date: Not reported
Date Tank Closed: Not reported
Register: True
Modified By: IANEWSON
Last Modified: 11/22/2019
Material Name: #2 fuel oil (on-site consumption)

Tank Number: CJB2
Tank Id: 261730

Equipment Records:

E00 - Piping Secondary Containment - None
H00 - Tank Leak Detection - None

DUTCHESS COUNTY COMPLEX (Continued) **U004062572**

K01 - Spill Prevention - Catch Basin
L09 - Piping Leak Detection - Exempt Suction Piping
F00 - Pipe External Protection - None
A00 - Tank Internal Protection - None
B01 - Tank External Protection - Painted/Asphalt Coating
D01 - Pipe Type - Steel/Carbon Steel/Iron
G10 - Tank Secondary Containment - Impervious Underlayment
I03 - Overfill - Automatic Shut-Off
J04 - Dispenser - On Site Heating System (Suction)
C01 - Pipe Location - Aboveground
I04 - Overfill - Product Level Gauge (A/G)

Tank Location:	Aboveground - on saddles, legs, racks, etc.... Tank bottom is elevated above grade or tank pad, allowing visual inspection.
Tank Type:	Steel/Carbon Steel/Iron
Tank Status:	In Service
Pipe Model:	Not reported
Install Date:	05/05/2016
Capacity Gallons:	0
Tightness Test Method:	NN
Date Test:	Not reported
Next Test Date:	Not reported
Date Tank Closed:	Not reported
Register:	True
Modified By:	IANEWSON
Last Modified:	11/22/2019
Material Name:	#2 fuel oil (on-site consumption)
Tank Number:	COBFP60
Tank Id:	251934

Equipment Records:

F00 - Pipe External Protection - None
A00 - Tank Internal Protection - None
B01 - Tank External Protection - Painted/Asphalt Coating
D01 - Pipe Type - Steel/Carbon Steel/Iron
K00 - Spill Prevention - None
E00 - Piping Secondary Containment - None
H00 - Tank Leak Detection - None
L09 - Piping Leak Detection - Exempt Suction Piping
C01 - Pipe Location - Aboveground
I04 - Overfill - Product Level Gauge (A/G)
J00 - Dispenser - None
G00 - Tank Secondary Containment - None

Tank Location:	Aboveground - on saddles, legs, racks, etc.... Tank bottom is elevated above grade or tank pad, allowing visual inspection.
Tank Type:	Steel/Carbon Steel/Iron
Tank Status:	In Service
Pipe Model:	Not reported
Install Date:	02/01/2012
Capacity Gallons:	125
Tightness Test Method:	-
Date Test:	Not reported
Next Test Date:	Not reported
Date Tank Closed:	Not reported
Register:	True
Modified By:	IANEWSON
Last Modified:	11/22/2019

DUTCHESS COUNTY COMPLEX (Continued) **U004062572**

Material Name: diesel

K53 **D.C.DEPT.OF SOC.SER.** **NY LTANKS** **S103940781**
SE **16 MARKET ST** **N/A**
1/8-1/4 **POUGHKEEPSIE, NY**
0.225 mi.
1189 ft. **Site 6 of 6 in cluster K**

Relative:
Higher

Actual:
173 ft.

LTANKS:

Name:	D.C.DEPT.OF SOC.SER.
Address:	16 MARKET ST
City,State,Zip:	POUGHKEEPSIE, NY
Spill Number/Closed Date:	9900170 / 1999-04-14
Facility ID:	9900170
Site ID:	85829
Spill Date:	1999-04-05
Spill Cause:	Tank Test Failure
Spill Source:	Institutional, Educational, Gov., Other
Spill Class:	C3
Cleanup Ceased:	Not reported
SWIS:	1446
Investigator:	VPMCCABE
Referred To:	Not reported
Reported to Dept:	1999-04-05
CID:	281
Water Affected:	Not reported
Spill Notifier:	Tank Tester
Last Inspection:	Not reported
Recommended Penalty:	False
Meets Standard:	True
UST Involvement:	False
Remediation Phase:	0
Date Entered In Computer:	1999-04-05
Spill Record Last Update:	2004-08-11
Spiller Name:	JOE CAREY
Spiller Company:	DUTCHESS CO DPW
Spiller Address:	22 MARKET ST
Spiller County:	001
Spiller Contact:	JOE CAREY
Spiller Phone:	(914) 486-2121
Spiller Extention:	Not reported
DEC Region:	3
DER Facility ID:	78791
DEC Memo:	"Prior to Sept, 2004 data translation this spill Lead_DEC Field was MCCABE 4/10/99 SYSTEM RESTESTED AND PASSED AFTER LINES REPLACED. NFA This spill was updated 08/11/2004 from info in V. McCabe's data files. 'Date:' = 04/05/99, 'Phone' = 4/14/1999, 'Site Insp' = N/A. "
Remarks:	"TANK TEST FAILURE AT ABOVE LOCATION. DUTCHESS CO ADVISED OF RESULTS. TANK TO BE UNCOVERED,ISOLATED AND RETESTED ON 4/10/99. NO CALL BACK REQUESTED."

All TTF:

Facility ID:	9900170
Spill Number:	9900170
Spill Tank Test:	1547039
Site ID:	85829
Tank Number:	PP2
Tank Size:	10000

D.C.DEPT.OF SOC.SER. (Continued) **S103940781**

Material:	0001
EPA UST:	Not reported
UST:	Not reported
Cause:	Not reported
Source:	Not reported
Test Method:	20
Test Method 2:	USTest 2000/P/LL plus USTest 2000/U
Leak Rate:	-.09
Gross Fail:	Not reported
Modified By:	Spills
Last Modified Date:	Not reported

All Materials:

Site ID:	85829
Operable Unit ID:	1075028
Operable Unit:	01
Material ID:	307313
Material Code:	0001A
Material Name:	#2 fuel oil
Case No.:	Not reported
Material FA:	Petroleum
Quantity:	.00
Units:	G
Recovered:	.00
Oxygenate:	Not reported

54
SW
1/8-1/4
0.231 mi.
1221 ft.

NYSDOT BIN 1005290
RTE 44 OVER RTE 9
POUGHKEEPSIE, NY 12601

RCRA NonGen / NLR **1000693721**
NYD986998391

Relative:
Lower

Actual:
81 ft.

RCRA NonGen / NLR:

Date Form Received by Agency:	2007-01-01 00:00:00.0
Handler Name:	NYSDOT BIN 1005290
Handler Address:	RTE 44 OVER RTE 9
Handler City,State,Zip:	POUGHKEEPSIE, NY 12601
EPA ID:	NYD986998391
Contact Name:	RICHARD MANNS
Contact Address:	BURNETT BLVD
Contact City,State,Zip:	POUGHKEEPSIE, NY 12603
Contact Telephone:	914-431-5743
Contact Fax:	Not reported
Contact Email:	Not reported
Contact Title:	Not reported
EPA Region:	02
Land Type:	State
Federal Waste Generator Description:	Not a generator, verified
Non-Notifier:	Not reported
Biennial Report Cycle:	Not reported
Accessibility:	Not reported
Active Site Indicator:	Not reported
State District Owner:	NY
State District:	NYSDEC R3
Mailing Address:	BURNETT BLVD
Mailing City,State,Zip:	POUGHKEEPSIE, NY 12603

NYSDOT BIN 1005290 (Continued) **1000693721**

Owner Name:	NYSDOT
Owner Type:	State
Operator Name:	NYSDOT
Operator Type:	State
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	NN
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	2015-04-14 00:00:00.0
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	Not reported

NYSDOT BIN 1005290 (Continued) **1000693721**

Manifest Broker: Not reported
Sub-Part P Indicator: Not reported

Hazardous Waste Summary:
Waste Code: D000
Waste Description: Not Defined

Waste Code: D008
Waste Description: LEAD

Handler - Owner Operator:
Owner/Operator Indicator: Owner
Owner/Operator Name: NYSDOT
Legal Status: State
Date Became Current: Not reported
Date Ended Current: Not reported
Owner/Operator Address: NOT REQUIRED
Owner/Operator City,State,Zip: NOT REQUIRED, NY 99999
Owner/Operator Telephone: 212-555-1212
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Owner
Owner/Operator Name: NYSDOT
Legal Status: State
Date Became Current: Not reported
Date Ended Current: Not reported
Owner/Operator Address: NOT REQUIRED
Owner/Operator City,State,Zip: NOT REQUIRED, NY 99999
Owner/Operator Telephone: 212-555-1212
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Operator
Owner/Operator Name: NYSDOT
Legal Status: State
Date Became Current: Not reported
Date Ended Current: Not reported
Owner/Operator Address: NOT REQUIRED
Owner/Operator City,State,Zip: NOT REQUIRED, NY 99999
Owner/Operator Telephone: 212-555-1212
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Historic Generators:
Receive Date: 2006-01-01 00:00:00.0
Handler Name: NYSDOT BIN 1005290
Federal Waste Generator Description: Not a generator, verified
State District Owner: NY
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No

NYSDOT BIN 1005290 (Continued) **1000693721**

Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	No
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported
Receive Date:	2007-01-01 00:00:00.0
Handler Name:	NYSDOT BIN 1005290
Federal Waste Generator Description:	Not a generator, verified
State District Owner:	NY
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	Yes
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported
Receive Date:	1992-04-13 00:00:00.0
Handler Name:	NYSDOT BIN 1005290
Federal Waste Generator Description:	Not a generator, verified
State District Owner:	NY
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	No
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

List of NAICS Codes and Descriptions:

No NAICS Codes Found:

Facility Has Received Notices of Violation:

No Violations Found:

Evaluation Action Summary:

No Evaluations Found:

M55 **MOBIL OIL CORP SS #D33** **RCRA NonGen / NLR** **1004758657**
ENE **55 WASHINGTON ST** **NY MANIFEST** **NYD987014776**
1/8-1/4 **POUGHKEEPSIE, NY 12601**
0.237 mi.
1249 ft. **Site 1 of 2 in cluster M**

Relative: **Higher**
Actual: **175 ft.**

RCRA NonGen / NLR:

Date Form Received by Agency:	2011-07-06 00:00:00.0
Handler Name:	MOBIL OIL CORP SS #D33
Handler Address:	55 WASHINGTON ST
Handler City,State,Zip:	POUGHKEEPSIE, NY 12601
EPA ID:	NYD987014776
Contact Name:	DONNA HYMES

MOBIL OIL CORP SS #D33 (Continued) **1004758657**

Contact Address:	E WASHINGTON ST
Contact City,State,Zip:	WEST CHESTER, PA 19380
Contact Telephone:	610-430-8151
Contact Fax:	610-430-8016
Contact Email:	WWW.JD2ENV.COM
Contact Title:	EXXON/MOBIL HAZ WASTE COORDINATOR
EPA Region:	02
Land Type:	Private
Federal Waste Generator Description:	Not a generator, verified
Non-Notifier:	Not reported
Biennial Report Cycle:	Not reported
Accessibility:	Not reported
Active Site Indicator:	Not reported
State District Owner:	NY
State District:	NYSDEC R3
Mailing Address:	GALLOWS RD 7W109
Mailing City,State,Zip:	FAIRFAX, NY 22037-0001
Owner Name:	Not reported
Owner Type:	Not reported
Operator Name:	Not reported
Operator Type:	Not reported
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	NN
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking

MOBIL OIL CORP SS #D33 (Continued) **1004758657**

Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	2015-04-14 00:00:00.0
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	Not reported
Manifest Broker:	Not reported
Sub-Part P Indicator:	Not reported

Hazardous Waste Summary:

Waste Code:	D000
Waste Description:	Not Defined
Waste Code:	D001
Waste Description:	IGNITABLE WASTE
Waste Code:	D018
Waste Description:	BENZENE

Handler - Owner Operator:

Owner/Operator Indicator:	Operator
Owner/Operator Name:	MOBIL OIL CORP
Legal Status:	Private
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	3225 GALLOWS RD
Owner/Operator City,State,Zip:	FAIRFAX, VA 22037-0001
Owner/Operator Telephone:	703-849-3330
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported
Owner/Operator Indicator:	PO
Owner/Operator Name:	MOBIL OIL CORP
Legal Status:	Private
Date Became Current:	1992-09-21 00:00:00.
Date Ended Current:	2011-07-06 00:00:00.
Owner/Operator Address:	3225 GALLOWS RD
Owner/Operator City,State,Zip:	FAIRFAX, VA 22037-0001
Owner/Operator Telephone:	703-849-3330
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

MOBIL OIL CORP SS #D33 (Continued) **1004758657**

Owner/Operator Indicator:	PP
Owner/Operator Name:	MOBIL OIL CORP
Legal Status:	Private
Date Became Current:	1992-09-21 00:00:00.
Date Ended Current:	2011-07-06 00:00:00.
Owner/Operator Address:	3225 GALLOWS RD
Owner/Operator City,State,Zip:	FAIRFAX, VA 22037-0001
Owner/Operator Telephone:	703-849-3330
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Owner
Owner/Operator Name:	MOBIL OIL CORP
Legal Status:	Private
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	3225 GALLOWS RD
Owner/Operator City,State,Zip:	FAIRFAX, VA 22037-0001
Owner/Operator Telephone:	703-849-3330
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Owner
Owner/Operator Name:	MOBIL OIL CORP
Legal Status:	Private
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	3225 GALLOWS RD
Owner/Operator City,State,Zip:	FAIRFAX, VA 22037-0001
Owner/Operator Telephone:	703-849-3330
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	2006-01-01 00:00:00.0
Handler Name:	MOBIL OIL CORP SS #D33
Federal Waste Generator Description:	Not a generator, verified
State District Owner:	NY
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	No
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

Receive Date:	2007-01-01 00:00:00.0
Handler Name:	MOBIL OIL CORP SS #D33
Federal Waste Generator Description:	Not a generator, verified
State District Owner:	NY
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No

MOBIL OIL CORP SS #D33 (Continued) **1004758657**

Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	No
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

Receive Date:	2011-07-06 00:00:00.0
Handler Name:	MOBIL OIL CORP SS #D33
Federal Waste Generator Description:	Not a generator, verified
State District Owner:	NY
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	Yes
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

Receive Date:	1992-09-21 00:00:00.0
Handler Name:	MOBIL OIL CORP SS #D33
Federal Waste Generator Description:	Conditionally Exempt Small Quantity Generator
State District Owner:	NY
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	No
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

List of NAICS Codes and Descriptions:

No NAICS Codes Found:

Facility Has Received Notices of Violation:

No Violations Found:

Evaluation Action Summary:

No Evaluations Found:

NY MANIFEST:

Name:	MOBIL
Address:	55 WASHINGTON ST
City,State,Zip:	POUGHKEEPSIE, NY 12601
Country:	USA
EPA ID:	NYD987014776
Facility Status:	Not reported
Location Address 1:	55 WASHINGTONST
Code:	BP
Location Address 2:	Not reported
Total Tanks:	Not reported
Location City:	POUGHKEEPSIE

MOBIL OIL CORP SS #D33 (Continued) **1004758657**

Location State:	NY
Location Zip:	12601
Location Zip 4:	Not reported

NY MANIFEST:

EPAID:	NYD987014776
Mailing Name:	MOBIL
Mailing Contact:	ORLAN HURTT
Mailing Address 1:	55 WASHINGTON ST
Mailing Address 2:	Not reported
Mailing City:	POUGHKEEPSIE
Mailing State:	NY
Mailing Zip:	12601
Mailing Zip 4:	Not reported
Mailing Country:	USA
Mailing Phone:	9144521002

NY MANIFEST:

Document ID:	NYB5411592
Manifest Status:	C
seq:	Not reported
Year:	1993
Trans1 State ID:	PD9938
Trans2 State ID:	Not reported
Generator Ship Date:	01/14/1993
Trans1 Recv Date:	01/14/1993
Trans2 Recv Date:	/ /
TSD Site Recv Date:	01/14/1993
Part A Recv Date:	02/03/1993
Part B Recv Date:	01/26/1993
Generator EPA ID:	NYD987014776
Trans1 EPA ID:	NYD082785429
Trans2 EPA ID:	Not reported
TSDF ID 1:	NYD082785429
TSDF ID 2:	Not reported
Manifest Tracking Number:	Not reported
Import Indicator:	Not reported
Export Indicator:	Not reported
Discr Quantity Indicator:	Not reported
Discr Type Indicator:	Not reported
Discr Residue Indicator:	Not reported
Discr Partial Reject Indicator:	Not reported
Discr Full Reject Indicator:	Not reported
Manifest Ref Number:	Not reported
Alt Facility RCRA ID:	Not reported
Alt Facility Sign Date:	Not reported
MGMT Method Type Code:	Not reported
Waste Code:	D008 - LEAD 5.0 MG/L TCLP
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Quantity:	00030
Units:	G - Gallons (liquids only)* (8.3 pounds)
Number of Containers:	002
Container Type:	DM - Metal drums, barrels

MOBIL OIL CORP SS #D33 (Continued) **1004758657**

Handling Method: L Landfill.
Specific Gravity: 100

M56 **MOBIL** **NY LTANKS** **U003080377**
ENE **55 WASHINGTON STREET** **NY UST** **N/A**
1/8-1/4 **POUGHKEEPSIE, NY 12601** **NY AST**
0.237 mi. **NY Spills**
1249 ft. **Site 2 of 2 in cluster M**

Relative: **Higher**
Actual: **175 ft.**

LTANKS:

Name:	MOBIL S/S 06-D33
Address:	55 WASHINGTON STREET
City,State,Zip:	POUGHKEEPSIE, NY
Spill Number/Closed Date:	9213330 / 1993-04-12
Facility ID:	9213330
Site ID:	117252
Spill Date:	1993-03-02
Spill Cause:	Tank Test Failure
Spill Source:	Gasoline Station or other PBS Facility
Spill Class:	C4
Cleanup Ceased:	1993-04-12
SWIS:	1446
Investigator:	WXWADSWO
Referred To:	Not reported
Reported to Dept:	1992-03-03
CID:	Not reported
Water Affected:	Not reported
Spill Notifier:	Tank Tester
Last Inspection:	Not reported
Recommended Penalty:	False
Meets Standard:	False
UST Involvement:	True
Remediation Phase:	0
Date Entered In Computer:	1993-03-03
Spill Record Last Update:	1993-05-10
Spiller Name:	Not reported
Spiller Company:	SAME
Spiller Address:	Not reported
Spiller County:	999
Spiller Contact:	Not reported
Spiller Phone:	Not reported
Spiller Extention:	Not reported
DEC Region:	3
DER Facility ID:	102006
DEC Memo:	"Prior to Sept, 2004 data translation this spill Lead_DEC Field was WADSWORTH 09/27/95: This is additional information about material spilled from the translation of the old spill file: TANK TEST."
Remarks:	"WILL REPAIR IN MORNING NO CALL BACK THERE WAS NO LEAK RATE"

All TTF:

Facility ID:	9213330
Spill Number:	9213330
Spill Tank Test:	1541226
Site ID:	117252
Tank Number:	Not reported
Tank Size:	0
Material:	0009

MOBIL (Continued) **U003080377**

EPA UST: Not reported
UST: Not reported
Cause: Not reported
Source: Not reported
Test Method: 00
Test Method 2: Unknown
Leak Rate: .00
Gross Fail: Not reported
Modified By: Spills
Last Modified Date: Not reported

All Materials:
Site ID: 117252
Operable Unit ID: 980506
Operable Unit: 01
Material ID: 403126
Material Code: 0009
Material Name: gasoline
Case No.: Not reported
Material FA: Petroleum
Quantity: .00
Units: Not reported
Recovered: .00
Oxygenate: Not reported

UST:
Name: MOBIL
Address: 55 WASHINGTON STREET
City,State,Zip: POUGHKEEPSIE, NY 12601
Id/Status: 3-047945 / Active
Program Type: PBS
Region: STATE
DEC Region: 3
Expiration Date: 09/23/2021
UTM X: 589150.73096
UTM Y: 4617846.63081
Site Type: Retail Gasoline Sales

Affiliation Records:
Site Id: 31745
Affiliation Type: Mail Contact
Company Name: CPD NY ENERGY CORP.
Contact Type: Not reported
Contact Name: COMPLIANCE DEPARTMENT
Address1: 536 MAIN STREET
Address2: Not reported
City: NEW PALTZ
State: NY
Zip Code: 12561
Country Code: 001
Phone: (845) 256-0162
EMail: COMPLIANCE@CPDGROUP.COM
Fax Number: Not reported
Modified By: AAVITARI
Date Last Modified: 2019-02-26

MOBIL (Continued) **U003080377**

Site Id:	31745
Affiliation Type:	Facility Operator
Company Name:	MOBIL
Contact Type:	Not reported
Contact Name:	MANISH SHAH
Address1:	Not reported
Address2:	Not reported
City:	Not reported
State:	NN
Zip Code:	Not reported
Country Code:	001
Phone:	(845) 473-9388
EMail:	Not reported
Fax Number:	Not reported
Modified By:	EROBRECH
Date Last Modified:	2017-02-09

Site Id:	31745
Affiliation Type:	Emergency Contact
Company Name:	GTY NY LEASING, INC.
Contact Type:	Not reported
Contact Name:	COMPLIANCE DEPARTMENT
Address1:	Not reported
Address2:	Not reported
City:	Not reported
State:	NN
Zip Code:	Not reported
Country Code:	999
Phone:	(845) 256-5020
EMail:	Not reported
Fax Number:	Not reported
Modified By:	BHYUKOWE
Date Last Modified:	2016-08-22

Site Id:	31745
Affiliation Type:	Facility Owner
Company Name:	GTY NY LEASING, INC.
Contact Type:	ENV. COMPLIANCE MANAGER
Contact Name:	JOE MCCORMICK
Address1:	125 JERICHO TPKE.
Address2:	Not reported
City:	JERICHO
State:	NY
Zip Code:	11753
Country Code:	001
Phone:	(516) 478-5451
EMail:	Not reported
Fax Number:	Not reported
Modified By:	BHYUKOWE
Date Last Modified:	2016-10-18

Tank Info:

Tank Number:	1
Tank ID:	69505
Tank Status:	In Service
Material Name:	In Service

MOBIL (Continued) **U003080377**

Capacity Gallons:	550
Install Date:	12/01/1984
Date Tank Closed:	Not reported
Registered:	True
Tank Location:	Underground
Tank Type:	Equivalent technology
Material Code:	0001
Common Name of Substance:	#2 Fuel Oil (On-Site Consumption)
Tightness Test Method:	21
Date Test:	09/20/2010
Next Test Date:	Not reported
Pipe Model:	Not reported
Modified By:	BHYUKOWE
Last Modified:	02/01/2018

Equipment Records:

A00 - Tank Internal Protection - None
E04 - Piping Secondary Containment - Double walled UG
F00 - Pipe External Protection - None
K01 - Spill Prevention - Catch Basin
L09 - Piping Leak Detection - Exempt Suction Piping
I02 - Overfill - High Level Alarm
B04 - Tank External Protection - Fiberglass
H05 - Tank Leak Detection - In-Tank System (ATG)
D11 - Pipe Type - Flexible Piping
J02 - Dispenser - Suction Dispenser
G00 - Tank Secondary Containment - None
C03 - Pipe Location - Aboveground/Underground Combination

Tank Number:	2
Tank ID:	69506
Tank Status:	In Service
Material Name:	In Service
Capacity Gallons:	10000
Install Date:	12/01/1980
Date Tank Closed:	Not reported
Registered:	True
Tank Location:	Underground
Tank Type:	Equivalent technology
Material Code:	2712
Common Name of Substance:	Gasoline/Ethanol
Tightness Test Method:	21
Date Test:	04/08/2008
Next Test Date:	Not reported
Pipe Model:	Not reported
Modified By:	TankSys
Last Modified:	04/27/2020

Equipment Records:

A00 - Tank Internal Protection - None
L99 - Piping Leak Detection - Other
I03 - Overfill - Automatic Shut-Off
B04 - Tank External Protection - Fiberglass
D06 - Pipe Type - Fiberglass Reinforced Plastic (FRP)
I02 - Overfill - High Level Alarm

MOBIL (Continued) **U003080377**

K01 - Spill Prevention - Catch Basin
E04 - Piping Secondary Containment - Double walled UG
F00 - Pipe External Protection - None
J01 - Dispenser - Pressurized Dispenser
H05 - Tank Leak Detection - In-Tank System (ATG)
L07 - Piping Leak Detection - Pressurized Piping Leak Detector
C02 - Pipe Location - Underground/On-ground
G00 - Tank Secondary Containment - None

Tank Number: 3
Tank ID: 69507
Tank Status: In Service
Material Name: In Service
Capacity Gallons: 8000
Install Date: 12/01/1980
Date Tank Closed: Not reported
Registered: True
Tank Location: Underground
Tank Type: Equivalent technology
Material Code: 2712
Common Name of Substance: Gasoline/Ethanol

Tightness Test Method: 21
Date Test: 04/08/2008
Next Test Date: Not reported
Pipe Model: Not reported
Modified By: TankSys
Last Modified: 04/27/2020

Equipment Records:

E04 - Piping Secondary Containment - Double walled UG
F00 - Pipe External Protection - None
J01 - Dispenser - Pressurized Dispenser
B04 - Tank External Protection - Fiberglass
D06 - Pipe Type - Fiberglass Reinforced Plastic (FRP)
I02 - Overfill - High Level Alarm
K01 - Spill Prevention - Catch Basin
A00 - Tank Internal Protection - None
I03 - Overfill - Automatic Shut-Off
L99 - Piping Leak Detection - Other
L07 - Piping Leak Detection - Pressurized Piping Leak Detector
H05 - Tank Leak Detection - In-Tank System (ATG)
C02 - Pipe Location - Underground/On-ground
G00 - Tank Secondary Containment - None

Tank Number: 4
Tank ID: 69508
Tank Status: In Service
Material Name: In Service
Capacity Gallons: 6000
Install Date: 12/01/1980
Date Tank Closed: Not reported
Registered: True
Tank Location: Underground
Tank Type: Equivalent technology
Material Code: 0008

MOBIL (Continued) **U003080377**

Common Name of Substance: Diesel

Tightness Test Method: 21
Date Test: 04/08/2008
Next Test Date: Not reported
Pipe Model: Not reported
Modified By: TankSys
Last Modified: 04/27/2020

Equipment Records:

A00 - Tank Internal Protection - None
L99 - Piping Leak Detection - Other
I03 - Overfill - Automatic Shut-Off
B04 - Tank External Protection - Fiberglass
D06 - Pipe Type - Fiberglass Reinforced Plastic (FRP)
I02 - Overfill - High Level Alarm
K01 - Spill Prevention - Catch Basin
E04 - Piping Secondary Containment - Double walled UG
F00 - Pipe External Protection - None
J01 - Dispenser - Pressurized Dispenser
H05 - Tank Leak Detection - In-Tank System (ATG)
L07 - Piping Leak Detection - Pressurized Piping Leak Detector
C02 - Pipe Location - Underground/On-ground
G00 - Tank Secondary Containment - None

AST:

Name: MOBIL
Address: 55 WASHINGTON STREET
City,State,Zip: POUGHKEEPSIE, NY 12601
Region: STATE
DEC Region: 3
Site Status: Active
Facility Id: 3-047945
Program Type: PBS
UTM X: 589150.73096
UTM Y: 4617846.63081
Expiration Date: 09/23/2021
Site Type: Retail Gasoline Sales

Affiliation Records:

Site Id: 31745
Affiliation Type: Mail Contact
Company Name: CPD NY ENERGY CORP.
Contact Type: Not reported
Contact Name: COMPLIANCE DEPARTMENT
Address1: 536 MAIN STREET
Address2: Not reported
City: NEW PALTZ
State: NY
Zip Code: 12561
Country Code: 001
Phone: (845) 256-0162
EMail: COMPLIANCE@CPDGROUP.COM
Fax Number: Not reported
Modified By: AAVITARI
Date Last Modified: 2019-02-26

Site Id: 31745

MOBIL (Continued) **U003080377**

Affiliation Type:	Facility Operator
Company Name:	MOBIL
Contact Type:	Not reported
Contact Name:	MANISH SHAH
Address1:	Not reported
Address2:	Not reported
City:	Not reported
State:	NN
Zip Code:	Not reported
Country Code:	001
Phone:	(845) 473-9388
EMail:	Not reported
Fax Number:	Not reported
Modified By:	EROBRECH
Date Last Modified:	2017-02-09

Site Id:	31745
Affiliation Type:	Emergency Contact
Company Name:	GTY NY LEASING, INC.
Contact Type:	Not reported
Contact Name:	COMPLIANCE DEPARTMENT
Address1:	Not reported
Address2:	Not reported
City:	Not reported
State:	NN
Zip Code:	Not reported
Country Code:	999
Phone:	(845) 256-5020
EMail:	Not reported
Fax Number:	Not reported
Modified By:	BHYUKOWE
Date Last Modified:	2016-08-22

Site Id:	31745
Affiliation Type:	Facility Owner
Company Name:	GTY NY LEASING, INC.
Contact Type:	ENV. COMPLIANCE MANAGER
Contact Name:	JOE MCCORMICK
Address1:	125 JERICHO TPKE.
Address2:	Not reported
City:	JERICHO
State:	NY
Zip Code:	11753
Country Code:	001
Phone:	(516) 478-5451
EMail:	Not reported
Fax Number:	Not reported
Modified By:	BHYUKOWE
Date Last Modified:	2016-10-18

Tank Info:

Tank Number:	5
Tank Id:	79610
Material Code:	0022
Common Name of Substance:	Waste Oil/Used Oil

MOBIL (Continued) **U003080377**

Equipment Records:

	G09 - Tank Secondary Containment - Modified Double-Walled (Aboveground)
	A00 - Tank Internal Protection - None
	B01 - Tank External Protection - Painted/Asphalt Coating
	H00 - Tank Leak Detection - None
	I00 - Overfill - None
	F00 - Pipe External Protection - None
	C00 - Pipe Location - No Piping
	D00 - Pipe Type - No Piping
Tank Location:	Aboveground - on saddles, legs, racks, etc.... Tank bottom is elevated above grade or tank pad, allowing visual inspection.
Tank Type:	Steel/Carbon Steel/Iron
Tank Status:	Closed - Removed
Pipe Model:	Not reported
Install Date:	07/01/1992
Capacity Gallons:	550
Tightness Test Method:	NN
Date Test:	Not reported
Next Test Date:	Not reported
Date Tank Closed:	01/01/1995
Register:	True
Modified By:	RDBENDEL
Last Modified:	04/14/2017
Material Name:	waste oil/used oil

SPILLS:

Name:	MOBIL S/S
Address:	55 WASHINGTON STREET
City,State,Zip:	POUGHKEEPSIE, NY
Spill Number/Closed Date:	9111135 / 1992-01-28
Facility ID:	9111135
Facility Type:	ER
DER Facility ID:	102006
Site ID:	117251
DEC Region:	3
Spill Cause:	Equipment Failure
Spill Class:	C3
SWIS:	1446
Spill Date:	1992-01-28
Investigator:	WXWADSWO
Referred To:	Not reported
Reported to Dept:	1992-01-28
CID:	Not reported
Water Affected:	Not reported
Spill Source:	Gasoline Station or other PBS Facility
Spill Notifier:	Responsible Party
Cleanup Ceased:	1953-06-18
Cleanup Meets Std:	True
Last Inspection:	Not reported
Recommended Penalty:	False
UST Trust:	True
Remediation Phase:	0
Date Entered In Computer:	1992-01-30
Spill Record Last Update:	1992-05-12
Spiller Name:	Not reported

MOBIL (Continued) **U003080377**

Spiller Company:	SAME
Spiller Address:	Not reported
Spiller Company:	999
Contact Name:	Not reported
DEC Memo:	"Prior to Sept, 2004 data translation this spill Lead_DEC Field was WADSWORTH "
Remarks:	"SLOW FLOW ON DISPENSER PUMP INDICATING A POSSIBLE LEAK FURTHER INVESTIGATION UNDERWAY"

All Materials:

Site ID:	117251
Operable Unit ID:	961262
Operable Unit:	01
Material ID:	416193
Material Code:	0009
Material Name:	gasoline
Case No.:	Not reported
Material FA:	Petroleum
Quantity:	.00
Units:	Not reported
Recovered:	.00
Oxygenate:	Not reported

Name:	EXXON S/S # 11410
Address:	55 WASHINGTON ST
City,State,Zip:	POUGHKEEPSIE, NY
Spill Number/Closed Date:	0911501 / 2010-05-17
Facility ID:	0911501
Facility Type:	ER
DER Facility ID:	374368
Site ID:	424311
DEC Region:	3
Spill Cause:	Unknown
Spill Class:	C4
SWIS:	1413
Spill Date:	2010-01-26
Investigator:	JKOMARA
Referred To:	Not reported
Reported to Dept:	2010-01-26
CID:	Not reported
Water Affected:	Not reported
Spill Source:	Gasoline Station or other PBS Facility
Spill Notifier:	Other
Cleanup Ceased:	Not reported
Cleanup Meets Std:	False
Last Inspection:	Not reported
Recommended Penalty:	False
UST Trust:	False
Remediation Phase:	0
Date Entered In Computer:	2010-01-26
Spill Record Last Update:	2010-05-17
Spiller Name:	Not reported
Spiller Company:	ExxonMobil
Spiller Address:	Not reported
Spiller Company:	999
Contact Name:	JOHN WELCH
DEC Memo:	"1/26/10: CDM is conducting a phase II investigation of the site

MOBIL (Continued) **U003080377**

which includes collecting soil and groundwater samples. This spill was called in for the soil sample results. Within two weeks groundwater data will be received and will be associated with this spill number. KAB 5-17-10: V.Mc.& J.O'M.: Dup. reports, this report : NFA, ref. to 090-9188."

Remarks: "tests confirm contaminated soil"

All Materials:

Site ID:	424311
Operable Unit ID:	1180096
Operable Unit:	01
Material ID:	2173948
Material Code:	1247A
Material Name:	metals
Case No.:	Not reported
Material FA:	Other
Quantity:	Not reported
Units:	Not reported
Recovered:	Not reported
Oxygenate:	Not reported

Name:	MOBIL STATION # 11410
Address:	55 WASHINGTON ST
City,State,Zip:	POUGHKEEPSIE, NY
Spill Number/Closed Date:	0909188 / 2010-07-01
Facility ID:	0909188
Facility Type:	ER
DER Facility ID:	370813
Site ID:	421865
DEC Region:	3
Spill Cause:	Other
Spill Class:	D4
SWIS:	1413
Spill Date:	2009-11-16
Investigator:	JKOMARA
Referred To:	Not reported
Reported to Dept:	2009-11-16
CID:	Not reported
Water Affected:	Not reported
Spill Source:	Commercial Vehicle
Spill Notifier:	Responsible Party
Cleanup Ceased:	Not reported
Cleanup Meets Std:	False
Last Inspection:	Not reported
Recommended Penalty:	False
UST Trust:	False
Remediation Phase:	0
Date Entered In Computer:	2009-11-16
Spill Record Last Update:	2010-07-01
Spiller Name:	TOROS MAKSOUDIAN
Spiller Company:	EXXON MOBIL
Spiller Address:	55 WASHINGTON ST
Spiller Company:	999
Contact Name:	TOROS MAKSOUDIAN
DEC Memo:	"11/17/09: As part of a site investigation contaminated soil was discovered in a headspace sample. Monitoring wells will be installed. KAB 7/1/10 Based on GES report NFA and refer for Metals JO'M"

MOBIL (Continued) **U003080377**

Remarks: "Possible spill - petroleum product noticed in soil samples, waiting for laboratory confirmation."

All Materials:
Site ID: 421865
Operable Unit ID: 1177739
Operable Unit: 01
Material ID: 2170559
Material Code: 0066A
Material Name: unknown petroleum
Case No.: Not reported
Material FA: Petroleum
Quantity: Not reported
Units: Not reported
Recovered: Not reported
Oxygenate: Not reported

Name: MOBIL S/S
Address: 55 WASHINGTON STREET
City,State,Zip: POUGHKEEPSIE, NY
Spill Number/Closed Date: 9311911 / 1994-01-12
Facility ID: 9311911
Facility Type: ER
DER Facility ID: 102006
Site ID: 62387
DEC Region: 3
Spill Cause: Equipment Failure
Spill Class: D3
SWIS: 1446
Spill Date: 1994-01-09
Investigator: VPMCCABE
Referred To: Not reported
Reported to Dept: 1994-01-09
CID: Not reported
Water Affected: Not reported
Spill Source: Gasoline Station or other PBS Facility
Spill Notifier: Responsible Party
Cleanup Ceased: 1994-01-12
Cleanup Meets Std: False
Last Inspection: Not reported
Recommended Penalty: False
UST Trust: True
Remediation Phase: 0
Date Entered In Computer: Not reported
Spill Record Last Update: 2003-12-02
Spiller Name: Not reported
Spiller Company: Not reported
Spiller Address: Not reported
Spiller Company: 001
Contact Name: Not reported
DEC Memo: ""
Remarks: "DEFECTIVE PUMP POUGHKEEPSIE FD ON SCENE PUMP WILL BE REPAIRED PUMP HAS BEEN SHUT DOWN UNTIL REPAIRED"

All Materials:
Site ID: 62387
Operable Unit ID: 990525

MOBIL (Continued) **U003080377**

Operable Unit:	01
Material ID:	390921
Material Code:	0009
Material Name:	gasoline
Case No.:	Not reported
Material FA:	Petroleum
Quantity:	1.00
Units:	G
Recovered:	.00
Oxygenate:	Not reported

Name:	MOBIL
Address:	55 WASHINGTON STREET
City,State,Zip:	POUGHKEEPSIE, NY 12601
Spill Number/Closed Date:	1011677 / 2016-02-23
Facility ID:	1011677
Facility Type:	ER
DER Facility ID:	31611
Site ID:	445563
DEC Region:	3
Spill Cause:	Equipment Failure
Spill Class:	C3
SWIS:	1413
Spill Date:	2011-02-22
Investigator:	MBMASTRO
Referred To:	Not reported
Reported to Dept:	2011-02-22
CID:	Not reported
Water Affected:	Not reported
Spill Source:	Gasoline Station or other PBS Facility
Spill Notifier:	DEC
Cleanup Ceased:	Not reported
Cleanup Meets Std:	False
Last Inspection:	Not reported
Recommended Penalty:	False
UST Trust:	Not reported
Remediation Phase:	0
Date Entered In Computer:	2011-02-22
Spill Record Last Update:	2016-02-23
Spiller Name:	POUGHKEEPSIE
Spiller Company:	CHESTNUT PETROLEUM
Spiller Address:	55 WASHINGTON ST.
Spiller Company:	999
Contact Name:	SCOTT PARKER
DEC Memo:	"2-22-11: Inspected facility today and encountered the following: *Wet staining and what looks like an active leak under dispenser 7/8. Pea gravel is wet with product and there are some drips on piping above stained areas. Leak appears to be a slow leak from component(s) above the shear valves. *Pea gravel in dispenser 1/2 is stained and smells of product. *When opened sump lids for tanks 2 (regular) and 3 (super), there was an initial odor of gasoline. Soil in both sumps exhibited an odor of gasoline. More pronounced in sump for tank 3. *Unexplained/uninvestigated exceedences in inventory for tank 2 on 1/19/11 (-255 gal) and 1/29/11 (-262 gal). jc 3/01/12 Emailing Chazen, Emily Pereira, regarding work needed to close this spill. Impacted gravel and soils need to be removed and post ex samples

MOBIL (Continued) **U003080377**

collected....mm 2-22-16 Check in with MM RDB 2/22/16 Based on the information contained in the 6/14/11 Subsurface Investigation report prepared by Chazen, no further action is required, case is closed. (Report was either never received or lost back in 2011 and was resubmitted this month by J McCormick, CPD)...mm"

Remarks: "See DEC remarks"

All Materials:

Site ID:	445563
Operable Unit ID:	1195947
Operable Unit:	01
Material ID:	2192068
Material Code:	2712
Material Name:	gasoline/ethanol
Case No.:	Not reported
Material FA:	Petroleum
Quantity:	Not reported
Units:	Not reported
Recovered:	Not reported
Oxygenate:	Not reported

Name:	MOBIL S/S
Address:	55 WASHINGTON STREET
City,State,Zip:	POUGHKEEPSIE, NY
Spill Number/Closed Date:	0004502 / 2000-08-16
Facility ID:	0004502
Facility Type:	ER
DER Facility ID:	102006
Site ID:	72538
DEC Region:	3
Spill Cause:	Equipment Failure
Spill Class:	C4
SWIS:	1446
Spill Date:	2000-07-14
Investigator:	mbmastro
Referred To:	Not reported
Reported to Dept:	2000-07-14
CID:	312
Water Affected:	Not reported
Spill Source:	Gasoline Station or other PBS Facility
Spill Notifier:	Other
Cleanup Ceased:	Not reported
Cleanup Meets Std:	True
Last Inspection:	Not reported
Recommended Penalty:	False
UST Trust:	True
Remediation Phase:	0
Date Entered In Computer:	2000-07-14
Spill Record Last Update:	2004-08-11
Spiller Name:	AZIZ EDIB
Spiller Company:	MOBIL CORP.
Spiller Address:	55 WASHINGTON ST
Spiller Company:	001
Contact Name:	AZIZ EDIB
DEC Memo:	"Prior to Sept, 2004 data translation this spill Lead_DEC Field was MASTRO/MCCABE 07/14/00 LEFT MESSAGE WITH CALLER REQUESTING CALL BACK. SPOKE WITH CASHIER AT STATION. REPORTED THAT SPILL IS LESS THAN ONE

MOBIL (Continued) **U003080377**

GALLON. REPAIR/CLEANUP CREWS WILL ARRIVE WITHIN 4 HOURS. 08/16/00 ID. CONKLIN COMPLETED REPAIRS. V. MCCABE SITE INSPECTION. NFA This spill was updated 08/11/2004 from info in V. McCabe's data files. 'Date:' = 07/14/00, 'Phone' = - -, 'Site Insp' = 8/16/2000. "

Remarks: "DISPENSOR IS LEAKING - VERY MINIMAL - PLACED OUT OF SERVICE - REPAIR CREW ON WAY"

All Materials:

Site ID:	72538
Operable Unit ID:	825702
Operable Unit:	01
Material ID:	549239
Material Code:	0009
Material Name:	gasoline
Case No.:	Not reported
Material FA:	Petroleum
Quantity:	.00
Units:	G
Recovered:	.00
Oxygenate:	Not reported

N57 **G. F. REFUSE T.S.** **NY SWF/LF** **S101649674**
ESE **240 MAIN STREET** **N/A**
1/8-1/4 **POUGHKEEPSIE, NY 00000**
0.239 mi.
1264 ft. **Site 1 of 2 in cluster N**

Relative: **Higher**
Actual: **174 ft.**

SWF/LF:

Name:	G. F. REFUSE T.S.
Address:	240 MAIN STREET
City,State,Zip:	POUGHKEEPSIE, NY 00000
Flag:	INACTIVE
Region Code:	3
Phone Number:	Not reported
Owner Name:	K VANCE PARKS
Owner Type:	Municipal
Owner Address:	240 MAIN STREET
Owner Addr2:	Not reported
Owner City,St,Zip:	POUGHKEEPSIE, NY 12601
Owner Email:	Not reported
Owner Phone:	Not reported
Contact Name:	Not reported
Contact Address:	Not reported
Contact Addr2:	Not reported
Contact City,St,Zip:	Not reported
Contact Email:	Not reported
Contact Phone:	Not reported
Activity Desc:	Transfer station - permit
Activity Number:	[14T04]
Active:	No
East Coordinate:	0
North Coordinate:	0
Accuracy Code:	Not reported
Regulatory Status:	None
Waste Type:	Not reported
Authorization #:	0
Authorization Date:	Not reported

G. F. REFUSE T.S. (Continued) **S101649674**

Expiration Date: 1/31/1991
Operator Name: G. F. REFUSE SERVICE LTD
Operator Type: Not reported
Laste Date: Not reported

O58 **33 MARKET STREET (VACANT)** **NY UST** **U004061746**
SE **33 MARKET STREET** **N/A**
1/8-1/4 **POUGHKEEPSIE, NY 12590**
0.244 mi.
1287 ft. **Site 1 of 3 in cluster O**

Relative:
Higher

Actual:
172 ft.

UST:
Name: 33 MARKET STREET (VACANT)
Address: 33 MARKET STREET
City,State,Zip: POUGHKEEPSIE, NY 12590
Id/Status: 3-601711 / Unregulated/Closed
Program Type: PBS
Region: STATE
DEC Region: 3
Expiration Date: N/A
UTM X: 585992.79128
UTM Y: 4600763.90568
Site Type: Apartment Building/Office Building

Affiliation Records:
Site Id: 338998
Affiliation Type: Facility Owner
Company Name: CENGIZ CENG
Contact Type: OWNER
Contact Name: CENGIZ CENG
Address1: 5 HARBOR HILL ROAD
Address2: Not reported
City: WAPPINGERS FALLS
State: NY
Zip Code: 12590
Country Code: 001
Phone: (845) 462-7302
EMail: Not reported
Fax Number: Not reported
Modified By: rxamato
Date Last Modified: 2008-08-13

Site Id: 338998
Affiliation Type: Mail Contact
Company Name: Not reported
Contact Type: Not reported
Contact Name: CENGIZ CENG
Address1: 5 HARBOR HILL ROAD
Address2: Not reported
City: WAPPINGERS FALLS
State: NY
Zip Code: 12590
Country Code: 001
Phone: (845) 462-7302
EMail: Not reported
Fax Number: Not reported
Modified By: BHYUKOWE
Date Last Modified: 2005-03-17

33 MARKET STREET (VACANT) (Continued) **U004061746**

Site Id:	338998
Affiliation Type:	Facility Operator
Company Name:	33 MARKET STREET (VACANT)
Contact Type:	Not reported
Contact Name:	NONE
Address1:	Not reported
Address2:	Not reported
City:	Not reported
State:	NN
Zip Code:	Not reported
Country Code:	001
Phone:	Not reported
EMail:	Not reported
Fax Number:	Not reported
Modified By:	BHYUKOWE
Date Last Modified:	2005-03-17

Site Id:	338998
Affiliation Type:	Emergency Contact
Company Name:	CENGIZ CENG
Contact Type:	Not reported
Contact Name:	CENGIZ CENG
Address1:	Not reported
Address2:	Not reported
City:	Not reported
State:	NN
Zip Code:	Not reported
Country Code:	999
Phone:	(914) 475-2188
EMail:	Not reported
Fax Number:	Not reported
Modified By:	rxamato
Date Last Modified:	2008-08-13

Tank Info:

Tank Number:	1
Tank ID:	182494
Tank Status:	Closed - Removed
Material Name:	Closed - Removed
Capacity Gallons:	4000
Install Date:	Not reported
Date Tank Closed:	05/12/2005
Registered:	True
Tank Location:	Underground
Tank Type:	Steel/carbon steel
Material Code:	0009
Common Name of Substance:	Gasoline

Tightness Test Method:	00
Date Test:	Not reported
Next Test Date:	Not reported
Pipe Model:	Not reported
Modified By:	BHYUKOWE
Last Modified:	04/14/2017

Equipment Records:

33 MARKET STREET (VACANT) (Continued) **U004061746**

K00 - Spill Prevention - None
D01 - Pipe Type - Steel/Carbon Steel/Iron
F01 - Pipe External Protection - Painted/Asphalt Coating
A00 - Tank Internal Protection - None
B01 - Tank External Protection - Painted/Asphalt Coating
L00 - Piping Leak Detection - None
E00 - Piping Secondary Containment - None
H00 - Tank Leak Detection - None
I00 - Overfill - None
J00 - Dispenser - None
G00 - Tank Secondary Containment - None
C02 - Pipe Location - Underground/On-ground

Tank Number: 2
Tank ID: 182495
Tank Status: Closed - Removed
Material Name: Closed - Removed
Capacity Gallons: 4000
Install Date: Not reported
Date Tank Closed: 05/12/2005
Registered: True
Tank Location: Underground
Tank Type: Steel/carbon steel
Material Code: 0009
Common Name of Substance: Gasoline

Tightness Test Method: 00
Date Test: Not reported
Next Test Date: Not reported
Pipe Model: Not reported
Modified By: BHYUKOWE
Last Modified: 04/14/2017

Equipment Records:

F01 - Pipe External Protection - Painted/Asphalt Coating
A00 - Tank Internal Protection - None
K00 - Spill Prevention - None
B01 - Tank External Protection - Painted/Asphalt Coating
D01 - Pipe Type - Steel/Carbon Steel/Iron
L00 - Piping Leak Detection - None
E00 - Piping Secondary Containment - None
H00 - Tank Leak Detection - None
I00 - Overfill - None
J00 - Dispenser - None
G00 - Tank Secondary Containment - None
C02 - Pipe Location - Underground/On-ground

Tank Number: 3
Tank ID: 182496
Tank Status: Closed - Removed
Material Name: Closed - Removed
Capacity Gallons: 2000
Install Date: Not reported
Date Tank Closed: 05/12/2005
Registered: True
Tank Location: Underground

33 MARKET STREET (VACANT) (Continued) **U004061746**

Tank Type: Steel/carbon steel
Material Code: 0009
Common Name of Substance: Gasoline

Tightness Test Method: 00
Date Test: Not reported
Next Test Date: Not reported
Pipe Model: Not reported
Modified By: BHYUKOWE
Last Modified: 04/14/2017

Equipment Records:

K00 - Spill Prevention - None
D01 - Pipe Type - Steel/Carbon Steel/Iron
F01 - Pipe External Protection - Painted/Asphalt Coating
A00 - Tank Internal Protection - None
B01 - Tank External Protection - Painted/Asphalt Coating
L00 - Piping Leak Detection - None
E00 - Piping Secondary Containment - None
H00 - Tank Leak Detection - None
I00 - Overfill - None
J00 - Dispenser - None
G00 - Tank Secondary Containment - None
C02 - Pipe Location - Underground/On-ground

Tank Number: 4
Tank ID: 208176
Tank Status: Closed - Removed
Material Name: Closed - Removed
Capacity Gallons: 2000
Install Date: Not reported
Date Tank Closed: 05/12/2005
Registered: True
Tank Location: Underground
Tank Type: Steel/carbon steel
Material Code: 0009
Common Name of Substance: Gasoline

Tightness Test Method: 00
Date Test: Not reported
Next Test Date: Not reported
Pipe Model: Not reported
Modified By: BHYUKOWE
Last Modified: 04/14/2017

Equipment Records:

K00 - Spill Prevention - None
D01 - Pipe Type - Steel/Carbon Steel/Iron
F01 - Pipe External Protection - Painted/Asphalt Coating
A00 - Tank Internal Protection - None
B01 - Tank External Protection - Painted/Asphalt Coating
L00 - Piping Leak Detection - None
E00 - Piping Secondary Containment - None
H00 - Tank Leak Detection - None
I00 - Overfill - None
J00 - Dispenser - None
G00 - Tank Secondary Containment - None

33 MARKET STREET (VACANT) (Continued) **U004061746**

C02 - Pipe Location - Underground/On-ground

Tank Number:	5
Tank ID:	208177
Tank Status:	Closed - Removed
Material Name:	Closed - Removed
Capacity Gallons:	1000
Install Date:	Not reported
Date Tank Closed:	05/12/2005
Registered:	True
Tank Location:	Underground
Tank Type:	Steel/carbon steel
Material Code:	0022
Common Name of Substance:	Waste Oil/Used Oil
Tightness Test Method:	NN
Date Test:	Not reported
Next Test Date:	Not reported
Pipe Model:	Not reported
Modified By:	BHYUKOWE
Last Modified:	04/14/2017

Equipment Records:

K00 - Spill Prevention - None
A00 - Tank Internal Protection - None
B01 - Tank External Protection - Painted/Asphalt Coating
D00 - Pipe Type - No Piping
L00 - Piping Leak Detection - None
C00 - Pipe Location - No Piping
F00 - Pipe External Protection - None
E00 - Piping Secondary Containment - None
H00 - Tank Leak Detection - None
I00 - Overfill - None
J00 - Dispenser - None
G00 - Tank Secondary Containment - None

O59 **33 MARKET STREET (VACANT)** **NY AST** **A100292149**
SE **33 MARKET STREET** **N/A**
1/8-1/4 **POUGHKEEPSIE, NY 12590**
0.244 mi.
1287 ft. **Site 2 of 3 in cluster O**

Relative:
Higher

Actual:
172 ft.

AST:

Name:	33 MARKET STREET (VACANT)
Address:	33 MARKET STREET
City,State,Zip:	POUGHKEEPSIE, NY 12590
Region:	STATE
DEC Region:	3
Site Status:	Unregulated/Closed
Facility Id:	3-601711
Program Type:	PBS
UTM X:	585992.79128
UTM Y:	4600763.90568
Expiration Date:	N/A
Site Type:	Apartment Building/Office Building

Affiliation Records:

Site Id:	338998

33 MARKET STREET (VACANT) (Continued) **A100292149**

Affiliation Type:	Facility Owner
Company Name:	CENGIZ CENG
Contact Type:	OWNER
Contact Name:	CENGIZ CENG
Address1:	5 HARBOR HILL ROAD
Address2:	Not reported
City:	WAPPINGERS FALLS
State:	NY
Zip Code:	12590
Country Code:	001
Phone:	(845) 462-7302
EMail:	Not reported
Fax Number:	Not reported
Modified By:	rxamato
Date Last Modified:	2008-08-13

Site Id:	338998
Affiliation Type:	Mail Contact
Company Name:	Not reported
Contact Type:	Not reported
Contact Name:	CENGIZ CENG
Address1:	5 HARBOR HILL ROAD
Address2:	Not reported
City:	WAPPINGERS FALLS
State:	NY
Zip Code:	12590
Country Code:	001
Phone:	(845) 462-7302
EMail:	Not reported
Fax Number:	Not reported
Modified By:	BHYUKOWE
Date Last Modified:	2005-03-17

Site Id:	338998
Affiliation Type:	Facility Operator
Company Name:	33 MARKET STREET (VACANT)
Contact Type:	Not reported
Contact Name:	NONE
Address1:	Not reported
Address2:	Not reported
City:	Not reported
State:	NN
Zip Code:	Not reported
Country Code:	001
Phone:	Not reported
EMail:	Not reported
Fax Number:	Not reported
Modified By:	BHYUKOWE
Date Last Modified:	2005-03-17

Site Id:	338998
Affiliation Type:	Emergency Contact
Company Name:	CENGIZ CENG
Contact Type:	Not reported
Contact Name:	CENGIZ CENG
Address1:	Not reported
Address2:	Not reported

33 MARKET STREET (VACANT) (Continued) **A100292149**

City:	Not reported
State:	NN
Zip Code:	Not reported
Country Code:	999
Phone:	(914) 475-2188
EMail:	Not reported
Fax Number:	Not reported
Modified By:	rxamato
Date Last Modified:	2008-08-13

Tank Info:

Tank Number:	6
Tank Id:	208178
Material Code:	0001
Common Name of Substance:	#2 Fuel Oil (On-Site Consumption)

Equipment Records:

K00 - Spill Prevention - None
A00 - Tank Internal Protection - None
B01 - Tank External Protection - Painted/Asphalt Coating
L00 - Piping Leak Detection - None
D00 - Pipe Type - No Piping
F00 - Pipe External Protection - None
C00 - Pipe Location - No Piping
E00 - Piping Secondary Containment - None
H00 - Tank Leak Detection - None
I00 - Overfill - None
J00 - Dispenser - None
G00 - Tank Secondary Containment - None

Tank Location:	Aboveground - on saddles, legs, racks, etc.... Tank bottom is elevated above grade or tank pad, allowing visual inspection.
Tank Type:	Steel/Carbon Steel/Iron
Tank Status:	Closed - Removed
Pipe Model:	Not reported
Install Date:	Not reported
Capacity Gallons:	275
Tightness Test Method:	NN
Date Test:	Not reported
Next Test Date:	Not reported
Date Tank Closed:	05/12/2005
Register:	True
Modified By:	BHYUKOWE
Last Modified:	04/14/2017
Material Name:	#2 fuel oil (on-site consumption)

N60 **ACADIA HUDSON LLC** **NY LTANKS** **U001843495**
SE **21 MARKET STREET** **NY TANKS** **N/A**
1/8-1/4 **POUGHKEEPSIE, NY 12601**
0.245 mi.
1295 ft. **Site 2 of 2 in cluster N**

Relative: **Higher**
Actual: **175 ft.**

LTANKS:

Name:	POUGHKEEPSIE SAVINGS BANK
Address:	21 MARKET STREET
City,State,Zip:	POUGHKEEPSIE, NY
Spill Number/Closed Date:	8902715 / 1989-09-25

ACADIA HUDSON LLC (Continued) **U001843495**

Facility ID:	8902715
Site ID:	264064
Spill Date:	1989-06-15
Spill Cause:	Tank Test Failure
Spill Source:	Commercial/Industrial
Spill Class:	D3
Cleanup Ceased:	1989-09-25
SWIS:	1446
Investigator:	wxwadswo
Referred To:	Not reported
Reported to Dept:	1989-06-15
CID:	Not reported
Water Affected:	Not reported
Spill Notifier:	Tank Tester
Last Inspection:	1989-09-25
Recommended Penalty:	False
Meets Standard:	True
UST Involvement:	True
Remediation Phase:	0
Date Entered In Computer:	1989-06-20
Spill Record Last Update:	1989-10-03
Spiller Name:	Not reported
Spiller Company:	Not reported
Spiller Address:	Not reported
Spiller County:	001
Spiller Contact:	Not reported
Spiller Phone:	Not reported
Spiller Extention:	Not reported
DEC Region:	3
DER Facility ID:	215240
DEC Memo:	"Prior to Sept, 2004 data translation this spill Lead_DEC Field was W. WADSWORTH 06/21/89: TANK WAS PUMPED OUT ON 6/20/89. 09/25/89: TANK WAS REMOVED ON 9/25/89. SEE PBS FILES FOR MORE INFORMATION. "
Remarks:	"AINLAY, 2,000 GAL. LEAK RATE -0.99. BANK TO HAVE OIL CO. PUMP TANK OUT. THEY WILL ISOLATE TANK AND REMOVE IF NEEDED. DEBBRA WILL CALL BACK W/NOTICE."

All TTF:

Facility ID:	8902715
Spill Number:	8902715
Spill Tank Test:	1535596
Site ID:	264064
Tank Number:	Not reported
Tank Size:	0
Material:	0001
EPA UST:	Not reported
UST:	Not reported
Cause:	Not reported
Source:	Not reported
Test Method:	00
Test Method 2:	Unknown
Leak Rate:	.00
Gross Fail:	Not reported
Modified By:	Spills
Last Modified Date:	Not reported

All Materials:

ACADIA HUDSON LLC (Continued) **U001843495**

Site ID:	264064
Operable Unit ID:	930156
Operable Unit:	01
Material ID:	450405
Material Code:	0001A
Material Name:	#2 fuel oil
Case No.:	Not reported
Material FA:	Petroleum
Quantity:	.00
Units:	G
Recovered:	.00
Oxygenate:	Not reported

TANKS:

Name:	ACADIA HUDSON LLC
Address:	21 MARKET STREET
City,State,Zip:	POUGHKEEPSIE, NY 12601
Facility Id:	3-169196
Region:	STATE
DEC Region:	3
Site Status:	Active
Program Type:	PBS
Expiration Date:	11/19/2022
UTM X:	589103.79016
UTM Y:	4617415.49894

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61 **REMINGTON ASSOC** **NY LTANKS** **S107789357**
NE **75 WASHINGTON STREET** **N/A**
1/4-1/2 **POUGHKEEPSIE, NY**
0.258 mi.
1361 ft.

Relative:
Higher

Actual:
172 ft.

LTANKS:

Name:	GELLERT&KLEIN/WISE LAW OFFICE
Address:	75 WASHINGTON STREET
City,State,Zip:	POUGHKEEPSIE, NY
Spill Number/Closed Date:	0512986 / 2006-06-30
Facility ID:	0512986
Site ID:	359391
Spill Date:	2006-02-09
Spill Cause:	Tank Test Failure
Spill Source:	Commercial/Industrial
Spill Class:	C3
Cleanup Ceased:	Not reported
SWIS:	1413
Investigator:	VPMCCABE
Referred To:	Not reported
Reported to Dept:	2006-02-09
CID:	444
Water Affected:	Not reported
Spill Notifier:	Tank Tester
Last Inspection:	Not reported
Recommended Penalty:	False
Meets Standard:	False
UST Involvement:	False
Remediation Phase:	0

REMINGTON ASSOC (Continued) **S107789357**

Date Entered In Computer:	2006-02-09
Spill Record Last Update:	2006-08-04
Spiller Name:	GELLER & KLIEN
Spiller Company:	LAW OFFICE
Spiller Address:	75 WASHINGTON STREET
Spiller County:	001
Spiller Contact:	GELLER & KLIEN
Spiller Phone:	(845) 454-3250
Spiller Extention:	Not reported
DEC Region:	3
DER Facility ID:	314137
DEC Memo:	"See report : 6-30-06, by Dut.Envir.Const. See 5 page update by V.p.Mc."
Remarks:	"ISOLATE AND RETEST"

All TTF:

Facility ID:	0512986
Spill Number:	0512986
Spill Tank Test:	1549713
Site ID:	359391
Tank Number:	1
Tank Size:	2000
Material:	0001
EPA UST:	Not reported
UST:	Not reported
Cause:	Not reported
Source:	Not reported
Test Method:	03
Test Method 2:	Horner EZ Check I or II
Leak Rate:	.00
Gross Fail:	Not reported
Modified By:	Watchdog
Last Modified Date:	Not reported

All Materials:

Site ID:	359391
Operable Unit ID:	1116602
Operable Unit:	01
Material ID:	2107044
Material Code:	0001A
Material Name:	#2 fuel oil
Case No.:	Not reported
Material FA:	Petroleum
Quantity:	Not reported
Units:	G
Recovered:	.00
Oxygenate:	Not reported

Name:	REMINGTON ASSOC
Address:	75 WASHINGTON STREET
City,State,Zip:	POUGHKEEPSIE, NY
Spill Number/Closed Date:	0601464 / 2006-05-09
Facility ID:	0601464
Site ID:	363703
Spill Date:	2006-05-09
Spill Cause:	Tank Failure

REMINGTON ASSOC (Continued) **S107789357**

Spill Source:	Commercial/Industrial
Spill Class:	C3
Cleanup Ceased:	Not reported
SWIS:	1413
Investigator:	VPMCCABE
Referred To:	Not reported
Reported to Dept:	2006-05-09
CID:	444
Water Affected:	Not reported
Spill Notifier:	Other
Last Inspection:	Not reported
Recommended Penalty:	False
Meets Standard:	False
UST Involvement:	False
Remediation Phase:	0
Date Entered In Computer:	2006-05-09
Spill Record Last Update:	2006-05-15
Spiller Name:	REMINGTON ASSOC
Spiller Company:	REMINGTON ASSOC
Spiller Address:	75 WASHINGTON STREET
Spiller County:	001
Spiller Contact:	REMINGTON ASSOC
Spiller Phone:	(845) 454-3250
Spiller Extention:	Not reported
DEC Region:	3
DER Facility ID:	314137
DEC Memo:	"5-9-06: See 051-2986."
Remarks:	"2000 GALLON TANK HAD HOLES;"

All Materials:

Site ID:	363703
Operable Unit ID:	1121768
Operable Unit:	01
Material ID:	2111248
Material Code:	0001A
Material Name:	#2 fuel oil
Case No.:	Not reported
Material FA:	Petroleum
Quantity:	Not reported
Units:	G
Recovered:	.00
Oxygenate:	Not reported

62
East
1/4-1/2
0.258 mi.
1361 ft.

CITY OF POK.PARKING GARAGE
61 CIVIC CENTER PLAZA
POUGHKEEPSIE, NY

NY LTANKS **S108298619**
N/A

Relative:
Higher

Actual:
176 ft.

LTANKS:

Name:	CITY OF POK.PARKING GARAGE
Address:	61 CIVIC CENTER PLAZA
City,State,Zip:	POUGHKEEPSIE, NY
Spill Number/Closed Date:	0608092 / 2006-11-07
Facility ID:	0608092
Site ID:	371967
Spill Date:	2006-10-16

CITY OF POK.PARKING GARAGE (Continued) **S108298619**

Spill Cause:	Tank Failure
Spill Source:	Institutional, Educational, Gov., Other
Spill Class:	C4
Cleanup Ceased:	Not reported
SWIS:	1413
Investigator:	VPMCCABE
Referred To:	Not reported
Reported to Dept:	2006-10-16
CID:	444
Water Affected:	Not reported
Spill Notifier:	Other
Last Inspection:	Not reported
Recommended Penalty:	False
Meets Standard:	True
UST Involvement:	False
Remediation Phase:	0
Date Entered In Computer:	2006-10-16
Spill Record Last Update:	2007-01-26
Spiller Name:	NOEL RUSS
Spiller Company:	PARKING GARAGE
Spiller Address:	61 CIVIC CENTER PLAZA
Spiller County:	001
Spiller Contact:	NOEL RUSS
Spiller Phone:	(845) 569-1200
Spiller Extention:	12
DEC Region:	3
DER Facility ID:	321703
DEC Memo:	"15 TONS OF MATERIAL REMOVED; NO COMPLICATIONS; NO SENSITIVE RECEPTORS; WELL SAMPLE AND REPORT. 10/27/06: V MC. SITE INSPECT CHECKED LOWEST LEVEL OF PARKING LOT; NO ACT/UST,SOIL/Ect. noted. See report : 11-7-06, by MEG"
Remarks:	"HOLES IN TANK AND CONTAMINATED SOIL:"

All Materials:

Site ID:	371967
Operable Unit ID:	1129716
Operable Unit:	01
Material ID:	2119381
Material Code:	0001A
Material Name:	#2 fuel oil
Case No.:	Not reported
Material FA:	Petroleum
Quantity:	Not reported
Units:	G
Recovered:	.00
Oxygenate:	Not reported

O63 **M B M COMP./TRI.CO.PLAN.SER.: 1K UST** **NY LTANKS** **S113820367**
SE **39 MARKET ST** **N/A**
1/4-1/2 **POUGHKEEPSIE, NY**
0.260 mi.
1374 ft. **Site 3 of 3 in cluster O**

Relative: LTANKS:
Higher

Name:	M B M COMP./TRI.CO.PLAN.SER.: 1K UST
Address:	39 MARKET ST
City,State,Zip:	POUGHKEEPSIE, NY

Actual:
174 ft.

M B M COMP./TRI.CO.PLAN.SER.: 1K UST (Continued) **S113820367**

Spill Number/Closed Date:	1304134 / 2013-07-26
Facility ID:	1304134
Site ID:	484647
Spill Date:	2013-07-17
Spill Cause:	Tank Test Failure
Spill Source:	Commercial/Industrial
Spill Class:	D4
Cleanup Ceased:	Not reported
SWIS:	1413
Investigator:	VPMCCABE
Referred To:	Not reported
Reported to Dept:	2013-07-17
CID:	Not reported
Water Affected:	Not reported
Spill Notifier:	Other
Last Inspection:	2013-07-24
Recommended Penalty:	False
Meets Standard:	False
UST Involvement:	False
Remediation Phase:	0
Date Entered In Computer:	2013-07-17
Spill Record Last Update:	2013-08-23
Spiller Name:	Not reported
Spiller Company:	M B M COMP.
Spiller Address:	1134 MAIN ST
Spiller County:	999
Spiller Contact:	BILL MAYS
Spiller Phone:	Not reported
Spiller Extention:	Not reported
DEC Region:	3
DER Facility ID:	439797
DEC Memo:	"7-17-13: Spoke with WCC. 1K failed test. Tester suspects remote fill the problem. Tank is located in basement. WCC was hired by EnviroClean and gave Stacy as contact. EnviroClean is doing some work at location. They will repair tank and have WCC retest. jc 7-25-13: V.Mc.: See 1 page update, inc. site inspection of 7-24-13, noting: No activity on site at time of inspection. Fill/vent to basement AST, center of store front for Prudential / Cherise Recchia. 8-12-13: V.Mc. UST passed re-test. Report in e-Doc. NFA"
Remarks:	"1000 gal agt in basement"

All Materials:

Site ID:	484647
Operable Unit ID:	1234324
Operable Unit:	01
Material ID:	2233334
Material Code:	0001A
Material Name:	#2 fuel oil
Case No.:	Not reported
Material FA:	Petroleum
Quantity:	Not reported
Units:	G
Recovered:	Not reported
Oxygenate:	Not reported

64
SE
1/4-1/2
0.292 mi.
1541 ft.

NYSDMNA - NEW YORK STATE ARMORY
61 MARKET ST
POUGHKEEPSIE, NY 12601

NY LTANKS **1006931303**
RCRA NonGen / NLR **NYR000117929**
NY MANIFEST

Relative:
Higher

Actual:
170 ft.

LTANKS:

Name:	NYS ARMORY
Address:	61 MARKET STREET
City,State,Zip:	POUGHKEEPSIE, NY
Spill Number/Closed Date:	8803141 / 1989-11-29
Facility ID:	8803141
Site ID:	293364
Spill Date:	1988-07-11
Spill Cause:	Tank Test Failure
Spill Source:	Institutional, Educational, Gov., Other
Spill Class:	Not reported
Cleanup Ceased:	1989-11-29
SWIS:	1446
Investigator:	jeokesso
Referred To:	Not reported
Reported to Dept:	1988-07-11
CID:	Not reported
Water Affected:	Not reported
Spill Notifier:	Tank Tester
Last Inspection:	Not reported
Recommended Penalty:	False
Meets Standard:	True
UST Involvement:	False
Remediation Phase:	0
Date Entered In Computer:	1988-03-28
Spill Record Last Update:	1989-11-29
Spiller Name:	Not reported
Spiller Company:	MIKE HEINNICH
Spiller Address:	Not reported
Spiller County:	001
Spiller Contact:	Not reported
Spiller Phone:	Not reported
Spiller Extention:	Not reported
DEC Region:	3
DER Facility ID:	237448
DEC Memo:	"Prior to Sept, 2004 data translation this spill Lead_DEC Field was OKESSON "
Remarks:	"8K FAI;ED AT .879 OGS"

All TTF:

Facility ID:	8803141
Spill Number:	8803141
Spill Tank Test:	1534268
Site ID:	293364
Tank Number:	Not reported
Tank Size:	0
Material:	0001
EPA UST:	Not reported
UST:	Not reported
Cause:	Not reported
Source:	Not reported
Test Method:	00
Test Method 2:	Unknown
Leak Rate:	.00

NYSDMNA - NEW YORK STATE ARMORY (Continued) **1006931303**

Gross Fail:	Not reported
Modified By:	Spills
Last Modified Date:	Not reported

All Materials:

Site ID:	293364
Operable Unit ID:	918311
Operable Unit:	01
Material ID:	554778
Material Code:	0001A
Material Name:	#2 fuel oil
Case No.:	Not reported
Material FA:	Petroleum
Quantity:	.00
Units:	G
Recovered:	.00
Oxygenate:	Not reported

RCRA NonGen / NLR:

Date Form Received by Agency:	2011-10-24 00:00:00.0
Handler Name:	NYSDMNA - NEW YORK STATE ARMORY
Handler Address:	61 MARKET ST
Handler City,State,Zip:	POUGHKEEPSIE, NY 12601-3210
EPA ID:	NYR000117929
Contact Name:	HEIDI UNWIN
Contact Address:	OLD NISKAYUNA RD
Contact City,State,Zip:	LATHAM, NY 12210-3514
Contact Telephone:	518-786-4347
Contact Fax:	Not reported
Contact Email:	Not reported
Contact Title:	MGR
EPA Region:	02
Land Type:	State
Federal Waste Generator Description:	Not a generator, verified
Non-Notifier:	Not reported
Biennial Report Cycle:	Not reported
Accessibility:	Not reported
Active Site Indicator:	Not reported
State District Owner:	NY
State District:	NYSDEC R3
Mailing Address:	MARKET ST
Mailing City,State,Zip:	POUGHKEEPSIE, NY 12601-3210
Owner Name:	Not reported
Owner Type:	Not reported
Operator Name:	Not reported
Operator Type:	Not reported
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No

NYSDMNA - NEW YORK STATE ARMORY (Continued) **1006931303**

Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	NN
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	2015-04-14 00:00:00.0
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	Not reported
Manifest Broker:	Not reported
Sub-Part P Indicator:	Not reported

Hazardous Waste Summary:

Waste Code:	D008
Waste Description:	LEAD

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name:	NYS DIV MILITARY NAVAL AFFAIRS
Legal Status:	State

NYSDMNA - NEW YORK STATE ARMORY (Continued) **1006931303**

Date Became Current:	1979-12-31 00:00:00.
Date Ended Current:	Not reported
Owner/Operator Address:	330 OLD NISKAYUNA RD
Owner/Operator City,State,Zip:	LATHAM, NY 12110-2224
Owner/Operator Telephone:	518-786-4347
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	PO
Owner/Operator Name:	NYS DIV MILITARY NAVAL AFFAIRS
Legal Status:	State
Date Became Current:	1979-12-31 00:00:00.
Date Ended Current:	2011-10-24 00:00:00.
Owner/Operator Address:	330 OLD NISKAYUNA RD
Owner/Operator City,State,Zip:	LATHAM, NY 12110-2224
Owner/Operator Telephone:	518-786-4347
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name:	NEW YORK STATE ARMORY
Legal Status:	State
Date Became Current:	1979-12-31 00:00:00.
Date Ended Current:	Not reported
Owner/Operator Address:	61 MARKET ST
Owner/Operator City,State,Zip:	POUGHKEEPSIE, NY 12601-3210
Owner/Operator Telephone:	518-786-4347
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	PP
Owner/Operator Name:	NEW YORK STATE ARMORY
Legal Status:	State
Date Became Current:	1979-12-31 00:00:00.
Date Ended Current:	2011-10-24 00:00:00.
Owner/Operator Address:	61 MARKET ST
Owner/Operator City,State,Zip:	POUGHKEEPSIE, NY 12601-3210
Owner/Operator Telephone:	518-786-4347
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Owner
Owner/Operator Name:	NYS DIV MILITARY NAVAL AFFAIRS
Legal Status:	State
Date Became Current:	1979-12-31 00:00:00.
Date Ended Current:	Not reported
Owner/Operator Address:	330 OLD NISKAYUNA RD
Owner/Operator City,State,Zip:	LATHAM, NY 12110-2224
Owner/Operator Telephone:	518-786-4347
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

NYSDMNA - NEW YORK STATE ARMORY (Continued) **1006931303**

Owner/Operator Indicator:	Operator
Owner/Operator Name:	NEW YORK STATE ARMORY
Legal Status:	State
Date Became Current:	1979-12-31 00:00:00.
Date Ended Current:	Not reported
Owner/Operator Address:	61 MARKET ST
Owner/Operator City,State,Zip:	POUGHKEEPSIE, NY 12601-3210
Owner/Operator Telephone:	518-786-4347
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	2006-01-01 00:00:00.0
Handler Name:	NYSDMNA - NEW YORK STATE ARMORY
Federal Waste Generator Description:	Not a generator, verified
State District Owner:	NY
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	No
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

Receive Date:	2007-01-01 00:00:00.0
Handler Name:	NYSDMNA - NEW YORK STATE ARMORY
Federal Waste Generator Description:	Conditionally Exempt Small Quantity Generator
State District Owner:	NY
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	No
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

Receive Date:	2011-10-24 00:00:00.0
Handler Name:	NYSDMNA - NEW YORK STATE ARMORY
Federal Waste Generator Description:	Not a generator, verified
State District Owner:	NY
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	Yes
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

Receive Date:	2003-09-02 00:00:00.0
Handler Name:	NYSDMNA - NEW YORK STATE ARMORY
Federal Waste Generator Description:	Conditionally Exempt Small Quantity Generator
State District Owner:	NY
Large Quantity Handler of Universal Waste:	No

NYSDMNA - NEW YORK STATE ARMORY (Continued) **1006931303**

Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	No
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

List of NAICS Codes and Descriptions:

NAICS Code:	92811
NAICS Description:	NATIONAL SECURITY

Facility Has Received Notices of Violation:

No Violations Found:

Evaluation Action Summary:

No Evaluations Found:

NY MANIFEST:

Name:	NYSDMNA - NYS ARMORY
Address:	61 MARKET ST
City,State,Zip:	POUGHKEEPSIE, NY 12601-3210
Country:	USA
EPA ID:	NYR000117929
Facility Status:	Not reported
Location Address 1:	61 MARKET ST
Code:	BP
Location Address 2:	Not reported
Total Tanks:	Not reported
Location City:	POUGHKEEPSIE
Location State:	NY
Location Zip:	12601
Location Zip 4:	Not reported

NY MANIFEST:

EPAID:	NYR000117929
Mailing Name:	NYSDMNA - NYS ARMORY
Mailing Contact:	N/S
Mailing Address 1:	61 MARKET ST
Mailing Address 2:	Not reported
Mailing City:	POUGHKEEPSIE
Mailing State:	NY
Mailing Zip:	12601
Mailing Zip 4:	Not reported
Mailing Country:	USA
Mailing Phone:	8454542502

NY MANIFEST:

Document ID:	Not reported
Manifest Status:	Not reported
seq:	Not reported
Year:	Not reported
Trans1 State ID:	NJD986607380

NYSDMNA - NEW YORK STATE ARMORY (Continued) **1006931303**

Trans2 State ID:	MID000263871
Generator Ship Date:	01/05/2006
Trans1 Recv Date:	01/05/2006
Trans2 Recv Date:	01/19/2006
TSD Site Recv Date:	02/01/2006
Part A Recv Date:	Not reported
Part B Recv Date:	Not reported
Generator EPA ID:	NYR000117929
Trans1 EPA ID:	Not reported
Trans2 EPA ID:	Not reported
TSDF ID 1:	MID000724831
TSDF ID 2:	Not reported
Manifest Tracking Number:	MIA9205571
Import Indicator:	N
Export Indicator:	N
Discr Quantity Indicator:	N
Discr Type Indicator:	N
Discr Residue Indicator:	N
Discr Partial Reject Indicator:	N
Discr Full Reject Indicator:	N
Manifest Ref Number:	Not reported
Alt Facility RCRA ID:	Not reported
Alt Facility Sign Date:	Not reported
MGMT Method Type Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Quantity:	200
Units:	P - Pounds
Number of Containers:	2
Container Type:	DM - Metal drums, barrels
Handling Method:	T Chemical, physical, or biological treatment.
Specific Gravity:	1
Waste Code:	D008
Waste Code 1_2:	Not reported
Waste Code 1_3:	Not reported
Waste Code 1_4:	Not reported
Waste Code 1_5:	Not reported
Waste Code 1_6:	Not reported

65
East
1/4-1/2
0.301 mi.
1591 ft.

FIRST CONGREGATIONAL CHURCH
269 MILL ST
POUGHKEEPSIE, NY

NY LTANKS **S106385806**
NY Spills **N/A**

Relative:
Higher

Actual:
178 ft.

LTANKS:

Name:	1ST.CONGREGATIONALCHURCH
Address:	269 MILL STREET
City,State,Zip:	POUGHKEEPSIE, NY
Spill Number/Closed Date:	0400242 / 2004-04-20
Facility ID:	0400242
Site ID:	64266
Spill Date:	2004-04-08

FIRST CONGREGATIONAL CHURCH (Continued) **S106385806**

Spill Cause:	Tank Failure
Spill Source:	Private Dwelling
Spill Class:	C4
Cleanup Ceased:	Not reported
SWIS:	1446
Investigator:	VPMCCABE
Referred To:	Not reported
Reported to Dept:	2004-04-08
CID:	444
Water Affected:	Not reported
Spill Notifier:	Other
Last Inspection:	Not reported
Recommended Penalty:	False
Meets Standard:	False
UST Involvement:	False
Remediation Phase:	0
Date Entered In Computer:	2004-04-08
Spill Record Last Update:	2005-03-14
Spiller Name:	JEFF HITCHINS
Spiller Company:	FIRST CONGREGATIONAL CHUR
Spiller Address:	269 MILL STREET
Spiller County:	001
Spiller Contact:	JEFF HITCHINS
Spiller Phone:	(845) 452-2600
Spiller Extention:	Not reported
DEC Region:	3
DER Facility ID:	61957
DEC Memo:	"See 3 page update by VMC Prior to Sept, 2004 data translation this spill Lead_DEC Field was MCCABE This spill was updated 08/11/2004 from info in V. McCabe's data files. 'Date:' = 04/08/04, 'Phone' = 4/8/2004, 'Site Insp' = 4/20/2004. "
Remarks:	"TANK FAILURE: IN PROCESS OF BEING CLEAN UP: "

All Materials:

Site ID:	64266
Operable Unit ID:	884629
Operable Unit:	01
Material ID:	495028
Material Code:	0001A
Material Name:	#2 fuel oil
Case No.:	Not reported
Material FA:	Petroleum
Quantity:	30.00
Units:	G
Recovered:	.00
Oxygenate:	Not reported

SPILLS:

Name:	FIRST CONGREGATIONAL CHURCH
Address:	269 MILL ST
City,State,Zip:	POUGHKEEPSIE, NY
Spill Number/Closed Date:	1112465 / 2012-03-30
Facility ID:	1112465
Facility Type:	ER
DER Facility ID:	414867
Site ID:	460405

FIRST CONGREGATIONAL CHURCH (Continued) **S106385806**

DEC Region:	3
Spill Cause:	Equipment Failure
Spill Class:	C3
SWIS:	1413
Spill Date:	2012-01-27
Investigator:	VPMCCABE
Referred To:	Not reported
Reported to Dept:	2012-01-27
CID:	Not reported
Water Affected:	Not reported
Spill Source:	Institutional, Educational, Gov., Other
Spill Notifier:	Other
Cleanup Ceased:	Not reported
Cleanup Meets Std:	False
Last Inspection:	Not reported
Recommended Penalty:	Not reported
UST Trust:	False
Remediation Phase:	0
Date Entered In Computer:	2012-01-27
Spill Record Last Update:	2012-04-02
Spiller Name:	DONALD TWITCHILL
Spiller Company:	FIRST CONGREGATIONAL CHURCH
Spiller Address:	269 MILL ST
Spiller Company:	999
Contact Name:	JEFF HICKS
DEC Memo:	"1-27-12: V.Mc. call to Don Twitchill: Left for day. 2-2-12: V.Mc.: See 1 page update, inc.: *) 1-31-12: V.Mc. site inspection: Meet with Don Twitchill. Inspected basement: Leak at fuel pump at furnace. Spill was aprx.5 to 10 gal., onto concrete floor. EnviroClean completed cleanned up. No odor noted upon entry. *) 1-31-12: V.Mc. at EnviroClean: Meet with J.Jorden. Clean up completed, receipt for disposal along with cover letter to be submitted for closure. 4-2-12: V.Mc.: See Disposal Receipt with cover letter dated 3-1-12 from EnviroClean. NFA."
Remarks:	"in building basement - cleanup in progress -"

All Materials:

Site ID:	460405
Operable Unit ID:	1210493
Operable Unit:	01
Material ID:	2208134
Material Code:	0001A
Material Name:	#2 fuel oil
Case No.:	Not reported
Material FA:	Petroleum
Quantity:	20.00
Units:	G
Recovered:	Not reported
Oxygenate:	Not reported

66
NNE
1/4-1/2
0.326 mi.
1722 ft.

POLE #26566
30 BAIN AVE
POUGHKEEPSIE, NY

NY LTANKS
NY Spills

S105135171
N/A

Relative:
Higher

Actual:
150 ft.

LTANKS:

Name:	KOURNOUS
Address:	30 BAIN AVE
City,State,Zip:	POUGHKEEPSIE, NY
Spill Number/Closed Date:	0106607 / 2001-09-26
Facility ID:	0106607
Site ID:	89001
Spill Date:	2001-09-25
Spill Cause:	Tank Failure
Spill Source:	Private Dwelling
Spill Class:	C3
Cleanup Ceased:	Not reported
SWIS:	1446
Investigator:	VPMCCABE
Referred To:	Not reported
Reported to Dept:	2001-09-25
CID:	382
Water Affected:	Not reported
Spill Notifier:	Other
Last Inspection:	Not reported
Recommended Penalty:	False
Meets Standard:	True
UST Involvement:	False
Remediation Phase:	0
Date Entered In Computer:	2001-09-25
Spill Record Last Update:	2004-08-11
Spiller Name:	MR KOURNOUS
Spiller Company:	Not reported
Spiller Address:	30 BAIN AVE
Spiller County:	001
Spiller Contact:	MR KOURNOUS
Spiller Phone:	(845) 454-4945
Spiller Extention:	Not reported
DEC Region:	3
DER Facility ID:	81342
DEC Memo:	"Prior to Sept, 2004 data translation this spill Lead_DEC Field was MCCABE 09/26/2001 V. MCCABE SITE INSPECTION. MUNICIPAL WATER/SEWER. SURFACE OF CONCRETE CLEANED WITH BIOSOLVE. TWO PAGE UPDATE BY V. MCCABE. NO FURTHER ACTION. This spill was updated 08/11/2004 from info in V. McCabe's data files. 'Date:' = 09/25/01, 'Phone' = 9/26/2001, 'Site Insp' = 9/26/2001. "
Remarks:	"contaminated soil and concrete from leak in a 275 above ground tank. replacement underway. appears to be 5-10 gals of oil."

All Materials:

Site ID:	89001
Operable Unit ID:	843663
Operable Unit:	01
Material ID:	531452
Material Code:	0001A
Material Name:	#2 fuel oil
Case No.:	Not reported
Material FA:	Petroleum
Quantity:	.00

POLE #26566 (Continued) **S105135171**

Units:	G
Recovered:	.00
Oxygenate:	Not reported

SPILLS:

Name:	POLE #26566
Address:	30 BAIN AVE
City,State,Zip:	POUGHKEEPSIE, NY
Spill Number/Closed Date:	0603939 / 2006-07-10
Facility ID:	0603939
Facility Type:	ER
DER Facility ID:	81342
Site ID:	366791
DEC Region:	3
Spill Cause:	Equipment Failure
Spill Class:	C4
SWIS:	1446
Spill Date:	2006-07-10
Investigator:	KABROWNE
Referred To:	Not reported
Reported to Dept:	2006-07-10
CID:	444
Water Affected:	Not reported
Spill Source:	Commercial/Industrial
Spill Notifier:	Other
Cleanup Ceased:	Not reported
Cleanup Meets Std:	True
Last Inspection:	Not reported
Recommended Penalty:	False
UST Trust:	False
Remediation Phase:	0
Date Entered In Computer:	2006-07-10
Spill Record Last Update:	2007-01-05
Spiller Name:	CHRIS DEROBERTS
Spiller Company:	POLE #26566
Spiller Address:	30 BAIN AVE
Spiller Company:	001
Contact Name:	CHRIS DEROBERTS
DEC Memo:	"12/11/06: V. MC. & NICK MEG RESPONDED - 2 GAL NON/PCB MILLER ENVIRONMENTAL ON SITE CONDUCTING CLEAN UP. CLOSED. NFA"
Remarks:	"LEAKING TRANSFORMER: NON PCB CONTAINED TO BASE OF POLE NO WATERWAYS EFFECTED"

All Materials:

Site ID:	366791
Operable Unit ID:	1124722
Operable Unit:	01
Material ID:	2114225
Material Code:	0020A
Material Name:	transformer oil
Case No.:	Not reported
Material FA:	Petroleum
Quantity:	2.00
Units:	G
Recovered:	2.00
Oxygenate:	Not reported

P67 **BERNCOLORS-POUGHKEEPSIE INC** **SEMS-ARCHIVE** **1014948178**
NW **75 N WATER ST** **RCRA NonGen / NLR** **NYD002013951**
1/4-1/2 **POUGHKEEPSIE, NY 12601** **PRP**
0.347 mi. **ICIS**
1830 ft. **Site 1 of 2 in cluster P** **NY MANIFEST**

Relative:
Lower

Actual:
7 ft.

SEMS Archive:

Site ID:	0202752
EPA ID:	NYD002013951
Name:	BERN COLORS
Address:	75 NORTH WATER ST
Address 2:	Not reported
City,State,Zip:	POUGHKEEPSIE, NY 12601
Cong District:	01
FIPS Code:	36027
FF:	N
NPL:	Not on the NPL
Non NPL Status:	Removal Only Site (No Site Assessment Work Needed)

SEMS Archive Detail:

Region:	02
Site ID:	0202752
EPA ID:	NYD002013951
Site Name:	BERN COLORS
NPL:	N
FF:	N
OU:	00
Action Code:	RV
Action Name:	RMVL
SEQ:	1
Start Date:	1982-01-14 05:00:00
Finish Date:	1982-02-10 05:00:00
Qual:	C
Current Action Lead:	USCG

Region:	02
Site ID:	0202752
EPA ID:	NYD002013951
Site Name:	BERN COLORS
NPL:	N
FF:	N
OU:	00
Action Code:	VS
Action Name:	ARCH SITE
SEQ:	1
Start Date:	Not reported
Finish Date:	1996-01-23 05:00:00
Qual:	Not reported
Current Action Lead:	EPA Perf In-Hse

RCRA NonGen / NLR:

Date Form Received by Agency:	2007-01-01 00:00:00.0
Handler Name:	BERNCOLORS-POUGHKEEPSIE INC
Handler Address:	75 N WATER ST
Handler City,State,Zip:	POUGHKEEPSIE, NY 12601
EPA ID:	NYD002013951
Contact Name:	Not reported
Contact Address:	N WATER ST

BERNCOLORS-POUGHKEEPSIE INC (Continued) **1014948178**

Contact City,State,Zip:	POUGHKEEPSIE,, NY 12601
Contact Telephone:	Not reported
Contact Fax:	Not reported
Contact Email:	Not reported
Contact Title:	Not reported
EPA Region:	02
Land Type:	Not reported
Federal Waste Generator Description:	Not a generator, verified
Non-Notifier:	Not reported
Biennial Report Cycle:	Not reported
Accessibility:	Not reported
Active Site Indicator:	Not reported
State District Owner:	NY
State District:	NYSDEC R3
Mailing Address:	N WATER ST
Mailing City,State,Zip:	POUGHKEEPSIE,, NY 12601
Owner Name:	JAMES BERNARD
Owner Type:	Private
Operator Name:	JAMES BERNARD
Operator Type:	Private
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	NN
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No

BERNCOLORS-POUGHKEEPSIE INC (Continued) **1014948178**

Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	2015-04-14 00:00:00.0
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	Not reported
Manifest Broker:	Not reported
Sub-Part P Indicator:	Not reported

Hazardous Waste Summary:

Waste Code:	NONE
Waste Description:	Not Defined

Handler - Owner Operator:

Owner/Operator Indicator:	Operator
Owner/Operator Name:	JAMES BERNARD
Legal Status:	Private
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	NOT REQUIRED
Owner/Operator City,State,Zip:	NOT REQUIRED, WY 99999
Owner/Operator Telephone:	212-555-1212
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Owner
Owner/Operator Name:	JAMES BERNARD
Legal Status:	Private
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	NOT REQUIRED
Owner/Operator City,State,Zip:	NOT REQUIRED, WY 99999
Owner/Operator Telephone:	212-555-1212
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Owner
Owner/Operator Name:	JAMES BERNARD
Legal Status:	Private
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	NOT REQUIRED
Owner/Operator City,State,Zip:	NOT REQUIRED, WY 99999

BERNCOLORS-POUGHKEEPSIE INC (Continued) **1014948178**

Owner/Operator Telephone:	212-555-1212
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	1995-03-28 00:00:00.0
Handler Name:	BERNCOLORS-POUGHKEEPSIE INC
Federal Waste Generator Description:	Not reported
State District Owner:	NY
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	No
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

Receive Date:	2006-01-01 00:00:00.0
Handler Name:	BERNCOLORS-POUGHKEEPSIE INC
Federal Waste Generator Description:	Not a generator, verified
State District Owner:	NY
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	No
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

Receive Date:	2007-01-01 00:00:00.0
Handler Name:	BERNCOLORS-POUGHKEEPSIE INC
Federal Waste Generator Description:	Not a generator, verified
State District Owner:	NY
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	Yes
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

Receive Date:	1980-07-21 00:00:00.0
Handler Name:	BERNCOLORS-POUGHKEEPSIE INC
Federal Waste Generator Description:	Large Quantity Generator
State District Owner:	NY
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	No
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

BERNCOLORS-POUGHKEEPSIE INC (Continued) **1014948178**

List of NAICS Codes and Descriptions:
NAICS Code: 325191
NAICS Description: GUM AND WOOD CHEMICAL MANUFACTURING

Facility Has Received Notices of Violation:
Found Violation: No
Agency Which Determined Violation: Not reported
Violation Short Description: Not reported
Date Violation was Determined: Not reported
Actual Return to Compliance Date: Not reported
Return to Compliance Qualifier: Not reported
Violation Responsible Agency: Not reported
Scheduled Compliance Date: Not reported
Enforcement Identifier: Not reported
Date of Enforcement Action: Not reported
Enforcement Responsible Agency: Not reported
Enforcement Docket Number: Not reported
Enforcement Attorney: Not reported
Corrective Action Component: Not reported
Appeal Initiated Date: Not reported
Appeal Resolution Date: Not reported
Disposition Status Date: Not reported
Disposition Status: Not reported
Disposition Status Description: Not reported
Consent/Final Order Sequence Number: Not reported
Consent/Final Order Respondent Name: Not reported
Consent/Final Order Lead Agency: Not reported
Enforcement Type: Not reported
Enforcement Responsible Person: Not reported
Enforcement Responsible Sub-Organization: Not reported
SEP Sequence Number: Not reported
SEP Expenditure Amount: Not reported
SEP Scheduled Completion Date: Not reported
SEP Actual Date: Not reported
SEP Defaulted Date: Not reported
SEP Type: Not reported
SEP Type Description: Not reported
Proposed Amount: Not reported
Final Monetary Amount: Not reported
Paid Amount: Not reported
Final Count: Not reported
Final Amount: Not reported

Evaluation Action Summary:
Evaluation Date: 1986-07-06 00:00:00.0
Evaluation Responsible Agency: State
Found Violation: No
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Evaluation Responsible Person Identifier: NYDEC
Evaluation Responsible Sub-Organization: Not reported
Actual Return to Compliance Date: Not reported
Scheduled Compliance Date: Not reported
Date of Request: Not reported
Date Response Received: Not reported
Request Agency: Not reported
Former Citation: Not reported

BERNCOLORS-POUGHKEEPSIE INC (Continued) **1014948178**

PRP Name: BERNCOLORS-POUGHKEEPSIE, INC.

ICIS:

Enforcement Action ID:	02-1986-0335
FRS ID:	110004336424
Action Name:	BERNCOLORS-POUGHKEEPSIE,
Facility Name:	BERNCOLORS-POUGHKEEPSIE INC
Facility Address:	75 N WATER ST POUGHKEEPSIE, NY 12601
Enforcement Action Type:	TSCA 16 Action For Penalty
Facility County:	DUTCHESS
Program System Acronym:	ICIS
Enforcement Action Forum Desc:	Administrative - Formal
EA Type Code:	16
Facility SIC Code:	5169
Federal Facility ID:	Not reported
Latitude in Decimal Degrees:	41.708195
Longitude in Decimal Degrees:	-73.93907
Permit Type Desc:	Not reported
Program System Acronym:	27586
Facility NAICS Code:	Not reported
Tribal Land Code:	Not reported

Enforcement Action ID:	02-1982-0031
FRS ID:	110004336424
Action Name:	BERNCOLORS
Facility Name:	BERNCOLORS-POUGHKEEPSIE INC
Facility Address:	75 N WATER ST POUGHKEEPSIE, NY 12601
Enforcement Action Type:	Civil Judicial Action
Facility County:	DUTCHESS
Program System Acronym:	ICIS
Enforcement Action Forum Desc:	Judicial
EA Type Code:	CIV
Facility SIC Code:	5169
Federal Facility ID:	Not reported
Latitude in Decimal Degrees:	41.708195
Longitude in Decimal Degrees:	-73.93907
Permit Type Desc:	Not reported
Program System Acronym:	27586
Facility NAICS Code:	Not reported
Tribal Land Code:	Not reported

Facility Name:	BERNCOLORS-POUGHKEEPSIE INC
Address:	75 N WATER ST
Tribal Indicator:	N
Fed Facility:	No
NAIC Code:	Not reported
SIC Code:	5169

Facility Name:	BERNCOLORS-POUGHKEEPSIE INC
Address:	75 N WATER ST
Tribal Indicator:	N
Fed Facility:	No
NAIC Code:	Not reported
SIC Code:	5169

BERNCOLORS-POUGHKEEPSIE INC (Continued) **1014948178**

Facility Name: BERNCOLORS-POUGHKEEPSIE INC
Address: 75 N WATER ST
Tribal Indicator: N
Fed Facility: No
NAIC Code: Not reported
SIC Code: 5169

Facility Name: BERNCOLORS-POUGHKEEPSIE INC
Address: 75 N WATER ST
Tribal Indicator: N
Fed Facility: No
NAIC Code: Not reported
SIC Code: 5169

Facility Name: BERNCOLORS-POUGHKEEPSIE INC
Address: 75 N WATER ST
Tribal Indicator: N
Fed Facility: No
NAIC Code: Not reported
SIC Code: 5169

Facility Name: BERNCOLORS-POUGHKEEPSIE INC
Address: 75 N WATER ST
Tribal Indicator: N
Fed Facility: No
NAIC Code: Not reported
SIC Code: 5169

Facility Name: BERNCOLORS-POUGHKEEPSIE INC
Address: 75 N WATER ST
Tribal Indicator: N
Fed Facility: No
NAIC Code: Not reported
SIC Code: 5169

Facility Name: BERNCOLORS-POUGHKEEPSIE INC
Address: 75 N WATER ST
Tribal Indicator: N
Fed Facility: No
NAIC Code: Not reported
SIC Code: 5169

NY MANIFEST:
Name: BERNCOLORS - POUGHKEEPSIE
Address: 75 N WATER ST
City,State,Zip: POUGHKEEPSIE, NY 12601
Country: USA
EPA ID: NYD002013951
Facility Status: Not reported
Location Address 1: 75 NORTH WATER ST
Code: BP
Location Address 2: Not reported
Total Tanks: Not reported
Location City: POUGHKEEPSIE
Location State: NY
Location Zip: 12602
Location Zip 4: Not reported

BERNCOLORS-POUGHKEEPSIE INC (Continued) **1014948178**

NY MANIFEST:

EPAID:	NYD002013951
Mailing Name:	BERNCOLORS - POUGHKEEPSIE
Mailing Contact:	RANDY JENSEN
Mailing Address 1:	P O BOX 29
Mailing Address 2:	Not reported
Mailing City:	POUGHKEEPSIE
Mailing State:	NY
Mailing Zip:	12602
Mailing Zip 4:	Not reported
Mailing Country:	USA
Mailing Phone:	9144546700

NY MANIFEST:

Document ID:	NYG0867753
Manifest Status:	Not reported
seq:	01
Year:	1998
Trans1 State ID:	35726ANY
Trans2 State ID:	Not reported
Generator Ship Date:	02/25/1998
Trans1 Recv Date:	02/25/1998
Trans2 Recv Date:	Not reported
TSD Site Recv Date:	02/25/1998
Part A Recv Date:	Not reported
Part B Recv Date:	Not reported
Generator EPA ID:	NYD002013951
Trans1 EPA ID:	NYD057770109
Trans2 EPA ID:	Not reported
TSDF ID 1:	NYD057770109
TSDF ID 2:	Not reported
Manifest Tracking Number:	Not reported
Import Indicator:	Not reported
Export Indicator:	Not reported
Discr Quantity Indicator:	Not reported
Discr Type Indicator:	Not reported
Discr Residue Indicator:	Not reported
Discr Partial Reject Indicator:	Not reported
Discr Full Reject Indicator:	Not reported
Manifest Ref Number:	Not reported
Alt Facility RCRA ID:	Not reported
Alt Facility Sign Date:	Not reported
MGMT Method Type Code:	Not reported
Waste Code:	D007 - CHROMIUM 5.0 MG/L TCLP
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Quantity:	00345
Units:	G - Gallons (liquids only)* (8.3 pounds)
Number of Containers:	009
Container Type:	DM - Metal drums, barrels
Handling Method:	T Chemical, physical, or biological treatment.
Specific Gravity:	01.00

P68 **BERNCOLORS POUGHKEEPSIE, INC.** **NY HSWDS** **S108146880**
NW **75 NORTH WATER STREET** **N/A**
1/4-1/2 **POUGHKEEPSIE, NY 12602**
0.347 mi.
1830 ft. **Site 2 of 2 in cluster P**

Relative:
Lower

Actual:
7 ft.

HSWDS:

Facility ID:	Not reported
Region:	3
Facility Status:	Unknown
Owner Type:	Puplic
Owner:	Berncolors Poughkeepsie, Inc.
Owner Address:	P.O. Box 29
Owner Phone:	(914)454-6700
Operator Type:	Same
Operator:	Unknown
Operator:	Unknown
Operator Phone:	Unknown
EPA ID:	NYD002013951
Registry:	D
Registry Site ID:	314026
RCRA Permitted:	Unknown
Site Code:	Leaking tanks, drums, lagoons, other containers
Owner City State:	Poughkeepsie
Operator City State:	Not reported
Quadrange:	Poughkeepsie
Latitude:	41 42 30 N
Longitude:	73 56 25 W
Acres:	1.00
Operator Date:	Unknown
Close Date:	Unknown
Completed:	Phase 2
Active:	Unknown
PCB's Disposed:	No
Pesticides Disposed:	No
Metals Disposed:	No
Asbestos Disposed:	No
Volatile Organic Compounds Disposed:	Yes
Semi Volatile Organic Compounds Disposed:	Yes
Analytical Info Exists for Air:	Not reported
Analytical Info Exists for Ground:	Groundwater
Analytical Info Exists for Surface:	Not reported
Analytical Info Exists for Sediments:	Not reported
Analytical Info Exists for Surface:	Surface Soil
Analytical Info Exists for Substance:	Subsurface
Analytical Info Exists for Waste:	Not reported
Analytical Info Exists for Leachate:	Not reported
Analytical Info Exists for EP Toxicity:	EPTox
Analytical Info Exists for TCLP:	Not reported
Threat to Environment/Public Health:	N
Surface Water Contamination:	Yes
Surface Water Body Class:	Unknown
Groundwater Contamination:	Unknown
Groundwater Classification:	Unknown
Drinking Water Contamination:	No
Drinking Water Supply is Active:	Unknown
Any Known Fish or Wildlife:	Unknown
Hazardous Exposure:	Unknown
Site Has Controlled Acess:	No

BERNCOLORS POUGHKEEPSIE, INC. (Continued) **S108146880**

Ambient Air Contamination:	Unknown
Direct Contact:	Yes
EPA Hazardous Ranking System Score:	Unknown
Inventory:	F
Nefrap:	Not reported
Mailing:	Not reported
Tax Map No:	Not reported
Qualify:	0
Next Action:	Not reported
Agencies:	Not reported
Air:	Not reported
Building:	Not reported
Site Desc:	Not reported
Drink:	Not reported
Eptox:	Not reported
Fish:	Not reported
Ground:	Not reported
Ground Desc:	Not reported
Hazardous Threat:	Not reported
Haz Threat Desc:	Not reported
Leachate:	Not reported
Preparer:	Not reported
Sediment:	Not reported
Soil:	Not reported
Surface:	Not reported
Status:	Not reported
Surface Soil:	Not reported
Surface:	Not reported
TCLP:	Not reported
Waste:	Not reported

69
East
1/4-1/2
0.370 mi.
1954 ft.

HRH LEAD ABATEMENT SITE **NY SHWS** **S112141403**
55 GARDEN STREET **N/A**
POUGHKEEPSIE, NY 12601

Relative:
Higher

Actual:
181 ft.

SHWS:

Name:	HRH LEAD ABATEMENT SITE
Address:	55 GARDEN STREET
City,State,Zip:	POUGHKEEPSIE, NY 12601
Program:	HW
Site Code:	502049
Classification:	Not reported
Region:	3
Acres:	0.17000000000000001
HW Code:	314122
Record Add:	11/18/2014
Record Upd:	03/30/2017
Updated By:	GWHEITZM
Site Description:	Location: The site is located at 55 Garden Street in the City of Poughkeepsie, Dutchess County. Site Features: The 0.17 acre site includes a single family home with small front and rear yards. Current Zoning and Land Use: The site is currently zoned and in use as a single family residence. Past Use of the Site: The site was a single family residence that was abated for lead paint as part of a rehabilitation project. Site Geology and Hydrogeology:
Env Problem:	The primary contaminant associated with the site is lead, which

HRH LEAD ABATEMENT SITE (Continued) **S112141403**

resulted from the abatement of lead paint as part of the rehabilitation of the structure. All lead resulting from the abatement was containerized and properly disposed off-site.

Health Problem:	Not reported
Dump:	Not reported
Structure:	Not reported
Lagoon:	Not reported
Landfill:	Not reported
Pond:	Not reported
Disp Start:	Not reported
Disp Term:	Not reported
Lat/Long:	Not reported
Dell:	Not reported
Record Add:	Not reported
Record Upd:	Not reported
Updated By:	Not reported
Own Op:	1
Sub Type:	C04
Owner Name:	Ed Murphy
Owner Company:	HRH Neighborhood Development Fund Company
Owner Address:	313 Miller Street
Owner Addr2:	Not reported
Owner City,St,Zip:	Poughkeepsie, NY 12601
Owner Country:	United States of America
HW Code:	Not reported
Waste Type:	Not reported
Waste Quantity:	Not reported
Waste Code:	Not reported
Crossref ID:	Not reported
Cross Ref Type Code:	Not reported
Cross Ref Type:	Not reported
Record Added Date:	Not reported
Record Updated:	Not reported
Updated By:	Not reported

70
SSW
1/4-1/2
0.387 mi.
2041 ft.

POUGHKEEPSIE GAS WORKS **EDR MGP** **1008408026**
LAUREL STREET **N/A**
POUGHKEEPSIE, NY 12601

Relative:
Lower

Actual:
58 ft.

Manufactured Gas Plants:
No additional information available

71
East
1/4-1/2
0.393 mi.
2075 ft.

5FB MORSE SCHOOL **NY LTANKS** **S100494117**
104 MANSION STREET **N/A**
POUGHKEEPSIE, NY

Relative:
Higher

Actual:
172 ft.

LTANKS:

Name:	5FB MORSE SCHOOL
Address:	104 MANSION STREET
City,State,Zip:	POUGHKEEPSIE, NY

5FB MORSE SCHOOL (Continued) **S100494117**

Spill Number/Closed Date:	9207851 / 1992-10-12
Facility ID:	9207851
Site ID:	296056
Spill Date:	1992-10-07
Spill Cause:	Tank Test Failure
Spill Source:	Institutional, Educational, Gov., Other
Spill Class:	C3
Cleanup Ceased:	1992-10-12
SWIS:	1446
Investigator:	WXWADSWO
Referred To:	Not reported
Reported to Dept:	1992-10-07
CID:	Not reported
Water Affected:	Not reported
Spill Notifier:	Other
Last Inspection:	Not reported
Recommended Penalty:	False
Meets Standard:	False
UST Involvement:	False
Remediation Phase:	0
Date Entered In Computer:	1992-10-09
Spill Record Last Update:	1992-12-09
Spiller Name:	Not reported
Spiller Company:	SAME
Spiller Address:	Not reported
Spiller County:	001
Spiller Contact:	Not reported
Spiller Phone:	Not reported
Spiller Extention:	Not reported
DEC Region:	3
DER Facility ID:	239585
DEC Memo:	"Prior to Sept, 2004 data translation this spill Lead_DEC Field was WADSWORTH 09/27/95: This is additional information about material spilled from the translation of the old spill file: TANK TEST."
Remarks:	"EIR HORNER EZ-CHECK"

All TTF:

Facility ID:	9207851
Spill Number:	9207851
Spill Tank Test:	1540680
Site ID:	296056
Tank Number:	Not reported
Tank Size:	0
Material:	0001
EPA UST:	Not reported
UST:	Not reported
Cause:	Not reported
Source:	Not reported
Test Method:	00
Test Method 2:	Unknown
Leak Rate:	.00
Gross Fail:	Not reported
Modified By:	Spills
Last Modified Date:	Not reported

All Materials:

Site ID:	296056

5FB MORSE SCHOOL (Continued) **S100494117**

Operable Unit ID:	971502
Operable Unit:	01
Material ID:	408464
Material Code:	0001A
Material Name:	#2 fuel oil
Case No.:	Not reported
Material FA:	Petroleum
Quantity:	.00
Units:	Not reported
Recovered:	.00
Oxygenate:	Not reported

Q72 **CH - WATER ST. - POUGHKEEPSIE MGP** **NY VCP** **S106906509**
NW **NORTH WATER STREET** **NY BROWNFIELDS** **N/A**
1/4-1/2 **POUGHKEEPSIE, NY 12601**
0.403 mi.
2128 ft. **Site 1 of 2 in cluster Q**

Relative: VCP:
Lower

Actual: **71 ft.**

Name:	CH - WATER ST. - POUGHKEEPSIE MGP
Address:	NORTH WATER STREET
City,State,Zip:	POUGHKEEPSIE, NY 12601
Program Type:	VCP
Site Code:	56927
HW Code:	V00291
Site Class:	Not reported
SWIS:	1413
Region:	3
Town:	Poughkeepsie (c)
Acres:	Not reported
Date Record Added:	11/30/2000
Date Record Updated:	04/08/2011
Updated By:	RXSCHICK
Site Description:	See C314070
Env Problem:	Not reported
Health Problem:	Not reported
Dump:	Not reported
Structure:	Not reported
Lagoon:	Not reported
Landfill:	Not reported
Pond:	Not reported
Disp Start:	Not reported
Disp Term:	Not reported
Lat/Long:	Not reported
Dell:	Not reported
Record Add:	Not reported
Record Upd:	Not reported
Updated By:	Not reported
Own Op:	6
Sub Type:	ZZZ
Owner Name:	Not reported
Owner Company:	CENTRAL HUDSON GAS & ELECTRIC CORP.
Owner Address:	Not reported
Owner Addr2:	Not reported
Owner City,St,Zip:	ZZ
Owner Country:	United States of America
HW Code:	Not reported

CH - WATER ST. - POUGHKEEPSIE MGP (Continued) **S106906509**

Waste Type:	Not reported
Waste Quantity:	Not reported
Waste Code:	Not reported
Crossref ID:	Not reported
Cross Ref Type Code:	Not reported
Cross Ref Type:	Not reported
Record Added Date:	Not reported
Record Updated:	Not reported
Updated By:	Not reported

BROWNFIELDS:

Name:	CH - WATER ST. - POUGHKEEPSIE MGP
Address:	NORTH WATER STREET
City,State,Zip:	POUGHKEEPSIE, NY 12601
Program:	BCP
Site Code:	57435
Acres:	13
HW Code:	C314070
SWIS:	1413
Town:	Poughkeepsie (c)
Record Added Date:	06/15/2004
Record Updated Date:	03/25/2020
Update By:	DJEATON
Site Description:	Location: The site is located on the eastern bank of the Hudson River at the end of Dutchess Avenue, in the north end of the City of Poughkeepsie. The site is approximately 13 acres in size and is bounded by: the Hudson River to the west, Dutchess Avenue to the north, North Water Street to the east and the Fallkill Creek to the south. An abandoned lumber treatment facility (AC Dutton Lumber), remediated under a Brownfield Cleanup Agreement and currently under redevelopment, forms the remainder of the northern site boundary. To the east, beyond Water Street, lies a Metro North railroad yard. Site Features: The upland portion of the site consists of two relatively flat terraces, separated by steep, rocky slopes with very thin soil cover. The lower terrace lies on the banks of the Hudson River, roughly 5-10 feet above sea level. The upper terrace is roughly 50 feet higher, bordering Water Street. The only permanent structure located at the site is an unoccupied cinder block valve house associated with the gas regulator station. Important energy infrastructure is located on the site. Gas and electric lines cross beneath the Hudson River at this location, and connect with gas and electrical lines which serve much wider areas surrounding Poughkeepsie. An electrical transformer station is located on the lower terrace at the southwestern portion of the site, where the electrical transmission line meets the shoreline and a natural gas regulator station occupies the northwestern corner of the lower terrace of the site where the gas transmission line meets the shoreline. The transformer station and regulator station are each enclosed within a fence. Current Zoning and Land Use: The site is zoned for industrial use. Surrounding land uses are predominantly, but not exclusively, industrial. Immediately north and south of the site, riverfront access provides for recreational use of the waterfront. Immediately across Dutchess Avenue to the north of the site, a large scale restricted residential redevelopment is underway. Two residences are situated directly across Dutchess Avenue at the northeast corner of the site. The City of Poughkeepsie has supported efforts to construct a continuous pedestrian walkway along the river

CH - WATER ST. - POUGHKEEPSIE MGP (Continued) **S106906509**

bank, and to connect this walkway with the Walkway Over the Hudson, which occupies a former railroad bridge that spans the site and the Hudson River. It is anticipated that the riverfront walkway may be extended to include riverfront portions of this MGP site at some point in the future. Past Uses of the Site: The site housed a large manufactured gas plant (MGP) from 1911 to the mid-1950s. Coal tar from the gas manufacturing process leaked from storage vessels and piping, and is still present in the subsurface. Some of these tars still discharge sporadically into the Hudson River. Previous investigations at the site include: Phase 1 Investigation (1986), Phase 2 Investigation (1990), Supplemental RCRA Testing (1991), Supplemental Preliminary Site Assessment (2000), Supplemental Land Investigation (2003), Supplemental Land and River Investigations (2004), Supplemental River and Land Investigations (2005). Site Geology and Hydrogeology: The upper tier of the site consists of highly deformed slate and limestone bedrock, with a very thin fill cover. The lower tier consists of fill containing broken rock derived from the blasting of the cliff face and silty sand. Bedrock on the lower tier ranges from 0 to 15' below grade, deepening toward the river. Groundwater levels on the upper tier range from 10 to 19 feet below ground surface (bgs) and from 0 to 14 feet bgs on the lower tier. Flow in both the overburden and bedrock aquifers is to the west, toward the river. The Hudson River in this area is a tidal stream and tidal influences to near shore groundwater levels on the lower tier is pronounced.

Env Problem:

Contaminants of Concern: The principal waste disposed on the site was manufactured gas plant (MGP) tar, which is a brown, oily liquid that is slightly denser than water. Large amounts of this tar escaped into the subsurface from plant structures located on the lower terrace near the river bank. This tar can still be found in soils and bedrock beneath the site. Tar was also discharged directly to the Hudson River, where it is found in sediments on the river bottom. The tar contains high levels of benzene, toluene, ethylbenzene and xylenes, collectively known as BTEX, and polycyclic aromatic hydrocarbon (PAH) compounds. Both groups of compounds have been found in site groundwater. Impacted Media: The soil and bedrock aquifers beneath the western portion of the site, along the banks of the Hudson River, are contaminated with separate phase MGP tar and with dissolved benzene, toluene, ethylbenzene and xylene (BTEX) and polycyclic aromatic hydrocarbon (PAH) compounds derived from the tar. MGP tar is being collected on a bi-annual basis from two wells along the western boundary of the site. Over 500 gallons have been collected from one overburden well along the riverfront. Hudson River sediments contain MGP tar and PAH contamination derived from the tar. Subsurface Soil and Bedrock: On the upper tier of the site, tar was observed in bedrock fractures in 3 of 32 soil borings. On the lower tier of the site, tar was observed in subsurface soil in 54 of 68 sample locations. BTEX was detected in 15 of the 20 samples analyzed. PAH constituents were detected in 19 of 20 samples. Total BTEX concentrations ranged from 0.001 to 916 parts per million (ppm) and total PAH concentrations ranged from 0.17 ppm to 16,300 ppm. Twelve of the 20 samples analyzed contained concentrations of the following individual constituents above the industrial use soil clean-up objectives (SCOs): benzene, benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo(k)fluoranthene, chrysene, naphthalene, phenanthrene, and pyrene. Six subsurface soil samples were collected and analyzed for target analyte list (TAL) metals. One or more metals

CH - WATER ST. - POUGHKEEPSIE MGP (Continued) **S106906509**

were detected at each location. Arsenic was detected at concentrations exceeding industrial use SCOs at one location that is co-located with visible non-aqueous phase liquid (NAPL) and industrial use SCO exceedances for PAHs. Surface Soil: Twenty-two surface soil samples were collected and analyzed for BTEX and PAHs. BTEX constituents were detected in 7 of the 22 samples with total BTEX concentrations ranging from 0.00061 ppm to 151 ppm. No samples exhibited concentrations of individual BTEX constituents above industrial use SCOs. PAH constituents were detected in 21 of the 22 samples, with detected total PAH concentrations ranging from 0.55 ppm to 5,200 ppm. Thirteen of the twenty-two samples exhibited concentrations of one or more of the following individual PAH constituents exceeding industrial use SCOs: benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, dibenzo(a,h)anthracene, indeno(1,2,3,c-d)pyrene, naphthalene. Twenty surface soil samples were analyzed for TAL metals. Measurable concentrations of metals were detected in 14 of the 20 samples. None of the concentrations exceeded industrial use SCOs. Groundwater: In three overburden wells sampled, BTEX concentrations ranged from non-detect to 9,744 parts per billion (ppb) and total PAH concentrations ranged from non-detect to 691 ppb. Trace thicknesses of NAPL were observed in all three overburden wells. In four bedrock wells sampled, total BTEX concentrations ranged from non-detect to 138 ppb and total PAH concentrations ranged from non-detect to 462 ppb. In three bedrock wells sampled for TAL metals, cadmium was detected at concentrations ranging from 5 to 8 ppb and cyanide was detected at concentrations ranging from 80 to 460 ppb. Trace thicknesses of non-aqueous phase liquid (NAPL) were observed in three of the four bedrock wells sampled. Groundwater samples exceeded Ambient Water Quality Standards for the following individual constituents: benzene, ethylbenzene, m/p-Xylene, o-Xylene and toluene; acenapthene, benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo(k)fluoranthene, chrysene, fluorene, indeno(1,2,3-cd)pyrene, naphthalene, phenanthrene, pyrene, cadmium and cyanide. Sediment: Tar impacted sediments extend approximately 300 feet from the shoreline, and from approximately 350 feet north of the gas transmission line to approximately 350 feet south of the electrical transmission line. BTEX was observed in each of the nine sediment samples analyzed for volatile organic compounds (VOCs), with total BTEX concentrations ranging from 0.0091 ppm to 1,310 ppm. PAHs were detected in 239 of 249 samples analyzed for semi-volatile organic compounds (SVOCs), with concentrations ranging from non-detect to 21,200 ppm. 207 of the 239 samples collected for SVOC analysis exceeded the Class A sediment screening value of 4 ppm total PAH. Surface Water: Three surface water samples were collected from the Hudson River for analysis. Although none of the analytical results exceeded ambient water quality standards, the gas ebullition within tar-impacted river sediments routinely results in sheens and slicks on the river surface near the site. Soil Vapor: Two of the twenty four soil vapor samples collected on the site exhibited detectable levels of benzene ranging from 32 ug/m3 to 64 ug/m3 respectively . Special Resources impacted. The Hudson River is impacted by coal tar in the area near the MGP site, with both sediments and the overlying water column affected. Tar continues to move into the Hudson River by subsurface migration from upland source areas, but the principal impact of tar to the water column is the result of releases of tar from the tar contaminated on the river bottom which causes frequent slicks and sheens on the water surface,

CH - WATER ST. - POUGHKEEPSIE MGP (Continued) **S106906509**

	primarily during the warm weather months. The site is within the Kingston-Poughkeepsie Deepwater Significant Coastal Fish and Wildlife Habitat area, a stretch of the Hudson River that is ecologically important to the life history of two endangered species, the Atlantic and Shortnose Sturgeon.
Health Problem:	Access to the site is restricted and measures are in place to control the potential for coming in contact with subsurface soil and groundwater contamination remaining on the site. Contaminated groundwater at the site is not used for drinking or other purposes, and the site is served by a public water supply that obtains water from a different source not affected by this contamination. Volatile organic compounds in the soil or groundwater may move into the soil vapor (air spaces within the soil), which in turn may move into overlying buildings and affect the indoor air quality. This process, which is similar to movement of radon gas from the subsurface into the indoor air of buildings, is referred to as soil vapor intrusion. Because there are no occupied buildings on the site, the inhalation of site-related contaminants due to soil vapor intrusion does not represent a current concern. People using the Hudson River for recreational purposes such as boating may come into contact with site-related contaminants associated with sheens present on the water's surface.
Dump:	False
Structure:	False
Lagoon:	False
Landfill:	False
Pond:	False
Disp Start:	Not reported
Disp Term:	Not reported
Lat/Long:	Not reported
Dell:	False
Record Add:	7/20/2004 12:37:00 PM
Record Upd:	12/31/2015 10:15:00 AM
Updated By:	HTWILLEM
Own Op:	6
Sub Type:	P02
Owner Name:	Wayne Mancroni
Owner Company:	Central Hudson Gas And Electric Corporation
Owner Address:	284 South Avenue
Owner Addr2:	Not reported
Owner City,St,Zip:	Poughkeepsie, NY 12601
Owner Country:	United States of America
Own Op:	Document Repository
Sub Type:	C01
Owner Name:	Not reported
Owner Company:	Adriance Memorial Library
Owner Address:	93 Market Street
Owner Addr2:	Not reported
Owner City,St,Zip:	Poughkeepsie, NY 12601
Owner Country:	United States of America
Own Op:	1
Sub Type:	E
Owner Name:	Not reported
Owner Company:	CENTRAL HUDSON GAS & ELECTRIC CORP.
Owner Address:	Not reported
Owner Addr2:	Not reported
Owner City,St,Zip:	ZZ

CH - WATER ST. - POUGHKEEPSIE MGP (Continued) **S106906509**

Owner Country:	United States of America
HW Code:	Not reported
Waste Type:	benzene, toluene, ethylbenzene and xylenes (BTEX)
Waste Quantity:	UNKNOWN
Waste Code:	Not reported
HW Code:	Not reported
Waste Type:	polycyclic aromatic hydrocarbons (PAHS), total
Waste Quantity:	UNKNOWN
Waste Code:	Not reported
HW Code:	Not reported
Waste Type:	COAL TAR
Waste Quantity:	UNKNOWN
Waste Code:	Not reported
Crossref ID:	Not reported
Cross Ref Type Code:	1
Cross Ref Type:	Spill No.
Record Added Date:	8/13/2015 1:56:00 PM
Record Updated:	8/13/2015 1:56:00 PM
Updated By:	JBODEE
Crossref ID:	Not reported
Cross Ref Type Code:	1
Cross Ref Type:	Spill No.
Record Added Date:	8/13/2012 4:34:00 PM
Record Updated:	8/13/2012 4:34:00 PM
Updated By:	kabrowne
Crossref ID:	Not reported
Cross Ref Type Code:	1
Cross Ref Type:	Spill No.
Record Added Date:	10/4/2013 2:47:00 PM
Record Updated:	10/4/2013 2:47:00 PM
Updated By:	JBODEE
Crossref ID:	Not reported
Cross Ref Type Code:	1
Cross Ref Type:	Spill No.
Record Added Date:	10/4/2013 3:14:00 PM
Record Updated:	10/4/2013 3:14:00 PM
Updated By:	JBODEE
Crossref ID:	Not reported
Cross Ref Type Code:	1
Cross Ref Type:	Spill No.
Record Added Date:	1/8/2019 12:08:00 PM
Record Updated:	1/8/2019 12:08:00 PM
Updated By:	MDKILMER
Crossref ID:	Not reported
Cross Ref Type Code:	1
Cross Ref Type:	Spill No.
Record Added Date:	12/28/2018 11:06:00 AM
Record Updated:	12/28/2018 11:06:00 AM
Updated By:	BTRANSOM
Crossref ID:	Not reported
Cross Ref Type Code:	1
Cross Ref Type:	Spill No.
Record Added Date:	12/11/2018 9:25:00 AM
Record Updated:	12/11/2018 9:25:00 AM
Updated By:	MXLENNA
Crossref ID:	Not reported
Cross Ref Type Code:	1

CH - WATER ST. - POUGHKEEPSIE MGP (Continued) **S106906509**

Cross Ref Type:	Spill No.
Record Added Date:	12/10/2018 9:11:00 AM
Record Updated:	12/10/2018 9:11:00 AM
Updated By:	RDBENDEL
Crossref ID:	Not reported
Cross Ref Type Code:	1
Cross Ref Type:	Spill No.
Record Added Date:	8/14/2019 9:00:00 AM
Record Updated:	8/14/2019 9:00:00 AM
Updated By:	JBODEE
Crossref ID:	Not reported
Cross Ref Type Code:	1
Cross Ref Type:	Spill No.
Record Added Date:	10/17/2019 12:17:00 PM
Record Updated:	10/17/2019 12:17:00 PM
Updated By:	JAGIORDA
Crossref ID:	Not reported
Cross Ref Type Code:	1
Cross Ref Type:	Spill No.
Record Added Date:	1/7/2019 12:08:00 PM
Record Updated:	1/7/2019 12:08:00 PM
Updated By:	GAAHLERS
Crossref ID:	Not reported
Cross Ref Type Code:	1
Cross Ref Type:	Spill No.
Record Added Date:	1/9/2019 9:52:00 AM
Record Updated:	1/9/2019 9:52:00 AM
Updated By:	GAAHLERS
Crossref ID:	Not reported
Cross Ref Type Code:	1
Cross Ref Type:	Spill No.
Record Added Date:	12/10/2018 12:56:00 PM
Record Updated:	12/10/2018 12:56:00 PM
Updated By:	RDBENDEL
Crossref ID:	Not reported
Cross Ref Type Code:	1
Cross Ref Type:	Spill No.
Record Added Date:	10/16/2017 10:43:00 AM
Record Updated:	10/16/2017 10:43:00 AM
Updated By:	JBODEE
Crossref ID:	D3-0004-99-04
Cross Ref Type Code:	23
Cross Ref Type:	Agreement/Consent Order Number
Record Added Date:	2/8/2018 9:22:00 AM
Record Updated:	2/8/2018 9:22:00 AM
Updated By:	DKMACNEA
Crossref ID:	Not reported
Cross Ref Type Code:	1
Cross Ref Type:	Spill No.
Record Added Date:	7/23/2010 12:49:00 PM
Record Updated:	7/23/2010 12:49:00 PM
Updated By:	jbodee
Crossref ID:	Not reported
Cross Ref Type Code:	1
Cross Ref Type:	Spill No.
Record Added Date:	7/1/2010 8:53:00 AM
Record Updated:	7/1/2010 8:53:00 AM

CH - WATER ST. - POUGHKEEPSIE MGP (Continued) **S106906509**

Updated By:	ELMOORE
Crossref ID:	Not reported
Cross Ref Type Code:	1
Cross Ref Type:	Spill No.
Record Added Date:	3/25/2011 2:48:00 PM
Record Updated:	3/25/2011 2:48:00 PM
Updated By:	jbodee
Crossref ID:	Not reported
Cross Ref Type Code:	1
Cross Ref Type:	Spill No.
Record Added Date:	3/25/2011 2:49:00 PM
Record Updated:	3/25/2011 2:49:00 PM
Updated By:	jbodee
Crossref ID:	V00291
Cross Ref Type Code:	4
Cross Ref Type:	VCP Site ID
Record Added Date:	3/14/2007 10:07:00 AM
Record Updated:	3/14/2007 10:07:00 AM
Updated By:	KEREINH

R73
ESE
1/4-1/2
0.410 mi.
2163 ft.

LUCKEY PLATT BUILDING **NY ERP** **S113917249**
332 - 346 MAIN STREET **N/A**
POUGHKEEPSIE, NY

Site 1 of 3 in cluster R

Relative:
Higher

Actual:
181 ft.

ERP:

Name:	LUCKEY PLATT BUILDING
Address:	332 - 346 MAIN STREET
City,State,Zip:	POUGHKEEPSIE, NY
Site Code:	57376
Program:	ERP
HW Code:	E314110
Site Class:	Not reported
Class N:	Not reported
SWIS:	1413
Region:	3
Town:	Poughkeepsie (c)
Acres:	0.68
Record Added:	04/14/2004
Record Updated:	04/14/2005
Updated By:	KALEWAND
Site Description:	Application withdrawn 8/16/04
Env Problem:	Not reported
Health Problem:	Not reported

74
SW
1/4-1/2
0.416 mi.
2198 ft.

POUGHKEEPSIE NAVINDRES **FUDS** **1024899294**
N/A
POUGHKEEPSIE, NY

Relative:
Lower

Actual:
45 ft.

FUDS:

EPA Region:	02
Installation ID:	NY29799F125400
Congressional District Number:	18

POUGHKEEPSIE NAVINDRES (Continued) **1024899294**

Facility Name:	POUGHKEEPSIE NAVINDRES
FUDS Number:	C02NY0748
City:	POUGHKEEPSIE
State:	NY
County:	DUTCHESS
Object ID:	6537
USACE District:	New England District (NAE)
Status:	Properties without projects
Current Owner:	Local Government; Private Sector
EMS Map Link:	https://fudsportal.usace.army.mil/ems/ems/inventory/map/map?id=59182
Eligibility:	Eligible
Has Projects:	No
NPL Status:	Not Listed
Latitude:	41.701388889999897
Longitude:	-73.939999999999898

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75 South 1/4-1/2 0.418 mi. 2205 ft.

DUTCHESS CTY YMCA
35 MONTGOMERY ST
POUGHKEEPSIE, NY

NY LTANKS S106470475
NY Spills N/A

Relative: Higher

Actual: 133 ft.

LTANKS:

Name:	DUTCHESS CTY YMCA
Address:	35 MONTGOMERY ST
City,State,Zip:	POUGHKEEPSIE, NY
Spill Number/Closed Date:	0410331 / 2006-07-26
Facility ID:	0410331
Site ID:	335385
Spill Date:	2004-12-17
Spill Cause:	Tank Test Failure
Spill Source:	Institutional, Educational, Gov., Other
Spill Class:	C4
Cleanup Ceased:	Not reported
SWIS:	1446
Investigator:	RDBENDEL
Referred To:	Not reported
Reported to Dept:	2004-12-17
CID:	444
Water Affected:	Not reported
Spill Notifier:	Other
Last Inspection:	Not reported
Recommended Penalty:	False
Meets Standard:	True
UST Involvement:	False
Remediation Phase:	0
Date Entered In Computer:	2004-12-20
Spill Record Last Update:	2009-04-28
Spiller Name:	MILO BUYI
Spiller Company:	DUTCHESS CTY YMCA
Spiller Address:	35 MONTGOMERY ST
Spiller County:	001
Spiller Contact:	MILO BUYI
Spiller Phone:	(845) 471-9622
Spiller Extention:	Not reported
DEC Region:	3
DER Facility ID:	93227
DEC Memo:	"ALSO SEE: 951.5213: NFA 12/17/04; REF TO NEW SPILL ; 9909614: NFA

DUTCHESS CTY YMCA (Continued) **S106470475**

REF TO 951.5213 CLOSED 7/26/06 - PER VINNIE MCCABE - SEE FILE NOT A SPILL ISSUE - NFA"
Remarks: "RECOMMEND- UNCOVER, ISOLATE & RETEST"

All TTF:
Facility ID: 0410331
Spill Number: 0410331
Spill Tank Test: 1548418
Site ID: 335385
Tank Number: 1
Tank Size: 5000
Material: 0001
EPA UST: Not reported
UST: Not reported
Cause: Not reported
Source: Not reported
Test Method: 03
Test Method 2: Horner EZ Check I or II
Leak Rate: .00
Gross Fail: Not reported
Modified By: Watchdog
Last Modified Date: Not reported

All Materials:
Site ID: 335385
Operable Unit ID: 1097454
Operable Unit: 01
Material ID: 577439
Material Code: 0001A
Material Name: #2 fuel oil
Case No.: Not reported
Material FA: Petroleum
Quantity: Not reported
Units: G
Recovered: .00
Oxygenate: Not reported

SPILLS:
Name: YMCA : BOILER ROOM
Address: 35 MONTGOMERY ST
City,State,Zip: POUGHKEEPSIE, NY
Spill Number/Closed Date: 0403335 / 2004-07-02
Facility ID: 0403335
Facility Type: ER
DER Facility ID: 93227
Site ID: 105707
DEC Region: 3
Spill Cause: Equipment Failure
Spill Class: B4
SWIS: 1446
Spill Date: 2004-06-28
Investigator: VPMCCABE
Referred To: Not reported
Reported to Dept: 2004-06-28
CID: 405
Water Affected: Not reported

DUTCHESS CTY YMCA (Continued) **S106470475**

Spill Source:	Institutional, Educational, Gov., Other
Spill Notifier:	Other
Cleanup Ceased:	Not reported
Cleanup Meets Std:	False
Last Inspection:	Not reported
Recommended Penalty:	False
UST Trust:	False
Remediation Phase:	0
Date Entered In Computer:	2004-06-28
Spill Record Last Update:	2005-03-14
Spiller Name:	DON STAUSS
Spiller Company:	YMCA
Spiller Address:	35 MONTGOMERY ST
Spiller Company:	001
Contact Name:	DON STAUSS
DEC Memo:	"Prior to Sept, 2004 data translation this spill Lead_DEC Field was MCCABE This spill was updated 08/11/2004 from info in V. McCabe's data files. 'Date:' = 06/28/04, 'Phone' = - -, 'Site Insp' = 7/2/2004. "
Remarks:	"FUEL OIL LEAK ON THE BROILER, HAVE SPEEDY DRY, MAY HAVE GOTTEN IT INTO THE SUB PUMP, HAS BEEN AN ONGOING NIGHTMARE"

All Materials:

Site ID:	105707
Operable Unit ID:	885576
Operable Unit:	01
Material ID:	490923
Material Code:	0001A
Material Name:	#2 fuel oil
Case No.:	Not reported
Material FA:	Petroleum
Quantity:	.00
Units:	Not reported
Recovered:	.00
Oxygenate:	Not reported

Name:	YMCA: DRUM
Address:	35 MONTGOMERY STREET
City,State,Zip:	POUGHKEEPSIE, NY
Spill Number/Closed Date:	0508403 / 2005-10-18
Facility ID:	0508403
Facility Type:	ER
DER Facility ID:	301325
Site ID:	353984
DEC Region:	3
Spill Cause:	Abandoned Drums
Spill Class:	D4
SWIS:	1413
Spill Date:	2005-10-14
Investigator:	RXAMATO
Referred To:	Not reported
Reported to Dept:	2005-10-14
CID:	444
Water Affected:	Not reported
Spill Source:	Institutional, Educational, Gov., Other
Spill Notifier:	Fire Department
Cleanup Ceased:	Not reported

DUTCHESS CTY YMCA (Continued) **S106470475**

Cleanup Meets Std:	False
Last Inspection:	Not reported
Recommended Penalty:	False
UST Trust:	False
Remediation Phase:	0
Date Entered In Computer:	2005-10-14
Spill Record Last Update:	2014-03-25
Spiller Name:	KAREN SEELEY
Spiller Company:	YMCA
Spiller Address:	35 MONTGOMERY STREET
Spiller Company:	001
Contact Name:	DISPATCHER SHULTZ
DEC Memo:	"V. McCabe to respond. Spoke to City Fire Inspector Lt. Loni. 55 gallon plastic lined drum on property in rear of building. Unknown reddish colored material in drum - small leak from bung. 10/18/05: R. Amato spoke to YMCA contact, Mr. Melow, who stated the 55 gal. poly drum contains clorine dioxide , which is used for their cooling towers. Bung will be tightened and they will use product next year. Spill closed on 10/18/05. RA. "
Remarks:	"FIRE DEPT WAS RESPONDING TO FLOODING PROBLEM AND THEY CAME ACCROSS A DRUM THAT WAS RUSTED AND LEAKED UNKNOWN WHAT IS IN IT: FIRE DEPT ON SCENE"

All Materials:

Site ID:	353984
Operable Unit ID:	1111423
Operable Unit:	01
Material ID:	2101463
Material Code:	0066A
Material Name:	unknown petroleum
Case No.:	Not reported
Material FA:	Petroleum
Quantity:	.00
Units:	G
Recovered:	.00
Oxygenate:	Not reported

Name:	YMCA
Address:	35 MONTGOMERY STREET
City,State,Zip:	POUGHKEEPSIE, NY
Spill Number/Closed Date:	0604719 / 2010-08-24
Facility ID:	0604719
Facility Type:	ER
DER Facility ID:	394213
Site ID:	367750
DEC Region:	3
Spill Cause:	Equipment Failure
Spill Class:	B4
SWIS:	1413
Spill Date:	2006-07-26
Investigator:	MBMASTRO
Referred To:	Not reported
Reported to Dept:	2006-07-26
CID:	409
Water Affected:	Not reported
Spill Source:	Commercial/Industrial
Spill Notifier:	Local Agency

DUTCHESS CTY YMCA (Continued) **S106470475**

Cleanup Ceased:	Not reported
Cleanup Meets Std:	False
Last Inspection:	Not reported
Recommended Penalty:	False
UST Trust:	False
Remediation Phase:	0
Date Entered In Computer:	2006-07-26
Spill Record Last Update:	2010-08-27
Spiller Name:	MILO
Spiller Company:	YMCA
Spiller Address:	35 MONTGOMERY STREET
Spiller Company:	001
Contact Name:	MILO
DEC Memo:	"10,000 GAL UST. CONTAMINATION SOIL ENCOUNTERED WORK IS ONGOING. 7-27-06 16:10 80 DEGREES THUR 17:10 HHH VMc SITE INSPECT MEET W/ KAREN FEELY/MANAGER OPEN EXCAVATION 65X25X10' FREE PROD/WATER HEAVY CONTAMINATED SIDEWALLS ADDITONAL FILL/VENT NOTED BETWEEN TK EXC & BUILD NOTED THAT SHED MUST BE MOVED TO ALLOW FOR ADDITIONAL EXCAVATION & INVESTIGATION OF FILL/VENT NOT ABOVE UPON RETURN: 13 WAT/PROD TANK HAD BEEN PUMP/VAC OUT MEET W/FRANK/IDC & 2 MAN CREW 4/2/07: EcoSystems Strategies submitted a report with a request for closure that was denied - see edocs. Free product was noted in the excavation and a groundwater investigation is required. 8/13/09: Melissa will send letter for support data. JO'M 8/24/10: The YMCA is now closed. The work done by Conklin cannot be documented. This spill is being administratively closed based on the monitoring well results obtained by Ecosystems Strategies. (A monitoring well was installed in the excavated area by Conklin. There were no VOCs or SVOCs detected. The report and the lab results are in edocs.) mm 8-27-10: V.Mc.: See 6 pages of updates, inc. site inspections"
Remarks:	"THIS WAS FOUND DURING TANK REMOVAL AND CLEAN UP IN PROCESS."

All Materials:

Site ID:	367750
Operable Unit ID:	1125654
Operable Unit:	01
Material ID:	2115178
Material Code:	0001A
Material Name:	#2 fuel oil
Case No.:	Not reported
Material FA:	Petroleum
Quantity:	Not reported
Units:	G
Recovered:	.00
Oxygenate:	Not reported

Q76 **POUGHKEEPSIE GAS WORKS** **EDR MGP** **1008408025**
NW **NORTH WATER STREET** **N/A**
1/4-1/2 **POUGHKEEPSIE, NY 12601**
0.425 mi.
2243 ft. **Site 2 of 2 in cluster Q**

Relative: **Lower**

Actual: **52 ft.**

Manufactured Gas Plants:

No additional information available

S77 **MOBIL OIL** **NY LTANKS** **S100165219**
SSE **SOUTH ROAD** **NY Spills** **N/A**
1/4-1/2 **POUGHKEEPSIE, NY**
0.436 mi.
2300 ft. **Site 1 of 2 in cluster S**

Relative:
Higher

Actual:
138 ft.

LTANKS:

Name:	MOBIL OIL
Address:	SOUTH ROAD
City,State,Zip:	POUGHKEEPSIE, NY
Spill Number/Closed Date:	8602552 / 1986-08-06
Facility ID:	8602552
Site ID:	74633
Spill Date:	1986-07-18
Spill Cause:	Tank Test Failure
Spill Source:	Gasoline Station or other PBS Facility
Spill Class:	Not reported
Cleanup Ceased:	1986-08-06
SWIS:	1446
Investigator:	jeokesso
Referred To:	Not reported
Reported to Dept:	1986-07-18
CID:	Not reported
Water Affected:	Not reported
Spill Notifier:	Tank Tester
Last Inspection:	1986-08-06
Recommended Penalty:	False
Meets Standard:	True
UST Involvement:	True
Remediation Phase:	0
Date Entered In Computer:	1986-07-21
Spill Record Last Update:	1986-10-29
Spiller Name:	Not reported
Spiller Company:	MOBIL OIL
Spiller Address:	Not reported
Spiller County:	999
Spiller Contact:	Not reported
Spiller Phone:	Not reported
Spiller Extention:	Not reported
DEC Region:	3
DER Facility ID:	70007
DEC Memo:	"Prior to Sept, 2004 data translation this spill Lead_DEC Field was OKESSON / / : PBS TO TRACK. / / : 8/6/86-TANK TESTED TIGHT-NFA. 11/29/95: This is additional information about material spilled from the translation of the old spill file: REG AND UNLEADED."
Remarks:	"REG 6000G AND UNLEADED 8000 TTTF"

All TTF:

Facility ID:	8602552
Spill Number:	8602552
Spill Tank Test:	1530055
Site ID:	74633
Tank Number:	Not reported
Tank Size:	0
Material:	0009
EPA UST:	Not reported
UST:	Not reported
Cause:	Not reported
Source:	Not reported
Test Method:	00

MOBIL OIL (Continued) **S100165219**

Test Method 2:	Unknown
Leak Rate:	.00
Gross Fail:	Not reported
Modified By:	Spills
Last Modified Date:	Not reported

All Materials:

Site ID:	74633
Operable Unit ID:	899832
Operable Unit:	01
Material ID:	478982
Material Code:	0009
Material Name:	gasoline
Case No.:	Not reported
Material FA:	Petroleum
Quantity:	.00
Units:	Not reported
Recovered:	.00
Oxygenate:	Not reported

SPILLS:

Name:	IBM : DIESEL
Address:	SOUTH ROAD
City,State,Zip:	POUGHKEEPSIE, NY
Spill Number/Closed Date:	0111236 / 2002-02-26
Facility ID:	0111236
Facility Type:	ER
DER Facility ID:	70007
Site ID:	74631
DEC Region:	3
Spill Cause:	Traffic Accident
Spill Class:	C4
SWIS:	1446
Spill Date:	2002-02-26
Investigator:	rxamato
Referred To:	Not reported
Reported to Dept:	2002-02-26
CID:	390
Water Affected:	Not reported
Spill Source:	Commercial Vehicle
Spill Notifier:	Local Agency
Cleanup Ceased:	Not reported
Cleanup Meets Std:	True
Last Inspection:	Not reported
Recommended Penalty:	False
UST Trust:	False
Remediation Phase:	0
Date Entered In Computer:	2002-02-26
Spill Record Last Update:	2004-08-11
Spiller Name:	Not reported
Spiller Company:	ARNOFF MOVING AND STORAGE
Spiller Address:	1282 DUTCHESS TPKE
Spiller Company:	001
Contact Name:	JEFF MANN
DEC Memo:	"Prior to Sept, 2004 data translation this spill Lead_DEC Field was

MOBIL OIL (Continued) **S100165219**

SMITH 02/26/2002 NO SPILL TO ANY WATER WAYS OR STORM DRAINS. MEG HIRED TO DO CLEANUP. WILL CALL MEG FOR UPDATE. MEG UPDATE: SOILS CLEANED UP & DRUMMED FOR DISPOSAL. NO IMPACTS. NO FURTHER ACTION. This spill was updated 08/11/2004 from info in V. McCabe's data files. 'Date:' = 02/26/02, 'Phone' = - -, 'Site Insp' = N/A. "

Remarks: "truck was making a delivery and ran over a stump. causing diesel line to fail and spill material - spill is being cleaned up"

All Materials:

Site ID:	74631
Operable Unit ID:	848303
Operable Unit:	01
Material ID:	528825
Material Code:	0008
Material Name:	diesel
Case No.:	Not reported
Material FA:	Petroleum
Quantity:	50.00
Units:	G
Recovered:	.00
Oxygenate:	Not reported

Name:	EQUIP.FAILURE : VEH
Address:	SOUTH ROAD
City,State,Zip:	POUGHKEEPSIE, NY
Spill Number/Closed Date:	0303781 / 2003-07-10
Facility ID:	0303781
Facility Type:	ER
DER Facility ID:	70007
Site ID:	74632
DEC Region:	3
Spill Cause:	Equipment Failure
Spill Class:	Not reported
SWIS:	1446
Spill Date:	2003-07-10
Investigator:	VPMCCABE
Referred To:	Not reported
Reported to Dept:	2003-07-10
CID:	216
Water Affected:	Not reported
Spill Source:	Commercial Vehicle
Spill Notifier:	Police Department
Cleanup Ceased:	Not reported
Cleanup Meets Std:	False
Last Inspection:	Not reported
Recommended Penalty:	False
UST Trust:	False
Remediation Phase:	0
Date Entered In Computer:	2003-07-10
Spill Record Last Update:	2004-08-11
Spiller Name:	UNKNOWN
Spiller Company:	Unknown
Spiller Address:	UNKNOWN
Spiller Company:	999
Contact Name:	LT DRAISS
DEC Memo:	"Prior to Sept, 2004 data translation this spill Lead_DEC Field was MCCABE This spill was updated 08/11/2004 from info in V. McCabe's

MOBIL OIL (Continued) **S100165219**

Remarks: data files. 'Date:' = 07/10/03, 'Phone' = - -, 'Site Insp' = N/A. " "spill in mall parking lot possible going into a storm drain and int a lake near by wants dec to call him "

All Materials:

Site ID:	74632
Operable Unit ID:	872040
Operable Unit:	01
Material ID:	504639
Material Code:	0043A
Material Name:	antifreeze
Case No.:	Not reported
Material FA:	Other
Quantity:	5.00
Units:	G
Recovered:	.00
Oxygenate:	Not reported

R78 **21 ACADEMY STREET** **NY SHWS** **S120706233**
SE **21 ACADEMY STREET** **N/A**
1/4-1/2 **POUGHKEEPSIE, NY 12601**
0.439 mi.
2319 ft. **Site 2 of 3 in cluster R**

Relative: **Higher**
Actual: **179 ft.**

SHWS:

Name:	21 ACADEMY STREET
Address:	21 ACADEMY STREET
City,State,Zip:	POUGHKEEPSIE, NY 12601
Program:	HW
Site Code:	535046
Classification:	Not reported
Region:	3
Acres:	7.0000000000000007E-2
HW Code:	314126
Record Add:	10/28/2016
Record Upd:	11/18/2016
Updated By:	GWHEITZM

Site Description: Location: The Site is located in an urban area at 21 Academy Street, City of Poughkeepsie, Dutchess County. The Site is a rectangular-shaped, 0.07-acre parcel, which has 34 feet of frontage on the eastern side of Academy Street. Site Features: The Site currently contains a multi-story, commercial building. The remainder of the Site is composed of paved areas in the eastern portion of the property. The building is currently vacant. Current Zoning and Land Use: The site property is zoned C-2, Central Commercial District and consists of a vacant building that were previously utilized for commercial and residential uses. Past Uses of the Site: The Site was developed sometime prior to 1887 and has a long history of commercial uses, including the operation of a dry cleaning operation. The Site is listed on the RCRIS database as a site formerly handling halogenated solvents (likely due to historical dry cleaning operations). Site Geology and Hydrogeology: Subsurface soils exposed during the extension of soil borings throughout the Site were noted to consist of brown, variable texture sand and silty sand with gravel overlaying light brown and gray, wet, dense silty clay. Historic fill was observed in the 0 to 5 feet below surface grade (bsg) interval under the Site. Generally, soils deeper than 10 feet bsg appeared to

21 ACADEMY STREET (Continued) **S120706233**

	be native, undisturbed material. Groundwater encountered during the extension of soil borings throughout the property ranged between 10.5 to 13 feet bsg. Based on information gathered during the Phase II investigation, shallow groundwater flow in the vicinity of the property is inferred to be to the south. There are no surface water bodies, wet areas, or regulated wetlands on the property.
Env Problem:	Nature and Extent of Contamination: The full nature and extent of contamination on the site has not yet been determined. However, sample results from a terminated brownfield application show elevated levels of chlorinated solvents in the soil vapor and groundwater on the site, specifically tetrachloroethylene is found at a maximum of 12,000 micrograms per cubic meter in the soil vapor and 680 micrograms per liter in the groundwater. This is likely due to the site's historic use as a dry cleaner.
Health Problem:	As information for this site becomes available, it will be reviewed by the NYSDOH to determine if site contamination presents public health exposure concerns.
Dump:	Not reported
Structure:	Not reported
Lagoon:	Not reported
Landfill:	Not reported
Pond:	Not reported
Disp Start:	Not reported
Disp Term:	Not reported
Lat/Long:	Not reported
Dell:	Not reported
Record Add:	Not reported
Record Upd:	Not reported
Updated By:	Not reported
Own Op:	1
Sub Type:	E
Owner Name:	Jon Behrends
Owner Company:	21 Academy St, LLC
Owner Address:	35 High St.
Owner Addr2:	Not reported
Owner City,St,Zip:	Poughkeepsie, NY 12601
Owner Country:	United States of America
HW Code:	Not reported
Waste Type:	Not reported
Waste Quantity:	Not reported
Waste Code:	Not reported
Crossref ID:	Not reported
Cross Ref Type Code:	Not reported
Cross Ref Type:	Not reported
Record Added Date:	Not reported
Record Updated:	Not reported
Updated By:	Not reported

S79 **POUGHKEEPSIE CITY SCHOOL** **NY LTANKS** **S100494098**
SSE **12 SOUTH TERRY STREET** **N/A**
1/4-1/2 **POUGHKEEPSIE, NY**
0.442 mi.
2333 ft. **Site 2 of 2 in cluster S**

Relative:
Higher

Actual:
136 ft.

LTANKS:

Name:	POUGHKEEPSIE CITY SCHOOL
Address:	12 SOUTH TERRY STREET
City,State,Zip:	POUGHKEEPSIE, NY
Spill Number/Closed Date:	9207723 / 1992-10-09
Facility ID:	9207723
Site ID:	156120
Spill Date:	1992-10-05
Spill Cause:	Tank Test Failure
Spill Source:	Institutional, Educational, Gov., Other
Spill Class:	C3
Cleanup Ceased:	1992-10-09
SWIS:	1446
Investigator:	wxwadswo
Referred To:	Not reported
Reported to Dept:	1992-10-05
CID:	Not reported
Water Affected:	Not reported
Spill Notifier:	Tank Tester
Last Inspection:	Not reported
Recommended Penalty:	False
Meets Standard:	False
UST Involvement:	False
Remediation Phase:	0
Date Entered In Computer:	1992-10-08
Spill Record Last Update:	1992-12-09
Spiller Name:	Not reported
Spiller Company:	SAME
Spiller Address:	Not reported
Spiller County:	999
Spiller Contact:	Not reported
Spiller Phone:	Not reported
Spiller Extention:	Not reported
DEC Region:	3
DER Facility ID:	132142
DEC Memo:	"Prior to Sept, 2004 data translation this spill Lead_DEC Field was W. WADSWORTH 09/27/95: This is additional information about material spilled from the translation of the old spill file: TANK TEST."
Remarks:	"WILL EIR HORNER EZ-CHECK"

All TTF:

Facility ID:	9207723
Spill Number:	9207723
Spill Tank Test:	1540667
Site ID:	156120
Tank Number:	Not reported
Tank Size:	0
Material:	0001
EPA UST:	Not reported
UST:	Not reported
Cause:	Not reported
Source:	Not reported
Test Method:	00
Test Method 2:	Unknown

POUGHKEEPSIE CITY SCHOOL (Continued) **S100494098**

Leak Rate:	.00
Gross Fail:	Not reported
Modified By:	Spills
Last Modified Date:	Not reported

All Materials:

Site ID:	156120
Operable Unit ID:	974536
Operable Unit:	01
Material ID:	408349
Material Code:	0001A
Material Name:	#2 fuel oil
Case No.:	Not reported
Material FA:	Petroleum
Quantity:	.00
Units:	Not reported
Recovered:	.00
Oxygenate:	Not reported

R80 **BASEMENT** **NY LTANKS** **S101341448**
ESE **354 MAIN STREET** **N/A**
1/4-1/2 **POUGHKEEPSIE, NY**
0.445 mi.
2350 ft. **Site 3 of 3 in cluster R**

Relative:
Higher

Actual:
181 ft.

LTANKS:

Name:	BASEMENT
Address:	354 MAIN STREET
City,State,Zip:	POUGHKEEPSIE, NY
Spill Number/Closed Date:	9412680 / 1995-01-09
Facility ID:	9412680
Site ID:	203064
Spill Date:	1994-12-21
Spill Cause:	Tank Failure
Spill Source:	Commercial/Industrial
Spill Class:	C3
Cleanup Ceased:	1995-01-09
SWIS:	1446
Investigator:	VPMCCABE
Referred To:	Not reported
Reported to Dept:	1994-12-21
CID:	Not reported
Water Affected:	Not reported
Spill Notifier:	Other
Last Inspection:	Not reported
Recommended Penalty:	False
Meets Standard:	False
UST Involvement:	False
Remediation Phase:	0
Date Entered In Computer:	Not reported
Spill Record Last Update:	2003-12-02
Spiller Name:	Not reported
Spiller Company:	Not reported
Spiller Address:	Not reported
Spiller County:	001
Spiller Contact:	Not reported

BASEMENT (Continued) **S101341448**

Spiller Phone: Not reported
Spiller Extention: Not reported
DEC Region: 3
DER Facility ID: 168895
DEC Memo: ""
Remarks: "OIL SPILLED IN BASEMENT OF THE STORE AFTER THE TANK STARTED LEAKING"

All Materials:
Site ID: 203064
Operable Unit ID: 1006316
Operable Unit: 01
Material ID: 567104
Material Code: 0001A
Material Name: #2 fuel oil
Case No.: Not reported
Material FA: Petroleum
Quantity: 150.00
Units: G
Recovered: .00
Oxygenate: Not reported

81
ESE
1/4-1/2
0.447 mi.
2361 ft.

CRANNELL SQUARE **NY BROWNFIELDS** **S125298845**
35 CATHARINE STREET **N/A**
POUGHKEEPSIE, NY 12601

Relative:
Higher

Actual:
177 ft.

BROWNFIELDS:
Name: CRANNELL SQUARE
Address: 35 CATHARINE STREET
City,State,Zip: POUGHKEEPSIE, NY 12601
Program: BCP
Site Code: 588792
Acres: 1.22
HW Code: C314130
SWIS: 1413
Town: Poughkeepsie (c)
Record Added Date: 05/23/2019
Record Updated Date: 06/04/2019
Update By: AMSERVIS
Site Description: Not reported
Env Problem: Information submitted with the BCP application regarding the environmental condition at the site are currently under review and will be revised as additional information becomes available.
Health Problem: Information submitted with the BCP application regarding the conditions at the site are currently under review and will be revised as additional information becomes available.
Dump: Not reported
Structure: Not reported
Lagoon: Not reported
Landfill: Not reported
Pond: Not reported
Disp Start: Not reported
Disp Term: Not reported
Lat/Long: Not reported
Dell: Not reported
Record Add: Not reported

CRANNELL SQUARE (Continued) **S125298845**

Record Upd:	Not reported
Updated By:	Not reported
Own Op:	Document Repository
Sub Type:	NNN
Owner Name:	Deborah Weltsch
Owner Company:	Poughkeepsie Public Library
Owner Address:	93 Market Street
Owner Addr2:	Not reported
Owner City,St,Zip:	Poughkeepsie, NY 12601
Owner Country:	United States of America
Own Op:	1
Sub Type:	C01
Owner Name:	n/a
Owner Company:	City of Poughkeepsie
Owner Address:	62 Civic Center Plaza
Owner Addr2:	Not reported
Owner City,St,Zip:	Poughkeepsie, NY 12601
Owner Country:	United States of America
Own Op:	6
Sub Type:	P03
Owner Name:	Kenneth Kearney
Owner Company:	The Kearney Realty & Development Group, Inc.
Owner Address:	34 Clayton Boulevard, Suite A
Owner Addr2:	Not reported
Owner City,St,Zip:	Baldwin Place, NY 10505
Owner Country:	United States of America
Own Op:	4
Sub Type:	C01
Owner Name:	n/a
Owner Company:	City of Poughkeepsie Department of Public Works
Owner Address:	62 Civic Center Plaza
Owner Addr2:	Not reported
Owner City,St,Zip:	Poughkeepsie, NY 12601
Owner Country:	United States of America
HW Code:	Not reported
Waste Type:	mercury
Waste Quantity:	UNKNOWN
Waste Code:	Not reported
HW Code:	Not reported
Waste Type:	lead
Waste Quantity:	UNKNOWN
Waste Code:	Not reported
Crossref ID:	Not reported
Cross Ref Type Code:	Not reported
Cross Ref Type:	Not reported
Record Added Date:	Not reported
Record Updated:	Not reported
Updated By:	Not reported

82
ESE
1/4-1/2
0.450 mi.
2376 ft.

HSBC BANK
347 MAIN STREET
POUGHKEEPSIE, NY

NY LTANKS **S104073711**
N/A

Relative:
Higher

Actual:
181 ft.

LTANKS:

Name:	MARINE MIDLAND BANK
Address:	347 MAIN MALL
City,State,Zip:	POUGHKEEPSIE, NY
Spill Number/Closed Date:	8706571 / 1988-03-28
Facility ID:	8706571
Site ID:	158178
Spill Date:	1987-11-03
Spill Cause:	Tank Test Failure
Spill Source:	Commercial/Industrial
Spill Class:	D3
Cleanup Ceased:	1988-03-28
SWIS:	1446
Investigator:	jeokesso
Referred To:	Not reported
Reported to Dept:	1987-11-03
CID:	Not reported
Water Affected:	Not reported
Spill Notifier:	Tank Tester
Last Inspection:	1988-03-28
Recommended Penalty:	False
Meets Standard:	True
UST Involvement:	True
Remediation Phase:	0
Date Entered In Computer:	1987-12-04
Spill Record Last Update:	1988-03-28
Spiller Name:	KEN PIERCE
Spiller Company:	SAME
Spiller Address:	Not reported
Spiller County:	001
Spiller Contact:	Not reported
Spiller Phone:	Not reported
Spiller Extention:	Not reported
DEC Region:	3
DER Facility ID:	133711
DEC Memo:	"Prior to Sept, 2004 data translation this spill Lead_DEC Field was OKESSON / / : 11-6-87 - ISOLATED +.092 GPH. FURTHER ACTION UNKNOWN. 03/28/88: TANK FAILED RETEST ON 11-5-87. PRODUCT IS TO BE PUMPED OUT, TANK TO BE RELINED AND RETESTED. N.F.A. J.O'K. "
Remarks:	"5K SYSTEM- -.824 GPH.NO ACTION."

All TTF:

Facility ID:	8706571
Spill Number:	8706571
Spill Tank Test:	1532147
Site ID:	158178
Tank Number:	Not reported
Tank Size:	0
Material:	0008
EPA UST:	Not reported
UST:	Not reported
Cause:	Not reported
Source:	Not reported
Test Method:	00

HSBC BANK (Continued) **S104073711**

Test Method 2:	Unknown
Leak Rate:	.00
Gross Fail:	Not reported
Modified By:	Spills
Last Modified Date:	Not reported

All Materials:

Site ID:	158178
Operable Unit ID:	910296
Operable Unit:	01
Material ID:	465578
Material Code:	0008
Material Name:	diesel
Case No.:	Not reported
Material FA:	Petroleum
Quantity:	.00
Units:	Not reported
Recovered:	.00
Oxygenate:	Not reported

Name:	HSBC BANK
Address:	347 MAIN STREET
City,State,Zip:	POUGHKEEPSIE, NY
Spill Number/Closed Date:	0609170 / 2006-12-13
Facility ID:	0609170
Site ID:	373309
Spill Date:	2006-11-09
Spill Cause:	Tank Failure
Spill Source:	Commercial/Industrial
Spill Class:	C3
Cleanup Ceased:	Not reported
SWIS:	1413
Investigator:	VPMCCABE
Referred To:	Not reported
Reported to Dept:	2006-11-09
CID:	444
Water Affected:	Not reported
Spill Notifier:	Other
Last Inspection:	Not reported
Recommended Penalty:	False
Meets Standard:	False
UST Involvement:	False
Remediation Phase:	0
Date Entered In Computer:	2006-11-09
Spill Record Last Update:	2007-07-27
Spiller Name:	JASON SMIT
Spiller Company:	HSBC BANK
Spiller Address:	347 MAIN STREET
Spiller County:	001
Spiller Contact:	JASON SMIT
Spiller Phone:	(845) 775-0376
Spiller Extention:	Not reported
DEC Region:	3
DER Facility ID:	323029
DEC Memo:	"REGISTERED AS PBS #3-172383 MARINE MIDLAND BANK SK WAS ONLY TANK. REFER TO PBS Based on the information contained in the 12/13/07 Tank

HSBC BANK (Continued) **S104073711**

Closure Report prepared by Smit Environmental Services, no further action is required."
Remarks: "5000 GALLON TANK WAS REMOVED AND SAMPLES SHOWED MINOR CONTAMINATION:"
Not reported

All Materials:
Site ID: 373309
Operable Unit ID: 1131020
Operable Unit: 01
Material ID: 2120709
Material Code: 0001A
Material Name: #2 fuel oil
Case No.: Not reported
Material FA: Petroleum
Quantity: Not reported
Units: G
Recovered: .00
Oxygenate: Not reported

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83 **PAYLESS/KELLY** **NY LTANKS** **S104515301**
SSE **63 MONTGOMERY ST** **N/A**
1/4-1/2 **POUGHKEEPSIE, NY**
0.450 mi.
2377 ft.

Relative:
Higher

Actual:
150 ft.

LTANKS:
Name: PAYLESS/KELLY
Address: 63 MONTGOMERY ST
City,State,Zip: POUGHKEEPSIE, NY
Spill Number/Closed Date: 9813812 / 2001-11-01
Facility ID: 9813812
Site ID: 213401
Spill Date: 1999-02-12
Spill Cause: Tank Overfill
Spill Source: Tank Truck
Spill Class: B2
Cleanup Ceased: Not reported
SWIS: 1446
Investigator: VPMCCABE
Referred To: Not reported
Reported to Dept: 1999-02-12
CID: 382
Water Affected: Not reported
Spill Notifier: Responsible Party
Last Inspection: Not reported
Recommended Penalty: False
Meets Standard: True
UST Involvement: False
Remediation Phase: 0
Date Entered In Computer: 1999-02-12
Spill Record Last Update: 2012-05-15
Spiller Name: YANCY MCARTHUR
Spiller Company: PAYLESS OIL
Spiller Address: 11 SYCAMORE DR
Spiller County: 001
Spiller Contact: WILLIAM KELLY
Spiller Phone: (914) 473-3774

PAYLESS/KELLY (Continued) **S104515301**

Spiller Extention: Not reported
DEC Region: 3
DER Facility ID: 176799
DEC Memo: "2/19/99 SEE LETTER TO DCHD. SEE 1-PAGE UPDATE BY V. MCCABE. 11/01/01 SEE 8 PAGES OF UPDATES BY V. MCCABE. NO FURTHER ACTION. "
Remarks: "DELIVERY TO WRONG HOUSE. SPILL WAS ON BASEMENT FLOOR AND CLEANED UP."
Not reported

All Materials:
Site ID: 213401
Operable Unit ID: 1071360
Operable Unit: 01
Material ID: 310519
Material Code: 0001A
Material Name: #2 fuel oil
Case No.: Not reported
Material FA: Petroleum
Quantity: 25.00
Units: G
Recovered: 25.00
Oxygenate: Not reported

T84 **A.C. DUTTON LUMBER CO.** **NY SHWS S101008363**
NNW **1 HOFFMAN ST.** **NY CBS AST N/A**
1/4-1/2 **POUGHKEEPSIE, NY 12601**
0.462 mi.
2438 ft. **Site 1 of 2 in cluster T**

Relative: **Lower**
Actual: **52 ft.**

SHWS:
Name: A. C. DUTTON LUMBER CORPORATION
Address: 1 HOFFMAN STREET
City,State,Zip: POUGHKEEPSIE, NY 12601
Program: HW
Site Code: 55989
Classification: Not reported
Region: 3
Acres: 15
HW Code: 314081
Record Add: 11/18/1999
Record Upd: 12/16/2003
Updated By: kstang
Site Description: See Site No. C314081
Env Problem: See Site No. C314081
Health Problem: Not reported
Dump: Not reported
Structure: Not reported
Lagoon: Not reported
Landfill: Not reported
Pond: Not reported
Disp Start: Not reported
Disp Term: Not reported
Lat/Long: Not reported
Dell: Not reported
Record Add: Not reported
Record Upd: Not reported
Updated By: Not reported
Own Op: 3

A.C. DUTTON LUMBER CO. (Continued) **S101008363**

Sub Type:	NNN
Owner Name:	Not reported
Owner Company:	VARIOUS OWNERS DURING USE
Owner Address:	Not reported
Owner Addr2:	Not reported
Owner City,St,Zip:	ZZ
Owner Country:	United States of America
Own Op:	1
Sub Type:	NNN
Owner Name:	Not reported
Owner Company:	A.C. Dutton Lumber Corporation
Owner Address:	1 Hoffman Street
Owner Addr2:	Not reported
Owner City,St,Zip:	Poughkeepsie, NY 12601
Owner Country:	United States of America
Own Op:	1
Sub Type:	E
Owner Name:	Not reported
Owner Company:	VARIOUS OWNERS DURING USE
Owner Address:	1 HOFFMAN ST.
Owner Addr2:	Not reported
Owner City,St,Zip:	POUGHKEEPSIE, NY 12601
Owner Country:	United States of America
Own Op:	4
Sub Type:	E
Owner Name:	Not reported
Owner Company:	VARIOUS OWNERS DURING USE
Owner Address:	1 HOFFMAN ST.
Owner Addr2:	Not reported
Owner City,St,Zip:	POUGHKEEPSIE, NY 12601
Owner Country:	United States of America
Own Op:	4
Sub Type:	NNN
Owner Name:	Not reported
Owner Company:	A.C. Dutton Lumber Corporation
Owner Address:	1 Hoffman Street
Owner Addr2:	Not reported
Owner City,St,Zip:	Poughkeepsie, NY 12601
Owner Country:	United States of America
HW Code:	Not reported
Waste Type:	Not reported
Waste Quantity:	Not reported
Waste Code:	Not reported
Crossref ID:	Not reported
Cross Ref Type Code:	Not reported
Cross Ref Type:	Not reported
Record Added Date:	Not reported
Record Updated:	Not reported
Updated By:	Not reported

CBS AST:

CBS Number:	3-000170
ICS Number:	3-300822
PBS Number:	3-175935
MOSF Number:	Not reported
SPDES Number:	Not reported
Facility Status:	IN SERVICE

A.C. DUTTON LUMBER CO. (Continued) **S101008363**

Facility Type:	I
Telephone:	(845) 454-7000
Facility Town:	POUGHKEEPSIE (C)
Region:	STATE
Expiration Date:	08/09/2003
Total Capacity of All Active Tanks(gal):	102600
Operator:	DONALD DEGARMO
Emergency Contact:	DONALD DEGARMO
Emergency Phone:	(914) 489-7663
Owner Name:	STEPHEN E. MIRON
Owner Address:	260 TITUSVILLE RD.
Owner City,St,Zip:	POUGHKEEPSIE, NY 12603
Owner Telephone:	(845) 462-2000
Owner Type:	Corporate/Commercial
Owner Sub Type:	Not reported
Mail Name:	A.C. DUTTON LUMBER CO.
Mail Contact Addr:	260 TITUSVILLE RD.
Mail Contact Addr2:	Not reported
Mail Contact Contact:	STEPHEN E. MIRON
Mail Contact City,St,Zip:	POUGHKEEPSIE, NY 12603
Mail Phone:	(845) 462-2000

Tank Id:	NTP03
CAS Number:	7778394
Federal ID:	Not reported
Tank Status:	In Service
Install Date:	05/85
Tank Closed:	Not reported
Capacity (Gal):	7000
Chemical:	Arsenic acid
Tank Location:	Indoors, Aboveground
Tank Type:	Steel/carbon steel
Total Tanks:	7
Tank Secret:	False
Tank Secondary Containment:	Other
Tank Error Status:	No Missing Data
Date Entered:	07/13/1989
Certified Date:	08/09/2001
Substance:	Single Hazardous Substance on DEC List
Internal Protection:	None
External Protection:	Painted/Asphalt Coating
Pipe Location:	Aboveground
Pipe Type:	Steel/Iron
Pipe Internal:	None
Pipe External:	Painted/Asphalt Coating
Pipe Flag:	Painted/Asphalt Coating
Leak Detection:	14
Overfill Protection:	35
Haz Percent:	50
Last Test:	Not reported
Due Date:	Not reported
SWIS Code:	1313
Lat/Long:	Not reported
Is Updated:	False
Renew Date:	04/01/93
Is It There:	False
Delinquent:	False

A.C. DUTTON LUMBER CO. (Continued) **S101008363**

Date Expired:	07/13/95
Owner Mark:	2
Certificate Needs to be Printed:	False
Fiscal Amt for Registration Fee Correct:	True
Renewal Has Been Printed for Facility:	True
Pre-Printed Renewal App Last Printed:	03/30/2001

Tank Id:	NTP02
CAS Number:	7778394
Federal ID:	Not reported
Tank Status:	In Service
Install Date:	05/85
Tank Closed:	Not reported
Capacity (Gal):	25000
Chemical:	Arsenic acid
Tank Location:	Indoors, Aboveground
Tank Type:	Steel/carbon steel
Total Tanks:	7
Tank Secret:	False
Tank Secondary Containment:	Other
Tank Error Status:	No Missing Data
Date Entered:	07/13/1989
Certified Date:	08/09/2001
Substance:	Single Hazardous Substance on DEC List
Internal Protection:	None
External Protection:	Painted/Asphalt Coating
Pipe Location:	Aboveground
Pipe Type:	Steel/Iron
Pipe Internal:	None
Pipe External:	Painted/Asphalt Coating
Pipe Flag:	Painted/Asphalt Coating
Leak Detection:	14
Overfill Protection:	35
Haz Percent:	50
Last Test:	Not reported
Due Date:	Not reported
SWIS Code:	1313
Lat/Long:	Not reported
Is Updated:	False
Renew Date:	04/01/93
Is It There:	False
Delinquent:	False
Date Expired:	07/13/95
Owner Mark:	2
Certificate Needs to be Printed:	False
Fiscal Amt for Registration Fee Correct:	True
Renewal Has Been Printed for Facility:	True
Pre-Printed Renewal App Last Printed:	03/30/2001

Tank Id:	NTP01
CAS Number:	7778394
Federal ID:	Not reported
Tank Status:	In Service
Install Date:	05/85
Tank Closed:	Not reported

A.C. DUTTON LUMBER CO. (Continued) **S101008363**

Capacity (Gal):	25000
Chemical:	Arsenic acid
Tank Location:	Indoors, Aboveground
Tank Type:	Steel/carbon steel
Total Tanks:	7
Tank Secret:	False
Tank Secondary Containment:	Other
Tank Error Status:	No Missing Data
Date Entered:	07/13/1989
Certified Date:	08/09/2001
Substance:	Single Hazardous Substance on DEC List
Internal Protection:	None
External Protection:	Painted/Asphalt Coating
Pipe Location:	Aboveground
Pipe Type:	Steel/Iron
Pipe Internal:	None
Pipe External:	Painted/Asphalt Coating
Pipe Flag:	Painted/Asphalt Coating
Leak Detection:	14
Overfill Protection:	35
Haz Percent:	50
Last Test:	Not reported
Due Date:	Not reported
SWIS Code:	1313
Lat/Long:	Not reported
Is Updated:	False
Renew Date:	04/01/93
Is It There:	False
Delinquent:	False
Date Expired:	07/13/95
Owner Mark:	2
Certificate Needs to be Printed:	False
Fiscal Amt for Registration Fee Correct:	True
Renewal Has Been Printed for Facility:	True
Pre-Printed Renewal App Last Printed:	03/30/2001

Tank Id:	OTP03
CAS Number:	7778394
Federal ID:	Not reported
Tank Status:	In Service
Install Date:	01/65
Tank Closed:	Not reported
Capacity (Gal):	12500
Chemical:	Arsenic acid
Tank Location:	Indoors, Aboveground
Tank Type:	Stainless steel alloy
Total Tanks:	7
Tank Secret:	False
Tank Secondary Containment:	Other
Tank Error Status:	No Missing Data
Date Entered:	07/13/1989
Certified Date:	08/09/2001
Substance:	Single Hazardous Substance on DEC List
Internal Protection:	None
External Protection:	Jacketed
Pipe Location:	Aboveground

A.C. DUTTON LUMBER CO. (Continued) **S101008363**

Pipe Type:	Steel/Iron
Pipe Internal:	None
Pipe External:	Wrapped (Piping
Pipe Flag:	Wrapped (Piping
Leak Detection:	14
Overfill Protection:	35
Haz Percent:	50
Last Test:	Not reported
Due Date:	Not reported
SWIS Code:	1313
Lat/Long:	Not reported
Is Updated:	False
Renew Date:	04/01/93
Is It There:	False
Delinquent:	False
Date Expired:	07/13/95
Owner Mark:	2
Certificate Needs to be Printed:	False
Fiscal Amt for Registration Fee Correct:	True
Renewal Has Been Printed for Facility:	True
Pre-Printed Renewal App Last Printed:	03/30/2001

Tank Id:	OTP02
CAS Number:	7778394
Federal ID:	Not reported
Tank Status:	In Service
Install Date:	01/65
Tank Closed:	Not reported
Capacity (Gal):	12500
Chemical:	Arsenic acid
Tank Location:	Indoors, Aboveground
Tank Type:	Stainless steel alloy
Total Tanks:	7
Tank Secret:	False
Tank Secondary Containment:	Other
Tank Error Status:	No Missing Data
Date Entered:	07/13/1989
Certified Date:	08/09/2001
Substance:	Single Hazardous Substance on DEC List
Internal Protection:	None
External Protection:	Jacketed
Pipe Location:	Aboveground
Pipe Type:	Steel/Iron
Pipe Internal:	None
Pipe External:	Wrapped (Piping
Pipe Flag:	Wrapped (Piping
Leak Detection:	14
Overfill Protection:	35
Haz Percent:	50
Last Test:	Not reported
Due Date:	Not reported
SWIS Code:	1313
Lat/Long:	Not reported
Is Updated:	False
Renew Date:	04/01/93
Is It There:	False

A.C. DUTTON LUMBER CO. (Continued) **S101008363**

Delinquent:	False
Date Expired:	07/13/95
Owner Mark:	2
Certificate Needs to be Printed:	False
Fiscal Amt for Registration Fee Correct:	True
Renewal Has Been Printed for Facility:	True
Pre-Printed Renewal App Last Printed:	03/30/2001

Tank Id:	OTP01
CAS Number:	7778394
Federal ID:	Not reported
Tank Status:	In Service
Install Date:	01/65
Tank Closed:	Not reported
Capacity (Gal):	15000
Chemical:	Arsenic acid
Tank Location:	Indoors, Aboveground
Tank Type:	Stainless steel alloy
Total Tanks:	7
Tank Secret:	False
Tank Secondary Containment:	Other
Tank Error Status:	No Missing Data
Date Entered:	07/13/1989
Certified Date:	08/09/2001
Substance:	Single Hazardous Substance on DEC List
Internal Protection:	None
External Protection:	Jacketed
Pipe Location:	Aboveground
Pipe Type:	Steel/Iron
Pipe Internal:	None
Pipe External:	Wrapped (Piping
Pipe Flag:	Wrapped (Piping
Leak Detection:	14
Overfill Protection:	35
Haz Percent:	50
Last Test:	Not reported
Due Date:	Not reported
SWIS Code:	1313
Lat/Long:	Not reported
Is Updated:	False
Renew Date:	04/01/93
Is It There:	False
Delinquent:	False
Date Expired:	07/13/95
Owner Mark:	2
Certificate Needs to be Printed:	False
Fiscal Amt for Registration Fee Correct:	True
Renewal Has Been Printed for Facility:	True
Pre-Printed Renewal App Last Printed:	03/30/2001

Tank Id:	OTP04
CAS Number:	7778394
Federal ID:	Not reported
Tank Status:	In Service
Install Date:	01/65

A.C. DUTTON LUMBER CO. (Continued) **S101008363**

Tank Closed:	Not reported
Capacity (Gal):	5600
Chemical:	Arsenic acid
Tank Location:	Indoors, Aboveground
Tank Type:	Stainless steel alloy
Total Tanks:	7
Tank Secret:	False
Tank Secondary Containment:	Other
Tank Error Status:	No Missing Data
Date Entered:	07/13/1989
Certified Date:	08/09/2001
Substance:	Single Hazardous Substance on DEC List
Internal Protection:	None
External Protection:	Jacketed
Pipe Location:	Aboveground
Pipe Type:	Steel/Iron
Pipe Internal:	None
Pipe External:	Wrapped (Piping
Pipe Flag:	Wrapped (Piping
Leak Detection:	14
Overfill Protection:	35
Haz Percent:	50
Last Test:	Not reported
Due Date:	Not reported
SWIS Code:	1313
Lat/Long:	Not reported
Is Updated:	False
Renew Date:	04/01/93
Is It There:	False
Delinquent:	False
Date Expired:	07/13/95
Owner Mark:	2
Certificate Needs to be Printed:	False
Fiscal Amt for Registration Fee Correct:	True
Renewal Has Been Printed for Facility:	True
Pre-Printed Renewal App Last Printed:	03/30/2001

T85 **A. C. DUTTON LUMBER CORPORATION** **NY DEL SHWS** **S105972506**
NNW **N/A**
1/4-1/2 **POUGHKEEPSIE, NY 12601**
0.464 mi.
2450 ft. **Site 2 of 2 in cluster T**

Relative: DEL SHWS:
Lower

Actual:
50 ft.

Name:	A. C. DUTTON LUMBER CORPORATION
Address:	Not reported
City,State,Zip:	POUGHKEEPSIE, NY 12601
Year:	1996
Site Code Id:	314081
Site Classification:	Not reported
Region:	Not reported
Epa Id Number:	Not reported
Site Type - Dump:	No
Site Type - Structure:	No
Site Type - Lagoon:	No
Site Type - Landfill:	No
Site Type - Treat Pond:	No
Site Size (Acres):	Not reported

A. C. DUTTON LUMBER CORPORATION (Continued) **S105972506**

Site Size Comment:	Not reported
Period Assoc/HW Start:	1966
Period Assoc/HW End:	Present
Lat/Long:	Not reported
Lat/Long Decimal:	Not reported
Lat/Long (dms):	41 42 419.0 / 73 56 170.0
Hazardous Waste Code:	Not reported
Hazard Waste Disposed:	Chromated Copper Arsenate
Quantity:	Unknown (arsenic component D004) Not reported (chromium component D007) Not reported
Air Data Available:	No
SW Std Contravention:	No
GW Std Contravention:	No
Soil Type:	X
Sediment Data Available:	No
GW Std Contravention:	No
DW Std Contravention:	No
SW Std Contravention:	No
Air Stand Contraventions:	No
Legal Action Type:	Not reported
State Legal Action:	No
Federal Legal Action:	No
Enforce Status Code:	Not reported
Remedial Act Proposed:	No
Rem Act Under Design:	No
Rem Act In Progress:	No
Rem Act Completed:	No
Remedial Action Type:	Not reported
Soil Type:	Not reported
Depth To Groundwater:	Not reported
Owner Name:	Not reported
Owner Address:	Not reported
Owner City,St,Zip:	Not reported
Owner Phone:	Not reported
Owner Contact Name:	Not reported
Owner During Disposal:	Not reported
Owner During Use:	Various Owners during use
Operator Name:	A.C. Dutton Lumber Corporation
Operator Address:	Not reported
Operator City,St,Zip:	Not reported
Operator Phone:	Not reported
Operator Contact Name:	Not reported
Oper During Disposal:	Not reported
Site Type:	Not reported
HW Disposal Period:	Not reported
Analytical Data Available:	Not reported
Applicable Std Exceeded:	Not reported
Geotech Info:	Not reported
Depth To Groundwater:	Not reported
Status:	Not reported
Nature Of Action:	Not reported
Env Prob Assessment:	Possible groundwater and surface water contamination. The contaminantsof concern are arsenic and chromium.
Site Description:	Not reported

A. C. DUTTON LUMBER CORPORATION (Continued) **S105972506**

Confirmed HW:	Not reported
Environment Assesment:	Not reported
Health Assesment:	Not reported
Disposal Start Date:	Not reported
Disposal Term Date:	Not reported
Air Violation:	Not reported
Groundwater Violation:	Not reported
Drink Water Violation:	Not reported
Surface Water Violation:	Not reported
Legal New York State:	Not reported
Legal Federal:	Not reported
Legal State:	Not reported
Remedial Action Active:	Not reported
Remedial Action Done:	Not reported
NPL Status:	Not reported
Count Operator:	Not reported
Count Owner:	Not reported
NYTM X:	Not reported
NYTM Y:	Not reported
Co Name:	Not reported
Co Addr:	Not reported
Operator Addr:	Not reported
Operator Addr 2:	Not reported
Operator Addr 3:	Not reported
Operator Addr 4:	Not reported
HWDP From:	Not reported
From To:	Not reported
Assessment of Health:	Not reported
Description:	Not reported
Record Added Date:	Not reported
Record Updated Date:	Not reported
Env Assessment:	Not reported
HW Disposed/Quantity:	Not reported
Assess/Env Prog:	Not reported
Assess/Health Prob:	Not reported
Site Description:	Not reported

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86 **GRAY RESIDENCE** **NY LTANKS** **S105055173**
SSW **72 PINE ST** **NY Spills** **N/A**
1/4-1/2 **POUGHKEEPSIE, NY**
0.468 mi.
2471 ft.

Relative: LTANKS:
Lower

Actual:
106 ft.

Name:	KATUSA
Address:	72 PINE ST
City,State,Zip:	POUGHKEEPSIE, NY
Spill Number/Closed Date:	0103270 / 2001-07-18
Facility ID:	0103270
Site ID:	154727
Spill Date:	2001-06-24
Spill Cause:	Tank Failure
Spill Source:	Private Dwelling
Spill Class:	C3
Cleanup Ceased:	Not reported
SWIS:	1446
Investigator:	VPMCCABE
Referred To:	Not reported

GRAY RESIDENCE (Continued) **S105055173**

Reported to Dept:	2001-06-25
CID:	281
Water Affected:	Not reported
Spill Notifier:	Local Agency
Last Inspection:	Not reported
Recommended Penalty:	False
Meets Standard:	True
UST Involvement:	False
Remediation Phase:	0
Date Entered In Computer:	2001-06-25
Spill Record Last Update:	2004-08-11
Spiller Name:	Not reported
Spiller Company:	JOE KATUSA-LANDLORD
Spiller Address:	UNKNOWN
Spiller County:	001
Spiller Contact:	HOWARD GONIA
Spiller Phone:	(845) 486-3422
Spiller Extention:	Not reported
DEC Region:	3
DER Facility ID:	131162
DEC Memo:	"Prior to Sept, 2004 data translation this spill Lead_DEC Field was MCCABE 07/18/2001 SEE 5 PAGE UPDATE BY V. MCCABE. NO FURTHER ACTION. This spill was updated 08/11/2004 from info in V. McCabe's data files. 'Date:' = 06/25/01, 'Phone' = 6/27/2001, 'Site Insp' = 7/18/2001. "
Remarks:	"TENANT AT ABOVE ADDRESS REPORTED TO HEALTH DEPT THAT OIL TANK IN BASEMENT IS LEAKING. HEALTH DEPT WILL RESPOND TO LOCATION ON 6-26-01 AND INVESTIGATE COMPLAINT. NO FURTHER INFORMATION ON SPILLER (PROPERTY OWNER) AT THIS TIME."

All Materials:

Site ID:	154727
Operable Unit ID:	840024
Operable Unit:	01
Material ID:	535361
Material Code:	0001A
Material Name:	#2 fuel oil
Case No.:	Not reported
Material FA:	Petroleum
Quantity:	.00
Units:	G
Recovered:	.00
Oxygenate:	Not reported

SPILLS:

Name:	GRAY RESIDENCE
Address:	72 PINE ST
City,State,Zip:	POUGHKEEPSIE, NY
Spill Number/Closed Date:	0905536 / 2009-08-12
Facility ID:	0905536
Facility Type:	ER
DER Facility ID:	131162
Site ID:	417806
DEC Region:	3
Spill Cause:	Human Error
Spill Class:	C3

GRAY RESIDENCE (Continued) **S105055173**

SWIS:	1446
Spill Date:	2009-08-12
Investigator:	JPCUMMIN
Referred To:	Not reported
Reported to Dept:	2009-08-12
CID:	Not reported
Water Affected:	Not reported
Spill Source:	Private Dwelling
Spill Notifier:	Responsible Party
Cleanup Ceased:	Not reported
Cleanup Meets Std:	False
Last Inspection:	Not reported
Recommended Penalty:	False
UST Trust:	False
Remediation Phase:	0
Date Entered In Computer:	2009-08-12
Spill Record Last Update:	2009-08-12
Spiller Name:	DAVE WOOD
Spiller Company:	BOTTINI FUEL
Spiller Address:	2785 WEST MAIN ST
Spiller Company:	999
Contact Name:	DAVE WOOD
DEC Memo:	"8-12-09 Cleaned up. jc 8-12-09: V.Mc.site inspect.: Clean up completed using bio-solve type de-greeser. NFA."
Remarks:	"DUE TO AN OVERFILL ABOUT HALF A GALLON SPILLED TO CONCRETE. CLEAN UP WAS DONE."

All Materials:

Site ID:	417806
Operable Unit ID:	1174015
Operable Unit:	01
Material ID:	2166236
Material Code:	0001A
Material Name:	#2 fuel oil
Case No.:	Not reported
Material FA:	Petroleum
Quantity:	.50
Units:	G
Recovered:	.50
Oxygenate:	Not reported

U87 **POUGHKEEPSIE CITY OF QUAL KROM** **SEMS-ARCHIVE** **1000274437**
NE **28 ORCHARD PL** **RCRA NonGen / NLR** **NYD071091292**
1/4-1/2 **POUGHKEEPSIE, NY 12601** **NY MANIFEST**
0.473 mi.
2500 ft. **Site 1 of 2 in cluster U**

Relative:
Higher

Actual:
180 ft.

SEMS Archive:

Site ID:	0204040
EPA ID:	NYD071091292
Name:	ORCHARD PLACE (QUAL KROM)
Address:	28 ORCHARD PLACE
Address 2:	Not reported
City,State,Zip:	POUGHKEEPSIE, NY 12601
Cong District:	19
FIPS Code:	36027
FF:	N

POUGHKEEPSIE CITY OF QUAL KROM (Continued) **1000274437**

NPL: Not on the NPL
Non NPL Status: Removal Only Site (No Site Assessment Work Needed)

SEMS Archive Detail:

Region: 02
Site ID: 0204040
EPA ID: NYD071091292
Site Name: ORCHARD PLACE (QUAL KROM)
NPL: N
FF: N
OU: 00
Action Code: VS
Action Name: ARCH SITE
SEQ: 1
Start Date: Not reported
Finish Date: 2000-05-05 04:00:00
Qual: Not reported
Current Action Lead: EPA Perf In-Hse

Region: 02
Site ID: 0204040
EPA ID: NYD071091292
Site Name: ORCHARD PLACE (QUAL KROM)
NPL: N
FF: N
OU: 00
Action Code: RV
Action Name: RMVL
SEQ: 1
Start Date: 1996-03-19 05:00:00
Finish Date: 1996-09-10 04:00:00
Qual: S
Current Action Lead: EPA Perf

Region: 02
Site ID: 0204040
EPA ID: NYD071091292
Site Name: ORCHARD PLACE (QUAL KROM)
NPL: N
FF: N
OU: 00
Action Code: AR
Action Name: ADMIN REC
SEQ: 1
Start Date: 1996-04-01 05:00:00
Finish Date: Not reported
Qual: V
Current Action Lead: EPA Perf

Region: 02
Site ID: 0204040
EPA ID: NYD071091292
Site Name: ORCHARD PLACE (QUAL KROM)
NPL: N
FF: N
OU: 00
Action Code: RS
Action Name: RV ASSESS

POUGHKEEPSIE CITY OF QUAL KROM (Continued) **1000274437**

SEQ:	1
Start Date:	1996-02-12 05:00:00
Finish Date:	1996-02-12 05:00:00
Qual:	Not reported
Current Action Lead:	EPA Perf

RCRA NonGen / NLR:

Date Form Received by Agency:	2007-01-01 00:00:00.0
Handler Name:	POUGHKEEPSIE CITY OF QUAL KROM
Handler Address:	28 ORCHARD PL
Handler City,State,Zip:	POUGHKEEPSIE, NY 12601-1912
EPA ID:	NYD071091292
Contact Name:	Not reported
Contact Address:	PO BOX 300
Contact City,State,Zip:	POUGHKEEPSIE, NY 12602
Contact Telephone:	Not reported
Contact Fax:	Not reported
Contact Email:	Not reported
Contact Title:	Not reported
EPA Region:	02
Land Type:	Municipal
Federal Waste Generator Description:	Not a generator, verified
Non-Notifier:	Not reported
Biennial Report Cycle:	Not reported
Accessibility:	Not reported
Active Site Indicator:	Not reported
State District Owner:	NY
State District:	NYSDEC R3
Mailing Address:	PO BOX 300
Mailing City,State,Zip:	POUGHKEEPSIE, NY 12602
Owner Name:	CITY OF POUGHKEEPSIE
Owner Type:	Municipal
Operator Name:	CITY OF POUGHKEEPSIE
Operator Type:	Municipal
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	NN
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported

POUGHKEEPSIE CITY OF QUAL KROM (Continued) **1000274437**

2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	2015-04-14 00:00:00.0
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	Not reported
Manifest Broker:	Not reported
Sub-Part P Indicator:	Not reported

Hazardous Waste Summary:

Waste Code:	D000
Waste Description:	Not Defined
Waste Code:	D002
Waste Description:	CORROSIVE WASTE
Waste Code:	D006
Waste Description:	CADMIUM
Waste Code:	D008
Waste Description:	LEAD
Waste Code:	F006
Waste Description:	WASTEWATER TREATMENT SLUDGES FROM ELECTROPLATING OPERATIONS, EXCEPT FROM THE FOLLOWING PROCESSES: (1) SULFURIC ACID ANODIZING OF ALUMINUM; (2) TIN PLATING ON CARBON STEEL; (3) ZINC PLATING (SEGREGATED BASIS) ON CARBON STEEL; (4) ALUMINUM OR ZINC-ALUMINUM PLATING ON CARBON STEEL; (5) CLEANING/STRIPPING ASSOCIATED WITH TIN, ZINC, AND ALUMINUM PLATING ON CARBON STEEL; AND (6) CHEMICAL ETCHING AND MILLING OF ALUMINUM.

POUGHKEEPSIE CITY OF QUAL KROM (Continued) **1000274437**

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name:	CITY OF POUGHKEEPSIE
Legal Status:	Municipal
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	PO BOX 300 CITY ENGINEER
Owner/Operator City,State,Zip:	POUGHKEEPSIE, NY 12602
Owner/Operator Telephone:	914-451-4109
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Owner
Owner/Operator Name:	CITY OF POUGHKEEPSIE
Legal Status:	Municipal
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	PO BOX 300 CITY ENGINEER
Owner/Operator City,State,Zip:	POUGHKEEPSIE, NY 12602
Owner/Operator Telephone:	914-451-4109
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name:	CITY OF POUGHKEEPSIE
Legal Status:	Municipal
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	PO BOX 300 CITY ENGINEER
Owner/Operator City,State,Zip:	POUGHKEEPSIE, NY 12602
Owner/Operator Telephone:	914-451-4109
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	1999-07-08 00:00:00.0
Handler Name:	POUGHKEEPSIE CITY OF QUAL KROM
Federal Waste Generator Description:	Not a generator, verified
State District Owner:	NY
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	No
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

Receive Date:	2006-01-01 00:00:00.0
Handler Name:	POUGHKEEPSIE CITY OF QUAL KROM
Federal Waste Generator Description:	Not a generator, verified
State District Owner:	NY
Large Quantity Handler of Universal Waste:	No

POUGHKEEPSIE CITY OF QUAL KROM (Continued) **1000274437**

Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	No
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

Receive Date:	2007-01-01 00:00:00.0
Handler Name:	POUGHKEEPSIE CITY OF QUAL KROM
Federal Waste Generator Description:	Not a generator, verified
State District Owner:	NY
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	Yes
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

Receive Date:	1992-10-19 00:00:00.0
Handler Name:	POUGHKEEPSIE CITY OF QUAL KROM
Federal Waste Generator Description:	Large Quantity Generator
State District Owner:	NY
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	No
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

List of NAICS Codes and Descriptions:

No NAICS Codes Found:

Facility Has Received Notices of Violation:

Found Violation:	Yes
Agency Which Determined Violation:	State
Violation Short Description:	Generators - Records/Reporting
Date Violation was Determined:	1997-08-26 00:00:00.0
Actual Return to Compliance Date:	1997-09-15 00:00:00.0
Return to Compliance Qualifier:	Observed
Violation Responsible Agency:	State
Scheduled Compliance Date:	1997-10-01 00:00:00.0
Enforcement Identifier:	000
Date of Enforcement Action:	1997-08-26 00:00:00.0
Enforcement Responsible Agency:	State
Enforcement Docket Number:	Not reported
Enforcement Attorney:	NY
Corrective Action Component:	No
Appeal Initiated Date:	Not reported
Appeal Resolution Date:	Not reported
Disposition Status Date:	Not reported
Disposition Status:	Not reported

POUGHKEEPSIE CITY OF QUAL KROM (Continued) **1000274437**

Disposition Status Description: Not reported
Consent/Final Order Sequence Number: Not reported
Consent/Final Order Respondent Name: Not reported
Consent/Final Order Lead Agency: Not reported
Enforcement Type: WRITTEN INFORMAL
Enforcement Responsible Person: NYDEC
Enforcement Responsible Sub-Organization: Not reported
SEP Sequence Number: Not reported
SEP Expenditure Amount: Not reported
SEP Scheduled Completion Date: Not reported
SEP Actual Date: Not reported
SEP Defaulted Date: Not reported
SEP Type: Not reported
SEP Type Description: Not reported
Proposed Amount: Not reported
Final Monetary Amount: Not reported
Paid Amount: Not reported
Final Count: Not reported
Final Amount: Not reported

Found Violation: No
Agency Which Determined Violation: Not reported
Violation Short Description: Not reported
Date Violation was Determined: Not reported
Actual Return to Compliance Date: Not reported
Return to Compliance Qualifier: Not reported
Violation Responsible Agency: Not reported
Scheduled Compliance Date: Not reported
Enforcement Identifier: Not reported
Date of Enforcement Action: Not reported
Enforcement Responsible Agency: Not reported
Enforcement Docket Number: Not reported
Enforcement Attorney: Not reported
Corrective Action Component: Not reported
Appeal Initiated Date: Not reported
Appeal Resolution Date: Not reported
Disposition Status Date: Not reported
Disposition Status: Not reported
Disposition Status Description: Not reported
Consent/Final Order Sequence Number: Not reported
Consent/Final Order Respondent Name: Not reported
Consent/Final Order Lead Agency: Not reported
Enforcement Type: Not reported
Enforcement Responsible Person: Not reported
Enforcement Responsible Sub-Organization: Not reported
SEP Sequence Number: Not reported
SEP Expenditure Amount: Not reported
SEP Scheduled Completion Date: Not reported
SEP Actual Date: Not reported
SEP Defaulted Date: Not reported
SEP Type: Not reported
SEP Type Description: Not reported
Proposed Amount: Not reported
Final Monetary Amount: Not reported
Paid Amount: Not reported
Final Count: Not reported
Final Amount: Not reported

POUGHKEEPSIE CITY OF QUAL KROM (Continued) **1000274437**

Found Violation:	Yes
Agency Which Determined Violation:	State
Violation Short Description:	Generators - General
Date Violation was Determined:	1990-07-13 00:00:00.0
Actual Return to Compliance Date:	1995-01-20 00:00:00.0
Return to Compliance Qualifier:	Observed
Violation Responsible Agency:	State
Scheduled Compliance Date:	Not reported
Enforcement Identifier:	Not reported
Date of Enforcement Action:	Not reported
Enforcement Responsible Agency:	Not reported
Enforcement Docket Number:	Not reported
Enforcement Attorney:	Not reported
Corrective Action Component:	Not reported
Appeal Initiated Date:	Not reported
Appeal Resolution Date:	Not reported
Disposition Status Date:	Not reported
Disposition Status:	Not reported
Disposition Status Description:	Not reported
Consent/Final Order Sequence Number:	Not reported
Consent/Final Order Respondent Name:	Not reported
Consent/Final Order Lead Agency:	Not reported
Enforcement Type:	Not reported
Enforcement Responsible Person:	Not reported
Enforcement Responsible Sub-Organization:	Not reported
SEP Sequence Number:	Not reported
SEP Expenditure Amount:	Not reported
SEP Scheduled Completion Date:	Not reported
SEP Actual Date:	Not reported
SEP Defaulted Date:	Not reported
SEP Type:	Not reported
SEP Type Description:	Not reported
Proposed Amount:	Not reported
Final Monetary Amount:	Not reported
Paid Amount:	Not reported
Final Count:	Not reported
Final Amount:	Not reported

Evaluation Action Summary:

Evaluation Date:	1997-03-01 00:00:00.0
Evaluation Responsible Agency:	State
Found Violation:	Yes
Evaluation Type Description:	NON-FINANCIAL RECORD REVIEW
Evaluation Responsible Person Identifier:	Not reported
Evaluation Responsible Sub-Organization:	Not reported
Actual Return to Compliance Date:	1997-09-15 00:00:00.0
Scheduled Compliance Date:	1997-10-01 00:00:00.0
Date of Request:	Not reported
Date Response Received:	Not reported
Request Agency:	Not reported
Former Citation:	Not reported

Evaluation Date:	1985-05-02 00:00:00.0
Evaluation Responsible Agency:	State
Found Violation:	No
Evaluation Type Description:	COMPLIANCE EVALUATION INSPECTION ON-SITE
Evaluation Responsible Person Identifier:	Not reported

POUGHKEEPSIE CITY OF QUAL KROM (Continued) **1000274437**

Evaluation Responsible Sub-Organization:	Not reported
Actual Return to Compliance Date:	Not reported
Scheduled Compliance Date:	Not reported
Date of Request:	Not reported
Date Response Received:	Not reported
Request Agency:	Not reported
Former Citation:	Not reported
Evaluation Date:	1990-06-07 00:00:00.0
Evaluation Responsible Agency:	State
Found Violation:	Yes
Evaluation Type Description:	COMPLIANCE EVALUATION INSPECTION ON-SITE
Evaluation Responsible Person Identifier:	NYWBY
Evaluation Responsible Sub-Organization:	R3
Actual Return to Compliance Date:	1995-01-20 00:00:00.0
Scheduled Compliance Date:	Not reported
Date of Request:	Not reported
Date Response Received:	Not reported
Request Agency:	Not reported
Former Citation:	Not reported

NY MANIFEST:

Name:	USEPA REGION II ORCHARD PLACE
Address:	28 ORCHARD PL
City,State,Zip:	POUGHKEEPSIE, NY 12601-1912
Country:	USA
EPA ID:	NYD071091292
Facility Status:	Not reported
Location Address 1:	28 ORCHARD PLACE
Code:	BP
Location Address 2:	Not reported
Total Tanks:	Not reported
Location City:	POUGHKEEPSIE
Location State:	NY
Location Zip:	12601
Location Zip 4:	Not reported

NY MANIFEST:

EPAID:	NYD071091292
Mailing Name:	USEPA REGION II ORCHARD PLACE
Mailing Contact:	JEFF BECHTEL
Mailing Address 1:	2890 WOODBRIDGE AVENUE
Mailing Address 2:	Not reported
Mailing City:	EDISON
Mailing State:	NJ
Mailing Zip:	08837
Mailing Zip 4:	Not reported
Mailing Country:	USA
Mailing Phone:	9085488730

NY MANIFEST:

Document ID:	NYB9303039
Manifest Status:	Not reported
seq:	01
Year:	2000
Trans1 State ID:	1544BSNY

POUGHKEEPSIE CITY OF QUAL KROM (Continued) **1000274437**

Trans2 State ID:	Not reported
Generator Ship Date:	02/02/2000
Trans1 Recv Date:	02/02/2000
Trans2 Recv Date:	Not reported
TSD Site Recv Date:	02/03/2000
Part A Recv Date:	Not reported
Part B Recv Date:	Not reported
Generator EPA ID:	NYD071091292
Trans1 EPA ID:	NYD046765574
Trans2 EPA ID:	Not reported
TSDF ID 1:	NYD049836679
TSDF ID 2:	Not reported
Manifest Tracking Number:	Not reported
Import Indicator:	Not reported
Export Indicator:	Not reported
Discr Quantity Indicator:	Not reported
Discr Type Indicator:	Not reported
Discr Residue Indicator:	Not reported
Discr Partial Reject Indicator:	Not reported
Discr Full Reject Indicator:	Not reported
Manifest Ref Number:	Not reported
Alt Facility RCRA ID:	Not reported
Alt Facility Sign Date:	Not reported
MGMT Method Type Code:	Not reported
Waste Code:	F007 - PLATING BATH SOL FM ELECTROPLATING OPER
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Quantity:	31800
Units:	P - Pounds
Number of Containers:	001
Container Type:	CM - Metal boxes, cases, roll-offs
Handling Method:	L Landfill.
Specific Gravity:	01.00

U88 **QUAL KROM SITE** **NY SHWS S105589938**
NE **28 ORCHARD PLACE** **NY ERP N/A**
1/4-1/2 **POUGHKEEPSIE, NY 12602** **NY Spills**
0.473 mi.
2500 ft. **Site 2 of 2 in cluster U**

Relative: **Higher**
Actual: **180 ft.**

SHWS:

Name:	QUAL KROM POUGHKEEPSIE
Address:	28 ORCHARD PLACE
City,State,Zip:	POUGHKEEPSIE, NY 12602
Program:	HW
Site Code:	335223
Classification:	Not reported
Region:	3
Acres:	0.20000000000000001
HW Code:	314100
Record Add:	11/18/1999
Record Upd:	02/10/2020
Updated By:	GWBURKE
Site Description:	The site was addressed by the Environmental Restoration Program. See

QUAL KROM SITE (Continued) **S105589938**

Site #B00036

Env Problem:	Not reported
Health Problem:	Not reported
Dump:	Not reported
Structure:	Not reported
Lagoon:	Not reported
Landfill:	Not reported
Pond:	Not reported
Disp Start:	Not reported
Disp Term:	Not reported
Lat/Long:	Not reported
Dell:	Not reported
Record Add:	Not reported
Record Upd:	Not reported
Updated By:	Not reported
Own Op:	Not reported
Sub Type:	Not reported
Owner Name:	Not reported
Owner Company:	Not reported
Owner Address:	Not reported
Owner Addr2:	Not reported
Owner City,St,Zip:	Not reported
Owner Country:	Not reported
HW Code:	Not reported
Waste Type:	Not reported
Waste Quantity:	Not reported
Waste Code:	Not reported
Crossref ID:	Not reported
Cross Ref Type Code:	Not reported
Cross Ref Type:	Not reported
Record Added Date:	Not reported
Record Updated:	Not reported
Updated By:	Not reported

ERP:

Name:	QUAL KROM SITE
Address:	28 ORCHARD PLACE
City,State,Zip:	POUGHKEEPSIE, NY 12602
Site Code:	58075
Program:	ERP
HW Code:	B00036
Site Class:	Not reported
Class N:	Not reported
SWIS:	1446
Region:	3
Town:	Poughkeepsie
Acres:	0.2
Record Added:	10/28/2003
Record Updated:	06/16/2015
Updated By:	GWBURKE
Site Description:	This 0.2 acre site is located in a residential section in the City of Poughkeepsie. The site is bordered by an abandoned railroad grade and residential housing. The facility was operated as a metal plating facility until 1987 by the same PRP that operated the hazardous waste site Qual Krom, ID No. 314013. The City took ownership in 1988 for back taxes. Abandoned drums were found inside and outside the building. Samples were collected in 1989. A partial removal was

QUAL KROM SITE (Continued) **S105589938**

performed in 1992. The drums and wastes that were in the building were similar to those removed from the outside the building. In 1996 the USEPA conducted a CERCLA removal action. It included stabilization of the building; containerization of the vat sludges, drums, and labpacks; inventorying, sampling and analysis of all materials for waste characterization; and disposal. This site was initially designated a potential Registry site ('P' site) and was then remediated under the Environmental Restoration Program. Asbestos abatement,building demolition and soil removal has been completed. Based upon the fact that soil cleanup numbers for unrestricted residential use were met in the excavation confirmation samples, an Environmental Easement will not be required for the property.

Env Problem: The primary contaminants of concern at the site are metals.The site has been remediated. Asbestos abatement, building demolition and soil removal has been completed. An Environemental Easement will not be required for the property

Health Problem: This site no longer represents a public health concern because metals-contaminated soils were excavated and properly disposed off-site and municipal water serves the area.

SPILLS:

Name:	DEE DRUM ESCAPADE
Address:	28 ORCHARD ST
City,State,Zip:	POUGHKEEPSIE, NY
Spill Number/Closed Date:	8901635 / 1989-07-14
Facility ID:	8901635
Facility Type:	ER
DER Facility ID:	113652
Site ID:	131919
DEC Region:	3
Spill Cause:	Unknown
Spill Class:	Not reported
SWIS:	1446
Spill Date:	1989-05-18
Investigator:	dxtraver
Referred To:	Not reported
Reported to Dept:	1989-05-18
CID:	Not reported
Water Affected:	Not reported
Spill Source:	Private Dwelling
Spill Notifier:	Fire Department
Cleanup Ceased:	1989-07-14
Cleanup Meets Std:	True
Last Inspection:	1989-07-14
Recommended Penalty:	True
UST Trust:	False
Remediation Phase:	0
Date Entered In Computer:	1989-06-07
Spill Record Last Update:	1989-09-21
Spiller Name:	Not reported
Spiller Company:	Not reported
Spiller Address:	Not reported
Spiller Company:	001
Contact Name:	Not reported
DEC Memo:	"Prior to Sept, 2004 data translation this spill Lead_DEC Field was DAVE TRAVER 08/21/89: HAZ-MAT ISR SENT TO ALBANY ON 8/21/89. "
Remarks:	"REPORT OF HAZ MAT CHEMICAL OUT OF GARAGE. UNKNOWN CHEMICAL FROM

QUAL KROM SITE (Continued) **S105589938**

GARAGE AREA ONTO PROPERTY. REFERRED TO DSHW.DEE SAMPLING ON 7/10/89 CAUSED AHAZ-MAT CLEANUP CONTRACTOR TO BE HIRED CASE REOPENED"

All Materials:

Site ID:	131919
Operable Unit ID:	928905
Operable Unit:	01
Material ID:	449367
Material Code:	0066A
Material Name:	unknown petroleum
Case No.:	Not reported
Material FA:	Petroleum
Quantity:	.00
Units:	G
Recovered:	.00
Oxygenate:	Not reported

89
NW
1/4-1/2
0.485 mi.
2562 ft.

A C DUTTON LUMBER CORPORATION
1 DUTCHESS AVE
POUGHKEEPSIE, NY 12601

NY ENG CONTROLS **S110748435**
NY INST CONTROL **N/A**
NY BROWNFIELDS
NY MANIFEST

Relative:
Lower

Actual:
8 ft.

ENG CONTROLS:

Name:	A.C. DUTTON GREENWAY CITY
Address:	1 DUTCHESS AVENUE
City,State,Zip:	POUGHKEEPSIE, NY 12601
Site Code:	505421
HW Code:	Not reported
Control Code:	15
Control Type:	ENG
Date Record Added:	11/14/2016
Date Rec Updated:	03/25/2020
Updated By:	MHSQUIRE
Site Description:	Location: The A.C. Dutton Greenway City Site is located in an urban area at 1 Dutchess Avenue, in the City of Poughkeepsie, Dutchess County. The site is adjacent to the Hudson River. Site Features: The site is vacant. There are no buildings, foundations or paved areas on the site. Current Zoning/Use: The site is located in a Waterfront District, which allows for restricted-residential use and is currently vacant. Past Use of the Site: The site was used for industrial purposes from the 1830s to 1995. Prior uses included processing of whale oil, a screw factory, a sash factory, a locomotive factory, a dyewood factory, an iron works plant, and glass works plant. The A.C. Dutton Lumber Company operated a wholesale lumber company on the site from 1966 to 1995. Site Geology and Hydrogeology: The site consists of historic fill composed of solidified kiln ash, which includes sand and gravel, demolition debris, bricks and cinder block fragments. Native material, consisting of light brown silty sand, was encountered at approximately 5 feet below the surface. Depth to groundwater at the site is approximately 4 to 6 feet below ground surface and is assumed to flow to the west toward the Hudson River. However, groundwater flow is likely influenced by tides.
Env Problem:	Nature and Extent of Contamination: Remediation at the site is complete. Prior to remediation, the primary contaminants of concern were arsenic, chromium and copper in soil. Remedial actions have

A C DUTTON LUMBER CORPORATION (Continued) **S110748435**

	successfully achieved soil cleanup objectives for restricted-residential use. Residual contamination in the soil and groundwater is being managed under a Site Management Plan.
Health Problem:	A two-foot cover of clean soil is present at the site. People will not come into contact with contaminated soils unless they dig below the surface materials. Contaminated groundwater at the site is not used for drinking or other purposes. The area is served by a public water supply that is not affected by this contamination.
Dump:	False
Structure:	False
Lagoon:	False
Landfill:	False
Pond:	False
Disp Start:	Not reported
Disp Term:	Not reported
Lat/Long:	Not reported
Dell:	Not reported
Record Add:	10/29/2015 3:01:00 PM
Record Upd:	12/2/2016 11:11:00 AM
Updated By:	JLVERRIG
Own Op:	1
Sub Type:	NNN
Owner Name:	Lou Kaufman
Owner Company:	The O'Neill Group-Dutton, LLC
Owner Address:	241 Hudson Street
Owner Addr2:	Not reported
Owner City,St,Zip:	Hackensack, NJ 7601
Owner Country:	United States of America
Own Op:	Document Repository
Sub Type:	NNN
Owner Name:	Thomas Lawrence
Owner Company:	Adriance Memorial Library
Owner Address:	93 Market Street
Owner Addr2:	Not reported
Owner City,St,Zip:	Poughkeepsie, NY 12601
Owner Country:	United States of America
Own Op:	6
Sub Type:	P03
Owner Name:	Louis Kaufman
Owner Company:	Dutchess Avenue Riverwalk, LLC
Owner Address:	241 Hudson St.
Owner Addr2:	Not reported
Owner City,St,Zip:	Hackensack, NJ 7601
Owner Country:	United States of America
Own Op:	Document Repository
Sub Type:	NNN
Owner Name:	Please Call for an Appointment
Owner Company:	NYSDEC Region 3 Office
Owner Address:	21 S. Putt Corners Road
Owner Addr2:	Not reported
Owner City,St,Zip:	New Paltz, NY 12561
Owner Country:	United States of America
HW Code:	Not reported
Waste Type:	Not reported
Waste Quantity:	Not reported
Waste Code:	Not reported
Crossref ID:	C314123-05-15

A C DUTTON LUMBER CORPORATION (Continued) **S110748435**

Cross Ref Type Code:	23
Cross Ref Type:	Agreement/Consent Order Number
Record Added Date:	11/2/2016 1:27:00 PM
Record Updated:	11/2/2016 1:27:00 PM
Updated By:	JLVERRIG
Crossref ID:	02-2016-7528
Cross Ref Type Code:	25
Cross Ref Type:	County Recording Identifier
Record Added Date:	11/2/2016 1:23:00 PM
Record Updated:	11/2/2016 1:23:00 PM
Updated By:	JLVERRIG
Name:	A.C. DUTTON GREENWAY NORTH TOWN
Address:	1 DUTCHESS AVENUE
City,State,Zip:	POUGHKEEPSIE, NY 12601
Site Code:	505422
HW Code:	Not reported
Control Code:	15
Control Type:	ENG
Date Record Added:	12/01/2016
Date Rec Updated:	03/25/2020
Updated By:	MHSQUIRE
Site Description:	Location: The A.C. Dutton Greenway North Town Site is located in an urban area in the Town of Poughkeepsie, Dutchess County. The site is adjacent to the Hudson River. Site Features: The site is vacant. There are no buildings, foundations or paved areas on the site. Current Zoning/Use: The site is zoned for Waterfront District 2, which allows for active recreation uses and is currently not used. Past Use of the Site: The site property was used for industrial purposes from the 1830s to 1995. Prior uses included processing of whale oil, screw factory, a sash factory, a locomotive factory, a dyewood factory, an iron works plant, and glass works plant. The A.C. Dutton Lumber Company operated a wholesale lumber company on the site from 1966 to 1995. Site Geology and Hydrogeology: The site consists of historic fill composed of solidified kiln ash, which includes sand and gravel, demolition debris, bricks and cinder block fragments, anthracite coal, ash, sand, silt and large gravel. Depth to groundwater at the site is approximately 4 to 6 feet below ground surface and is assumed to flow to the west toward the Hudson River. However, groundwater flow is likely influenced by tides.
Env Problem:	Nature and Extent of Contamination: Remediation at the site is complete. Prior to remediation, the primary contaminants of concern were arsenic, chromium and copper in soil. Remedial actions have successfully achieved soil cleanup objectives for restricted-residential use. Residual contamination in the soil and groundwater is being managed under a Site Management Plan.
Health Problem:	A two-foot cover of clean soil is present at the site. People will not come into contact with contaminated soils unless they dig below the surface materials. Contaminated groundwater at the site is not used for drinking or other purposes. The area is served by a public water supply that is not affected by this contamination.
Dump:	False
Structure:	False
Lagoon:	False
Landfill:	False
Pond:	False
Disp Start:	Not reported

A C DUTTON LUMBER CORPORATION (Continued) **S110748435**

Disp Term:	Not reported
Lat/Long:	Not reported
Dell:	Not reported
Record Add:	12/11/2015 9:26:00 AM
Record Upd:	12/27/2016 11:30:00 AM
Updated By:	GWHEITZM
Own Op:	6
Sub Type:	P03
Owner Name:	Louis Kaufman
Owner Company:	Dutchess Avenue Riverwalk North, LLC
Owner Address:	241 Hudson St.
Owner Addr2:	Not reported
Owner City,St,Zip:	Hackensack, NJ 7601
Owner Country:	United States of America
Own Op:	Document Repository
Sub Type:	NNN
Owner Name:	Thomas Lawrence
Owner Company:	Adriance Memorial Library
Owner Address:	93 Market Street
Owner Addr2:	Not reported
Owner City,St,Zip:	Poughkeepsie, NY 12601
Owner Country:	United States of America
Own Op:	1
Sub Type:	NNN
Owner Name:	Louis Kaufman
Owner Company:	The O'Neill Group-Dutton, LLC
Owner Address:	241 Hudson Street
Owner Addr2:	Not reported
Owner City,St,Zip:	Hackensack, NJ 7601
Owner Country:	United States of America
Own Op:	Document Repository
Sub Type:	NNN
Owner Name:	Please Call for an Appointment
Owner Company:	NYSDEC Region 3 Office
Owner Address:	21 S. Putt Corners Road
Owner Addr2:	Not reported
Owner City,St,Zip:	New Paltz, NY 12561
Owner Country:	United States of America
HW Code:	Not reported
Waste Type:	Not reported
Waste Quantity:	Not reported
Waste Code:	Not reported
Crossref ID:	C314124-05-15
Cross Ref Type Code:	23
Cross Ref Type:	Agreement/Consent Order Number
Record Added Date:	11/2/2016 1:28:00 PM
Record Updated:	11/2/2016 1:28:00 PM
Updated By:	JLVERRIG
Crossref ID:	02-2016-7527
Cross Ref Type Code:	25
Cross Ref Type:	County Recording Identifier
Record Added Date:	11/2/2016 1:23:00 PM
Record Updated:	11/2/2016 1:23:00 PM
Updated By:	JLVERRIG

INST CONTROL:
Name: A.C. DUTTON GREENWAY CITY

A C DUTTON LUMBER CORPORATION (Continued) **S110748435**

Address:	1 DUTCHESS AVENUE
City,State,Zip:	POUGHKEEPSIE, NY 12601
Site Code:	505421
Control Name:	Monitoring Plan
HW Code:	Not reported
Control Code:	31
Control Type:	INST
Dt record added:	11/14/2016
Dt rec updated:	03/25/2020
Updated By:	MHSQUIRE
Site Code:	505421
Site Description:	Location: The A.C. Dutton Greenway City Site is located in an urban area at 1 Dutchess Avenue, in the City of Poughkeepsie, Dutchess County. The site is adjacent to the Hudson River. Site Features: The site is vacant. There are no buildings, foundations or paved areas on the site. Current Zoning/Use: The site is located in a Waterfront District, which allows for restricted-residential use and is currently vacant. Past Use of the Site: The site was used for industrial purposes from the 1830s to 1995. Prior uses included processing of whale oil, a screw factory, a sash factory, a locomotive factory, a dyewood factory, an iron works plant, and glass works plant. The A.C. Dutton Lumber Company operated a wholesale lumber company on the site from 1966 to 1995. Site Geology and Hydrogeology: The site consists of historic fill composed of solidified kiln ash, which includes sand and gravel, demolition debris, bricks and cinder block fragments. Native material, consisting of light brown silty sand, was encountered at approximately 5 feet below the surface. Depth to groundwater at the site is approximately 4 to 6 feet below ground surface and is assumed to flow to the west toward the Hudson River. However, groundwater flow is likely influenced by tides.
Env Problem:	Nature and Extent of Contamination: Remediation at the site is complete. Prior to remediation, the primary contaminants of concern were arsenic, chromium and copper in soil. Remedial actions have successfully achieved soil cleanup objectives for restricted-residential use. Residual contamination in the soil and groundwater is being managed under a Site Management Plan.
Health Problem:	A two-foot cover of clean soil is present at the site. People will not come into contact with contaminated soils unless they dig below the surface materials. Contaminated groundwater at the site is not used for drinking or other purposes. The area is served by a public water supply that is not affected by this contamination.
Dump:	False
Structure:	False
Lagoon:	False
Landfill:	False
Pond:	False
Disp Start:	Not reported
Disp Term:	Not reported
Lat/Long:	Not reported
Dell:	Not reported
Record Add:	10/29/2015 3:01:00 PM
Record Upd:	12/2/2016 11:11:00 AM
Updated By:	JLVERRIG
Own Op:	1
Sub Type:	NNN
Owner Name:	Lou Kaufman

A C DUTTON LUMBER CORPORATION (Continued) **S110748435**

Owner Company: The O'Neill Group-Dutton, LLC
Owner Address: 241 Hudson Street
Owner Addr2: Not reported
Owner City,St,Zip: Hackensack, NJ 7601
Owner Country: United States of America
Own Op: Document Repository
Sub Type: NNN
Owner Name: Thomas Lawrence
Owner Company: Adriance Memorial Library
Owner Address: 93 Market Street
Owner Addr2: Not reported
Owner City,St,Zip: Poughkeepsie, NY 12601
Owner Country: United States of America
Own Op: 6
Sub Type: P03
Owner Name: Louis Kaufman
Owner Company: Dutchess Avenue Riverwalk, LLC
Owner Address: 241 Hudson St.
Owner Addr2: Not reported
Owner City,St,Zip: Hackensack, NJ 7601
Owner Country: United States of America
Own Op: Document Repository
Sub Type: NNN
Owner Name: Please Call for an Appointment
Owner Company: NYSDEC Region 3 Office
Owner Address: 21 S. Putt Corners Road
Owner Addr2: Not reported
Owner City,St,Zip: New Paltz, NY 12561
Owner Country: United States of America
HW Code: Not reported
Waste Type: Not reported
Waste Quantity: Not reported
Waste Code: Not reported
Crossref ID: C314123-05-15
Cross Ref Type Code: 23
Cross Ref Type: Agreement/Consent Order Number
Record Added Date: 11/2/2016 1:27:00 PM
Record Updated: 11/2/2016 1:27:00 PM
Updated By: JLVERRIG
Crossref ID: 02-2016-7528
Cross Ref Type Code: 25
Cross Ref Type: County Recording Identifier
Record Added Date: 11/2/2016 1:23:00 PM
Record Updated: 11/2/2016 1:23:00 PM
Updated By: JLVERRIG

Name: A.C. DUTTON GREENWAY CITY
Address: 1 DUTCHESS AVENUE
City,State,Zip: POUGHKEEPSIE, NY 12601
Site Code: 505421
Control Name: Landuse Restriction
HW Code: Not reported
Control Code: 25
Control Type: INST
Dt record added: 11/14/2016
Dt rec updated: 03/25/2020
Updated By: MHSQUIRE

A C DUTTON LUMBER CORPORATION (Continued) **S110748435**

Site Code: 505421
Site Description: Location: The A.C. Dutton Greenway City Site is located in an urban area at 1 Dutchess Avenue, in the City of Poughkeepsie, Dutchess County. The site is adjacent to the Hudson River. Site Features: The site is vacant. There are no buildings, foundations or paved areas on the site. Current Zoning/Use: The site is located in a Waterfront District, which allows for restricted-residential use and is currently vacant. Past Use of the Site: The site was used for industrial purposes from the 1830s to 1995. Prior uses included processing of whale oil, a screw factory, a sash factory, a locomotive factory, a dyewood factory, an iron works plant, and glass works plant. The A.C. Dutton Lumber Company operated a wholesale lumber company on the site from 1966 to 1995. Site Geology and Hydrogeology: The site consists of historic fill composed of solidified kiln ash, which includes sand and gravel, demolition debris, bricks and cinder block fragments. Native material, consisting of light brown silty sand, was encountered at approximately 5 feet below the surface. Depth to groundwater at the site is approximately 4 to 6 feet below ground surface and is assumed to flow to the west toward the Hudson River. However, groundwater flow is likely influenced by tides.
Env Problem: Nature and Extent of Contamination: Remediation at the site is complete. Prior to remediation, the primary contaminants of concern were arsenic, chromium and copper in soil. Remedial actions have successfully achieved soil cleanup objectives for restricted-residential use. Residual contamination in the soil and groundwater is being managed under a Site Management Plan.
Health Problem: A two-foot cover of clean soil is present at the site. People will not come into contact with contaminated soils unless they dig below the surface materials. Contaminated groundwater at the site is not used for drinking or other purposes. The area is served by a public water supply that is not affected by this contamination.
Dump: False
Structure: False
Lagoon: False
Landfill: False
Pond: False
Disp Start: Not reported
Disp Term: Not reported
Lat/Long: Not reported
Dell: Not reported
Record Add: 10/29/2015 3:01:00 PM
Record Upd: 12/2/2016 11:11:00 AM
Updated By: JLVERRIG
Own Op: 1
Sub Type: NNN
Owner Name: Lou Kaufman
Owner Company: The O'Neill Group-Dutton, LLC
Owner Address: 241 Hudson Street
Owner Addr2: Not reported
Owner City,St,Zip: Hackensack, NJ 7601
Owner Country: United States of America
Own Op: Document Repository
Sub Type: NNN
Owner Name: Thomas Lawrence
Owner Company: Adriance Memorial Library
Owner Address: 93 Market Street

A C DUTTON LUMBER CORPORATION (Continued) **S110748435**

Owner Addr2: Not reported
Owner City,St,Zip: Poughkeepsie, NY 12601
Owner Country: United States of America
Own Op: 6
Sub Type: P03
Owner Name: Louis Kaufman
Owner Company: Dutchess Avenue Riverwalk, LLC
Owner Address: 241 Hudson St.
Owner Addr2: Not reported
Owner City,St,Zip: Hackensack, NJ 7601
Owner Country: United States of America
Own Op: Document Repository
Sub Type: NNN
Owner Name: Please Call for an Appointment
Owner Company: NYSDEC Region 3 Office
Owner Address: 21 S. Putt Corners Road
Owner Addr2: Not reported
Owner City,St,Zip: New Paltz, NY 12561
Owner Country: United States of America
HW Code: Not reported
Waste Type: Not reported
Waste Quantity: Not reported
Waste Code: Not reported
Crossref ID: C314123-05-15
Cross Ref Type Code: 23
Cross Ref Type: Agreement/Consent Order Number
Record Added Date: 11/2/2016 1:27:00 PM
Record Updated: 11/2/2016 1:27:00 PM
Updated By: JLVERRIG
Crossref ID: 02-2016-7528
Cross Ref Type Code: 25
Cross Ref Type: County Recording Identifier
Record Added Date: 11/2/2016 1:23:00 PM
Record Updated: 11/2/2016 1:23:00 PM
Updated By: JLVERRIG

Name: A.C. DUTTON GREENWAY NORTH TOWN
Address: 1 DUTCHESS AVENUE
City,State,Zip: POUGHKEEPSIE, NY 12601
Site Code: 505422
Control Name: Landuse Restriction
HW Code: Not reported
Control Code: 25
Control Type: INST
Dt record added: 12/01/2016
Dt rec updated: 03/25/2020
Updated By: MHSQUIRE
Site Code: 505422
Site Description: Location: The A.C. Dutton Greenway North Town Site is located in an urban area in the Town of Poughkeepsie, Dutchess County. The site is adjacent to the Hudson River. Site Features: The site is vacant. There are no buildings, foundations or paved areas on the site. Current Zoning/Use: The site is zoned for Waterfront District 2, which allows for active recreation uses and is currently not used. Past Use of the Site: The site property was used for industrial purposes from the 1830s to 1995. Prior uses included processing of whale oil, screw factory, a sash factory, a locomotive factory, a

A C DUTTON LUMBER CORPORATION (Continued) **S110748435**

dyewood factory, an iron works plant, and glass works plant. The A.C. Dutton Lumber Company operated a wholesale lumber company on the site from 1966 to 1995. Site Geology and Hydrogeology: The site consists of historic fill composed of solidified kiln ash, which includes sand and gravel, demolition debris, bricks and cinder block fragments, anthracite coal, ash, sand, silt and large gravel. Depth to groundwater at the site is approximately 4 to 6 feet below ground surface and is assumed to flow to the west toward the Hudson River. However, groundwater flow is likely influenced by tides.

Env Problem: Nature and Extent of Contamination: Remediation at the site is complete. Prior to remediation, the primary contaminants of concern were arsenic, chromium and copper in soil. Remedial actions have successfully achieved soil cleanup objectives for restricted-residential use. Residual contamination in the soil and groundwater is being managed under a Site Management Plan.

Health Problem: A two-foot cover of clean soil is present at the site. People will not come into contact with contaminated soils unless they dig below the surface materials. Contaminated groundwater at the site is not used for drinking or other purposes. The area is served by a public water supply that is not affected by this contamination.

Dump: False
Structure: False
Lagoon: False
Landfill: False
Pond: False
Disp Start: Not reported
Disp Term: Not reported
Lat/Long: Not reported
Dell: Not reported
Record Add: 12/11/2015 9:26:00 AM
Record Upd: 12/27/2016 11:30:00 AM
Updated By: GWHEITZM
Own Op: 6
Sub Type: P03
Owner Name: Louis Kaufman
Owner Company: Dutchess Avenue Riverwalk North, LLC
Owner Address: 241 Hudson St.
Owner Addr2: Not reported
Owner City,St,Zip: Hackensack, NJ 7601
Owner Country: United States of America
Own Op: Document Repository
Sub Type: NNN
Owner Name: Thomas Lawrence
Owner Company: Adriance Memorial Library
Owner Address: 93 Market Street
Owner Addr2: Not reported
Owner City,St,Zip: Poughkeepsie, NY 12601
Owner Country: United States of America
Own Op: 1
Sub Type: NNN
Owner Name: Louis Kaufman
Owner Company: The O'Neill Group-Dutton, LLC
Owner Address: 241 Hudson Street
Owner Addr2: Not reported
Owner City,St,Zip: Hackensack, NJ 7601
Owner Country: United States of America
Own Op: Document Repository

A C DUTTON LUMBER CORPORATION (Continued) **S110748435**

Sub Type: NNN
Owner Name: Please Call for an Appointment
Owner Company: NYSDEC Region 3 Office
Owner Address: 21 S. Putt Corners Road
Owner Addr2: Not reported
Owner City,St,Zip: New Paltz, NY 12561
Owner Country: United States of America
HW Code: Not reported
Waste Type: Not reported
Waste Quantity: Not reported
Waste Code: Not reported
Crossref ID: C314124-05-15
Cross Ref Type Code: 23
Cross Ref Type: Agreement/Consent Order Number
Record Added Date: 11/2/2016 1:28:00 PM
Record Updated: 11/2/2016 1:28:00 PM
Updated By: JLVERRIG
Crossref ID: 02-2016-7527
Cross Ref Type Code: 25
Cross Ref Type: County Recording Identifier
Record Added Date: 11/2/2016 1:23:00 PM
Record Updated: 11/2/2016 1:23:00 PM
Updated By: JLVERRIG

Name: A.C. DUTTON GREENWAY NORTH TOWN
Address: 1 DUTCHESS AVENUE
City,State,Zip: POUGHKEEPSIE, NY 12601
Site Code: 505422
Control Name: Monitoring Plan
HW Code: Not reported
Control Code: 31
Control Type: INST
Dt record added: 12/01/2016
Dt rec updated: 03/25/2020
Updated By: MHSQUIRE
Site Code: 505422
Site Description: Location: The A.C. Dutton Greenway North Town Site is located in an urban area in the Town of Poughkeepsie, Dutchess County. The site is adjacent to the Hudson River. Site Features: The site is vacant. There are no buildings, foundations or paved areas on the site. Current Zoning/Use: The site is zoned for Waterfront District 2, which allows for active recreation uses and is currently not used. Past Use of the Site: The site property was used for industrial purposes from the 1830s to 1995. Prior uses included processing of whale oil, screw factory, a sash factory, a locomotive factory, a dyewood factory, an iron works plant, and glass works plant. The A.C. Dutton Lumber Company operated a wholesale lumber company on the site from 1966 to 1995. Site Geology and Hydrogeology: The site consists of historic fill composed of solidified kiln ash, which includes sand and gravel, demolition debris, bricks and cinder block fragments, anthracite coal, ash, sand, silt and large gravel. Depth to groundwater at the site is approximately 4 to 6 feet below ground surface and is assumed to flow to the west toward the Hudson River. However, groundwater flow is likely influenced by tides.
Env Problem: Nature and Extent of Contamination: Remediation at the site is complete. Prior to remediation, the primary contaminants of concern were arsenic, chromium and copper in soil. Remedial actions have

A C DUTTON LUMBER CORPORATION (Continued) **S110748435**

	successfully achieved soil cleanup objectives for restricted-residential use. Residual contamination in the soil and groundwater is being managed under a Site Management Plan.
Health Problem:	A two-foot cover of clean soil is present at the site. People will not come into contact with contaminated soils unless they dig below the surface materials. Contaminated groundwater at the site is not used for drinking or other purposes. The area is served by a public water supply that is not affected by this contamination.
Dump:	False
Structure:	False
Lagoon:	False
Landfill:	False
Pond:	False
Disp Start:	Not reported
Disp Term:	Not reported
Lat/Long:	Not reported
Dell:	Not reported
Record Add:	12/11/2015 9:26:00 AM
Record Upd:	12/27/2016 11:30:00 AM
Updated By:	GWHEITZM
Own Op:	6
Sub Type:	P03
Owner Name:	Louis Kaufman
Owner Company:	Dutchess Avenue Riverwalk North, LLC
Owner Address:	241 Hudson St.
Owner Addr2:	Not reported
Owner City,St,Zip:	Hackensack, NJ 7601
Owner Country:	United States of America
Own Op:	Document Repository
Sub Type:	NNN
Owner Name:	Thomas Lawrence
Owner Company:	Adriance Memorial Library
Owner Address:	93 Market Street
Owner Addr2:	Not reported
Owner City,St,Zip:	Poughkeepsie, NY 12601
Owner Country:	United States of America
Own Op:	1
Sub Type:	NNN
Owner Name:	Louis Kaufman
Owner Company:	The O'Neill Group-Dutton, LLC
Owner Address:	241 Hudson Street
Owner Addr2:	Not reported
Owner City,St,Zip:	Hackensack, NJ 7601
Owner Country:	United States of America
Own Op:	Document Repository
Sub Type:	NNN
Owner Name:	Please Call for an Appointment
Owner Company:	NYSDEC Region 3 Office
Owner Address:	21 S. Putt Corners Road
Owner Addr2:	Not reported
Owner City,St,Zip:	New Paltz, NY 12561
Owner Country:	United States of America
HW Code:	Not reported
Waste Type:	Not reported
Waste Quantity:	Not reported
Waste Code:	Not reported
Crossref ID:	C314124-05-15

A C DUTTON LUMBER CORPORATION (Continued) **S110748435**

Cross Ref Type Code: 23
Cross Ref Type: Agreement/Consent Order Number
Record Added Date: 11/2/2016 1:28:00 PM
Record Updated: 11/2/2016 1:28:00 PM
Updated By: JLVERRIG
Crossref ID: 02-2016-7527
Cross Ref Type Code: 25
Cross Ref Type: County Recording Identifier
Record Added Date: 11/2/2016 1:23:00 PM
Record Updated: 11/2/2016 1:23:00 PM
Updated By: JLVERRIG

Name: A.C. DUTTON GREENWAY NORTH TOWN
Address: 1 DUTCHESS AVENUE
City,State,Zip: POUGHKEEPSIE, NY 12601
Site Code: 505422
Control Name: Soil Management Plan
HW Code: Not reported
Control Code: 14
Control Type: INST
Dt record added: 12/01/2016
Dt rec updated: 03/25/2020
Updated By: MHSQUIRE
Site Code: 505422
Site Description: Location: The A.C. Dutton Greenway North Town Site is located in an urban area in the Town of Poughkeepsie, Dutchess County. The site is adjacent to the Hudson River. Site Features: The site is vacant. There are no buildings, foundations or paved areas on the site. Current Zoning/Use: The site is zoned for Waterfront District 2, which allows for active recreation uses and is currently not used. Past Use of the Site: The site property was used for industrial purposes from the 1830s to 1995. Prior uses included processing of whale oil, screw factory, a sash factory, a locomotive factory, a dyewood factory, an iron works plant, and glass works plant. The A.C. Dutton Lumber Company operated a wholesale lumber company on the site from 1966 to 1995. Site Geology and Hydrogeology: The site consists of historic fill composed of solidified kiln ash, which includes sand and gravel, demolition debris, bricks and cinder block fragments, anthracite coal, ash, sand, silt and large gravel. Depth to groundwater at the site is approximately 4 to 6 feet below ground surface and is assumed to flow to the west toward the Hudson River. However, groundwater flow is likely influenced by tides.
Env Problem: Nature and Extent of Contamination: Remediation at the site is complete. Prior to remediation, the primary contaminants of concern were arsenic, chromium and copper in soil. Remedial actions have successfully achieved soil cleanup objectives for restricted-residential use. Residual contamination in the soil and groundwater is being managed under a Site Management Plan.
Health Problem: A two-foot cover of clean soil is present at the site. People will not come into contact with contaminated soils unless they dig below the surface materials. Contaminated groundwater at the site is not used for drinking or other purposes. The area is served by a public water supply that is not affected by this contamination.
Dump: False
Structure: False
Lagoon: False
Landfill: False

A C DUTTON LUMBER CORPORATION (Continued) **S110748435**

Pond: False
Disp Start: Not reported
Disp Term: Not reported
Lat/Long: Not reported
Dell: Not reported
Record Add: 12/11/2015 9:26:00 AM
Record Upd: 12/27/2016 11:30:00 AM
Updated By: GWHEITZM
Own Op: 6
Sub Type: P03
Owner Name: Louis Kaufman
Owner Company: Dutchess Avenue Riverwalk North, LLC
Owner Address: 241 Hudson St.
Owner Addr2: Not reported
Owner City,St,Zip: Hackensack, NJ 7601
Owner Country: United States of America
Own Op: Document Repository
Sub Type: NNN
Owner Name: Thomas Lawrence
Owner Company: Adriance Memorial Library
Owner Address: 93 Market Street
Owner Addr2: Not reported
Owner City,St,Zip: Poughkeepsie, NY 12601
Owner Country: United States of America
Own Op: 1
Sub Type: NNN
Owner Name: Louis Kaufman
Owner Company: The O'Neill Group-Dutton, LLC
Owner Address: 241 Hudson Street
Owner Addr2: Not reported
Owner City,St,Zip: Hackensack, NJ 7601
Owner Country: United States of America
Own Op: Document Repository
Sub Type: NNN
Owner Name: Please Call for an Appointment
Owner Company: NYSDEC Region 3 Office
Owner Address: 21 S. Putt Corners Road
Owner Addr2: Not reported
Owner City,St,Zip: New Paltz, NY 12561
Owner Country: United States of America
HW Code: Not reported
Waste Type: Not reported
Waste Quantity: Not reported
Waste Code: Not reported
Crossref ID: C314124-05-15
Cross Ref Type Code: 23
Cross Ref Type: Agreement/Consent Order Number
Record Added Date: 11/2/2016 1:28:00 PM
Record Updated: 11/2/2016 1:28:00 PM
Updated By: JLVERRIG
Crossref ID: 02-2016-7527
Cross Ref Type Code: 25
Cross Ref Type: County Recording Identifier
Record Added Date: 11/2/2016 1:23:00 PM
Record Updated: 11/2/2016 1:23:00 PM
Updated By: JLVERRIG

A C DUTTON LUMBER CORPORATION (Continued) **S110748435**

Name:	A.C. DUTTON GREENWAY NORTH TOWN
Address:	1 DUTCHESS AVENUE
City,State,Zip:	POUGHKEEPSIE, NY 12601
Site Code:	505422
Control Name:	Ground Water Use Restriction
HW Code:	Not reported
Control Code:	8
Control Type:	INST
Dt record added:	12/01/2016
Dt rec updated:	03/25/2020
Updated By:	MHSQUIRE
Site Code:	505422
Site Description:	Location: The A.C. Dutton Greenway North Town Site is located in an urban area in the Town of Poughkeepsie, Dutchess County. The site is adjacent to the Hudson River. Site Features: The site is vacant. There are no buildings, foundations or paved areas on the site. Current Zoning/Use: The site is zoned for Waterfront District 2, which allows for active recreation uses and is currently not used. Past Use of the Site: The site property was used for industrial purposes from the 1830s to 1995. Prior uses included processing of whale oil, screw factory, a sash factory, a locomotive factory, a dyewood factory, an iron works plant, and glass works plant. The A.C. Dutton Lumber Company operated a wholesale lumber company on the site from 1966 to 1995. Site Geology and Hydrogeology: The site consists of historic fill composed of solidified kiln ash, which includes sand and gravel, demolition debris, bricks and cinder block fragments, anthracite coal, ash, sand, silt and large gravel. Depth to groundwater at the site is approximately 4 to 6 feet below ground surface and is assumed to flow to the west toward the Hudson River. However, groundwater flow is likely influenced by tides.
Env Problem:	Nature and Extent of Contamination: Remediation at the site is complete. Prior to remediation, the primary contaminants of concern were arsenic, chromium and copper in soil. Remedial actions have successfully achieved soil cleanup objectives for restricted-residential use. Residual contamination in the soil and groundwater is being managed under a Site Management Plan.
Health Problem:	A two-foot cover of clean soil is present at the site. People will not come into contact with contaminated soils unless they dig below the surface materials. Contaminated groundwater at the site is not used for drinking or other purposes. The area is served by a public water supply that is not affected by this contamination.
Dump:	False
Structure:	False
Lagoon:	False
Landfill:	False
Pond:	False
Disp Start:	Not reported
Disp Term:	Not reported
Lat/Long:	Not reported
Dell:	Not reported
Record Add:	12/11/2015 9:26:00 AM
Record Upd:	12/27/2016 11:30:00 AM
Updated By:	GWHEITZM
Own Op:	6
Sub Type:	P03
Owner Name:	Louis Kaufman
Owner Company:	Dutchess Avenue Riverwalk North, LLC

A C DUTTON LUMBER CORPORATION (Continued) **S110748435**

Owner Address: 241 Hudson St.
Owner Addr2: Not reported
Owner City,St,Zip: Hackensack, NJ 7601
Owner Country: United States of America
Own Op: Document Repository
Sub Type: NNN
Owner Name: Thomas Lawrence
Owner Company: Adriance Memorial Library
Owner Address: 93 Market Street
Owner Addr2: Not reported
Owner City,St,Zip: Poughkeepsie, NY 12601
Owner Country: United States of America
Own Op: 1
Sub Type: NNN
Owner Name: Louis Kaufman
Owner Company: The O'Neill Group-Dutton, LLC
Owner Address: 241 Hudson Street
Owner Addr2: Not reported
Owner City,St,Zip: Hackensack, NJ 7601
Owner Country: United States of America
Own Op: Document Repository
Sub Type: NNN
Owner Name: Please Call for an Appointment
Owner Company: NYSDEC Region 3 Office
Owner Address: 21 S. Putt Corners Road
Owner Addr2: Not reported
Owner City,St,Zip: New Paltz, NY 12561
Owner Country: United States of America
HW Code: Not reported
Waste Type: Not reported
Waste Quantity: Not reported
Waste Code: Not reported
Crossref ID: C314124-05-15
Cross Ref Type Code: 23
Cross Ref Type: Agreement/Consent Order Number
Record Added Date: 11/2/2016 1:28:00 PM
Record Updated: 11/2/2016 1:28:00 PM
Updated By: JLVERRIG
Crossref ID: 02-2016-7527
Cross Ref Type Code: 25
Cross Ref Type: County Recording Identifier
Record Added Date: 11/2/2016 1:23:00 PM
Record Updated: 11/2/2016 1:23:00 PM
Updated By: JLVERRIG

Name: A.C. DUTTON GREENWAY NORTH TOWN
Address: 1 DUTCHESS AVENUE
City,State,Zip: POUGHKEEPSIE, NY 12601
Site Code: 505422
Control Name: Site Management Plan
HW Code: Not reported
Control Code: 32
Control Type: INST
Dt record added: 12/01/2016
Dt rec updated: 03/25/2020
Updated By: MHSQUIRE
Site Code: 505422

A C DUTTON LUMBER CORPORATION (Continued) **S110748435**

Site Description: Location: The A.C. Dutton Greenway North Town Site is located in an urban area in the Town of Poughkeepsie, Dutchess County. The site is adjacent to the Hudson River. Site Features: The site is vacant. There are no buildings, foundations or paved areas on the site. Current Zoning/Use: The site is zoned for Waterfront District 2, which allows for active recreation uses and is currently not used. Past Use of the Site: The site property was used for industrial purposes from the 1830s to 1995. Prior uses included processing of whale oil, screw factory, a sash factory, a locomotive factory, a dyewood factory, an iron works plant, and glass works plant. The A.C. Dutton Lumber Company operated a wholesale lumber company on the site from 1966 to 1995. Site Geology and Hydrogeology: The site consists of historic fill composed of solidified kiln ash, which includes sand and gravel, demolition debris, bricks and cinder block fragments, anthracite coal, ash, sand, silt and large gravel. Depth to groundwater at the site is approximately 4 to 6 feet below ground surface and is assumed to flow to the west toward the Hudson River. However, groundwater flow is likely influenced by tides.
Env Problem: Nature and Extent of Contamination: Remediation at the site is complete. Prior to remediation, the primary contaminants of concern were arsenic, chromium and copper in soil. Remedial actions have successfully achieved soil cleanup objectives for restricted-residential use. Residual contamination in the soil and groundwater is being managed under a Site Management Plan.
Health Problem: A two-foot cover of clean soil is present at the site. People will not come into contact with contaminated soils unless they dig below the surface materials. Contaminated groundwater at the site is not used for drinking or other purposes. The area is served by a public water supply that is not affected by this contamination.
Dump: False
Structure: False
Lagoon: False
Landfill: False
Pond: False
Disp Start: Not reported
Disp Term: Not reported
Lat/Long: Not reported
Dell: Not reported
Record Add: 12/11/2015 9:26:00 AM
Record Upd: 12/27/2016 11:30:00 AM
Updated By: GWHEITZM
Own Op: 6
Sub Type: P03
Owner Name: Louis Kaufman
Owner Company: Dutchess Avenue Riverwalk North, LLC
Owner Address: 241 Hudson St.
Owner Addr2: Not reported
Owner City,St,Zip: Hackensack, NJ 7601
Owner Country: United States of America
Own Op: Document Repository
Sub Type: NNN
Owner Name: Thomas Lawrence
Owner Company: Adriance Memorial Library
Owner Address: 93 Market Street
Owner Addr2: Not reported
Owner City,St,Zip: Poughkeepsie, NY 12601
Owner Country: United States of America

A C DUTTON LUMBER CORPORATION (Continued) **S110748435**

Own Op: 1
Sub Type: NNN
Owner Name: Louis Kaufman
Owner Company: The O'Neill Group-Dutton, LLC
Owner Address: 241 Hudson Street
Owner Addr2: Not reported
Owner City,St,Zip: Hackensack, NJ 7601
Owner Country: United States of America
Own Op: Document Repository
Sub Type: NNN
Owner Name: Please Call for an Appointment
Owner Company: NYSDEC Region 3 Office
Owner Address: 21 S. Putt Corners Road
Owner Addr2: Not reported
Owner City,St,Zip: New Paltz, NY 12561
Owner Country: United States of America
HW Code: Not reported
Waste Type: Not reported
Waste Quantity: Not reported
Waste Code: Not reported
Crossref ID: C314124-05-15
Cross Ref Type Code: 23
Cross Ref Type: Agreement/Consent Order Number
Record Added Date: 11/2/2016 1:28:00 PM
Record Updated: 11/2/2016 1:28:00 PM
Updated By: JLVERRIG
Crossref ID: 02-2016-7527
Cross Ref Type Code: 25
Cross Ref Type: County Recording Identifier
Record Added Date: 11/2/2016 1:23:00 PM
Record Updated: 11/2/2016 1:23:00 PM
Updated By: JLVERRIG

Name: A.C. DUTTON GREENWAY NORTH TOWN
Address: 1 DUTCHESS AVENUE
City,State,Zip: POUGHKEEPSIE, NY 12601
Site Code: 505422
Control Name: Environmental Easement
HW Code: Not reported
Control Code: Not reported
Control Type: INST
Dt record added: 12/01/2016
Dt rec updated: 03/25/2020
Updated By: MHSQUIRE
Site Code: 505422
Site Description: Location: The A.C. Dutton Greenway North Town Site is located in an urban area in the Town of Poughkeepsie, Dutchess County. The site is adjacent to the Hudson River. Site Features: The site is vacant. There are no buildings, foundations or paved areas on the site. Current Zoning/Use: The site is zoned for Waterfront District 2, which allows for active recreation uses and is currently not used. Past Use of the Site: The site property was used for industrial purposes from the 1830s to 1995. Prior uses included processing of whale oil, screw factory, a sash factory, a locomotive factory, a dyewood factory, an iron works plant, and glass works plant. The A.C. Dutton Lumber Company operated a wholesale lumber company on the site from 1966 to 1995. Site Geology and Hydrogeology: The site consists

A C DUTTON LUMBER CORPORATION (Continued) **S110748435**

of historic fill composed of solidified kiln ash, which includes sand and gravel, demolition debris, bricks and cinder block fragments, anthracite coal, ash, sand, silt and large gravel. Depth to groundwater at the site is approximately 4 to 6 feet below ground surface and is assumed to flow to the west toward the Hudson River. However, groundwater flow is likely influenced by tides.

Env Problem: Nature and Extent of Contamination: Remediation at the site is complete. Prior to remediation, the primary contaminants of concern were arsenic, chromium and copper in soil. Remedial actions have successfully achieved soil cleanup objectives for restricted-residential use. Residual contamination in the soil and groundwater is being managed under a Site Management Plan.

Health Problem: A two-foot cover of clean soil is present at the site. People will not come into contact with contaminated soils unless they dig below the surface materials. Contaminated groundwater at the site is not used for drinking or other purposes. The area is served by a public water supply that is not affected by this contamination.

Dump: False
Structure: False
Lagoon: False
Landfill: False
Pond: False
Disp Start: Not reported
Disp Term: Not reported
Lat/Long: Not reported
Dell: Not reported
Record Add: 12/11/2015 9:26:00 AM
Record Upd: 12/27/2016 11:30:00 AM
Updated By: GWHEITZM
Own Op: 6
Sub Type: P03
Owner Name: Louis Kaufman
Owner Company: Dutchess Avenue Riverwalk North, LLC
Owner Address: 241 Hudson St.
Owner Addr2: Not reported
Owner City,St,Zip: Hackensack, NJ 7601
Owner Country: United States of America
Own Op: Document Repository
Sub Type: NNN
Owner Name: Thomas Lawrence
Owner Company: Adriance Memorial Library
Owner Address: 93 Market Street
Owner Addr2: Not reported
Owner City,St,Zip: Poughkeepsie, NY 12601
Owner Country: United States of America
Own Op: 1
Sub Type: NNN
Owner Name: Louis Kaufman
Owner Company: The O'Neill Group-Dutton, LLC
Owner Address: 241 Hudson Street
Owner Addr2: Not reported
Owner City,St,Zip: Hackensack, NJ 7601
Owner Country: United States of America
Own Op: Document Repository
Sub Type: NNN
Owner Name: Please Call for an Appointment
Owner Company: NYSDEC Region 3 Office

A C DUTTON LUMBER CORPORATION (Continued) **S110748435**

Owner Address: 21 S. Putt Corners Road
Owner Addr2: Not reported
Owner City,St,Zip: New Paltz, NY 12561
Owner Country: United States of America
HW Code: Not reported
Waste Type: Not reported
Waste Quantity: Not reported
Waste Code: Not reported
Crossref ID: C314124-05-15
Cross Ref Type Code: 23
Cross Ref Type: Agreement/Consent Order Number
Record Added Date: 11/2/2016 1:28:00 PM
Record Updated: 11/2/2016 1:28:00 PM
Updated By: JLVERRIG
Crossref ID: 02-2016-7527
Cross Ref Type Code: 25
Cross Ref Type: County Recording Identifier
Record Added Date: 11/2/2016 1:23:00 PM
Record Updated: 11/2/2016 1:23:00 PM
Updated By: JLVERRIG

Name: A.C. DUTTON GREENWAY NORTH TOWN
Address: 1 DUTCHESS AVENUE
City,State,Zip: POUGHKEEPSIE, NY 12601
Site Code: 505422
Control Name: IC/EC Plan
HW Code: Not reported
Control Code: 34
Control Type: INST
Dt record added: 12/01/2016
Dt rec updated: 03/25/2020
Updated By: MHSQUIRE
Site Code: 505422
Site Description: Location: The A.C. Dutton Greenway North Town Site is located in an urban area in the Town of Poughkeepsie, Dutchess County. The site is adjacent to the Hudson River. Site Features: The site is vacant. There are no buildings, foundations or paved areas on the site. Current Zoning/Use: The site is zoned for Waterfront District 2, which allows for active recreation uses and is currently not used. Past Use of the Site: The site property was used for industrial purposes from the 1830s to 1995. Prior uses included processing of whale oil, screw factory, a sash factory, a locomotive factory, a dyewood factory, an iron works plant, and glass works plant. The A.C. Dutton Lumber Company operated a wholesale lumber company on the site from 1966 to 1995. Site Geology and Hydrogeology: The site consists of historic fill composed of solidified kiln ash, which includes sand and gravel, demolition debris, bricks and cinder block fragments, anthracite coal, ash, sand, silt and large gravel. Depth to groundwater at the site is approximately 4 to 6 feet below ground surface and is assumed to flow to the west toward the Hudson River. However, groundwater flow is likely influenced by tides.
Env Problem: Nature and Extent of Contamination: Remediation at the site is complete. Prior to remediation, the primary contaminants of concern were arsenic, chromium and copper in soil. Remedial actions have successfully achieved soil cleanup objectives for restricted-residential use. Residual contamination in the soil and groundwater is being managed under a Site Management Plan.

A C DUTTON LUMBER CORPORATION (Continued) **S110748435**

Health Problem:	A two-foot cover of clean soil is present at the site. People will not come into contact with contaminated soils unless they dig below the surface materials. Contaminated groundwater at the site is not used for drinking or other purposes. The area is served by a public water supply that is not affected by this contamination.
Dump:	False
Structure:	False
Lagoon:	False
Landfill:	False
Pond:	False
Disp Start:	Not reported
Disp Term:	Not reported
Lat/Long:	Not reported
Dell:	Not reported
Record Add:	12/11/2015 9:26:00 AM
Record Upd:	12/27/2016 11:30:00 AM
Updated By:	GWHEITZM
Own Op:	6
Sub Type:	P03
Owner Name:	Louis Kaufman
Owner Company:	Dutchess Avenue Riverwalk North, LLC
Owner Address:	241 Hudson St.
Owner Addr2:	Not reported
Owner City,St,Zip:	Hackensack, NJ 7601
Owner Country:	United States of America
Own Op:	Document Repository
Sub Type:	NNN
Owner Name:	Thomas Lawrence
Owner Company:	Adriance Memorial Library
Owner Address:	93 Market Street
Owner Addr2:	Not reported
Owner City,St,Zip:	Poughkeepsie, NY 12601
Owner Country:	United States of America
Own Op:	1
Sub Type:	NNN
Owner Name:	Louis Kaufman
Owner Company:	The O'Neill Group-Dutton, LLC
Owner Address:	241 Hudson Street
Owner Addr2:	Not reported
Owner City,St,Zip:	Hackensack, NJ 7601
Owner Country:	United States of America
Own Op:	Document Repository
Sub Type:	NNN
Owner Name:	Please Call for an Appointment
Owner Company:	NYSDEC Region 3 Office
Owner Address:	21 S. Putt Corners Road
Owner Addr2:	Not reported
Owner City,St,Zip:	New Paltz, NY 12561
Owner Country:	United States of America
HW Code:	Not reported
Waste Type:	Not reported
Waste Quantity:	Not reported
Waste Code:	Not reported
Crossref ID:	C314124-05-15
Cross Ref Type Code:	23
Cross Ref Type:	Agreement/Consent Order Number
Record Added Date:	11/2/2016 1:28:00 PM

A C DUTTON LUMBER CORPORATION (Continued) **S110748435**

Record Updated: 11/2/2016 1:28:00 PM
Updated By: JLVERRIG
Crossref ID: 02-2016-7527
Cross Ref Type Code: 25
Cross Ref Type: County Recording Identifier
Record Added Date: 11/2/2016 1:23:00 PM
Record Updated: 11/2/2016 1:23:00 PM
Updated By: JLVERRIG

Name: A.C. DUTTON GREENWAY CITY
Address: 1 DUTCHESS AVENUE
City,State,Zip: POUGHKEEPSIE, NY 12601
Site Code: 505421
Control Name: Site Management Plan
HW Code: Not reported
Control Code: 32
Control Type: INST
Dt record added: 11/14/2016
Dt rec updated: 03/25/2020
Updated By: MHSQUIRE
Site Code: 505421
Site Description: Location: The A.C. Dutton Greenway City Site is located in an urban area at 1 Dutchess Avenue, in the City of Poughkeepsie, Dutchess County. The site is adjacent to the Hudson River. Site Features: The site is vacant. There are no buildings, foundations or paved areas on the site. Current Zoning/Use: The site is located in a Waterfront District, which allows for restricted-residential use and is currently vacant. Past Use of the Site: The site was used for industrial purposes from the 1830s to 1995. Prior uses included processing of whale oil, a screw factory, a sash factory, a locomotive factory, a dyewood factory, an iron works plant, and glass works plant. The A.C. Dutton Lumber Company operated a wholesale lumber company on the site from 1966 to 1995. Site Geology and Hydrogeology: The site consists of historic fill composed of solidified kiln ash, which includes sand and gravel, demolition debris, bricks and cinder block fragments. Native material, consisting of light brown silty sand, was encountered at approximately 5 feet below the surface. Depth to groundwater at the site is approximately 4 to 6 feet below ground surface and is assumed to flow to the west toward the Hudson River. However, groundwater flow is likely influenced by tides.
Env Problem: Nature and Extent of Contamination: Remediation at the site is complete. Prior to remediation, the primary contaminants of concern were arsenic, chromium and copper in soil. Remedial actions have successfully achieved soil cleanup objectives for restricted-residential use. Residual contamination in the soil and groundwater is being managed under a Site Management Plan.
Health Problem: A two-foot cover of clean soil is present at the site. People will not come into contact with contaminated soils unless they dig below the surface materials. Contaminated groundwater at the site is not used for drinking or other purposes. The area is served by a public water supply that is not affected by this contamination.
Dump: False
Structure: False
Lagoon: False
Landfill: False
Pond: False

A C DUTTON LUMBER CORPORATION (Continued) **S110748435**

Disp Start: Not reported
Disp Term: Not reported
Lat/Long: Not reported
Dell: Not reported
Record Add: 10/29/2015 3:01:00 PM
Record Upd: 12/2/2016 11:11:00 AM
Updated By: JLVERRIG
Own Op: 1
Sub Type: NNN
Owner Name: Lou Kaufman
Owner Company: The O'Neill Group-Dutton, LLC
Owner Address: 241 Hudson Street
Owner Addr2: Not reported
Owner City,St,Zip: Hackensack, NJ 7601
Owner Country: United States of America
Own Op: Document Repository
Sub Type: NNN
Owner Name: Thomas Lawrence
Owner Company: Adriance Memorial Library
Owner Address: 93 Market Street
Owner Addr2: Not reported
Owner City,St,Zip: Poughkeepsie, NY 12601
Owner Country: United States of America
Own Op: 6
Sub Type: P03
Owner Name: Louis Kaufman
Owner Company: Dutchess Avenue Riverwalk, LLC
Owner Address: 241 Hudson St.
Owner Addr2: Not reported
Owner City,St,Zip: Hackensack, NJ 7601
Owner Country: United States of America
Own Op: Document Repository
Sub Type: NNN
Owner Name: Please Call for an Appointment
Owner Company: NYSDEC Region 3 Office
Owner Address: 21 S. Putt Corners Road
Owner Addr2: Not reported
Owner City,St,Zip: New Paltz, NY 12561
Owner Country: United States of America
HW Code: Not reported
Waste Type: Not reported
Waste Quantity: Not reported
Waste Code: Not reported
Crossref ID: C314123-05-15
Cross Ref Type Code: 23
Cross Ref Type: Agreement/Consent Order Number
Record Added Date: 11/2/2016 1:27:00 PM
Record Updated: 11/2/2016 1:27:00 PM
Updated By: JLVERRIG
Crossref ID: 02-2016-7528
Cross Ref Type Code: 25
Cross Ref Type: County Recording Identifier
Record Added Date: 11/2/2016 1:23:00 PM
Record Updated: 11/2/2016 1:23:00 PM
Updated By: JLVERRIG

Name: A.C. DUTTON GREENWAY CITY

A C DUTTON LUMBER CORPORATION (Continued) **S110748435**

Address:	1 DUTCHESS AVENUE
City,State,Zip:	POUGHKEEPSIE, NY 12601
Site Code:	505421
Control Name:	Ground Water Use Restriction
HW Code:	Not reported
Control Code:	8
Control Type:	INST
Dt record added:	11/14/2016
Dt rec updated:	03/25/2020
Updated By:	MHSQUIRE
Site Code:	505421
Site Description:	Location: The A.C. Dutton Greenway City Site is located in an urban area at 1 Dutchess Avenue, in the City of Poughkeepsie, Dutchess County. The site is adjacent to the Hudson River. Site Features: The site is vacant. There are no buildings, foundations or paved areas on the site. Current Zoning/Use: The site is located in a Waterfront District, which allows for restricted-residential use and is currently vacant. Past Use of the Site: The site was used for industrial purposes from the 1830s to 1995. Prior uses included processing of whale oil, a screw factory, a sash factory, a locomotive factory, a dyewood factory, an iron works plant, and glass works plant. The A.C. Dutton Lumber Company operated a wholesale lumber company on the site from 1966 to 1995. Site Geology and Hydrogeology: The site consists of historic fill composed of solidified kiln ash, which includes sand and gravel, demolition debris, bricks and cinder block fragments. Native material, consisting of light brown silty sand, was encountered at approximately 5 feet below the surface. Depth to groundwater at the site is approximately 4 to 6 feet below ground surface and is assumed to flow to the west toward the Hudson River. However, groundwater flow is likely influenced by tides.
Env Problem:	Nature and Extent of Contamination: Remediation at the site is complete. Prior to remediation, the primary contaminants of concern were arsenic, chromium and copper in soil. Remedial actions have successfully achieved soil cleanup objectives for restricted-residential use. Residual contamination in the soil and groundwater is being managed under a Site Management Plan.
Health Problem:	A two-foot cover of clean soil is present at the site. People will not come into contact with contaminated soils unless they dig below the surface materials. Contaminated groundwater at the site is not used for drinking or other purposes. The area is served by a public water supply that is not affected by this contamination.
Dump:	False
Structure:	False
Lagoon:	False
Landfill:	False
Pond:	False
Disp Start:	Not reported
Disp Term:	Not reported
Lat/Long:	Not reported
Dell:	Not reported
Record Add:	10/29/2015 3:01:00 PM
Record Upd:	12/2/2016 11:11:00 AM
Updated By:	JLVERRIG
Own Op:	1
Sub Type:	NNN
Owner Name:	Lou Kaufman

A C DUTTON LUMBER CORPORATION (Continued) **S110748435**

Owner Company: The O'Neill Group-Dutton, LLC
Owner Address: 241 Hudson Street
Owner Addr2: Not reported
Owner City,St,Zip: Hackensack, NJ 7601
Owner Country: United States of America
Own Op: Document Repository
Sub Type: NNN
Owner Name: Thomas Lawrence
Owner Company: Adriance Memorial Library
Owner Address: 93 Market Street
Owner Addr2: Not reported
Owner City,St,Zip: Poughkeepsie, NY 12601
Owner Country: United States of America
Own Op: 6
Sub Type: P03
Owner Name: Louis Kaufman
Owner Company: Dutchess Avenue Riverwalk, LLC
Owner Address: 241 Hudson St.
Owner Addr2: Not reported
Owner City,St,Zip: Hackensack, NJ 7601
Owner Country: United States of America
Own Op: Document Repository
Sub Type: NNN
Owner Name: Please Call for an Appointment
Owner Company: NYSDEC Region 3 Office
Owner Address: 21 S. Putt Corners Road
Owner Addr2: Not reported
Owner City,St,Zip: New Paltz, NY 12561
Owner Country: United States of America
HW Code: Not reported
Waste Type: Not reported
Waste Quantity: Not reported
Waste Code: Not reported
Crossref ID: C314123-05-15
Cross Ref Type Code: 23
Cross Ref Type: Agreement/Consent Order Number
Record Added Date: 11/2/2016 1:27:00 PM
Record Updated: 11/2/2016 1:27:00 PM
Updated By: JLVERRIG
Crossref ID: 02-2016-7528
Cross Ref Type Code: 25
Cross Ref Type: County Recording Identifier
Record Added Date: 11/2/2016 1:23:00 PM
Record Updated: 11/2/2016 1:23:00 PM
Updated By: JLVERRIG

Name: A.C. DUTTON GREENWAY CITY
Address: 1 DUTCHESS AVENUE
City,State,Zip: POUGHKEEPSIE, NY 12601
Site Code: 505421
Control Name: Soil Management Plan
HW Code: Not reported
Control Code: 14
Control Type: INST
Dt record added: 11/14/2016
Dt rec updated: 03/25/2020
Updated By: MHSQUIRE

A C DUTTON LUMBER CORPORATION (Continued) **S110748435**

Site Code: 505421
Site Description: Location: The A.C. Dutton Greenway City Site is located in an urban area at 1 Dutchess Avenue, in the City of Poughkeepsie, Dutchess County. The site is adjacent to the Hudson River. Site Features: The site is vacant. There are no buildings, foundations or paved areas on the site. Current Zoning/Use: The site is located in a Waterfront District, which allows for restricted-residential use and is currently vacant. Past Use of the Site: The site was used for industrial purposes from the 1830s to 1995. Prior uses included processing of whale oil, a screw factory, a sash factory, a locomotive factory, a dyewood factory, an iron works plant, and glass works plant. The A.C. Dutton Lumber Company operated a wholesale lumber company on the site from 1966 to 1995. Site Geology and Hydrogeology: The site consists of historic fill composed of solidified kiln ash, which includes sand and gravel, demolition debris, bricks and cinder block fragments. Native material, consisting of light brown silty sand, was encountered at approximately 5 feet below the surface. Depth to groundwater at the site is approximately 4 to 6 feet below ground surface and is assumed to flow to the west toward the Hudson River. However, groundwater flow is likely influenced by tides.
Env Problem: Nature and Extent of Contamination: Remediation at the site is complete. Prior to remediation, the primary contaminants of concern were arsenic, chromium and copper in soil. Remedial actions have successfully achieved soil cleanup objectives for restricted-residential use. Residual contamination in the soil and groundwater is being managed under a Site Management Plan.
Health Problem: A two-foot cover of clean soil is present at the site. People will not come into contact with contaminated soils unless they dig below the surface materials. Contaminated groundwater at the site is not used for drinking or other purposes. The area is served by a public water supply that is not affected by this contamination.
Dump: False
Structure: False
Lagoon: False
Landfill: False
Pond: False
Disp Start: Not reported
Disp Term: Not reported
Lat/Long: Not reported
Dell: Not reported
Record Add: 10/29/2015 3:01:00 PM
Record Upd: 12/2/2016 11:11:00 AM
Updated By: JLVERRIG
Own Op: 1
Sub Type: NNN
Owner Name: Lou Kaufman
Owner Company: The O'Neill Group-Dutton, LLC
Owner Address: 241 Hudson Street
Owner Addr2: Not reported
Owner City,St,Zip: Hackensack, NJ 7601
Owner Country: United States of America
Own Op: Document Repository
Sub Type: NNN
Owner Name: Thomas Lawrence
Owner Company: Adriance Memorial Library
Owner Address: 93 Market Street

A C DUTTON LUMBER CORPORATION (Continued) **S110748435**

Owner Addr2: Not reported
Owner City,St,Zip: Poughkeepsie, NY 12601
Owner Country: United States of America
Own Op: 6
Sub Type: P03
Owner Name: Louis Kaufman
Owner Company: Dutchess Avenue Riverwalk, LLC
Owner Address: 241 Hudson St.
Owner Addr2: Not reported
Owner City,St,Zip: Hackensack, NJ 7601
Owner Country: United States of America
Own Op: Document Repository
Sub Type: NNN
Owner Name: Please Call for an Appointment
Owner Company: NYSDEC Region 3 Office
Owner Address: 21 S. Putt Corners Road
Owner Addr2: Not reported
Owner City,St,Zip: New Paltz, NY 12561
Owner Country: United States of America
HW Code: Not reported
Waste Type: Not reported
Waste Quantity: Not reported
Waste Code: Not reported
Crossref ID: C314123-05-15
Cross Ref Type Code: 23
Cross Ref Type: Agreement/Consent Order Number
Record Added Date: 11/2/2016 1:27:00 PM
Record Updated: 11/2/2016 1:27:00 PM
Updated By: JLVERRIG
Crossref ID: 02-2016-7528
Cross Ref Type Code: 25
Cross Ref Type: County Recording Identifier
Record Added Date: 11/2/2016 1:23:00 PM
Record Updated: 11/2/2016 1:23:00 PM
Updated By: JLVERRIG

Name: A.C. DUTTON GREENWAY CITY
Address: 1 DUTCHESS AVENUE
City,State,Zip: POUGHKEEPSIE, NY 12601
Site Code: 505421
Control Name: IC/EC Plan
HW Code: Not reported
Control Code: 34
Control Type: INST
Dt record added: 11/14/2016
Dt rec updated: 03/25/2020
Updated By: MHSQUIRE
Site Code: 505421
Site Description: Location: The A.C. Dutton Greenway City Site is located in an urban area at 1 Dutchess Avenue, in the City of Poughkeepsie, Dutchess County. The site is adjacent to the Hudson River. Site Features: The site is vacant. There are no buildings, foundations or paved areas on the site. Current Zoning/Use: The site is located in a Waterfront District, which allows for restricted-residential use and is currently vacant. Past Use of the Site: The site was used for industrial purposes from the 1830s to 1995. Prior uses included processing of whale oil, a screw factory, a sash factory, a

A C DUTTON LUMBER CORPORATION (Continued) **S110748435**

locomotive factory, a dyewood factory, an iron works plant, and glass works plant. The A.C. Dutton Lumber Company operated a wholesale lumber company on the site from 1966 to 1995. Site Geology and Hydrogeology: The site consists of historic fill composed of solidified kiln ash, which includes sand and gravel, demolition debris, bricks and cinder block fragments. Native material, consisting of light brown silty sand, was encountered at approximately 5 feet below the surface. Depth to groundwater at the site is approximately 4 to 6 feet below ground surface and is assumed to flow to the west toward the Hudson River. However, groundwater flow is likely influenced by tides.

Env Problem: Nature and Extent of Contamination: Remediation at the site is complete. Prior to remediation, the primary contaminants of concern were arsenic, chromium and copper in soil. Remedial actions have successfully achieved soil cleanup objectives for restricted-residential use. Residual contamination in the soil and groundwater is being managed under a Site Management Plan.

Health Problem: A two-foot cover of clean soil is present at the site. People will not come into contact with contaminated soils unless they dig below the surface materials. Contaminated groundwater at the site is not used for drinking or other purposes. The area is served by a public water supply that is not affected by this contamination.

Dump: False
Structure: False
Lagoon: False
Landfill: False
Pond: False
Disp Start: Not reported
Disp Term: Not reported
Lat/Long: Not reported
Dell: Not reported
Record Add: 10/29/2015 3:01:00 PM
Record Upd: 12/2/2016 11:11:00 AM
Updated By: JLVERRIG
Own Op: 1
Sub Type: NNN
Owner Name: Lou Kaufman
Owner Company: The O'Neill Group-Dutton, LLC
Owner Address: 241 Hudson Street
Owner Addr2: Not reported
Owner City,St,Zip: Hackensack, NJ 7601
Owner Country: United States of America
Own Op: Document Repository
Sub Type: NNN
Owner Name: Thomas Lawrence
Owner Company: Adriance Memorial Library
Owner Address: 93 Market Street
Owner Addr2: Not reported
Owner City,St,Zip: Poughkeepsie, NY 12601
Owner Country: United States of America
Own Op: 6
Sub Type: P03
Owner Name: Louis Kaufman
Owner Company: Dutchess Avenue Riverwalk, LLC
Owner Address: 241 Hudson St.
Owner Addr2: Not reported
Owner City,St,Zip: Hackensack, NJ 7601

A C DUTTON LUMBER CORPORATION (Continued) **S110748435**

Owner Country: United States of America
Own Op: Document Repository
Sub Type: NNN
Owner Name: Please Call for an Appointment
Owner Company: NYSDEC Region 3 Office
Owner Address: 21 S. Putt Corners Road
Owner Addr2: Not reported
Owner City,St,Zip: New Paltz, NY 12561
Owner Country: United States of America
HW Code: Not reported
Waste Type: Not reported
Waste Quantity: Not reported
Waste Code: Not reported
Crossref ID: C314123-05-15
Cross Ref Type Code: 23
Cross Ref Type: Agreement/Consent Order Number
Record Added Date: 11/2/2016 1:27:00 PM
Record Updated: 11/2/2016 1:27:00 PM
Updated By: JLVERRIG
Crossref ID: 02-2016-7528
Cross Ref Type Code: 25
Cross Ref Type: County Recording Identifier
Record Added Date: 11/2/2016 1:23:00 PM
Record Updated: 11/2/2016 1:23:00 PM
Updated By: JLVERRIG

Name: A.C. DUTTON GREENWAY CITY
Address: 1 DUTCHESS AVENUE
City,State,Zip: POUGHKEEPSIE, NY 12601
Site Code: 505421
Control Name: Environmental Easement
HW Code: Not reported
Control Code: Not reported
Control Type: INST
Dt record added: 11/14/2016
Dt rec updated: 03/25/2020
Updated By: MHSQUIRE
Site Code: 505421
Site Description: Location: The A.C. Dutton Greenway City Site is located in an urban area at 1 Dutchess Avenue, in the City of Poughkeepsie, Dutchess County. The site is adjacent to the Hudson River. Site Features: The site is vacant. There are no buildings, foundations or paved areas on the site. Current Zoning/Use: The site is located in a Waterfront District, which allows for restricted-residential use and is currently vacant. Past Use of the Site: The site was used for industrial purposes from the 1830s to 1995. Prior uses included processing of whale oil, a screw factory, a sash factory, a locomotive factory, a dyewood factory, an iron works plant, and glass works plant. The A.C. Dutton Lumber Company operated a wholesale lumber company on the site from 1966 to 1995. Site Geology and Hydrogeology: The site consists of historic fill composed of solidified kiln ash, which includes sand and gravel, demolition debris, bricks and cinder block fragments. Native material, consisting of light brown silty sand, was encountered at approximately 5 feet below the surface. Depth to groundwater at the site is approximately 4 to 6 feet below ground surface and is assumed to flow to the west toward the Hudson River. However, groundwater

A C DUTTON LUMBER CORPORATION (Continued) **S110748435**

	flow is likely influenced by tides.
Env Problem:	Nature and Extent of Contamination: Remediation at the site is complete. Prior to remediation, the primary contaminants of concern were arsenic, chromium and copper in soil. Remedial actions have successfully achieved soil cleanup objectives for restricted-residential use. Residual contamination in the soil and groundwater is being managed under a Site Management Plan.
Health Problem:	A two-foot cover of clean soil is present at the site. People will not come into contact with contaminated soils unless they dig below the surface materials. Contaminated groundwater at the site is not used for drinking or other purposes. The area is served by a public water supply that is not affected by this contamination.
Dump:	False
Structure:	False
Lagoon:	False
Landfill:	False
Pond:	False
Disp Start:	Not reported
Disp Term:	Not reported
Lat/Long:	Not reported
Dell:	Not reported
Record Add:	10/29/2015 3:01:00 PM
Record Upd:	12/2/2016 11:11:00 AM
Updated By:	JLVERRIG
Own Op:	1
Sub Type:	NNN
Owner Name:	Lou Kaufman
Owner Company:	The O'Neill Group-Dutton, LLC
Owner Address:	241 Hudson Street
Owner Addr2:	Not reported
Owner City,St,Zip:	Hackensack, NJ 7601
Owner Country:	United States of America
Own Op:	Document Repository
Sub Type:	NNN
Owner Name:	Thomas Lawrence
Owner Company:	Adriance Memorial Library
Owner Address:	93 Market Street
Owner Addr2:	Not reported
Owner City,St,Zip:	Poughkeepsie, NY 12601
Owner Country:	United States of America
Own Op:	6
Sub Type:	P03
Owner Name:	Louis Kaufman
Owner Company:	Dutchess Avenue Riverwalk, LLC
Owner Address:	241 Hudson St.
Owner Addr2:	Not reported
Owner City,St,Zip:	Hackensack, NJ 7601
Owner Country:	United States of America
Own Op:	Document Repository
Sub Type:	NNN
Owner Name:	Please Call for an Appointment
Owner Company:	NYSDEC Region 3 Office
Owner Address:	21 S. Putt Corners Road
Owner Addr2:	Not reported
Owner City,St,Zip:	New Paltz, NY 12561
Owner Country:	United States of America
HW Code:	Not reported

A C DUTTON LUMBER CORPORATION (Continued) **S110748435**

Waste Type: Not reported
Waste Quantity: Not reported
Waste Code: Not reported
Crossref ID: C314123-05-15
Cross Ref Type Code: 23
Cross Ref Type: Agreement/Consent Order Number
Record Added Date: 11/2/2016 1:27:00 PM
Record Updated: 11/2/2016 1:27:00 PM
Updated By: JLVERRIG
Crossref ID: 02-2016-7528
Cross Ref Type Code: 25
Cross Ref Type: County Recording Identifier
Record Added Date: 11/2/2016 1:23:00 PM
Record Updated: 11/2/2016 1:23:00 PM
Updated By: JLVERRIG

BROWNFIELDS:

Name:	FORMER A.C. DUTTON LUMBER YARD
Address:	1 DUTCHESS AVENUE
City,State,Zip:	POUGHKEEPSIE, NY 12601
Program:	BCP
Site Code:	59160
Acres:	11.84
HW Code:	C314081
SWIS:	1413
Town:	Poughkeepsie (c)
Record Added Date:	09/22/2004
Record Updated Date:	10/31/2019
Update By:	AMOMOROG
Site Description:	Location: The Former A.C. Dutton Lumber Yard site is located in an urban area at 1 Dutchess Avenue in both the City of Poughkeepsie and the Town of Poughkeepsie, Dutchess County. It is comprised of approximately 11.8 acres of land located on the east bank of the Hudson River. The site does not include a strip of land along the shoreline, which was part of the former lumber yard. This strip was excluded from the Brownfield Cleanup Program site by an amendment to the Brownfield Cleanup Agreement dated February 4, 2011. Site Features: Several abandoned buildings associated with the former industrial operations were demolished in 2010 and 2012. The site is crossed from east to west by Kidney Creek, which is a culverted stream located approximately along the City/Town border. Current Zoning and Land Use: The site is currently inactive, and is zoned waterfront, which allows for restricted-residential use. The surrounding parcels are used for a combination of industrial, commercial, recreational and residential purposes. The proposed use of the site is for restricted-residential use (apartments). Past Use of the Site: From 1966 until approximately 1999, the site was used to pressure treat lumber using chromated copper arsenate (CCA). Prior to 1966 the site was used for several industrial purposes, including a glass factory, an iron works, and several others, dating back to at least the mid-1800s. Several petroleum and hazardous substance storage tanks were used in the past on the property. Site Geology and Hydrogeology: Much of the site was created by filling in the Hudson River to extend the shoreline westward. The fill material is comprised of kiln slag from the glass works, demolition debris (which includes bricks and cinder block fragments), large fragments of anthracite coal, ash, sand, silt and gravel. Native material,

A C DUTTON LUMBER CORPORATION (Continued) **S110748435**

	consisting of light brown, silty sand, was rarely encountered in the eastern and central portions of the site, but near the river was encountered at approximately 5 feet below the surface. The site topography rises steeply approximately 10 to 20 feet along its eastern edge. There are bedrock cliffs along the southeastern edge of the site. The Hudson River is tidal in this area. Groundwater flow at the site is generally towards the river and is tidally-influenced.
Env Problem:	Remediation at the site is complete. Prior to remediation, the primary contaminants of concern were arsenic, chromium and copper in soil. Remedial actions have successfully achieved soil cleanup objectives for restricted-residential use. Residual contamination in the soil and groundwater is being managed under a Site Management Plan.
Health Problem:	Contaminants associated with the historic wood treatment process, including arsenic, chromium and copper, are present at elevated levels in on-site soils. The site is currently unoccupied, mostly covered with pavement and buildings, and access to the site is limited, therefore, exposures to the contaminated soil is limited to trespassers who may come in direct contact with the soil. There is a potential for nearby residents to be exposed to site-related contaminants in dust that migrates off of the site. Exposure to contaminants in drinking water is not expected as residences and businesses in the area are connected to public water and no private drinking water supply wells are known to exist near the site. The potential for exposure to contaminated soil vapor is not expected due to the low levels of volatile organic contaminants detected in soil and groundwater. Exposure to contaminated sediments is not expected due to limited access to the river sediments. The proposed remedy for the site which includes removal of grossly contaminated soils, consolidation of remaining soils and capping of the site with clean soil will eliminate the potential for exposures to site contaminants.
Dump:	False
Structure:	False
Lagoon:	False
Landfill:	False
Pond:	False
Disp Start:	Not reported
Disp Term:	Not reported
Lat/Long:	41:42’72.6 / 73:56’39.3
Dell:	False
Record Add:	9/22/2004 11:20:00 AM
Record Upd:	10/18/2012 2:09:00 PM
Updated By:	ldennist
Own Op:	6
Sub Type:	P03
Owner Name:	Louis Kaufman
Owner Company:	The O’Neill Group-Dutton, LLC
Owner Address:	241 Hudson Street
Owner Addr2:	Not reported
Owner City,St,Zip:	Hackensack, NJ 7601
Owner Country:	United States of America
Own Op:	Document Repository
Sub Type:	NNN
Owner Name:	Not reported
Owner Company:	Adriance Memorial Library
Owner Address:	93 Market Street
Owner Addr2:	Not reported

A C DUTTON LUMBER CORPORATION (Continued) **S110748435**

Owner City,St,Zip:	Poughkeepsie, NY 12601
Owner Country:	United States of America
Own Op:	Document Repository
Sub Type:	NNN
Owner Name:	Please call for an appointment
Owner Company:	NYSDEC Region 3
Owner Address:	21 South Putt Corners Road
Owner Addr2:	Not reported
Owner City,St,Zip:	New Paltz, NY 12561
Owner Country:	United States of America
Own Op:	1
Sub Type:	P03
Owner Name:	Louis Kaufman
Owner Company:	The O'Neill Group - Dutton, LLC
Owner Address:	241 Hudson Street
Owner Addr2:	Not reported
Owner City,St,Zip:	Hackensack, NJ 7601
Owner Country:	United States of America
HW Code:	Not reported
Waste Type:	ARSENIC
Waste Quantity:	UNKNOWN
Waste Code:	Not reported
HW Code:	Not reported
Waste Type:	COPPER
Waste Quantity:	UNKNOWN
Waste Code:	Not reported
HW Code:	Not reported
Waste Type:	CHROMIUM
Waste Quantity:	UNKNOWN
Waste Code:	Not reported
HW Code:	Not reported
Waste Type:	BENZO[K]FLUORANTHENE
Waste Quantity:	UNKNOWN
Waste Code:	Not reported
HW Code:	Not reported
Waste Type:	UNKNOWN PETROLEUM
Waste Quantity:	UNKNOWN
Waste Code:	Not reported
HW Code:	Not reported
Waste Type:	Petroleum Products
Waste Quantity:	UNKNOWN
Waste Code:	Not reported
Crossref ID:	W3-1066-05-05
Cross Ref Type Code:	23
Cross Ref Type:	Agreement/Consent Order Number
Record Added Date:	12/12/2014 2:49:00 PM
Record Updated:	12/12/2014 2:49:00 PM
Updated By:	JLVERRIG
Crossref ID:	02 2014 7048
Cross Ref Type Code:	25
Cross Ref Type:	County Recording Identifier
Record Added Date:	11/25/2014 3:19:00 PM
Record Updated:	11/25/2014 3:19:00 PM
Updated By:	JXCANDIL
Crossref ID:	3-000170
Cross Ref Type Code:	17
Cross Ref Type:	CBS No.

A C DUTTON LUMBER CORPORATION (Continued) **S110748435**

Record Added Date:	2/10/2011 11:19:00 AM
Record Updated:	2/10/2011 11:19:00 AM
Updated By:	ELMOORE
Crossref ID:	3-175935
Cross Ref Type Code:	18
Cross Ref Type:	PBS No.
Record Added Date:	1/5/2011 5:04:00 PM
Record Updated:	1/5/2011 5:04:00 PM
Updated By:	JPCUMMIN
Name:	OFF-SITE FORMER A.C. DUTTON LUMBER YARD
Address:	1 DUTCHESS AVENUE
City,State,Zip:	POUGHKEEPSIE, NY 12601
Program:	BCP
Site Code:	414652
Acres:	47.77
HW Code:	C314081A
SWIS:	1413
Town:	Poughkeepsie (c)
Record Added Date:	06/03/2009
Record Updated Date:	04/09/2020
Update By:	AMOMOROG
Site Description:	Location: The Former A.C. Dutton Lumber Yard Off-Site areas include areas which are not part of the Former A.C. Dutton Lumber Yard Brownfield Cleanup Program (BCP) site (C314081), but which had potentially been impacted by contaminants from the Former A.C. Dutton Lumber Yard. The Former A.C. Dutton Lumber Yard is located on the Hudson River in both the City of Poughkeepsie and the Town of Poughkeepsie, Dutchess County. Areas investigated as part of the off-site work include the Hudson River, the adjacent Vassar Boathouse property (north) and an area located in the Town of LaGrange, Dutchess County, at the intersection of Titusville Road and Daley Road, which may have received fill from the Former A.C. Dutton Lumber Yard site. Site Features: The Hudson River is a Class A waterbody. The Vassar Boathouse property is currently occupied by a boathouse and boat launch. The Titusville Road property is occupied by a fitness center, parking areas and a warehouse. Most of the strip of land along the west edge of the BCP site is paved. Current Zoning and Land Use: The Vassar Boathouse property is zoned as waterfront/institutional and is currently used for recreational purposes. The area surrounding the Former A.C. Dutton Lumber Yard site and the Vassar Boathouse is utilized for industrial, commercial and residential purposes. The Titusville Road property is zoned as commercial/general business and is used for commercial and industrial purposes. The area surrounding the Titusville Road property is predominantly residential. Past Use of the Site: The Former A.C. Dutton Lumber Yard site was historically used for several industrial operations, including pressure treating lumber and has been impacted by the previous manufacturing processes. From 1966 until approximately 1999, the site was used to pressure treat lumber using chromated copper arsenate (CCA). The Vassar Boathouse property was formerly owned and utilized by the A.C. Dutton company. The Titusville Road property was formerly owned and operated by a former owner of the A.C. Dutton Lumber Yard and reportedly received fill from the A.C. Dutton property. Site Geology and Hydrogeology: Much of the Former A.C. Dutton BCP site and Vassar Boathouse property were created by filling in the Hudson River historically to extend the

A C DUTTON LUMBER CORPORATION (Continued) **S110748435**

shoreline westward. The fill material present at the BCP site is comprised of kiln slag from the glass works, demolition debris (which includes bricks and cinder block fragments), large fragments of anthracite coal, ash, sand, silt and gravel. Native soils, where present below the fill and above bedrock, consists of light brown silty sand. The geology of the Vassar Boathouse property consists of fill material (topsoil and gravel) over bedrock, which was encountered at depths ranging from 2 to 15 feet below ground surface (bgs). The Vassar Boathouse property topography rises steeply approximately 10 to 15 feet along its eastern edge. Groundwater was encountered at the Vassar Boathouse property at approximately 5 feet bgs. Groundwater flow at the Vassar Boathouse property is generally towards the river and is assumed to be tidally-influenced. The Hudson River bank (channel wall) drops steeply from the shore in this area and quickly reaches the channel floor, which is present at depths of approximately 40-50 feet. The geology of the Titusville Road properties consists of topsoil and gravel over glacial till (silt, clay and sand). Bedrock was encountered at a depth ranging from 7 to 18 feet bgs. Groundwater depth at the Titusville Road properties was encountered at approximately 7 feet bgs. Groundwater flows east/southeast on the northern parcel and to the south/southeast on the southern parcel.

Env Problem:	The primary contaminants of concern at the site were those associated with the adjacent Former A.C. Dutton Lumber Yard (site C314081)including arsenic, chromium and copper. Site investigation conducted to determine the nature and extent of site contamination revealed that no contaminant of concern were detected above standards or guidance value or the detections were within background values. Based on the investigation results, the NYSDEC concludes that the site have not been impacted by the Former A.C. Dutton Lumber Yard Site. Further, the NYSDEC concludes the site does not pose a significant threat to the environment and no further actions are required.
Health Problem:	Users of the Vassar Boathouse and Titusville Road properties could contact contaminants in the soil by walking on the site, digging or otherwise disturbing the soil. People using the Hudson River for recreational activities adjacent to the A.C. Dutton Lumber Yard site are not expected to come in contact with contaminants that are present in deep water sediment.
Dump:	Not reported
Structure:	Not reported
Lagoon:	Not reported
Landfill:	Not reported
Pond:	Not reported
Disp Start:	Not reported
Disp Term:	Not reported
Lat/Long:	Not reported
Dell:	Not reported
Record Add:	Not reported
Record Upd:	Not reported
Updated By:	Not reported
Own Op:	1
Sub Type:	NNN
Owner Name:	Elizabeth A.S. Eismeier
Owner Company:	Vassar College
Owner Address:	Vassar College Box 2
Owner Addr2:	124 Raymond Avenue

A C DUTTON LUMBER CORPORATION (Continued) **S110748435**

Owner City,St,Zip:	Poughkeepsie, NY
Owner Country:	United States of America
Own Op:	1
Sub Type:	NNN
Owner Name:	Neil Rube
Owner Company:	Poughkeepsie CSC, LLC
Owner Address:	Raymour & Flanigan Furniture
Owner Addr2:	7248 Morgan Road
Owner City,St,Zip:	Liverpool, NY 13088
Owner Country:	United States of America
HW Code:	Not reported
Waste Type:	Not reported
Waste Quantity:	Not reported
Waste Code:	Not reported
Crossref ID:	Not reported
Cross Ref Type Code:	Not reported
Cross Ref Type:	Not reported
Record Added Date:	Not reported
Record Updated:	Not reported
Updated By:	Not reported
Name:	A.C. DUTTON GREENWAY CITY
Address:	1 DUTCHESS AVENUE
City,State,Zip:	POUGHKEEPSIE, NY 12601
Program:	BCP
Site Code:	505421
Acres:	1.844
HW Code:	C314123
SWIS:	1413
Town:	Poughkeepsie (c)
Record Added Date:	03/13/2015
Record Updated Date:	02/28/2020
Update By:	AMOMOROG
Site Description:	Location: The A.C. Dutton Greenway City Site is located in an urban area at 1 Dutchess Avenue, in the City of Poughkeepsie, Dutchess County. The site is adjacent to the Hudson River. Site Features: The site is vacant. There are no buildings, foundations or paved areas on the site. Current Zoning/Use: The site is located in a Waterfront District, which allows for restricted-residential use and is currently vacant. Past Use of the Site: The site was used for industrial purposes from the 1830s to 1995. Prior uses included processing of whale oil, a screw factory, a sash factory, a locomotive factory, a dyewood factory, an iron works plant, and glass works plant. The A.C. Dutton Lumber Company operated a wholesale lumber company on the site from 1966 to 1995. Site Geology and Hydrogeology: The site consists of historic fill composed of solidified kiln ash, which includes sand and gravel, demolition debris, bricks and cinder block fragments. Native material, consisting of light brown silty sand, was encountered at approximately 5 feet below the surface. Depth to groundwater at the site is approximately 4 to 6 feet below ground surface and is assumed to flow to the west toward the Hudson River. However, groundwater flow is likely influenced by tides.
Env Problem:	Nature and Extent of Contamination: Remediation at the site is complete. Prior to remediation, the primary contaminants of concern were arsenic, chromium and copper in soil. Remedial actions have successfully achieved soil cleanup objectives for

A C DUTTON LUMBER CORPORATION (Continued) **S110748435**

	restricted-residential use. Residual contamination in the soil and groundwater is being managed under a Site Management Plan.
Health Problem:	A two-foot cover of clean soil is present at the site. People will not come into contact with contaminated soils unless they dig below the surface materials. Contaminated groundwater at the site is not used for drinking or other purposes. The area is served by a public water supply that is not affected by this contamination.
Dump:	False
Structure:	False
Lagoon:	False
Landfill:	False
Pond:	False
Disp Start:	Not reported
Disp Term:	Not reported
Lat/Long:	Not reported
Dell:	Not reported
Record Add:	10/29/2015 3:01:00 PM
Record Upd:	12/2/2016 11:11:00 AM
Updated By:	JLVERRIG
Own Op:	1
Sub Type:	NNN
Owner Name:	Lou Kaufman
Owner Company:	The O'Neill Group-Dutton, LLC
Owner Address:	241 Hudson Street
Owner Addr2:	Not reported
Owner City,St,Zip:	Hackensack, NJ 7601
Owner Country:	United States of America
Own Op:	Document Repository
Sub Type:	NNN
Owner Name:	Thomas Lawrence
Owner Company:	Adriance Memorial Library
Owner Address:	93 Market Street
Owner Addr2:	Not reported
Owner City,St,Zip:	Poughkeepsie, NY 12601
Owner Country:	United States of America
Own Op:	6
Sub Type:	P03
Owner Name:	Louis Kaufman
Owner Company:	Dutchess Avenue Riverwalk, LLC
Owner Address:	241 Hudson St.
Owner Addr2:	Not reported
Owner City,St,Zip:	Hackensack, NJ 7601
Owner Country:	United States of America
Own Op:	Document Repository
Sub Type:	NNN
Owner Name:	Please Call for an Appointment
Owner Company:	NYSDEC Region 3 Office
Owner Address:	21 S. Putt Corners Road
Owner Addr2:	Not reported
Owner City,St,Zip:	New Paltz, NY 12561
Owner Country:	United States of America
HW Code:	Not reported
Waste Type:	Not reported
Waste Quantity:	Not reported
Waste Code:	Not reported
Crossref ID:	C314123-05-15
Cross Ref Type Code:	23

A C DUTTON LUMBER CORPORATION (Continued) **S110748435**

Cross Ref Type:	Agreement/Consent Order Number
Record Added Date:	11/2/2016 1:27:00 PM
Record Updated:	11/2/2016 1:27:00 PM
Updated By:	JLVERRIG
Crossref ID:	02-2016-7528
Cross Ref Type Code:	25
Cross Ref Type:	County Recording Identifier
Record Added Date:	11/2/2016 1:23:00 PM
Record Updated:	11/2/2016 1:23:00 PM
Updated By:	JLVERRIG
Name:	A.C. DUTTON GREENWAY NORTH TOWN
Address:	1 DUTCHESS AVENUE
City,State,Zip:	POUGHKEEPSIE, NY 12601
Program:	BCP
Site Code:	505422
Acres:	0.646
HW Code:	C314124
SWIS:	1446
Town:	Poughkeepsie
Record Added Date:	03/13/2015
Record Updated Date:	02/28/2020
Update By:	AMOMOROG
Site Description:	Location: The A.C. Dutton Greenway North Town Site is located in an urban area in the Town of Poughkeepsie, Dutchess County. The site is adjacent to the Hudson River. Site Features: The site is vacant. There are no buildings, foundations or paved areas on the site. Current Zoning/Use: The site is zoned for Waterfront District 2, which allows for active recreation uses and is currently not used. Past Use of the Site: The site property was used for industrial purposes from the 1830s to 1995. Prior uses included processing of whale oil, screw factory, a sash factory, a locomotive factory, a dyewood factory, an iron works plant, and glass works plant. The A.C. Dutton Lumber Company operated a wholesale lumber company on the site from 1966 to 1995. Site Geology and Hydrogeology: The site consists of historic fill composed of solidified kiln ash, which includes sand and gravel, demolition debris, bricks and cinder block fragments, anthracite coal, ash, sand, silt and large gravel. Depth to groundwater at the site is approximately 4 to 6 feet below ground surface and is assumed to flow to the west toward the Hudson River. However, groundwater flow is likely influenced by tides.
Env Problem:	Nature and Extent of Contamination: Remediation at the site is complete. Prior to remediation, the primary contaminants of concern were arsenic, chromium and copper in soil. Remedial actions have successfully achieved soil cleanup objectives for restricted-residential use. Residual contamination in the soil and groundwater is being managed under a Site Management Plan.
Health Problem:	A two-foot cover of clean soil is present at the site. People will not come into contact with contaminated soils unless they dig below the surface materials. Contaminated groundwater at the site is not used for drinking or other purposes. The area is served by a public water supply that is not affected by this contamination.
Dump:	False
Structure:	False
Lagoon:	False
Landfill:	False
Pond:	False

A C DUTTON LUMBER CORPORATION (Continued) **S110748435**

Disp Start:	Not reported
Disp Term:	Not reported
Lat/Long:	Not reported
Dell:	Not reported
Record Add:	12/11/2015 9:26:00 AM
Record Upd:	12/27/2016 11:30:00 AM
Updated By:	GWHEITZM
Own Op:	6
Sub Type:	P03
Owner Name:	Louis Kaufman
Owner Company:	Dutchess Avenue Riverwalk North, LLC
Owner Address:	241 Hudson St.
Owner Addr2:	Not reported
Owner City,St,Zip:	Hackensack, NJ 7601
Owner Country:	United States of America
Own Op:	Document Repository
Sub Type:	NNN
Owner Name:	Thomas Lawrence
Owner Company:	Adriance Memorial Library
Owner Address:	93 Market Street
Owner Addr2:	Not reported
Owner City,St,Zip:	Poughkeepsie, NY 12601
Owner Country:	United States of America
Own Op:	1
Sub Type:	NNN
Owner Name:	Louis Kaufman
Owner Company:	The O'Neill Group-Dutton, LLC
Owner Address:	241 Hudson Street
Owner Addr2:	Not reported
Owner City,St,Zip:	Hackensack, NJ 7601
Owner Country:	United States of America
Own Op:	Document Repository
Sub Type:	NNN
Owner Name:	Please Call for an Appointment
Owner Company:	NYSDEC Region 3 Office
Owner Address:	21 S. Putt Corners Road
Owner Addr2:	Not reported
Owner City,St,Zip:	New Paltz, NY 12561
Owner Country:	United States of America
HW Code:	Not reported
Waste Type:	Not reported
Waste Quantity:	Not reported
Waste Code:	Not reported
Crossref ID:	C314124-05-15
Cross Ref Type Code:	23
Cross Ref Type:	Agreement/Consent Order Number
Record Added Date:	11/2/2016 1:28:00 PM
Record Updated:	11/2/2016 1:28:00 PM
Updated By:	JLVERRIG
Crossref ID:	02-2016-7527
Cross Ref Type Code:	25
Cross Ref Type:	County Recording Identifier
Record Added Date:	11/2/2016 1:23:00 PM
Record Updated:	11/2/2016 1:23:00 PM
Updated By:	JLVERRIG

A C DUTTON LUMBER CORPORATION (Continued) **S110748435**

NY MANIFEST:

Name:	A C DUTTON LUMBER CORPORATION
Address:	1 DUTCHESS AVE
City,State,Zip:	POUGHKEEPSIE, NY 12601
Country:	USA
EPA ID:	NYD006993711
Facility Status:	Not reported
Location Address 1:	1 DUTCHESS AVE
Code:	BP
Location Address 2:	Not reported
Total Tanks:	Not reported
Location City:	POUGHKEEPSIE
Location State:	NY
Location Zip:	12601
Location Zip 4:	Not reported

NY MANIFEST:

EPAID:	NYD006993711
Mailing Name:	A C DUTTON LUMBER CORPORATION
Mailing Contact:	LOU KAUFMAN
Mailing Address 1:	241 HUDSON ST
Mailing Address 2:	Not reported
Mailing City:	HACKENSACK
Mailing State:	NJ
Mailing Zip:	07601
Mailing Zip 4:	Not reported
Mailing Country:	USA
Mailing Phone:	2014884455

NY MANIFEST:

Document ID:	Not reported
Manifest Status:	Not reported
seq:	Not reported
Year:	Not reported
Trans1 State ID:	MIT270012321
Trans2 State ID:	Not reported
Generator Ship Date:	10/13/2011
Trans1 Recv Date:	10/13/2011
Trans2 Recv Date:	Not reported
TSD Site Recv Date:	10/13/2011
Part A Recv Date:	Not reported
Part B Recv Date:	Not reported
Generator EPA ID:	NYD006993711
Trans1 EPA ID:	Not reported
Trans2 EPA ID:	Not reported
TSDF ID 1:	NYD082785429
TSDF ID 2:	Not reported
Manifest Tracking Number:	004984635FLE
Import Indicator:	N
Export Indicator:	N
Discr Quantity Indicator:	N
Discr Type Indicator:	N
Discr Residue Indicator:	N
Discr Partial Reject Indicator:	N
Discr Full Reject Indicator:	N
Manifest Ref Number:	Not reported
Alt Facility RCRA ID:	Not reported

A C DUTTON LUMBER CORPORATION (Continued) **S110748435**

Alt Facility Sign Date:	Not reported
MGMT Method Type Code:	H141
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Quantity:	2900
Units:	G - Gallons (liquids only)* (8.3 pounds)
Number of Containers:	1
Container Type:	TT - Cargo tank, tank trucks
Handling Method:	T Chemical, physical, or biological treatment.
Specific Gravity:	1
Waste Code:	D002
Waste Code 1_2:	D004
Waste Code 1_3:	D007
Waste Code 1_4:	Not reported
Waste Code 1_5:	Not reported
Waste Code 1_6:	Not reported

90
East
1/4-1/2
0.497 mi.
2626 ft.

CATHERINE ST COMM CTR.: 2K UST
69 CATHERINE ST
POUGHKEEPSIE, NY

NY LTANKS **S111836499**
NY Spills **N/A**

Relative:
Higher

Actual:
168 ft.

LTANKS:

Name:	CATHERINE ST COMM CTR.: 2K UST
Address:	69 CATHERINE ST
City,State,Zip:	POUGHKEEPSIE, NY
Spill Number/Closed Date:	1200540 / 2013-12-09
Facility ID:	1200540
Site ID:	463172
Spill Date:	2012-04-18
Spill Cause:	Tank Test Failure
Spill Source:	Institutional, Educational, Gov., Other
Spill Class:	D3
Cleanup Ceased:	Not reported
SWIS:	1413
Investigator:	ELMOORE
Referred To:	Not reported
Reported to Dept:	2012-04-18
CID:	Not reported
Water Affected:	Not reported
Spill Notifier:	Tank Tester
Last Inspection:	2012-05-01
Recommended Penalty:	False
Meets Standard:	True
UST Involvement:	False
Remediation Phase:	0
Date Entered In Computer:	2012-04-18
Spill Record Last Update:	2015-03-24
Spiller Name:	SHIRLEY ADAMS
Spiller Company:	CATHERINE ST COMM CTR
Spiller Address:	69 CATHERINE ST
Spiller County:	999

CATHERINE ST COMM CTR.: 2K UST (Continued) **S111836499**

Spiller Contact:	SHIRLEY ADAMS
Spiller Phone:	845 473-2272
Spiller Extention:	Not reported
DEC Region:	3
DER Facility ID:	417588
DEC Memo:	"4/18/12- Spoke to Morris Morgan of US Tank Tech. PBS No. 3-601648. suspect piping failure. Visible damage to fill pipe. US Tank Tech has proposed to uncover and check fittings prior to retest. DT 4/20/2012: Called Cath.St.Com.CTR. Rep says that EnviroClean will excavate the tank and the boiler will be converted to natural gas. ELM 8/24/12: EnviroClean removed the 2K tank. Jackie Trosclair reports the UST did not appear to be leaking. Field screening showed no indication of contamination. However laboratory results came back showing low level SVOC contamination. EnviroClean reported Spill 1205267. jod 12/31/12: from the other spill file: 8/24/12: UST previously failed a tank test, Spill 1200540. I spoke with Jackie Trosclair/EnviroClean. This was a removal of a 2K UST. Tank did not appear to be leaking and field screening was negative for contamination. However soil sample results came back showing low level SVOC contamination level. Jackie states this area is historical fill material. She states there is a lot of ash, bricks, broken glass, and other trash in the fill. jod 4-8-13: V.Mc.: See 1 page update, inc. site inspection of , noting: *)5-1-12: Meet with Shirley Adams/Exc.Dir. UST removal expected to start in the next couple of weeks. UST orig. to building, 1979 construction, first time UST failed testing. *) 8-27-12: V.Mc. call to Jackie/EnviroCl.: Confirm same UST removal as 120-5267/NFA. *) 4-4-13: V.Mc. & M.M. at EnviroClean, meet with J.Jorden. Work completed, payment ongoing, report pending. *) 4-8-13: NOTE: 120-5267, NFA.8-24-12. THERE IS NO REASON FOR THIS SPILL TO REMAIN OPEN. THE TANK WAS REMOVED AND THAT SPILL FILE WAS CLOSED. elm"
Remarks:	"retest pending"

All Materials:

Site ID:	463172
Operable Unit ID:	1213271
Operable Unit:	01
Material ID:	2211194
Material Code:	0001A
Material Name:	#2 fuel oil
Case No.:	Not reported
Material FA:	Petroleum
Quantity:	Not reported
Units:	Not reported
Recovered:	Not reported
Oxygenate:	Not reported

SPILLS:

Name:	CATHERINE ST COMM CTR.: 2K UST
Address:	69 CATHERINE ST
City,State,Zip:	POUGHKEEPSIE, NY
Spill Number/Closed Date:	1205267 / 2012-08-24
Facility ID:	1205267
Facility Type:	ER
DER Facility ID:	417588
Site ID:	468193
DEC Region:	3

CATHERINE ST COMM CTR.: 2K UST (Continued) **S111836499**

Spill Cause:	Unknown
Spill Class:	C3
SWIS:	1413
Spill Date:	2012-08-24
Investigator:	VPMCCABE
Referred To:	Not reported
Reported to Dept:	2012-08-24
CID:	Not reported
Water Affected:	Not reported
Spill Source:	Commercial/Industrial
Spill Notifier:	Other
Cleanup Ceased:	Not reported
Cleanup Meets Std:	False
Last Inspection:	Not reported
Recommended Penalty:	False
UST Trust:	False
Remediation Phase:	0
Date Entered In Computer:	2012-08-24
Spill Record Last Update:	2015-03-24
Spiller Name:	ADAM SHEU
Spiller Company:	CATHERINE ST COMM CTR
Spiller Address:	69 CATHERINE ST
Spiller Company:	999
Contact Name:	ADAM SHEU
DEC Memo:	"8/24/12: UST previously failed a tank test, Spill 1200540. I spoke with Jackie Trosclair/EnviroClean. This was a removal of a 2K UST. Tank did not appear to be leaking and field screening was negative for contamination. However soil sample results came back showing low level SVOC contamination level. Jackie states this area is historical fill material. She states there is a lot of ash, bricks, broken glass, and other trash in the fill. jod 8-27-12: V.Mc. call to Jackie/EnviroCl.: Confirm same UST removal as 120-0540. NFA"
Remarks:	"trash deposits found in testing"

All Materials:

Site ID:	468193
Operable Unit ID:	1218124
Operable Unit:	01
Material ID:	2216492
Material Code:	0064A
Material Name:	unknown material
Case No.:	Not reported
Material FA:	Other
Quantity:	Not reported
Units:	Not reported
Recovered:	Not reported
Oxygenate:	Not reported

Count: 13 records. ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
HIGHLAND	S126022569	BARNES	SOUTH OF WOODS RD. AND EAST OF		NY SWF/LF
POUGHKEEPSIE	S106704117	NINE MALL PLAZA	1810 - 1840 ROUTE 9	12601	NY ENG CONTROLS, NY INST CONTROL, NY VCP, NY BROWNFIEL
POUGHKEEPSIE	1003863953	VANDEWATER PROP	DUTCHESS TKP-NORTH OF 44 PLAZA	12603	SEMS-ARCHIVE
POUGHKEEPSIE	S104323915	CH - LAUREL ST. - POUGHKEEPSIE MGP	LAUREL STREET	12601	NY VCP
POUGHKEEPSIE	S113916839	CH - POUGHKEEPSIE MGP LAUREL STREE	LAUREL STREET	12601	NY SHWS
POUGHKEEPSIE	1003863833	CHG&E - LAUREL STREET FORMER MGP S	LAUREL ST & RTE 9 N	12601	SEMS-ARCHIVE, RCRA-VSQG, NY MANIFEST
POUGHKEEPSIE	S108146281	CHG&E, POUGHKEEPSIE-LAUREL ST.	LAUREL STREET	12601	NY HSWDS
POUGHKEEPSIE	S126023162	IBM C&D LANDFILL	SOUTH OF RIVERCREST CT.		NY SWF/LF
POUGHKEEPSIE	S113916842	VASSAR COLLEGE	VASSAR COLLEGE	12601	NY SHWS
POUGHKEEPSIE	S108146280	CHG&E, POUGHKEEPSIE GAS WORKS	NORTH WATER STREET	12601	NY HSWDS
POUGHKEEPSIE	1003863969	CENTRAL HUDSON G & E CORP	NORTH WATER ST	12601	SEMS-ARCHIVE
POUGHKEEPSIE	S113916841	CH - POUGHKEEPSIE MGP-WATER STREET	NORTH WATER STREET	12601	NY SHWS
POUGHKEEPSIE	S105972469	BERNCOLORS DYE CO.	NORTH WATER STREET	12601	NY SHWS

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 07/29/2020
Date Data Arrived at EDR: 08/03/2020
Date Made Active in Reports: 08/25/2020
Number of Days to Update: 22

Source: EPA
Telephone: N/A
Last EDR Contact: 10/01/2020
Next Scheduled EDR Contact: 01/11/2021
Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 7
Telephone: 913-551-7247

EPA Region 4
Telephone 404-562-8033

EPA Region 8
Telephone: 303-312-6774

EPA Region 5
Telephone 312-886-6686

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 07/29/2020
Date Data Arrived at EDR: 08/03/2020
Date Made Active in Reports: 08/25/2020
Number of Days to Update: 22

Source: EPA
Telephone: N/A
Last EDR Contact: 10/02/2020
Next Scheduled EDR Contact: 01/11/2021
Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991
Date Data Arrived at EDR: 02/02/1994
Date Made Active in Reports: 03/30/1994
Number of Days to Update: 56

Source: EPA
Telephone: 202-564-4267
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

Federal Delisted NPL site list

Delisted NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 07/29/2020
Date Data Arrived at EDR: 08/03/2020
Date Made Active in Reports: 08/25/2020
Number of Days to Update: 22

Source: EPA
Telephone: N/A
Last EDR Contact: 10/01/2020
Next Scheduled EDR Contact: 01/11/2021
Data Release Frequency: Quarterly

Federal CERCLIS list

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 04/03/2019
Date Data Arrived at EDR: 04/05/2019
Date Made Active in Reports: 05/14/2019
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 703-603-8704
Last EDR Contact: 10/02/2020
Next Scheduled EDR Contact: 01/11/2021
Data Release Frequency: Varies

SEMS: Superfund Enterprise Management System

SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly know as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 07/29/2020
Date Data Arrived at EDR: 08/03/2020
Date Made Active in Reports: 08/25/2020
Number of Days to Update: 22

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 10/02/2020
Next Scheduled EDR Contact: 01/25/2021
Data Release Frequency: Quarterly

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE: Superfund Enterprise Management System Archive

SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that. based upon available information, the location is not judged to be potential NPL site.

Date of Government Version: 07/29/2020
Date Data Arrived at EDR: 08/03/2020
Date Made Active in Reports: 08/25/2020
Number of Days to Update: 22

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 10/06/2020
Next Scheduled EDR Contact: 01/25/2021
Data Release Frequency: Quarterly

Federal RCRA CORRACTS facilities list

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 06/15/2020
Date Data Arrived at EDR: 06/22/2020
Date Made Active in Reports: 09/17/2020
Number of Days to Update: 87

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 09/22/2020
Next Scheduled EDR Contact: 01/04/2021
Data Release Frequency: Quarterly

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 06/15/2020
Date Data Arrived at EDR: 06/22/2020
Date Made Active in Reports: 09/18/2020
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: (212) 637-3660
Last EDR Contact: 09/22/2020
Next Scheduled EDR Contact: 01/04/2021
Data Release Frequency: Quarterly

Federal RCRA generators list

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 06/15/2020
Date Data Arrived at EDR: 06/22/2020
Date Made Active in Reports: 09/18/2020
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: (212) 637-3660
Last EDR Contact: 09/22/2020
Next Scheduled EDR Contact: 01/04/2021
Data Release Frequency: Quarterly

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 06/15/2020
Date Data Arrived at EDR: 06/22/2020
Date Made Active in Reports: 09/18/2020
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: (212) 637-3660
Last EDR Contact: 09/22/2020
Next Scheduled EDR Contact: 01/04/2021
Data Release Frequency: Quarterly

RCRA-VSQG: RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Very small quantity generators (VSQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 06/15/2020
Date Data Arrived at EDR: 06/22/2020
Date Made Active in Reports: 09/18/2020
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: (212) 637-3660
Last EDR Contact: 09/22/2020
Next Scheduled EDR Contact: 01/04/2021
Data Release Frequency: Quarterly

Federal institutional controls / engineering controls registries

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 05/15/2020
Date Data Arrived at EDR: 05/19/2020
Date Made Active in Reports: 06/18/2020
Number of Days to Update: 30

Source: Department of the Navy
Telephone: 843-820-7326
Last EDR Contact: 08/04/2020
Next Scheduled EDR Contact: 11/23/2020
Data Release Frequency: Varies

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 02/13/2020
Date Data Arrived at EDR: 02/20/2020
Date Made Active in Reports: 05/15/2020
Number of Days to Update: 85

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 08/24/2020
Next Scheduled EDR Contact: 12/07/2020
Data Release Frequency: Varies

US INST CONTROLS: Institutional Controls Sites List

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 02/13/2020
Date Data Arrived at EDR: 02/20/2020
Date Made Active in Reports: 05/15/2020
Number of Days to Update: 85

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 08/24/2020
Next Scheduled EDR Contact: 12/07/2020
Data Release Frequency: Varies

Federal ERNS list

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 06/15/2020
Date Data Arrived at EDR: 06/22/2020
Date Made Active in Reports: 09/17/2020
Number of Days to Update: 87

Source: National Response Center, United States Coast Guard
Telephone: 202-267-2180
Last EDR Contact: 09/22/2020
Next Scheduled EDR Contact: 01/04/2021
Data Release Frequency: Quarterly

State- and tribal - equivalent CERCLIS

SHWS: Inactive Hazardous Waste Disposal Sites in New York State

Referred to as the State Superfund Program, the Inactive Hazardous Waste Disposal Site Remedial Program is the cleanup program for inactive hazardous waste sites and now includes hazardous substance sites

Date of Government Version: 05/12/2020
Date Data Arrived at EDR: 05/13/2020
Date Made Active in Reports: 07/28/2020
Number of Days to Update: 76

Source: Department of Environmental Conservation
Telephone: 518-402-9622
Last EDR Contact: 08/11/2020
Next Scheduled EDR Contact: 11/23/2020
Data Release Frequency: Annually

State and tribal landfill and/or solid waste disposal site lists

SWF/LF: Facility Register

Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 07/01/2020
Date Data Arrived at EDR: 07/02/2020
Date Made Active in Reports: 09/22/2020
Number of Days to Update: 82

Source: Department of Environmental Conservation
Telephone: 518-402-8678
Last EDR Contact: 09/23/2020
Next Scheduled EDR Contact: 01/10/2021
Data Release Frequency: Quarterly

State and tribal leaking storage tank lists

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land

A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 04/29/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84

Source: EPA Region 1
Telephone: 617-918-1313
Last EDR Contact: 10/23/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Varies

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 04/14/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 10/23/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Varies

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 04/08/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84
Source: EPA Region 6
Telephone: 214-665-6597
Last EDR Contact: 10/23/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 04/14/2020
Date Data Arrived at EDR: 05/26/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 78
Source: EPA Region 4
Telephone: 404-562-8677
Last EDR Contact: 10/23/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Varies

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 04/14/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84
Source: EPA Region 8
Telephone: 303-312-6271
Last EDR Contact: 10/23/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Varies

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 04/15/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84
Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 10/23/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Varies

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land
Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

Date of Government Version: 04/14/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84
Source: EPA, Region 5
Telephone: 312-886-7439
Last EDR Contact: 10/23/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Varies

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 04/08/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84
Source: Environmental Protection Agency
Telephone: 415-972-3372
Last EDR Contact: 10/23/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Varies

LTANKS: Spills Information Database
Leaking Storage Tank Incident Reports. These records contain an inventory of reported leaking storage tank incidents reported from 4/1/86 through the most recent update. They can be either leaking underground storage tanks or leaking aboveground storage tanks. The causes of the incidents are tank test failures, tank failures or tank overfills.

Date of Government Version: 05/12/2020
Date Data Arrived at EDR: 05/13/2020
Date Made Active in Reports: 08/03/2020
Number of Days to Update: 82
Source: Department of Environmental Conservation
Telephone: 518-402-9549
Last EDR Contact: 08/11/2020
Next Scheduled EDR Contact: 11/23/2020
Data Release Frequency: Varies

HIST LTANKS: Listing of Leaking Storage Tanks

A listing of leaking underground and aboveground storage tanks. The causes of the incidents are tank test failures, tank failures or tank overfills. In 2002, the Department of Environmental Conservation stopped providing updates to its original Spills Information Database. This database includes fields that are no longer available from the NYDEC as of January 1, 2002. Current information may be found in the NY LTANKS database. Department of Environmental Conservation.

Date of Government Version: 01/01/2002
Date Data Arrived at EDR: 07/08/2005
Date Made Active in Reports: 07/14/2005
Number of Days to Update: 6

Source: Department of Environmental Conservation
Telephone: 518-402-9549
Last EDR Contact: 07/07/2005
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

State and tribal registered storage tank lists

FEMA UST: Underground Storage Tank Listing

A listing of all FEMA owned underground storage tanks.

Date of Government Version: 02/01/2020
Date Data Arrived at EDR: 03/19/2020
Date Made Active in Reports: 06/09/2020
Number of Days to Update: 82

Source: FEMA
Telephone: 202-646-5797
Last EDR Contact: 10/01/2020
Next Scheduled EDR Contact: 01/18/2021
Data Release Frequency: Varies

UST: Petroleum Bulk Storage (PBS) Database

Facilities that have petroleum storage capacities in excess of 1,100 gallons and less than 400,000 gallons.

Date of Government Version: 06/22/2020
Date Data Arrived at EDR: 06/23/2020
Date Made Active in Reports: 09/09/2020
Number of Days to Update: 78

Source: Department of Environmental Conservation
Telephone: 518-402-9549
Last EDR Contact: 09/23/2020
Next Scheduled EDR Contact: 01/04/2021
Data Release Frequency: No Update Planned

CBS UST: Chemical Bulk Storage Database

Facilities that store regulated hazardous substances in underground tanks of any size

Date of Government Version: 01/01/2002
Date Data Arrived at EDR: 02/20/2002
Date Made Active in Reports: 03/22/2002
Number of Days to Update: 30

Source: NYSDEC
Telephone: 518-402-9549
Last EDR Contact: 10/24/2005
Next Scheduled EDR Contact: 01/23/2006
Data Release Frequency: No Update Planned

MOSF UST: Major Oil Storage Facilities Database

Facilities that may be onshore facilities or vessels, with petroleum storage capacities of 400,000 gallons or greater.

Date of Government Version: 01/01/2002
Date Data Arrived at EDR: 02/20/2002
Date Made Active in Reports: 03/22/2002
Number of Days to Update: 30

Source: NYSDEC
Telephone: 518-402-9549
Last EDR Contact: 07/25/2005
Next Scheduled EDR Contact: 10/24/2005
Data Release Frequency: No Update Planned

CBS: Chemical Bulk Storage Site Listing

These facilities store regulated hazardous substances in aboveground tanks with capacities of 185 gallons or greater, and/or in underground tanks of any size

Date of Government Version: 06/22/2020
Date Data Arrived at EDR: 06/23/2020
Date Made Active in Reports: 09/09/2020
Number of Days to Update: 78

Source: Department of Environmental Conservation
Telephone: 518-402-9549
Last EDR Contact: 09/23/2020
Next Scheduled EDR Contact: 01/04/2021
Data Release Frequency: Quarterly

MOSF: Major Oil Storage Facility Site Listing

These facilities may be onshore facilities or vessels, with petroleum storage capacities of 400,000 gallons or greater.

Date of Government Version: 06/22/2020
Date Data Arrived at EDR: 06/23/2020
Date Made Active in Reports: 09/09/2020
Number of Days to Update: 78

Source: Department of Environmental Conservation
Telephone: 518-402-9549
Last EDR Contact: 09/23/2020
Next Scheduled EDR Contact: 01/04/2021
Data Release Frequency: Quarterly

AST: Petroleum Bulk Storage

Registered Aboveground Storage Tanks.

Date of Government Version: 06/22/2020
Date Data Arrived at EDR: 06/23/2020
Date Made Active in Reports: 09/09/2020
Number of Days to Update: 78

Source: Department of Environmental Conservation
Telephone: 518-402-9549
Last EDR Contact: 09/23/2020
Next Scheduled EDR Contact: 01/04/2021
Data Release Frequency: No Update Planned

CBS AST: Chemical Bulk Storage Database

Facilities that store regulated hazardous substances in aboveground tanks with capacities of 185 gallons or greater, and/or in underground tanks of any size.

Date of Government Version: 01/01/2002
Date Data Arrived at EDR: 02/20/2002
Date Made Active in Reports: 03/22/2002
Number of Days to Update: 30

Source: NYSDEC
Telephone: 518-402-9549
Last EDR Contact: 07/25/2005
Next Scheduled EDR Contact: 10/24/2005
Data Release Frequency: No Update Planned

MOSF AST: Major Oil Storage Facilities Database

Facilities that may be onshore facilities or vessels, with petroleum storage capacities of 400,000 gallons or greater.

Date of Government Version: 01/01/2002
Date Data Arrived at EDR: 02/20/2002
Date Made Active in Reports: 03/22/2002
Number of Days to Update: 30

Source: NYSDEC
Telephone: 518-402-9549
Last EDR Contact: 07/25/2005
Next Scheduled EDR Contact: 10/24/2005
Data Release Frequency: No Update Planned

INDIAN UST R6: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 04/08/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84

Source: EPA Region 6
Telephone: 214-665-7591
Last EDR Contact: 10/23/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Varies

INDIAN UST R8: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 04/14/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/13/2020
Number of Days to Update: 85

Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 10/23/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Varies

INDIAN UST R7: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 04/03/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 10/23/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Varies

INDIAN UST R9: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 04/08/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84

Source: EPA Region 9
Telephone: 415-972-3368
Last EDR Contact: 10/23/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 04/14/2020
Date Data Arrived at EDR: 05/26/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 78

Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 10/23/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Varies

INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 04/14/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84

Source: EPA Region 5
Telephone: 312-886-6136
Last EDR Contact: 10/23/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Varies

INDIAN UST R10: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 04/14/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 10/23/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Varies

INDIAN UST R1: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 04/29/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84

Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 10/23/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Varies

TANKS: Storage Tank Faciliy Listing
This database contains records of facilities that are or have been regulated under Bulk Storage Program. Tank information for these facilities may not be releasable by the state agency.

Date of Government Version: 06/22/2020
Date Data Arrived at EDR: 06/23/2020
Date Made Active in Reports: 09/09/2020
Number of Days to Update: 78
Source: Department of Environmental Conservation
Telephone: 518-402-9543
Last EDR Contact: 09/23/2020
Next Scheduled EDR Contact: 01/04/2021
Data Release Frequency: Quarterly

State and tribal institutional control / engineering control registries

ENV RES DECL: Environmental Restrictive Declarations
The Environmental Restrictive Declarations (ERD) listed were recorded in connection with a zoning action against the noted Tax Blocks and Tax Lots, or portion thereof, and are available in the property records on file at the Office of the City Register for Bronx, Kings, New York and Queens counties or at the Richmond County Clerk's office. They contain environmental requirements with respect to hazardous materials, air quality and/or noise in accordance with Section 11-15 of this Resolution.

Date of Government Version: 04/22/2020
Date Data Arrived at EDR: 06/18/2020
Date Made Active in Reports: 09/04/2020
Number of Days to Update: 78
Source: New York City Department of City Planning
Telephone: 212-720-3300
Last EDR Contact: 09/18/2020
Next Scheduled EDR Contact: 12/28/2020
Data Release Frequency: Varies

RES DECL: Restrictive Declarations Listing
A restrictive declaration is a covenant running with the land which binds the present and future owners of the property. As a condition of certain special permits, the City Planning Commission may require an applicant to sign and record a restrictive declaration that places specified conditions on the future use and development of the property. Certain restrictive declarations are indicated by a D on zoning maps.

Date of Government Version: 12/16/2019
Date Data Arrived at EDR: 12/16/2019
Date Made Active in Reports: 03/02/2020
Number of Days to Update: 77
Source: NYC Department of City Planning
Telephone: 212-720-3401
Last EDR Contact: 09/18/2020
Next Scheduled EDR Contact: 12/28/2020
Data Release Frequency: Varies

ENG CONTROLS: Registry of Engineering Controls
Environmental Remediation sites that have engineering controls in place.

Date of Government Version: 05/12/2020
Date Data Arrived at EDR: 05/13/2020
Date Made Active in Reports: 07/29/2020
Number of Days to Update: 77
Source: Department of Environmental Conservation
Telephone: 518-402-9553
Last EDR Contact: 08/11/2020
Next Scheduled EDR Contact: 11/23/2020
Data Release Frequency: Quarterly

INST CONTROL: Registry of Institutional Controls
Environmental Remediation sites that have institutional controls in place.

Date of Government Version: 05/12/2020
Date Data Arrived at EDR: 05/13/2020
Date Made Active in Reports: 07/29/2020
Number of Days to Update: 77
Source: Department of Environmental Conservation
Telephone: 518-402-9553
Last EDR Contact: 08/11/2020
Next Scheduled EDR Contact: 11/23/2020
Data Release Frequency: Quarterly

State and tribal voluntary cleanup sites

INDIAN VCP R1: Voluntary Cleanup Priority Listing
A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 07/27/2015
Date Data Arrived at EDR: 09/29/2015
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 142

Source: EPA, Region 1
Telephone: 617-918-1102
Last EDR Contact: 09/16/2020
Next Scheduled EDR Contact: 01/04/2021
Data Release Frequency: Varies

VCP: Voluntary Cleanup Agreements

New York established its Voluntary Cleanup Program (VCP) to address the environmental, legal and financial barriers that often hinder the redevelopment and reuse of contaminated properties. The Voluntary Cleanup Program was developed to enhance private sector cleanup of brownfields by enabling parties to remediate sites using private rather than public funds and to reduce the development pressures on "greenfield" sites.

Date of Government Version: 05/12/2020
Date Data Arrived at EDR: 05/13/2020
Date Made Active in Reports: 07/29/2020
Number of Days to Update: 77

Source: Department of Environmental Conservation
Telephone: 518-402-9711
Last EDR Contact: 08/11/2020
Next Scheduled EDR Contact: 11/23/2020
Data Release Frequency: Semi-Annually

VCP NYC: Voluntary Cleanup Program Listing NYC

New York City voluntary cleanup program sites.

Date of Government Version: 07/24/2020
Date Data Arrived at EDR: 07/24/2020
Date Made Active in Reports: 10/12/2020
Number of Days to Update: 80

Source: New York City Office of Environmental Protection
Telephone: 212-788-8841
Last EDR Contact: 09/11/2020
Next Scheduled EDR Contact: 12/28/2020
Data Release Frequency: Varies

INDIAN VCP R7: Voluntary Cleanup Priority Lisitng

A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008
Date Data Arrived at EDR: 04/22/2008
Date Made Active in Reports: 05/19/2008
Number of Days to Update: 27

Source: EPA, Region 7
Telephone: 913-551-7365
Last EDR Contact: 04/20/2009
Next Scheduled EDR Contact: 07/20/2009
Data Release Frequency: Varies

State and tribal Brownfields sites

BROWNFIELDS: Brownfields Site List

A Brownfield is any real property where redevelopment or re-use may be complicated by the presence or potential presence of a hazardous waste, petroleum, pollutant, or contaminant.

Date of Government Version: 05/12/2020
Date Data Arrived at EDR: 05/13/2020
Date Made Active in Reports: 07/29/2020
Number of Days to Update: 77

Source: Department of Environmental Conservation
Telephone: 518-402-9764
Last EDR Contact: 08/11/2020
Next Scheduled EDR Contact: 11/23/2020
Data Release Frequency: Semi-Annually

ERP: Environmental Restoration Program Listing

In an effort to spur the cleanup and redevelopment of brownfields, New Yorkers approved a $200 million Environmental Restoration or Brownfields Fund as part of the $1.75 billion Clean Water/Clean Air Bond Act of 1996 (1996 Bond Act). Enhancements to the program were enacted on October 7, 2003. Under the Environmental Restoration Program, the State provides grants to municipalities to reimburse up to 90 percent of on-site eligible costs and 100% of off-site eligible costs for site investigation and remediation activities. Once remediated, the property may then be reused for commercial, industrial, residential or public use.

Date of Government Version: 05/12/2020
Date Data Arrived at EDR: 05/13/2020
Date Made Active in Reports: 07/29/2020
Number of Days to Update: 77

Source: Department of Environmental Conservation
Telephone: 518-402-9622
Last EDR Contact: 08/11/2020
Next Scheduled EDR Contact: 11/23/2020
Data Release Frequency: Quarterly

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 06/01/2020
Date Data Arrived at EDR: 06/02/2020
Date Made Active in Reports: 06/09/2020
Number of Days to Update: 7

Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 09/15/2020
Next Scheduled EDR Contact: 12/28/2020
Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

SWRCY: Registered Recycling Facility List

A listing of recycling facilities.

Date of Government Version: 07/01/2020
Date Data Arrived at EDR: 07/02/2020
Date Made Active in Reports: 09/22/2020
Number of Days to Update: 82

Source: Department of Environmental Conservation
Telephone: 518-402-8678
Last EDR Contact: 09/24/2020
Next Scheduled EDR Contact: 01/11/2021
Data Release Frequency: Quarterly

SWTIRE: Registered Waste Tire Storage & Facility List

A listing of facilities registered to accept waste tires.

Date of Government Version: 02/27/2018
Date Data Arrived at EDR: 04/06/2018
Date Made Active in Reports: 06/08/2018
Number of Days to Update: 63

Source: Department of Environmental Conservation
Telephone: 518-402-8694
Last EDR Contact: 09/02/2020
Next Scheduled EDR Contact: 12/21/2020
Data Release Frequency: No Update Planned

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands

Location of open dumps on Indian land.

Date of Government Version: 12/31/1998
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 01/24/2008
Number of Days to Update: 52

Source: Environmental Protection Agency
Telephone: 703-308-8245
Last EDR Contact: 10/20/2020
Next Scheduled EDR Contact: 02/08/2021
Data Release Frequency: Varies

ODI: Open Dump Inventory

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations

A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009
Date Data Arrived at EDR: 05/07/2009
Date Made Active in Reports: 09/21/2009
Number of Days to Update: 137

Source: EPA, Region 9
Telephone: 415-947-4219
Last EDR Contact: 10/13/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: No Update Planned

IHS OPEN DUMPS: Open Dumps on Indian Land

A listing of all open dumps located on Indian Land in the United States.

Date of Government Version: 04/01/2014
Date Data Arrived at EDR: 08/06/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 176

Source: Department of Health & Human Serivces, Indian Health Service
Telephone: 301-443-1452
Last EDR Contact: 07/31/2020
Next Scheduled EDR Contact: 11/09/2020
Data Release Frequency: Varies

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL: National Clandestine Laboratory Register

A listing of clandestine drug lab locations that have been removed from the DEAs National Clandestine Laboratory Register.

Date of Government Version: 03/18/2020
Date Data Arrived at EDR: 03/19/2020
Date Made Active in Reports: 06/09/2020
Number of Days to Update: 82

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 08/19/2020
Next Scheduled EDR Contact: 12/07/2020
Data Release Frequency: No Update Planned

DEL SHWS: Delisted Registry Sites

A database listing of sites delisted from the Registry of Inactive Hazardous Waste Disposal Sites.

Date of Government Version: 05/12/2020
Date Data Arrived at EDR: 05/13/2020
Date Made Active in Reports: 07/28/2020
Number of Days to Update: 76

Source: Department of Environmental Conservation
Telephone: 518-402-9622
Last EDR Contact: 08/11/2020
Next Scheduled EDR Contact: 11/23/2020
Data Release Frequency: Quarterly

US CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 03/18/2020
Date Data Arrived at EDR: 03/19/2020
Date Made Active in Reports: 06/09/2020
Number of Days to Update: 82

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 08/19/2020
Next Scheduled EDR Contact: 12/07/2020
Data Release Frequency: Quarterly

PFAS: PFAS Contamination Site Location Listing

DEC surveyed select businesses, fire departments, fire training centers, bulk storage facilities, airports, and Department of Defense (DoD) facilities. The responses to the survey have helped to determine if these entities used or stored materials containing PFOA/PFOS including AFFF and dispersants used in Teflon coating operations. The results of this survey will be updated periodically as additional responses are received..

Date of Government Version: 01/16/2019
Date Data Arrived at EDR: 05/08/2019
Date Made Active in Reports: 06/24/2019
Number of Days to Update: 47

Source: Department of Environmental Conservation
Telephone: 518-402-9020
Last EDR Contact: 08/06/2020
Next Scheduled EDR Contact: 11/16/2020
Data Release Frequency: Varies

Local Lists of Registered Storage Tanks

HIST UST: Historical Petroleum Bulk Storage Database
These facilities have petroleum storage capacities in excess of 1,100 gallons and less than 400,000 gallons. This database contains detailed information per site. It is no longer updated due to the sensitive nature of the information involved. See UST for more current data.

Date of Government Version: 01/01/2002
Date Data Arrived at EDR: 06/02/2006
Date Made Active in Reports: 07/20/2006
Number of Days to Update: 48
Source: Department of Environmental Conservation
Telephone: 518-402-9549
Last EDR Contact: 10/23/2006
Next Scheduled EDR Contact: 01/22/2007
Data Release Frequency: Varies

HIST AST: Historical Petroleum Bulk Storage Database
These facilities have petroleum storage capabilities in excess of 1,100 gallons and less than 400,000 gallons. This database contains detailed information per site. No longer updated due to the sensitive nature of the information involved. See AST for more current data.

Date of Government Version: 01/01/2002
Date Data Arrived at EDR: 06/02/2006
Date Made Active in Reports: 07/20/2006
Number of Days to Update: 48
Source: Department of Environmental Conservation
Telephone: 518-402-9549
Last EDR Contact: 10/23/2006
Next Scheduled EDR Contact: 01/22/2007
Data Release Frequency: No Update Planned

Local Land Records

LIENS: Spill Liens Information
Lien information from the Oil Spill Fund.

Date of Government Version: 05/20/2020
Date Data Arrived at EDR: 05/22/2020
Date Made Active in Reports: 08/06/2020
Number of Days to Update: 76
Source: Office of the State Comptroller
Telephone: 518-474-9034
Last EDR Contact: 08/06/2020
Next Scheduled EDR Contact: 11/16/2020
Data Release Frequency: Quarterly

LIENS 2: CERCLA Lien Information
A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 07/29/2020
Date Data Arrived at EDR: 08/03/2020
Date Made Active in Reports: 08/25/2020
Number of Days to Update: 22
Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 10/01/2020
Next Scheduled EDR Contact: 01/11/2021
Data Release Frequency: Semi-Annually

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System
Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 06/22/2020
Date Data Arrived at EDR: 06/23/2020
Date Made Active in Reports: 09/17/2020
Number of Days to Update: 86
Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 09/22/2020
Next Scheduled EDR Contact: 01/04/2021
Data Release Frequency: Quarterly

SPILLS: Spills Information Database
Data collected on spills reported to NYSDEC as required by one or more of the following: Article 12 of the Navigation Law, 6 NYCRR Section 613.8 (from PBS regs), or 6 NYCRR Section 595.2 (from CBS regs). It includes spills active as of April 1, 1986, as well as spills occurring since this date.

Date of Government Version: 05/12/2020
Date Data Arrived at EDR: 05/13/2020
Date Made Active in Reports: 08/03/2020
Number of Days to Update: 82

Source: Department of Environmental Conservation
Telephone: 518-402-9549
Last EDR Contact: 08/11/2020
Next Scheduled EDR Contact: 11/23/2020
Data Release Frequency: Varies

HIST SPILLS: SPILLS Database

This database contains records of chemical and petroleum spill incidents. Under State law, petroleum and hazardous chemical spills that can impact the waters of the state must be reported by the spiller (and, in some cases, by anyone who has knowledge of the spills). In 2002, the Department of Environmental Conservation stopped providing updates to its original Spills Information Database. This database includes fields that are no longer available from the NYDEC as of January 1, 2002. Current information may be found in the NY SPILLS database. Department of Environmental Conservation.

Date of Government Version: 01/01/2002
Date Data Arrived at EDR: 07/08/2005
Date Made Active in Reports: 07/14/2005
Number of Days to Update: 6

Source: Department of Environmental Conservation
Telephone: 518-402-9549
Last EDR Contact: 07/07/2005
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

SPILLS 90: SPILLS90 data from FirstSearch

Spills 90 includes those spill and release records available exclusively from FirstSearch databases. Typically, they may include chemical, oil and/or hazardous substance spills recorded after 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 90.

Date of Government Version: 12/14/2012
Date Data Arrived at EDR: 01/03/2013
Date Made Active in Reports: 02/12/2013
Number of Days to Update: 40

Source: FirstSearch
Telephone: N/A
Last EDR Contact: 01/03/2013
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

SPILLS 80: SPILLS80 data from FirstSearch

Spills 80 includes those spill and release records available from FirstSearch databases prior to 1990. Typically, they may include chemical, oil and/or hazardous substance spills recorded before 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 80.

Date of Government Version: 11/02/2010
Date Data Arrived at EDR: 01/03/2013
Date Made Active in Reports: 03/07/2013
Number of Days to Update: 63

Source: FirstSearch
Telephone: N/A
Last EDR Contact: 01/03/2013
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

Other Ascertainable Records

RCRA NonGen / NLR: RCRA - Non Generators / No Longer Regulated

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 06/15/2020
Date Data Arrived at EDR: 06/22/2020
Date Made Active in Reports: 09/18/2020
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: (212) 637-3660
Last EDR Contact: 09/22/2020
Next Scheduled EDR Contact: 01/04/2021
Data Release Frequency: Quarterly

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 08/05/2020
Date Data Arrived at EDR: 08/13/2020
Date Made Active in Reports: 10/21/2020
Number of Days to Update: 69

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 08/13/2020
Next Scheduled EDR Contact: 11/30/2020
Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 11/10/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 62

Source: USGS
Telephone: 888-275-8747
Last EDR Contact: 10/13/2020
Next Scheduled EDR Contact: 01/25/2021
Data Release Frequency: Semi-Annually

FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 04/02/2018
Date Data Arrived at EDR: 04/11/2018
Date Made Active in Reports: 11/06/2019
Number of Days to Update: 574

Source: U.S. Geological Survey
Telephone: 888-275-8747
Last EDR Contact: 10/08/2020
Next Scheduled EDR Contact: 01/18/2021
Data Release Frequency: N/A

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 01/01/2017
Date Data Arrived at EDR: 02/03/2017
Date Made Active in Reports: 04/07/2017
Number of Days to Update: 63

Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 08/05/2020
Next Scheduled EDR Contact: 11/23/2020
Data Release Frequency: Varies

US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 06/15/2020
Date Data Arrived at EDR: 06/22/2020
Date Made Active in Reports: 09/10/2020
Number of Days to Update: 80

Source: Environmental Protection Agency
Telephone: 202-566-1917
Last EDR Contact: 09/22/2020
Next Scheduled EDR Contact: 01/04/2021
Data Release Frequency: Quarterly

EPA WATCH LIST: EPA WATCH LIST

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 08/30/2013
Date Data Arrived at EDR: 03/21/2014
Date Made Active in Reports: 06/17/2014
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 617-520-3000
Last EDR Contact: 07/31/2020
Next Scheduled EDR Contact: 11/16/2020
Data Release Frequency: Quarterly

2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 09/30/2017
Date Data Arrived at EDR: 05/08/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 73

Source: Environmental Protection Agency
Telephone: 703-308-4044
Last EDR Contact: 08/06/2020
Next Scheduled EDR Contact: 11/16/2020
Data Release Frequency: Varies

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2016
Date Data Arrived at EDR: 06/17/2020
Date Made Active in Reports: 09/10/2020
Number of Days to Update: 85

Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 09/18/2020
Next Scheduled EDR Contact: 12/28/2020
Data Release Frequency: Every 4 Years

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 02/05/2020
Date Made Active in Reports: 04/24/2020
Number of Days to Update: 79

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 08/14/2020
Next Scheduled EDR Contact: 11/30/2020
Data Release Frequency: Annually

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 07/20/2020
Date Data Arrived at EDR: 07/21/2020
Date Made Active in Reports: 10/08/2020
Number of Days to Update: 79

Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 10/19/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Annually

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 07/29/2020
Date Data Arrived at EDR: 08/03/2020
Date Made Active in Reports: 08/25/2020
Number of Days to Update: 22

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 10/01/2020
Next Scheduled EDR Contact: 12/14/2020
Data Release Frequency: Annually

RMP: Risk Management Plans

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 07/24/2020
Date Data Arrived at EDR: 08/03/2020
Date Made Active in Reports: 10/21/2020
Number of Days to Update: 79

Source: Environmental Protection Agency
Telephone: 202-564-8600
Last EDR Contact: 10/14/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Varies

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995
Date Data Arrived at EDR: 07/03/1995
Date Made Active in Reports: 08/07/1995
Number of Days to Update: 35

Source: EPA
Telephone: 202-564-4104
Last EDR Contact: 06/02/2008
Next Scheduled EDR Contact: 09/01/2008
Data Release Frequency: No Update Planned

PRP: Potentially Responsible Parties

A listing of verified Potentially Responsible Parties

Date of Government Version: 04/27/2020
Date Data Arrived at EDR: 05/06/2020
Date Made Active in Reports: 06/09/2020
Number of Days to Update: 34

Source: EPA
Telephone: 202-564-6023
Last EDR Contact: 10/01/2020
Next Scheduled EDR Contact: 11/16/2020
Data Release Frequency: Quarterly

PADS: PCB Activity Database System

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 10/09/2019
Date Data Arrived at EDR: 10/11/2019
Date Made Active in Reports: 12/20/2019
Number of Days to Update: 70

Source: EPA
Telephone: 202-566-0500
Last EDR Contact: 10/02/2020
Next Scheduled EDR Contact: 01/18/2021
Data Release Frequency: Annually

ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 11/18/2016
Date Data Arrived at EDR: 11/23/2016
Date Made Active in Reports: 02/10/2017
Number of Days to Update: 79

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 10/01/2020
Next Scheduled EDR Contact: 01/18/2021
Data Release Frequency: Quarterly

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25
Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: No Update Planned

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25
Source: EPA
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: No Update Planned

MLTS: Material Licensing Tracking System
MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 08/05/2020
Date Data Arrived at EDR: 08/10/2020
Date Made Active in Reports: 10/08/2020
Number of Days to Update: 59
Source: Nuclear Regulatory Commission
Telephone: 301-415-7169
Last EDR Contact: 10/13/2020
Next Scheduled EDR Contact: 01/31/2021
Data Release Frequency: Quarterly

COAL ASH DOE: Steam-Electric Plant Operation Data
A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 12/04/2019
Date Made Active in Reports: 01/15/2020
Number of Days to Update: 42
Source: Department of Energy
Telephone: 202-586-8719
Last EDR Contact: 09/04/2020
Next Scheduled EDR Contact: 12/14/2020
Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List
A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 01/12/2017
Date Data Arrived at EDR: 03/05/2019
Date Made Active in Reports: 11/11/2019
Number of Days to Update: 251
Source: Environmental Protection Agency
Telephone: N/A
Last EDR Contact: 08/31/2020
Next Scheduled EDR Contact: 12/14/2020
Data Release Frequency: Varies

PCB TRANSFORMER: PCB Transformer Registration Database
The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 09/13/2019
Date Data Arrived at EDR: 11/06/2019
Date Made Active in Reports: 02/10/2020
Number of Days to Update: 96
Source: Environmental Protection Agency
Telephone: 202-566-0517
Last EDR Contact: 08/06/2020
Next Scheduled EDR Contact: 11/16/2020
Data Release Frequency: Varies

RADINFO: Radiation Information Database
The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 07/01/2019
Date Data Arrived at EDR: 07/01/2019
Date Made Active in Reports: 09/23/2019
Number of Days to Update: 84

Source: Environmental Protection Agency
Telephone: 202-343-9775
Last EDR Contact: 09/24/2020
Next Scheduled EDR Contact: 01/11/2021
Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing

A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2007
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing

A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2008
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

DOT OPS: Incident and Accident Data

Department of Transporation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 01/02/2020
Date Data Arrived at EDR: 01/28/2020
Date Made Active in Reports: 04/17/2020
Number of Days to Update: 80

Source: Department of Transporation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 07/27/2020
Next Scheduled EDR Contact: 11/09/2020
Data Release Frequency: Quarterly

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 06/30/2020
Date Data Arrived at EDR: 07/15/2020
Date Made Active in Reports: 07/21/2020
Number of Days to Update: 6

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 10/01/2020
Next Scheduled EDR Contact: 01/18/2021
Data Release Frequency: Varies

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2015
Date Data Arrived at EDR: 02/22/2017
Date Made Active in Reports: 09/28/2017
Number of Days to Update: 218

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 09/22/2020
Next Scheduled EDR Contact: 01/04/2021
Data Release Frequency: Biennially

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 07/14/2015
Date Made Active in Reports: 01/10/2017
Number of Days to Update: 546

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 10/06/2020
Next Scheduled EDR Contact: 01/18/2021
Data Release Frequency: Semi-Annually

FUSRAP: Formerly Utilized Sites Remedial Action Program

DOE established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations.

Date of Government Version: 08/08/2017
Date Data Arrived at EDR: 09/11/2018
Date Made Active in Reports: 09/14/2018
Number of Days to Update: 3

Source: Department of Energy
Telephone: 202-586-3559
Last EDR Contact: 07/28/2020
Next Scheduled EDR Contact: 11/16/2020
Data Release Frequency: Varies

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 08/30/2019
Date Data Arrived at EDR: 11/15/2019
Date Made Active in Reports: 01/28/2020
Number of Days to Update: 74

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 08/21/2020
Next Scheduled EDR Contact: 11/30/2020
Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 07/29/2020
Date Data Arrived at EDR: 08/03/2020
Date Made Active in Reports: 08/25/2020
Number of Days to Update: 22

Source: Environmental Protection Agency
Telephone: 703-603-8787
Last EDR Contact: 10/01/2020
Next Scheduled EDR Contact: 01/11/2021
Data Release Frequency: Varies

LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

Date of Government Version: 04/05/2001
Date Data Arrived at EDR: 10/27/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 36

Source: American Journal of Public Health
Telephone: 703-305-6451
Last EDR Contact: 12/02/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100
Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US AIRS MINOR: Air Facility System Data
A listing of minor source facilities.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100
Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

MINES VIOLATIONS: MSHA Violation Assessment Data
Mines violation and assessment information. Department of Labor, Mine Safety & Health Administration.

Date of Government Version: 05/28/2020
Date Data Arrived at EDR: 05/28/2020
Date Made Active in Reports: 08/13/2020
Number of Days to Update: 77
Source: DOL, Mine Safety & Health Admi
Telephone: 202-693-9424
Last EDR Contact: 09/10/2020
Next Scheduled EDR Contact: 12/14/2020
Data Release Frequency: Quarterly

US MINES: Mines Master Index File
Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 05/01/2020
Date Data Arrived at EDR: 05/21/2020
Date Made Active in Reports: 08/13/2020
Number of Days to Update: 84
Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 08/25/2020
Next Scheduled EDR Contact: 12/07/2020
Data Release Frequency: Semi-Annually

US MINES 2: Ferrous and Nonferrous Metal Mines Database Listing
This map layer includes ferrous (ferrous metal mines are facilities that extract ferrous metals, such as iron ore or molybdenum) and nonferrous (Nonferrous metal mines are facilities that extract nonferrous metals, such as gold, silver, copper, zinc, and lead) metal mines in the United States.

Date of Government Version: 05/06/2020
Date Data Arrived at EDR: 05/27/2020
Date Made Active in Reports: 08/13/2020
Number of Days to Update: 78
Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 08/28/2020
Next Scheduled EDR Contact: 12/07/2020
Data Release Frequency: Varies

US MINES 3: Active Mines & Mineral Plants Database Listing
Active Mines and Mineral Processing Plant operations for commodities monitored by the Minerals Information Team of the USGS.

Date of Government Version: 04/14/2011
Date Data Arrived at EDR: 06/08/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 97
Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 08/28/2020
Next Scheduled EDR Contact: 12/07/2020
Data Release Frequency: Varies

ABANDONED MINES: Abandoned Mines
An inventory of land and water impacted by past mining (primarily coal mining) is maintained by OSMRE to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of AML impacts, as well as, information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

Date of Government Version: 06/22/2020
Date Data Arrived at EDR: 06/22/2020
Date Made Active in Reports: 09/10/2020
Number of Days to Update: 80

Source: Department of Interior
Telephone: 202-208-2609
Last EDR Contact: 09/16/2020
Next Scheduled EDR Contact: 12/21/2020
Data Release Frequency: Quarterly

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 02/03/2020
Date Data Arrived at EDR: 03/03/2020
Date Made Active in Reports: 05/28/2020
Number of Days to Update: 86

Source: EPA
Telephone: (212) 637-3000
Last EDR Contact: 09/15/2020
Next Scheduled EDR Contact: 12/14/2020
Data Release Frequency: Quarterly

DOCKET HWC: Hazardous Waste Compliance Docket Listing

A complete list of the Federal Agency Hazardous Waste Compliance Docket Facilities.

Date of Government Version: 05/31/2018
Date Data Arrived at EDR: 07/26/2018
Date Made Active in Reports: 10/05/2018
Number of Days to Update: 71

Source: Environmental Protection Agency
Telephone: 202-564-0527
Last EDR Contact: 08/19/2020
Next Scheduled EDR Contact: 12/07/2020
Data Release Frequency: Varies

ECHO: Enforcement & Compliance History Information

ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

Date of Government Version: 06/27/2020
Date Data Arrived at EDR: 07/02/2020
Date Made Active in Reports: 09/28/2020
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 202-564-2280
Last EDR Contact: 10/06/2020
Next Scheduled EDR Contact: 01/18/2021
Data Release Frequency: Quarterly

UXO: Unexploded Ordnance Sites

A listing of unexploded ordnance site locations

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 07/02/2020
Date Made Active in Reports: 09/17/2020
Number of Days to Update: 77

Source: Department of Defense
Telephone: 703-704-1564
Last EDR Contact: 10/08/2020
Next Scheduled EDR Contact: 01/25/2021
Data Release Frequency: Varies

FUELS PROGRAM: EPA Fuels Program Registered Listing

This listing includes facilities that are registered under the Part 80 (Code of Federal Regulations) EPA Fuels Programs. All companies now are required to submit new and updated registrations.

Date of Government Version: 08/17/2020
Date Data Arrived at EDR: 08/17/2020
Date Made Active in Reports: 10/21/2020
Number of Days to Update: 65

Source: EPA
Telephone: 800-385-6164
Last EDR Contact: 08/17/2020
Next Scheduled EDR Contact: 11/30/2020
Data Release Frequency: Quarterly

AIRS: Air Emissions Data

Point source emissions inventory data.

Date of Government Version: 08/14/2019
Date Data Arrived at EDR: 08/14/2019
Date Made Active in Reports: 10/16/2019
Number of Days to Update: 63

Source: Department of Environmental Conservation
Telephone: 518-402-8452
Last EDR Contact: 10/14/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Annually

COAL ASH: Coal Ash Disposal Site Listing
A listing of coal ash disposal site locations.

Date of Government Version: 07/01/2020
Date Data Arrived at EDR: 07/02/2020
Date Made Active in Reports: 09/22/2020
Number of Days to Update: 82

Source: Department of Environmental Conservation
Telephone: 518-402-8660
Last EDR Contact: 09/24/2020
Next Scheduled EDR Contact: 01/11/2021
Data Release Frequency: Quarterly

DRYCLEANERS: Registered Drycleaners
A listing of all registered drycleaning facilities.

Date of Government Version: 06/08/2020
Date Data Arrived at EDR: 06/12/2020
Date Made Active in Reports: 09/02/2020
Number of Days to Update: 82

Source: Department of Environmental Conservation
Telephone: 518-402-8403
Last EDR Contact: 08/31/2020
Next Scheduled EDR Contact: 12/21/2020
Data Release Frequency: Annually

E DESIGNATION: E DESIGNATION SITE LISTING
The (E (Environmental)) designation would ensure that sampling and remediation take place on the subject properties, and would avoid any significant impacts related to hazardous materials at these locations. The (E) designations would require that the fee owner of the sites conduct a testing and sampling protocol, and remediation where appropriate, to the satisfaction of the NYCDEP before the issuance of a building permit by the Department of Buildings pursuant to the provisions of Section 11-15 of the Zoning Resolution (Environmental Requirements). The (E) designations also include a mandatory construction-related health and safety plan which must be approved by NYCDEP.

Date of Government Version: 02/27/2020
Date Data Arrived at EDR: 03/25/2020
Date Made Active in Reports: 06/10/2020
Number of Days to Update: 77

Source: New York City Department of City Planning
Telephone: 718-595-6658
Last EDR Contact: 09/18/2020
Next Scheduled EDR Contact: 12/28/2020
Data Release Frequency: Semi-Annually

Financial Assurance 1: Financial Assurance Information Listing
Financial assurance information.

Date of Government Version: 06/25/2020
Date Data Arrived at EDR: 06/25/2020
Date Made Active in Reports: 07/22/2020
Number of Days to Update: 27

Source: Department of Environmental Conservation
Telephone: 518-402-8660
Last EDR Contact: 10/07/2020
Next Scheduled EDR Contact: 01/11/2021
Data Release Frequency: Quarterly

Financial Assurance 2: Financial Assurance Information Listing
A listing of financial assurance information for hazardous waste facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

Date of Government Version: 06/11/2020
Date Data Arrived at EDR: 06/16/2020
Date Made Active in Reports: 09/02/2020
Number of Days to Update: 78

Source: Department of Environmental Conservation
Telephone: 518-402-8712
Last EDR Contact: 09/02/2020
Next Scheduled EDR Contact: 12/21/2020
Data Release Frequency: Varies

HSWDS: Hazardous Substance Waste Disposal Site Inventory
The list includes any known or suspected hazardous substance waste disposal sites. Also included are sites delisted from the Registry of Inactive Hazardous Waste Disposal Sites and non-Registry sites that U.S. EPA Preliminary Assessment (PA) reports or Site Investigation (SI) reports were prepared. Hazardous Substance Waste Disposal Sites are eligible to be Superfund sites now that the New York State Superfund has been refinanced and changed. This means that the study inventory has served its purpose and will no longer be maintained as a separate entity. The last version of the study inventory is frozen in time. The sites on the study will not automatically be made Superfund sites, rather each site will be further evaluated for listing on the Registry. So overtime they will be added to the registry or not.

Date of Government Version: 01/01/2003
Date Data Arrived at EDR: 10/20/2006
Date Made Active in Reports: 11/30/2006
Number of Days to Update: 41

Source: Department of Environmental Conservation
Telephone: 518-402-9564
Last EDR Contact: 05/26/2009
Next Scheduled EDR Contact: 08/24/2009
Data Release Frequency: No Update Planned

NY MANIFEST: Facility and Manifest Data

Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 01/01/2019
Date Data Arrived at EDR: 04/29/2020
Date Made Active in Reports: 07/10/2020
Number of Days to Update: 72

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 07/31/2020
Next Scheduled EDR Contact: 11/09/2020
Data Release Frequency: Quarterly

SPDES: State Pollutant Discharge Elimination System

New York State has a state program which has been approved by the United States Environmental Protection Agency for the control of wastewater and stormwater discharges in accordance with the Clean Water Act. Under New York State law the program is known as the State Pollutant Discharge Elimination System (SPDES) and is broader in scope than that required by the Clean Water Act in that it controls point source discharges to groundwaters as well as surface waters.

Date of Government Version: 05/12/2020
Date Data Arrived at EDR: 05/14/2020
Date Made Active in Reports: 07/31/2020
Number of Days to Update: 78

Source: Department of Environmental Conservation
Telephone: 518-402-8233
Last EDR Contact: 10/14/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: No Update Planned

VAPOR REOPENED: Vapor Intrusion Legacy Site List

New York is currently re-evaluating previous assumptions and decisions regarding the potential for soil vapor intrusion exposures at sites. As a result, all past, current, and future contaminated sites will be evaluated to determine whether these sites have the potential for exposures related to soil vapor intrusion.

Date of Government Version: 12/01/2018
Date Data Arrived at EDR: 02/13/2019
Date Made Active in Reports: 06/13/2019
Number of Days to Update: 120

Source: Department of Environmenal Conservation
Telephone: 518-402-9814
Last EDR Contact: 08/14/2020
Next Scheduled EDR Contact: 11/23/2020
Data Release Frequency: Varies

UIC: Underground Injection Control Wells

A listing of enhanced oil recovery underground injection wells.

Date of Government Version: 05/31/2020
Date Data Arrived at EDR: 06/03/2020
Date Made Active in Reports: 08/13/2020
Number of Days to Update: 71

Source: Department of Environmental Conservation
Telephone: 518-402-8056
Last EDR Contact: 09/01/2020
Next Scheduled EDR Contact: 12/14/2020
Data Release Frequency: Quarterly

COOLING TOWERS: Registered Cooling Towers

This data includes the location of cooling towers registered with New York State. The data is self-reported by owners/property managers of cooling towers in service in New York State. In August 2015, the New York State Department of Health released emergency regulations requiring the owners of cooling towers to register them with New York State.

Date of Government Version: 07/07/2020
Date Data Arrived at EDR: 07/14/2020
Date Made Active in Reports: 09/30/2020
Number of Days to Update: 78

Source: Department of Health
Telephone: 518-402-7650
Last EDR Contact: 10/13/2020
Next Scheduled EDR Contact: 01/25/2021
Data Release Frequency: Varies

PCS ENF: Enforcement data
No description is available for this data

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 02/05/2015
Date Made Active in Reports: 03/06/2015
Number of Days to Update: 29

Source: EPA
Telephone: 202-564-2497
Last EDR Contact: 10/02/2020
Next Scheduled EDR Contact: 01/18/2021
Data Release Frequency: Varies

PCS INACTIVE: Listing of Inactive PCS Permits
An inactive permit is a facility that has shut down or is no longer discharging.

Date of Government Version: 11/05/2014
Date Data Arrived at EDR: 01/06/2015
Date Made Active in Reports: 05/06/2015
Number of Days to Update: 120

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 10/02/2020
Next Scheduled EDR Contact: 01/18/2021
Data Release Frequency: Semi-Annually

PCS: Permit Compliance System
PCS is a computerized management information system that contains data on National Pollutant Discharge Elimination System (NPDES) permit holding facilities. PCS tracks the permit, compliance, and enforcement status of NPDES facilities.

Date of Government Version: 07/14/2011
Date Data Arrived at EDR: 08/05/2011
Date Made Active in Reports: 09/29/2011
Number of Days to Update: 55

Source: EPA, Office of Water
Telephone: 202-564-2496
Last EDR Contact: 10/02/2020
Next Scheduled EDR Contact: 01/18/2021
Data Release Frequency: Semi-Annually

NYC LEAD: Lead-based Paint Testing Results
The results of the inspections for all classrooms serving students under six in applicable buildings. Identifies all classrooms, whether there was observation of peeling paint, and if there was, standard response protocol was followed.

Date of Government Version: 05/28/2020
Date Data Arrived at EDR: 05/29/2020
Date Made Active in Reports: 07/02/2020
Number of Days to Update: 34

Source: New York City Department of Education
Telephone: 212-374-5141
Last EDR Contact: 08/04/2020
Next Scheduled EDR Contact: 11/16/2020
Data Release Frequency: Varies

NYC LEAD 2: Recent Lead Paint Violations
Pursuant to New York City?s Housing Maintenance Code, the Department of Housing Preservation and Development (HPD) issues violations against conditions in rental dwelling units that have been verified to violate the New York City Housing Maintenance Code (HMC) or the New York State Multiple Dwelling Law (MDL). Violations are issued when an inspection verifies that a violation of the HMC or MDL exists. It is closed when the violation is corrected, as observed/verified by HPD or as certified by the landlord.

Date of Government Version: 05/28/2020
Date Data Arrived at EDR: 06/02/2020
Date Made Active in Reports: 07/02/2020
Number of Days to Update: 30

Source: New York City Department of Housing Preservation & Development
Telephone: 212-863-8200
Last EDR Contact: 08/04/2020
Next Scheduled EDR Contact: 11/16/2020
Data Release Frequency: Varies

MINES MRDS: Mineral Resources Data System
Mineral Resources Data System

Date of Government Version: 04/06/2018
Date Data Arrived at EDR: 10/21/2019
Date Made Active in Reports: 10/24/2019
Number of Days to Update: 3

Source: USGS
Telephone: 703-648-6533
Last EDR Contact: 08/28/2020
Next Scheduled EDR Contact: 12/07/2020
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: EDR Proprietary Manufactured Gas Plants

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

EDR Hist Auto: EDR Exclusive Historical Auto Stations

EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR Hist Cleaner: EDR Exclusive Historical Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA HWS: Recovered Government Archive State Hazardous Waste Facilities List

The EDR Recovered Government Archive State Hazardous Waste database provides a list of SHWS incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Environmental Conservation in New York.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 12/30/2013
Number of Days to Update: 182

Source: Department of Environmental Conservation
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

RGA LF: Recovered Government Archive Solid Waste Facilities List

The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Environmental Conservation in New York.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/10/2014
Number of Days to Update: 193

Source: Department of Environmental Conservation
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

COUNTY RECORDS

CORTLAND COUNTY:

AST - CORTLAND: Cortland County Storage Tank Listing

A listing of aboveground storage tank sites located in Cortland County.

Date of Government Version: 08/20/2019
Date Data Arrived at EDR: 08/20/2019
Date Made Active in Reports: 10/16/2019
Number of Days to Update: 57

Source: Cortland County Health Department
Telephone: 607-753-5035
Last EDR Contact: 10/22/2020
Next Scheduled EDR Contact: 02/08/2021
Data Release Frequency: Quarterly

UST - CORTLAND: Cortland County Storage Tank Listing

A listing of underground storage tank sites located in Cortland County.

Date of Government Version: 08/20/2019
Date Data Arrived at EDR: 08/20/2019
Date Made Active in Reports: 10/16/2019
Number of Days to Update: 57

Source: Cortland County Health Department
Telephone: 607-753-5035
Last EDR Contact: 10/22/2020
Next Scheduled EDR Contact: 02/08/2021
Data Release Frequency: Quarterly

NASSAU COUNTY:

AST - NASSAU: Registered Tank Database

A listing of aboveground storage tank sites located in Nassau County.

Date of Government Version: 01/09/2017
Date Data Arrived at EDR: 01/11/2017
Date Made Active in Reports: 02/15/2017
Number of Days to Update: 35

Source: Nassau County Health Department
Telephone: 516-571-3314
Last EDR Contact: 10/22/2020
Next Scheduled EDR Contact: 02/08/2021
Data Release Frequency: No Update Planned

AST NCFM: Storage Tank Database

A listing of aboveground storage tank sites located in Nassau County.

Date of Government Version: 02/15/2011
Date Data Arrived at EDR: 02/23/2011
Date Made Active in Reports: 03/29/2011
Number of Days to Update: 34

Source: Nassau County Office of the Fire Marshal
Telephone: 516-572-1000
Last EDR Contact: 10/22/2020
Next Scheduled EDR Contact: 02/08/2021
Data Release Frequency: Varies

TANKS NASSAU: Registered Tank Database in Nassau County
A listing of facilities in Nassau County with storage tanks.

Date of Government Version: 01/09/2017
Date Data Arrived at EDR: 01/11/2017
Date Made Active in Reports: 02/15/2017
Number of Days to Update: 35
Source: Nassau County Department of Health
Telephone: 516-227-9691
Last EDR Contact: 10/22/2020
Next Scheduled EDR Contact: 02/08/2021
Data Release Frequency: Varies

UST - NASSAU: Registered Tank Database
A listing of underground storage tank sites located in Nassau County.

Date of Government Version: 01/09/2017
Date Data Arrived at EDR: 01/11/2017
Date Made Active in Reports: 02/15/2017
Number of Days to Update: 35
Source: Nassau County Health Department
Telephone: 516-571-3314
Last EDR Contact: 10/22/2020
Next Scheduled EDR Contact: 02/08/2021
Data Release Frequency: No Update Planned

UST NCFM: Storage Tank Database
A listing of underground storage tank sites located in Nassau County.

Date of Government Version: 02/15/2011
Date Data Arrived at EDR: 02/23/2011
Date Made Active in Reports: 03/29/2011
Number of Days to Update: 34
Source: Nassau County Office of the Fire Marshal
Telephone: 516-572-1000
Last EDR Contact: 10/22/2020
Next Scheduled EDR Contact: 02/08/2021
Data Release Frequency: Varies

ROCKLAND COUNTY:

AST - ROCKLAND: Petroleum Bulk Storage Database
A listing of aboveground storage tank sites located in Rockland County. Rockland County?s Petroleum Bulk Storage (PBS) program is no longer in service. All related operations/duties are now wholly overseen by the New York State Dept. of Environmental Conservation (NYSDEC).

Date of Government Version: 02/02/2017
Date Data Arrived at EDR: 03/17/2017
Date Made Active in Reports: 09/22/2017
Number of Days to Update: 189
Source: Rockland County Health Department
Telephone: 914-364-2605
Last EDR Contact: 08/26/2020
Next Scheduled EDR Contact: 12/14/2020
Data Release Frequency: No Update Planned

UST - ROCKLAND: Petroleum Bulk Storage Database
A listing of underground storage tank sites located in Rockland County. Rockland County?s Petroleum Bulk Storage (PBS) program is no longer in service. All related operations/duties are now wholly overseen by the New York State Dept. of Environmental Conservation (NYSDEC).

Date of Government Version: 02/02/2017
Date Data Arrived at EDR: 03/17/2017
Date Made Active in Reports: 09/22/2017
Number of Days to Update: 189
Source: Rockland County Health Department
Telephone: 914-364-2605
Last EDR Contact: 08/26/2020
Next Scheduled EDR Contact: 12/14/2020
Data Release Frequency: No Update Planned

SUFFOLK COUNTY:

AST - SUFFOLK: Storage Tank Database
A listing of aboveground storage tank sites located in Suffolk County.

Date of Government Version: 06/28/2018
Date Data Arrived at EDR: 12/06/2018
Date Made Active in Reports: 02/07/2019
Number of Days to Update: 63
Source: Suffolk County Department of Health Services
Telephone: 631-854-2521
Last EDR Contact: 10/22/2020
Next Scheduled EDR Contact: 02/08/2021
Data Release Frequency: No Update Planned

TANKS SUFFOLK: Storage Tank Database

This county is not included in the state?s database. These are facilities that have no tank information in the storage tank database.

Date of Government Version: 06/28/2018
Date Data Arrived at EDR: 02/05/2019
Date Made Active in Reports: 03/08/2019
Number of Days to Update: 31

Source: Department of Health Services
Telephone: 631-854-2516
Last EDR Contact: 10/22/2020
Next Scheduled EDR Contact: 02/08/2021
Data Release Frequency: Varies

UST - SUFFOLK: Storage Tank Database

A listing of underground storage tank sites located in Suffolk County.

Date of Government Version: 06/28/2018
Date Data Arrived at EDR: 12/06/2018
Date Made Active in Reports: 02/07/2019
Number of Days to Update: 63

Source: Suffolk County Department of Health Services
Telephone: 631-854-2521
Last EDR Contact: 10/22/2020
Next Scheduled EDR Contact: 02/08/2021
Data Release Frequency: No Update Planned

WESTCHESTER COUNTY:

AST - WESTCHESTER: Listing of Storage Tanks

A listing of aboveground storage tank sites located in Westchester County.

Date of Government Version: 06/09/2020
Date Data Arrived at EDR: 06/09/2020
Date Made Active in Reports: 08/18/2020
Number of Days to Update: 70

Source: Westchester County Department of Health
Telephone: 914-813-5161
Last EDR Contact: 10/22/2020
Next Scheduled EDR Contact: 02/08/2021
Data Release Frequency: Semi-Annually

UST - WESTCHESTER: Listing of Storage Tanks

A listing of underground storage tank sites located in Westchester County.

Date of Government Version: 06/09/2020
Date Data Arrived at EDR: 06/09/2020
Date Made Active in Reports: 08/18/2020
Number of Days to Update: 70

Source: Westchester County Department of Health
Telephone: 914-813-5161
Last EDR Contact: 10/22/2020
Next Scheduled EDR Contact: 02/08/2021
Data Release Frequency: Semi-Annually

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data

Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 05/12/2020
Date Data Arrived at EDR: 05/12/2020
Date Made Active in Reports: 07/27/2020
Number of Days to Update: 76

Source: Department of Energy & Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 10/20/2020
Next Scheduled EDR Contact: 11/23/2020
Data Release Frequency: No Update Planned

NJ MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 04/10/2019
Date Made Active in Reports: 05/16/2019
Number of Days to Update: 36

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 10/09/2020
Next Scheduled EDR Contact: 01/18/2021
Data Release Frequency: Annually

PA MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 06/30/2018
Date Data Arrived at EDR: 07/19/2019
Date Made Active in Reports: 09/10/2019
Number of Days to Update: 53

Source: Department of Environmental Protection
Telephone: 717-783-8990
Last EDR Contact: 10/07/2020
Next Scheduled EDR Contact: 01/25/2021
Data Release Frequency: Annually

RI MANIFEST: Manifest information
Hazardous waste manifest information

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 10/02/2019
Date Made Active in Reports: 12/10/2019
Number of Days to Update: 69

Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 08/11/2020
Next Scheduled EDR Contact: 11/30/2020
Data Release Frequency: Annually

VT MANIFEST: Hazardous Waste Manifest Data
Hazardous waste manifest information.

Date of Government Version: 10/28/2019
Date Data Arrived at EDR: 10/29/2019
Date Made Active in Reports: 01/09/2020
Number of Days to Update: 72

Source: Department of Environmental Conservation
Telephone: 802-241-3443
Last EDR Contact: 10/08/2020
Next Scheduled EDR Contact: 01/25/2021
Data Release Frequency: Annually

WI MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 05/31/2018
Date Data Arrived at EDR: 06/19/2019
Date Made Active in Reports: 09/03/2019
Number of Days to Update: 76

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 09/02/2020
Next Scheduled EDR Contact: 12/21/2020
Data Release Frequency: Annually

Oil/Gas Pipelines
Source: Endeavor Business Media
Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by Endeavor Business Media. This information is provided on a best effort basis and Endeavor Business Media does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of Endeavor Business Media.

Electric Power Transmission Line Data
Source: Endeavor Business Media
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Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:
Source: American Hospital Association, Inc.
Telephone: 312-280-5991
The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing
Source: Centers for Medicare & Medicaid Services
Telephone: 410-786-3000
A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes
Source: National Institutes of Health
Telephone: 301-594-6248
Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Day Care Providers
Source: Department of Health
Telephone: 212-676-2444

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Freshwater Wetlands
Source: Department of Environmental Conservation
Telephone: 518-402-8961

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

STREET AND ADDRESS INFORMATION

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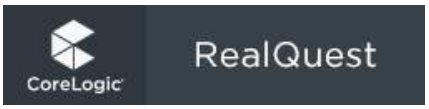
APPENDIX F

OTHER DOCUMENTS

Property Detail Report

For Property Located At :
135 MAIN ST, POUGHKEEPSIE, NY 12601-3043



Owner Information

Owner Name:	**ADMIRAL HALSEY APARTMENTS INCNOMINEE**
Mailing Address:	**909 3RD AVE #21, NEW YORK NY 10022-4754 C287**
Vesting Codes:	**/ / CO**

Location Information

Legal Description:	**2.2 AC**		
County:	**DUTCHESS, NY**	APN:	**131300-6062-76-911183-0000**
Census Tract / Block:	**2201.00 / 4**	Alternate APN:	
Township-Range-Sect:		Subdivision:	
Legal Book/Page:		Map Reference:	**6-62 /**
Legal Lot:	**911**	Tract #:	
Legal Block:	**76**	School District:	**131300**
Market Area:		School District Name:	**POUGHKEEPSIE**
Neighbor Code:	**4**	Munic/Township:	**POUGHKEEPSIE CITY**

Owner Transfer Information

Recording/Sale Date:	**09/28/2007 / 09/19/2007**	Deed Type:	**DEED (REG)**
Sale Price:		1st Mtg Document #:	**13639**
Document #:	**7084**		

Last Market Sale Information

Recording/Sale Date:	**09/28/2007 / 09/19/2007**	1st Mtg Amount/Type:	**/**
Sale Price:	**$6,650,200**	1st Mtg Int. Rate/Type:	**/**
Sale Type:		1st Mtg Document #:	
Document #:	**7083**	2nd Mtg Amount/Type:	**/**
Deed Type:	**BARGAIN & SALE DEED**	2nd Mtg Int. Rate/Type:	**/**
Transfer Document #:		Price Per SqFt:	**$77.51**
New Construction:		Multi/Split Sale:	
Title Company:	**ADVANTAGE TITLE AGENCY INC**		
Lender:			
Seller Name:	**ADMIRAL WILLIAM F HALSEY SENIO**		

Prior Sale Information

Prior Rec/Sale Date:	**09/1974 /**	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	**/**
Prior Doc Number:	**1392-972**	Prior 1st Mtg Rate/Type:	**/**
Prior Deed Type:	**DEED (REG)**		

Property Characteristics

Gross Area:	**85,800**	Parking Type:		Construction:	
Living Area:	**85,800**	Garage Area:		Heat Type:	
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:		Finish Bsmnt Area:		Pool:	
Bath(F/H):	**/**	Basement Type:		Air Cond:	
Year Built / Eff:	**/**	Roof Type:		Style:	
Fireplace:	**/**	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	**AVERAGE**
Other Improvements:	**Building Permit**				

Site Information

Zoning:	**R-6**	Acres:	**2.20**	County Use:	
Lot Area:	**95,832**	Lot Width/Depth:	**676 x 142**	State Use:	**APARTMENTS (411)**
Land Use:	**APARTMENT**	Res/Comm Units:	**119 /**	Water Type:	**COMMERCIAL**
Site Influence:				Sewer Type:	**COMMERCIAL**

Tax Information

Total Value:	**$6,650,000**	Assessed Year:	**2019**	Property Tax:	
Land Value:	**$280,000**	Improved %:	**96%**	Tax Area:	**131300**
Improvement Value:	**$6,370,000**	Tax Year:		Tax Exemption:	**NON-PROFIT AGENCIES**
Total Taxable Value:					


DISCLAIMER
"This map was created for reference purposes only and is not to be construed as a "survey description". CoreLogic does not represent or warrant that this map is complete or free from error, and does not assume, and expressly disclaims, any liability to any person for loss or damage caused by errors or omissions in the map."
LEGEND:
Map Page:
County Line:
Municipality: Boundary Name Swis Code
Section: Boundary ID
Parcel: Boundary Lot ID ID Size (Acreage) Size (Frontage)
Streets: Name Centerline
APN Label Record Layout:
Section ID
Parcel ID
999999-9999-99-999999-99
Swis Code
Section ID Suffix
Parcel ID Suffix
To build an APN, relate Swis Code, Section ID and Section ID Suffix to Parcel ID
Scale 1" = 50' (1:600)
DUTCHESS, NY
Map ID: 6062-76
Map Redaction: CoreLogic
SEE MAP 6062-67
SEE MAP 6062-68
SEE MAP 6162-61
SEE MAP 6062-75
SEE MAP 6162-69
SEE MAP 6062-83
SEE MAP 6062-84
SEE MAP 6162-7
MATCH LINE
DONEGAN PL
N CLOVER ST
CHARLES ST
MILL ST
MANSION ST
N PERRY ST
N BRIDGE ST
MAIN ST
S PERRY ST
S BRIDGE ST
LAFAYETTE PL
YASSAR ST
COLUMBUS DR
ROUTE 44
CITY OF POUGHKEEPSIE
6062-76
6062-67
6062-75
6062-83
6062-84
6162-69
881247
(Part of 6062-68-927260)
997253
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888192
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912195
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911183
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931179
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840167
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F.M. 6079 A
F.M. 333

FREEDOM OF INFORMATION REQUEST

TO: City of Poughkeepsie Records Access Officer

RE: City Chamberlain
(NAME OF AGENCY OR DEPARTMENT)

I hereby apply to inspect the following records: ***Be as specific as possible***

Records regarding above and underground storage tanks, violations and/or permits, spills and hazardous materials of environmental concern as we are conducting a Phase I Environmental Site Assessment.
Admiral Halsey Village, 135 Main Street, Poughkeepsie, NY 12601 - Block: 76, Lot: 911
APN: 131300-6062-76-911183-0000
Owner: Admiral Halsey Apartments Incnominee

Print Name: Joanne Bedkowski - Hillmann Consulting, LLC

Signature: Joanne Bedkowski, 10/19/2020

Address: 1600 Route 22 East, Suite 107, Union, NJ 07083

Phone: (908) 688-7800 Fax No. (908) 686-2636

Email Address: jbedkowski@hillmanngroup.com

(OFFICE USE ONLY)

Date Received: _____

SIGNATURE TITLE

Approved Denied in Whole Denied in Part

Reason for Denial _____

SIGNATURE TITLE DATE

A person denied access has the right to appeal. Please note that requests for appeals must be made in writing within 30 days of the denial to the Appeals Officer, who is the Finance Commissioner. Mail your request to:

City of Poughkeepsie, City Chamberlain
62 Civic Center Plaza
Poughkeepsie, New York, 12601
Fax (845) 451-4239

* * * Communication Result Report (Oct. 19. 2020 5:57PM) * * *

1)
2)

Date/Time: Oct. 19. 2020 5:57PM

File No.	Mode	Destination	Pg(s)	Result	Page Not Sent
1809	Memory TX	18454514239	P. 1	OK	

Reason for error
E. 1) Hang up or line fail
E. 2) Busy
E. 3) No answer
E. 4) No facsimile connection
E. 5) Exceeded max. E-mail size
E. 6) Destination does not support IP-Fax

FREEDOM OF INFORMATION REQUEST

TO: City of Poughkeepsie Records Access Officer

RE: City Chamberlain
(NAME OF AGENCY OR DEPARTMENT)

I hereby apply to inspect the following records: ***Be as specific as possible***

Records regarding above and underground storage tanks, violations and/or permits, spills and hazardous materials of environmental concern as we are conducting a Phase I Environmental Site Assessment.
Admiral Halsey Village, 135 Main Street, Poughkeepsie, NY 12601 - Block: 76, Lot: 911
APN: 131300-6062-76-811183-0000
Owner: Admiral Halsey Apartments Incorporated

Print Name: Jeanne Bedkowski - Hillmann Consulting, LLC

Signature: Joanne Bedkowski, 10/19/2020

Address: 1600 Route 22 East, Suite 107, Union, NJ 07083

Phone: (908) 686-7600 Fax No. (908) 686-2636

Email Address: jbedkowski@hillmanngroup.com

(OFFICE USE ONLY)

Date Received:

SIGNATURE TITLE

Approved Denied in Whole Denied in Part

Reason for Denial

SIGNATURE TITLE DATE

A person denied access has the right to appeal. Please note that requests for appeals must be made in writing within 30 days of the denial to the Appeals Officer, who is the Finance Commissioner. Mail your request to:

City of Poughkeepsie, City Chamberlain
62 Civic Center Plaza
Poughkeepsie, New York, 12601
Fax (845) 451-4239

Joanne Bedkowski

From:	Joanne Bedkowski
Sent:	Monday, October 19, 2020 6:01 PM
To:	'healthinfo@dutchessny.gov'
Subject:	Application for Access to Records - 135 Main Street, Poughkeepsie, NY (My ref# Z3-4631)
Attachments:	Application for Access to Records - 135 Main Street, Poughkeepsie, NY (My ref# Z3-4631).pdf

Dutchess County Department Of Health
Attn: Health Coordinator
85 Civic Center Plaza, Suite 106
Poughkeepsie, NY 12601

Hello Health Coordinator,

Attached is our Application for Access to Records for the property of Admiral Halsey Village, 135 Main Street, Poughkeepsie, NY (My ref# Z3-4631). Thank you!

Thank you
Joanne Bedkowski
Project Coordinator

Hillmann Consulting, LLC
1600 Route 22 East, Suite #107
Union, New Jersey 07083
Phone: (908) 688-7800 x202
Fax: (908) 686-2636

jbedkowski@hillmannconsulting.com
www.hillmannconsulting.com

Great Place To Work. Certified MAR 2020-MAR 2021 USA
Inc 5000
Best Workplaces
Great Place To Work.

DUTCHESS COUNTY DEPARTMENT OF HEALTH
85 Civic Center Plaza, Suite 106
Poughkeepsie, NY 12601
845-486-3404/Fax 845-486-3545
E-mail Address: healthinfo@dutchessny.gov

Application for Access to Records

SECTION A. APPLICANT

Date: 10/19/2020

Applicant Name: Joanne Bedkowski - Hillmann Consulting, LLC

Street Address: 1600 Route 22 East, Suite 107

City, St, Zip Code: Union, NJ 07083

Phone Number: 908-688-7800 Fax Number: 908-686-2636

E-mail Address: jbedkowski@hillmanngroup.com

SECTION B. RECORDS REQUESTED

Specific Name: _____ Municipality: Poughkeepsie City

Tax Map #: 131300 -6062-76 -911183 -0000

NOTE: If a radial search is requested, indicate a distance in feet (maximum of 500 ft.) from the referenced tax map number: _____ ft.

Remarks:

We are requesting records regarding above and underground storage tanks, permits and/or violations, spills and hazardous materials of environmental concern as we are conducting an environmental Site Assessment for the property of Admiral Halsey Village, 135 Main Street, Poughkeepsie, NY 12601- Block: 76, Lot: 911.
APN/Tax ID: 131300-6062-76-911183-0000
~~Owner: Admiral Halsey Apartments Inc~~

SECTION C. FOR HEALTH DEPARTMENT USE ONLY

Date: _____ Request Reviewed By: _____

Records Located:

☐ Application approved
☐ Application denied

____ Confidential disclosure
____ Unwarranted invasion of personal privacy
____ Record is exempted by statute
____ Part of investigatory file
____ Record is not maintained
____ Other (specify) _____

DUTCHESS COUNTY DEPARTMENT OF HEALTH
Environmental Health Services

Application Request to Access Records

An application for access to records can be made in writing by e-mail, fax, letter or in person, in a manner and on a form acceptable to the Department, at the Dutchess County Department of Health, Environmental Health Services, 1st floor, 85 Civic Center Plaza, Suite 106, Poughkeepsie, NY 12601.

Records are available for inspection and copying from 9 a.m. to 4 p.m., Monday through Friday, exclusive of holidays, Saturdays and Sundays or a day on which Dutchess County government is otherwise closed for business at the Dutchess County Department of Health, Environmental Health Services, 1st floor, 85 Civic Center Plaza, Suite 106, Poughkeepsie NY 12601. There shall be a limit of one hour per day per person for inspection of records provided; however, the Records Access Officer, at his/her discretion, for good cause, may extend such time limitation. The fee for copies is twenty-five cents per photocopy, not in excess of 9" x 14". Additional fees may be charged for larger size documents and for postage and/or handling. Applicants may request that all records in a file be copied and sent to them. The applicant will be informed of the cost for reproduction, handling, postage and shipping and must pay the costs prior to a release of the records.

Special note: Applicants are required to present themselves at the Dutchess County Department of Health, Environmental Health Services, 1st floor, 85 Civic Center Plaza, Suite 106, Poughkeepsie NY to review and copy records.

If the records sought to be inspected or reproduced are:

1. being inspected by another person; or
2. in the process of preparation; or
3. being used in official business; or
4. if the requested inspection would unreasonably interfere with or disrupt office duties or business operations, the Records Access Officer shall so inform the person and specify a reasonable time when such records may be inspected or reproduced.

An applicant has the right to appeal a denial of access to records to the Records Appeal Officer, County Attorney's office, 22 Market Street, Poughkeepsie NY, 12601, within 30 days from receipt of the denial.

Records are maintained and accessed by a tax map number, specific file name, project or premises and program. All of this information must be provided when making application. The list of programs is as follows:

Environmental Radiation/x-ray
State & Local Institutions
Hotels/Motels
Public Functions
Bathing Beaches
Individual Water
Realty Subdivisions
Residential housing complaints
Lead Poisoning
Child Care Facilities
Chemical Emergencies
Indoor Air
Public Water Supply
Smoking & Tobacco Restrictions (mo/yr)
Rabies control/animal bites (mo/yr)
Solid Waste Management Facilities
Hazardous Materials
Petroleum spills
Farm Worker Housing
Food Protection
Children's Camps
Campsites/Parks
Swimming Pools
Individual residential sewage, less than 1000 gallons/day, less than 5 lots
Well permits
Mobile Home Parks
Rooming & Boarding Homes
Nuisances
Occupational Health
Hazardous Waste Disposal sites
Environmental Health Assessment
SEQRA review
Public/Communal Sewage, 1000 GPD+
Commercial sewage, less than 1000 GPD
Offensive material, septage & sludge
Industrial Wastes

Note: Within five business days of the receipt of a written request for a record reasonably described, the agency must make the record available, deny access in writing giving the reasons for denial or furnish a written acknowledgement of the receipt of the request and a statement of the approximate date when the request will be granted or denied. [§ 88, Public Officers Law]

Sabrina Jaar Marzouka, JD, MPH
Assistant Commissioner for Administration

Public Records Center

Public Records Menu

- Home
- FAQs
- Submit a Request
- My Request Center

FAQs

See All FAQs

- How to contact NYSDEC about FOIL?
- Response time to my FOIL request?
- Exceptions to disclosing records?
- Fees I have to pay?
- Can I inspect documents first?
- Processing of my request?
- How I pay fees?
- How do I appeal a denial of access?

View Message(s)

Request Type: Freedom of Information Law Request

Description: A FOIL request is a request for any "record" under NY's Freedom of Information Law (Article 6 of the Public Officers Law). Section 86 defines a "record" as: "any information kept, held, filed, produced or reproduced by, with or for an agency or the state legislature, in any physical form whatsoeve including, but not limited to, reports, statements, examinations, memoranda, opinions, folders, files, books, manuals, pamphlets, forms, papers, designs, drawings, maps, photos, letters, microfilms, computer tapes or discs, rules, regulations or codes. NYSDEC maintains records in a variety of forms, o media, such as in hard copy (or paper), as recordings, as photographs, in electronic form etc.

Contact E-Mail: jbedkowski@hillmanngroup.co

Reference No: W074112-101920

Type of Record(s) Requested: Other

Description of Record(s) Requested: Records regarding above and underground storage tanks, permits and/or violations, spills, hazardous material and any othe information of environmental concern as we are conducting a

Powered by GovQA

Phase I Environmental Site Assessment. (My ref#: Z3-4631), Admiral Halsey Village, 135 Main Street, Poughkeepsie, NY 12601 Block: 76, Lot: 911, APN/Parcel ID 131300-6062-76-911183-0000, Owner: Admiral Halsey Apartmer Incnominee

NYSDEC Office processing the Request:

Region 3: (Lower Hudson Valley) Covers the counties of: Dutchess, Orange, Putnam, Rockland, Sullivan, Ulster and Westchester

If your request pertains to ju one Region, select that Regio If your request pertains to more than one Region, select Central Office. If you're unsu which Region your request pertains to, select Central Office. The Department will route your request to the appropriate Region(s)

Preferred Method to Receive Records:

Electronic copies

NYSDEC will use its best effor to provide records via the method you select. However, in some cases a particular delivery method is not feasib In such cases NYSDEC will deliver the records via an alternative method

Please note not all public documents are available in electronic format. If the docume (s) requested are not available electronically, we will make them available for inspecti or by paper copy in accordance with the Public Records Law.

New Message Cancel

Messages 2 Print Messages (PI

On 10/19/2020 5:04:16 PM, New York DEC Support wrote:

Dear Joanne:

Thank you for your Freedom of Information Law (FOIL) request. Your request has been received and is being processed. Your request was received in this office on 10/19/2020 and given the reference number FOIL #W074112-101920 for tracking

GovQA

purposes. You may expect the Department's response to your request no later than **11/18/2020**.

Record Requested: **Records regarding above and underground storage tanks, permits and/or violations, spills, hazardous material and any other information of environmental concern as we are conducting a Phase I Environmental Site Assessment. (My ref#: Z3-4631), Admiral Halsey Village, 135 Main Street, Poughkeepsie, NY 12601 - Block: 76, Lot: 911, APN/Parcel ID#: 131300-6062-76-911183-0000, Owner: Admiral Halsey Apartments Incnominee**

You can monitor the progress of your request at the link below and you'll receive an email when your request has been completed. Again, thank you for using the FOIL Center.

Please note that due to the COVID-19 outbreak, DEC may be experiencing staffing shortages and some records custodians may be working remotely. This may result in a delayed response time to your FOIL request. We appreciate your understanding and cooperation.

https://mycusthelp.com/NEWYORKDEC/_rs/RequestLogin.aspx

New York State Department of Environmental Conservation, Record Access Office

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Track the issue status and respond at:
https://newyorkdec.mycusthelp.com/webapp//_rs/RequestEdit.aspx?rid=74112

> On 10/19/2020 5:04:15 PM, Ms. Joanne Bedkowski wrote:

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DUTCHESS COUNTY DEPARTMENT OF
BEHAVIORAL & COMMUNITY HEALTH
ENVIRONMENTAL HEALTH SERVICES
85 CIVIC CENTER PLAZA, SUITE 106
POUGHKEEPSIE, NY 12601
TELEPHONE # (845) 486-3404
FAX #: (845) 486-3545

October 20, 2020

Joanne Bedkowski
1600 Rt 22 East, Suite 107
Union, NJ 07083

Re: FREEDOM OF INFORMATION LAW (FOIL)
31-6062-76-911183

Dear Sir or Madam:

This will acknowledge that we received your request in the above matter.

We have found no records which match your request.

Thank you.

Sincerely,

Anne Scalzo
Administrative Assistant
Environmental Health Services

Joanne Bedkowski

From: Scalzo, Anne <ascalzo@dutchessny.gov>
Sent: Tuesday, October 20, 2020 9:16 AM
To: Joanne Bedkowski
Subject: Foil Request

All we have on this property are closed housing complaints ex. “no heat”
We do not have UST’s , splls etc. Please contact the New York State Dept of Environmental Conservation.

Anne Scalzo
Administrative Assistant
Environmental Health Services
Department of Behavioral & Community Health
85 Civic Center Plaza, Suite 106
Poughkeepsie, NY 12601
Phone: (845) 486-3471 Fax: (845) 486-3545 TTY:(845) 486-3417
Email: ascalzo@dutchessny.gov
www.dutchessny.gov

Joanne Bedkowski

From: New York DEC Support <newyorkdec@mycusthelp.net>
Sent: Friday, October 23, 2020 11:45 AM
To: Joanne Bedkowski
Subject: Freedom of Information Law Request :: W074112-101920

--- Please respond above this line ---

Region 3 - New Paltz
P: 845 256-3154 | F:
www.dec.ny.gov

RE: PUBLIC RECORDS REQUEST of 10/19/2020, Reference # W074112-101920

Date: 10/23/2020

Dear Ms. Joanne Bedkowski,

I write in response to your Freedom of Information Law (FOIL) request seeking:

> *Records regarding above and underground storage tanks, permits and/or violations, spills, hazardous material and any other information of environmental concern as we are conducting a Phase I Environmental Site Assessment. (My ref#: Z3-4631), Admiral Halsey Village, 135 Main Street, Poughkeepsie, NY 12601 - Block: 76, Lot: 911, APN/Parcel ID#: 131300-6062-76-911183-0000, Owner: Admiral Halsey Apartments Incnominee*

No files were found responsive to the address requested for hazardous waste remediation. If I can be of further assistance, please contact me at 845 633-5463 and reference FOIL #W074112-101920, or simply reply to this email. Thank you.

Sincerely,
Michael Kilmer
Region 3 Hazardous Waste Remediation

Joanne Bedkowski

From: Rodriguez, Kathy <KRodriguez@cityofpoughkeepsie.com>
Sent: Tuesday, October 20, 2020 9:07 AM
To: Joanne Bedkowski
Subject: 135 Main Street - FOIL Request
Attachments: 20201020084739359.pdf

Good Morning,

We are in receipt of your FOIL request. The file is available for viewing by appointment only. Please visit the City's website (cityofpoughkeepsie.com), and under the Building Department page you can schedule your appointment.

Thank you

-----Original Message-----
From: Machine, copy
Sent: Tuesday, October 20, 2020 8:48 AM
To: Rodriguez, Kathy <KRodriguez@cityofpoughkeepsie.com>
Subject: Message from "RNP002673D43329"

This E-mail was sent from "RNP002673D43329" (MP 6055).

Scan Date: 10.20.2020 08:47:39 (-0400)
Queries to: cmachine@cityofpoughkeepsie.com

2020 OCT 20 AM 8:06
CITY OF POUGHKEEPSIE
CITY CHAMBERLAIN

FREEDOM OF INFORMATION REQUEST

TO: City of Poughkeepsie Records Access Officer

RE: ~~City Chamberlain~~ Building Dept / DPW
(NAME OF AGENCY OR DEPARTMENT)

I hereby apply to inspect the following records: ***Be as specific as possible***

Records regarding above and underground storage tanks, violations and/or permits, spills and hazardous materials of environmental concern as we are conducting a Phase I Environmental Site Assessment.
Admiral Halsey Village, 136 Main Street, Poughkeepsie, NY 12601 - Block: 76, Lot: 911
APN: 131300-6062-76-911183-0000
Owner: Admiral Halsey Apartments Incnominee

Print Name: Joanne Bedkowski - Hillmann Consulting, LLC

Signature: Joanne Bedkowski 10/19/2020

Address: 1600 Route 22 East, Suite 107, Union, NJ 07083

Phone: (908) 688-7800 Fax No. (908) 686-2636

Email Address: jbedkowski@hillmanngroup.com

(OFFICE USE ONLY)

Date Received: October 20 2020

Joshua M DeLuca - Deputy Chamberlain
SIGNATURE TITLE

Approved Denied in Whole Denied in Part

Reason for Denial

SIGNATURE TITLE DATE

A person denied access has the right to appeal. Please note that requests for appeals must be made in writing within 30 days of the denial to the Appeals Officer, who is the Finance Commissioner. Mail your request to:

City of Poughkeepsie, City Chamberlain
62 Civic Center Plaza
Poughkeepsie, New York, 12601
Fax (845) 451-4239

Annual Drinking Water Quality Report for 2019
Poughkeepsies' Water Treatment Facility
3431 North Road, Poughkeepsie NY 12601
Public Water Supply NY1302774

INTRODUCTION

The Poughkeepsies' Water Treatment Facility, which is owned and operated by the City and Town of Poughkeepsie, provides drinking water to 80,000 individuals within the City of Poughkeepsie, Town of Poughkeepsie, the Dutchess County Water Authority, and the Town of Hyde Park. To comply with State regulations, The Poughkeepsies' Water Treatment Facility annually issues this report describing the quality of your drinking water. The purpose of this report is to raise your understanding of drinking water and awareness of the need to protect our drinking water sources. Last year, your tap water met all State drinking water health standards. We are proud to report that our system did not violate a maximum contaminant level or any other water quality standard. This report provides an overview of last year's water quality. Included are details about where your water comes from, what it contains, and how it compares to State standards.

If you have any questions about this report or concerning your drinking water, please contact Randy Alstadt, Water Plant Administrator, Poughkeepsies' Water Treatment Facility at 451-4173 x2003 or the Dutchess County Department of Behavioral & Community Health, 85 Civic Center Plaza, Suite 106, Poughkeepsie 12601 at 486-3404. If you want to learn more, please attend any of our regularly scheduled Joint Water Board meetings. The meetings are held the first Tuesday of every month at the Water Treatment Facility. Minutes and information reviewed at those meetings are available on our web site www.pokwater.com. For additional information you may also visit EPA's drinking water web site (*www.epa.gov/safewater/*) and the New York State Department of Health's web site (*www.health.state.ny.us).*

The tables in this report contain various water quality parameters and the concentration of contaminates detected along with the possible source. A copy of this report and the complete list and results of organic and inorganic contaminates tested throughout the 2019 year can be obtained by contacting Water Plant Administrator, Randy Alstadt at 451-4173 x2003. We are pleased to present to you the 2019 Annual Water Quality Report.

Where does our water come from?

In general, the sources of drinking water (both tap water and bottled water) include rivers, lakes, streams, ponds, reservoirs, springs, and wells. As water travels over the surface of the land or through the ground, it dissolves naturally occurring minerals and can pick up substances resulting from the presence of animals or from human activities. Contaminants that may be present in source water include: microbial contaminants; inorganic contaminants; pesticides and herbicides; organic chemical contaminants; and radioactive contaminants. In order to ensure that tap water is safe to drink, the State and the EPA prescribe regulations which limit the amount of certain contaminants in water provided by public water systems and require monitoring for the contaminants. The State Health Department's and the FDA's regulations establish limits for contaminants in bottled water which must provide the same protection for public health.

Our water source is the Hudson River, which originates from the north in the Adirondacks at Lake Tear of the Clouds, located on the southwest shoulder of Mount Marcy; New York State's highest peak. The Hudson River Watershed is very expansive, covering nearly 12,500 square miles, of which the majority is within New York State, however, small portions are located in Vermont, Massachusetts, Connecticut and New Jersey. Raw water is taken from the Hudson River adjacent to our treatment plant, approximately 1,000 feet from shore at a depth of 48 feet below the mean river elevation. Water quality tests have shown the river to be of very high quality. During 2019, our system did not experience any restriction of our water source.

Water Treatment

The Poughkeepsies' Water Treatment Facility utilizes a conventional, state of the art, filtration process to treat the water supply. This process includes chemical application of polyaluminum chloride to stabilize the small particles in the raw water supply. Once stabilized the particles are combined with an organic polymer and previously settled solids, then slowly mixed to form larger particles. The larger particles are then removed through settling. Occasionally carbon dioxide is added prior to this process to aid coagulation for enhanced removal of organic compounds. Following the settling process, ozone is added to assist in the breakdown of organic compounds. The water is then passed through filters made of biologically activated carbon and sand. These filters help polish the water and reduce the organic compounds that can cause disinfection byproducts when water

is chlorinated. Disinfection, the process used to kill disease-producing organisms, is accomplished through application of ultraviolet light followed by a carefully monitored chlorination process. Post treatment includes the addition of phosphoric acid and sodium hydroxide. Phosphoric acid is added at 2.3 mg/L to reduce corrosion of customer's lead piping and fixtures. Sodium hydroxide is added when necessary to increase the treated water to a pH of 7.7 in effort to minimize corrosion of pipes within the distribution system and customers plumbing.

The ozone treatment and biologically activated carbon filters were added to the treatment process in the 2016 plant upgrade. The upgrades have resulted in reduced disinfection byproducts in the finished water.

Facts and Figures

The Poughkeepsies' Water Treatment Facility, which is located along the Hudson River within the Marist College Campus on Route 9, was constructed in 1962 and upgraded in 2004 and 2016. The Facility is currently rated at a maximum production capacity of 19.3 million gallons per day (MGD).

In 2019, the treatment facility produced 3,742,517,000 gallons of potable water, approximately 10.25 MGD. Total billed water to the City was 1,641,117,000 gallons (4.5 MGD) while gallons billed to the Town of Poughkeepsie was 2,101,400,000 (5.8 MGD). The cost of production in 2019 was $1.26 per 1,000 gallons. This equates to 10 gallons of water for one penny!

Are There Contaminants in our Drinking Water?

To insure maximum water quality for our customers, the Poughkeepsies' Water Treatment Facility staff monitors source, treated and distribution water daily. In addition to continuous plant effluent monitoring for turbidity, chlorine residuals, and pH, approximately 29,660 water quality tests were conducted by the water plant staff in 2019. Operators at our facility analyzed chlorine residual, effluent turbidity and pH 12 times daily or combined or 13,140 analyses. In addition, orthophosphate was analyzed 730 times or twice daily. Additional analyses performed on raw water, plant effluent, and/or distribution system samples included inorganic compounds (metals), volatile organic compounds, total trihalomethanes, haloacetic acids, and synthetic organic compounds. The table presented in this report depicts which compounds were detected in your drinking water.

It should be noted that all drinking water, including bottled drinking water, may be reasonably expected to contain at least small amounts of some contaminants. The presence of contaminants does not necessarily indicate that water poses a health risk. More information about contaminants and potential health effects can be obtained by calling the EPA's Safe Drinking Water Hotline (800-426-4791) or the Dutchess County Department of Behavioral & Community Health at 486-3404.

Salt Front

Our water is taken from the Hudson River Estuary, which is subject to increased chloride and sodium levels during low rainfall periods. In 2019, the facility did not experience a salt front episode (defined by USGS as chloride levels exceeding 100 mg/L). Our plant effluent was tested for sodium 14 times in 2019 with values ranging from 19.3 mg/L to 32.9 mg/L and an average of 27.3 mg/L. If specific conductivity triggers were met, additional sodium analysis would have taken place.

During normal water years the sodium level varies from 15 – 25 mg/L with higher levels occurring during periods of low rainfall. **Customers that are on a salt restricted diet should consult with their physician concerning sodium in their drinking water.** Information concerning sodium levels in your water can be obtained at any time by contacting the Water Plant Administrator, Randy Alstadt at 451-4173 x 2003.

Hardness

The water obtained from the Hudson River is considered moderately hard. The average hardness of the plant effluent in 2019 was 66.5 mg/L or 3.88 grains/gallon.

Poughkeepsies' Water Treatment Facility
Table of Detected Contaminants 2019

Contaminant	Violation Yes/No	Sample Date(s)	Level Detected	Unit of Measure-ment	MCLG	Regulatory Limit	Likely Source of Contamination
Plant Effluent - Inorganic Contaminants							
Orthophosphate (reported as Phosphorus)	N/A	2 per day	Average = 0.627 Range = 0.036 to 1.21	mg/L	N/A	N/A	Orthophosphate is added at the Poughkeepsies' Water Treatment Facility to inhibit corrosion of lead piping in the distribution system.
Turbidity (Plant Effluent)	No	Continuous Monitoring	Average = 0.036 Range = 0.020 to 0.114	NTU	N/A	MCL = 1 NTU monthly average[1] MCL = 5 NTU two day average	Soil runoff
Turbidity (Filter Effluent)	No	Continuous Monitoring	Average = 0.0307 Range = 0.015 to 0.261	NTU	N/A	TT = 95% of samples < 0.3 NTU[2]	Soil runoff
Aluminum	No	1 per week	Average = 31.2 Range = ND to 76.4	ug/L	200	N/A	Erosion of natural deposits; discharge of drilling wastes; discharge from metal refineries
Barium	No	8/29/19	0.0204	mg/L	2	MCL = 2	Erosion of natural deposits; discharge of drilling wastes; discharge from metal refineries
Bromate	No	Monthly	Average = 3.2 Range = ND to 7.5[3]	ug/L	N/A	MCL = 10	By-product of drinking water disinfection at treatment plants using Ozone.
Chloride	No	8/29/19	53.6	mg/L	250	N/A	Naturally occurring or indicative of road salt contamination
Nitrate	No	8/29/19	0.31	mg/L	10	MCL = 10	Runoff from fertilizer, Leaking septic tanks, sewage, erosion of natural deposits
Sodium	No	Monthly	Average = 27.3 Range = 19.3 to 32.9	mg/L	N/A	N/A[3]	Naturally occurring; Road salt; Water softeners; Animal waste
Sulfate	No	8/29/19	17.3	mg/L	N/A	MCL = 250	Naturally occurring
Plant Effluent - Disinfectants							
Free Chlorine Residual	No	Continuous Monitoring	Average = 2.29 Range = 1.69 to 2.99	mg/L	N/A	MCL = 4[4]	Water additive used to control microbes.
Plant Effluent - Disinfection Byproducts							
Total Trihalomethanes (chloroform, bromo-dichloromethane, dibromochloro-methane, and bromoform)	No	02/13/19 05/22/19 08/15/19 11/13/19	Average = 6.1 Range = 2.0 to 10.7	ug/L	N/A	MCL = 80 for four-quarter average	By-product of drinking water chlorination needed to kill harmful organisms. TTHMs are formed when source water contains large amounts of organic matter.
Haloacetic Acids (mono-, di-, and trichloroacetic acid, and mono- and di-bromoacetic acid)	No	02/13/19 05/22/19 08/15/19 11/13/19	Average = 5.7 Range = 4.3 to 8.7	ug/L	N/A	MCL = 60 for four-quarter average	By-product of drinking water disinfection needed to kill harmful organisms.
Plant Effluent - Radioactive Contaminants							
Gross Alpha Plant Effluent	No	8/28/19	0.049	pCi/L	0	MCL = 15	Erosion of natural deposits.
Gross Beta	No	8/28/19	1.67	pCi/L	0	MCL = 50[5]	Decay of natural deposits and man-made emissions.
Radium-226	No	8/28/19	0.543	pCi/L	0	MCL = 5	Erosion of natural deposits.
Radium-228	No	8/28/19	0.145	pCi/L	0	MCL = 5	Erosion of natural deposits.
Uranium	No	8/28/19	0.137	ug/L	0	MCL = 30	Erosion of natural deposits.
Raw Water - Radioactive Contaminants							
Gross Alpha	No	4/11/18 7/6/18 10/4/18	Average = 3.71 Range = ND to 6.33	pCi/L	0	MCL = 15	Erosion of natural deposits.
Gross Beta	No	4/11/18 7/6/18 10/4/18	Average = 4.815 Range = ND to 8.89	pCi/L	0	MCL = 50[5]	Decay of natural deposits and man-made emissions.
Uranium	No	4/11/18 7/6/18 10/4/18	Average = 0.221 Range = 0.191 to 0.246	ug/L	0	MCL = 30	Erosion of natural deposits.

1. Turbidity is a measure of the cloudiness of the water. We test it because it is a good indicator of the effectiveness of our filtration system. Our highest single turbidity measurement on the plant effluent (0.114 NTU) occurred on 7/11/19. An MCL violation occurs when the average of all daily entry point analyses for the month exceed the MCL of 1 NTU or when the daily two-day average exceeds 5 NTU.
2. The turbidity of each filter is monitored to determine treatment compliance. State regulations require that turbidity must always be below

1 NTU. State regulations require that 95% of samples are below 0.3 NTU. In 2019, 100% of samples were less than 0.3 NTU. The highest filter turbidity reading (0.261 NTU) occurred on 11/08/19.

3. Water containing more than 20 mg/L of sodium should not be used for drinking by people on severely restricted sodium diets. Water containing more than 270 mg/L of sodium should not be used for drinking by people on moderately restricted sodium diets.
4. Value presented represents the Maximum Residual Disinfectant Level (MRDL) which is a level of disinfectant added for water treatment that may not be exceeded at the consumer's tap without an unacceptable possibility of adverse health effects.
5. The State considers 50 pCi/L to be the level of concern for beta particles.

Table Definitions

NYSDOH: New York State Department of Health
USEPA: United States Environmental Protection Agency
MCL (Maximum Contaminant Level): The highest level of a contaminant that is allowed in the drinking water.
MCLG (Maximum Contaminant Level Goal): The level of a contaminant in drinking water below which there is no known or expected risk to health. MCLG's allow for a margin of safety.
MRDL (Maximum Residual Disinfectant Level): The highest level of a disinfectant allowed in drinking water. There is convincing evidence that addition of a disinfectant is necessary for control of microbial contaminants.
MRDLG (Maximum Residual Disinfectant Level Goal): The level of a drinking water disinfectant below which there is no known or expected risk to health. MRDLGs do not reflect the benefits of the use of disinfectants to control microbial contamination.
NTU (Nephelometric Turbidity Unit): A measure of the clarity of the water. Turbidity in excess of 5.0 NTU is just noticeable to the average person.
TT: Treatment Technique
N/A: Not Applicable
ND: Not Detected
mg/L (milligrams per liter): Corresponds to one mass part in one million parts of another liquid (parts per million)
µg/L (micrograms per liter): Corresponds to one mass part in one billion parts of another liquid (parts per billion)
pCi/L (Picocuries per liter): A measure of the radioactivity in water.
mrem/yr (millirems per year): A measure of radiation absorbed by the body.

Lead in Your Drinking Water

The facility adds phosphoric acid at 2.3 mg/L to the treated water in order to protect lead plumbing in customer's homes. This program has resulted in significantly reducing lead levels in most homes.

Lead present at elevated levels can cause serious health problems, especially for pregnant women, infants, and young children. It is possible that lead levels at your home may be higher than at other homes in the community as a result of materials used in your home's plumbing. The Poughkeepsies' Water Treatment Facility is responsible for providing high quality drinking water, but cannot control the variety of materials used in plumbing components. Potential exposure to lead in drinking water can be minimized by running the water from the tap for 30 seconds to 2 minuets before using it for drinking or cooking, especially if it has been unused for several hours. If you are concerned about lead in your water, you may wish to have your water tested. Information on lead in drinking water, testing methods, and steps you can take to minimize exposure is available from the Safe Drinking Water Hotline (1-800-426-4791) or at www.epa.gov/safewater/lead.

What Does This Information Mean?

As you can see by the table, our system had no violations. We have learned through our testing that some contaminants have been detected; however, these contaminants were detected below the level allowed by the State.

Is Our Water System Meeting Other Rules That Govern Operations?

During 2019, our system was in compliance with applicable State drinking water operating, monitoring and reporting requirements.

Do I Need to Take Special Precautions?

Although our drinking water met or exceeded state and federal regulations, some people may be more vulnerable to disease causing microorganisms or pathogens in drinking water than the general population. Immuno-compromised persons such as persons with cancer undergoing chemotherapy, persons who have undergone organ transplants, people with HIV/AIDS or other immune system disorders, some elderly, and infants can be particularly at risk from infections. These people should seek advice from their health care provider about their drinking water. EPA/CDC

guidelines on appropriate means to lessen the risk of infection by Cryptosporidium, Giardia and other microbial pathogens are available from the Safe Drinking Water Hotline (800-426-4791).

Why Save Water and How to Avoid Wasting It?

Although our water source has an adequate amount of water to meet present and future demands, there are a number of reasons why it is important to conserve water:

- Saving water reduces the cost of energy required to pump water and the need to construct costly new wells, pumping systems and water towers; and
- Saving water lessens the strain on the water system during a dry spell or drought, helping to avoid severe water use restrictions so that essential fire fighting needs are met.

You can play a role in conserving water by becoming conscious of the amount of water your household is using, and by looking for ways to use less whenever you can. It is not hard to conserve water. Conservation tips include:

- Automatic dishwashers use 15 gallons for every cycle, regardless of how many dishes are loaded. So get a run for your money and load it to capacity.
- Turn off the tap when brushing your teeth.
- Check every faucet in your home for leaks. Just a slow drip can waste 15 to 20 gallons a day. Fix it up and you can save almost 6,000 gallons per year.
- Check your toilets for leaks by putting a few drops of food coloring in the tank, watch for a few minutes to see if the color shows up in the bowl. It is not uncommon to lose up to 100 gallons a day from one of these otherwise invisible toilet leaks. Fix it and you save more than 30,000 gallons a year.
- Use your water meter to detect hidden leaks. Simply turn off all taps and water using appliances, then check the meter after 15 minutes, if it moved, you have a leak.

Thank you for allowing us to continue to provide your family with quality drinking water this year. We ask that all our customers help us protect our water sources, which are the heart of our community and our way of life.

APPENDIX G

PROJECT PERSONNEL QUALIFICATIONS

HILLMANN CONSULTING

Chris Hirschmann, CHMM

Director, Environmental Services

EDUCATION:

B.S. Environmental Science, Cornell University

M.S., Environmental Science, NJIT – Rutgers University

CERTIFICATION:

OSHA 40-Hour HAZWOPER

OSHA HAZWOPER Supervisor

OSHA 10-Hour Construction

Certified Hazardous Materials Manager (CHMM) #14701

NJDEP Subsurface Evaluator #572258

Hazardous Waste Management Certification

Site Remediation Basics Certification

New York City Office of Environmental Remediation (NYCOER) Brownfield Certification (TurboTraining)

OSHA 30-Hour 1910 General Industry Training

YEARS OF EXPERIENCE:

With Hillmann: 15

Total: 16

PROFESSIONAL EXPERIENCE:

Mr. Hirschmann is currently the Director of Environmental Services at Hillmann Consulting, LLC. As such, he is responsible for performing environmental due diligence, including Phase I ESAs and desktop reviews, managing and implementing soil, groundwater, and soil vapor subsurface investigations and remediation; regulatory compliance; storage tank closure and install; and third party document review.

Mr. Hirschmann has extensive experience in performing due diligence site assessments, evaluating and investigating sites for subsurface contamination and instituting remedial activities for commercial and industrial properties (including City & State regulatory & brownfield programs). He also performs SPCC plan preparation and hazardous materials management as well as environmental compliance.

Representative experience includes:

The Doe Fund, Bronx, NY:

Identified as a spill case with confirmed soil, groundwater and soil/vapor contamination with the New York State Department of Environmental Conservation (NYSDEC) and brownfield and e-designation site with New York State Office of Environmental Remediation (NYCOER). Mr. Hirschmann functioned as the project director for Hillmann and prepared the remedial investigation work plan (RIWP), conducted remedial investigation activities and prepared a Remedial Investigation Report (RIR). Based on the RIR Hillmann prepared a Remedial Action Work Plan (RAWP) that was subsequently approved by the NYSDEC and NYCOER. Under the direction of Mr. Hirschmann, Hillmann provided oversight and direction of remedial activities, including implementation of a Community Air Monitoring Plan, during site redevelopment activities.

Women in Need, Brooklyn, NY:

Identified as an e-designation and brownfield case with soil and soil/vapor contamination with NYCOER. Mr. Hirschmann functioned as the project director for Hillmann and prepared the remedial investigation work plan (RIWP), conducted remedial investigation activities and prepared a Remedial Investigation Report (RIR). Based on the RIR Hillmann designed and prepared a Remedial Action Work Plan (RAWP) that was subsequently approved by the NYCOER. Under the direction of Mr. Hirschmann, Hillmann provided oversight and direction of remedial activities during site redevelopment activities.

TLK Manor, Bronx, NY:

Identified as a contaminated property under the purview of NYCDEP, Hillmann provided investigation and remediation services related to redevelopment activities. Mr. Hirschmann functioned as the project director and conducted the remedial investigation and prepared a Remedial Action Work Plan based on the results of the soil, groundwater and soil/vapor investigation. During redevelopment activities, under the direction of Mr. Hirschmann, Hillmann provided

HILLMANN CONSULTING

oversight and direction of remedial activities including implementation of a Community Air Monitoring Plan.

BP Real Estate Fund, Queens, NY

Hillmann was retained to address the e-designation on the property for hazardous materials prior to redevelopment activities. Mr. Hirschmann functioned as the project director and prepared a Remedial Investigation Workplan, conducted the Remedial Investigation soil, groundwater and soil vapor sampling activities and issued the Remedial Investigation Report to the NYCOER. The NYCOER subsequently removed the e-designation from the property after review and approval of project documents.

AIG, Bernardsville, NJ:

The Property had a leaking underground storage tank (UST) identified as a spill case with the New Jersey Department of Environmental Protection (NJDEP) and contained widespread soil and groundwater contamination. Hillmann provided investigation and remedial activities at the site including: delineation of soil and groundwater contamination, preparation of remedial action plans for the NJDEP, enhanced fluid recovery for groundwater remediation, injection remediation of groundwater including chemical oxidation material and microbe material to break down and remediate the elevated contaminants found in the groundwater. Mr. Hirschmann was the project manager and NJDEP certified Subsurface Evaluator for the remedial activities.

City of Newark, New Jersey:

Hillmann provided investigation and remediation activities for five City owned brownfield properties. Mr. Hirschmann functioned as the project manager for oversight, design, implementation and management of soil and groundwater remedial investigations at the properties.

Unique People Services, Bronx, New York

Identified as a contaminated property under the purview of NYCDEP, Hillmann provided investigation and remediation services related to redevelopment activities. Mr. Hirschmann functioned as the project director and conducted the remedial investigation and prepared a Remedial Action Work Plan based on the results of the soil, groundwater and soil/vapor investigation. During redevelopment activities, under the direction of Mr. Hirschmann, Hillmann provided oversight and direction of remedial activities including implementation of a Community Air Monitoring Plan.

Notias Construction, NY, NY:

Hillmann provided environmental investigation activities for 5 separate sites in Manhattan, NY. Mr. Hirschmann functioned as the project manager and prepared Phase II Investigation workplans for soil and soil-vapor sampling, directed site investigation activities and prepared Remedial Investigation Reports for each site. Where contamination was identified, Mr. Hirschmann prepared Remedial

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Action Work Plans for slated redevelopment activities.

AIG: Northeastern States: Hillmann provides ongoing environmental consulting for this client including decommissioning of fuel oil storage tanks, investigation and remediation of fuel oil contaminated soil and groundwater. Mr. Hirschmann provides third-party oversight on behalf of this client to ensure the contractors/consultants onsite are performing project activities in accordance with industry and regulatory protocol. When applicable on certain projects, Mr. Hirschmann will also direct full remedial investigation and remedial activities as the project manager.

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Stephanie Lamb

Senior Project Manager

EDUCATION:

B.S. Environmental Planning & Design, Rutgers University

CERTIFICATIONS:

ACAC Certified Microbial Inspector (CMI)

NYS DOL Mold Assessor

40-hr HAZWOPER 29 CFR 1910.120

Hearing Protection & Conservation Training

Confined Space Training

XRF Spectrum Analyzer Training

USEPA NY Lead Based Paint Risk Assessor

USEPA NY Lead Based Paint Inspector

OSHA 10 Hr. Construction Safety & Health

NJ Radon Certification #MET12597

NJ Lead Inspector/Risk Assessor

PA Radon Certification #2570

NJ Radon Measurement Technician

NRSB Radon Measurement Technician

NYS DOL Asbestos Inspector

YEARS OF EXPERIENCE:

With Hillmann: 15 years

Total: 15 years

PROFESSIONAL EXPERIENCE

Ms. Lamb has over fourteen years of experience supporting various areas of Hillmann's practice. Within the Due Diligence department, she functions as a Senior Project Manager. In this role, she performs Phase I Environmental Site Assessments to meet environmental due diligence requirements under CERCLA and ASTM Standards, including the quality assurance of technical reports.

Similarly, within the Environmental Health and Safety Department, Ms. Lamb functions as a Project Manager. In this role she manages indoor air quality investigations, surveys and sick building syndrome investigations, potable and non-potable water sampling, and post water intrusion investigations. Ms. Lamb also conducts airborne lead, silica/respirable dust monitoring, lead based paint risk assessments, indoor air quality, and microbial investigations/SOW. Additionally, Ms. Lamb is knowledgeable in managing mold delineation and remediation management projects, performing microbial growth investigations and sampling, and preparing scope of work remediation reports. Finally, Ms. Lamb is experienced in Right to Know Reporting for New York City clients.

Representative project experience includes:

Notias Construction, Inc., Ms. Lamb was one of the Project Managers and Site Assessors for this portfolio of Phase I Environmental Site Assessment projects conducted on multi-family residential buildings. Hillmann staff also performed brief evaluations for (ASTM) "Non-Scope" items, such as asbestos-containing materials, lead-based paint, radon, and mold. This project was completed in 2016.

TD Bank, N.A., various locations: Hillmann has performed Phase I Environmental Site Assessments (ESA's) at several properties on behalf of TD Bank, N.A. These assessments have been conducted utilizing generally accepted Phase I (ESA) industry standards in accordance with the (ASTM) Standard Practice E 1527-13 for Phase I Environmental Site Assessments, and the TD Bank, N.A. Scope of Services for Phase I Environmental Site Assessment.

Peapack-Gladstone Bank, various locations: Hillmann has performed Phase I Environmental Site Assessments (ESA's) at several properties on behalf of Peapack-Gladstone Bank. These assessments have been conducted utilizing generally accepted Phase I (ESA) industry standards in accordance with the (ASTM) Standard Practice E 1527-13 for Phase I Environmental Site Assessments.

AAA Mid Atlantic: Hillmann has performed Phase I Environmental Site Assessments (ESA's) at a number of properties on behalf of AAA Mid Atlantic. These assessments have been conducted using generally accepted Phase I (ESA) industry standards in accordance with the (ASTM) Standard Practice E 1527-13 for Phase I Environmental Site Assessments.

Brookfield Properties, One Liberty Plaza, New York, New York: Beginning in 1987, Hillmann has managed the environmental aspects of the complete renovation of a 54-story high-rise office building totaling

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over 1.7 million square feet of space. Our services included: asbestos and lead surveys, bid administration, design and monitoring, and geotechnical services. Hillmann continues to provide environmental and industrial hygiene consulting to Brookfield Properties. Ms. Lamb functions as an Environmental Specialist on this contract.

Tishman Speyer Properties, nationwide: Hillmann has provided the complete environmental program for Tishman Speyer's properties since 1987. Ms. Lamb functions as an Environmental Specialist for this project. Our services include: Phase I Environmental Site Assessments, asbestos surveys, air monitoring, bid administration, O&M programs, industrial hygiene, and indoor air quality programs. This contract is ongoing.

Citigroup, nationwide: Since 1995, Hillmann has been providing complete environmental program for various Citigroup properties. Our services include: Phase I Environmental Site Assessments, asbestos and lead surveys, air monitoring, bid administration, O&M programs, industrial hygiene, indoor air quality programs, geology services, and radon testing and hazardous materials assessments. Ms. Lamb functions as an Industrial Hygienist on this contract, which is ongoing.

Verizon Communications, Inc., nationwide: Since 1996, Hillmann has been providing air monitoring, asbestos and lead investigations, abatement design, air monitoring, mold and water sampling, and emergency response services including indoor air quality, noise, confined space, characterization, and ventilation evaluation. Ms. Lamb is an Industrial Hygienist on this contract, which is ongoing.

Encompass Insurance, nationwide: Beginning in 2004, Hillmann has been performing microbial assessments, management and clearances, scope of work evaluations, cause and origin, and investigations. Ms. Lamb serves as an Industrial Hygienist on this contract, which is ongoing.

HSBC Bank, nationwide: Hillmann is providing professional environmental services for this contract that consists of a complete environmental program, including Phase I Environmental Site Assessments, asbestos surveys, air monitoring, bid administration, O&M programs, industrial hygiene, and indoor air quality programs. Ms. Lamb functions as an Industrial Hygienist providing indoor air quality, water sampling, and mold investigations as required. This contract is ongoing.

Cushman & Wakefield, nationwide: Hillmann is providing environmental services for Property Managers for large commercial building owners, including Citibank. These services include: asbestos surveys, project design, investigations, project management, and bulk sampling and analysis. Ms. Lamb is an Industrial Hygienist for this contract, which is ongoing.

Allstate Insurance, various locations: Hillmann manages environmental aspects of water losses, including investigations, moisture mapping, testing, remediation protocol, and clearance sampling. Ms. Lamb functions as an Industrial Hygienist on the contract, which is ongoing.

CARLIN • SIMPSON & ASSOCIATES

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11 May 2020

Omni New York LLC
909 Third Ave, 21st Floor
New York, NY 10022

Attn: Mr. Paul Shevchuk
Senior Project Manager

Re: Report on Subsurface Soil and Foundation Investigation
Proposed 10-Story Building
135 Main Street
Poughkeepsie, NY (CSA Job #20-26)

Dear Mr. Shevchuk:

In accordance with our proposal revised 5 February 2020 and your subsequent authorization, we have completed a Subsurface Soil and Foundation Investigation for the referenced site. The purpose of this study was to determine the nature and engineering properties of the subsurface soil and the groundwater conditions for the new building, to recommend a practical foundation scheme, and to determine the allowable bearing capacity of the site soils. We understand that the planned construction will consist of a new multi-story building.

Our scope of work for this project included the following:

1. Reviewed the proposed layout, the existing site conditions, the expected soil conditions, and planned this study.

2. Retained General Borings Inc. to advance five (5) borings at selected locations on the subject site.

3. Laid out the boring in the field, visually identified the soil layers encountered, obtained soil samples, and prepared detailed boring logs and a Boring Location Plan.

4. Analyzed the field test data and prepared this report containing the results of this study.

1.0 SITE DESCRIPTION

The project site is located at 135 Main Street in Poukeepsie, New York. The site is currently occupied by a multi-story residential building. The remainder of the site is occupied by concrete sidewalks, parking lot and grass landscape.

2.0 PROPOSED CONSTRUCTION

We understand that the planned construction will consist of a new multi-story building. At this time the building finish floor elevations and loads were not kwon. However, we understand that the building will be up to 10-stories. The following evaluation is based on information that has been provided to our office as of the date of this report.

Carlin-Simpson and Associates must be provided with the foundation plans and column loads in order to preform a settlement analysis and finalize the foundation recommendation for this project.

3.0 SUBSURFACE CONDITIONS

To determine the subsurface soil and groundwater conditions at the site, five (5) test borings were advanced by General Borings Inc. in April 2020. The borings were performed using hollow stem augers and split spoon sampling. Detailed boring logs have been prepared and are included in this report. The borings were performed under the full-time inspection of Carlin-Simpson & Associates. The boring locations are shown on the enclosed Boring Location Plan. Our field engineer visually identified all of the soil samples obtained during the boring operations.

3.1 Soil and Bedrock

The soil descriptions shown on the boring logs are based on the Burmister Classification System. In this system, the soil is divided into three components: Sand (S), Silt ($) and Gravel (G). The major component is indicated in all capital letters, the lesser in lower case letters. The following modifiers indicate the quantity of each lesser component:

Modifier	Quantity
trace (t)	0 -10%
little (l)	10% - 20%
some (s)	20% - 35%
and (a)	35% - 50%

The subsurface soil conditions encountered in the borings can be summarized as follows:

Stratum 1
Topsoil — The surface layer in each of the borings is topsoil that range from approximately 4 to 10 inches in thickness.

Stratum 2 Existing Fill — Beneath the topsoil in each of the borings is loose to medium dense existing fill that generally consists of brown coarse to fine SAND, trace (to some) Silt, trace (to some) coarse to fine Gravel. Below the existing fill in boring B-2 is a 6" layer of buried topsoil. The existing fill extends to depths ranging from 3'0" to 7'6" below the existing ground surface.

Stratum 3 Silty Sand — Below the existing fill in borings B-1, B-2, B-4 and B-5 is medium dense to dense gray brown coarse to fine SAND, some (to and) Silt, trace (to little) coarse to fine Gravel. The borings extend to depths ranging from 6'0" to 18'0" below the existing grounds surface. Boring B-2 was terminated upon refusal on the augers.

Stratum 4 Completely Weathered Graywacke — Underlying the Silty Sand in B-1, B-3 and B-5 and below the existing fill in B-3 is completely weathered gray Graywacke bedrock. This layer is soil like in state, however, there could be denser pockets that cannot be conventionally excavated. The completely weathered Graywacke extends to depths ranging between 8'0" to 18'6" below the existing ground surface.

Stratum 5 Graywacke Bedrock — Graywacke bedrock was cored at boring locations B-1, B-3, B-4, and B-5 for a vertical distance of 5 feet. The rock core recoveries ranged from 73 to 98 percent. The rock quality designation (RQD) of the recovered cores ranged from 43% to 81%. Based on the boring observations, the Graywacke bedrock ranges from poor quality in a shattered, very blocky and seamy condition to good quality or massive, moderately jointed rock.

3.2 Groundwater

During this investigation, groundwater was encountered throughout the site at depths ranging from 7'0" and 10'0" below the existing ground surface. Evidence of seasonal high groundwater was encountered in boring B-1 at a depth of 7'6" below the existing ground surface.

Based on the groundwater observations and anticipated construction, groundwater may be encountered during the construction of the new building. Dewatering with sumps and pumps, as well as preparation of wet subgrades with fabric and stone may be necessary during construction. Variations in the location of the long-term water table may occur as a result of changes in precipitation, evaporation, surface water runoff, and other factors not immediately apparent at the time of this exploration. Groundwater will not be encountered during construction.

3.3 Bedrock

Graywacke bedrock was encountered in each of the borings during this investigation. Based on our experience and the boring observations, the in-situ bedrock at the site will range from completely weathered rock in a soil-like state, to a massive, moderately jointed rock. The rock generally transitions into harder, more intact, bedrock with increasing depth. The completely weathered rock was encountered at depths ranging from 6'0" to 15'6" below the

existing ground surface. Auger refusal on harder bedrock was encountered at depths ranging from 8'0" to 18'0" below the ground surface. The bedrock observations are summarized in Table 1 below.

Penetration into the bedrock with excavation equipment will depend on the degree of weathering and fracturing in the rock. The upper few feet of rock may be "rippable" by using large construction equipment, but we anticipate that the "rippability" of the bedrock will be variable and limited. It should not be assumed that the completely weathered rock (very dense material in a soil-like state) can be excavated with conventional equipment. Depending on the planned excavation depths, harder rock may be encountered, and the use of hydraulic hammers to excavate the harder, intact bedrock.

3.4 Summary of Boring Observations

A summary of the boring observations is provided in Table 1 below.

Table 1 – Summary of Boring Observations

Boring No.	Observed Depth to Groundwater	Depth to Bottom of Existing Fill	Depth to Bedrock
B-1	10'0"	7'6"	CWR @ 15'6" C @ 17'6"
B-2	9'3"	7'0"	CWR @ 15'6" AR @ 18'0"
B-3	NWR	6'0"	CWR @ 6'0" C @ 8'0"
B-4	7'6"	3'0"	C @ 10'0"
B-5	7'0"	4'6"	CWR @ 14'6" C @ 18'6"

NWR – No Water Reading
CWR – Completely Weathered Graywacke Bedrock
AR – Auger Refusal on Probable Harder Graywacke Bedrock
C – Cored Graywacke Bedrock

4.0 SUMMARY OF DESIGN RECOMMENDATIONS

Below is a summary of the major design and construction considerations for this project. Additional recommendations are provided in the following sections of this report.

- *Subsurface Conditions (Section 3.0)*
  - Existing fill at the site was encountered to depths of 3'0" to 7'6" below the existing ground surface.
  - Groundwater was encountered at depths of 7'0" to 10'0" below the existing sidewalk elevation.
  - Bedrock was encountered at depths ranging from 8'0" to 18'0" below the existing ground surface.

- A summary of the subsurface observations is provided in Table 1 above.

- *Building Area Preparation (Section 5.1)*
  - Existing structures must be demolished and surface materials must be stripped from the proposed construction area.
  - The existing fill shall be completely removed from the new building footprint.
  - The use of dewatering sumps and pumps may be required to remove the existing fill.
  - Stabilization of sensitive subgrades with geotextile filter fabric and clean stone may be necessary, due to the moderate to high silt content of the site soils.
  - Exposed subgrade soil shall be densified prior to excavating foundations.
  - New backfill shall be compacted to at least 95% of its Maximum Modified Dry Density (ASTM D-1557).

- *Building Foundations Recommendations (Section 5.2)*
  - Existing fill is not suitable for support of the proposed building foundations.
  - Existing fill shall be completely removed and replaced with new structural fill (DGA).
  - Use of hydraulic hammers may be required in order to achieve deeper excavations.
  - ***The building loads and finished floor elevations have not been finalized. However, we have performed a preliminary settlement analysis for the shallow spread footing recommendations provided in this report. Preliminary, we anticipated up to 2-inches of settlements for the considered foundation scenarios.***
  - The new building foundation alternatives are as follows:
    - Shallow Spread Footings Net Bearing Pressure:
      - Virgin Soil – 6,000 psf
      - New Compacted Fill (DGA) – 6,000 psf
      - Completely weathered Graywacke or Intact Graywacke – 10,000 psf
    - Mat Foundation: Average bearing pressure over whole building foot: 3,000 psf
      Maximum bearing pressure: 6,000 psf
  - Additional recommendations for drilled micropiles or geopier foundation can be provided if a shallow foundation system is not feasible or higher loads are desired.
  - Minimum depth for frost protection = 42 inches.
  - Seismic Site Class = C or Very Stiff Soil, Soft Rock Profile.

5.0 BUILDING EVALUATION

We understand that the planned construction will consist of a new multi-story building. It is our understanding that the proposed building will be up to 10-stories in height. It is also our understanding that a basement is being considered for the new building as well. A summary of the encountered subsurface conditions for each boring are provided above in Table 1.

Existing fill was encountered at the site to depths of 3’0” to 8’0” below the existing ground surface. The existing fill is not an acceptable bearing material for the new building foundation or floor slab. The consistency and density of the soil fill are not predictable. Certain areas may contain clean dense soils while other areas may contain loose material, void spaces, and/or debris. The existing soil fill creates the possibility of intolerable differential settlements

under loading. As a result, the existing fill shall be completely removed from the building footprint and replaced with new compacted fill.

After the existing fill has been removed, the building foundations may be designed as shallow spread footings or a mat foundation. We have performed a preliminary settlement analysis assuming foundations bearing at frost depth, with an allowable bearing pressure of 6,000 psf and a 10-foot square footing.

The preliminary settlement analysis results in settlements of up to 2-inches in the western portion of the building where the bedrock was encountered at a depth of 18-feet below the existing ground surface. However, in the northeastern corner of the proposed building, bedrock was encountered at a depth of 8-feet below the existing ground surface. In the northeastern portion of the building, expected settlements will be on the order of 0.5-inches for foundation bearing at frost depth. Due to the differing subsurface conditions, differential settlements throughout the building footprint may range up to approximately 1.5 inches for the shallow spread footing scenarios considered.

In addition, if a basement is considered for the new building, foundations in the northeastern corner of the building will bear directly on bedrock resulting in minimal column footing settlements. While the footings in the western portion of the building will still bearing on approximately 10-feet of soil and will experience increase settlements. A basement may increase the anticipated differential settlement.

Depending on the anticipated building loads and foundation bearing elevation, shallow spread footing may result in intolerable differential settlements. To reduce the anticipated settlements, a mat foundation system can also be considered. If higher loads are necessary, a drilled micropile foundation system or ground improvement system can also be considered.

Due to the potential for high column loads, variable subgrade conditions, and potential for intolerable differential settlements, Carlin-Simpson and Associates must be provided with foundation plans and column loads so that a refined settlement analysis can be performed. We will modify the recommendations in this report based on the results of the refined settlement analysis.

5.1 Building Area Preparation

In order to prepare the site for construction, all surface materials such as topsoil, asphalt, and concrete shall be removed from the planned building area, extending at least 10 feet beyond the new construction limits, where practical. Existing utilities, where they are encountered within the planned building area, should be either abandoned or rerouted around the new structure. Once the utility has been rerouted or abandoned, the section of pipe and any associated structure within the building area should be completely removed. The removal of the pipe and structure must also include any loose fill around the pipe or structure. After the pipe, associated structure, and associated loose backfill have been removed, the resulting excavation shall be backfilled with new controlled fill as described below.

Removal of Existing Fill

Existing fill was encountered in each of the borings in the proposed building area to depths ranging 3’0” and 7’6” below the existing ground surface. The existing fill is not an acceptable bearing material for the new building and must be completely removed and replaced as described below.

The removal of the existing fill from the proposed building area shall extend through the existing fill, down to the virgin Silty Sand, completely weathered Graywacke, or Graywacke Bedrock (Stratum 3, 4, or 5). At the bottom of the excavation, the removal of the unsuitable material shall extend horizontally beyond the addition limits a minimum distance of one (1) foot plus a distance equal to the depth of the excavation below the planned foundation bearing elevation. For example, if the removal of the existing fill extends vertically five (5) feet below the planned foundation bearing elevation, the excavation must extend horizontally a minimum of eleven (6) feet (1 foot plus 5 feet) beyond the new foundation limits at that location.

The removal of the existing fill from the proposed building area shall be performed under the full time inspection of Carlin-Simpson & Associates. The on-site representative from Carlin-Simpson & Associates shall direct the Contractor during this operation to ensure that all of the unsuitable material has been removed from the proposed building area.

During the removal of the unsuitable material from the building area, the Contractor should segregate the potentially re-usable existing fill material from the non-reusable fill (i.e. debris and topsoil). The on-site representative from Carlin-Simpson & Associates shall evaluate the suitability of the excavated materials for use as compacted fill during the excavation and prior to its re-use. Potentially usable fill should be stockpiled and covered with tarps or plastic sheeting for protection from excess moisture. Any fill material that is or becomes wet must be dried prior to its re-use.

After the surface materials and existing fill have been removed and prior to the placement of new structural fill, the exposed subgrade must be graded level and proofrolled by several passes of a vibratory drum roller. The proofrolling operation is necessary to densify the underlying soils. Carlin-Simpson & Associates shall be retained to observe the proofrolling of the subgrade. If any soft or otherwise unsuitable soils are noted, the unsuitable material shall be removed and replaced with new structural fill. Carlin-Simpson & Associates shall be responsible for determining what material, if any, is to be removed and will direct the Contractor during this operation.

Handling Groundwater During Construction

During this investigation, groundwater was observed at depths ranging from 7’0” to 10’0” below the existing ground surface. During removal of the existing fill from the building footprint, temporary groundwater control measures may be needed.

Temporary groundwater control measures shall consist of one or more sumps and pumps. The sump pits shall consist of a perforated pipe at least 8-inches in diameter, surrounded by

crushed stone and filter fabric. Multiple sump pumps may be required to effectively control and lower the water level. The sump pits should be installed just outside the planned excavation area and at least 2 feet below the anticipated bottom of the lowest excavation. Electric pumps equipped with an automatic shut off and capable of operating 24 hours a day may be required. Temporary dewatering must be maintained continuously by the contractor during construction.

Preparing Wet Subgrades

In the event that water has softened the subgrade soil, stabilization with geotextile filter fabric and crushed stone may be required. This determination will be made by Carlin-Simpson & Associates or a qualified geotechnical engineer during the excavation process. Where needed, the subgrade should be stabilized with geotextile fabric, such as Mirafi 500X or equivalent, and 3/4-inch clean crushed stone.

To prepare the subgrade surface for the geotextile fabric and crushed stone, all surface water, loose soil, and mud must be removed from the area. After the subgrade is prepared, a layer of geotextile fabric (Mirafi 500X or equivalent) shall be laid out on the subgrade surface. Adjacent layers of geotextile fabric should be overlapped a minimum of 6 inches. The excavation shall then be filled with 12 inches of 3/4-inch clean crushed stone. The crushed stone shall be placed in maximum 12-inch layers and compacted by several passes of a small vibratory drum roller. The crushed stone can then be used to support the proposed building foundations and floor slab.

The crushed stone should be spread across the geotextile filter fabric and densified with lightweight tracked equipment. Care should be taken to avoid contact of the tracked equipment with the geotextile fabric. Alternatively, the placement of the stone fill could be achieved by placing the material with the bucket of a large excavator and densifying the material with a heavy vibratory plate tamper (i.e. Wacker BPU 3545A or equivalent). If subgrade pumping does occur, the filling operation should be halted until Carlin-Simpson & Associates or a qualified geotechnical engineer can evaluate the cause of the instability and make further recommendations.

Installation of New Structural Fill

New fill required to achieve final grades in the building area shall consist of dense graded aggregate (DGA). DGA shall contain less than 10% by weight passing a No. 200 sieve. The new fill shall be placed in layers not exceeding one (1) foot in thickness and each layer shall be compacted to at least 95% of its Maximum Modified Dry Density (ASTM D1557). Each layer must be compacted, tested, and approved the Carlin-Simpson & Associates field representative prior to placing subsequent layers. The suitability of the excavated soil for reuse as compacted structural fill is discussed in Section 6.3 below.

An example DGA gradation specification is provided below:

US Standard Sieve Size	Percent Finer By Weight
2 inch	100
¼ inch	30-65
No. 40	5-40
No. 200	0-10

After the installation of compacted fill has been completed to the required building foundation subgrade elevation, the virgin soil and new engineer-approved compacted fill may be used to support the floor slab.

5.2 Shallow Foundation System Alternatives

The new building foundations may be designed as shallow spread footings or a mat foundation system as described below. The new foundations may be constructed on virgin soils, completely weathered rock, or new structural fill (DGA). In the event that existing fill is encountered at the foundation bearing elevation, it shall be completely removed and replaced with new structural fill (DGA). All of the exterior footings shall bear at the minimum depth listed below for protection from frost, however we anticipate that footings will extend deeper than the minimum frost depth to bear below the existing fill.

The foundation plans and column loads shall be provided to Carlin-Simpson for review and the completion of a settlement analysis and issuance of final foundation recomendations. At that time, we can provide additional recommendations if needed.

Table 2 – Foundation Design Parameters

Description	**Value**
Foundation Bearing Material	Virgin Soil, Completely Weathered Rock, Bedrock or New Compacted Fill (DGA)
Shallow Spread Footings Maximum Allowable Bearing Pressure	 Virgin Soil/ DGA – 6,000 psf Completely Weathered Rock – 10,000 psf
Mat Foundation System Average Bearing Pressure over Building Footprint Maximum Bearing Pressure	 3,000 psf 6,000 psf
Minimum Frost Depth	42 inches
Minimum Column Dimension	30 inches
Minimum Wall Foundation Dimensions	18 inches

The excavations for the new foundations shall be performed under the full-time inspection of Carlin-Simpson & Associates or a qualified geotechnical engineering firm. The on-site representative shall confirm that the foundation bearing material is capable of supporting the design bearing pressure.

Prior to the installation of the reinforcement steel and concrete, the bottoms of the foundation excavations should be cleaned of all loose material. The foundation subgrade shall be compacted with a small vibratory drum trench compactor (i.e. Wacker Model RT560), a heavy vibratory plate tamper (i.e. Wacker BPU 3545A or equivalent), or a "jumping jack" style tamper (i.e. Wacker Model BS 600). The preparation of the footing bearing subgrade should be performed under the observation of a representative from Carlin-Simpson & Associates. If instability is observed during the compaction of the bearing subgrade, the soft soil shall be removed and replaced with new compacted fill (DGA).

Bedrock Special Construction Procedures

Where rock is encountered the foundation excavations, "Special Construction Procedures" must be employed. When continuous wall footings or closely spaced column footings (20 feet or less) bear on dissimilar material (i.e. rock and soil) the potential for differential movement exists. A footing bearing in rock will not move, whereas a footing bearing on soil will settle slightly due to the compressive nature of all soils when subjected to new loads. The area between movement and non-movement will develop a (shear) stress point. Cracks in foundations and walls will be the result from such movement. Therefore, continuous wall footings must bear either entirely on rock or entirely on soil for any individual structure. Alternatively, for larger structures, transition zones can be constructed to create a gradual transition from a soil to a rock bearing subgrade.

Where rock and soil both exist at the bearing elevation in a foundation excavation, the footings must either be lowered to bear entirely on rock, or a minimum of 18 inches of rock must be removed from below planned footing bottom. The over-excavated 18 inches must then be filled with a granular material having a maximum particle size of 1/2-inch and containing at least 10% but not more than 30% material by weight passing a No. 200 sieve. The fill shall be placed in six (6) inch layers and each layer shall be compacted to at least 95% of its Maximum Modified Dry Density (ASTM D-1557). This procedure will create a "cushion" atop the rock and reduce the potential for differential movement. For soft, rippable rock, this procedure will not be required.

Adjacent column footings greater than 20 feet apart may bear on dissimilar material (i.e. soil and rock). Any individual column footing must bear entirely on the same type bearing material (i.e. all soil or all rock). In addition, new footings constructed on sloping bedrock must be keyed into the bedrock surface.

If during the excavation for continuous foundations, the transition from soil to rock is gradual (i.e. from medium dense soil to dense weathered rock to very dense rock) over a distance of 20 feet or more, the "Special Construction Procedures" may not be required. This would have to be evaluated in the field on a case-by-case basis by the representative from Carlin-Simpson & Associates or a qualified geotechnical engineer at the time of construction.

Where the transition from rock to soil is abrupt within the excavation for continuous wall foundations, transition zones can be constructed by over-excavating the rock in steps and increasing the "soil cushion" thickness over a distance of 24 feet or more. To construct the

transition zone, the bedrock is over-excavated in a series of steps, each step being six (6) inches in depth and at least eight (8) feet in length. The first step is six (6) inches deep, the second step is 12 inches deep, and the final step is 18 inches deep. The over-excavation is then backfilled with the soil cushion material described above. A detail showing a typical transition zone (FIG-3) is attached in the appendix of this report.

Prior to the placement of formwork, reinforcement steel, and concrete, the bearing subgrade soil shall be cleaned of all loose soil and where soil is encountered at the subgrade elevation, it shall be compacted with several passes of a small vibratory drum trench compactor (i.e. Wacker Model RT560), a heavy vibratory plate tamper (i.e. Wacker BPU 3545A or equivalent), or "jumping jack" style tamper (i.e. Wacker Model BS 600). This must be performed under the observation of Carlin-Simpson & Associates or a qualified geotechnical engineer. If instability is observed during the compaction of the bearing subgrade, the soft soil shall be removed and replaced with new compacted fill.

5.3 Building Floor Slabs on Grade

The building floor may be designed as a slab on grade bearing on densified virgin soil, weathered rock, or on new engineer-approved structural fill. Floor slab design parameters are provided in Table 3 below. A layer of 3/4-inch crushed stone is recommended beneath the concrete slab for additional support and drainage. Provisions for sump pits and pumps are recommended for lower levels that are bearing on bedrock.

Table 3 – Floor Slab Design Parameters

Description	Value
Slab Subgrade Material	Densified Virgin Site Soils, completely weathered rock or New Compacted Fill (DGA)
Modulus of Subgrade Reaction (k)	200 pci
Crushed Stone Cushion Thickness	6 inches

New fill for the structure slabs shall consist of either suitable on-site soil or imported sand and gravel. Imported sand and gravel shall contain less than 10% material by weight passing a No. 200 sieve. The new fill shall be placed in layers not exceeding one (1) foot in loose thickness and each layer shall be compacted to at least 92% of its Maximum Modified Dry Density (ASTM D1557). Fill layers shall be compacted, tested, and approved before placing subsequent layers.

5.4 Foundation Alternatives – Deep Foundations

If the shallow spread foundation alternatives become uneconomical or higher loads are desired other foundation alternatives like piles or ground improvement methods can be explored at that time. Building and column loads, and final site grades should be provided to complete these alternative analyses.

5.5 Seismic Design Considerations

From site-specific test boring data, the Site Class was determined from Table 1613.5.2 of the New York State Building Code. The site-specific data used to determine the Site Class typically includes soil test borings to determine Standard Penetration resistances (N-values). Based on estimated average N-values in the upper 100 feet of soil profile, the site can be classified as Site Class C – Very Stiff Soil, Soft Rock Profile.

New structures should be designed to resist stress produced by lateral forces computed in accordance with Section 1613 of the International Building Code – New York State Edition. The values in Table 5 shall be used for this project.

Table 5 – Seismic Design Values

Description	Value
Mapped Spectral Response Acceleration for Short Periods, [Fig 1613.5 (1)]	S_S=0.193g
Mapped Spectral Response Acceleration at 1-Second Period, [Fig 1613.5 (2)]	S_1=0.054g
Site Coefficient [Table 1613.5.3 (1)]	F_a= 1.30
Site Coefficient [Table 1613.5.3 (2)]	F_v= 1.50
Max Considered Earthquake Spectral Response for Short Periods [Eq 16-37]	S_{MS}=0.251g
Max Considered Earthquake Spectral Response at 1-Second Period [Eq 16-38]	S_{M1}=0.082g
Design Spectral Response Acceleration for Short Periods [Eq 16-39]	S_{DS}=0.167g
Design Spectral Response Acceleration for 1-Second Period [Eq 16-40]	S_{D1}=0.054g

5.6 Building Settlement

We have performed a preliminary settlement analysis assuming foundations bearing at frost depth with an allowable bearing pressure of 6,000 psf, and a 10-foot square footing. The preliminary settlement analysis results in settlements of up to 2-inches in the western portion of the building where the bedrock was encountered at a depth of 18-feet below the existing ground surface. However, in the northeastern corner of the proposed building, bedrock was encountered at a depth of 8-feet below the existing ground surface. In the northeastern portion of the building, expected settlements will be on the order of 0.5-inches for foundation bearing at frost depth. Due to the differing subsurface conditions, differential settlements throughout the building footprint may range up to approximately 1.5 inches for the shallow spread footing scenarios considered.

The above settlement values are based on our engineering experience with similar soil conditions and the anticipated structural loading, and are to guide the structural engineer with his design. To minimize difficulties during the foundation installation phase, it is critical that Carlin-Simpson & Associates be retained to observe the foundation bearing surfaces and to confirm the recommended bearing pressures and that the existing fill and unsuitable materials have been removed from beneath the new foundations.

Due to the potential for high column loads, variable subgrade conditions, and potential for intolerable differential settlements, Carlin-Simpson and Associates must be provided with foundation plans and column loads so that a refined settlement analysis can be performed. We

will modify the recommendations in this report based on the results of the refined settlement analysis.

6.0 SITE EVALUATION

Our recommendations for the proposed site development including utilities, temporary excavation and bracing, and suitability of the existing site soils for reuse are provided below.

6.1 Utilities

Existing fill are present throughout the site to depths ranging from 3'0" to 7'6" below the existing ground surface. For areas where existing fill is encountered within the utility excavations, the subgrade at bottom of the utility excavation shall be compacted in place with a vibratory drum trench compactor or "jumping jack" style tamper. Carlin-Simpson & Associates must evaluate these areas for the presence of soft or unsuitable material within the existing fill matrix. If instability is observed, portions of this fill may have to be removed and replaced with new compacted fill. Carlin-Simpson & Associates will determine this during construction.

New utilities may bear in the densified existing fill, virgin soils, completely weathered bedrock, bedrock or new compacted fill. The bottom of all trenches shall be excavated clean so a hard bottom is provided for pipe support. If any soft areas or unsuitable existing fill conditions are encountered during the construction operation, these materials must be removed and replaced with new compacted fill.

In the event that water is encountered within the utility trench excavation or if the trench bottom becomes soft due to the inflow of surface water or trapped water, a layer of geotextile filter fabric and a minimum of six (6) inches of crushed stone shall be placed on the bearing soil to provide a firm base for support of the pipe. Sump pits and pumps should be used to keep the excavations dry.

6.2 Temporary Construction Excavations and Excavation Protection

Temporary construction excavations should be conducted in accordance with the most recent OSHA guidelines or applicable federal, state or local codes. A qualified person should evaluate the excavations at the time of construction to determine the appropriate soil type and allowable slope configuration. Based on the boring data, we believe the site soils and rock would have the following classifications as defined by the OSHA guidelines.

Soil/Rock Type	Possible Classification	Maximum Slope or Bench
Existing Fill	Type "C"	1½H:1V
Virgin Soil	Type "B" or "C"	1H:1V to 1½H:1V
Completely Weathered Bedrock	Type "B"	1H:1V
Intact Bedrock	Type "A"	3/4 H: 1V

Temporary support (i.e. trench boxes, sheeting and shoring, etc.) should be used for any excavation that cannot be sloped or benched in accordance with the applicable regulations, where necessary to protect adjacent property, utilities, driveways, and/or structures, or where saturated soils or water seepage is encountered within the excavation. In the event that water is encountered within the excavation, an evaluation of the excavation's stability must be performed. Perched water or groundwater encountered within the excavation will destabilize the sides of the excavation. Temporary support will be required to stabilize the excavation. Dewatering of the excavation will also be required.

A New York State licensed professional engineer must design all temporary support systems. The contractor will select the shoring type and submit design calculations for the proposed shoring method to Carlin-Simpson & Associates for review.

The soil adjacent to the temporary support system will exert a horizontal pressure against the system. This pressure is based on the soil unit weight, coefficient of active earth pressure, and depth of the excavation. In addition, the surcharge loads from adjacent driveways, construction equipment, or stored materials near the excavation must be incorporated into the design of the support system, as applicable. The design parameters for temporary excavation support systems are listed in Table 7 below.

Table 7 – Excavation Support System Design Parameters

Description	On-Site Soils
Moist Unit Weight (pcf)	130
Friction Angle (ϕ, deg)	30
Cohesion (c, psf)	0
Active Earth Pressure Coefficient (k_a)	0.33
Equivalent Fluid Pressure (pcf)	40.3
Passive Earth Pressure Coefficient (k_p)	3.0

6.3 Suitability of the In-Situ Soils for Use as Compacted Fill

The suitability of each soil stratum for use as compacted fill is discussed below.

Stratum 2
Existing Fill

The existing fill generally consists of brown coarse to fine SAND, trace (to some) Silt, trace (to some) coarse to fine Gravel. Some of the existing fill may be moisture sensitive, however, as long as it remains relatively dry for optimum compaction and free of debris and organic material (i.e. roots) should be suitable for reuse as compacted fill. ***Note that the existing fill does not meet the gradation of DGA and therefore cannot be used as structural fill in the building footprint.***

Stratum 3
Silty Sand

The Silty Sand generally consists of coarse to fine SAND, some (to and) Silt, trace (to little) coarse to fine Gravel. This stratum has a moderate to high percentage of silt, however, as long as it remains relatively dry for optimum compaction should be suitable for reuse as compacted fill. Note that this stratum extend below the water table. The soil located below the water table will be unsuitable for reuse. ***Note that the Silty Sand does not meet the gradation of DGA and therefore cannot be used as structural fill in the building footprint.***

Stratum 4/5
Weathered Rock/
Bedrock

Excavated rock may be used as fill material provided that the material conforms to the required gradation, is well graded, and has been approved prior to use by Carlin-Simpson & Associates. All rock fill must be well blended with smaller rock fragments and/or soil. The maximum particle size for rock placed as fill in the building area shall be three (3) inches in diameter. In other areas of the site, the maximum particle size shall be six (6) inches in diameter. Most of the excavated rock will be too large for use as compacted fill in structural areas. The excavated rock must therefore be processed through a crusher to provide suitable fill material. Rock fill should not be used where it will interfere with the installation of foundations or utilities. Also, it shall not be used as backfill directly against concrete walls or utilities.

The boring observations indicate that the on-site soils contain a low to moderate percentage of silt (10% to >50%). The moderate to high silt content soils will be moisture sensitive. If the soil becomes too wet, it will be difficult to achieve adequate compaction. Note that the onsite soils do not meet the gradation of DGA and therefore cannot be used as structural fill in the building footprint.

Proper moisture conditioning of the soil will be required. New compacted fill should be within 2% (+/-) of its optimum moisture content at the time of placement. In the event that the on-site material is too wet at the time of placement and cannot be adequately compacted, the soil should be aerated and allowed to dry or the material removed and a drier cleaner fill material used. In the event that the on-site material is too dry at the time of placement and cannot be adequately compacted, water may be needed to increase the soil moisture content for proper compaction.

The in-situ soils which exist throughout the site may become soft and weave if exposed to excessive moisture and construction traffic. The instability will occur quickly when exposed to these elements and it will be difficult to stabilize the subgrade. We recommend that adequate site drainage be implemented early in the construction schedule and if the subgrade becomes wet, the contractor should limit construction activity until the soil has dried.

The minimum compaction requirements for the various areas of the site are summarized in Table 7 below.

Table 7 – Minimum Compaction Requirements

Area	Maximum Modified Dry Density (ASTM D-1557)
Building - Below Foundations	**95%**
Building – Below Slab on Grade	**95%**
Pavement Areas	92%
Exterior Slabs and Sidewalks	92%
Landscape Areas	90%

7.0 GENERAL

The findings, conclusions and recommendations presented in this report represent our professional opinions concerning subsurface conditions at the site. The opinions presented are relative to the dates of our site work and should not be relied on to represent conditions at later dates or at locations not explored. The opinions included herein are based on information provided to us, the data obtained at specific locations during the study and our past experience. If additional information becomes available that might impact our geotechnical opinions, it will be necessary for Carlin-Simpson & Associates to review the information, reassess the potential concerns, and re-evaluate our conclusions and recommendations.

Regardless of the thoroughness of a geotechnical exploration, there is the possibility that conditions between borings and test pits will differ from those encountered at specific boring or test pit locations, that conditions are not as anticipated by the designers and/or the contractors, or that either natural events or the construction process have altered the subsurface conditions. These variations are an inherent risk associated with subsurface conditions in this region and the approximate methods used to obtain the data. These variations may not be apparent until construction.

The professional opinions presented in this geotechnical report are not final. Field observations and foundation installation monitoring by the geotechnical engineer, as well as soil density testing and other quality assurance functions associated with site earthwork and foundation construction, are an extension of this report. Therefore, Carlin-Simpson & Associates should be retained by the Owner to observe all earthwork and foundation construction, to document that the conditions anticipated in this study actually exist, and to finalize or amend our conclusions and recommendations Carlin-Simpson & Associates is not responsible or liable for the conclusions and recommendations presented in this report if Carlin-Simpson & Associates does not perform the observation and testing services.

Therefore, in order to preserve continuity in this project, the Owner must retain the services of Carlin-Simpson & Associates to provide full time geotechnical related monitoring and testing during construction. At a minimum, this shall include the observation and testing of the following: 1) the removal of existing fill and unsuitable soil, where required; 2) the proofrolling of the subgrade soil prior to the placement of new compacted fill; 3) the placement and compaction of controlled fill; 4) the excavation for the building foundations; and 5) the preparation of the subgrade for the floor slabs.

This report has been prepared in accordance with generally accepted geotechnical engineering practice. No other warranty is expressed or implied. The evaluations and recommendations presented in this report are based on the available project information, as well as on the results of the exploration. Carlin-Simpson & Associates should be given the opportunity to review the final drawings and site plans for this project to determine if changes to the recommendations outlined in this report are needed. Should the nature of the project change, these recommendations should be re-evaluated.

This report is provided for the exclusive use of Omni New York, LLC. and the project specific design team and may not be used or relied upon in connection with other projects or by other third parties. Carlin-Simpson & Associates disclaims liability for any such third party use or reliance without express written permission. Use of this report or the findings, conclusions or recommendations by others will be at the sole risk of the user. Carlin-Simpson & Associates is not responsible or liable for the interpretation by others of the data in this report, nor their conclusions, recommendations or opinions.

If the conditions encountered during construction vary significantly from those stated in this report, this office should be notified immediately so that additional recommendations can be made.

Thank you for allowing us to assist you with this project. Should you have any questions or comments, please contact this office.

Very truly yours,
CARLIN-SIMPSON & ASSOCIATES

CATHERINE SIMPSON, E.I.T.
Project Manager





ROBERT B. SIMPSON, P.E.

File No. 20-26

CARLIN - SIMPSON & ASSOCIATES Sayreville, N.J.				TEST BORING LOG					BORING NUMBER B-1
Project:	**Proposed 10 Story Building, 135 Main St, Poughkeepsie NY**								**SHEET NO.:** 1 of 1
Client:	**Omni New York LLC**								**JOB NUMBER:** 20-26
Drilling Contractor:	**General Borings Inc**								**ELEVATION:** -
GROUNDWATER					**CASING**	**SAMPLE**	**CORE**	**TUBE**	**DATUM:** -
DATE	**TIME**	**DEPTH**	**CASING**	**TYPE**	**HSA**	**SS**	**NX**		**START DATE:** 15 Apr 20
4/15/2020	**0930**	**10'0"**	**HSA**	**DIA.**	**3 1/4"**	**1 3/8"**	**2 1/8"**		**FINISH DATE:** 15 Apr 20
				WGHT		**140#**			**DRILLER:** J Casson
				FALL		**30"**			**INSPECTOR:** CKS

Depth (ft.)	Casing Blows pre Foot	Sample Number	Blows on Sample Spoon per 6"	Sy r	IDENTIFICATION	REMARKS
			2		**Topsoil** 0'4"	
1		**S-1**	8		FILL (Br, bk cf S, l (+) $, l (+) cf G, w/bricks)	Rec = 7"
			8			moist
2			6			
			8			
3		**S-2**	8		FILL (same)	Rec = 20"
			7			moist
4			7		**FILL (Brown, black coarse to fine SAND, little (+) Silt, little (+) coarse to fine Gravel, with bricks)**	
5						
			2			
6		**S-3**	2		FILL (same)	Rec = 0"
			2			moist
7			3			
			4		FILL (same) 7'6"	
8		**S-4**	7		Gr br cf S, a $, l cf G	Rec = 19"
			6			moist
9			7			slightly mottled
10						
			12			
11		**S-5**	12		same	Rec = 20"
			11			moist to wet
12			15		**Gray brown coarse to fine SAND, and Silt, little coarse to fine Gravel**	mottled above
13						
14						Many cobbles and boulders
15						
			11		same 15'6"	
16		**S-6**	50/3"		completely weathered graywacke	Rec = 5"
						wet
17					**Completley Weathered Graywacke**	Auger refusal @ 17'6"
					17'6"	
18						
19						
						Run #1
20		**Run #1**			**Gray Graywacke Massive moderatley jointed, highly weathered**	17'6"-22'6"
						Run = 60"
21						Rec = 98%
						RQD = 81%
22					22'6"	

CARLIN-SIMPSON & ASSOCIATES Sayreville, NJ	TEST BORING LOG	BORING NUMBER B-2
Project: Proposed 10 Story Building, 135 Main St, Poughkeepsie NY		**SHEET NO.:** 1 of 1
Client: Omni New York LLC		**JOB NUMBER:** 20-26
Drilling Contractor: General Borings Inc		**ELEVATION:** -

GROUNDWATER					CASING	SAMPLE	CORE	TUBE	**DATUM:** -
DATE	TIME	DEPTH	CASING	TYPE	HSA	SS			**START DATE:** 15/Apr/20
15/Apr/20	1245	9'3"	HSA	DIA.	3 1/4"	1 3/8"			**FINISH DATE:** 15/Apr/20
				WGHT		140#			**DRILLER:** J Casson
				FALL		30"			**INSPECTOR:** CKS

Depth (ft.)	Casing Blows per Foot	Sample Number	Blows on Sample Spoon per 6"	Sym	IDENTIFICATION	REMARKS
			3		**Topsoil** 0'5"	
1		S-1	5		FILL (Br, bk cf S, l (-) $, l cf G, w/brick, ash	Rec = 10"
			6			moist
2			6			
			5			
3		S-2	4		FILL (same)	Rec = 17"
			2		**FILL (Brown, black coarse to fine SAND,**	moist
4			8		**little (-) Silt, little coarse to fine Gravel,**	
					with brick, ash	
5						
			2			
6		S-3	2		FILL (same)	Rec = 20"
			2			moist
7			3		7'0"	
			4		**Old topsoil layer** 7'6"	
8		S-4	5		Gr br cf S, a $, l (-) cf G	Rec = 20"
			8			moist
9			8			
10						
			3			
11		S-5	5		Gr Cy $ a, cf S, t mf G	Rec = 18"
			9			wet
12			11		**Gray brown coarse to fine SAND,**	
					and Silt, little (-) coarse to fine Gravel	
13						
14						
15						
			10			
16		S-6	50/3"		Gr br cf S, a $, l (+) cf G	Rec = 5"
						wet
17						Weathered rock in tip
						Auger refusal @ 28'0"
18					18'0"	on probable bedrock
					End of Boring @ 18'0"	
19						
20						
21						
22						

CARLIN - SIMPSON & ASSOCIATES Sayreville, N.J.	TEST BORING LOG	BORING NUMBER B-3
Project: Proposed 10 Story Building, 135 Main St, Poughkeepsie NY		**SHEET NO.:** 1 of 1
Client: Omni New York LLC		**JOB NUMBER:** 20-26
Drilling Contractor: General Borings Inc		**ELEVATION:** -

GROUNDWATER					CASING	SAMPLE	CORE	TUBE	DATUM: -
DATE	TIME	DEPTH	CASING	TYPE	HSA	SS	NX		START DATE: 15 Apr 20
No Water Reading				DIA.	3 1/4"	1 3/8"	2 1/8"		FINISH DATE: 15 Apr 20
				WGHT		140#			DRILLER: J Casson
				FALL		30"			INSPECTOR: CKS

Depth (ft.)	Casing Blows pre Foot	Sample Number	Blows on Sample Spoon per 6"	Sym	IDENTIFICATION	REMARKS
			2		**Topsoil** 0'4"	
1		S-1	7		FILL (Br cf S, s (-) $, l (+) cf G, w/brick)	Rec = 15"
			8			moist
2			5			
			5			
3		S-2	11		FILL (same, w/debris)	Rec = 3"
			50/3"		**FILL (Brown coarse to fine SAND,**	moist
4					**some (-) Silt, little (+) coarse to fine**	Obstruction, moved 5' east
					Gravel, with brick)	continued drilling
5						
			5			
6			6		FILL (same) 6'0"	
			53			
7		S-3	50/2"		Completely weathered Graywacke	Rec = 5"
					Completely weathered Graywacke	moist
8					8'0"	Auger refusal @ 8'0"
9						
10						
		Run			**Gray Graywacke blocky and seamy**	Run #1
11		#1			**highly weathered**	8'0"-13'0"
						Run = 60"
12						Rec = 73%
						RQD = 62%
13					13'0"	
					End of Boring @ 13'0"	
14						
15						
16						
17						
18						
19						
20						
21						
22						

CARLIN - SIMPSON & ASSOCIATES Sayreville, N.J.	TEST BORING LOG	BORING NUMBER B-4

Project:	**Proposed 10 Story Building, 135 Main St, Poughkeepsie NY**									**SHEET NO.:**	1 of 1
Client:	**Omni New York LLC**									**JOB NUMBER:**	20-26
Drilling Contractor:	**General Borings Inc**									**ELEVATION:**	-
GROUNDWATER						**CASING**	**SAMPLE**	**CORE**	**TUBE**	**DATUM:**	-
DATE	**TIME**	**DEPTH**	**CASING**		**TYPE**	**HSA**	**SS**			**START DATE:**	16 Apr 20
4/16/2020	**1030**	**7'6"**	**HSA**		**DIA.**	**3 1/4"**	**1 3/8"**			**FINISH DATE:**	16 Apr 20
					WGHT		**140#**			**DRILLER:**	J Casson
					FALL		**30"**			**INSPECTOR:**	MW

Depth (ft.)	Casing Blows pre Foot	Sample Number	Blows on Sample Spoon per 6"	Sym	IDENTIFICATION	REMARKS
1			1 3		**Topsoil** 0'10"	
2		**S-1**	6 12		**FILL (Dark gray coarse to fine SAND, some (-) Silt, little (+) coarse to fine Gravel, with brick)**	Rec = 20" moist
3		**S-2**	7 5		FILL (same) 3'0"	Rec = 20"
4			9 8		Br, gr cf S, s $, t (+) f G	moist
5					**Brown, gray coarse to fine SAND, some Silt, trace (+) fine Gravel**	
6		**S-3**	5 5		same	Rec = 0
7			4 5			moist
8		**S-4A**	5 7		same 8'0"	Rec = 12" wet
9		**S-4B**	20 14		Br, gr cf S, s $, s cf G, w/weathered rock frag **Brown, gray coarse to fine SAND, some Silt, some coarse to fine Gravel, with weathered rock fragments** 10'0"	Dense drilling 8'-10' Auger refusal @ 10'
11						
12		**Run #1**			**Gray Graywacke, crushed, highly weathered with soil seams**	Run #1
13					13'0"	10'0"-15'0"
14						Run = 60" Rec = 85%
15					**Gray Graywacke, shattered, very blocky and seamy, slightly weathered to fresh**	RQD = 12%
16						Run #2
17		**Run #2**				15'0"-17'6" Run = 30"
18					17'6" **End of Boring @ 17'6"**	Rec = 90% RQD = 43%
19						
20						
21						
22						

CARLIN - SIMPSON & ASSOCIATES Sayreville, N.J.				TEST BORING LOG					BORING NUMBER B-5
Project: Proposed 10 Story Building, 135 Main St, Poughkeepsie NY									SHEET NO.: 1 of 2
Client: Omni New York LLC									JOB NUMBER: 20-26
Drilling Contractor: General Borings Inc									ELEVATION: -
GROUNDWATER					CASING	SAMPLE	CORE	TUBE	DATUM: -
DATE	TIME	DEPTH	CASING	TYPE	HSA	SS			START DATE: 16/Apr/20
16/Apr/20	1200	7'0"	HSA	DIA.	3 1/4"	1 3/4"			FINISH DATE: 16/Apr/20
				WGHT		140#			DRILLER: J Casson
				FALL		30"			INSPECTOR: MW

Depth (ft.)	Casing Blows pre Foot	Sample Number	Blows on Sample Spoon per 6"	S Y M	IDENTIFICATION	REMARKS
			2		**Topsoil** 0'4"	
1		**S-1A**	5		FILL (Dk gr cf S, s $, t (+) mf G)	Rec = 20"
			5		**FILL (Dark gray coarse to fine SAND,**	moist
2		**S-1B**	8		**some Silt, trace (+) medium to fine**	
			9		**Gravel, with coal & brick)**	
3		**S-2**	9		FILL (same with debris)	Rec = 20"
			17			moist
4			21			
					4'6"	
5						
			20			
6		**S-3**	23		Br ,gr cf S, a (-) $, t (-) f G	Rec = 12"
			5			moist to wet
7			8			
			9			
8		**S-4**	13		same, l (+) mf G	Rec = 12"
			10			wet
9			8		**Brown, gray coarse to fine SAND,**	
					and (-) Silt, trace (-) fine Gravel	
10						
			12			
11		**S-5**	14		same	Rec = 0
			19			
12			12			
13						
14						
					14'6"	
15						
		S-6	30/0"		Completley weathered Graywacke	Rec = 0
16						Spoon bouncing
					Completely weathered Graywacke	Rock in tip
17						
18						
					18'6"	
19						
20		**Run**			**Gray Graywacke, blocky and seamy,**	Run #1
		#1			**slightly weathered**	18'6"-23'6"
21						Run = 60"
						Rec = 96%
22						RQD = 68%

CARLIN - SIMPSON & ASSOCIATES Sayreville, NJ	TEST BORING LOG	BORING NUMBER B-5
Project:	**Proposed 10 Story Building, 135 Main St, Poughkeepsie NY**	**SHEET NO.:** 2 of 2
Client:	**Omni New York LLC**	**JOB NUMBER:** 20-26

Depth (ft.)	Casing Blows pre Foot	Sample Number	Blows on Sample Spoon per 6"	Sym	IDENTIFICATION	REMARKS
23		Run #1			**Gray Shale, blocky and seamy, slightly weathered**	Run #1 18'6"-23'6"
					23'6"	Run = 60"
24					**End of Boring @ 23'6"**	Rec = 96% RQD = 68%
25						
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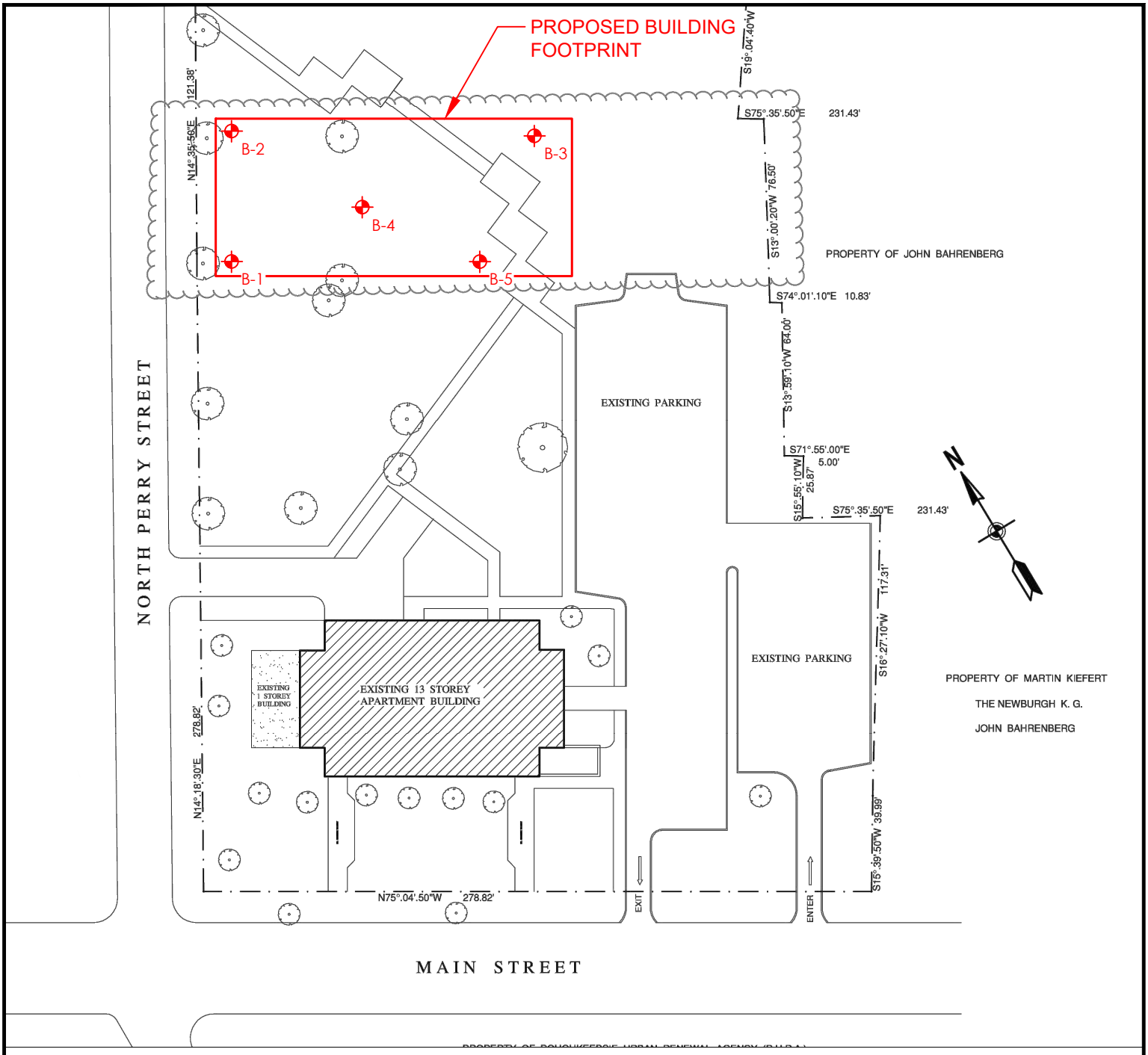


GENERAL NOTES:

1. GENERAL LAYOUT WAS OBTAINED FROM A SURVEY PROVIDED BY ROBERT ST. C GASKIN ARCHITECTS, TITLED "EXISTING SITE PLAN", DATED 22 DECEMBER 2006.
2. BORING LOCATIONS WERE LAID OUT IN THE FIELD BY CARLIN-SIMPSON & ASSOCIATES (CSA).
3. BORINGS WERE PERFORMED BY GENERAL BORINGS INC. IN APRIL 2020 UNDER THE FULL TIME INSPECTION OF CSA.
4. LOCATIONS ARE APPROXIMATE.

LEGEND:

- BORING LOCATION

ROBERT B. SIMPSON, P.E.
PROFESSIONAL ENGINEER

LICENSE NO. | SIGNATURE | DATE

BORING LOCATION PLAN

PROPOSED 10-STORY RESIDENTIAL BUILDING
135 MAIN STREET
POUGHKEEPSIE, NEW YORK

DRAWN	SCALE
CKS	1" = 60'
CHECKED	DATE
RBS	30 APR 2020
PROJECT NO.	DWG NO.
20-26	FIG -1
APPROVED	

CARLIN-SIMPSON AND ASSOCIATES
61 Main Street
Sayreville, NJ 08872
Consulting Geotechnical and Environmental Engineers

PRELIMINARY ENGINEERING REPORT

Prepared for

ADMIRAL HALSEY II

Located at

135 Main Street
City of Poughkeepsie, Dutchess County, NY
Tax ID: 6062-76-911183

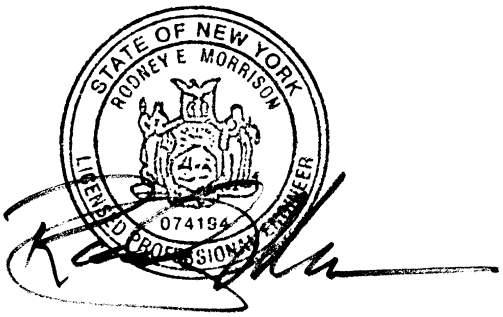
Submitted

December 1, 2021

Prepared for

Admiral Halsey II, L.P.

909 Third Avenue, 21st Floor
New York City, NY 10022



Prepared by

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

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APPENDICES

Appendix A – Sewer and Water Calculations

1.0 INTRODUCTION

The subject property is a 2.285 acre parcel located at 135 Main Street in the City of Poughkeepsie. The property is identified as Tax Parcel 6062-76-911183 according to the Dutchess County Parcel Access Records. The site is located on the east side of North Perry Street and the north side of Main Street. The project has UTM coordinates of 588728 Easting and 4617715 Northing. Below in ***Figure 1*** is a vicinity map showing the outer limits of the property (shown in blue).



The property is located within the R-6 zoning district. The site is currently developed with an existing 13 story high-rise affordable housing building (Admiral Halsey I). The site includes an existing parking area, with associated sidewalks and landscape areas.

The proposed development will subdivide the existing lot into two (2) proposed lots. The existing high-rise building will remain on Lot 1. A proposed 5 story affordable housing building will be constructed on Lot 2 with associated parking, sidewalks and landscaped area.

2.0 WATER SERVICES

2.1 Domestic Water Demand

The estimated consumption values were derived from Table B-3 "Typical per Unit Hydraulic Loading Rates" of the New York State Department of Environmental Conservation (NYSDEC) Division of Water "Design Standards for Intermediate Sized Wastewater Treatment Systems", March 5, 2014. A summary of the projected sanitary sewer flow/water consumption is as follows:

ADMIRAL HALSEY					
Sanitary Sewer Flow / Water Computation Projections					
EXISTING SITE					
Location	**Use**	**Size**		**Rate**	**Flow (GPD)**
Overall Site	Assisted Living	79,482	SQ FT		
		119	Beds	110	13,090
PROPOSED DEVELOPMENT					
Location	**Use**	**Size**		**Rate**	**Flow (GPD)**
Lot 2	Assisted Living		SQ FT		
		72	Beds	110	7,920
				Total Proposed Daily Flow:	**7,920**
				Overall Daily Flow:	**21,010**

Based on the calculated sewer and water usage, the proposed project will increase the daily flow by 7,920 GPD.

2.2 Proposed Water Supply

Water supply for the project will be provided from the City of Poughkeepsie Municipal Water System. The water is supplied by the joint Town and City water treatment facility located at 3431 North Road, Poughkeepsie, NY 12601. The existing building is connected to an existing 12" water main located on

the west side of North Perry Street. The water supply for the purposed building will also connect into the same 12" water main located on the west side of North Perry Street.

2.3 Water Infrastructure Improvements

A water meter and backflow prevention will be installed in the mechanical room in the proposed building. The proposed building will also include an FDC connection on the side of the building.

2.4 Fire Suppression

The proposed building will be equipped with sprinkler systems in accordance with NFPA guidelines. There are no new fire hydrants proposed as part of the site plan. Existing municipal fire hydrants are located on the west side of North Perry Street and the north side of Main Street. During final design of the fire suppression system, the City Fire Department will be consulted to determine if any additional requirements will be required to meet the City's Fire Department needs.

3.0 WASTEWATER SERVICES

3.1 Design Wastewater Flows

As discussed in section 2.1 the estimated consumption values are derived from Table B-3 "Typical per Unit Hydraulic Loading Rates" of the New York State Department of Environmental Conservation (NYSDEC) Division of Water "Design Standards for Intermediate Sized Wastewater Treatment Systems", March 5, 2014. The total average day demand for sewer and water is 7,920 GPD for the proposed building. Using a peaking factor of 4.0 as recommended by the NYSDEC the design max hourly flow rate is 22 GPM.

3.2 Existing Wastewater Treatment

The project will connect to the existing municipal sewer collection system. Wastewater generated at the site will be treated by the City/Town of Poughkeepsie Municipal Wastewater Treatment Plant. The plant is located off Hudson Street in the Town of Poughkeepsie.

3.3 Wastewater Infrastructure Improvements

The wastewater is discharged to the existing 12" municipal line in North Perry Street through a proposed 6" sanitary sewer line. The proposed 6" sewer line will connect to the existing line through a proposed doghouse manhole.

4.0 WATER AND WASTEWATER SERVICES – CONCLUSION

The new development will have total sewer and water usage of 7,920 GPD. The water and sewer system will be connected to the City of Poughkeepsie water and sewer systems, using the existing infrastructure at the site. The proposed water and wastewater services, from the City Water District and Sewer District, have adequate infrastructure and capacity, according to the City.

APPENDIX A

Sewer and Water Calculations

Project	Admiral Halsey			Project #:	21-2730
Calculations By:	BLS	Checked By:	KFC	Date:	5/25/2021

Location: 135 Main Street
Parcel ID: 6062-76-911183
Project: Admiral Halsey Proposed Building

ADMIRAL HALSEY

Sanitary Sewer Flow / Water Computation Projections

EXISTING SITE

Location	Use	Size		Rate	Flow (GPD)
Overall Site	Assissted Living	79,482	SQ FT		
		119	Beds	110	13,090

PROPOSED DEVELOPMENT

Location	Use	Size		Rate	Flow (GPD)
Lot 2	Assissted Living		SQ FT		
		72	Beds	110	7,920
				Total Proposed Additional Daily Flow:	**7,920**
				Overall Daily Flow:	**21,010**



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Connecticut SBE Certified

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Tel: (845) 243-2880
Fax: (845) 265-8175

STORMWATER POLLUTION PREVENTION PLAN

Prepared for

ADMIRAL HALSEY II

Located at

135 Main Street
City of Poughkeepsie, Dutchess County, NY
Tax ID 6062-76-911183

Submitted

December 1, 2021

Prepared for

Admiral Halsey II, L.P.

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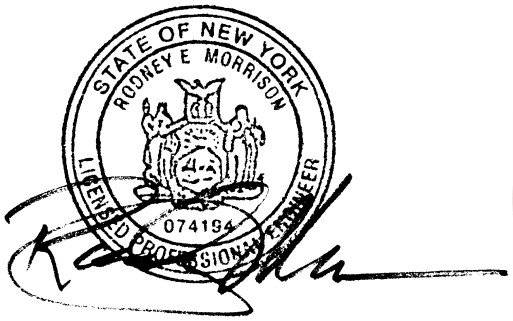

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Appendix A: Construction Site Log Book
Owner/Developer and Contractor Certification Forms
Pre/Duration Construction Maintenance Inspection Checklist (NYSDEC Sample)
Post Construction Operation and Maintenance

Appendix B: Notice of Intent (NOI)
Notice of Termination (NOT)
NYSDEC SPDES General Permit GP-0-20-001
MS4 Acceptance Form

Appendix C: Pre-Development and Post-Development Run-off Calculations

Appendix D: Supporting Design Information and Calculations
NYSOPRHP Correspondence
Soils Map

Appendix E: Map Pocket: Pre- & Post-Development Drainage Area Maps

1.0 INTRODUCTION

This Water Quality and Quantity Plan and Stormwater Pollution Prevention Plan (SWPPP) have been prepared pursuant to the Environmental Protection Agencies' (EPA) and the New York State Department of Environmental Conservations (NYSDEC) Phase II Storm Water Regulations. All parties, as defined below, are responsible for executing the SWPPP and for complying with the requirements set forth in the EPA's National Pollution Discharge Elimination System (NPDES) General Permit, the NYSDEC's State Pollution Discharge Elimination System (SPDES) General Permit GP-0-20-001, and any local governing agencies having jurisdiction with regard to erosion and sediment control.

The purpose of the SWPPP, described herein, is to provide for the proper control and treatment of water quality and quantity impacts due to the proposed project. These controls and treatments will be achieved through the use of appropriate features such as conveyance piping and underground infiltration chamber. The goal is to manage the post-development storm water discharge to match or improve on the pre-development conditions, provide necessary water quality treatment and quality control for the new development and prevent discharge of pollutants into receiving waters, in keeping with the afore-noted regulations and best management practices as described within the New York State Erosion and Sediment Control Manual and the New York State Stormwater Design Manual.

This SWPPP outlines methods that Owner/Developers and Contractors can use to adjust construction practices in a way that will retain surface water quality and prevent sediment laden runoff from entering rivers, streams, estuaries, wetlands and other sensitive environments. This SWPPP describes methods for permanent stormwater management features in the design and runoff management during the construction phase.

1.1 Responsibilities of the Participants

It is the responsibility of the Owner/Developer, General Contractor and subcontractors to comply with the measures set forth in this SWPPP and implement pollutant control measures which retain surface water quality and prevent sediment laden runoff from entering rivers, streams, estuaries, wetlands and other sensitive environments. The following outlines the responsibilities of all participants.

Owner/Developer's Qualified Representative

1. Prepare this Water Quality and Water Quantity Report and SWPPP using good Engineering practices, best management practices and in compliance with NYSDEC Phase II Storm Water Regulations. The Owner/Developer, General Contractor and all Sub Contractors involved in earth disturbance during construction must certify this Plan by signing the certifying statement contained in **Appendix A**.
2. Prepare the Notice of Intent (NOI) for the Owner/Developer for submission to the NYSDEC at least 5 days prior to commencement of construction.
3. The SWPPP that has been prepared for the job site shall include certification forms and a completed and signed NOI.
4. Provide copies of the SWPPP and the "Acknowledgement of Notice of Intent" to the local government agencies having jurisdiction or regulatory control over the project.
5. Review the site prior to the beginning of construction and certify in an inspection report that the appropriate pre-construction erosion and sediment control measures outlined herein, and

that are required by the NYSDEC SPDES General Permit, have been installed and will operate as designed.

6. Conduct on-site inspections every 7 days for general compliance with the SWPPP and the NYSDEC SPDES General Permit. Inspection reports will be provided to the Owner/Developer within 24-hours of the field inspection. Any problem areas or areas in need of additional stabilization shall be made clear to the Owner/Developer. The Owner/Developer and the authorized person who is responsible for the overall operation of the site, such as a project manager or site superintendent, must certify these reports by signing the certifying statements contained at the end of the reports and must be maintained in the on-site log book as described below.
7. Review onsite Contractors SWPPP records to ensure compliance and update them as required or necessary.
8. Update the SWPPP each time there is a significant modification to the design or construction which may have a significant effect on the potential for discharge of pollutants into receiving waters.
9. When construction is complete, provide the Owner/Developer with certification that an inspection has been completed verifying that the site has undergone final stabilization.
10. When the site has undergone final stabilization, prepare the Notice of Termination (NOT) for the Owner/Developer for submission to the NYSDEC.

Owner/Developer/Operator/Permittee

The following is a summary of the Owner/Developer's responsibilities:

1. Sign the NOI contained in **Appendix B** and certify the SWPPP by signing the Owner/Developer's Certification statement contained in **Appendix A** of this report. The NOI should be submitted to:

   NYSDEC "Notice of Intent"
   Bureau of Water Permits
   625 Broadway
   Albany, New York 12233-3505

2. When the Owner/Developer receives a letter of "Acknowledgement of Notice of Intent" from the NYSDEC, post a copy of this letter at the site for public viewing on a kiosk, in a construction field trailer, in model home, etc. A copy should also be forwarded to the Owner/Developer's Qualified Representative for the project file.
3. Post at the site with the "Acknowledgement of Notice of Intent" a SWPPP inspection activity log for public viewing on a monthly basis.
4. Ensure that a log book, containing all the required documentation, is kept on site and made available for inspection upon request. The book should contain an extra copy of the "Acknowledgement of Notice of Intent", a copy of this Water Quality and Water Quantity and SWPPP report, weekly SWPPP inspection reports, SWPPP inspection quarterly reports and a copy of the SPDES General Permit.
5. Ensure the SWPPP report, inspection reports and inspection quarterly summaries are certified by an authorized person who has responsibility for the overall operation of the site such as a project manager or site superintendent. Certification of these documents is executed by signing the certifying statements contained in **Appendix A** and at the end of the inspection reports.

6. Require the General Contractor and all Sub Contractors involved with construction activity that disturbs site soils, to fully implement the SWPPP and the requirements set forth in the SPDES General Permit. The SWPPP should be certified by the General Contractor and all Sub Contractors involved with earth disturbance during construction by signing the certifying statement in **Appendix A**.

7. Upon project completion and when the site has reached final stabilization, the Owner/Developer should sign the Notice of Termination (NOT) prepared by the Owner/Developer's Qualified Representative and submit to:

   NYSDEC "Notice of Termination"
   Bureau of Water Permits
   625 Broadway
   Albany, New York 12233-3505

8. Retain all site records and documentation including Engineering reports, SWPPP reports, SWPPP inspection reports and all records of data used to complete the NOI for a minimum of 3 years from the date the site reached final stabilization.

9. Provide an Operation & Maintenance (O&M) manual to the new Owner/Developer who is expected to conduct the necessary O&M over the life of the structures as described in Section 10.0 of this report.

Contractors and Sub-Contractors

The following is a summary of the Contractor's responsibilities:

1.0 Implement fully the SWPPP while following the Phasing Plan and the requirements set forth in the SPDES General Permit. Certify the SWPPP by signing the Contractor's Certification statement contained in **Appendix A** of this report.

2.0 Provide the names and addresses of all subcontractors' involved in construction activities that disturb site soils for inclusion in the SWPPP.

3.0 Ensure all Sub Contractors involved in construction activities that disturb site soils implement fully the SWPPP and the requirements set forth in the SPDES General Permit. All Sub Contractors must certify the SWPPP by signing the Contractor's Certification statement contained in **Appendix A** of this report.

4.0 Conduct inspections on a regular basis of the erosion and sedimentation controls installed at the site. Maintain and repair as necessary all erosion and sedimentation controls.

1.2 Participant Contact Information

Owner/Developer/Operator	Owner/Developer's Qualified Representative	Contractor's & Sub- Contractors
Admiral Halsey II, L.P. 909 Third Avenue, 21st Floor New York City, NY 10022	**LRC Engineering & Surveying, PC** 85 Civic Center Plaza, Suite 103 Poughkeepsie, NY 12601 (845) 243-2880	**TBD**

2.0 SITE DESCRIPTION

This section briefly describes existing and proposed hydrologic and hydraulic conditions at and around the project site as they relate to Surface Water Management planning considerations. Subsequent sections contain a description of the manner in which site runoff will be managed to minimize effects on areas adjacent to the site.

2.1 Location

The subject property is a 2.285 acre parcel located at 135 Main Street in the City of Poughkeepsie. The property is identified as Tax Parcel 6062-76-911183 according to the Dutchess County Parcel Access Records. The site is located on the east side of North Perry Street and the north side of Main Street. The project has UTM coordinates of 588728 Easting and 4617715 Northing. Below in ***Figure 1*** is a vicinity map showing the outer limits of the property (shown in blue).



Figure 1: Vicinity Map

The property is located within the R-6 zoning district. The site is currently developed with an existing 13 story high-rise affordable housing building (Admiral Halsey I). The site includes an existing parking area, with associated sidewalks and landscape areas.

2.2 Topography

Elevations vary slightly throughout the overall site. The sits slopes from the back northeast corner of the property down towards North Perry Street. There are existing retaining walls located in said back northeast corner that raises the elevation up in that corner.

2.3 Land Cover and Site Development

The existing land cover consists of a combination of impervious building structures, asphalt pavement, grass, and wooded areas. Currently, there is an existing 12 story building. The building is surrounded by walkways, patios, and parking for the existing building. There is a combination of grass and trees north of the building turning to a grass lawn area between the existing building. The existing water shed has 0.89 acres of impervious surface which is 38.0% of the watershed. The proposed development will have a total of 1.48 acres of impervious surface which is 63.5% of the watershed. The development is adding 0.59 acres of impervious surface. Detailed land use values for each drainage area can be found in the Hydro CAD reports included in **Appendix C**.

2.4 Soils

Soils mantling the site have been classified by the United States Department of Agriculture (USDA) Soil Survey of Dutchess County, New York. The following soils groups are present, based on the afore-noted mapping:

1. Ud: Udorthents, smoothed

According to NRCS soil hydraulic classifications Ud is a "Class A" soil. On-site deep testing and infiltration testing around the site stormwater improvements revealed, primarily, a consistent well-draining "Class A" soil type. The results of the onsite soil tests can be found in **Appendix D**.

2.5 Rainfall Data

Rainfall data utilized in the modeling and the analysis was obtained from NRCS & NRCC Extreme Precipitation in New York and New England, an interactive web tool for extreme precipitation analysis. The data used is specific to Poughkeepsie NY and various 24-hour storm events are presented below. A record of the extreme precipitation data is included in **Appendix D**.

Rainfall Data	
24-Hour Storm Event	**24-Hour Rainfall**
1-Year	2.6
2-Year	3.2
10-Year	4.7
25-Year	5.9
100-Year	8.2

2.6 Streams and Water Bodies

There are no streams or water bodies located onsite. The nearest water body is the Hudson River which is approximately 2,000 feet west of the site.. According to NYSDEC Environmental Resource Mapper and USFWS Wetland Mapper there are no ACOE or NYS DEC wetlands located on site. According to FEMA mapping there are no floodplains located onsite.

2.7 Wetlands and Floodplains

There are no wetlands or floodplains located onsite

2.8 Historical and Cultural Resources

The project area has been reviewed in accordance with Section 106 of the National Historic Preservation Act of 1966. The project will have no effect upon cultural resources in or eligible for inclusion in the National Registers of Historic Places. A letter from the New York State Office of Parks, Recreations and Historic Preservation is included in **Appendix D**.

3.0 PROJECT DESCRIPTION

The proposed development will subdivide the existing lot into two (2) proposed lots. The existing high-rise building will remain on Lot 1. A proposed 4 and 5 story affordable housing building will be constructed on Lot 2. Associated parking, sidewalks, utilities, stormwater management practices and landscaping will also be provided.

4.0 METHODOLOGY

The stormwater design approach for this project will accommodate all NYS DEC requirements and will ensure that water quality and water quantity volumes are managed accordingly. The methodology for designing the stormwater management, as well as, the erosion and sediment control structures for this project are as follows:

1. Evaluate the hydrologic condition of the tributary area using the USDA-SCS Technical Release No. 20 (June 1986) Methods.
2. Determine peak flows from each watershed, for various storm events, using the Hydro CAD computer program.
3. Determine the water quality volume, runoff reduction volume, channel protection volume, overbank flood protection volume and extreme storm flood protection volume for each drainage area that requires mitigation. Design the mitigation program to the DEC water quality and quantity methodology for each affected area.
4. Perform hydrologic routings for the selected stormwater systems using the Hydro CAD computer program. Examine and compare the output for the DEC design criteria, and also for peak elevations and peak outflows for both pre and post-development conditions as may be prescribed by the local authority.
5. Design the erosion and sedimentation control structures, and prepare engineering calculations for the design of channels and conveyance piping in accordance with the "New York Standards and Specifications for Erosion and Sediment Control", July 2016, New York State Department of Environmental Conservation".

4.1 Green Infrastructure Planning Guidelines

The proposed project has been designed to implement as many green infrastructure planning guidelines as possible. All of the guidelines are not always applicable or cannot be achieved. The planning methods are discussed below.

Preservation of Undisturbed Areas

The proposed project is located in a portion of the site that has been disturbed in the past. There are no significant undisturbed areas to place into permanent conservation.

Preservation of Buffers

There are no existing stream, river, or wetland vegetated buffers on the project site. There is a small strip of vegetation on the north and east property along the retaining wall that will be maintained as part of the project.

Reduction of Clearing and Grading

The proposed project is located in a previously disturbed area which has already been cleared in the past. This reduces the need for further clearing and grading on the property.

Locating Development in Less Sensitive Areas

As described above, the project is located in an area of the site that has been previously disturbed.

Soil Restoration

Any soil disturbed during the course of construction will be restored in accordance with the NYSDEC Stormwater Design Manual, Section 5.1.6.

Roadway Reduction

There are no proposed roads in this project.

Sidewalk Reduction

The proposed sidewalks are the minimum required by the City regulations.

Driveway Reduction

The drive aisles are the minimum required by the City Regulations.

Cul-de-sac Reduction

There are no proposed cul-de-sacs or dead ends. The layout has a continuous drive aisle to achieve sufficient vehicle access while eliminating the need for large unnecessary dead ends.

Parking Reduction

The proposed parking is less than the minimum required by the City but the correct amount required for the proposed use of the building.

5.0 HYDROLOGIC AND HYDRAULIC ANALYSIS

Stormwater Management Design has the purpose of improving the quality of surface water runoff from all impervious areas and providing retention for increased runoff quantities that may occur. For the proposed project, the appropriate methodology to manage stormwater is to capture and treat runoff for quality and quantity control for the site.

The hydrologic analysis was performed uses the Hydro CAD stormwater modeling software, and all data regarding areas has been calculated in AutoCAD. Soils information has been obtained through mapping per the NRCS Dutchess County Soils Survey, onsite deep tests and infiltration tests. The results of the Hydraulic Analysis can be found in **Appendix C**.

5.1 Proposed Runoff Treatment – Water Quality

The project has been designed to take advantage of the good soils in the location of the proposed development. By allowing stormwater runoff to infiltrate back into the ground we are able to minimize the impacts on the surround surface waters and treat the runoff through exfiltration into the sub surface soils. The evaluation of the site to determine the water quality volumetric requirements follow strictly the procedures presented in chapters 4 & 5 of the New York State Stormwater Design Manual, and is provided in full in **Appendix D**.

The table below summarizes the volumes required and provided for runoff reduction and water quality; The proposed development is primarily contained within drainage areas DA 2-9 as shown on the pre and post drainage area maps in **Appendix E**.

Water Quality Volume Calculations			STANDARD
Trib Area	1.56	ac	
Imperv Cover:	1.01	ac	
Imperv. %	64.38		
Stormwater Management Practice Selection:			
Underground Infiltration Chambers			
Uniform Sizing Criteria:			
Water Quality (WQv)	P=	1.05	
	I=	*64.4*	
	Rv=	0.6294	
	A=	1.56	
	WQv=	0.09	AC-FT
		3,749.8	CF

Minimum Runoff Reduction Requirements			
RRV = 90% rain (P) x Rv* x S x total impervious area (AI from #2) / 12			
with S = .55 (A soils); .40 (B soils); .30 (C soils); .20(D soils) OR weighted HSG average in DA			
Weighted HSG=	0.55		
Min RRV =	0.071	ac-ft	
Min RRV =	3,112.9	cu ft	

The total impervious surface created and or modified by the proposed project is 0.59 acres. The impervious surface treated by the proposed Underground Chambers totals 1.01 acres as shown in the calculations above.

Water quality requirements for the proposed project will be achieved via a runoff reduction practice. Runoff reduction practices will satisfy the minimum required runoff reduction volume (RRv) by use of direct infiltration via underground infiltration chambers. For this design the entire WQv is provided in a runoff reduction practice so 100% of the RRv will be achieved.

Design Parameters		
Select Stormtech Chamber	SC-740	
Stone Porosity (Industry Standard 40%)	40	%
Stone Foundation Depth	6	Inches
Avg Cover Over Chambers	24	Inches
Storage Volume Per Chamber	59	CF
Storage Volume Per End Cap	0	CF

UGC #	Required WQv	Required RRv	Min Chambers Required	Chambers Provied	End Caps Provided	WQv Provided	RRv Provided
1	829.9	453.0	14.1	30	6	2,807.0	2,807.0

Design Parameters		
Select Stormtech Chamber	MC-3500	
Stone Porosity (Industry Standard 40%)	40	%
Stone Foundation Depth	9	Inches
Avg Cover Over Chambers	24	Inches
Storage Volume Per Chamber	194	CF
Storage Volume Per End Cap	0	CF

UGC #	Required WQv	Required RRv	Min Chambers Required	Chambers Provied	End Caps Provided	WQv Provided	RRv Provided
2	2,161.6	1,154.9	11.1	27	6	5,440.0	5,440.0

The proposed underground infiltration chambers exceed 100 percent of the required WQv and RRv.

Pretreatment

For underground infiltration practices designed to treat stormwater runoff through infiltration, the stone bed surface area is the mechanism to provide treatment. The system must be sized to store runoff long enough it can be infiltrated into the subsurface soils. Pretreatment is required to prevent sediments from clogging the stone bed and preventing infiltration. For underground chambers pretreatment is typically provided in isolator rows.

5.2 Proposed Stormwater Management – Water Quality

The design observation points have been modeled in Hydro CAD and represents the total flow leaving the project drainage areas. Four different drainage points have been evaluated based on the proposed

site development. The drainage analysis points are shown on the pre and post drainage area maps in **Appendix E.** The table below displays the peak discharge rates for the design points and demonstrates that discharge rates for post construction are less than or equal to what is currently produced at the design points meeting the requirements of Overbank Flood Protection and Extreme Flood protection.

Channel Protection Volume is not required if the Runoff Reduction volume is reduced onsite through runoff reduction techniques or infiltration practices.

Peak Flow Discharge Rate DP-1			
Storm Event	**Pre (cfs)**	**Post (cfs)**	**Net Reduction (cfs)**
1	1.3	1.2	**-0.1**
2	1.9	1.7	**-0.1**
10	3.5	3.3	**-0.2**
100	7.6	7.3	**-0.3**

Peak Flow Discharge Rate DP-2			
Storm Event	**Pre (cfs)**	**Post (cfs)**	**Net Reduction (cfs)**
1	0.5	0.2	**-0.3**
2	0.7	0.3	**-0.5**
10	1.3	0.5	**-0.8**
100	2.7	1.1	**-1.6**

Peak Flow Discharge Rate DP-3			
Storm Event	**Pre (cfs)**	**Post (cfs)**	**Net Reduction (cfs)**
1	0.3	0.2	**-0.2**
2	0.5	0.2	**-0.3**
10	1.0	0.4	**-0.6**
100	2.1	0.9	**-1.3**

Peak Flow Discharge Rate DP-4			
Storm Event	**Pre (cfs)**	**Post (cfs)**	**Net Reduction (cfs)**
1	0.0	0.2	**0.2**
2	0.0	0.4	**0.3**
10	0.7	0.7	**0.1**
100	3.5	1.7	**-1.8**

Peak Flow Discharge Rate OVERALL			
Storm Event	**Pre (cfs)**	**Post (cfs)**	**Net Reduction (cfs)**
1	2.2	1.8	**-0.4**
2	3.1	2.6	**-0.6**
10	6.5	5.0	**-1.5**
100	16.0	10.9	**-5.0**

6.0 PERMANENT STORMWATER MANAGEMENT FEATURES

6.1 Conveyance Piping

Storm runoff from developed areas will be conveyed to and through the stormwater system by a series of underground piping and surface flows. Due to relatively small watershed areas associated with each catch basin, the SCS Unit Hydrograph TR-55/TR-20 Method and inlet capacities for circular pipes were used for pipe sizing. In general, piping is designed such that:

- All proposed piping is sized to accommodate the peak flow from the 25-year 24-hour storm, as prescribed by the local authority.
- Flow capacity is sufficient to convey runoff to the receiving discharge points
- Strength is sufficient to withstand the soil cover and vehicle loads.
- In some instances the existing site drainage system is not capable of conveying all of the runoff contributing to the drainage structure. The model shows that the basins fill and sheet flow overland to the next available drainage structure in large storm events. In no cases does the "surcharging" exceed 6 inches. In these locations the post condition has been improved to convey the flow or reduce the "surcharging".

6.2 Stormtech Underground Infiltration Chambers

Stormtech underground infiltrator units are design to detain runoff and allow it to infiltrate into the existing site soils. Infiltrator chambers are ideal on sites with well-draining soils and limited open areas for open air vegetated practices. Infiltrator chambers provide storage within the chamber and within the voids that existing in the stone media surrounding the units.

- Flow capacity is sufficient to infiltrate into existing soils.
- Strength is sufficient to withstand the soil cover and vehicle loads.
- Isolator row is accessible via storm structure and 24" diameter conveyance piping.

7.0 STORMWATER EROSION AND SEDIMENT CONTROLS

Several types of permanent and temporary storm water pollutant controls are required to be installed and implemented for pre-construction, during construction and post-construction as shown on the Construction Plans and per the NYSDEC SPDES General Permit. Guidelines and recommendations can be found in the "New York State Standards and Specifications for Erosion and Sediment Control."

The permanent storm water management system has been designed to accommodate peak storm flows utilizing catch basins, piping and grass swales.

Selection of temporary storm water controls will be on an "as needed basis" and will depend on the specific conditions of the site. Since site characteristics can change significantly during construction, it is important to monitor the site regularly to ensure the proper selection and implementation of the necessary controls. These controls include, but are not limited to, silt fence, drainage swales, check dams, hay bales, stone construction entrances, sediment traps and seeding and mulching.

7.1 Erosion and Sediment Controls

Temporary Stabilization

Silt fences, drainage swales, stabilized stone construction entrances, erosion control blankets, and seeding and mulching, as well as, other controls will be utilized as temporary surface water management features. See the Erosion and Sediment Control Plan(s) and details sheets for the location, size, quantity and details of the temporary stormwater management features as described below.

Silt Fence

Silt fence will be used as necessary to reduce the sediment load in the receiving drainage ditches and as a perimeter sediment control device. In addition, silt fencing will be placed on the downslope sides of all disturbed areas 5 ft. from the toe of the slope until more permanent drainage and erosion control structures are established. In cases with environmentally sensitive areas adjacent to the downslope sides of disturbed areas, silt fencing should be placed at the toe of the slope outside the sensitive area. All silt fence are to be 36" minimum length with built in woven wire mesh (min. 6X6 14 ½ gauge) unless otherwise specified on the construction details.

Inlet Protection

Storm drain inlet protection measures prevent soils, sediment, and debris from entering storm basins. In unpaved areas inlet protection shall consist of a row of silt fence completely encircling the drain inlet. In paved areas inlet protection can consist of stone and block, silt sox, or hanging filter traps as specified on the plans.

Stabilized Stone Construction Entrance

A construction entrance is used at all entrances and exists to construction activities. The stone construction entrance is stabilized to reduce tracking of mud and dirt onto surrounding roads and surfaces.

Erosion Control Blanket

Erosion control blankets are used on steep slopes to provide adequate protection after the slopes has been graded and prior to the establishment of proper vegetation. Blankets are made from many forms of materials and products. Refer to the site specific details for the erosion control blankets to be used for this job. Erosion control mats are required on all slopes which exceed 1V:2H.

Seeding and Mulching

Seeding and mulching is one of the most important and underutilized erosion control practices. Exposed earths pose the greatest risks for erosion and sediment. In areas where soil disturbance activity has temporarily or permanently ceased, the application of soil stabilization measures must be initiated by the end of the next business day and completed within fourteen (14) days from the date the current soil disturbance activity ceased. Temporarily Ceased means that an existing disturbed area will not be disturbed again within 14 calendar days of the previous soil disturbance.

Soil Stockpile

A soil stockpile is formed with soil excavated to provide proper building elevations. Stockpiled soil is later used to contour the surface to the desired grades, removed from the site, or the material is used for reclamation/restoration of the region following the removal of roads and facilities. All soils piled onsite must be completely enclosed by silt fence around the toe of the slope. The site fence should be installed a minimum of 2 feet from the toe of the slope. The soil pile should have a maximum side slope of 1V:2H. All soil piles must be stabilized with seed and mulch or covered with a plastic tarp if the soil will not be used within fourteen (14) days from the date the current soil pile was created.

Permanent Stabilization

Permanent stormwater stabilization measures include catch basins, piping and other stormwater structures as described in sections 5 and 6. In all instances, the structures associated with the stormwater management system have been sized to accommodate peak flows from the appropriate storm events as required by the governing municipality. All lawns, basins and swales will be permanently seeded and mulched and maintained as necessary to prevent over growth.

Concrete Washout Areas

Concrete washouts are used to contain concrete and liquids when the chutes of concrete mixers and hoppers are cleaned after a delivery. The washout facility consolidates the liquids and allows them to harden for easy disposal. This prevents contaminated liquids from flowing offsite or leaching into the groundwater aquifer.

7.2 Other Pollutant Controls

Paints and Solvents

During construction temporary structures such as construction trailers may be moved on site to store items such as paints, solvents and gasoline pertinent to the continuation of construction activities. The intention of these structures is to shelter potential contaminants from stormwater and reduce the potential of toxic chemicals from entering the stormwater runoff due to construction activities.

Solvents and detergents that will be used for regular cleaning and maintenance of construction vehicles or temporary structures may be stored on-site. Solvents shall be used in cleaning machinery pursuant to 6 NYCRR Part 750. After use, solvents shall be disposed of in approved containers and removed from site at scheduled intervals.

Fuels

Fuel for construction equipment shall either be obtained from a licensed distributor of petroleum products or from an approved above ground storage tank on site. A distributor may be contracted to arrive on site periodically and fill all equipment as necessary. All distributors of petroleum products must have adequate liability insurance to mitigate and clean up any spills that occur on site as well as obtain appropriate permits and licenses from the NYSDEC. All above ground storage tanks with a combined capacity of 1,100 gallons shall be registered with the NYSDEC pursuant to 6 NYCRR Part 614 Standards for New and Substantially Modified Petroleum Storage Facilities.

Fuel from construction vehicles may come into contact with stormwater when vehicles are stored outside. Good housekeeping and preventative maintenance procedures shall be implemented to ensure fuel spills and leaks are minimized during refueling and storage. Any small-scale fuel or oil spills must be remedied immediately and contaminated soils shall be disposed of appropriately. A licensed spill prevention and response team shall handle large-scale gasoline spills.

Oil and other petroleum products may be stored on site, in limited quantities, to ensure the continued operation of construction equipment in the event a scheduled delivery is unavailable. Items shall be stored in their original containers within temporary structures and shall not be exposed to stormwater. Used oil and petroleum products shall be stored in approved containers until recycled or disposed of at an approved disposal facility.

Temporary Facilities

Temporary sanitary facilities may be located on site for construction workers. This facility shall be located in an accessible and visible location. Such a facility shall be leak and tip proof. A waste management company may be contracted to arrive on site and provide the routine pumping and sanitization of the facility. Such a company shall have adequate liability insurance to mitigate and clean up any spills that occur on site as well as appropriate permits and licenses from the NYSDEC.

Dust Control

Construction vehicles shall enter and exit the site at the stabilized construction entrance. The construction entrance will trap dust and mud that would otherwise be carried off-site by construction traffic. Water trucks will be used as needed during construction to reduce dust generated on the site. The general contractor will provide dust control in compliance with applicable local and state dust control regulations. The construction entrances will be maintained during the life of the construction and repaired, and/or cleaned, periodically to ensure proper function.

Dewatering

If dewatering is required the water must be free of silt and sediment prior to discharge offsite or to any existing water bodies. If sediment is present, methods of sediment removal may include, but are not limited to; silt bags, temporary sediment traps, temporary sediment basins, or sheet flow across stabilized vegetated surfaces. As the quantity and quality of water cannot accurately be determined prior to excavation dewatering practices must be determined during construction and should be approved by the site engineer prior to commencing any dewatering activities.

Solid Waste

No solid materials are allowed to be discharged from the site with stormwater. All solid waste shall be collected and placed in containers. The containers will be emptied periodically by a contract trash disposal service and hauled away from the site.

Thermal Pollution

Stormwater that comes in contact with roadways, driveways, parking lots or other impermeable surfaces may increase in temperature during warm weather. If stormwater is discharged into surface water bodies, the temperature of the water body may also increase, potentially threatening plant and animal species sensitive to temperature changes as well as providing an environment that may cause nuisance species to flourish.

After development is complete, impervious areas shall be graded to channel water to catch basins and culverts, which in turn convey stormwater to the stormwater management basin. All stormwater shall be stored and treated within the basins and shall be released over a 24 hour period, which shall minimize the potential for raising the temperature of any downstream water bodies.

7.3 Best Management Practices

Throughout construction, care shall be taken to ensure sediment does not enter surface water bodies and chemicals do not enter stormwater, potentially contaminating surface and groundwater supplies. The following Best Management Practices (BMP) shall be observed to maintain responsible environmental practices on the construction site.

Good Housekeeping

Good housekeeping is essential to reducing the risk of contaminating runoff waters during every stage of construction. The General Contractor shall ensure supervisors train each employee in good housekeeping practices as they pertain to the implementation of this SWPPP.

Immediately following mobilization, the General Contractor shall take an inventory of all equipment and containers containing hazardous or toxic materials and submit this inventory to the Owner/Developer to keep on-site with this Stormwater Pollution Prevention Plan. This inventory shall be updated regularly to reflect changes in the quantity or type of hazardous and toxic materials stored on site. In the event of a spill, the Spill Response Team can refer to the inventory if the contents of the spill are unknown.

All equipment shall be operational while it is stored on site. Inspections shall be conducted regularly to ensure all equipment is free of leaks and that oil and grease are not in contact with soils or stormwater. Portable equipment such as chain saws, drills, as well as hand tools, must be placed within a trailer or under cover at the end of each work day.

A storage area shall be designated on-site where all hazardous or toxic materials are stored. Each employee shall return the materials to the designated storage area following use. Chemicals including oil, grease, solvents and detergents shall be stored on-site in approved containers only. Used chemicals shall be disposed of in refuse containers and removed periodically. Containers shall be regularly inspected to ensure the integrity of the container and sealed to prevent leaks.

A scheduled clean-up shall occur at the end of each workweek. During this clean up, empty containers of solvents, oils, grease, paints and detergents shall be disposed of, containers of gasoline shall be placed in trailers where they are not in contact with stormwater and the inventory shall be updated. Empty containers shall not be permitted on the ground.

Preventative Maintenance

All on-site vehicles must be inspected regularly for oil and grease leaks. All leaks shall be repaired immediately upon obtaining the appropriate equipment. If the leak cannot be fixed immediately, it shall be temporarily mitigated to prevent the flow of contaminants onto the soil and potentially into the stormwater. If necessary, the reservoir will be drained to stop the flow of contaminants or the vehicle will be moved under cover. Drip pans shall be used when performing any maintenance or cleaning on construction vehicles.

Spill Prevention and Response

The safety of employees and neighbors shall be of utmost concern when hazardous or toxic chemicals are stored or utilized on-site. Safety Data Sheets (SDS) shall be obtained for all toxic or hazardous substances that are stored on-site to provide employees with a valuable database in assessing risk in the event of a spill.

Any above ground storage tanks on site shall be installed pursuant to 6 NYCRR Part 614. According to the New York State "Minimum Standards for New and Substantially Modified Above Ground Storage Facilities", all tanks installed must meet or exceed the design criteria in one or more of the following design or manufacturing standards: UL No. 142, UL No. 58, API Standard No. 650, API Standard No. 620, CAN4-S601-M84 or CAN4-S630-M84. Tanks constructed of wood, concrete, aluminum, fiberglass reinforced plastic as well as riveted or bolted steel tanks are not permitted. All tanks must have installed leak detection systems, secondary containment, corrosion protection, and undergo periodic monitoring pursuant to all Part 614 requirements.

Should a spill occur, a licensed spill contractor will be contacted to mitigate the potential negative effects of a spill. Additionally, the NYSDEC must be notified of a release of petroleum products. The General Contractor shall have trained employees knowledgeable in the location of sorbent, brooms, rags and mops in the event of a small-scale spill. An inventory of equipment and its location shall be posted in a visible location as well as kept in proximity to this Pollution Prevention Plan. If the General Contractor does not have Hazardous Materials trained employees on site, a firm that specializes in handling spills, soil and water contamination shall be called.

After a spill occurs, all personnel not trained in hazardous materials spill response shall be asked to evacuate the immediate area. The NYSDEC Spill Response Team shall be called to investigate the spill and determine if additional actions should be taken to ensure the safety of personnel and nearby residents. Should any employee have a suspected injury, a local emergency squad must be contacted immediately.

8.0 CONSTRUCTION SEQUENCE SCHEDULING

The scale of site construction does not necessitate that this project be a phased construction project; However, the construction will be sequenced to limit the exposed soils to reduce the amount of sediments in runoff water and ultimately preserve the quality of surface waters. The construction method selected is designed to combine development with responsible land management as well as protection of sensitive environments both within the proposed development and the surrounding area.

Temporary and permanent stabilization methods will be implemented before construction begins and will be continuously modified throughout the project to provide the best methods for stormwater management and pollution prevention. For more details pertaining to construction sequence, please refer to the "NYSDEC Instruction Manual for Stormwater Construction Permit" pages 23-26. A typical and sample ordering of site construction activities is as follows:

<u>Pre-Construction Activities</u>

- Identify all natural resources and mark and protect them as necessary i.e trees, vegetation, limits of disturbance.
- Identify on-site and downstream surface water bodies and install controls to protect them from sedimentation.
- Establish temporary stone construction entrance pads to capture mud and debris from the tires of construction vehicles.
- Install perimeter sediment controls such as silt fences, as shown on the project plans.
- Install temporary construction fencing as shown on the project plans or as directed by the site engineer.
- All earth disturbances during this phase should be limited to work necessary to install erosion and sedimentation controls.

During Construction Activities

- Complete building demolition in accordance with notes and procedures identified on the demolition plan.
- As site grading is completed install runoff and drainage controls as shown on the project plans and as necessary. These controls should reduce run-off flow rates and velocities, as well as, divert off site and clean run-off.
- Stabilize the conveyance system i.e. ditches, swales, berms etc. by seeding, mulching and installing rock check dams.
- Utilize practices to infiltrate stormwater runoff as much as possible when applicable.
- Stabilize all stormwater runoff outlets as shown on the project plans and as necessary.
- Limit soil disturbance to small areas and preserve as much of the existing vegetation as practical.
- Complete all underground utility improvements prior to installation of hard surface improvements.
- All topsoil stockpiles should be staged in an area away from surface waters and storm drains and should be protected and stabilized.
- Earth disturbance is not allowed in established buffers, within any regulated distance from wetlands, or within the high water line of a body of water affected by tidal action or other such protected zones.
- At any location where surface run-off from disturbed or graded areas may flow off-site, sedimentation control measures must be installed to prevent sedimentation from being transported.
- Regular inspections and maintenance should be performed as described in the following section.

Post-Construction Activities

- Identify the permanent structural or non-structural practices that will remain on the site.
- Provide an Operation & Maintenance (O&M) manual to the new Owner/Developer who is expected to conduct the necessary O&M over the life of the structures as described in Section 10.0 of this report.

9.0 IMPLEMENTING THE SWPP

9.1 Employee Training

All employees involved in site-development activities shall be aware of the stipulations outlined in this SWPPP as it pertains to their everyday activities. All such employees must be able to recognize potential problems and have the ability to provide either temporary or permanent stabilization measures, as appropriate, to mitigate stormwater runoff before problems occur. The NYSDEC periodically holds workshops on erosion and sediment control. It is recommended that the affected and responsible on-site personnel attend these workshops to ensure training is current and up to date. Contact the NYSDEC for more information.

9.2 Site Inspections

The Owner/Developer must have a qualified professional conduct an assessment of the site prior to the commencement of construction and certify in an inspection report that the appropriate erosion and sediment controls described in this SWPPP have been adequately installed or implemented to ensure overall preparedness of the site for the commencement of construction. A qualified professional is defined as a Professional Engineer or Landscape Architect licensed to practice in New York State, or is a Certified Professional in Erosion and Sediment Control (CPESC). Once construction begins regular

inspection of construction activities by the qualified professional are required at least once every 7 days to ensure deficiencies regarding erosion and sedimentation are reported and corrected. It is the responsibility of the Contractor to continuously monitor construction activities to ensure the measures outlined in this report are being implemented.

Areas which have not been fully stabilized, areas used for materials storage and all structural control measures must be inspected once every 7 calendar days to monitor erosion and assess the risk of sedimentation. For sites where soil disturbance activities are on-going and the owner operator has received authorization in accordance with Part II.C.3 to disturb greater than five (5) acres of soil at any one time, the qualified inspector shall conduct at least two (2) site inspections every seven (7) calendar days. The two (2) inspections shall be separated by a minimum of two (2) full calendar days. For areas construction sites where soil disturbance activities have been temporarily suspended (e.g. winter shutdown) and temporary stabilization measures have been applied to all disturbed areas, the qualified inspector shall conduct a site inspection at least once every (30) calendar days.

A thorough site evaluation shall be performed to determine the continued applicability of the permit, and assess the need to make any changes that have not already been reflected in this SWPPP. The SWPPP shall be reviewed to evaluate its overall effectiveness in preventing sediment laden stormwater runoff. Temporary and permanent stabilization methods shall be assessed and new methods shall be established, should any method be determined to be inadequate.

A copy of the SWPPP must be maintained on site at all times in the field log book. The Owner/Developer must maintain a record of all inspection reports with the on site SWPPP. The SWPPP and inspection reports must be maintained on site and be made available to the permitting authority upon request.

9.3 Maintenance

It shall be necessary to maintain all temporary controls installed as well as vegetative measures across the site. Maintenance shall also be necessary to ensure the permanent structural features, such as underground chambers, catch basins and conveyance piping remain optimally functional and continue to reduce the risk of sediment loading of surface water bodies. All controls shall be repaired or replaced as necessary and as noted on the inspection reports as prepared by the Owner/Developer's Qualified Representative.

During construction, maintenance of these stabilization measures shall be the responsibility of the General Contractor or appropriate Sub Contractors. Vegetative plantings must not be allowed to become overgrown. Vegetation shall be removed should it be ineffective and be replaced with a variety of grasses, trees and shrubs more suitable for preventing stormwater runoff. Silt fences must be inspected regularly to ensure that they are still effective and their capability to reduce stormwater runoff has not been reduced due to prolonged sun exposure.

Piping and catch basin sumps shall be cleaned out periodically to prevent the collection of sediment that will reduce the maximum flow. Sediment must be removed from sediment basins, infiltration basins or traps whenever their capacity has been reduced by 50 percent of their design capacity.

Guidelines and recommendations for installation and maintenance practices can be found in the "New York State Standards and Specifications for Erosion and Sediment Control"

9.4 Progress Reports and Summaries

Progress reports shall be completed by the General Contractor and all Sub Contractors weekly to document any conditions, which may affect adherence to the construction schedule and may ultimately result in changes to the stormwater pollution prevention plan.

Each progress report must contain the project, date, weather conditions and a brief description of progress made throughout the week, including the use of temporary and permanent stabilization measures on all exposed soils. The progress reports shall be filed with this SWPPP in the on-site log book.

Additionally, as described in Section 1.1 of this report, the Owner/Developer's Qualified Representative will prepare weekly inspection reports and quarterly summaries. These reports should be maintained in the on site log book as well.

9.5 Certification

Prior to starting construction, the Owner/Developer must certify that to the best of their knowledge this SWPPP was prepared in accordance with the requirements in the NYSDEC SPDES General Permit and that it meets all federal, state and local erosion and sediment control requirements. The certifying statement is presented in **Appendix A** of this report.

The General Contractor and all appropriate Sub Contractors are responsible for reading and understanding the SWPPP and are also required to certify the SWPPP by signing the certifying statement presented in **Appendix A** of this report.

All inspection reports and inspection quarterly summaries are to be certified by an authorized person who has responsibility for the overall operation of the site such as a project manager or site superintendent. Certification of these documents is executed by signing the certifying statements presented at the end of the inspection reports.

10.0 POST CONSTRUCTION INSPECTION & MAINTENANCE

Post-construction, regularly scheduled inspections and maintenance will be necessary to ensure the permanent structural features such as the stormwater management basins and the conveyance system components remain optimally functional and continue to reduce the risk of sediment loading of surface water bodies. Follow manufactures guidelines and the detailed construction installation and maintenance guidelines included in **Appendix A** for all stormwater management practices.

When construction is complete, the Contractor will remain responsible for the site until the entire site has reached final stabilization. The site is considered stabilized when all soil disturbing activities have been completed and a uniform, perennial vegetative cover, with a density of 80%, has been established or equivalent stabilization measures, such as the use of mulches or geotextiles, have been employed on all unpaved areas and areas not covered by permanent structures. Weekly inspections should continue until the site has reached this point.

At the time of final stabilization, the Owner/Developer's Qualified Representative shall perform a final inspection of the site and certify that the site has successfully undergone final stabilization using either vegetative or structural stabilization methods and that all temporary erosion and sediment controls such as silt fence, not needed for long term use, have been removed. All storm water practices must be clean and free of sediment and or debris or must be cleaned by the contractor prior to turning the maintenance

responsibilities over to the Owner/Developer. At this point, the Owner/Developer is responsible for the following:

1. Submit to the NYSDEC a NOT prepared by the Owner/Developer's Qualified Representative as described in Section 1.1 of this report.
2. Identify all the permanent stormwater management structures that have been constructed and provide the New Owner/Developer with an Operations and Maintenance (O&M) manual that will be necessary in order for the structures to function properly after the site has been stabilized. Section 10.0 of this report satisfies the O&M requirements
3. Transfer the Water Quality and Quantity Report and SWPPP to the New Owner/Developer.
4. Certify that the permanent structures have been constructed as described by this plan and the drawings.

The new Owner/Developer shall overtake responsibility of inspecting and maintaining drainage and erosion control features over the lifetime of the structures. Maintenance personnel, employed by the New Owner/Developer, must be aware of the SWPPP and should be trained to recognize signs that stabilization measures may not be performing optimally or are failing. The inspection of on-site stabilization measures will become part of routine preventative maintenance practiced by the New Owner/Developer and his employees.

10.1 Inspection

Overall Site Inspection

The overall site, embankments, vegetation and stormwater conveyance system components including catch basins, culverts, swales and outlets should be inspected regularly. The inspections should include but are not limited to:

1. Density and condition of vegetation and ground cover.
2. Erosion, differential settlement or cracking of embankment.
3. Bulging or sliding of toe of embankments.
4. Sedimentation of on-site or downstream water bodies.
5. Sedimentation of culverts or swales.
6. Sedimentation of lawn areas, paved areas, within the sand filter units or catch basin sumps.
7. Accumulation of pollutants, including oils or grease in catch basin sumps.
8. Damage or fatigue of storm sewer structures or associated components.

Water Quality Practice Inspection (if applicable)

All water quality practices and all associated features should be inspected regularly. The inspections should include but are not limited to:

1. Density and condition of vegetation and ground cover.
2. All features of the practice should be clear of brush and tree growth.
3. Erosion, differential settlement or cracking of basin embankments.
4. Bulging or sliding of toe of embankments.
5. Presence of animal burrows.
6. Evidence of clogging or sedimentation at inlets or outlets.
7. Erosion of the flow path through the detention basin.
8. Spillways should be inspected for structural integrity.
9. Spillways should be clear of obstructions.
10. Inlet/outlet riprap should be inspected for scour and dislodged stones and obstructions should be removed.
11. Accumulation of sediments at inlets, outlets and silt traps.

Detailed inspection checklists for each of the Stormwater Management Practices can be found in **Appendix A**.

10.2 Maintenance

Overall Site Maintenance

Maintaining vegetative and structural measures for soil protection is necessary to keep the storm water system functioning properly. Maintenance should occur on a regular basis and should include but is not limited to:

Seasonal Maintenance

1. Vegetated areas should be maintained to promote vigorous and dense growth. Lawn areas should be mowed at least three times a year but may require more frequent mowing's depending on the growth rate.
2. Trees and unwanted vegetation should be removed from inlet structures, outlet structures, banks, and berms to prevent clogging or weakening of the berms and structures.
3. Paved areas should be swept at least twice a year and in the early spring for removal of deicing materials.
4. Accumulation of litter and debris should be removed during each mowing or sweep operation.
5. Structural components of the storm sewer system such as culverts and catch basins which require repair or replacement should be addressed immediately following identification.
6. Cleanout of catch basin sumps should occur when accumulation of sediments and debris are within six inches of the catch basin outlet pipe.
7. Swale and drainage way maintenance will include periodic mowing, occasional spot reseeding and weed control. Weeds and woody plants should be eradicated or cut back since they reduce the efficiency of the drainage way.
8. Rip rap lined inlet and outlets that show signs of scour should be repaired. Weed and brush growth at the inlets and outlets should be controlled as needed.

Winter Maintenance

1. Remove snow and ice from inlet structures, basin inlet and outlet structures and away from culvert end sections.
2. Snow removed from paved areas should not be piled at inlets/outlets of the stormwater management basin.
3. Use of deicing materials should be limited to sand and environmentally friendly chemical products. Use of salt mixtures should be kept to a minimum.
4. Sand used for deicing should be clean, course material free of fines, silt, and clay.
5. Materials used for de-icing should be removed during the early spring by sweeping and/or vacuuming.

Underground Practices Maintenance

1. A consistent schedule of inspection shall be observed for all system components to insure continued effective operation.
2. Areas surrounding the surface access points shall be kept clear of overgrowth.
3. All inspections shall be logged. A specific schedule, on a quarterly basis, shall be maintained by the system owner/operator and a periodic replacement of the water quality practice media shall be schedule for minimally every two years.
4. Accumulation of litter and debris should be removed during each mowing or sweep operation.

5. Structural components of the system which require repair or replacement should be addressed immediately following identification.
6. Spillways should be cleared of obstructions.
7. Inlet/outlet riprap damage due to scour should be repaired.

For any proprietary practices refer to manufacturer specifications for additional maintenance requirements. Detailed maintenance checklists for each of the Stormwater Management Practices can be found in **Appendix A**.

11.0 CONCLUSION

The Engineer has designed a NYSDEC-compliant Stormwater Management Plan for the Admiral Halsey II project. Overall, the proposed stormwater management system reduces and/or eliminates the impacts of the proposed development by controlling and treating stormwater through the use of catch basins, storm-sewer piping, and underground infiltration chambers. Offsite storm discharges and velocities for the proposed project are less than what currently exists. The stormwater management system will function adequately and will not adversely affect adjacent or downstream properties provided it is constructed and maintained as outlined in this plan and as shown on the site plans.

APPENDIX A

Construction Site Log Book
Owner/Developer and Contractor Certification Forms
Pre/Duration Construction Maintenance Inspection Checklists (NYSDEC Sample)
Post Construction Operation and Maintenance

STATE POLLUTANT DISCHARGE ELIMINATION SYSTEM
FOR CONSTRUCTION ACTIVITIES

CONSTRUCTION SITE LOG BOOK

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Properly completing forms such as those contained in this document meet the inspection requirement of NYSDEC SPDES GP for Construction Activities. Completed forms shall be kept on site at all times and made available to authorities upon request.

I. PRE-CONSTRUCTION MEETING DOCUMENTS

Project Name _____

Permit No. _____**Date of Authorization**_____

Name of Operator _____

Prime Contractor _____

a. Preamble to Site Assessment and Inspections -The Following Information To Be Read By All Person's Involved in The Construction of Stormwater Related Activities:

The Operator agrees to have a qualified professional[1] conduct an assessment of the site prior to the commencement of construction[2] and certify in this inspection report that the appropriate erosion and sediment controls described in the SWPPP have been adequately installed or implemented to ensure overall preparedness of the site for the commencement of construction.

Prior to the commencement of construction, the Operator shall certify in this site logbook that the SWPPP has been prepared in accordance with the State's standards and meets all Federal, State and local erosion and sediment control requirements.

When construction starts, site inspections shall be conducted by the qualified professional at least every 7 calendar days and within 24 hours of the end of a storm event of 0.5 inches or greater (Construction Duration Inspections). The Operator shall maintain a record of all inspection reports in this site logbook. The site logbook shall be maintained on site and be made available to the permitting authorities upon request. The Operator shall post at the site, in a publicly accessible location, a summary of the site inspection activities on a monthly basis (Monthly Summary Report).

The operator shall also prepare a written summary of compliance with this general permit at a minimum frequency of every three months (Operator's Compliance Response Form), while coverage exists. The summary should address the status of achieving each component of the SWPPP.

Prior to filing the Notice of Termination or the end of permit term, the Operator shall have a qualified professional perform a final site inspection. The qualified professional shall certify that the site has undergone final stabilization[3] using either vegetative or structural stabilization methods and that all temporary erosion and sediment controls (such as silt fencing) not needed for long-term erosion control have been removed. In addition, the Operator must identify and certify that all permanent structures described in the SWPPP have been constructed and provide the owner(s) with an operation and maintenance plan that ensures the structure(s) continuously functions as designed.

1 "Qualified Professional means a person knowledgeable in the principles and practice of erosion and sediment controls, such as a Certified Professional in Erosion and Sediment Control (CPESC), soil scientist, licensed engineer or someone working under the direction and supervision of a licensed engineer (person must have experience in the principles and practices of erosion and sediment control).

2 "Commencement of construction" means the initial removal of vegetation and disturbance of soils associated with clearing, grading or excavating activities or other construction activities.

3 "Final stabilization" means that all soil-disturbing activities at the site have been completed and a uniform, perennial vegetative cover with a density of eighty (80) percent has been established or equivalent stabilization measures (such as the use of mulches or geotextiles) have been employed on all unpaved areas and areas not covered by permanent structures.

b. Operators Certification

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. Further, I hereby certify that the SWPPP meets all Federal, State, and local erosion and sediment control requirements. I am aware that false statements made herein are punishable as a class A misdemeanor pursuant to Section 210.45 of the Penal Law. "

Name (please print):_____

Title _____**Date:**_____

Address: _____

Phone: _____ **Email:**_____

Signature:_____

c. Qualified Professional's Credentials & Certification

" I hereby certify that I meet the criteria set forth in the General Permit to conduct site inspections for this project and that the appropriate erosion and sediment controls described in the SWPPP and as described in the following Pre-construction Site Assessment Checklist have been adequately installed or implemented, ensuring the overall preparedness of this site for the commencement of construction."

Name (please print):_____

Title _____**Date:**_____

Address: _____

Phone: _____ **Email:**_____

Signature:_____

d. Pre-construction Site Assessment Checklist (NOTE: Provide comments below as necessary)

1. Notice of Intent, SWPPP, and Contractors Certification:

Yes No NA

[ ] [ ] [ ] Has a Notice of Intent been filed with the NYS Department of Conservation?
[ ] [ ] [ ] Is the SWPPP on-site? Where?_____
[ ] [ ] [ ] Is the Plan current? What is the latest revision date?_____
[ ] [ ] [ ] Is a copy of the NOI (with brief description) onsite? Where?_____
[ ] [ ] [ ] Have all contractors involved with stormwater related activities signed a contractor's certification?

Pre-construction Site Assessment Checklist (continued)

2. Resource Protection

Yes No NA

[ ] [ ] [ ] Are construction limits clearly flagged or fenced?

[ ] [ ] [ ] Important trees and associated rooting zones, on-site septic system absorption fields, existing vegetated areas suitable for filter strips, especially in perimeter areas, have been flagged for protection.

[ ] [ ] [ ] Creek crossings installed prior to land-disturbing activity, including clearing and blasting.

3. Surface Water Protection

Yes No NA

[ ] [ ] [ ] Clean stormwater runoff has been diverted from areas to be disturbed.

[ ] [ ] [ ] Bodies of water located either on site or in the vicinity of the site have been identified and protected.

[ ] [ ] [ ] Appropriate practices to protect on-site or downstream surface water are installed.

[ ] [ ] [ ] Are clearing and grading operations divided into areas <5 acres?

4. Stabilized Construction Entrance

Yes No NA

[ ] [ ] [ ] A temporary construction entrance to capture mud and debris from construction vehicles before they enter the public highway has been installed.

[ ] [ ] [ ] Other access areas (entrances, construction routes, equipment parking areas) are stabilized immediately as work takes place with gravel or other cover.

[ ] [ ] [ ] Sediment tracked onto public streets is removed or cleaned on a regular basis.

5. Perimeter Sediment Controls

Yes No NA

[ ] [ ] [ ] Silt fence material and installation comply with the standard drawing and specifications.

[ ] [ ] [ ] Silt fences are installed at appropriate spacing intervals

[ ] [ ] [ ] Sediment/detention basin was installed as first land disturbing activity.

[ ] [ ] [ ] Sediment traps and barriers are installed.

6. Pollution Prevention for Waste and Hazardous Materials

Yes No NA

[ ] [ ] [ ] The Operator or designated representative has been assigned to implement the spill prevention avoidance and response plan.

[ ] [ ] [ ] The plan is contained in the SWPPP on page _____

[ ] [ ] [ ] Appropriate materials to control spills are onsite. Where? _____

II. CONSTRUCTION DURATION INSPECTIONS

a. Directions:
Inspection Forms will be filled out during the entire construction phase of the project.
Required Elements:

(1) On a site map, indicate the extent of all disturbed site areas and drainage pathways. Indicate site areas that are expected to undergo initial disturbance or significant site work within the next 14-day period;

(2) Indicate on a site map all areas of the site that have undergone temporary or permanent stabilization;

(3) Indicate all disturbed site areas that have not undergone active site work during the previous 14-day period;

Inspect all sediment control practices and record the approximate degree of sediment accumulation as a percentage of sediment storage volume (for example, 10 percent, 20 percent, 50 percent);

(5) Inspect all erosion and sediment control practices and record all maintenance requirements such as verifying the integrity of barrier or diversion systems (earthen berms or silt fencing) and containment systems (sediment basins and sediment traps). Identify any evidence of rill or gully erosion occurring on slopes and any loss of stabilizing vegetation or seeding/mulching. Document any excessive deposition of sediment or ponding water along barrier or diversion systems. Record the depth of sediment within containment structures, any erosion near outlet and overflow structures, and verify the ability of rock filters around perforated riser pipes to pass water; and

(6) Immediately report to the Operator any deficiencies that are identified with the implementation of the SWPPP.

SITE PLAN/SKETCH

Inspector (print name)	**Date of Inspection**
Qualified Professional (print name)	**Qualified Professional Signature**

The above signed acknowledges that, to the best of his/her knowledge, all information provided on the forms is accurate and complete.

Maintaining Water Quality

Yes No NA

[ ] [ ] [ ] Is there an increase in turbidity causing a substantial visible contrast to natural conditions?

[ ] [ ] [ ] Is there residue from oil and floating substances, visible oil film, or globules or grease?

[ ] [ ] [ ] All disturbance is within the limits of the approved plans.

[ ] [ ] [ ] Have receiving lake/bay, stream, and/or wetland been impacted by silt from project?

Housekeeping

1. General Site Conditions

Yes No NA

[ ] [ ] [ ] Is construction site litter and debris appropriately managed?

[ ] [ ] [ ] Are facilities and equipment necessary for implementation of erosion and sediment control in working order and/or properly maintained?

[ ] [ ] [ ] Is construction impacting the adjacent property?

[ ] [ ] [ ] Is dust adequately controlled?

2. Temporary Stream Crossing

Yes No NA

[ ] [ ] [ ] Maximum diameter pipes necessary to span creek without dredging are installed.

[ ] [ ] [ ] Installed non-woven geotextile fabric beneath approaches.

[ ] [ ] [ ] Is fill composed of aggregate (no earth or soil)?

[ ] [ ] [ ] Rock on approaches is clean enough to remove mud from vehicles & prevent sediment from entering stream during high flow.

Runoff Control Practices

1. Excavation Dewatering

Yes No NA

[ ] [ ] [ ] Upstream and downstream berms (sandbags, inflatable dams, etc.) are installed per plan.

[ ] [ ] [ ] Clean water from upstream pool is being pumped to the downstream pool.

[ ] [ ] [ ] Sediment laden water from work area is being discharged to a silt-trapping device.

[ ] [ ] [ ] Constructed upstream berm with one-foot minimum freeboard.

2. Level Spreader

Yes No NA

[ ] [ ] [ ] Installed per plan.

[ ] [ ] [ ] Constructed on undisturbed soil, not on fill, receiving only clear, non-sediment laden flow.

[ ] [ ] [ ] Flow sheets out of level spreader without erosion on downstream edge.

3. Interceptor Dikes and Swales

Yes No NA

[ ] [ ] [ ] Installed per plan with minimum side slopes 2H:1V or flatter.

[ ] [ ] [ ] Stabilized by geotextile fabric, seed, or mulch with no erosion occurring.

[ ] [ ] [ ] Sediment-laden runoff directed to sediment trapping structure

Runoff Control Practices (continued)

4. Stone Check Dam

Yes No NA

[ ] [ ] [ ] Is channel stable? (flow is not eroding soil underneath or around the structure).
[ ] [ ] [ ] Check is in good condition (rocks in place and no permanent pools behind the structure).
[ ] [ ] [ ] Has accumulated sediment been removed?.

5. Rock Outlet Protection

Yes No NA

[ ] [ ] [ ] Installed per plan.
[ ] [ ] [ ] Installed concurrently with pipe installation.

Soil Stabilization

1. Topsoil and Spoil Stockpiles

Yes No NA

[ ] [ ] [ ] Stockpiles are stabilized with vegetation and/or mulch.
[ ] [ ] [ ] Sediment control is installed at the toe of the slope.

2. Revegetation

Yes No NA

[ ] [ ] [ ] Temporary seedings and mulch have been applied to idle areas.
[ ] [ ] [ ] 4 inches minimum of topsoil has been applied under permanent seedings

Sediment Control

1. Stabilized Construction Entrance

Yes No NA

[ ] [ ] [ ] Stone is clean enough to effectively remove mud from vehicles.
[ ] [ ] [ ] Installed per standards and specifications?
[ ] [ ] [ ] Does all traffic use the stabilized entrance to enter and leave site?
[ ] [ ] [ ] Is adequate drainage provided to prevent ponding at entrance?

2. Silt Fence

Yes No NA

[ ] [ ] [ ] Installed on Contour, 10 feet from toe of slope (not across conveyance channels).
[ ] [ ] [ ] Joints constructed by wrapping the two ends together for continuous support.
[ ] [ ] [ ] Fabric buried 6 inches minimum.
[ ] [ ] [ ] Posts are stable, fabric is tight and without rips or frayed areas.

Sediment accumulation is ___% of design capacity.

Sediment Control (continued)

3. Storm Drain Inlet Protection (Use for Stone & Block; Filter Fabric; Curb; or, Excavated practices)

Yes No NA

[ ] [ ] [ ] Installed concrete blocks lengthwise so open ends face outward, not upward.
[ ] [ ] [ ] Placed wire screen between No. 3 crushed stone and concrete blocks.
[ ] [ ] [ ] Drainage area is 1acre or less.
[ ] [ ] [ ] Excavated area is 900 cubic feet.
[ ] [ ] [ ] Excavated side slopes should be 2:1.
[ ] [ ] [ ] 2" x 4" frame is constructed and structurally sound.
[ ] [ ] [ ] Posts 3-foot maximum spacing between posts.
[ ] [ ] [ ] Fabric is embedded 1 to 1.5 feet below ground and secured to frame/posts with staples at max 8-inch spacing.
[ ] [ ] [ ] Posts are stable, fabric is tight and without rips or frayed areas.

Sediment accumulation ___% of design capacity.

4. Temporary Sediment Trap

Yes No NA

[ ] [ ] [ ] Outlet structure is constructed per the approved plan or drawing.
[ ] [ ] [ ] Geotextile fabric has been placed beneath rock fill.

Sediment accumulation is ___% of design capacity.

5. Temporary Sediment Basin

Yes No NA

[ ] [ ] [ ] Basin and outlet structure constructed per the approved plan.
[ ] [ ] [ ] Basin side slopes are stabilized with seed/mulch.
[ ] [ ] [ ] Drainage structure flushed and basin surface restored upon removal of sediment basin facility.

Sediment accumulation is ___% of design capacity.

Note: Not all erosion and sediment control practices are included in this listing. Add additional pages to this list as required by site specific design.
Construction inspection checklists for post-development stormwater management practices can be found in Appendix F of the New York Stormwater Management Design Manual.

CONSTRUCTION DURATION INSPECTIONS
b. Modifications to the SWPPP (To be completed as described below)

The Operator shall amend the SWPPP whenever:
1. There is a significant change in design, construction, operation, or maintenance which may have a significant effect on the potential for the discharge of pollutants to the waters of the United States and which has not otherwise been addressed in the SWPPP; or
2. The SWPPP proves to be ineffective in:
a. Eliminating or significantly minimizing pollutants from sources identified in the SWPPP and as required by this permit; or
b. Achieving the general objectives of controlling pollutants in stormwater discharges from permitted construction activity; and
3. Additionally, the SWPPP shall be amended to identify any new contractor or subcontractor that will implement any measure of the SWPPP.

Modification & Reason:

III. Monthly Summary of Site Inspection Activities

Name of Permitted Facility:	Today's Date:	Reporting Month:
Location:	Permit Identification #:	
Name and Telephone Number of Site Inspector:		

Date of Inspection	Regular / Rainfall based Inspection	Name of Inspector	Items of Concern

Owner/Operator Certification:

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that false statements made herein are punishable as a class A misdemeanor pursuant to Section 210.45 of the Penal Law."

_____ _____

Signature of Permittee or Duly Authorized Representative Name of Permittee or Duly Authorized Representative date

Duly authorized representatives must have written authorization, submitted to DEC, to sign any permit documents.

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Owner/Operator Certification Form

SPDES General Permit For Stormwater Discharges From Construction Activity (GP-0-20-001)

Project/Site Name: _____

eNOI Submission Number: _____

eNOI Submitted by: ☐ **Owner/Operator** ☐ **SWPPP Preparer** ☐ **Other**

Certification Statement - Owner/Operator

I have read or been advised of the permit conditions and believe that I understand them. I also understand that, under the terms of the permit, there may be reporting requirements. I hereby certify that this document and the corresponding documents were prepared under my direction or supervision. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations. I further understand that coverage under the general permit will be identified in the acknowledgment that I will receive as a result of submitting this NOI and can be as long as sixty (60) business days as provided for in the general permit. I also understand that, by submitting this NOI, I am acknowledging that the SWPPP has been developed and will be implemented as the first element of construction, and agreeing to comply with all the terms and conditions of the general permit for which this NOI is being submitted.

Owner/Operator First Name M.I. Last Name

_____

Signature

_____

Date

CONTRACTOR CERTIFICATION

I hereby certify under penalty of law that I understand and agree to comply with the terms and conditions of the SWPPP and agree to implement any corrective actions identified by the *qualified inspector* during a site inspection. I also understand that the *owner or operator* must comply with the terms and conditions of the most current version of the New York state Pollutant Discharge Elimination System ("SPDES") general permit for stormwater *discharges* from *construction activities* and that it is unlawful for any person to cause or contribute to a violation of *water quality standards.* Furthermore, I am aware that there are significant penalties for submitting false information, that I do not believe to be true, including the possibility of fine and imprisonment for knowing violations."

_____	_____	_____
Contractor Signature	Title	Date
_____	_____	_____
Contractor Signature	Title	Date
_____	_____	_____
Contractor Signature	Title	Date
_____	_____	_____
Contractor Signature	Title	Date

SC-310/SC-740/DC-780

StormTech®
Detention • Retention • Water Quality
A division of ADS

StormTech Construction Guide

REQUIRED MATERIALS AND EQUIPMENT LIST

- Acceptable fill materials per **Table 1**
- Woven and non-woven geotextiles
- StormTech solid end caps and pre-cored end caps
- StormTech chambers
- StormTech manifolds and fittings

IMPORTANT NOTES:

A. This installation guide provides the minimum requirements for proper installation of chambers. Non-adherence to this guide may result in damage to chambers during installation. Replacement of damaged chambers during or after backfilling is costly and very time consuming. It is recommended that all installers are familiar with this guide, and that the contractor inspects the chambers for distortion, damage and joint integrity as work progresses.

B. Use of a dozer to push embedment stone between the rows of chambers may cause damage to chambers and is not an acceptable backfill method. Any chambers damaged by using the "dump and push" method are not covered under the StormTech standard warranty.

C. Care should be taken in the handling of chambers and end caps. Avoid dropping, prying or excessive force on chambers during removal from pallet and initial placement.

Requirements for System Installation



Excavate bed and prepare subgrade per engineer's plans.



Place non-woven geotextile over prepared soils and up excavation walls.

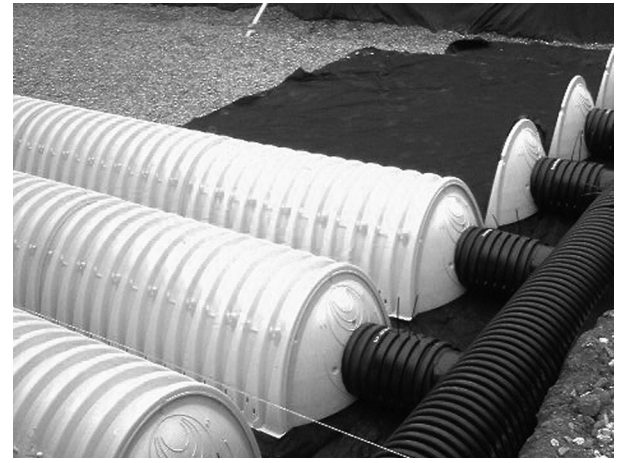


Place clean, crushed, angular stone foundation 6" (150 mm) min. Install underdrains if required. Compact to achieve a flat surface.

Manifold, Scour Fabric and Chamber Assembly



Install manifolds and lay out woven scour geotextile at inlet rows [min. 12.5 ft (3.8 m)] at each inlet end cap. Place a continuous piece (no seams, double layer) along entire length of Isolator® Row(s).

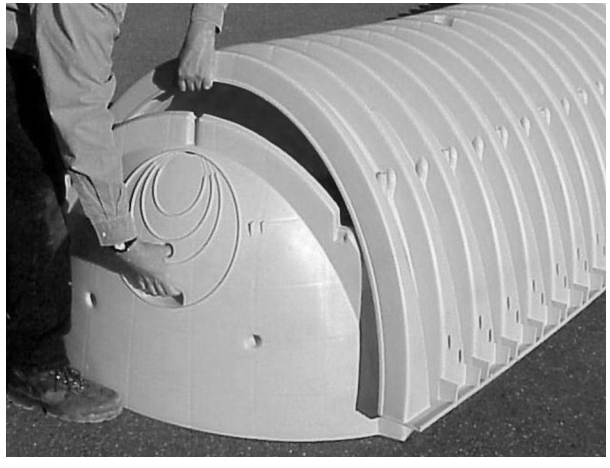


Align the first chamber and end cap of each row with inlet pipes. Contractor may choose to postpone stone placement around end chambers and leave ends of rows open for easy inspection of chambers during the backfill process.



Construct the chamber bed by overlapping the chambers lengthwise in rows. Attach chambers by overlapping the end corrugation of one chamber on to the end corrugation of the last chamber in the row. Be sure that the chamber placement does not exceed the reach of the construction equipment used to place the stone.

Attaching the End Caps



Lift the end of the chamber a few inches off the ground. With the curved face of the end cap facing outward, place the end cap into the chamber's end corrugation.

Prefabricated End Caps



24" (600 mm) inlets are the maximum size that can fit into a SC-740/DC-780 end cap and must be prefabricated with a 24" (600 mm) pipe stub. SC-310 chambers with a 12" (300 mm) inlet pipe must use a prefabricated end cap with a 12" (300 mm) pipe stub.

Isolator Row



Drape a strip of ADS non-woven geotextile over the row of chambers (not required over DC-780). This is the same type of non-woven geotextile used as a separation layer around the angular stone of the StormTech system.

Initial Anchoring of Chambers – Embedment Stone





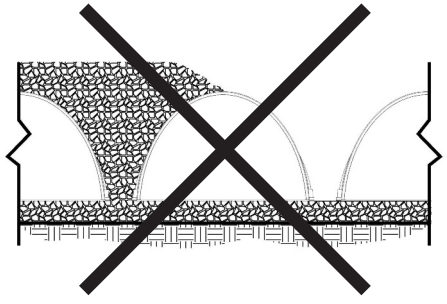
Initial embedment shall be spotted along the centerline of the chamber evenly anchoring the lower portion of the chamber. This is best accomplished with a stone conveyor or excavator reaching along the row.



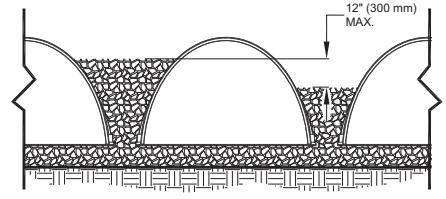


No equipment shall be operated on the bed at this stage of the installation. Excavators must be located off the bed. Dump trucks shall not dump stone directly on to the bed. Dozers or loaders are not allowed on the bed at this time.

Backfill of Chambers – Embedment Stone

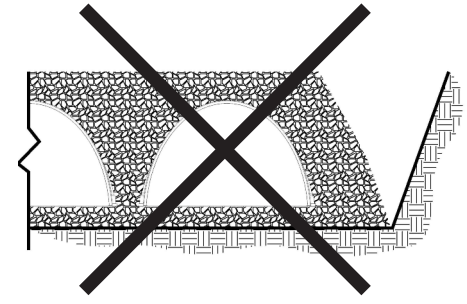


UNEVEN BACKFILL

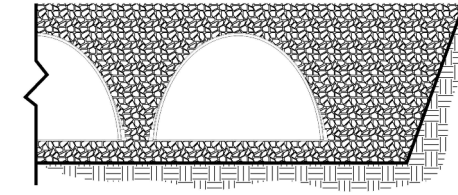


EVEN BACKFILL

Backfill chambers evenly. Stone column height should never differ by more than 12” (300 mm) between adjacent chamber rows or between chamber rows and perimeter.



PERIMETER NOT BACKFILLED

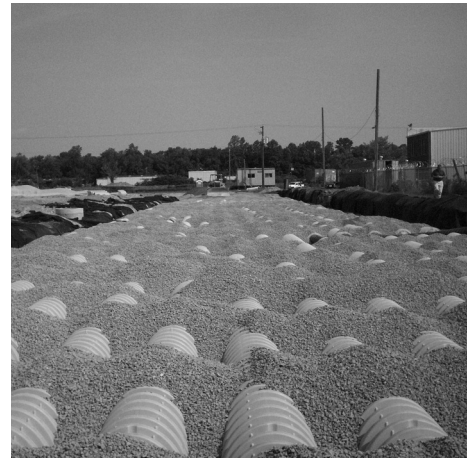


PERIMETER FULLY BACKFILLED

Perimeter stone must be brought up evenly with chamber rows. Perimeter must be fully backfilled, with stone extended horizontally to the excavation wall.

Backfill of Chambers – Embedment Stone and Cover Stone





Continue evenly backfilling between rows and around perimeter until embedment stone reaches tops of chambers. Perimeter stone must extend horizontally to the excavation wall for both straight or sloped sidewalls. **Only after chambers have been backfilled to top of chamber and with a minimum 6" (150 mm) of cover stone on top of chambers can small dozers be used over the chambers for backfilling remaining cover stone.**

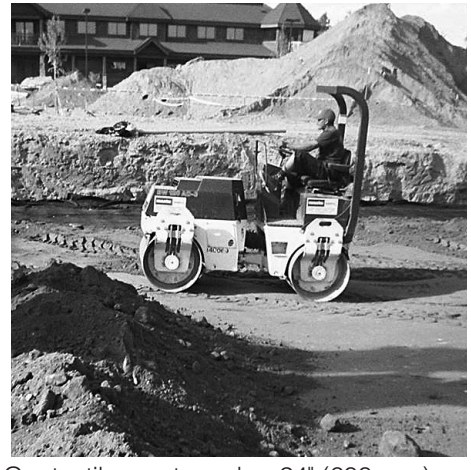




Small dozers and skid loaders may be used to finish grading stone backfill in accordance with ground pressure limits in Table 2. They must push material parallel to rows only. Never push perpendicular to rows. StormTech recommends that the contractor inspect chambers before placing final backfill. Any chambers damaged by construction shall be removed & replaced.

Final Backfill of Chambers – Fill Material





Install non-woven geotextile over stone. Geotextile must overlap 24" (600 mm) min. where edges meet. Compact each lift of backfill as specified in the site design engineer's drawings. Roller travel parallel with rows.

StormTech Isolator Row Detail

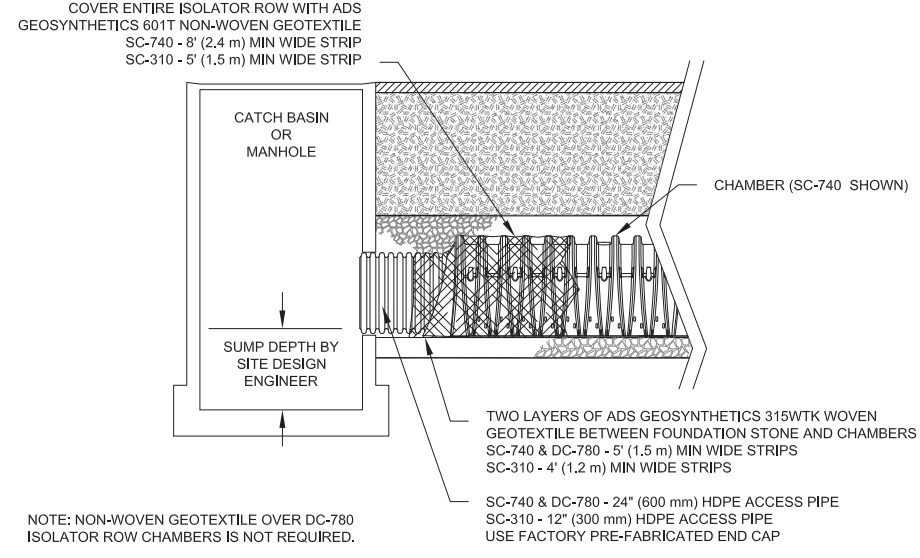


Table 1 – Acceptable Fill Materials

Material Location	Description	AASHTO M43 Designation[1]	Compaction/Density Requirement
Ⓓ **Final Fill:** Fill Material for layer 'D' starts from the top of the 'C' layer to the bottom of flexible pavement or unpaved finished grade above. Note that the pavement subbase may be part of the 'D' layer.	Any soil/rock materials, native soils or per engineer's plans. Check plans for pavement subgrade requirements.	N/A	Prepare per site design engineer's plans. Paved installations may have stringent material and preparation requirements.
Ⓒ **Initial Fill:** Fill Material for layer 'C' starts from the top of the embedment stone ('B' layer) to 18" (450 mm) above the top of the chamber. Note that pavement subbase may be part of the 'C' layer.	Granular well-graded soil/aggregate mixtures, <35% fines or processed aggregate. Most pavement subbase materials can be used in lieu of this layer.	AASHTO M45 A-1, A-2-4, A-3 or AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	Begin compaction after min. 12" (300 mm) of material over the chambers is reached. Compact additional layers in 6" (150 mm) max. lifts to a min. 95% Proctor density for well-graded material and 95% relative density for processed aggregate materials. Roller gross vehicle weight not to exceed 12,000 lbs (53 kN). Dynamic force not to exceed 20,000 lbs (89 kN)
Ⓑ **Embedment Stone:** Embedment Stone surrounding chambers from the foundation stone to the 'C' layer above.	Clean, crushed, angular stone nominal size distribution 3/4 - 2" (20 mm - 50 mm)	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	No compaction required.
Ⓐ **Foundation Stone:** Foundation Stone below the chambers from the subgrade up to the foot (bottom) of the chamber.	Clean, crushed, angular stone, nominal size distribution 3/4 - 2" (20 mm - 50 mm)	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	Place and compact in 6" (150 mm) lifts using two full coverages with a vibratory compactor.[2, 3]

PLEASE NOTE:

1. ***The listed AASHTO designations are for gradations only. The stone must also be clean, crushed, angular. For example, a specification for #4 stone would state: "clean, crushed, angular no. 4 (AASHTO M43) stone".***
2. ***StormTech compaction requirements are met for 'A' location materials when placed and compacted in 6" (150 mm) (max) lifts using two full coverages with a vibratory compactor.***
3. ***Where infiltration surfaces may be comprised by compaction, for standard installations and standard design load conditions, a flat surface may be achieved by raking or dragging without compaction equipment. For special load designs, contact StormTech for compaction requirements.***

Figure 1 – Inspection Port Detail

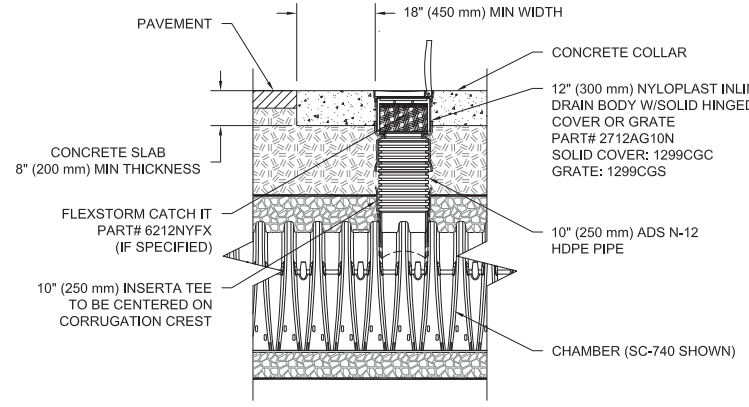
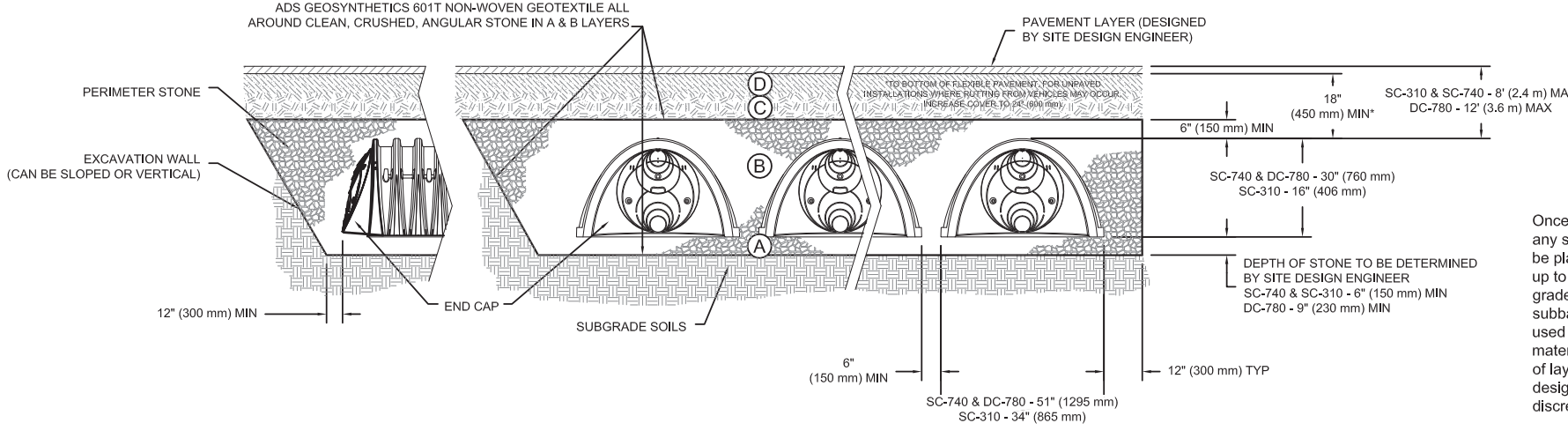


Figure 2 – Fill Material Locations



NOTES:

1. *36" (900 mm) of stabilized cover materials over the chambers is required for full dump truck travel and dumping.*
2. *During paving operations, dump truck axle loads on 18" (450 mm) of cover may be necessary. Precautions should be taken to avoid rutting of the road base layer, to ensure that compaction requirements have been met, and that a minimum of 18" (450 mm) of cover exists over the chambers. Contact StormTech for additional guidance on allowable axle loads during paving.*
3. *Ground pressure for track dozers is the vehicle operating weight divided by total ground contact area for both tracks. Excavators will exert higher ground pressures based on loaded bucket weight and boom extension.*
4. *Mini-excavators (< 8,000lbs/3,628 kg) can be used with at least 12" (300 mm) of stone over the chambers and are limited by the maximum ground pressures in Table 2 based on a full bucket at maximum boom extension.*
5. *Storage of materials such as construction materials, equipment, spoils, etc. should not be located over the StormTech system. The use of equipment over the StormTech system not covered in Table 2 (ex. soil mixing equipment, cranes, etc) is limited. Please contact StormTech for more information.*
6. *Allowable track loads based on vehicle travel only. Excavators shall not operate on chamber beds until the total backfill reaches 3 feet (900 mm) over the entire bed.*

Table 2 – Maximum Allowable Construction Vehicle Loads[5]

Material Location	Fill Depth over Chambers in. [mm]	Maximum Allowable Wheel Loads		Maximum Allowable Track Loads[6]		Maximum Allowable Roller Loads
		Max Axle Load for Trucks lbs [kN]	Max Wheel Load for Loaders lbs [kN]	Track Width in. [mm]	Max Ground Pressure psf [kPa]	Max Drum Weight or Dynamic Force lbs [kN]
(D) Final Fill Material	36" [900] Compacted	32,000 [142]	16,000 [71]	12" [305] 18" [457] 24" [610] 30" [762] 36" [914]	3420 [164] 2350 [113] 1850 [89] 1510 [72] 1310 [63]	38,000 [169]
(C) Initial Fill Material	24" [600] Compacted	32,000 [142]	16,000 [71]	12" [305] 18" [457] 24" [610] 30" [762] 36" [914]	2480 [119] 1770 [85] 1430 [68] 1210 [58] 1070 [51]	20,000 [89]
	24" [600] Loose/Dumped	32,000 [142]	16,000 [71]	12" [305] 18" [457] 24" [610] 30" [762] 36" [914]	2245 [107] 1625 [78] 1325 [63] 1135 [54] 1010 [48]	20,000 [89] Roller gross vehicle weight not to exceed 12,000 lbs. [53 kN]
	18" [450]	32,000 [142]	16,000 [71]	12" [305] 18" [457] 24" [610] 30" [762] 36" [914]	2010 [96] 1480 [71] 1220 [58] 1060 [51] 950 [45]	20,000 [89] Roller gross vehicle weight not to exceed 12,000 lbs. [53 kN]
(B) Embedment Stone	12" [300]	16,000 [71]	NOT ALLOWED	12" [305] 18" [457] 24" [610] 30" [762] 36" [914]	1540 [74] 1190 [57] 1010 [48] 910 [43] 840 [40]	20,000 [89] Roller gross vehicle weight not to exceed 12,000 lbs. [53 kN]
	6" [150]	8,000 [35]	NOT ALLOWED	12" [305] 18" [457] 24" [610] 30" [762] 36" [914]	1070 [51] 900 [43] 800 [38] 760 [36] 720 [34]	NOT ALLOWED

Table 3 – Placement Methods and Descriptions

Material Location	Placement Methods/ Restrictions	Wheel Load Restrictions	Track Load Restrictions	Roller Load Restrictions
		See Table 2 for Maximum Construction Loads		
(D) Final Fill Material	A variety of placement methods may be used. All construction loads must not exceed the maximum limits in Table 2.	36" (900 mm) minimum cover required for dump trucks to dump over chambers.	Dozers to push parallel to rows until 36" (900mm) compacted cover is reached.[4]	Roller travel parallel to rows only until 36" (900 mm) compacted cover is reached.
(C) Initial Fill Material	Excavator positioned off bed recommended. Small excavator allowed over chambers. Small dozer allowed.	Asphalt can be dumped into paver when compacted pavement subbase reaches 18" (450 mm) above top of chambers.	Small LGP track dozers & skid loaders allowed to grade cover stone with at least 6" (150 mm) stone under tracks at all times. Equipment must push parallel to rows at all times.	Use dynamic force of roller only after compacted fill depth reaches 12" (300 mm) over chambers. Roller travel parallel to chamber rows only.
(B) Embedment Stone	No equipment allowed on bare chambers. Use excavator or stone conveyor positioned off bed or on foundation stone to evenly fill around all chambers to at least the top of chambers.	No wheel loads allowed. Material must be placed outside the limits of the chamber bed.	No tracked equipment is allowed on chambers until a min. 6" (150 mm) cover stone is in place.	No rollers allowed.
(A) Foundation Stone	No StormTech restrictions. Contractor responsible for any conditions or requirements by others relative to subgrade bearing capacity, dewatering or protection of subgrade.			

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Detention • Retention • Water Quality
A division of ADS

StormTech Construction Guide

REQUIRED MATERIALS AND EQUIPMENT LIST

- Acceptable fill materials per **Table 1**
- Woven and non-woven geotextiles
- StormTech solid end caps and pre-cored end caps
- StormTech chambers
- MC-3500 end cap screws (2 ½" [64mm] coarse thread – 3 per end cap)
- MC-4500 chamber joint screws (Fastenal #12-11 x 1" slotted hex washer head sheet metal screw, type A, zinc/steel [SKU 1131123] - 6 per joint)
- StormTech manifolds and fittings

NOTE: MC-3500 chamber pallets are 77" x 90" (2.0 m x 2.3 m) and weigh about 2010 lbs. (912 kg) and MC-4500 pallets are 100" x 52" (2.5 m x 1.3 m) and weight about 840 lbs. (381 kg). Unloading chambers requires 72" (1.8 m) (min.) forks and/or tie downs (straps, chains, etc).

IMPORTANT: This installation guide provides the minimum requirements for proper installation of large chambers. Non-adherence to this guide may result in damage to chambers during installation. Replacement of damaged chambers during or after backfilling is costly and very time consuming. It is recommended that all installers are familiar with this guide, and that the contractor inspects the chambers for distortion, damage and joint integrity as work progresses.

Requirements for System Installation



Excavate bed and prepare subgrade per engineer's plans.



Place non-woven geotextile over prepared soils and up excavation walls.



Place clean, crushed, angular stone foundation 9" (229 mm) min. Install underdrains if required. Compact to achieve a flat surface.

Manifold, Scour Fabric and Chamber Assembly



Install manifolds and lay out woven scour geo-textile at inlet rows [min. 17.5 ft (5.33 m)] at each inlet end cap. Place a continuous piece (no seams) along entire length of Isolator® Row(s).



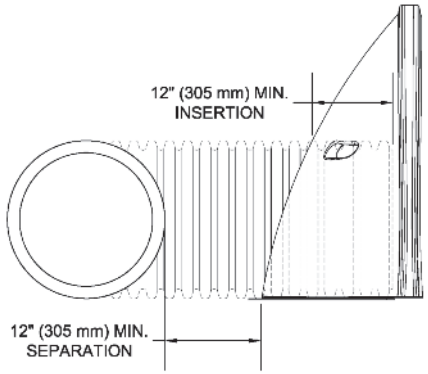
Align the first chamber and end cap of each row with inlet pipes. Each MC-3500 end cap must be fastened to chambers with three 2½" (64 mm) coarse thread screws before backfilling. Contractor may choose to postpone stone placement around end chambers and leave ends of rows open for easy inspection of chambers during the backfill process.



Continue installing chamber rows by overlapping chamber end corrugations. Chamber joints are labeled “Lower Joint— Overlap Here” and “Build This Direction—Upper Joint.” Place non-woven geo-textile over Isolator Row chambers (if specified).

Maintain minimum - 9" (229 mm) spacing between rows

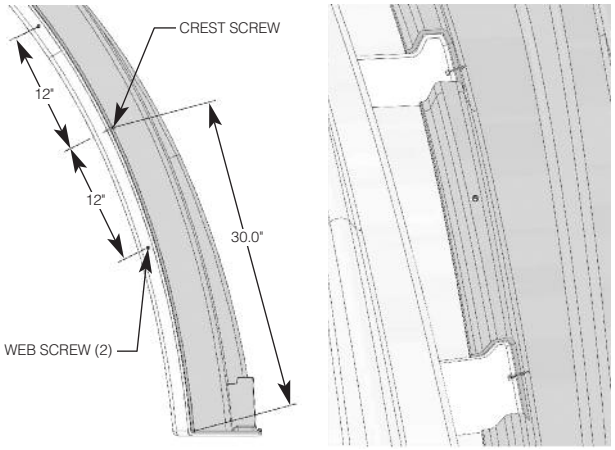
Manifold Insertion



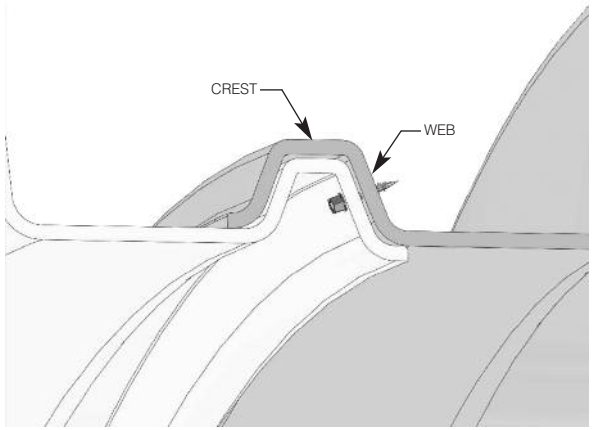
NOTE: MANIFOLD STUB MUST BE LAID HORIZONTAL FOR A PROPER FIT IN THE END CAP OPENING.

Insert inlet and outlet manifolds a minimum 12" (305 mm) into chamber end caps. Manifold header should be a minimum 12" (305 mm) from base of end cap.

MC-4500 Joint Assembly



Install (6) screws (Fastenal #12-11x1”) at each MC-4500 joint at locations shown. 3 screws on each side of joint. Care must be taken to avoid overtightening and/or “stripping” of screws.



Install the (2) web screws from the inside of the MC-4500 chamber 12" (305 mm) above and below the crest screw.

Initial Anchoring of Chambers – Embedment Stone





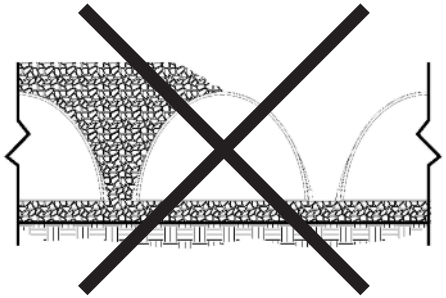
Initial embedment shall be spotted along the centerline of the chamber evenly anchoring the lower portion of the chamber. This is best accomplished with a stone conveyor or excavator reaching along the row.



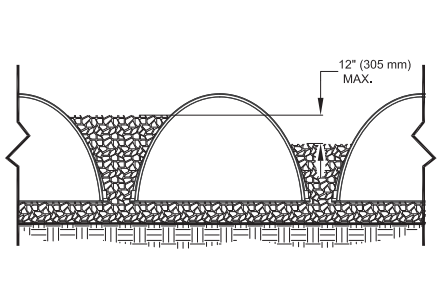


No equipment shall be operated on the bed at this stage of the installation. Excavators must be located off the bed. Dump trucks shall not dump stone directly on to the bed. Dozers or loaders are not allowed on the bed at this time.

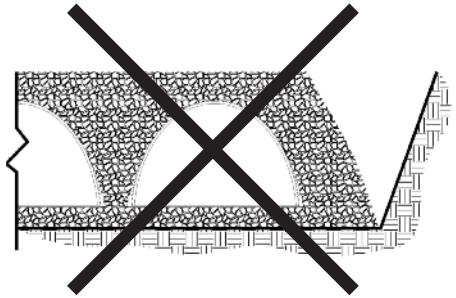
Backfill of Chambers – Embedment Stone



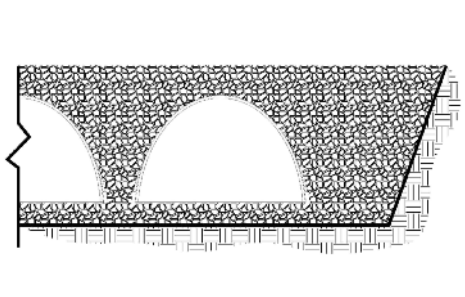
UNEVEN BACKFILL



EVEN BACKFILL



PERIMETER NOT BACKFILLED



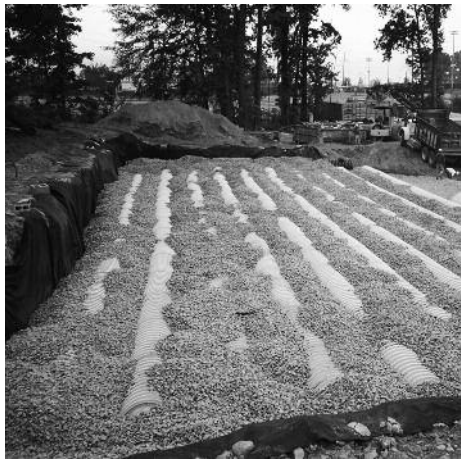
PERIMETER FULLY BACKFILLED

Backfill chambers evenly. Stone column height should never differ by more than 12” (305 mm) between adjacent chamber rows or between chamber rows and perimeter.

Perimeter stone must be brought up evenly with chamber rows. Perimeter must be fully backfilled, with stone extended horizontally to the excavation wall.

Backfill of Chambers – Embedment Stone and Cover Stone





Continue evenly backfilling between rows and around perimeter until embedment stone reaches tops of chambers. Perimeter stone must extend horizontally to the excavation wall for both straight or sloped sidewalls. **Only after chambers have been backfilled to top of chamber and with a minimum 12" (305 mm) of cover stone on top of chambers can small dozers be used over the chambers for backfilling remaining cover stone.**





Small dozers and skid loaders may be used for cover stone backfill in accordance with ground pressure limits in Table 2. Dozers must push material parallel to rows only. Never push perpendicular to rows. StormTech recommends that the contractor inspect chambers before placing final backfill. Any chambers damaged by construction shall be removed & replaced.

Final Backfill of Chambers – Fill Material





Install non-woven geotextile over stone. Geotextile must overlap 24" (610 mm) min. where edges meet. Compact at 24" (610 mm) of fill. Roller travel parallel with rows.

StormTech Isolator Row Detail

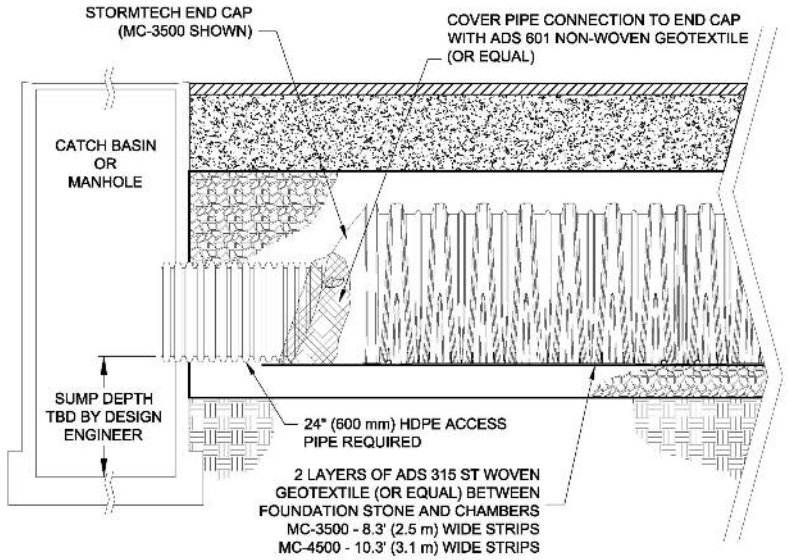


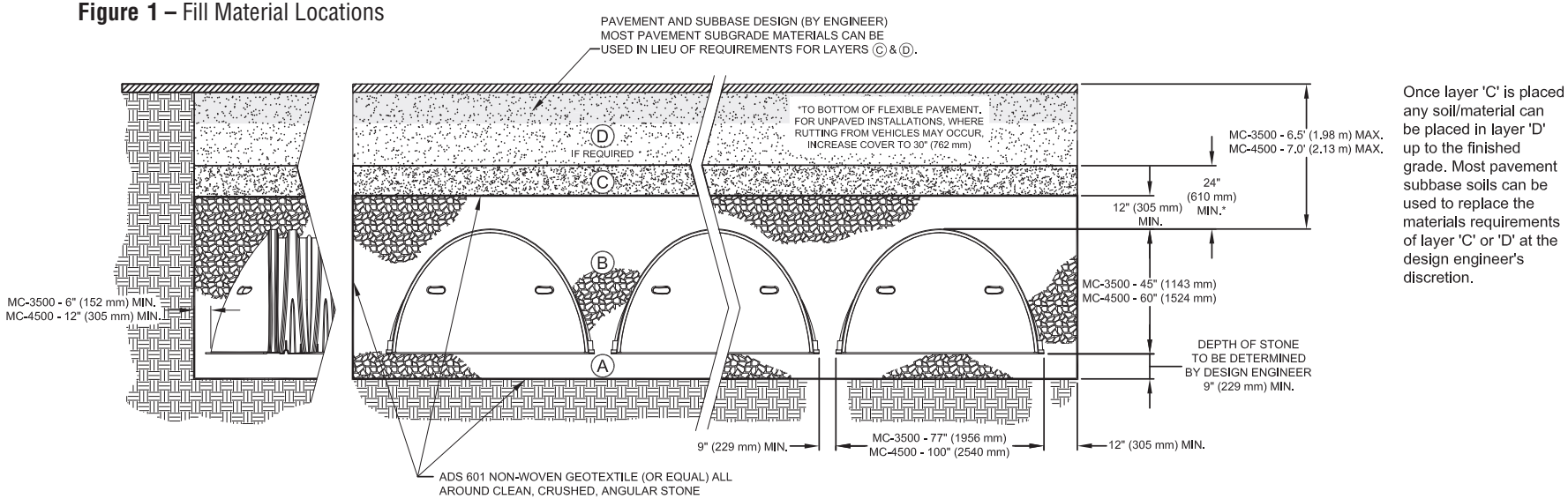
Table 1 – Acceptable Fill Materials

Material Location	Description	AASHTO M43 Designation[1]	Compaction/Density Requirement
(D) Fill Material for layer 'D' starts from the top of the 'C' layer to the bottom of flexible pavement or unpaved finished grade above. Note that the pavement subbase may be part of the 'D' layer.	Any soil/rock materials, native soils or per engineer's plans. Check plans for pavement subgrade requirements.	N/A	Prepare per engineer's plans. Paved installations may have stringent material and preparation requirements.
(C) Fill Material for layer 'C' starts from the top of the embedment stone ('B' layer) to 24" (610 mm) above the top of the chamber. Note that pavement subbase may be part of the 'C' layer.	Granular well-graded soil/aggregate mixtures, <35% fines. Most pavement subbase materials can be used in lieu of this layer. (AASHTO M145 A-1, A-2, A-3)	3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	Begin compaction after min. 24" (610 mm) of material over the chambers is reached. Compact additional layers in 12" (305 mm) max. lifts to a min. 95% Standard Proctor density. (See Tables 2 and 3 for maximum roller loads).
(B) Embedment Stone surrounding chambers from the foundation stone to the 'C' layer above.	Clean, crushed, angular stone nominal particle size distribution 3/4 - 2" (19 mm - 51 mm)	3, 4	No compaction required.
(A) Foundation Stone below the chambers from the subgrade up to the foot (bottom) of the chamber.	Clean, crushed, angular stone, nominal size distribution 3/4-2" (19 mm - 51 mm)	3, 4	Plate compact or roll to achieve a 95% Standard Proctor Density.[2]

PLEASE NOTE:

1. ***The listed AASHTO designations are for gradations only. The stone must also be clean, crushed, angular. For example, a specification for #4 stone would state: "clean, crushed, angular no. 4 (AASHTO M43) stone."***
2. ***As an alternate to Proctor Testing and field density measurements in the 'A' location, StormTech compaction requirements are met for 'A' location materials when placed and compacted in 9" (229 mm) (max.) lifts using two full passes with an appropriate compactor.***

Figure 1 – Fill Material Locations



Once layer 'C' is placed any soil/material can be placed in layer 'D' up to the finished grade. Most pavement subbase soils can be used to replace the materials requirements of layer 'C' or 'D' at the design engineer's discretion.

Table 2 – Maximum Allowable Construction Vehicle Loads[6]

Material Location	Fill Depth over Chambers in. [mm]	Maximum Allowable Wheel Loads		Maximum Allowable Track Loads		Maximum Allowable Roller Loads
		Max Axle Load for Trucks[1,2] lbs [kN]	Max Wheel Load for Loaders lbs [kN]	Track Width in. [mm]	Max Ground Pressure[3] psf [kPa]	Max Drum Weight or Dynamic Force lbs [kN]
(D) Final Fill Material	36" [914] Compacted	32,000 [142]	16,000 [71]	12" [305] 18" [457] 24" [610] 30" [762] 36" [914]	3420 [164] 2350 [113] 1850 [89] 1510 [72] 1310 [63]	38,000 [169]
(C) Initial Fill Material	24" [610] Compacted	32,000 [142]	16,000 [71]	12" [305] 18" [457] 24" [610] 30" [762] 36" [914]	2480 [119] 1770 [85] 1430 [68] 1210 [58] 1070 [51]	20,000 [89]
	24" [610] Loose/Dumped	24,000 [107]	12,000 [53]	12" [305] 18" [457] 24" [610] 30" [762] 36" [914]	2245 [107] 1625 [78] 1325 [63] 1135 [54] 1010 [48]	16,000 [71]
	18" [457]	24,000 [107]	12,000 [53]	12" [305] 18" [457] 24" [610] 30" [762]	2010 [96] 1480 [71] 1220 [58] 1060 [51]	5,000 [22] (static loads only)[5]
(B) Embedment Stone	12" [305]	NOT ALLOWED	NOT ALLOWED	12" [305] 18" [457] 24" [610] 30" [762]	1100 [53] 715 [34] 660 [32] 580 [28]	NOT ALLOWED
	6" [152]	NOT ALLOWED	NOT ALLOWED	NOT ALLOWED	NOT ALLOWED	NOT ALLOWED

Table 3 – Placement Methods and Descriptions

Material Location	Placement Methods/ Restrictions	Wheel Load Restrictions	Track Load Restrictions	Roller Load Restrictions
		See Table 2 for Maximum Construction Loads		
(D) Final Fill Material	A variety of placement methods may be used. All construction loads must not exceed the maximum limits in Table 2.	36" (914 mm) minimum cover required for dump trucks to dump over chambers.		Roller travel parallel to rows only until 36" (914 mm) compacted cover is reached.
(C) Initial Fill Material	Excavator positioned off bed recommended. Small excavator allowed over chambers. Small dozer allowed.	Asphalt can be dumped into paver when compacted pavement subbase reaches 24" (610 mm) above top of chambers.	Dozers to push parallel to rows.[4]	Use dynamic force of roller only after compacted fill depth reaches 24" (610 mm) over chambers. Roller travel parallel to chamber rows only.
(B) Embedment Stone	No equipment allowed on bare chambers. Use excavator or stone conveyor positioned off bed or on foundation stone to evenly fill around all chambers to at least the top of chambers.	No wheel loads allowed. Material must be dumped outside the limits of the chamber bed.	Small LGP track dozers & skid loaders allowed to spread embedment stone with at least 12" (305 mm) stone under tracks at all times. Dozers to push parallel to rows only	No rollers allowed.
(A) Foundation Stone	No StormTech restrictions. Contractor responsible for any conditions or requirements by others relative to subgrade bearing capacity, dewatering or protection of subgrade.			

NOTES:

1. 36" (914 mm) of stabilized cover materials over the chambers is required for full dump truck travel and dumping.

2. During paving operations, dump truck axle loads on 24" (610 mm) of cover may be necessary. Precautions should be taken to avoid rutting of the road base layer, to ensure that compaction requirements have been met, and that a minimum of 24" (610 mm) of cover exists over the chambers. Contact StormTech for additional guidance on allowable axle loads during paving.

3. Ground pressure for track dozers is the vehicle operating weight divided by total ground contact area for both tracks. Excavators will exert higher ground pressures based on loaded bucket weight and boom extension. Excavators shall not operate on chamber beds until the total backfill reaches 3 feet (914 mm).

4. Mini-excavators can be used with at least 12" (305 mm) of stone over the chambers and are limited by the maximum ground pressures in Table 2 based on a full bucket at maximum boom extension.

5. StormTech does not require compaction of initial fill at 18" (457 mm) of cover. However, requirements by others for 6" (152 mm) lifts may necessitate the use of small compactors at 18" (457 mm) of cover.

6. Storage of materials such as construction materials, equipment, spoils, etc. should not be located over the StormTech system. The use of equipment over the StormTech system not covered in Table 2 (ex. soil mixing equipment, cranes, etc) is limited. Please contact StormTech for more information.

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Detention • Retention • Water Quality
Subsurface Stormwater Management℠



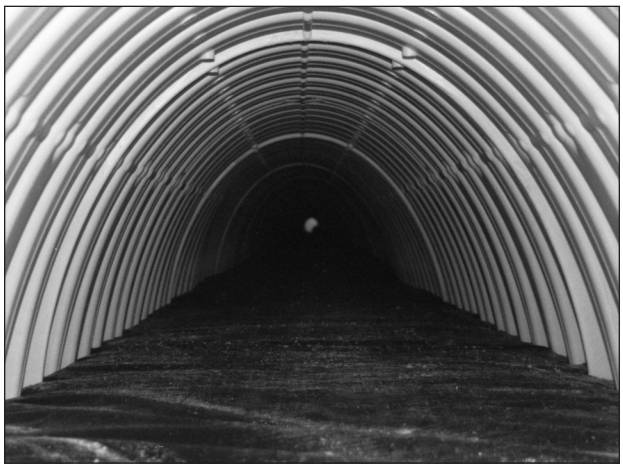
Isolator™ Row O&M Manual

StormTech® Chamber System for Stormwater Management

1.0 The Isolator™ Row

1.1 INTRODUCTION

An important component of any Stormwater Pollution Prevention Plan is inspection and maintenance. The StormTech Isolator Row is a patented technique to inexpensively enhance Total Suspended Solids (TSS) removal and provide easy access for inspection and maintenance.



Looking down the Isolator Row from the manhole opening, woven geotextile is shown between the chamber and stone base.

1.2 THE ISOLATOR™ ROW

The Isolator Row is a row of StormTech chambers, either SC-310, SC-740, DC-780 or MC-3500 models, that is surrounded with filter fabric and connected to a closely located manhole for easy access. The fabric-wrapped chambers provide for settling and filtration of sediment as storm water rises in the Isolator Row and ultimately passes through the filter fabric. The open bottom chambers and perforated sidewalls allow storm water to flow both vertically and horizontally out of the chambers. Sediments are captured in the Isolator Row protecting the storage areas of the adjacent stone and chambers from sediment accumulation.

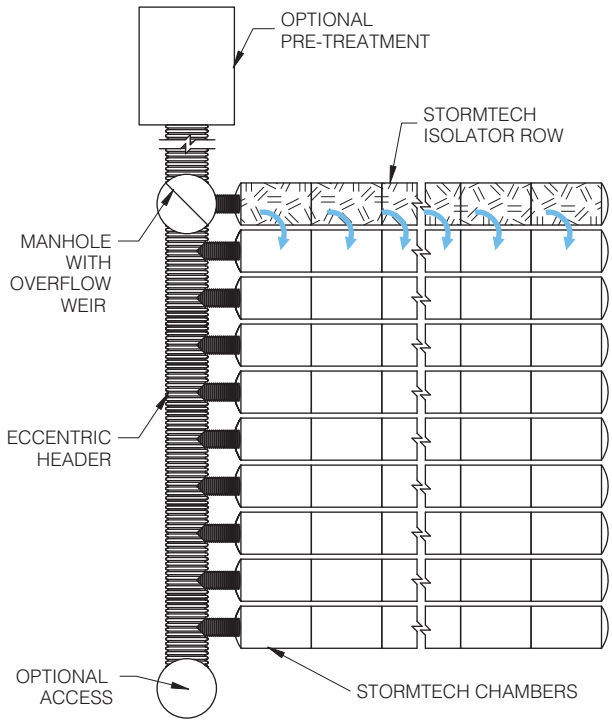
Two different fabrics are used for the Isolator Row. A woven geotextile fabric is placed between the stone and the Isolator Row chambers. The tough geotextile provides a media for storm water filtration and provides a durable surface for maintenance operations. It is also designed to prevent scour of the underlying stone and remain intact during high pressure jetting. A non-woven fabric is placed over the chambers to provide a filter media for flows passing through the perforations in the sidewall of the chamber.

The Isolator Row is typically designed to capture the "first flush" and offers the versatility to be sized on a volume basis or flow rate basis. An upstream manhole not only provides access to the Isolator Row but typically includes a high flow weir such that storm water flowrates or volumes that exceed the capacity of the Isolator Row overtop the over flow weir and discharge through a manifold to the other chambers.

The Isolator Row may also be part of a treatment train. By treating storm water prior to entry into the chamber system, the service life can be extended and pollutants such as hydrocarbons can be captured. Pre-treatment best management practices can be as simple as deep sump catch basins, oil-water separators or can be innovative storm water treatment devices. The design of the treatment train and selection of pretreatment devices by the design engineer is often driven by regulatory requirements. Whether pretreatment is used or not, the Isolator Row is recommended by StormTech as an effective means to minimize maintenance requirements and maintenance costs.

Note: See the StormTech Design Manual for detailed information on designing inlets for a StormTech system, including the Isolator Row.

StormTech Isolator Row with Overflow Spillway
(not to scale)



2.0 Isolator Row Inspection/Maintenance

2.1 INSPECTION

The frequency of Inspection and Maintenance varies by location. A routine inspection schedule needs to be established for each individual location based upon site specific variables. The type of land use (i.e. industrial, commercial residential), anticipated pollutant load, percent imperviousness, climate, etc. all play a critical role in determining the actual frequency of inspection and maintenance practices.

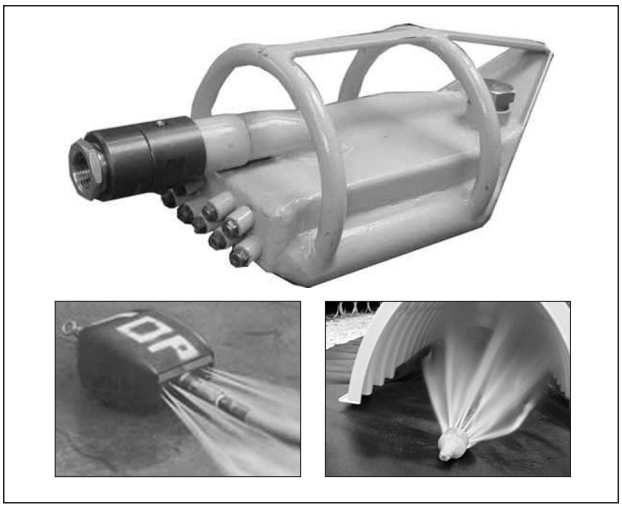
At a minimum, StormTech recommends annual inspections. Initially, the Isolator Row should be inspected every 6 months for the first year of operation. For subsequent years, the inspection should be adjusted based upon previous observation of sediment deposition.

The Isolator Row incorporates a combination of standard manhole(s) and strategically located inspection ports (as needed). The inspection ports allow for easy access to the system from the surface, eliminating the need to perform a confined space entry for inspection purposes.

If upon visual inspection it is found that sediment has accumulated, a stadia rod should be inserted to determine the depth of sediment. When the average depth of sediment exceeds 3 inches throughout the length of the Isolator Row, clean-out should be performed.

2.2 MAINTENANCE

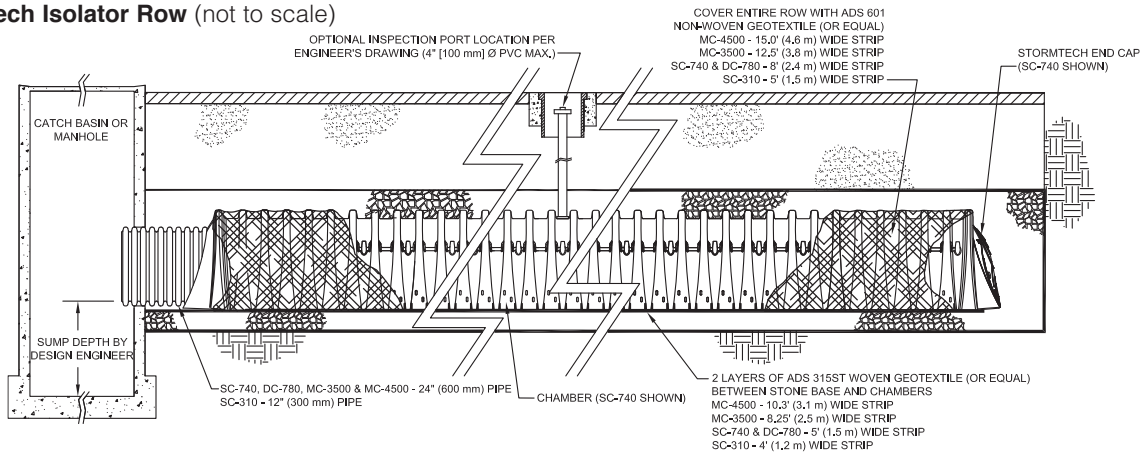
The Isolator Row was designed to reduce the cost of periodic maintenance. By "isolating" sediments to just one row, costs are dramatically reduced by eliminating the need to clean out each row of the entire storage bed. If inspection indicates the potential need for maintenance, access is provided via a manhole(s) located on the end(s) of the row for cleanout. If entry into the manhole is required, please follow local and OSHA rules for a confined space entries.



Examples of culvert cleaning nozzles appropriate for Isolator Row maintenance. (These are not StormTech products.)

Maintenance is accomplished with the JetVac process. The JetVac process utilizes a high pressure water nozzle to propel itself down the Isolator Row while scouring and suspending sediments. As the nozzle is retrieved, the captured pollutants are flushed back into the manhole for vacuuming. Most sewer and pipe maintenance companies have vacuum/JetVac combination vehicles. Selection of an appropriate JetVac nozzle will improve maintenance efficiency. Fixed nozzles designed for culverts or large diameter pipe cleaning are preferable. Rear facing jets with an effective spread of at least 45" are best. Most JetVac reels have 400 feet of hose allowing maintenance of an Isolator Row up to 50 chambers long. **The JetVac process shall only be performed on StormTech Isolator Rows that have AASHTO class 1 woven geotextile (as specified by StormTech) over their angular base stone.**

StormTech Isolator Row (not to scale)



Note: For many applications, the non-woven geotextile over the DC-780, MC-3500 and MC-4500 Isolator Row chambers can be eliminated or substituted with the AASHTO Class 1 woven geotextile. Contact your StormTech representative for assistance.

3.0 Isolator Row Step By Step Maintenance Procedures

Step 1) Inspect Isolator Row for sediment

A) Inspection ports (if present)

i. Remove lid from floor box frame

ii. Remove cap from inspection riser

iii. Using a flashlight and stadia rod, measure depth of sediment and record results on maintenance log.

iv. If sediment is at, or above, 3 inch depth proceed to Step 2. If not proceed to step 3.

B) All Isolator Rows

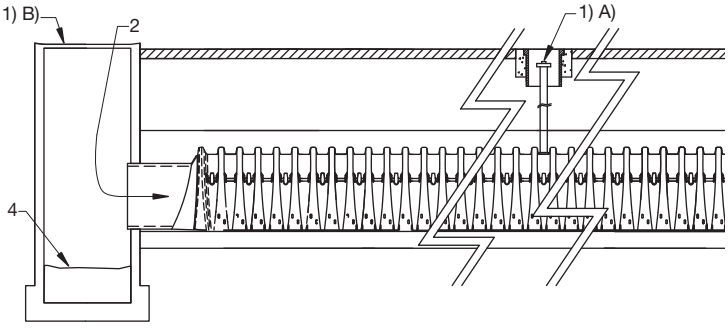
i. Remove cover from manhole at upstream end of Isolator Row

ii. Using a flashlight, inspect down Isolator Row through outlet pipe

1. Mirrors on poles or cameras may be used to avoid a confined space entry
2. Follow OSHA regulations for confined space entry if entering manhole

iii. If sediment is at or above the lower row of sidewall holes (approximately 3 inches) proceed to Step 2. If not proceed to Step 3.

StormTech Isolator Row (not to scale)



Step 2) Clean out Isolator Row using the JetVac process

A) A fixed culvert cleaning nozzle with rear facing nozzle spread of 45 inches or more is preferable

B) Apply multiple passes of JetVac until backflush water is clean

C) Vacuum manhole sump as required

Step 3) Replace all caps, lids and covers, record observations and actions

Step 4) Inspect & clean catch basins and manholes upstream of the StormTech system

Sample Maintenance Log

Date	Stadia Rod Readings		Sediment Depth (1) - (2)	Observations/Actions	Inspector
	Fixed point to chamber bottom (1)	Fixed point to top of sediment (2)			
3/15/01	6.3 ft.	none		New installation. Fixed point is CI frame at grade	djm
9/24/01		6.2	0.1 ft.	Some grit felt	sm
6/20/03		5.8	0.5 ft.	Mucky feel, debris visible in manhole and in Isolator row, maintenance due	rv
7/7/03	6.3 ft.		0	System jetted and vacuumed	djm

StormTech®

Detention • Retention • Water Quality

Subsurface Stormwater Management℠

70 Inwood Road, Suite 3 | Rocky Hill | Connecticut | 06067

860.529.8188 | 888.892.2694 | fax 866.328.8401 | www.stormtech.com

StormTech products are covered by one or more of the following patents: U.S. Patents: 5,401,459; 5,511,903; 5,716,163; 5,588,778; 5,839,844; Canadian Patents: 2,158,418 Other U.S. and Foreign Patents Pending Printed in U.S.A.

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APPENDIX B

Notice of Intent (NOI)
Notice of Termination (NOT)
NYSDEC SPDES General Permit GP-0-20-001
MS4 Acceptance Form

NOTICE OF INTENT

New York State Department of Environmental Conservation
Division of Water
625 Broadway, 4th Floor
Albany, New York 12233-3505

NYR _____ (for DEC use only)

Stormwater Discharges Associated with Construction Activity Under State Pollutant Discharge Elimination System (SPDES) General Permit # GP-0-20-001

All sections must be completed unless otherwise noted. Failure to complete all items may result in this form being returned to you, thereby delaying your coverage under this General Permit. Applicants must read and understand the conditions of the permit and prepare a Stormwater Pollution Prevention Plan prior to submitting this NOI. Applicants are responsible for identifying and obtaining other DEC permits that may be required.

-IMPORTANT-

RETURN THIS FORM TO THE ADDRESS ABOVE

OWNER/OPERATOR MUST SIGN FORM

Owner/Operator Information

Owner/Operator (Company Name/Private Owner Name/Municipality Name)
Admiral Halsey II, L.P.

Owner/Operator Contact Person Last Name (NOT CONSULTANT)
Shevchuk

Owner/Operator Contact Person First Name
Paul

Owner/Operator Mailing Address
909 Third Avenue, 21st Floor

City
New York City

State
NY

Zip
10022-____

Phone (Owner/Operator)
646-618-8715

Fax (Owner/Operator)
___-___-____

Email (Owner/Operator)
pshevchuk@onyllc.com

FED TAX ID
87-1117223 (not required for individuals)

Project Site Information

Project/Site Name
Admiral Halsey II

Street Address (NOT P.O. BOX)
135 Main Street

Side of Street
● **North** ○ **South** ○ **East** ○ **West**

City/Town/Village (THAT ISSUES BUILDING PERMIT)
City of Poughkeepsie

State: NY
Zip: 12601-
County: Dutchess
DEC Region: 3

Name of Nearest Cross Street
North Perry Street

Distance to Nearest Cross Street (Feet)
0

Project In Relation to Cross Street
○ **North** ○ **South** ● **East** ○ **West**

Tax Map Numbers
Section-Block-Parcel
6062-76-911183

Tax Map Numbers

1. Provide the Geographic Coordinates for the project site in NYTM Units. To do this you **must** go to the NYSDEC Stormwater Interactive Map on the DEC website at:

www.dec.ny.gov/imsmaps/stormwater/viewer.htm

Zoom into your Project Location such that you can accurately click on the centroid of your site. Once you have located your project site, go to the tool boxes on the top and choose "i"(identify). Then click on the center of your site and a new window containing the X, Y coordinates in UTM will pop up. Transcribe these coordinates into the boxes below. For problems with the interactive map use the help function.

X Coordinates (Easting): 588728

Y Coordinates (Northing): 4617714

2. What is the nature of this construction project?

○ **New Construction**

● **Redevelopment with increase in impervious area**

○ **Redevelopment with no increase in impervious area**

3. Select the predominant land use for both pre and post development conditions.
SELECT ONLY ONE CHOICE FOR EACH

Pre-Development Existing Land Use

- ○ FOREST
- ○ PASTURE/OPEN LAND
- ○ CULTIVATED LAND
- ○ SINGLE FAMILY HOME
- ○ SINGLE FAMILY SUBDIVISION
- ○ TOWN HOME RESIDENTIAL
- ○ MULTIFAMILY RESIDENTIAL
- ○ INSTITUTIONAL/SCHOOL
- ○ INDUSTRIAL
- ○ COMMERCIAL
- ○ ROAD/HIGHWAY
- ○ RECREATIONAL/SPORTS FIELD
- ○ BIKE PATH/TRAIL
- ○ LINEAR UTILITY
- ○ PARKING LOT
- ● OTHER

Elderly Housing

Post-Development Future Land Use

- ○ SINGLE FAMILY HOME
- ○ SINGLE FAMILY SUBDIVISION — Number of Lots
- ○ TOWN HOME RESIDENTIAL
- ○ MULTIFAMILY RESIDENTIAL
- ○ INSTITUTIONAL/SCHOOL
- ○ INDUSTRIAL
- ○ COMMERCIAL
- ○ MUNICIPAL
- ○ ROAD/HIGHWAY
- ○ RECREATIONAL/SPORTS FIELD
- ○ BIKE PATH/TRAIL
- ○ LINEAR UTILITY (water, sewer, gas, etc.)
- ○ PARKING LOT
- ○ CLEARING/GRADING ONLY
- ○ DEMOLITION, NO REDEVELOPMENT
- ○ WELL DRILLING ACTIVITY *(Oil, Gas, etc.)
- ● OTHER

Elderly Housing

***Note**: for gas well drilling, non-high volume hydraulic fractured wells only

4. In accordance with the larger common plan of development or sale, enter the total project site area; the total area to be disturbed; existing impervious area to be disturbed (for redevelopment activities); and the future impervious area constructed within the disturbed area. (Round to the nearest tenth of an acre.)

Total Site Area	Total Area To Be Disturbed	Existing Impervious Area To Be Disturbed	Future Impervious Area Within Disturbed Area
2.3	1.6	0.4	1.1

5. Do you plan to disturb more than 5 acres of soil at any one time? ○ **Yes** ● **No**

6. Indicate the percentage of each Hydrologic Soil Group(HSG) at the site.

A	B	C	D
100 %	0 %	0 %	0 %

7. Is this a phased project? ○ **Yes** ● **No**

8. Enter the planned start and end dates of the disturbance activities.

Start Date 06/01/2022 – **End Date** 06/01/2024

9. Identify the nearest surface waterbody(ies) to which construction site runoff will discharge.

Name

Hudson River

9a. Type of waterbody identified in Question 9?

- ○ Wetland / State Jurisdiction On Site (Answer 9b)
- ○ Wetland / State Jurisdiction Off Site
- ○ Wetland / Federal Jurisdiction On Site (Answer 9b)
- ○ Wetland / Federal Jurisdiction Off Site
- ○ Stream / Creek On Site
- ○ Stream / Creek Off Site
- ○ River On Site
- ● River Off Site
- ○ Lake On Site
- ○ Lake Off Site
- ○ Other Type On Site
- ○ Other Type Off Site

9b. How was the wetland identified?

- ○ Regulatory Map
- ○ Delineated by Consultant
- ○ Delineated by Army Corps of Engineers
- ○ Other (identify)

10. Has the surface waterbody(ies) in question 9 been identified as a 303(d) segment in Appendix E of GP-0-20-001? ○ **Yes** ● **No**

11. Is this project located in one of the Watersheds identified in Appendix C of GP-0-20-001? ○ **Yes** ● **No**

12. Is the project located in one of the watershed areas associated with AA and AA-S classified waters? ○ **Yes** ● **No**
If no, skip question 13.

13. Does this construction activity disturb land with no existing impervious cover and where the Soil Slope Phase is identified as an E or F on the USDA Soil Survey? ○ **Yes** ● **No**
If Yes, what is the acreage to be disturbed?

.

14. Will the project disturb soils within a State regulated wetland or the protected 100 foot adjacent area? ○ **Yes** ● **No**

15. Does the site runoff enter a separate storm sewer system (including roadside drains, swales, ditches, culverts, etc)? ● **Yes** ○ **No** ○ **Unknown**

16. What is the name of the municipality/entity that owns the separate storm sewer system?

City of Poughkeepsie

17. Does any runoff from the site enter a sewer classified as a Combined Sewer? ● **Yes** ○ **No** ○ **Unknown**

18. Will future use of this site be an agricultural property as defined by the NYS Agriculture and Markets Law? ○ **Yes** ● **No**

19. Is this property owned by a state authority, state agency, federal government or local government? ○ **Yes** ● **No**

20. Is this a remediation project being done under a Department approved work plan? (i.e. CERCLA, RCRA, Voluntary Cleanup Agreement, etc.) ○ **Yes** ● **No**

21. Has the required Erosion and Sediment Control component of the SWPPP been developed in conformance with the current NYS Standards and Specifications for Erosion and Sediment Control (aka Blue Book)? ● **Yes** ○ **No**

22. Does this construction activity require the development of a SWPPP that includes the post-construction stormwater management practice component (i.e. Runoff Reduction, Water Quality and Quantity Control practices/techniques)? ● **Yes** ○ **No**
If No, skip questions 23 and 27-39.

23. Has the post-construction stormwater management practice component of the SWPPP been developed in conformance with the current NYS Stormwater Management Design Manual? ● **Yes** ○ **No**

24. The Stormwater Pollution Prevention Plan (SWPPP) was prepared by:

- ● **Professional Engineer (P.E.)**
- ○ **Soil and Water Conservation District (SWCD)**
- ○ **Registered Landscape Architect (R.L.A)**
- ○ **Certified Professional in Erosion and Sediment Control (CPESC)**
- ○ **Owner/Operator**
- ○ **Other**

SWPPP Preparer
LRC Engineering & Surveying, D.P.C.

Contact Name (Last, Space, First)
Morrison, Rodney

Mailing Address
85 Civic Center Plaza, Suite 103

City
Poughkeepsie

State Zip
NY 12601-

Phone
845-243-2880

Fax

Email
rmorrison@lrcconsult.com

SWPPP Preparer Certification

I hereby certify that the Stormwater Pollution Prevention Plan (SWPPP) for this project has been prepared in accordance with the terms and conditions of the GP-0-20-001. Furthermore, I understand that certifying false, incorrect or inaccurate information is a violation of this permit and the laws of the State of New York and could subject me to criminal, civil and/or administrative proceedings.

First Name
Rodney

MI
E

Last Name
Morrison

Signature

Date
11/29/2021

25. Has a construction sequence schedule for the planned management practices been prepared? ● Yes ○ No

26. Select **all** of the erosion and sediment control practices that will be employed on the project site:

Temporary Structural

- ○ Check Dams
- ○ Construction Road Stabilization
- ○ Dust Control
- ○ Earth Dike
- ○ Level Spreader
- ○ Perimeter Dike/Swale
- ○ Pipe Slope Drain
- ○ Portable Sediment Tank
- ○ Rock Dam
- ○ Sediment Basin
- ○ Sediment Traps
- ● Silt Fence
- ● Stabilized Construction Entrance
- ● Storm Drain Inlet Protection
- ○ Straw/Hay Bale Dike
- ○ Temporary Access Waterway Crossing
- ○ Temporary Stormdrain Diversion
- ○ Temporary Swale
- ○ Turbidity Curtain
- ○ Water bars

Biotechnical

- ○ Brush Matting
- ○ Wattling

Vegetative Measures

- ○ Brush Matting
- ○ Dune Stabilization
- ○ Grassed Waterway
- ● Mulching
- ○ Protecting Vegetation
- ○ Recreation Area Improvement
- ● Seeding
- ○ Sodding
- ○ Straw/Hay Bale Dike
- ○ Streambank Protection
- ○ Temporary Swale
- ○ Topsoiling
- ○ Vegetating Waterways

Permanent Structural

- ○ Debris Basin
- ○ Diversion
- ○ Grade Stabilization Structure
- ○ Land Grading
- ○ Lined Waterway (Rock)
- ○ Paved Channel (Concrete)
- ○ Paved Flume
- ○ Retaining Wall
- ○ Riprap Slope Protection
- ○ Rock Outlet Protection
- ○ Streambank Protection

Other

Post-construction Stormwater Management Practice (SMP) Requirements

Important: Completion of Questions 27-39 is not required if response to Question 22 is No.

27. Identify all site planning practices that were used to prepare the final site plan/layout for the project.

- ● **Preservation of Undisturbed Areas**
- ● **Preservation of Buffers**
- ● **Reduction of Clearing and Grading**
- ● **Locating Development in Less Sensitive Areas**
- ● **Roadway Reduction**
- ● **Sidewalk Reduction**
- ● **Driveway Reduction**
- ● **Cul-de-sac Reduction**
- ○ **Building Footprint Reduction**
- ● **Parking Reduction**

27a. Indicate which of the following soil restoration criteria was used to address the requirements in Section 5.1.6("Soil Restoration") of the Design Manual (2010 version).

- ● All disturbed areas will be restored in accordance with the Soil Restoration requirements in Table 5.3 of the Design Manual (see page 5-22).
- ○ Compacted areas were considered as impervious cover when calculating the **WQv Required**, and the compacted areas were assigned a post-construction Hydrologic Soil Group (HSG) designation that is one level less permeable than existing conditions for the hydrology analysis.

28. Provide the total Water Quality Volume (WQv) required for this project (based on final site plan/layout).

Total WQv Required

0.08 **acre-feet**

29. Identify the RR techniques (Area Reduction), RR techniques(Volume Reduction) and Standard SMPs with RRv Capacity in Table 1 (See Page 9) that were used to reduce the Total WQv Required(#28).

Also, provide in Table 1 the total impervious area that contributes runoff to each technique/practice selected. For the Area Reduction Techniques, provide the total contributing area (includes pervious area) and, if applicable, the total impervious area that contributes runoff to the technique/practice.

Note: Redevelopment projects shall use Tables 1 and 2 to identify the SMPs used to treat and/or reduce the WQv required. If runoff reduction techniques will not be used to reduce the required WQv, skip to question 33a after identifying the SMPs.

Table 1 - Runoff Reduction (RR) Techniques and Standard Stormwater Management Practices (SMPs)

	Total Contributing Area (acres)		Total Contributing Impervious Area(acres)
RR Techniques (Area Reduction)			
○ Conservation of Natural Areas (RR-1)		and/or	
○ Sheetflow to Riparian Buffers/Filters Strips (RR-2)		and/or	
○ Tree Planting/Tree Pit (RR-3)		and/or	
○ Disconnection of Rooftop Runoff (RR-4)		and/or	
RR Techniques (Volume Reduction)			
○ Vegetated Swale (RR-5)			
○ Rain Garden (RR-6)			
○ Stormwater Planter (RR-7)			
○ Rain Barrel/Cistern (RR-8)			
○ Porous Pavement (RR-9)			
○ Green Roof (RR-10)			
Standard SMPs with RRv Capacity			
○ Infiltration Trench (I-1)			
○ Infiltration Basin (I-2)			
○ Dry Well (I-3)			
○ Underground Infiltration System (I-4)			0.807
○ Bioretention (F-5)			
○ Dry Swale (O-1)			
Standard SMPs			
○ Micropool Extended Detention (P-1)			
○ Wet Pond (P-2)			
○ Wet Extended Detention (P-3)			
○ Multiple Pond System (P-4)			
○ Pocket Pond (P-5)			
○ Surface Sand Filter (F-1)			
○ Underground Sand Filter (F-2)			
○ Perimeter Sand Filter (F-3)			
○ Organic Filter (F-4)			
○ Shallow Wetland (W-1)			
○ Extended Detention Wetland (W-2)			
○ Pond/Wetland System (W-3)			
○ Pocket Wetland (W-4)			
○ Wet Swale (O-2)			

Table 2 - Alternative SMPs (DO NOT INCLUDE PRACTICES BEING USED FOR PRETREATMENT ONLY)

Alternative SMP	Total Contributing Impervious Area(acres)
○ **Hydrodynamic**	
○ **Wet Vault**	
○ **Media Filter**	
○ **Other** [ ]	

Provide the name and manufacturer of the Alternative SMPs (i.e. proprietary practice(s)) being used for WQv treatment.

Name

Manufacturer

Note: Redevelopment projects which do not use RR techniques, shall use questions 28, 29, 33 and 33a to provide SMPs used, total WQv required and total WQv provided for the project.

30. Indicate the Total RRv provided by the RR techniques (Area/Volume Reduction) and Standard SMPs with RRv capacity identified in question 29.

Total RRv provided

0.19 **acre-feet**

31. Is the Total RRv provided (#30) greater than or equal to the total WQv required (#28).

● **Yes** ○ **No**

If Yes, go to question 36.
If No, go to question 32.

32. Provide the Minimum RRv required based on HSG.
[Minimum RRv Required = (P)(0.95)(Ai)/12, Ai=(S)(Aic)]

Minimum RRv Required

. **acre-feet**

32a. Is the Total RRv provided (#30) greater than or equal to the Minimum RRv Required (#32)?

○ **Yes** ○ **No**

If Yes, go to question 33.
Note: Use the space provided in question #39 to summarize the specific site limitations and justification for not reducing 100% of WQv required (#28). A detailed evaluation of the specific site limitations and justification for not reducing 100% of the WQv required (#28) must also be included in the SWPPP.
If No, sizing criteria has not been met, so NOI can not be processed. SWPPP preparer must modify design to meet sizing criteria.

33. Identify the Standard SMPs in Table 1 and, if applicable, the Alternative SMPs in Table 2 that were used to treat the remaining total WQv(=Total WQv Required in 28 - Total RRv Provided in 30).

Also, provide in Table 1 and 2 the total impervious area that contributes runoff to each practice selected.

Note: Use Tables 1 and 2 to identify the SMPs used on Redevelopment projects.

33a. Indicate the Total WQv provided (i.e. WQv treated) by the SMPs identified in question #33 and Standard SMPs with RRv Capacity identified in question 29.

WQv Provided

[ ][ ][ ].[ ][ ][ ] **acre-feet**

Note: For the standard SMPs with RRv capacity, the WQv provided by each practice = the WQv calculated using the contributing drainage area to the practice - RRv provided by the practice. (See Table 3.5 in Design Manual)

34. Provide the sum of the Total RRv provided (#30) and the WQv provided (#33a). [ ][ ][ ].[ ][ ][ ]

35. Is the sum of the RRv provided (#30) and the WQv provided (#33a) greater than or equal to the total WQv required (#28)? ○ **Yes** ○ **No**

If Yes, go to question 36.
If No, sizing criteria has not been met, so NOI can not be processed. SWPPP preparer must modify design to meet sizing criteria.

36. Provide the total Channel Protection Storage Volume (CPv) required and provided or select waiver (36a), if applicable.

CPv Required

[ ][ ][ ].[ ][ ][ ] **acre-feet**

CPv Provided

[ ][ ][ ].[ ][ ][ ] **acre-feet**

36a. The need to provide channel protection has been waived because:

○ Site discharges directly to tidal waters or a fifth order or larger stream.

● Reduction of the total CPv is achieved on site through runoff reduction techniques or infiltration systems.

37. Provide the Overbank Flood (Qp) and Extreme Flood (Qf) control criteria or select waiver (37a), if applicable.

Total Overbank Flood Control Criteria (Qp)

Pre-Development

[ ][ ]6.5[ ][ ] **CFS**

Post-development

[ ][ ]5.0[ ][ ] **CFS**

Total Extreme Flood Control Criteria (Qf)

Pre-Development

[ ]16.0[ ][ ] **CFS**

Post-development

[ ]10.9[ ][ ] **CFS**

37a. The need to meet the Qp and Qf criteria has been waived because:

- ○ Site discharges directly to tidal waters or a fifth order or larger stream.
- ● Downstream analysis reveals that the Qp and Qf controls are not required

38. Has a long term Operation and Maintenance Plan for the post-construction stormwater management practice(s) been developed? ● **Yes** ○ **No**

If Yes, Identify the entity responsible for the long term Operation and Maintenance

Admiral Halsey II, L.P.

39. Use this space to summarize the specific site limitations and justification for not reducing 100% of WQv required(#28). (See question 32a) This space can also be used for other pertinent project information.

40. Identify other DEC permits, existing and new, that are required for this project/facility.

- ○ Air Pollution Control
- ○ Coastal Erosion
- ○ Hazardous Waste
- ○ Long Island Wells
- ○ Mined Land Reclamation
- ○ Solid Waste
- ○ Navigable Waters Protection / Article 15
- ○ Water Quality Certificate
- ○ Dam Safety
- ○ Water Supply
- ○ Freshwater Wetlands/Article 24
- ○ Tidal Wetlands
- ○ Wild, Scenic and Recreational Rivers
- ○ Stream Bed or Bank Protection / Article 15
- ○ Endangered or Threatened Species(Incidental Take Permit)
- ○ Individual SPDES
- ○ SPDES Multi-Sector GP [N][Y][R][ ][ ][ ][ ][ ][ ]
- ○ Other [ ]
- ● None

41. Does this project require a US Army Corps of Engineers Wetland Permit? ○ **Yes** ● **No**
If Yes, Indicate Size of Impact. [ ][ ][ ][ ][ ].[ ]

42. Is this project subject to the requirements of a regulated, traditional land use control MS4? ● **Yes** ○ **No**
(If No, skip question 43)

43. Has the "MS4 SWPPP Acceptance" form been signed by the principal executive officer or ranking elected official and submitted along with this NOI? ● **Yes** ○ **No**

44. If this NOI is being submitted for the purpose of continuing or transferring coverage under a general permit for stormwater runoff from construction activities, please indicate the former SPDES number assigned. [N][Y][R][ ][ ][ ][ ][ ][ ]

Owner/Operator Certification

I have read or been advised of the permit conditions and believe that I understand them. I also understand that, under the terms of the permit, there may be reporting requirements. I hereby certify that this document and the corresponding documents were prepared under my direction or supervision. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations. I further understand that coverage under the general permit will be identified in the acknowledgment that I will receive as a result of submitting this NOI and can be as long as sixty (60) business days as provided for in the general permit. I also understand that, by submitting this NOI, I am acknowledging that the SWPPP has been developed and will be implemented as the first element of construction, and agreeing to comply with all the terms and conditions of the general permit for which this NOI is being submitted.

Print First Name: Paul

MI:

Print Last Name: Shevchuk

Owner/Operator Signature:

Date: / /

New York State Department of Environmental Conservation
Division of Water
625 Broadway, 4th Floor
Albany, New York 12233-3505
(NOTE: Submit completed form to address above)

NOTICE OF TERMINATION for Storm Water Discharges Authorized under the SPDES General Permit for Construction Activity

Please indicate your permit identification number: NYR ___ ___ ___ ___ ___ ___

I. Owner or Operator Information

1. Owner/Operator Name:

2. Street Address:

3. City/State/Zip:

4. Contact Person: | 4a.Telephone:

4b. Contact Person E-Mail:

II. Project Site Information

5. Project/Site Name:

6. Street Address:

7. City/Zip:

8. County:

III. Reason for Termination

9a. □ All disturbed areas have achieved final stabilization in accordance with the general permit and SWPPP. ***Date final stabilization completed** (month/year): _____

9b. □ Permit coverage has been transferred to new owner/operator. Indicate new owner/operator's permit identification number: NYR ___ ___ ___ ___ ___ ___
(Note: Permit coverage can not be terminated by owner identified in I.1. above until new owner/operator obtains coverage under the general permit)

9c. □ Other (Explain on Page 2)

IV. Final Site Information:

10a. Did this construction activity require the development of a SWPPP that includes post-construction stormwater management practices? □ yes □ no (If no, go to question 10f.)

10b. Have all post-construction stormwater management practices included in the final SWPPP been constructed? □ yes □ no (If no, explain on Page 2)

10c. Identify the entity responsible for long-term operation and maintenance of practice(s)?

_____

NOTICE OF TERMINATION for Storm Water Discharges Authorized under the SPDES General Permit for Construction Activity - continued

10d. Has the entity responsible for long-term operation and maintenance been given a copy of the operation and maintenance plan required by the general permit? □ yes □ no

10e. Indicate the method used to ensure long-term operation and maintenance of the post-construction stormwater management practice(s):

□ Post-construction stormwater management practice(s) and any right-of-way(s) needed to maintain practice(s) have been deeded to the municipality.

□ Executed maintenance agreement is in place with the municipality that will maintain the post-construction stormwater management practice(s).

□ For post-construction stormwater management practices that are privately owned, a mechanism is in place that requires operation and maintenance of the practice(s) in accordance with the operation and maintenance plan, such as a deed covenant in the owner or operator's deed of record.

□ For post-construction stormwater management practices that are owned by a public or private institution (e.g. school, university or hospital), government agency or authority, or public utility; policy and procedures are in place that ensures operation and maintenance of the practice(s) in accordance with the operation and maintenance plan.

10f. Provide the total area of impervious surface (i.e. roof, pavement, concrete, gravel, etc.) constructed within the disturbance area? _____ (acres)

11. Is this project subject to the requirements of a regulated, traditional land use control MS4? □ yes □ no

(If Yes, complete section VI - "MS4 Acceptance" statement

V. Additional Information/Explanation:

(Use this section to answer questions 9c. and 10b., if applicable)

VI. MS4 Acceptance - MS4 Official (principal executive officer or ranking elected official) or Duly Authorized Representative (Note: Not required when 9b. is checked -transfer of coverage)

I have determined that it is acceptable for the owner or operator of the construction project identified in question 5 to submit the Notice of Termination at this time.

Printed Name:

Title/Position:

Signature:	Date:

NOTICE OF TERMINATION for Storm Water Discharges Authorized under the SPDES General Permit for Construction Activity - continued

VII. Qualified Inspector Certification - Final Stabilization:

I hereby certify that all disturbed areas have achieved final stabilization as defined in the current version of the general permit, and that all temporary, structural erosion and sediment control measures have been removed. Furthermore, I understand that certifying false, incorrect or inaccurate information is a violation of the referenced permit and the laws of the State of New York and could subject me to criminal, civil and/or administrative proceedings.

Printed Name:	
Title/Position:	
Signature:	Date:

VIII. Qualified Inspector Certification - Post-construction Stormwater Management Practice(s):

I hereby certify that all post-construction stormwater management practices have been constructed in conformance with the SWPPP. Furthermore, I understand that certifying false, incorrect or inaccurate information is a violation of the referenced permit and the laws of the State of New York and could subject me to criminal, civil and/or administrative proceedings.

Printed Name:	
Title/Position:	
Signature:	Date:

IX. Owner or Operator Certification

I hereby certify that this document was prepared by me or under my direction or supervision. My determination, based upon my inquiry of the person(s) who managed the construction activity, or those persons directly responsible for gathering the information, is that the information provided in this document is true, accurate and complete. Furthermore, I understand that certifying false, incorrect or inaccurate information is a violation of the referenced permit and the laws of the State of New York and could subject me to criminal, civil and/or administrative proceedings.

Printed Name:	
Title/Position:	
Signature:	Date:

(NYS DEC Notice of Termination - January 2015)

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

NEW YORK STATE
DEPARTMENT OF ENVIRONMENTAL CONSERVATION

SPDES GENERAL PERMIT
FOR STORMWATER DISCHARGES

From

CONSTRUCTION ACTIVITY

Permit No. GP- 0-20-001

Issued Pursuant to Article 17, Titles 7, 8 and Article 70

of the Environmental Conservation Law

Effective Date: January 29, 2020 Expiration Date: January 28, 2025

John J. Ferguson

Chief Permit Administrator

1-23-20

Authorized Signature Date

Address: NYS DEC
Division of Environmental Permits
625 Broadway, 4th Floor
Albany, N.Y. 12233-1750

PREFACE

Pursuant to Section 402 of the Clean Water Act ("CWA"), stormwater *discharges* from certain *construction activities* are unlawful unless they are authorized by a *National Pollutant Discharge Elimination System ("NPDES")* permit or by a state permit program. New York administers the approved State Pollutant Discharge Elimination System (SPDES) program with permits issued in accordance with the New York State Environmental Conservation Law (ECL) Article 17, Titles 7, 8 and Article 70.

An *owner or operator* of a *construction activity* that is eligible for coverage under this permit must obtain coverage prior to the *commencement of construction activity*. Activities that fit the definition of "*construction activity*", as defined under 40 CFR 122.26(b)(14)(x), (15)(i), and (15)(ii), constitute construction of a *point source* and therefore, pursuant to ECL section 17-0505 and 17-0701, the *owner or operator* must have coverage under a SPDES permit prior to *commencing construction activity*. The *owner or operator* cannot wait until there is an actual *discharge* from the *construction site* to obtain permit coverage.

***Note: The italicized words/phrases within this permit are defined in Appendix A.**

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
SPDES GENERAL PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITIES

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Part 1. PERMIT COVERAGE AND LIMITATIONS

A. Permit Application

This permit authorizes stormwater *discharges* to *surface waters of the State* from the following *construction activities* identified within 40 CFR Parts 122.26(b)(14)(x), 122.26(b)(15)(i) and 122.26(b)(15)(ii), provided all of the eligibility provisions of this permit are met:

1. *Construction activities* involving soil disturbances of one (1) or more acres; including disturbances of less than one acre that are part of a *larger common plan of development or sale* that will ultimately disturb one or more acres of land; excluding *routine maintenance activity* that is performed to maintain the original line and grade, hydraulic capacity or original purpose of a facility;

2. *Construction activities* involving soil disturbances of less than one (1) acre where the Department has determined that a *SPDES* permit is required for stormwater *discharges* based on the potential for contribution to a violation of a *water quality standard* or for significant contribution of *pollutants* to *surface waters of the State.*

3. *Construction activities* located in the watershed(s) identified in Appendix D that involve soil disturbances between five thousand (5,000) square feet and one (1) acre of land.

B. Effluent Limitations Applicable to Discharges from Construction Activities

*Discharge*s authorized by this permit must achieve, at a minimum, the effluent limitations in Part I.B.1. (a) – (f) of this permit. These limitations represent the degree of effluent reduction attainable by the application of best practicable technology currently available.

1. Erosion and Sediment Control Requirements - The *owner or operator* must select, design, install, implement and maintain control measures to *minimize* the *discharge* of *pollutants* and prevent a violation of the *water quality standards*. The selection, design, installation, implementation, and maintenance of these control measures must meet the non-numeric effluent limitations in Part I.B.1.(a) – (f) of this permit and be in accordance with the New York State Standards and Specifications for Erosion and Sediment Control, dated November 2016, using sound engineering judgment. Where control measures are not designed in conformance with the design criteria included in the technical standard, the *owner or operator* must include in the *Stormwater Pollution Prevention Plan* (“SWPPP”) the reason(s) for the

deviation or alternative design and provide information which demonstrates that the deviation or alternative design is *equivalent* to the technical standard.

a. **Erosion and Sediment Controls.** Design, install and maintain effective erosion and sediment controls to *minimize* the *discharge* of *pollutants* and prevent a violation of the *water quality standards*. At a minimum, such controls must be designed, installed and maintained to:

   (i) *Minimize* soil erosion through application of runoff control and soil stabilization control measure to *minimize pollutant discharge*s;

   (ii) Control stormwater *discharge*s, including both peak flowrates and total stormwater volume, to *minimize* channel and *streambank* erosion and scour in the immediate vicinity of the *discharge* points;

   (iii) *Minimize* the amount of soil exposed during *construction activity*;

   (iv) *Minimize* the disturbance of *steep slopes*;

   (v) *Minimize* sediment *discharge*s from the site;

   (vi) Provide and maintain *natural buffer*s around surface waters, direct stormwater to vegetated areas and maximize stormwater infiltration to reduce *pollutant discharge*s, unless *infeasible*;

   (vii) *Minimize* soil compaction. Minimizing soil compaction is not required where the intended function of a specific area of the site dictates that it be compacted;

   (viii) Unless *infeasible*, preserve a sufficient amount of topsoil to complete soil restoration and establish a uniform, dense vegetative cover; and

   (ix) *Minimize* dust. On areas of exposed soil, *minimize* dust through the appropriate application of water or other dust suppression techniques to control the generation of pollutants that could be discharged from the site.

b. **Soil Stabilization**. In areas where soil disturbance activity has temporarily or permanently ceased, the application of soil stabilization measures must be initiated by the end of the next business day and completed within fourteen (14) days from the date the current soil disturbance activity ceased. For construction sites that *directly discharge* to one of the 303(d) segments

listed in Appendix E or is located in one of the watersheds listed in Appendix C, the application of soil stabilization measures must be initiated by the end of the next business day and completed within seven (7) days from the date the current soil disturbance activity ceased. See Appendix A for definition of *Temporarily Ceased*.

c. **Dewatering**. *Discharge*s from *dewatering* activities, including *discharge*s from *dewatering* of trenches and excavations, must be managed by appropriate control measures.

d. **Pollution Prevention Measures**. Design, install, implement, and maintain effective pollution prevention measures to *minimize* the *discharge* of *pollutants* and prevent a violation of the *water quality standards*. At a minimum, such measures must be designed, installed, implemented and maintained to:

(i) *Minimize* the *discharge* of *pollutants* from equipment and vehicle washing, wheel wash water, and other wash waters. This applies to washing operations that use clean water only. Soaps, detergents and solvents cannot be used;

(ii) *Minimize* the exposure of building materials, building products, construction wastes, trash, landscape materials, fertilizers, pesticides, herbicides, detergents, sanitary waste, hazardous and toxic waste, and other materials present on the site to precipitation and to stormwater. Minimization of exposure is not required in cases where the exposure to precipitation and to stormwater will not result in a *discharge* of *pollutants*, or where exposure of a specific material or product poses little risk of stormwater contamination (such as final products and materials intended for outdoor use) ; and

(iii) Prevent the *discharge* of *pollutants* from spills and leaks and implement chemical spill and leak prevention and response procedures.

e. **Prohibited *Discharges*.** The following *discharge*s are prohibited:

(i) Wastewater from washout of concrete;

(ii) Wastewater from washout and cleanout of stucco, paint, form release oils, curing compounds and other construction materials;

(iii) Fuels, oils, or other *pollutants* used in vehicle and equipment operation and maintenance;

(iv) Soaps or solvents used in vehicle and equipment washing; and

(v) Toxic or hazardous substances from a spill or other release.

f. Surface Outlets. When discharging from basins and impoundments, the outlets shall be designed, constructed and maintained in such a manner that sediment does not leave the basin or impoundment and that erosion at or below the outlet does not occur.

C. Post-construction Stormwater Management Practice Requirements

1. The *owner or operator* of a *construction activity* that requires post-construction stormwater management practices pursuant to Part III.C. of this permit must select, design, install, and maintain the practices to meet the *performance criteria* in the New York State Stormwater Management Design Manual ("Design Manual"), dated January 2015, using sound engineering judgment. Where post-construction stormwater management practices ("SMPs") are not designed in conformance with the *performance criteria* in the Design Manual, the *owner or operator* must include in the SWPPP the reason(s) for the deviation or alternative design and provide information which demonstrates that the deviation or alternative design is *equivalent* to the technical standard.

2. The *owner or operator* of a *construction activity* that requires post-construction stormwater management practices pursuant to Part III.C. of this permit must design the practices to meet the applicable *sizing criteria* in Part I.C.2.a., b., c. or d. of this permit.

a. Sizing Criteria for New Development

(i) Runoff Reduction Volume ("RRv"): Reduce the total Water Quality Volume ("WQv") by application of RR techniques and standard SMPs with RRv capacity. The total WQv shall be calculated in accordance with the criteria in Section 4.2 of the Design Manual.

(ii) Minimum RRv and Treatment of Remaining Total WQv: Construction activities that cannot meet the criteria in Part I.C.2.a.(i) of this permit due to site limitations shall direct runoff from all newly constructed impervious areas to a RR technique or standard SMP with RRv capacity unless infeasible. The specific site limitations that prevent the reduction of 100% of the WQv shall be documented in the SWPPP.

For each impervious area that is not directed to a RR technique or standard SMP with RRv capacity, the SWPPP must include documentation which demonstrates that all options were considered and for each option explains why it is considered infeasible.

In no case shall the runoff reduction achieved from the newly constructed impervious areas be less than the Minimum RRv as calculated using the criteria in Section 4.3 of the Design Manual. The remaining portion of the total WQv that cannot be reduced shall be treated by application of standard SMPs.

(iii) Channel Protection Volume ("Cpv"): Provide 24 hour extended detention of the post-developed 1-year, 24-hour storm event; remaining after runoff reduction. The Cpv requirement does not apply when:
(1) Reduction of the entire Cpv is achieved by application of runoff reduction techniques or infiltration systems, or
(2) The site discharges directly to tidal waters, or fifth order or larger streams.

(iv) *Overbank* Flood Control Criteria ("Qp"): Requires storage to attenuate the post-development 10-year, 24-hour peak discharge rate (Qp) to predevelopment rates. The Qp requirement does not apply when:
(1) the site discharges directly to tidal waters or fifth order or larger streams, or
(2) A downstream analysis reveals that *overbank* control is not required.

(v) Extreme Flood Control Criteria ("Qf"): Requires storage to attenuate the post-development 100-year, 24-hour peak discharge rate (Qf) to predevelopment rates. The Qf requirement does not apply when:
(1) the site discharges directly to tidal waters or fifth order or larger streams, or
(2) A downstream analysis reveals that *overbank* control is not required.

b. *Sizing Criteria* for *New Development* in Enhanced Phosphorus Removal Watershed

(i) Runoff Reduction Volume (RRv): Reduce the total Water Quality Volume (WQv) by application of RR techniques and standard SMPs with RRv capacity. The total WQv is the runoff volume from the 1-year, 24 hour design storm over the post-developed watershed and shall be

calculated in accordance with the criteria in Section 10.3 of the Design Manual.

(ii) Minimum RRv and Treatment of Remaining Total WQv: *Construction activities* that cannot meet the criteria in Part I.C.2.b.(i) of this permit due to *site limitations* shall direct runoff from all newly constructed *impervious areas* to a RR technique or standard SMP with RRv capacity unless *infeasible*. The specific *site limitations* that prevent the reduction of 100% of the WQv shall be documented in the SWPPP. For each *impervious area* that is not directed to a RR technique or standard SMP with RRv capacity, the SWPPP must include documentation which demonstrates that all options were considered and for each option explains why it is considered *infeasible.*

In no case shall the runoff reduction achieved from the newly constructed *impervious areas* be less than the Minimum RRv as calculated using the criteria in Section 10.3 of the Design Manual. The remaining portion of the total WQv that cannot be reduced shall be treated by application of standard SMPs.

(iii) Channel Protection Volume (Cpv): Provide 24 hour extended detention of the post-developed 1-year, 24-hour storm event; remaining after runoff reduction. The Cpv requirement does not apply when:
(1) Reduction of the entire Cpv is achieved by application of runoff reduction techniques or infiltration systems, or
(2) The site *discharge*s directly to tidal waters, or fifth order or larger streams.

(iv) *Overbank* Flood Control Criteria (Qp): Requires storage to attenuate the post-development 10-year, 24-hour peak *discharge* rate (Qp) to predevelopment rates. The Qp requirement does not apply when:
(1) the site *discharge*s directly to tidal waters or fifth order or larger streams, or
(2) A downstream analysis reveals that *overbank* control is not required.

(v) Extreme Flood Control Criteria (Qf): Requires storage to attenuate the post-development 100-year, 24-hour peak *discharge* rate (Qf) to predevelopment rates. The Qf requirement does not apply when:
(1) the site *discharge*s directly to tidal waters or fifth order or larger streams, or
(2) A downstream analysis reveals that *overbank* control is not required.

c. Sizing Criteria for Redevelopment Activity

(i) Water Quality Volume (WQv): The WQv treatment objective for *redevelopment activity* shall be addressed by one of the following options. *Redevelopment activities* located in an Enhanced Phosphorus Removal Watershed (see Part III.B.3. and Appendix C of this permit) shall calculate the WQv in accordance with Section 10.3 of the Design Manual. All other *redevelopment activities* shall calculate the WQv in accordance with Section 4.2 of the Design Manual.

(1) Reduce the existing *impervious cover* by a minimum of 25% of the total disturbed, *impervious area*. The Soil Restoration criteria in Section 5.1.6 of the Design Manual must be applied to all newly created pervious areas, or

(2) Capture and treat a minimum of 25% of the WQv from the disturbed, *impervious area* by the application of standard SMPs; or reduce 25% of the WQv from the disturbed, *impervious area* by the application of RR techniques or standard SMPs with RRv capacity., or

(3) Capture and treat a minimum of 75% of the WQv from the disturbed, *impervious area* as well as any additional runoff from tributary areas by application of the alternative practices discussed in Sections 9.3 and 9.4 of the Design Manual., or

(4) Application of a combination of 1, 2 and 3 above that provide a weighted average of at least two of the above methods. Application of this method shall be in accordance with the criteria in Section 9.2.1(B) (IV) of the Design Manual.

If there is an existing post-construction stormwater management practice located on the site that captures and treats runoff from the *impervious area* that is being disturbed, the WQv treatment option selected must, at a minimum, provide treatment equal to the treatment that was being provided by the existing practice(s) if that treatment is greater than the treatment required by options 1 – 4 above.

(ii) Channel Protection Volume (Cpv): Not required if there are no changes to hydrology that increase the *discharge* rate from the project site.

(iii) *Overbank* Flood Control Criteria (Qp): Not required if there are no changes to hydrology that increase the *discharge* rate from the project site.

(iv) Extreme Flood Control Criteria (Qf): Not required if there are no changes to hydrology that increase the *discharge* rate from the project site

d. Sizing Criteria for Combination of Redevelopment Activity and New Development

Construction projects that include both New Development and Redevelopment Activity shall provide post-construction stormwater management controls that meet the sizing criteria calculated as an aggregate of the Sizing Criteria in Part I.C.2.a. or b. of this permit for the New Development portion of the project and Part I.C.2.c of this permit for Redevelopment Activity portion of the project.

D. Maintaining Water Quality

The Department expects that compliance with the conditions of this permit will control *discharge*s necessary to meet applicable *water quality standards*. It shall be a violation of the *ECL* for any discharge to either cause or contribute to a violation of *water quality standards* as contained in Parts 700 through 705 of Title 6 of the Official Compilation of Codes, Rules and Regulations of the State of New York, such as:

1. There shall be no increase in turbidity that will cause a substantial visible contrast to natural conditions;

2. There shall be no increase in suspended, colloidal or settleable solids that will cause deposition or impair the waters for their best usages; and

3. There shall be no residue from oil and floating substances, nor visible oil film, nor globules of grease.

If there is evidence indicating that the stormwater *discharge*s authorized by this permit are causing, have the reasonable potential to cause, or are contributing to a violation of the *water quality standards*; the *owner or operator* must take appropriate corrective action in accordance with Part IV.C.5. of this general permit and document in accordance with Part IV.C.4. of this general permit. To address the *water quality standard* violation the *owner or operator* may need to provide additional information, include and implement appropriate controls in the SWPPP to correct the problem, or obtain an individual SPDES permit.

If there is evidence indicating that despite compliance with the terms and conditions of this general permit it is demonstrated that the stormwater *discharge*s authorized by this permit are causing or contributing to a violation of *water quality standards*, or if the Department determines that a modification of the permit is necessary to prevent a violation of *water quality standards*, the authorized *discharge*s will no longer be eligible for coverage under this permit. The Department may require the *owner or operator* to obtain an individual SPDES permit to continue discharging.

E. Eligibility Under This General Permit

1. This permit may authorize all *discharges* of stormwater from *construction activity* to *surface waters of the State* and *groundwaters* except for ineligible *discharges* identified under subparagraph F. of this Part.

2. Except for non-stormwater *discharges* explicitly listed in the next paragraph, this permit only authorizes stormwater *discharge*s; including stormwater runoff, snowmelt runoff, and surface runoff and drainage, from *construction activities*.

3. Notwithstanding paragraphs E.1 and E.2 above, the following non-stormwater discharges are authorized by this permit: those listed in 6 NYCRR 750-1.2(a)(29)(vi), with the following exception: "Discharges from firefighting activities are authorized only when the firefighting activities are emergencies/unplanned"; waters to which other components have not been added that are used to control dust in accordance with the SWPPP; and uncontaminated *discharge*s from *construction site* de-watering operations. All non-stormwater discharges must be identified in the SWPPP. Under all circumstances, the *owner or operator* must still comply with *water quality standards* in Part I.D of this permit.

4. The *owner or operator* must maintain permit eligibility to *discharge* under this permit. Any *discharges* that are not compliant with the eligibility conditions of this permit are not authorized by the permit and the *owner or operator* must either apply for a separate permit to cover those ineligible *discharges* or take steps necessary to make the *discharge* eligible for coverage.

F. Activities Which Are Ineligible for Coverage Under This General Permit

All of the following are **not** authorized by this permit:

1. *Discharge*s after *construction activities* have been completed and the site has undergone *final stabilization*;

2. *Discharge*s that are mixed with sources of non-stormwater other than those expressly authorized under subsection E.3. of this Part and identified in the SWPPP required by this permit;

3. *Discharges* that are required to obtain an individual SPDES permit or another SPDES general permit pursuant to Part VII.K. of this permit;

4. *Construction activities* or *discharges* from *construction activities* that may adversely affect an *endangered or threatened species* unless the *owner or*

operator has obtained a permit issued pursuant to 6 NYCRR Part 182 for the project or the Department has issued a letter of non-jurisdiction for the project. All documentation necessary to demonstrate eligibility shall be maintained on site in accordance with Part II.D.2 of this permit;

5. *Discharges* which either cause or contribute to a violation of *water quality standards* adopted pursuant to the *ECL* and its accompanying regulations;

6. *Construction activities* for residential, commercial and institutional projects:

   a. Where the *discharge*s from the *construction activities* are tributary to waters of the state classified as AA or AA-s; and

   b. Which are undertaken on land with no existing *impervious cover*; and

   c. Which disturb one (1) or more acres of land designated on the current United States Department of Agriculture ("USDA") Soil Survey as Soil Slope Phase "D", (provided the map unit name is inclusive of slopes greater than 25%), or Soil Slope Phase "E" or "F" (regardless of the map unit name), or a combination of the three designations.

7. *Construction activities* for linear transportation projects and linear utility projects:

   a. Where the *discharge*s from the *construction activities* are tributary to waters of the state classified as AA or AA-s; and

   b. Which are undertaken on land with no existing *impervious cover*; and

   c. Which disturb two (2) or more acres of land designated on the current USDA Soil Survey as Soil Slope Phase "D" (provided the map unit name is inclusive of slopes greater than 25%), or Soil Slope Phase "E" or "F" (regardless of the map unit name), or a combination of the three designations.

8. *Construction activities* that have the potential to affect an *historic property*, unless there is documentation that such impacts have been resolved. The following documentation necessary to demonstrate eligibility with this requirement shall be maintained on site in accordance with Part II.D.2 of this permit and made available to the Department in accordance with Part VII.F of this permit:

   a. Documentation that the *construction activity* is not within an archeologically sensitive area indicated on the sensitivity map, and that the *construction activity* is not located on or immediately adjacent to a property listed or determined to be eligible for listing on the National or State Registers of Historic Places, and that there is no new permanent building on the *construction site* within the following distances from a building, structure, or object that is more than 50 years old, or if there is such a new permanent building on the *construction site* within those parameters that NYS Office of Parks, Recreation and Historic Preservation (OPRHP), a Historic Preservation Commission of a Certified Local Government, or a qualified preservation professional has determined that the building, structure, or object more than 50 years old is not historically/archeologically significant.

      - 1-5 acres of disturbance - 20 feet
      - 5-20 acres of disturbance - 50 feet
      - 20+ acres of disturbance - 100 feet, or

   b. DEC consultation form sent to OPRHP, and copied to the NYS DEC Agency Historic Preservation Officer (APO), and
      (i) the State Environmental Quality Review (SEQR) Environmental Assessment Form (EAF) with a negative declaration or the Findings Statement, with documentation of OPRHP's agreement with the resolution; or
      (ii) documentation from OPRHP that the *construction activity* will result in No Impact; or
      (iii) documentation from OPRHP providing a determination of No Adverse Impact; or
      (iv) a Letter of Resolution signed by the owner/operator, OPRHP and the DEC APO which allows for this *construction activity* to be eligible for coverage under the general permit in terms of the State Historic Preservation Act (SHPA); or

   c. Documentation of satisfactory compliance with Section 106 of the National Historic Preservation Act for a coterminous project area:

(i) No Affect
(ii) No Adverse Affect
(iii) Executed Memorandum of Agreement, or

d. Documentation that:

(i) SHPA Section 14.09 has been completed by NYS DEC or another state agency.

9. *Discharge*s from *construction activities* that are subject to an existing SPDES individual or general permit where a SPDES permit for *construction activity* has been terminated or denied; or where the *owner or operator* has failed to renew an expired individual permit.

Part II. PERMIT COVERAGE

A. How to Obtain Coverage

1. An *owner or operator* of a *construction activity* that is not subject to the requirements of a regulated, traditional land use control MS4 must first prepare a SWPPP in accordance with all applicable requirements of this permit and then submit a completed Notice of Intent (NOI) to the Department to be authorized to discharge under this permit.

2. An *owner or operator* of a *construction activity* that is subject to the requirements of a *regulated, traditional land use control MS4* must first prepare a SWPPP in accordance with all applicable requirements of this permit and then have the SWPPP reviewed and accepted by the *regulated, traditional land use control MS4* prior to submitting the NOI to the Department. The *owner or operator* shall have the “MS4 SWPPP Acceptance” form signed in accordance with Part VII.H., and then submit that form along with a completed NOI to the Department.

3. The requirement for an *owner or operator* to have its SWPPP reviewed and accepted by the *regulated, traditional land use control MS4* prior to submitting the NOI to the Department does not apply to an *owner or operator* that is obtaining permit coverage in accordance with the requirements in Part II.F. (Change of *Owner or Operator*) or where the *owner or operator* of the *construction activity* is the *regulated, traditional land use control MS4* . This exemption does not apply to *construction activities* subject to the New York City Administrative Code.

B. Notice of Intent (NOI) Submittal

1. Prior to December 21, 2020, an owner or operator shall use either the electronic (eNOI) or paper version of the NOI that the Department prepared. Both versions of the NOI are located on the Department's website (http://www.dec.ny.gov/). The paper version of the NOI shall be signed in accordance with Part VII.H. of this permit and submitted to the following address:

   NOTICE OF INTENT
   NYS DEC, Bureau of Water Permits
   625 Broadway, 4th Floor
   Albany, New York 12233-3505

2. Beginning December 21, 2020 and in accordance with EPA's 2015 NPDES Electronic Reporting Rule (40 CFR Part 127), the *owner or operator* must submit the NOI electronically using the *Department's* online NOI.

3. The *owner or operator* shall have the SWPPP preparer sign the "SWPPP Preparer Certification" statement on the NOI prior to submitting the form to the Department.

4. As of the date the NOI is submitted to the Department, the *owner or operator* shall make the NOI and SWPPP available for review and copying in accordance with the requirements in Part VII.F. of this permit.

C. Permit Authorization

1. An *owner or operator* shall not *commence construction activity* until their authorization to *discharge* under this permit goes into effect.

2. Authorization to *discharge* under this permit will be effective when the *owner or operator* has satisfied all of the following criteria:

   a. project review pursuant to the State Environmental Quality Review Act ("SEQRA") have been satisfied, when SEQRA is applicable. See the Department's website (http://www.dec.ny.gov/) for more information,

   b. where required, all necessary Department permits subject to the *Uniform Procedures Act ("UPA")* (see 6 NYCRR Part 621), or the equivalent from another New York State agency, have been obtained, unless otherwise notified by the Department pursuant to 6 NYCRR 621.3(a)(4). *Owners or operators* of *construction activities* that are required to obtain *UPA* permits

must submit a preliminary SWPPP to the appropriate DEC Permit Administrator at the Regional Office listed in Appendix F at the time all other necessary *UPA* permit applications are submitted. The preliminary SWPPP must include sufficient information to demonstrate that the *construction activity* qualifies for authorization under this permit,

c. the final SWPPP has been prepared, and

d. a complete NOI has been submitted to the Department in accordance with the requirements of this permit.

3. An *owner or operator* that has satisfied the requirements of Part II.C.2 above will be authorized to *discharge* stormwater from their *construction activity* in accordance with the following schedule:

   a. For *construction activities* that are not subject to the requirements of a *regulated, traditional land use control MS4*:

      (i) Five (5) business days from the date the Department receives a complete electronic version of the NOI (eNOI) for *construction activities* with a SWPPP that has been prepared in conformance with the design criteria in the technical standard referenced in Part III.B.1 and the *performance criteria* in the technical standard referenced in Parts III.B., 2 or 3, for *construction activities* that require post-construction stormwater management practices pursuant to Part III.C.; or

      (ii) Sixty (60) business days from the date the Department receives a complete NOI (electronic or paper version) for *construction activities* with a SWPPP that has not been prepared in conformance with the design criteria in technical standard referenced in Part III.B.1. or, for *construction activities* that require post-construction stormwater management practices pursuant to Part III.C., the *performance criteria* in the technical standard referenced in Parts III.B., 2 or 3, or;

      (iii) Ten (10) business days from the date the Department receives a complete paper version of the NOI for *construction activities* with a SWPPP that has been prepared in conformance with the design criteria in the technical standard referenced in Part III.B.1 and the *performance criteria* in the technical standard referenced in Parts III.B., 2 or 3, for *construction activities* that require post-construction stormwater management practices pursuant to Part III.C.

b. For *construction activities* that are subject to the requirements of a *regulated, traditional land use control MS4*:

(i) Five (5) business days from the date the Department receives both a complete electronic version of the NOI (eNOI) and signed "*MS4* SWPPP Acceptance" form, or

(ii) Ten (10) business days from the date the Department receives both a complete paper version of the NOI and signed "MS4 SWPPP Acceptance" form.

4. Coverage under this permit authorizes stormwater *discharges* from only those areas of disturbance that are identified in the NOI. If an *owner or operator* wishes to have stormwater *discharges* from future or additional areas of disturbance authorized, they must submit a new NOI that addresses that phase of the development, unless otherwise notified by the Department. The *owner or operator* shall not *commence construction activity* on the future or additional areas until their authorization to *discharge* under this permit goes into effect in accordance with Part II.C. of this permit.

D. General Requirements For Owners or Operators With Permit Coverage

1. The *owner or operator* shall ensure that the provisions of the SWPPP are implemented from the *commencement of construction activity* until all areas of disturbance have achieved *final stabilization* and the Notice of Termination ("NOT") has been submitted to the Department in accordance with Part V. of this permit. This includes any changes made to the SWPPP pursuant to Part III.A.4. of this permit.

2. The *owner or operator* shall maintain a copy of the General Permit (GP-0-20-001), NOI, *NOI Acknowledgment Letter*, SWPPP, MS4 SWPPP Acceptance form, inspection reports, responsible contractor's or subcontractor's certification statement (see Part III.A.6.), and all documentation necessary to demonstrate eligibility with this permit at the *construction site* until all disturbed areas have achieved *final stabilization* and the NOT has been submitted to the Department. The documents must be maintained in a secure location, such as a job trailer, on-site construction office, or mailbox with lock. The secure location must be accessible during normal business hours to an individual performing a compliance inspection.

3. The *owner or operator* of a *construction activity* shall not disturb greater than five (5) acres of soil at any one time without prior written authorization from the Department or, in areas under the jurisdiction of a *regulated, traditional land*

use control MS4, the *regulated, traditional land use control MS4* (provided the *regulated, traditional land use control MS4* is not the *owner or operator* of the *construction activity*). At a minimum, the *owner or operator* must comply with the following requirements in order to be authorized to disturb greater than five (5) acres of soil at any one time:

a. The *owner or operator* shall have a *qualified inspector* conduct **at least** two (2) site inspections in accordance with Part IV.C. of this permit every seven (7) calendar days, for as long as greater than five (5) acres of soil remain disturbed. The two (2) inspections shall be separated by a minimum of two (2) full calendar days.

b. In areas where soil disturbance activity has temporarily or permanently ceased, the application of soil stabilization measures must be initiated by the end of the next business day and completed within seven (7) days from the date the current soil disturbance activity ceased. The soil stabilization measures selected shall be in conformance with the technical standard, New York State Standards and Specifications for Erosion and Sediment Control, dated November 2016.

c. The *owner or operator* shall prepare a phasing plan that defines maximum disturbed area per phase and shows required cuts and fills.

d. The *owner or operator* shall install any additional site-specific practices needed to protect water quality.

e. The *owner or operator* shall include the requirements above in their SWPPP.

4. In accordance with statute, regulations, and the terms and conditions of this permit, the Department may suspend or revoke an *owner's or operator's* coverage under this permit at any time if the Department determines that the SWPPP does not meet the permit requirements or consistent with Part VII.K..

5. Upon a finding of significant non-compliance with the practices described in the SWPPP or violation of this permit, the Department may order an immediate stop to all activity at the site until the non-compliance is remedied. The stop work order shall be in writing, describe the non-compliance in detail, and be sent to the *owner or operator*.

6. For *construction activities* that are subject to the requirements of a *regulated, traditional land use control MS4*, the *owner or operator* shall notify the

regulated, traditional land use control MS4 in writing of any planned amendments or modifications to the post-construction stormwater management practice component of the SWPPP required by Part III.A. 4. and 5. of this permit. Unless otherwise notified by the *regulated, traditional land use control MS4*, the *owner or operator* shall have the SWPPP amendments or modifications reviewed and accepted by the *regulated, traditional land use control MS4* prior to commencing construction of the post-construction stormwater management practice.

E. Permit Coverage for Discharges Authorized Under GP-0-15-002

1. Upon renewal of SPDES General Permit for Stormwater Discharges from *Construction Activity* (Permit No. GP-0-15-002), an *owner or operator* of *a construction activity* with coverage under GP-0-15-002, as of the effective date of GP- 0-20-001, shall be authorized to *discharge* in accordance with GP- 0-20-001, unless otherwise notified by the Department.

   An *owner or operator* may continue to implement the technical/design components of the post-construction stormwater management controls provided that such design was done in conformance with the technical standards in place at the time of initial project authorization. However, they must comply with the other, non-design provisions of GP-0-20-001.

F. Change of Owner or Operator

1. When property ownership changes or when there is a change in operational control over the construction plans and specifications, the original *owner or operator* must notify the new *owner or operator*, in writing, of the requirement to obtain permit coverage by submitting a NOI with the Department. For *construction activities* subject to the requirements of a *regulated, traditional land use control MS4,* the original *owner or operator* must also notify the MS4, in writing, of the change in ownership at least 30 calendar days prior to the change in ownership.

2. Once the new *owner or operator* obtains permit coverage, the original *owner or operator* shall then submit a completed NOT with the name and permit identification number of the new *owner or operator* to the Department at the address in Part II.B.1. of this permit. If the original *owner or operator* maintains ownership of a portion of the *construction activity* and will disturb soil, they must maintain their coverage under the permit.

3. Permit coverage for the new *owner or operator* will be effective as of the date the Department receives a complete NOI, provided the original *owner or*

operator was not subject to a sixty (60) business day authorization period that has not expired as of the date the Department receives the NOI from the new *owner or operator*.

Part III. STORMWATER POLLUTION PREVENTION PLAN (SWPPP)

A. General SWPPP Requirements

1. A SWPPP shall be prepared and implemented by the *owner or operator* of each *construction activity* covered by this permit. The SWPPP must document the selection, design, installation, implementation and maintenance of the control measures and practices that will be used to meet the effluent limitations in Part I.B. of this permit and where applicable, the post-construction stormwater management practice requirements in Part I.C. of this permit. The SWPPP shall be prepared prior to the submittal of the NOI. The NOI shall be submitted to the Department prior to the *commencement of construction activity*. A copy of the completed, final NOI shall be included in the SWPPP.

2. The SWPPP shall describe the erosion and sediment control practices and where required, post-construction stormwater management practices that will be used and/or constructed to reduce the *pollutants* in stormwater *discharges* and to assure compliance with the terms and conditions of this permit. In addition, the SWPPP shall identify potential sources of pollution which may reasonably be expected to affect the quality of stormwater *discharges*.

3. All SWPPPs that require the post-construction stormwater management practice component shall be prepared by a *qualified professional* that is knowledgeable in the principles and practices of stormwater management and treatment.

4. The *owner or operator* must keep the SWPPP current so that it at all times accurately documents the erosion and sediment controls practices that are being used or will be used during construction, and all post-construction stormwater management practices that will be constructed on the site. At a minimum, the *owner or operator* shall amend the SWPPP, including construction drawings:

    a. whenever the current provisions prove to be ineffective in minimizing *pollutants* in stormwater *discharges* from the site;

b. whenever there is a change in design, construction, or operation at the *construction site* that has or could have an effect on the *discharge* of *pollutants*;

c. to address issues or deficiencies identified during an inspection by the *qualified inspector,* the Department or other regulatory authority; and

d. to document the final construction conditions.

5. The Department may notify the *owner or operator* at any time that the SWPPP does not meet one or more of the minimum requirements of this permit. The notification shall be in writing and identify the provisions of the SWPPP that require modification. Within fourteen (14) calendar days of such notification, or as otherwise indicated by the Department, the *owner or operator* shall make the required changes to the SWPPP and submit written notification to the Department that the changes have been made. If the *owner or operator* does not respond to the Department's comments in the specified time frame, the Department may suspend the *owner's or operator's* coverage under this permit or require the *owner or operator* to obtain coverage under an individual SPDES permit in accordance with Part II.D.4. of this permit.

6. Prior to the *commencement of construction activity*, the *owner or operator* must identify the contractor(s) and subcontractor(s) that will be responsible for installing, constructing, repairing, replacing, inspecting and maintaining the erosion and sediment control practices included in the SWPPP; and the contractor(s) and subcontractor(s) that will be responsible for constructing the post-construction stormwater management practices included in the SWPPP. The *owner or operator* shall have each of the contractors and subcontractors identify at least one person from their company that will be responsible for implementation of the SWPPP. This person shall be known as the *trained contractor.* The *owner or operator* shall ensure that at least one *trained contractor* is on site on a daily basis when soil disturbance activities are being performed.

   The *owner or operator* shall have each of the contractors and subcontractors identified above sign a copy of the following certification statement below before they commence any *construction activity*:

   "I hereby certify under penalty of law that I understand and agree to comply with the terms and conditions of the SWPPP and agree to implement any corrective actions identified by the *qualified inspector* during a site inspection. I also understand that the *owner or operator* must comply with

the terms and conditions of the most current version of the New York State Pollutant Discharge Elimination System ("SPDES") general permit for stormwater *discharge*s from *construction activities* and that it is unlawful for any person to cause or contribute to a violation of *water quality standards*. Furthermore, I am aware that there are significant penalties for submitting false information, that I do not believe to be true, including the possibility of fine and imprisonment for knowing violations"

In addition to providing the certification statement above, the certification page must also identify the specific elements of the SWPPP that each contractor and subcontractor will be responsible for and include the name and title of the person providing the signature; the name and title of the *trained contractor* responsible for SWPPP implementation; the name, address and telephone number of the contracting firm; the address (or other identifying description) of the site; and the date the certification statement is signed. The *owner or operator* shall attach the certification statement(s) to the copy of the SWPPP that is maintained at the *construction site*. If new or additional contractors are hired to implement measures identified in the SWPPP after construction has commenced, they must also sign the certification statement and provide the information listed above.

7. For projects where the Department requests a copy of the SWPPP or inspection reports, the *owner or operator* shall submit the documents in both electronic (PDF only) and paper format within five (5) business days, unless otherwise notified by the Department.

B. Required SWPPP Contents

1. Erosion and sediment control component - All SWPPPs prepared pursuant to this permit shall include erosion and sediment control practices designed in conformance with the technical standard, New York State Standards and Specifications for Erosion and Sediment Control, dated November 2016. Where erosion and sediment control practices are not designed in conformance with the design criteria included in the technical standard, the *owner or operator* must demonstrate *equivalence* to the technical standard. At a minimum, the erosion and sediment control component of the SWPPP shall include the following:

    a. Background information about the scope of the project, including the location, type and size of project

b. A site map/construction drawing(s) for the project, including a general location map. At a minimum, the site map shall show the total site area; all improvements; areas of disturbance; areas that will not be disturbed; existing vegetation; on-site and adjacent off-site surface water(s); floodplain/floodway boundaries; wetlands and drainage patterns that could be affected by the *construction activity*; existing and final contours ; locations of different soil types with boundaries; material, waste, borrow or equipment storage areas located on adjacent properties; and location(s) of the stormwater *discharge*(s);

c. A description of the soil(s) present at the site, including an identification of the Hydrologic Soil Group (HSG);

d. A construction phasing plan and sequence of operations describing the intended order of *construction activities*, including clearing and grubbing, excavation and grading, utility and infrastructure installation and any other activity at the site that results in soil disturbance;

e. A description of the minimum erosion and sediment control practices to be installed or implemented for each *construction activity* that will result in soil disturbance. Include a schedule that identifies the timing of initial placement or implementation of each erosion and sediment control practice and the minimum time frames that each practice should remain in place or be implemented;

f. A temporary and permanent soil stabilization plan that meets the requirements of this general permit and the technical standard, New York State Standards and Specifications for Erosion and Sediment Control, dated November 2016, for each stage of the project, including initial land clearing and grubbing to project completion and achievement of *final stabilization*;

g. A site map/construction drawing(s) showing the specific location(s), size(s), and length(s) of each erosion and sediment control practice;

h. The dimensions, material specifications, installation details, and operation and maintenance requirements for all erosion and sediment control practices. Include the location and sizing of any temporary sediment basins and structural practices that will be used to divert flows from exposed soils;

i. A maintenance inspection schedule for the contractor(s) identified in Part III.A.6. of this permit, to ensure continuous and effective operation of the erosion and sediment control practices. The maintenance inspection

schedule shall be in accordance with the requirements in the technical standard, New York State Standards and Specifications for Erosion and Sediment Control, dated November 2016;

j. A description of the pollution prevention measures that will be used to control litter, construction chemicals and construction debris from becoming a *pollutant* source in the stormwater *discharges*;

k. A description and location of any stormwater *discharges* associated with industrial activity other than construction at the site, including, but not limited to, stormwater *discharges* from asphalt plants and concrete plants located on the *construction site*; and

l. Identification of any elements of the design that are not in conformance with the design criteria in the technical standard, New York State Standards and Specifications for Erosion and Sediment Control, dated November 2016. Include the reason for the deviation or alternative design and provide information which demonstrates that the deviation or alternative design is *equivalent* to the technical standard.

2. Post-construction stormwater management practice component – The *owner or operator* of any construction project identified in Table 2 of Appendix B as needing post-construction stormwater management practices shall prepare a SWPPP that includes practices designed in conformance with the applicable *sizing criteria* in Part I.C.2.a., c. or d. of this permit and the *performance criteria* in the technical standard, New York State Stormwater Management Design Manual dated January 2015

   Where post-construction stormwater management practices are not designed in conformance with the *performance criteria* in the technical standard, the *owner or operator* must include in the SWPPP the reason(s) for the deviation or alternative design and provide information which demonstrates that the deviation or alternative design is *equivalent* to the technical standard.

   The post-construction stormwater management practice component of the SWPPP shall include the following:

   a. Identification of all post-construction stormwater management practices to be constructed as part of the project. Include the dimensions, material specifications and installation details for each post-construction stormwater management practice;

b. A site map/construction drawing(s) showing the specific location and size of each post-construction stormwater management practice;

c. A Stormwater Modeling and Analysis Report that includes:
   (i) Map(s) showing pre-development conditions, including watershed/subcatchments boundaries, flow paths/routing, and design points;

   (ii) Map(s) showing post-development conditions, including watershed/subcatchments boundaries, flow paths/routing, design points and post-construction stormwater management practices;

   (iii) Results of stormwater modeling (i.e. hydrology and hydraulic analysis) for the required storm events. Include supporting calculations (model runs), methodology, and a summary table that compares pre and post-development runoff rates and volumes for the different storm events;

   (iv) Summary table, with supporting calculations, which demonstrates that each post-construction stormwater management practice has been designed in conformance with the *sizing criteria* included in the Design Manual;

   (v) Identification of any *sizing criteria* that is not required based on the requirements included in Part I.C. of this permit; and

   (vi) Identification of any elements of the design that are not in conformance with the *performance criteria* in the Design Manual. Include the reason(s) for the deviation or alternative design and provide information which demonstrates that the deviation or alternative design is *equivalent* to the Design Manual;

d. Soil testing results and locations (test pits, borings);

e. Infiltration test results, when required; and

f. An operations and maintenance plan that includes inspection and maintenance schedules and actions to ensure continuous and effective operation of each post-construction stormwater management practice. The plan shall identify the entity that will be responsible for the long term operation and maintenance of each practice.

3. Enhanced Phosphorus Removal Standards - All construction projects identified in Table 2 of Appendix B that are located in the watersheds identified in Appendix C shall prepare a SWPPP that includes post-construction stormwater management practices designed in conformance with the applicable *sizing criteria* in Part I.C.2. b., c. or d. of this permit and the *performance criteria,* Enhanced Phosphorus Removal Standards included in the Design Manual. At a minimum, the post-construction stormwater management practice component of the SWPPP shall include items 2.a - 2.f. above.

C. Required SWPPP Components by Project Type

Unless otherwise notified by the Department, *owners or operators* of *construction activities* identified in Table 1 of Appendix B are required to prepare a SWPPP that only includes erosion and sediment control practices designed in conformance with Part III.B.1 of this permit. *Owners or operators* of the *construction activities* identified in Table 2 of Appendix B shall prepare a SWPPP that also includes post-construction stormwater management practices designed in conformance with Part III.B.2 or 3 of this permit.

Part IV. INSPECTION AND MAINTENANCE REQUIREMENTS

A. General Construction Site Inspection and Maintenance Requirements

1. The *owner or operator* must ensure that all erosion and sediment control practices (including pollution prevention measures) and all post-construction stormwater management practices identified in the SWPPP are inspected and maintained in accordance with Part IV.B. and C. of this permit.

2. The terms of this permit shall not be construed to prohibit the State of New York from exercising any authority pursuant to the ECL, common law or federal law, or prohibit New York State from taking any measures, whether civil or criminal, to prevent violations of the laws of the State of New York or protect the public health and safety and/or the environment.

B. Contractor Maintenance Inspection Requirements

1. The *owner or operator* of each *construction activity* identified in Tables 1 and 2 of Appendix B shall have a *trained contractor* inspect the erosion and sediment control practices and pollution prevention measures being implemented within the active work area daily to ensure that they are being maintained in effective operating condition at all times. If deficiencies are identified, the contractor shall

begin implementing corrective actions within one business day and shall complete the corrective actions in a reasonable time frame.

2. For construction sites where soil disturbance activities have been temporarily suspended (e.g. winter shutdown) and *temporary stabilization* measures have been applied to all disturbed areas, the *trained contractor* can stop conducting the maintenance inspections. The *trained contractor* shall begin conducting the maintenance inspections in accordance with Part IV.B.1. of this permit as soon as soil disturbance activities resume.

3. For construction sites where soil disturbance activities have been shut down with partial project completion, the *trained contractor* can stop conducting the maintenance inspections if all areas disturbed as of the project shutdown date have achieved *final stabilization* and all post-construction stormwater management practices required for the completed portion of the project have been constructed in conformance with the SWPPP and are operational.

C. Qualified Inspector Inspection Requirements

The *owner or operator* shall have a *qualified inspector* conduct site inspections in conformance with the following requirements:

[Note: The *trained contractor* identified in Part III.A.6. and IV.B. of this permit **cannot** conduct the *qualified inspector* site inspections unless they meet the *qualified inspector* qualifications included in Appendix A. In order to perform these inspections, the *trained contractor* would have to be a:

- licensed Professional Engineer,
- Certified Professional in Erosion and Sediment Control (CPESC),
- New York State Erosion and Sediment Control Certificate Program holder
- Registered Landscape Architect, or
- someone working under the direct supervision of, and at the same company as, the licensed Professional Engineer or Registered Landscape Architect, provided they have received four (4) hours of Department endorsed training in proper erosion and sediment control principles from a Soil and Water Conservation District, or other Department endorsed entity].

1. A *qualified inspector* shall conduct site inspections for all *construction activities* identified in Tables 1 and 2 of Appendix B, with the exception of:

   a. the construction of a single family residential subdivision with 25% or less *impervious cover* at total site build-out that involves a soil disturbance of one (1) or more acres of land but less than five (5) acres and is not located

in one of the watersheds listed in Appendix C and not directly discharging to one of the 303(d) segments listed in Appendix E;

b. the construction of a single family home that involves a soil disturbance of one (1) or more acres of land but less than five (5) acres and is not located in one of the watersheds listed in Appendix C and not directly discharging to one of the 303(d) segments listed in Appendix E;

c. construction on agricultural property that involves a soil disturbance of one (1) or more acres of land but less than five (5) acres; and

d. *construction activities* located in the watersheds identified in Appendix D that involve soil disturbances between five thousand (5,000) square feet and one (1) acre of land.

2. Unless otherwise notified by the Department, the *qualified inspector* shall conduct site inspections in accordance with the following timetable:

a. For construction sites where soil disturbance activities are on-going, the *qualified inspector* shall conduct a site inspection at least once every seven (7) calendar days.

b. For construction sites where soil disturbance activities are on-going and the *owner or operator* has received authorization in accordance with Part II.D.3 to disturb greater than five (5) acres of soil at any one time, the *qualified inspector* shall conduct at least two (2) site inspections every seven (7) calendar days. The two (2) inspections shall be separated by a minimum of two (2) full calendar days.

c. For construction sites where soil disturbance activities have been temporarily suspended (e.g. winter shutdown) and *temporary stabilization* measures have been applied to all disturbed areas, the *qualified inspector* shall conduct a site inspection at least once every thirty (30) calendar days. The *owner or operator* shall notify the DOW Water (SPDES) Program contact at the Regional Office (see contact information in Appendix F) or, in areas under the jurisdiction of a *regulated, traditional land use control MS4,* the *regulated, traditional land use control MS4* (provided the *regulated, traditional land use control MS4* is not the *owner or operator* of the *construction activity*) in writing prior to reducing the frequency of inspections.

d. For construction sites where soil disturbance activities have been shut down with partial project completion, the *qualified inspector* can stop conducting inspections if all areas disturbed as of the project shutdown date have achieved *final stabilization* and all post-construction stormwater management practices required for the completed portion of the project have been constructed in conformance with the SWPPP and are operational. The *owner or operator* shall notify the DOW Water (SPDES) Program contact at the Regional Office (see contact information in Appendix F) or, in areas under the jurisdiction of a *regulated, traditional land use control MS4,* the *regulated, traditional land use control MS4* (provided the *regulated, traditional land use control MS4* is not the *owner or operator* of the *construction activity*) in writing prior to the shutdown. If soil disturbance activities are not resumed within 2 years from the date of shutdown, the *owner or operator* shall have the *qualified inspector* perform a final inspection and certify that all disturbed areas have achieved *final stabilization,* and all temporary, structural erosion and sediment control measures have been removed*;* and that all post-construction stormwater management practices have been constructed in conformance with the SWPPP by signing the "*Final Stabilization*" and "Post-Construction Stormwater Management Practice" certification statements on the NOT. The *owner or operator* shall then submit the completed NOT form to the address in Part II.B.1 of this permit.

e. For construction sites that directly *discharge* to one of the 303(d) segments listed in Appendix E or is located in one of the watersheds listed in Appendix C, the *qualified inspector* shall conduct at least two (2) site inspections every seven (7) calendar days. The two (2) inspections shall be separated by a minimum of two (2) full calendar days.

3. At a minimum, the *qualified inspector* shall inspect all erosion and sediment control practices and pollution prevention measures to ensure integrity and effectiveness, all post-construction stormwater management practices under construction to ensure that they are constructed in conformance with the SWPPP, all areas of disturbance that have not achieved *final stabilization,* all points of *discharge* to natural surface waterbodies located within, or immediately adjacent to, the property boundaries of the *construction site*, and all points of *discharge* from the *construction site*.

4. The *qualified inspector* shall prepare an inspection report subsequent to each and every inspection. At a minimum, the inspection report shall include and/or address the following:

a. Date and time of inspection;

b. Name and title of person(s) performing inspection;

c. A description of the weather and soil conditions (e.g. dry, wet, saturated) at the time of the inspection;

d. A description of the condition of the runoff at all points of *discharge* from the *construction site*. This shall include identification of any *discharges* of sediment from the *construction site*. Include *discharges* from conveyance systems (i.e. pipes, culverts, ditches, etc.) and overland flow;

e. A description of the condition of all natural surface waterbodies located within, or immediately adjacent to, the property boundaries of the *construction site* which receive runoff from disturbed areas. This shall include identification of any *discharges* of sediment to the surface waterbody;

f. Identification of all erosion and sediment control practices and pollution prevention measures that need repair or maintenance;

g. Identification of all erosion and sediment control practices and pollution prevention measures that were not installed properly or are not functioning as designed and need to be reinstalled or replaced;

h. Description and sketch of areas with active soil disturbance activity, areas that have been disturbed but are inactive at the time of the inspection, and areas that have been stabilized (temporary and/or final) since the last inspection;

i. Current phase of construction of all post-construction stormwater management practices and identification of all construction that is not in conformance with the SWPPP and technical standards;

j. Corrective action(s) that must be taken to install, repair, replace or maintain erosion and sediment control practices and pollution prevention measures; and to correct deficiencies identified with the construction of the post-construction stormwater management practice(s);

k. Identification and status of all corrective actions that were required by previous inspection; and

l. Digital photographs, with date stamp, that clearly show the condition of all practices that have been identified as needing corrective actions. The *qualified inspector* shall attach paper color copies of the digital photographs to the inspection report being maintained onsite within seven (7) calendar days of the date of the inspection. The *qualified inspector* shall also take digital photographs, with date stamp, that clearly show the condition of the practice(s) after the corrective action has been completed. The *qualified inspector* shall attach paper color copies of the digital photographs to the inspection report that documents the completion of the corrective action work within seven (7) calendar days of that inspection.

5. Within one business day of the completion of an inspection, the *qualified inspector* shall notify the *owner or operator* and appropriate contractor or subcontractor identified in Part III.A.6. of this permit of any corrective actions that need to be taken. The contractor or subcontractor shall begin implementing the corrective actions within one business day of this notification and shall complete the corrective actions in a reasonable time frame.

6. All inspection reports shall be signed by the *qualified inspector.* Pursuant to Part II.D.2. of this permit, the inspection reports shall be maintained on site with the SWPPP.

Part V. TERMINATION OF PERMIT COVERAGE

A. Termination of Permit Coverage

1. An *owner or operator* that is eligible to terminate coverage under this permit must submit a completed NOT form to the address in Part II.B.1 of this permit. The NOT form shall be one which is associated with this permit, signed in accordance with Part VII.H of this permit.

2. An *owner or operator* may terminate coverage when one or more the following conditions have been met:

   a. Total project completion - All *construction activity* identified in the SWPPP has been completed; and all areas of disturbance have achieved *final stabilization*; and all temporary, structural erosion and sediment control measures have been removed; and all post-construction stormwater management practices have been constructed in conformance with the SWPPP and are operational;

b. Planned shutdown with partial project completion - All soil disturbance activities have ceased; and all areas disturbed as of the project shutdown date have achieved *final stabilization*; and all temporary, structural erosion and sediment control measures have been removed; and all post-construction stormwater management practices required for the completed portion of the project have been constructed in conformance with the SWPPP and are operational;

c. A new *owner or operator* has obtained coverage under this permit in accordance with Part II.F. of this permit.

d. The *owner or operator* obtains coverage under an alternative SPDES general permit or an individual SPDES permit.

3. For *construction activities* meeting subdivision 2a. or 2b. of this Part, the *owner or operator* shall have the *qualified inspector* perform a final site inspection prior to submitting the NOT. The *qualified inspector* shall, by signing the "*Final Stabilization*" and "Post-Construction Stormwater Management Practice certification statements on the NOT, certify that all the requirements in Part V.A.2.a. or b. of this permit have been achieved.

4. For *construction activities* that are subject to the requirements of a *regulated, traditional land use control MS4* and meet subdivision 2a. or 2b. of this Part, the *owner or operator* shall have the *regulated, traditional land use control MS4* sign the "MS4 Acceptance" statement on the NOT in accordance with the requirements in Part VII.H. of this permit. The *regulated, traditional land use control MS4* official, by signing this statement, has determined that it is acceptable for the *owner or operator* to submit the NOT in accordance with the requirements of this Part. The *regulated, traditional land use control MS4* can make this determination by performing a final site inspection themselves or by accepting the *qualified inspector*'s final site inspection certification(s) required in Part V.A.3. of this permit.

5. For *construction activities* that require post-construction stormwater management practices and meet subdivision 2a. of this Part, the *owner or operator* must, prior to submitting the NOT, ensure one of the following:

a. the post-construction stormwater management practice(s) and any right-of-way(s) needed to maintain such practice(s) have been deeded to the municipality in which the practice(s) is located,

b. an executed maintenance agreement is in place with the municipality that will maintain the post-construction stormwater management practice(s),

c. for post-construction stormwater management practices that are privately owned, the *owner or operator* has a mechanism in place that requires operation and maintenance of the practice(s) in accordance with the operation and maintenance plan, such as a deed covenant in the *owner or operator's* deed of record,

d. for post-construction stormwater management practices that are owned by a public or private institution (e.g. school, university, hospital), government agency or authority, or public utility; the *owner or operator* has policy and procedures in place that ensures operation and maintenance of the practices in accordance with the operation and maintenance plan.

Part VI. REPORTING AND RETENTION RECORDS

A. Record Retention

The *owner or operator* shall retain a copy of the NOI, NOI Acknowledgment Letter, SWPPP, MS4 SWPPP Acceptance form and any inspection reports that were prepared in conjunction with this permit for a period of at least five (5) years from the date that the Department receives a complete NOT submitted in accordance with Part V. of this general permit.

B. Addresses

With the exception of the NOI, NOT, and MS4 SWPPP Acceptance form (which must be submitted to the address referenced in Part II.B.1 of this permit), all written correspondence requested by the Department, including individual permit applications, shall be sent to the address of the appropriate DOW Water (SPDES) Program contact at the Regional Office listed in Appendix F.

Part VII. STANDARD PERMIT CONDITIONS

A. Duty to Comply

The *owner or operator* must comply with all conditions of this permit. All contractors and subcontractors associated with the project must comply with the terms of the SWPPP. Any non-compliance with this permit constitutes a violation of the Clean Water

Act (CWA) and the ECL and is grounds for an enforcement action against the *owner or operator* and/or the contractor/subcontractor; permit revocation, suspension or modification; or denial of a permit renewal application. Upon a finding of significant non-compliance with this permit or the applicable SWPPP, the Department may order an immediate stop to all *construction activity* at the site until the non-compliance is remedied. The stop work order shall be in writing, shall describe the non-compliance in detail, and shall be sent to the *owner or operator*.

If any human remains or archaeological remains are encountered during excavation, the *owner or operator* must immediately cease, or cause to cease, all *construction activity* in the area of the remains and notify the appropriate Regional Water Engineer (RWE). *Construction activity* shall not resume until written permission to do so has been received from the RWE.

B. Continuation of the Expired General Permit

This permit expires five (5) years from the effective date. If a new general permit is not issued prior to the expiration of this general permit, an *owner or operator* with coverage under this permit may continue to operate and *discharge* in accordance with the terms and conditions of this general permit, if it is extended pursuant to the State Administrative Procedure Act and 6 NYCRR Part 621, until a new general permit is issued.

C. Enforcement

Failure of the *owner or operator,* its contractors, subcontractors, agents and/or assigns to strictly adhere to any of the permit requirements contained herein shall constitute a violation of this permit. There are substantial criminal, civil, and administrative penalties associated with violating the provisions of this permit. Fines of up to $37,500 per day for each violation and imprisonment for up to fifteen (15) years may be assessed depending upon the nature and degree of the offense.

D. Need to Halt or Reduce Activity Not a Defense

It shall not be a defense for an *owner or operator* in an enforcement action that it would have been necessary to halt or reduce the *construction activity* in order to maintain compliance with the conditions of this permit.

E. Duty to Mitigate

The *owner or operator* and its contractors and subcontractors shall take all reasonable steps to *minimize* or prevent any *discharge* in violation of this permit which has a reasonable likelihood of adversely affecting human health or the environment.

F. Duty to Provide Information

The *owner or operator* shall furnish to the Department, within a reasonable specified time period of a written request, all documentation necessary to demonstrate eligibility and any information to determine compliance with this permit or to determine whether cause exists for modifying or revoking this permit, or suspending or denying coverage under this permit, in accordance with the terms and conditions of this permit. The NOI, SWPPP and inspection reports required by this permit are public documents that the *owner or operator* must make available for review and copying by any person within five (5) business days of the *owner or operator* receiving a written request by any such person to review these documents. Copying of documents will be done at the requester's expense.

G. Other Information

When the *owner or operator* becomes aware that they failed to submit any relevant facts, or submitted incorrect information in the NOI or in any of the documents required by this permit , or have made substantive revisions to the SWPPP (e.g. the scope of the project changes significantly, the type of post-construction stormwater management practice(s) changes, there is a reduction in the sizing of the post-construction stormwater management practice, or there is an increase in the disturbance area or *impervious area*), which were not reflected in the original NOI submitted to the Department, they shall promptly submit such facts or information to the Department using the contact information in Part II.A. of this permit. Failure of the *owner or operator* to correct or supplement any relevant facts within five (5) business days of becoming aware of the deficiency shall constitute a violation of this permit.

H. Signatory Requirements

1. All NOIs and NOTs shall be signed as follows:

    a. For a corporation these forms shall be signed by a responsible corporate officer. For the purpose of this section, a responsible corporate officer means:

(i) a president, secretary, treasurer, or vice-president of the corporation in charge of a principal business function, or any other person who performs similar policy or decision-making functions for the corporation; or

(ii) the manager of one or more manufacturing, production or operating facilities, provided the manager is authorized to make management decisions which govern the operation of the regulated facility including having the explicit or implicit duty of making major capital investment recommendations, and initiating and directing other comprehensive measures to assure long term environmental compliance with environmental laws and regulations; the manager can ensure that the necessary systems are established or actions taken to gather complete and accurate information for permit application requirements; and where authority to sign documents has been assigned or delegated to the manager in accordance with corporate procedures;

b. For a partnership or sole proprietorship these forms shall be signed by a general partner or the proprietor, respectively; or

c. For a municipality, State, Federal, or other public agency these forms shall be signed by either a principal executive officer or ranking elected official. For purposes of this section, a principal executive officer of a Federal agency includes:

(i) the chief executive officer of the agency, or

(ii) a senior executive officer having responsibility for the overall operations of a principal geographic unit of the agency (e.g., Regional Administrators of EPA).

2. The SWPPP and other information requested by the Department shall be signed by a person described in Part VII.H.1. of this permit or by a duly authorized representative of that person. A person is a duly authorized representative only if:

a. The authorization is made in writing by a person described in Part VII.H.1. of this permit;

b. The authorization specifies either an individual or a position having responsibility for the overall operation of the regulated facility or activity, such as the position of plant manager, operator of a well or a well field,

superintendent, position of *equivalent* responsibility, or an individual or position having overall responsibility for environmental matters for the company. (A duly authorized representative may thus be either a named individual or any individual occupying a named position) and,

c. The written authorization shall include the name, title and signature of the authorized representative and be attached to the SWPPP.

3. All inspection reports shall be signed by the *qualified inspector* that performs the inspection.

4. The MS4 SWPPP Acceptance form shall be signed by the principal executive officer or ranking elected official from the *regulated, traditional land use control MS4,* or by a duly authorized representative of that person.

   It shall constitute a permit violation if an incorrect and/or improper signatory authorizes any required forms, SWPPP and/or inspection reports.

I. Property Rights

The issuance of this permit does not convey any property rights of any sort, nor any exclusive privileges, nor does it authorize any injury to private property nor any invasion of personal rights, nor any infringement of Federal, State or local laws or regulations. *Owners or operators* must obtain any applicable conveyances, easements, licenses and/or access to real property prior to *commencing construction activity*.

J. Severability

The provisions of this permit are severable, and if any provision of this permit, or the application of any provision of this permit to any circumstance, is held invalid, the application of such provision to other circumstances, and the remainder of this permit shall not be affected thereby.

K. Requirement to Obtain Coverage Under an Alternative Permit

1. The Department may require any owner or operator authorized by this permit to apply for and/or obtain either an individual SPDES permit or another SPDES general permit. When the Department requires any discharger authorized by a general permit to apply for an individual SPDES permit, it shall notify the discharger in writing that a permit application is required. This notice shall

include a brief statement of the reasons for this decision, an application form, a statement setting a time frame for the owner or operator to file the application for an individual SPDES permit, and a deadline, not sooner than 180 days from owner or operator receipt of the notification letter, whereby the authorization to discharge under this general permit shall be terminated. Applications must be submitted to the appropriate Permit Administrator at the Regional Office. The Department may grant additional time upon demonstration, to the satisfaction of the Department, that additional time to apply for an alternative authorization is necessary or where the Department has not provided a permit determination in accordance with Part 621 of this Title.

2. When an individual SPDES permit is issued to a discharger authorized to *discharge* under a general SPDES permit for the same *discharge*(s), the general permit authorization for outfalls authorized under the individual SPDES permit is automatically terminated on the effective date of the individual permit unless termination is earlier in accordance with 6 NYCRR Part 750.

L. Proper Operation and Maintenance

The *owner or operator* shall at all times properly operate and maintain all facilities and systems of treatment and control (and related appurtenances) which are installed or used by the *owner or operator* to achieve compliance with the conditions of this permit and with the requirements of the SWPPP.

M. Inspection and Entry

The *owner or operator* shall allow an authorized representative of the Department, EPA, applicable county health department, or, in the case of a *construction site* which *discharges* through an *MS4*, an authorized representative of the *MS4* receiving the discharge, upon the presentation of credentials and other documents as may be required by law, to:

1. Enter upon the owner’s or operator's premises where a regulated facility or activity is located or conducted or where records must be kept under the conditions of this permit;

2. Have access to and copy at reasonable times, any records that must be kept under the conditions of this permit; and

3. Inspect at reasonable times any facilities or equipment (including monitoring and control equipment), practices or operations regulated or required by this permit.

4. Sample or monitor at reasonable times, for purposes of assuring permit compliance or as otherwise authorized by the Act or ECL, any substances or parameters at any location.

N. Permit Actions

This permit may, at any time, be modified, suspended, revoked, or renewed by the Department in accordance with 6 NYCRR Part 621. The filing of a request by the *owner or operator* for a permit modification, revocation and reissuance, termination, a notification of planned changes or anticipated noncompliance does not limit, diminish and/or stay compliance with any terms of this permit.

O. Definitions

Definitions of key terms are included in Appendix A of this permit.

P. Re-Opener Clause

1. If there is evidence indicating potential or realized impacts on water quality due to any stormwater discharge associated with construction activity covered by this permit, the owner or operator of such discharge may be required to obtain an individual permit or alternative general permit in accordance with Part VII.K. of this permit or the permit may be modified to include different limitations and/or requirements.

2. Any Department initiated permit modification, suspension or revocation will be conducted in accordance with 6 NYCRR Part 621, 6 NYCRR 750-1.18, and 6 NYCRR 750-1.20.

Q. Penalties for Falsification of Forms and Reports

In accordance with 6NYCRR Part 750-2.4 and 750-2.5, any person who knowingly makes any false material statement, representation, or certification in any application, record, report or other document filed or required to be maintained under this permit, including reports of compliance or noncompliance shall, upon conviction, be punished in accordance with ECL §71-1933 and or Articles 175 and 210 of the New York State Penal Law.

R. Other Permits

Nothing in this permit relieves the *owner or operator* from a requirement to obtain any other permits required by law.

APPENDIX A – Acronyms and Definitions

Acronyms

APO – Agency Preservation Officer
BMP – Best Management Practice
CPESC – Certified Professional in Erosion and Sediment Control
Cpv – Channel Protection Volume
CWA – Clean Water Act (or the Federal Water Pollution Control Act, 33 U.S.C. §1251 et seq)
DOW – Division of Water
EAF – Environmental Assessment Form
ECL - Environmental Conservation Law
EPA – U. S. Environmental Protection Agency
HSG – Hydrologic Soil Group
MS4 – Municipal Separate Storm Sewer System
NOI – Notice of Intent
NOT – Notice of Termination
NPDES – National Pollutant Discharge Elimination System
OPRHP – Office of Parks, Recreation and Historic Places
Qf – Extreme Flood
Qp – Overbank Flood
RRv – Runoff Reduction Volume
RWE – Regional Water Engineer
SEQR – State Environmental Quality Review
SEQRA - State Environmental Quality Review Act
SHPA – State Historic Preservation Act
SPDES – State Pollutant Discharge Elimination System
SWPPP – Stormwater Pollution Prevention Plan
TMDL – Total Maximum Daily Load
UPA – Uniform Procedures Act
USDA – United States Department of Agriculture
WQv – Water Quality Volume

Definitions

All definitions in this section are solely for the purposes of this permit.

Agricultural Building – a structure designed and constructed to house farm implements, hay, grain, poultry, livestock or other horticultural products; excluding any structure designed, constructed or used, in whole or in part, for human habitation, as a place of employment where agricultural products are processed, treated or packaged, or as a place used by the public.

Agricultural Property –means the land for construction of a barn, *agricultural building*, silo, stockyard, pen or other structural practices identified in Table II in the "Agricultural Management Practices Catalog for Nonpoint Source Pollution in New York State" prepared by the Department in cooperation with agencies of New York Nonpoint Source Coordinating Committee (dated June 2007).

Alter Hydrology from Pre to Post-Development Conditions - means the post-development peak flow rate(s) has increased by more than 5% of the pre-developed condition for the design storm of interest (e.g. 10 yr and 100 yr).

Combined Sewer - means a sewer that is designed to collect and convey both "sewage" and "stormwater".

Commence (Commencement of) Construction Activities - means the initial disturbance of soils associated with clearing, grading or excavation activities; or other construction related activities that disturb or expose soils such as demolition, stockpiling of fill material, and the initial installation of erosion and sediment control practices required in the SWPPP. See definition for "*Construction Activity(ies)*" also.

Construction Activity(ies) - means any clearing, grading, excavation, filling, demolition or stockpiling activities that result in soil disturbance. Clearing activities can include, but are not limited to, logging equipment operation, the cutting and skidding of trees, stump removal and/or brush root removal. Construction activity does not include routine maintenance that is performed to maintain the original line and grade, hydraulic capacity, or original purpose of a facility.

Construction Site – means the land area where *construction activity(ies)* will occur. See definition for "*Commence (Commencement of) Construction Activities"* and "*Larger Common Plan of Development or Sale" also.*

Dewatering – means the act of draining rainwater and/or groundwater from building foundations, vaults or excavations/trenches.

Direct Discharge (to a specific surface waterbody) - means that runoff flows from a *construction site* by overland flow and the first point of discharge is the specific surface waterbody, or runoff flows from a *construction site* to a separate storm sewer system

and the first point of discharge from the separate storm sewer system is the specific surface waterbody.

Discharge(s) - means any addition of any pollutant to waters of the State through an outlet or *point source*.

Embankment –means an earthen or rock slope that supports a road/highway.

Endangered or Threatened Species – see 6 NYCRR Part 182 of the Department's rules and regulations for definition of terms and requirements.

Environmental Conservation Law (ECL) - means chapter 43-B of the Consolidated Laws of the State of New York, entitled the Environmental Conservation Law.

Equivalent (Equivalence) – means that the practice or measure meets all the performance, longevity, maintenance, and safety objectives of the technical standard and will provide an equal or greater degree of water quality protection.

Final Stabilization - means that all soil disturbance activities have ceased and a uniform, perennial vegetative cover with a density of eighty (80) percent over the entire pervious surface has been established; or other equivalent stabilization measures, such as permanent landscape mulches, rock rip-rap or washed/crushed stone have been applied on all disturbed areas that are not covered by permanent structures, concrete or pavement.

General SPDES permit - means a SPDES permit issued pursuant to 6 NYCRR Part 750-1.21 and Section 70-0117 of the ECL authorizing a category of discharges.

Groundwater(s) - means waters in the saturated zone. The saturated zone is a subsurface zone in which all the interstices are filled with water under pressure greater than that of the atmosphere. Although the zone may contain gas-filled interstices or interstices filled with fluids other than water, it is still considered saturated.

Historic Property – means any building, structure, site, object or district that is listed on the State or National Registers of Historic Places or is determined to be eligible for listing on the State or National Registers of Historic Places.

Impervious Area (Cover) - means all impermeable surfaces that cannot effectively infiltrate rainfall. This includes paved, concrete and gravel surfaces (i.e. parking lots, driveways, roads, runways and sidewalks); building rooftops and miscellaneous impermeable structures such as patios, pools, and sheds.

Infeasible – means not technologically possible, or not economically practicable and achievable in light of best industry practices.

Larger Common Plan of Development or Sale - means a contiguous area where multiple separate and distinct *construction activities* are occurring, or will occur, under one plan. The term “plan” in “larger common plan of development or sale” is broadly defined as any announcement or piece of documentation (including a sign, public notice or hearing, marketing plan, advertisement, drawing, permit application, State Environmental Quality Review Act (SEQRA) environmental assessment form or other documents, zoning request, computer design, etc.) or physical demarcation (including boundary signs, lot stakes, surveyor markings, etc.) indicating that *construction activities* may occur on a specific plot.

For discrete construction projects that are located within a larger common plan of development or sale that are at least 1/4 mile apart, each project can be treated as a separate plan of development or sale provided any interconnecting road, pipeline or utility project that is part of the same “common plan” is not concurrently being disturbed.

Minimize – means reduce and/or eliminate to the extent achievable using control measures (including best management practices) that are technologically available and economically practicable and achievable in light of best industry practices.

Municipal Separate Storm Sewer (MS4) - a conveyance or system of conveyances (including roads with drainage systems, municipal streets, catch basins, curbs, gutters, ditches, man-made channels, or storm drains):

(i) Owned or operated by a State, city, town, borough, county, parish, district, association, or other public body (created by or pursuant to State law) having jurisdiction over disposal of sewage, industrial wastes, stormwater, or other wastes, including special districts under State law such as a sewer district, flood control district or drainage district, or similar entity, or an Indian tribe or an authorized Indian tribal organization, or a designated and approved management agency under section 208 of the CWA that discharges to surface waters of the State*;*
(ii) Designed or used for collecting or conveying stormwater;
(iii) Which is not a *combined sewer*; and
(iv) Which is not part of a Publicly Owned Treatment Works (POTW) as defined at 40 CFR 122.2.

National Pollutant Discharge Elimination System (NPDES) - means the national system for the issuance of wastewater and stormwater permits under the Federal Water Pollution Control Act (Clean Water Act).

Natural Buffer –means an undisturbed area with natural cover running along a surface water (e.g. wetland, stream, river, lake, etc.).

New Development – means any land disturbance that does not meet the definition of Redevelopment Activity included in this appendix.

New York State Erosion and Sediment Control Certificate Program – a certificate program that establishes and maintains a process to identify and recognize individuals who are capable of developing, designing, inspecting and maintaining erosion and sediment control plans on projects that disturb soils in New York State. The certificate program is administered by the New York State Conservation District Employees Association.

NOI Acknowledgment Letter - means the letter that the Department sends to an owner or operator to acknowledge the Department's receipt and acceptance of a complete Notice of Intent. This letter documents the owner's or operator's authorization to discharge in accordance with the general permit for stormwater discharges from *construction activity*.

Nonpoint Source - means any source of water pollution or pollutants which is not a discrete conveyance or *point source* permitted pursuant to Title 7 or 8 of Article 17 of the Environmental Conservation Law (see ECL Section 17-1403).

Overbank –means flow events that exceed the capacity of the stream channel and spill out into the adjacent floodplain.

Owner or Operator - means the person, persons or legal entity which owns or leases the property on which the *construction activity* is occurring; an entity that has operational control over the construction plans and specifications, including the ability to make modifications to the plans and specifications; and/or an entity that has day-to-day operational control of those activities at a project that are necessary to ensure compliance with the permit conditions.

Performance Criteria – means the design criteria listed under the "Required Elements" sections in Chapters 5, 6 and 10 of the technical standard, New York State Stormwater Management Design Manual, dated January 2015. It does not include the Sizing Criteria (i.e. WQv, RRv, Cpv, Qp and Qf) in Part I.C.2. of the permit.

Point Source - means any discernible, confined and discrete conveyance, including but not limited to any pipe, ditch, channel, tunnel, conduit, well, discrete fissure, container, rolling stock, concentrated animal feeding operation, vessel or other floating craft, or landfill leachate collection system from which *pollutants* are or may be discharged.

Pollutant - means dredged spoil, filter backwash, solid waste, incinerator residue, sewage, garbage, sewage sludge, munitions, chemical wastes, biological materials, radioactive materials, heat, wrecked or discarded equipment, rock, sand and industrial, municipal, agricultural waste and ballast discharged into water; which may cause or might reasonably be expected to cause pollution of the waters of the state in contravention of the standards or guidance values adopted as provided in 6 NYCRR Parts 700 et seq .

Qualified Inspector - means a person that is knowledgeable in the principles and practices of erosion and sediment control, such as a licensed Professional Engineer, Certified Professional in Erosion and Sediment Control (CPESC), Registered Landscape Architect, New York State Erosion and Sediment Control Certificate Program holder or other Department endorsed individual(s).

It can also mean someone working under the direct supervision of, and at the same company as, the licensed Professional Engineer or Registered Landscape Architect, provided that person has training in the principles and practices of erosion and sediment control. Training in the principles and practices of erosion and sediment control means that the individual working under the direct supervision of the licensed Professional Engineer or Registered Landscape Architect has received four (4) hours of Department endorsed training in proper erosion and sediment control principles from a Soil and Water Conservation District, or other Department endorsed entity. After receiving the initial training, the individual working under the direct supervision of the licensed Professional Engineer or Registered Landscape Architect shall receive four (4) hours of training every three (3) years.

It can also mean a person that meets the *Qualified Professional* qualifications in addition to the *Qualified Inspector* qualifications.

Note: Inspections of any post-construction stormwater management practices that include structural components, such as a dam for an impoundment, shall be performed by a licensed Professional Engineer.

Qualified Professional - means a person that is knowledgeable in the principles and practices of stormwater management and treatment, such as a licensed Professional Engineer, Registered Landscape Architect or other Department endorsed individual(s). Individuals preparing SWPPPs that require the post-construction stormwater management practice component must have an understanding of the principles of hydrology, water quality management practice design, water quantity control design, and, in many cases, the principles of hydraulics. All components of the SWPPP that involve the practice of engineering, as defined by the NYS Education Law (see Article 145), shall be prepared by, or under the direct supervision of, a professional engineer licensed to practice in the State of New York.

Redevelopment Activity(ies) – means the disturbance and reconstruction of existing impervious area, including impervious areas that were removed from a project site within five (5) years of preliminary project plan submission to the local government (i.e. site plan, subdivision, etc.).

Regulated, Traditional Land Use Control MS4 - means a city, town or village with land use control authority that is authorized to discharge under New York State DEC's

SPDES General Permit For Stormwater Discharges from Municipal Separate Stormwater Sewer Systems (MS4s) or the City of New York's Individual SPDES Permit for their Municipal Separate Storm Sewer Systems (NY-0287890).

Routine Maintenance Activity - means *construction activity* that is performed to maintain the original line and grade, hydraulic capacity, or original purpose of a facility, including, but not limited to:

- Re-grading of gravel roads or parking lots,
- Cleaning and shaping of existing roadside ditches and culverts that maintains the approximate original line and grade, and hydraulic capacity of the ditch,
- Cleaning and shaping of existing roadside ditches that does not maintain the approximate original grade, hydraulic capacity and purpose of the ditch if the changes to the line and grade, hydraulic capacity or purpose of the ditch are installed to improve water quality and quantity controls (e.g. installing grass lined ditch),
- Placement of aggregate shoulder backing that stabilizes the transition between the road shoulder and the ditch or *embankment*,
- Full depth milling and filling of existing asphalt pavements, replacement of concrete pavement slabs, and similar work that does not expose soil or disturb the bottom six (6) inches of subbase material,
- Long-term use of equipment storage areas at or near highway maintenance facilities,
- Removal of sediment from the edge of the highway to restore a previously existing sheet-flow drainage connection from the highway surface to the highway ditch or *embankment*,
- Existing use of Canal Corp owned upland disposal sites for the canal, and
- Replacement of curbs, gutters, sidewalks and guide rail posts.

Site limitations – means site conditions that prevent the use of an infiltration technique and or infiltration of the total WQv. Typical site limitations include: seasonal high groundwater, shallow depth to bedrock, and soils with an infiltration rate less than 0.5 inches/hour. The existence of site limitations shall be confirmed and documented using actual field testing (i.e. test pits, soil borings, and infiltration test) or using information from the most current United States Department of Agriculture (USDA) Soil Survey for the County where the project is located.

Sizing Criteria – means the criteria included in Part I.C.2 of the permit that are used to size post-construction stormwater management control practices. The criteria include; Water Quality Volume (WQv), Runoff Reduction Volume (RRv), Channel Protection Volume (Cpv), *Overbank* Flood (Qp), and Extreme Flood (Qf).

State Pollutant Discharge Elimination System (SPDES) - means the system established pursuant to Article 17 of the ECL and 6 NYCRR Part 750 for issuance of permits authorizing discharges to the waters of the state.

Steep Slope – means land area designated on the current United States Department of Agriculture ("USDA") Soil Survey as Soil Slope Phase "D", (provided the map unit name is inclusive of slopes greater than 25%) , or Soil Slope Phase E or F, (regardless of the map unit name), or a combination of the three designations.

Streambank – as used in this permit, means the terrain alongside the bed of a creek or stream. The bank consists of the sides of the channel, between which the flow is confined.

Stormwater Pollution Prevention Plan (SWPPP) – means a project specific report, including construction drawings, that among other things: describes the construction activity(ies), identifies the potential sources of pollution at the *construction site*; describes and shows the stormwater controls that will be used to control the pollutants (i.e. erosion and sediment controls; for many projects, includes post-construction stormwater management controls); and identifies procedures the *owner or operator* will implement to comply with the terms and conditions of the permit. See Part III of the permit for a complete description of the information that must be included in the SWPPP.

Surface Waters of the State - shall be construed to include lakes, bays, sounds, ponds, impounding reservoirs, springs, rivers, streams, creeks, estuaries, marshes, inlets, canals, the Atlantic ocean within the territorial seas of the state of New York and all other bodies of surface water, natural or artificial, inland or coastal, fresh or salt, public or private (except those private waters that do not combine or effect a junction with natural surface waters), which are wholly or partially within or bordering the state or within its jurisdiction. Waters of the state are further defined in 6 NYCRR Parts 800 to 941.

Temporarily Ceased – means that an existing disturbed area will not be disturbed again within 14 calendar days of the previous soil disturbance.

Temporary Stabilization - means that exposed soil has been covered with material(s) as set forth in the technical standard, New York Standards and Specifications for Erosion and Sediment Control, to prevent the exposed soil from eroding. The materials can include, but are not limited to, mulch, seed and mulch, and erosion control mats (e.g. jute twisted yarn, excelsior wood fiber mats).

Total Maximum Daily Loads (TMDLs) - A TMDL is the sum of the allowable loads of a single pollutant from all contributing point and *nonpoint source*s. It is a calculation of the maximum amount of a pollutant that a waterbody can receive on a daily basis and still meet *water quality standards*, and an allocation of that amount to the pollutant's sources. A TMDL stipulates wasteload allocations (WLAs) for *point source* discharges, load allocations (LAs) for *nonpoint source*s, and a margin of safety (MOS).

Trained Contractor - means an employee from the contracting (construction) company, identified in Part III.A.6., that has received four (4) hours of Department endorsed

training in proper erosion and sediment control principles from a Soil and Water Conservation District, or other Department endorsed entity. After receiving the initial training, the *trained contractor* shall receive four (4) hours of training every three (3) years.

It can also mean an employee from the contracting (construction) company, identified in Part III.A.6., that meets the *qualified inspector* qualifications (e.g. licensed Professional Engineer, Certified Professional in Erosion and Sediment Control (CPESC), Registered Landscape Architect, New York State Erosion and Sediment Control Certificate Program holder, or someone working under the direct supervision of, and at the same company as, the licensed Professional Engineer or Registered Landscape Architect, provided they have received four (4) hours of Department endorsed training in proper erosion and sediment control principles from a Soil and Water Conservation District, or other Department endorsed entity).

The *trained contractor* is responsible for the day to day implementation of the SWPPP.

Uniform Procedures Act (UPA) Permit - means a permit required under 6 NYCRR Part 621 of the Environmental Conservation Law (ECL), Article 70.

Water Quality Standard - means such measures of purity or quality for any waters in relation to their reasonable and necessary use as promulgated in 6 NYCRR Part 700 et seq.

APPENDIX B – Required SWPPP Components by Project Type

Table 1
Construction Activities that Require the Preparation of a SWPPP That Only Includes Erosion and Sediment Controls

The following construction activities that involve soil disturbances of one (1) or more acres of land, but less than five (5) acres:

- Single family home not located in one of the watersheds listed in Appendix C or not *directly discharging* to one of the 303(d) segments listed in Appendix E
- Single family residential subdivisions with 25% or less impervious cover at total site build-out and not located in one of the watersheds listed in Appendix C and not directly discharging to one of the 303(d) segments listed in Appendix E
- Construction of a barn or other *agricultural building*, silo, stock yard or pen.

The following construction activities that involve soil disturbances between five thousand (5000) square feet and one (1) acre of land:

All construction activities located in the watersheds identified in Appendix D that involve soil disturbances between five thousand (5,000) square feet and one (1) acre of land.

The following construction activities that involve soil disturbances of one (1) or more acres of land:

- Installation of underground, linear utilities; such as gas lines, fiber-optic cable, cable TV, electric, telephone, sewer mains, and water mains
- Environmental enhancement projects, such as wetland mitigation projects, stormwater retrofits and stream restoration projects
- Pond construction
- Linear bike paths running through areas with vegetative cover, including bike paths surfaced with an impervious cover
- Cross-country ski trails and walking/hiking trails
- Sidewalk, bike path or walking path projects, surfaced with an impervious cover, that are not part of residential, commercial or institutional development;
- Sidewalk, bike path or walking path projects, surfaced with an impervious cover, that include incidental shoulder or curb work along an existing highway to support construction of the sidewalk, bike path or walking path.
- Slope stabilization projects
- Slope flattening that changes the grade of the site, but does not significantly change the runoff characteristics

Table 1 (Continued) CONSTRUCTION ACTIVITIES THAT REQUIRE THE PREPARATION OF A SWPPP THAT ONLY INCLUDES EROSION AND SEDIMENT CONTROLS

The following construction activities that involve soil disturbances of one (1) or more acres of land:

- Spoil areas that will be covered with vegetation
- Vegetated open space projects (i.e. recreational parks, lawns, meadows, fields, downhill ski trails) excluding projects that *alter hydrology from pre to post development* conditions,
- Athletic fields (natural grass) that do not include the construction or reconstruction of *impervious area* and do not *alter hydrology from pre to post development* conditions
- Demolition project where vegetation will be established, and no redevelopment is planned
- Overhead electric transmission line project that does not include the construction of permanent access roads or parking areas surfaced with *impervious cover*
- Structural practices as identified in Table II in the "Agricultural Management Practices Catalog for Nonpoint Source Pollution in New York State", excluding projects that involve soil disturbances of greater than five acres and construction activities that include the construction or reconstruction of impervious area
- Temporary access roads, median crossovers, detour roads, lanes, or other temporary impervious areas that will be restored to pre-construction conditions once the construction activity is complete

Table 2

CONSTRUCTION ACTIVITIES THAT REQUIRE THE PREPARATION OF A SWPPP THAT INCLUDES POST-CONSTRUCTION STORMWATER MANAGEMENT PRACTICES

The following construction activities that involve soil disturbances of one (1) or more acres of land:

- Single family home located in one of the watersheds listed in Appendix C or *directly discharging* to one of the 303(d) segments listed in Appendix E
- Single family home that disturbs five (5) or more acres of land
- Single family residential subdivisions located in one of the watersheds listed in Appendix C or *directly discharging* to one of the 303(d) segments listed in Appendix E
- Single family residential subdivisions that involve soil disturbances of between one (1) and five (5) acres of land with greater than 25% impervious cover at total site build-out
- Single family residential subdivisions that involve soil disturbances of five (5) or more acres of land, and single family residential subdivisions that involve soil disturbances of less than five (5) acres that are part of a larger common plan of development or sale that will ultimately disturb five or more acres of land
- Multi-family residential developments; includes duplexes, townhomes, condominiums, senior housing complexes, apartment complexes, and mobile home parks
- Airports
- Amusement parks
- Breweries, cideries, and wineries, including establishments constructed on agricultural land
- Campgrounds
- Cemeteries that include the construction or reconstruction of impervious area (>5% of disturbed area) or *alter the hydrology from pre to post development* conditions
- Commercial developments
- Churches and other places of worship
- Construction of a barn or other *agricultural building* (e.g. silo) and structural practices as identified in Table II in the "Agricultural Management Practices Catalog for Nonpoint Source Pollution in New York State" that include the construction or reconstruction of *impervious area*, excluding projects that involve soil disturbances of less than five acres.
- Golf courses
- Institutional development; includes hospitals, prisons, schools and colleges
- Industrial facilities; includes industrial parks
- Landfills
- Municipal facilities; includes highway garages, transfer stations, office buildings, POTW's, water treatment plants, and water storage tanks
- Office complexes
- Playgrounds that include the construction or reconstruction of impervious area
- Sports complexes
- Racetracks; includes racetracks with earthen (dirt) surface
- Road construction or reconstruction, including roads constructed as part of the construction activities listed in Table 1

Table 2 (Continued)

CONSTRUCTION ACTIVITIES THAT REQUIRE THE PREPARATION OF A SWPPP THAT INCLUDES POST-CONSTRUCTION STORMWATER MANAGEMENT PRACTICES

The following construction activities that involve soil disturbances of one (1) or more acres of land:

- Parking lot construction or reconstruction, including parking lots constructed as part of the construction activities listed in Table 1
- Athletic fields (natural grass) that include the construction or reconstruction of impervious area (>5% of disturbed area) or *alter the hydrology from pre to post development* conditions
- Athletic fields with artificial turf
- Permanent access roads, parking areas, substations, compressor stations and well drilling pads, surfaced with *impervious cover,* and constructed as part of an over-head electric transmission line project, wind-power project, cell tower project, oil or gas well drilling project, sewer or water main project or other linear utility project
- Sidewalk, bike path or walking path projects, surfaced with an impervious cover, that are part of a residential, commercial or institutional development
- Sidewalk, bike path or walking path projects, surfaced with an impervious cover, that are part of a highway construction or reconstruction project
- All other construction activities that include the construction or reconstruction of *impervious area* or *alter the hydrology from pre to post development* conditions, and are not listed in Table 1

APPENDIX C – Watersheds Requiring Enhanced Phosphorus Removal

Watersheds where *owners or operators* of construction activities identified in Table 2 of Appendix B must prepare a SWPPP that includes post-construction stormwater management practices designed in conformance with the Enhanced Phosphorus Removal Standards included in the technical standard, New York State Stormwater Management Design Manual ("Design Manual").

- Entire New York City Watershed located east of the Hudson River - Figure 1
- Onondaga Lake Watershed - Figure 2
- Greenwood Lake Watershed -Figure 3
- Oscawana Lake Watershed – Figure 4
- Kinderhook Lake Watershed – Figure 5

Figure 1 - New York City Watershed East of the Hudson

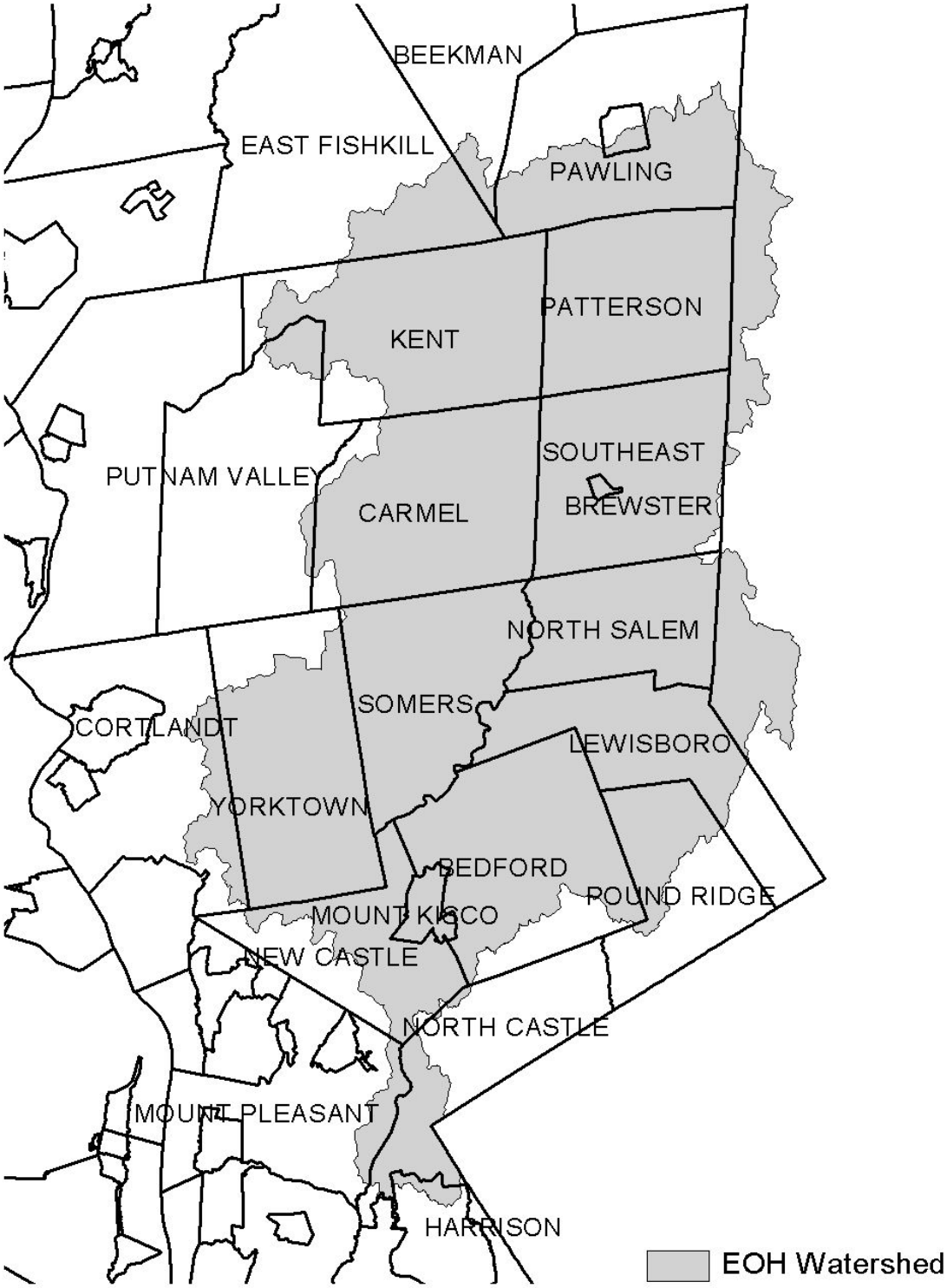


Figure 2 - Onondaga Lake Watershed



Figure 3 - Greenwood Lake Watershed

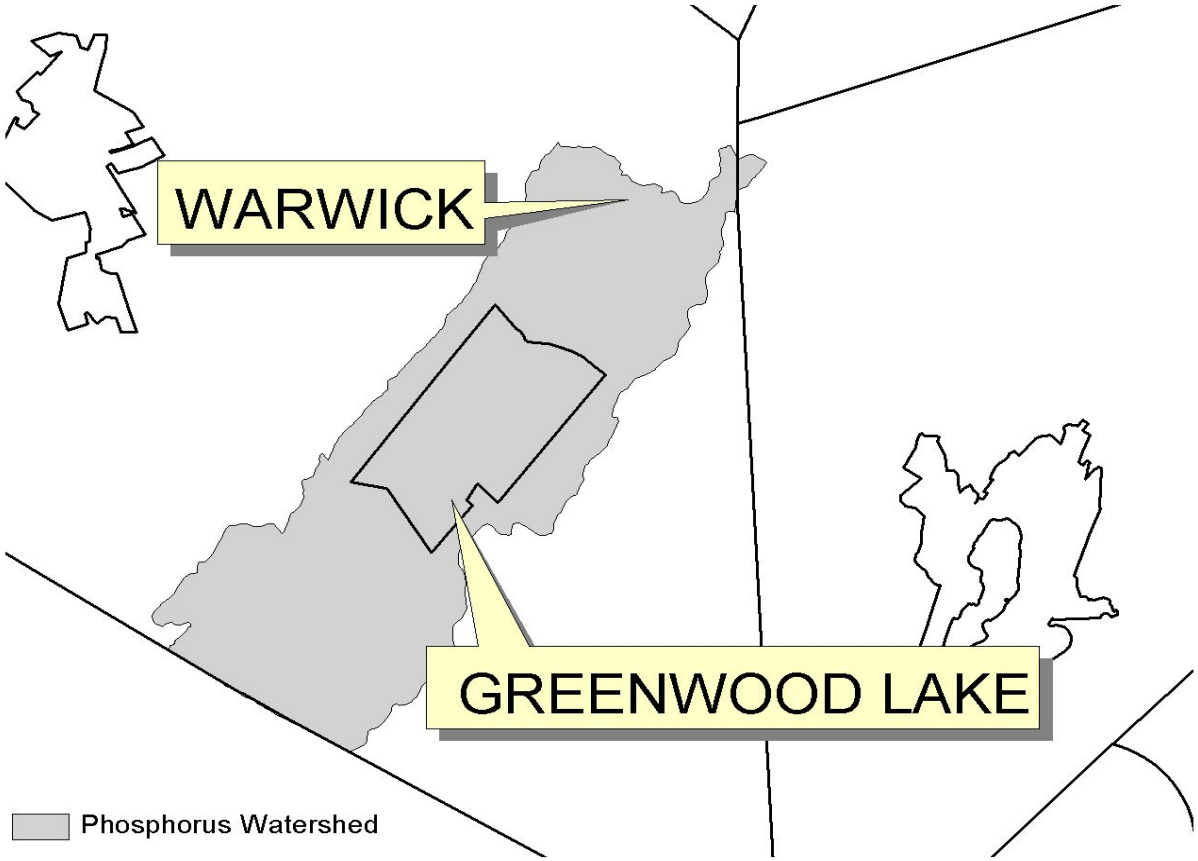


Figure 4 - Oscawana Lake Watershed

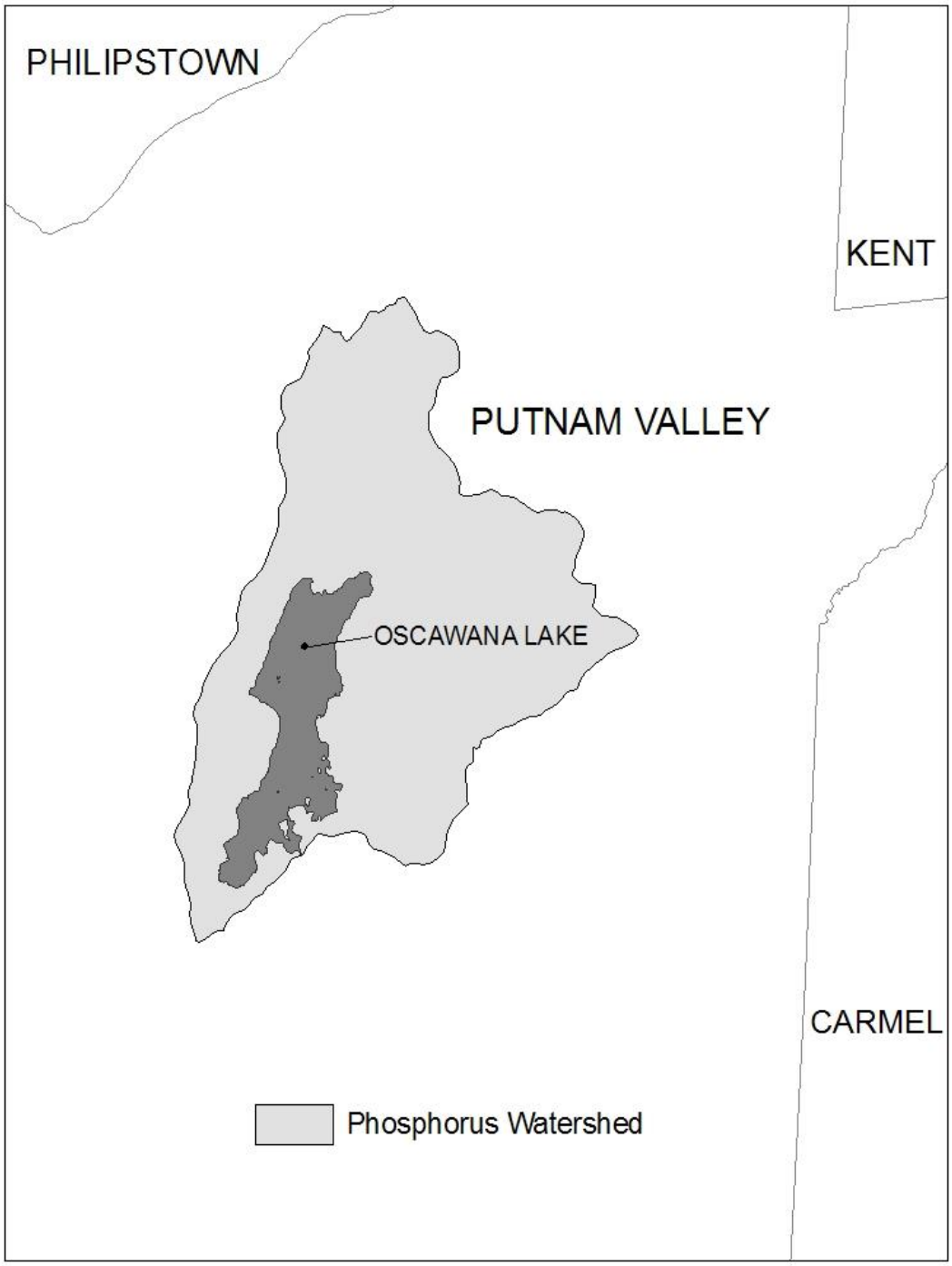
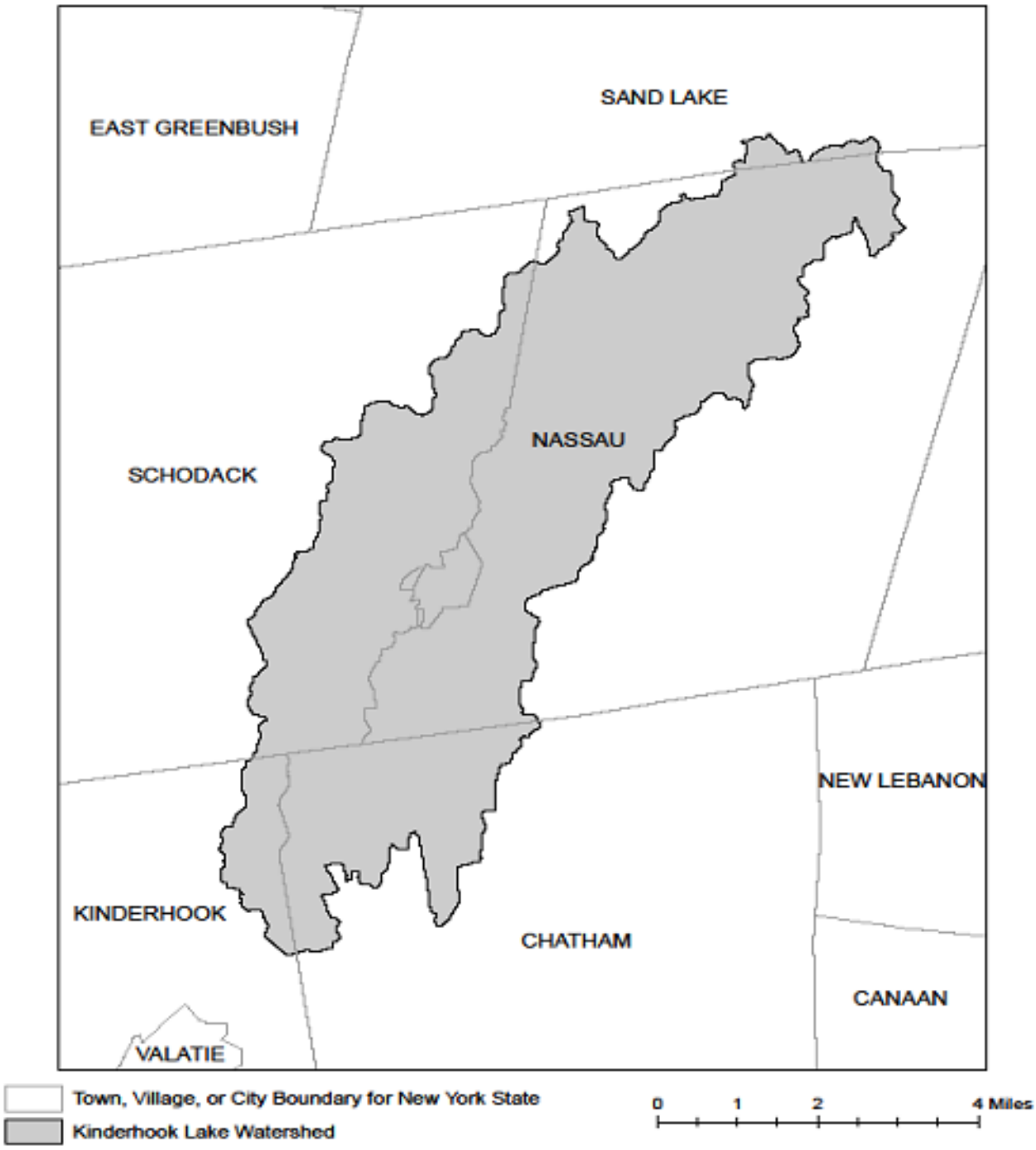


Figure 5 - Kinderhook Lake Watershed



APPENDIX D – Watersheds with Lower Disturbance Threshold

Watersheds where *owners or operators* of construction activities that involve soil disturbances between five thousand (5000) square feet and one (1) acre of land must obtain coverage under this permit.

Entire New York City Watershed that is located east of the Hudson River - See Figure 1 in Appendix C

APPENDIX E – 303(d) Segments Impaired by Construction Related Pollutant(s)

List of 303(d) segments impaired by pollutants related to *construction activity* (e.g. silt, sediment or nutrients). The list was developed using "The Final New York State 2016 Section 303(d) List of Impaired Waters Requiring a TMDL/Other Strategy" dated November 2016. *Owners or operators* of single family home and single family residential subdivisions with 25% or less total impervious cover at total site build-out that involve soil disturbances of one or more acres of land, but less than 5 acres, and *directly discharge* to one of the listed segments below shall prepare a SWPPP that includes post-construction stormwater management practices designed in conformance with the New York State Stormwater Management Design Manual ("Design Manual"), dated January 2015.

COUNTY	WATERBODY	POLLUTANT
Albany	Ann Lee (Shakers) Pond, Stump Pond	Nutrients
Albany	Basic Creek Reservoir	Nutrients
Allegany	Amity Lake, Saunders Pond	Nutrients
Bronx	Long Island Sound, Bronx	Nutrients
Bronx	Van Cortlandt Lake	Nutrients
Broome	Fly Pond, Deer Lake, Sky Lake	Nutrients
Broome	Minor Tribs to Lower Susquehanna (north)	Nutrients
Broome	Whitney Point Lake/Reservoir	Nutrients
Cattaraugus	Allegheny River/Reservoir	Nutrients
Cattaraugus	Beaver (Alma) Lake	Nutrients
Cattaraugus	Case Lake	Nutrients
Cattaraugus	Linlyco/Club Pond	Nutrients
Cayuga	Duck Lake	Nutrients
Cayuga	Little Sodus Bay	Nutrients
Chautauqua	Bear Lake	Nutrients
Chautauqua	Chadakoin River and tribs	Nutrients
Chautauqua	Chautauqua Lake, North	Nutrients
Chautauqua	Chautauqua Lake, South	Nutrients
Chautauqua	Findley Lake	Nutrients
Chautauqua	Hulburt/Clymer Pond	Nutrients
Clinton	Great Chazy River, Lower, Main Stem	Silt/Sediment
Clinton	Lake Champlain, Main Lake, Middle	Nutrients
Clinton	Lake Champlain, Main Lake, North	Nutrients
Columbia	Kinderhook Lake	Nutrients
Columbia	Robinson Pond	Nutrients
Cortland	Dean Pond	Nutrients

303(d) Segments Impaired by Construction Related Pollutant(s)

Dutchess	Fall Kill and tribs	Nutrients
Dutchess	Hillside Lake	Nutrients
Dutchess	Wappingers Lake	Nutrients
Dutchess	Wappingers Lake	Silt/Sediment
Erie	Beeman Creek and tribs	Nutrients
Erie	Ellicott Creek, Lower, and tribs	Silt/Sediment
Erie	Ellicott Creek, Lower, and tribs	Nutrients
Erie	Green Lake	Nutrients
Erie	Little Sister Creek, Lower, and tribs	Nutrients
Erie	Murder Creek, Lower, and tribs	Nutrients
Erie	Rush Creek and tribs	Nutrients
Erie	Scajaquada Creek, Lower, and tribs	Nutrients
Erie	Scajaquada Creek, Middle, and tribs	Nutrients
Erie	Scajaquada Creek, Upper, and tribs	Nutrients
Erie	South Branch Smoke Cr, Lower, and tribs	Silt/Sediment
Erie	South Branch Smoke Cr, Lower, and tribs	Nutrients
Essex	Lake Champlain, Main Lake, South	Nutrients
Essex	Lake Champlain, South Lake	Nutrients
Essex	Willsboro Bay	Nutrients
Genesee	Bigelow Creek and tribs	Nutrients
Genesee	Black Creek, Middle, and minor tribs	Nutrients
Genesee	Black Creek, Upper, and minor tribs	Nutrients
Genesee	Bowen Brook and tribs	Nutrients
Genesee	LeRoy Reservoir	Nutrients
Genesee	Oak Orchard Cr, Upper, and tribs	Nutrients
Genesee	Tonawanda Creek, Middle, Main Stem	Nutrients
Greene	Schoharie Reservoir	Silt/Sediment
Greene	Sleepy Hollow Lake	Silt/Sediment
Herkimer	Steele Creek tribs	Silt/Sediment
Herkimer	Steele Creek tribs	Nutrients
Jefferson	Moon Lake	Nutrients
Kings	Hendrix Creek	Nutrients
Kings	Prospect Park Lake	Nutrients
Lewis	Mill Creek/South Branch, and tribs	Nutrients
Livingston	Christie Creek and tribs	Nutrients
Livingston	Conesus Lake	Nutrients
Livingston	Mill Creek and minor tribs	Silt/Sediment
Monroe	Black Creek, Lower, and minor tribs	Nutrients
Monroe	Buck Pond	Nutrients
Monroe	Cranberry Pond	Nutrients

303(d) Segments Impaired by Construction Related Pollutant(s)

Monroe	Lake Ontario Shoreline, Western	Nutrients
Monroe	Long Pond	Nutrients
Monroe	Mill Creek and tribs	Nutrients
Monroe	Mill Creek/Blue Pond Outlet and tribs	Nutrients
Monroe	Minor Tribs to Irondequoit Bay	Nutrients
Monroe	Rochester Embayment - East	Nutrients
Monroe	Rochester Embayment - West	Nutrients
Monroe	Shipbuilders Creek and tribs	Nutrients
Monroe	Thomas Creek/White Brook and tribs	Nutrients
Nassau	Beaver Lake	Nutrients
Nassau	Camaans Pond	Nutrients
Nassau	East Meadow Brook, Upper, and tribs	Silt/Sediment
Nassau	East Rockaway Channel	Nutrients
Nassau	Grant Park Pond	Nutrients
Nassau	Hempstead Bay	Nutrients
Nassau	Hempstead Lake	Nutrients
Nassau	Hewlett Bay	Nutrients
Nassau	Hog Island Channel	Nutrients
Nassau	Long Island Sound, Nassau County Waters	Nutrients
Nassau	Massapequa Creek and tribs	Nutrients
Nassau	Milburn/Parsonage Creeks, Upp, and tribs	Nutrients
Nassau	Reynolds Channel, west	Nutrients
Nassau	Tidal Tribs to Hempstead Bay	Nutrients
Nassau	Tribs (fresh) to East Bay	Nutrients
Nassau	Tribs (fresh) to East Bay	Silt/Sediment
Nassau	Tribs to Smith/Halls Ponds	Nutrients
Nassau	Woodmere Channel	Nutrients
New York	Harlem Meer	Nutrients
New York	The Lake in Central Park	Nutrients
Niagara	Bergholtz Creek and tribs	Nutrients
Niagara	Hyde Park Lake	Nutrients
Niagara	Lake Ontario Shoreline, Western	Nutrients
Niagara	Lake Ontario Shoreline, Western	Nutrients
Oneida	Ballou, Nail Creeks and tribs	Nutrients
Onondaga	Harbor Brook, Lower, and tribs	Nutrients
Onondaga	Ley Creek and tribs	Nutrients
Onondaga	Minor Tribs to Onondaga Lake	Nutrients
Onondaga	Ninemile Creek, Lower, and tribs	Nutrients
Onondaga	Onondaga Creek, Lower, and tribs	Nutrients
Onondaga	Onondaga Creek, Middle, and tribs	Nutrients

303(d) Segments Impaired by Construction Related Pollutant(s)

Onondaga	Onondaga Lake, northern end	Nutrients
Onondaga	Onondaga Lake, southern end	Nutrients
Ontario	Great Brook and minor tribs	Silt/Sediment
Ontario	Great Brook and minor tribs	Nutrients
Ontario	Hemlock Lake Outlet and minor tribs	Nutrients
Ontario	Honeoye Lake	Nutrients
Orange	Greenwood Lake	Nutrients
Orange	Monhagen Brook and tribs	Nutrients
Orange	Orange Lake	Nutrients
Orleans	Lake Ontario Shoreline, Western	Nutrients
Orleans	Lake Ontario Shoreline, Western	Nutrients
Oswego	Lake Neatahwanta	Nutrients
Oswego	Pleasant Lake	Nutrients
Putnam	Bog Brook Reservoir	Nutrients
Putnam	Boyd Corners Reservoir	Nutrients
Putnam	Croton Falls Reservoir	Nutrients
Putnam	Diverting Reservoir	Nutrients
Putnam	East Branch Reservoir	Nutrients
Putnam	Lake Carmel	Nutrients
Putnam	Middle Branch Reservoir	Nutrients
Putnam	Oscawana Lake	Nutrients
Putnam	Palmer Lake	Nutrients
Putnam	West Branch Reservoir	Nutrients
Queens	Bergen Basin	Nutrients
Queens	Flushing Creek/Bay	Nutrients
Queens	Jamaica Bay, Eastern, and tribs (Queens)	Nutrients
Queens	Kissena Lake	Nutrients
Queens	Meadow Lake	Nutrients
Queens	Willow Lake	Nutrients
Rensselaer	Nassau Lake	Nutrients
Rensselaer	Snyders Lake	Nutrients
Richmond	Grasmere Lake/Bradys Pond	Nutrients
Rockland	Congers Lake, Swartout Lake	Nutrients
Rockland	Rockland Lake	Nutrients
Saratoga	Ballston Lake	Nutrients
Saratoga	Dwaas Kill and tribs	Silt/Sediment
Saratoga	Dwaas Kill and tribs	Nutrients
Saratoga	Lake Lonely	Nutrients
Saratoga	Round Lake	Nutrients
Saratoga	Tribs to Lake Lonely	Nutrients

303(d) Segments Impaired by Construction Related Pollutant(s)

Schenectady	Collins Lake	Nutrients
Schenectady	Duane Lake	Nutrients
Schenectady	Mariaville Lake	Nutrients
Schoharie	Engleville Pond	Nutrients
Schoharie	Summit Lake	Nutrients
Seneca	Reeder Creek and tribs	Nutrients
St.Lawrence	Black Lake Outlet/Black Lake	Nutrients
St.Lawrence	Fish Creek and minor tribs	Nutrients
Steuben	Smith Pond	Nutrients
Suffolk	Agawam Lake	Nutrients
Suffolk	Big/Little Fresh Ponds	Nutrients
Suffolk	Canaan Lake	Silt/Sediment
Suffolk	Canaan Lake	Nutrients
Suffolk	Flanders Bay, West/Lower Sawmill Creek	Nutrients
Suffolk	Fresh Pond	Nutrients
Suffolk	Great South Bay, East	Nutrients
Suffolk	Great South Bay, Middle	Nutrients
Suffolk	Great South Bay, West	Nutrients
Suffolk	Lake Ronkonkoma	Nutrients
Suffolk	Long Island Sound, Suffolk County, West	Nutrients
Suffolk	Mattituck (Marratooka) Pond	Nutrients
Suffolk	Meetinghouse/Terrys Creeks and tribs	Nutrients
Suffolk	Mill and Seven Ponds	Nutrients
Suffolk	Millers Pond	Nutrients
Suffolk	Moriches Bay, East	Nutrients
Suffolk	Moriches Bay, West	Nutrients
Suffolk	Peconic River, Lower, and tidal tribs	Nutrients
Suffolk	Quantuck Bay	Nutrients
Suffolk	Shinnecock Bay and Inlet	Nutrients
Suffolk	Tidal tribs to West Moriches Bay	Nutrients
Sullivan	Bodine, Montgomery Lakes	Nutrients
Sullivan	Davies Lake	Nutrients
Sullivan	Evens Lake	Nutrients
Sullivan	Pleasure Lake	Nutrients
Tompkins	Cayuga Lake, Southern End	Nutrients
Tompkins	Cayuga Lake, Southern End	Silt/Sediment
Tompkins	Owasco Inlet, Upper, and tribs	Nutrients
Ulster	Ashokan Reservoir	Silt/Sediment
Ulster	Esopus Creek, Upper, and minor tribs	Silt/Sediment
Warren	Hague Brook and tribs	Silt/Sediment

303(d) Segments Impaired by Construction Related Pollutant(s)

Warren	Huddle/Finkle Brooks and tribs	Silt/Sediment
Warren	Indian Brook and tribs	Silt/Sediment
Warren	Lake George	Silt/Sediment
Warren	Tribs to L.George, Village of L George	Silt/Sediment
Washington	Cossayuna Lake	Nutrients
Washington	Lake Champlain, South Bay	Nutrients
Washington	Tribs to L.George, East Shore	Silt/Sediment
Washington	Wood Cr/Champlain Canal and minor tribs	Nutrients
Wayne	Port Bay	Nutrients
Westchester	Amawalk Reservoir	Nutrients
Westchester	Blind Brook, Upper, and tribs	Silt/Sediment
Westchester	Cross River Reservoir	Nutrients
Westchester	Lake Katonah	Nutrients
Westchester	Lake Lincolndale	Nutrients
Westchester	Lake Meahagh	Nutrients
Westchester	Lake Mohegan	Nutrients
Westchester	Lake Shenorock	Nutrients
Westchester	Long Island Sound, Westchester (East)	Nutrients
Westchester	Mamaroneck River, Lower	Silt/Sediment
Westchester	Mamaroneck River, Upper, and minor tribs	Silt/Sediment
Westchester	Muscoot/Upper New Croton Reservoir	Nutrients
Westchester	New Croton Reservoir	Nutrients
Westchester	Peach Lake	Nutrients
Westchester	Reservoir No.1 (Lake Isle)	Nutrients
Westchester	Saw Mill River, Lower, and tribs	Nutrients
Westchester	Saw Mill River, Middle, and tribs	Nutrients
Westchester	Sheldrake River and tribs	Silt/Sediment
Westchester	Sheldrake River and tribs	Nutrients
Westchester	Silver Lake	Nutrients
Westchester	Teatown Lake	Nutrients
Westchester	Titicus Reservoir	Nutrients
Westchester	Truesdale Lake	Nutrients
Westchester	Wallace Pond	Nutrients
Wyoming	Java Lake	Nutrients
Wyoming	Silver Lake	Nutrients

APPENDIX F – List of NYS DEC Regional Offices

Region	Covering the following counties:	DIVISION OF ENVIRONMENTAL PERMITS (DEP) Permit Administrators	DIVISION OF WATER (DOW) Water (SPDES) Program
1	Nassau and Suffolk	50 Circle Road Stony Brook, NY 11790 Tel. (631) 444-0365	50 Circle Road Stony Brook, NY 11790-3409 Tel. (631) 444-0405
2	Bronx, Kings, New York, Queens and Richmond	1 Hunters Point Plaza, 47-40 21st St. Long Island City, NY 11101-5407 Tel. (718) 482-4997	1 Hunters Point Plaza, 47-40 21st St. Long Island City, NY 11101-5407 Tel. (718) 482-4933
3	Dutchess, Orange, Putnam, Rockland, Sullivan, Ulster and Westchester	21 South Putt Corners Road New Paltz, NY 12561-1696 Tel. (845) 256-3059	100 Hillside Avenue, Suite 1w White Plains, NY 10603 Tel. (914) 428 - 2505
4	Albany, Columbia, Delaware, Greene, Montgomery, Otsego, Rensselaer, Schenectady and Schoharie	1150 North Westcott Road Schenectady, NY 12306-2014 Tel. (518) 357-2069	1130 North Westcott Road Schenectady, NY 12306-2014 Tel. (518) 357-2045
5	Clinton, Essex, Franklin, Fulton, Hamilton, Saratoga, Warren and Washington	1115 State Route 86, Po Box 296 Ray Brook, NY 12977-0296 Tel. (518) 897-1234	232 Golf Course Road Warrensburg, NY 12885-1172 Tel. (518) 623-1200
6	HERKIMER, JEFFERSON, LEWIS, ONEIDA AND ST. LAWRENCE	STATE OFFICE BUILDING 317 WASHINGTON STREET WATERTOWN, NY 13601-3787 TEL. (315) 785-2245	STATE OFFICE BUILDING 207 GENESEE STREET UTICA, NY 13501-2885 TEL. (315) 793-2554
7	BROOME, CAYUGA, CHENANGO, CORTLAND, MADISON, ONONDAGA, OSWEGO, TIOGA AND TOMPKINS	615 ERIE BLVD. WEST SYRACUSE, NY 13204-2400 TEL. (315) 426-7438	615 ERIE BLVD. WEST SYRACUSE, NY 13204-2400 TEL. (315) 426-7500
8	CHEMUNG, GENESEE, LIVINGSTON, MONROE, ONTARIO, ORLEANS, SCHUYLER, SENECA, STEUBEN, WAYNE AND YATES	6274 EAST AVON-LIMA ROADAVON, NY 14414-9519 TEL. (585) 226-2466	6274 EAST AVON-LIMA RD. AVON, NY 14414-9519 TEL. (585) 226-2466
9	ALLEGANY, CATTARAUGUS, CHAUTAUQUA, ERIE, NIAGARA AND WYOMING	270 MICHIGAN AVENUE BUFFALO, NY 14203-2999 TEL. (716) 851-7165	270 MICHIGAN AVENUE BUFFALO, NY 14203-2999 TEL. (716) 851-7070

NYS Department of Environmental Conservation
Division of Water
625 Broadway, 4th Floor
Albany, New York 12233-3505

MS4 Stormwater Pollution Prevention Plan (SWPPP) Acceptance Form

for

Construction Activities Seeking Authorization Under SPDES General Permit

*(NOTE: Attach Completed Form to Notice Of Intent and Submit to Address Above)

I. Project Owner/Operator Information
1. Owner/Operator Name:
2. Contact Person:
3. Street Address:
4. City/State/Zip:
II. Project Site Information
5. Project/Site Name:
6. Street Address:
7. City/State/Zip:
III. Stormwater Pollution Prevention Plan (SWPPP) Review and Acceptance Information
8. SWPPP Reviewed by:
9. Title/Position:
10. Date Final SWPPP Reviewed and Accepted:
IV. Regulated MS4 Information
11. Name of MS4:
12. MS4 SPDES Permit Identification Number: NYR20A _____
13. Contact Person:
14. Street Address:
15. City/State/Zip:
16. Telephone Number:

MS4 SWPPP Acceptance Form - continued

V. Certification Statement - MS4 Official (principal executive officer or ranking elected official) or Duly Authorized Representative

I hereby certify that the final Stormwater Pollution Prevention Plan (SWPPP) for the construction project identified in question 5 has been reviewed and meets the substantive requirements in the SPDES General Permit For Stormwater Discharges from Municipal Separate Storm Sewer Systems (MS4s). Note: The MS4, through the acceptance of the SWPPP, assumes no responsibility for the accuracy and adequacy of the design included in the SWPPP. In addition, review and acceptance of the SWPPP by the MS4 does not relieve the owner/operator or their SWPPP preparer of responsibility or liability for errors or omissions in the plan.

Printed Name:

Title/Position:

Signature:

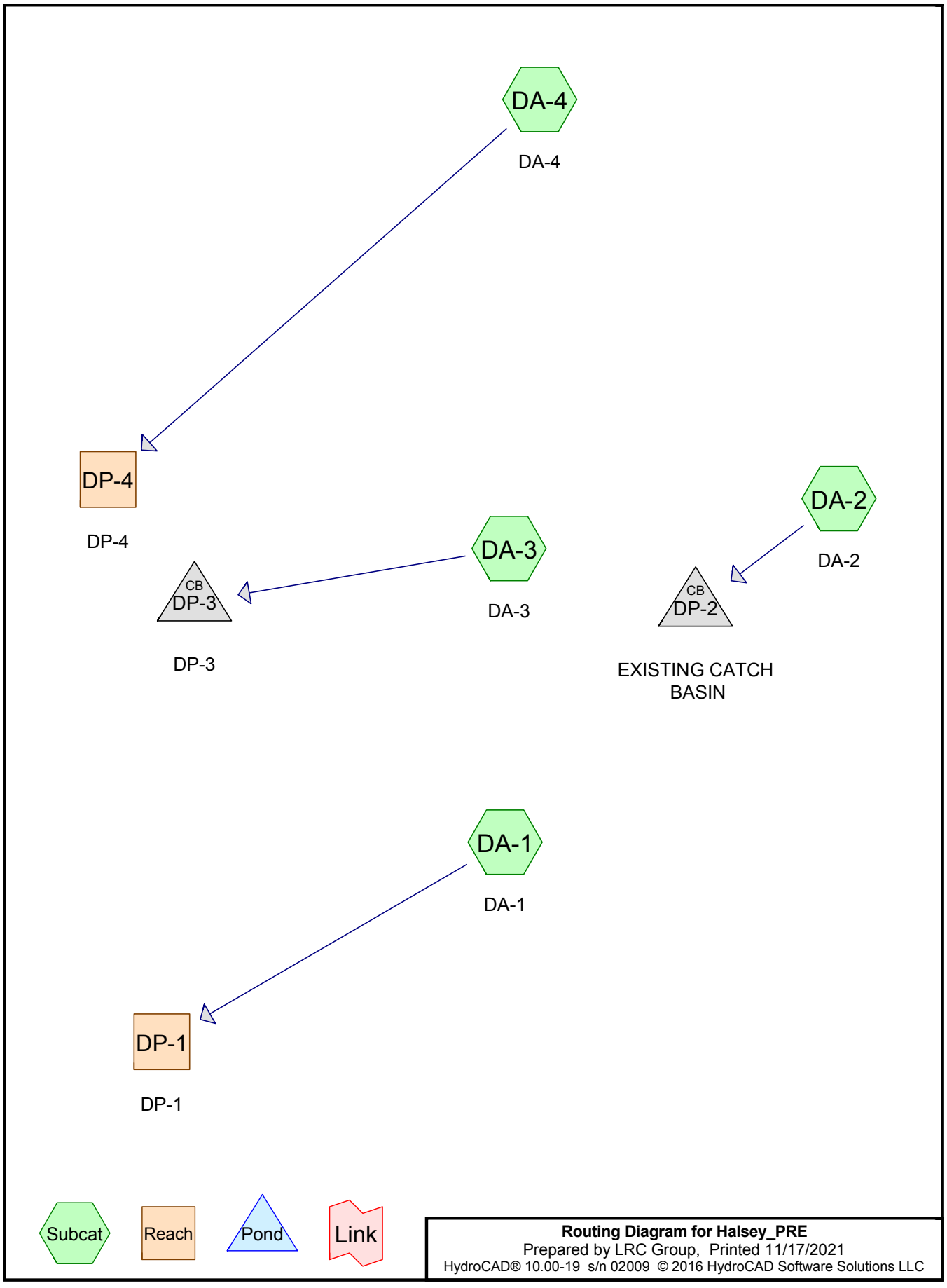
Date:

VI. Additional Information

(NYS DEC - MS4 SWPPP Acceptance Form - January 2015)

APPENDIX C

Pre-Development and Post-Development Run-off Calculations


DA-4
DA-4
DP-4
DP-4
DA-3
DA-3
CB
DP-3
DP-3
DA-2
DA-2
CB
DP-2
EXISTING CATCH
BASIN
DA-1
DA-1
DP-1
DP-1
Subcat
Reach
Pond
Link
Routing Diagram for Halsey_PRE
Prepared by LRC Group, Printed 11/17/2021
HydroCAD® 10.00-19 s/n 02009 © 2016 HydroCAD Software Solutions LLC

Area Listing (all nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
62,851	49	50-75% Grass cover, Fair, HSG A (DA-1, DA-2, DA-3, DA-4)
38,588	98	Paved parking, HSG A (DA-1, DA-2, DA-3, DA-4)
101,439	**68**	**TOTAL AREA**

Soil Listing (all nodes)

Area (sq-ft)	Soil Group	Subcatchment Numbers
101,439	HSG A	DA-1, DA-2, DA-3, DA-4
0	HSG B	
0	HSG C	
0	HSG D	
0	Other	
101,439		**TOTAL AREA**

Ground Covers (all nodes)

HSG-A (sq-ft)	HSG-B (sq-ft)	HSG-C (sq-ft)	HSG-D (sq-ft)	Other (sq-ft)	Total (sq-ft)	Ground Cover	Sub Num
62,851	0	0	0	0	62,851	50-75% Grass cover, Fair	
38,588	0	0	0	0	38,588	Paved parking	
101,439	**0**	**0**	**0**	**0**	**101,439**	**TOTAL AREA**	

Pipe Listing (all nodes)

Line#	Node Number	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	n	Diam/Width (inches)	Height (inches)	Inside-Fill (inches)
1	DP-2	112.00	111.50	66.0	0.0076	0.012	18.0	0.0	0.0
2	DP-3	108.30	107.40	32.0	0.0281	0.011	12.0	0.0	0.0

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment DA-1: DA-1 Runoff Area=34,302 sf 62.78% Impervious Runoff Depth>0.88"
Tc=6.0 min CN=80 Runoff=1.32 cfs 2,506 cf

Subcatchment DA-2: DA-2 Runoff Area=12,025 sf 66.39% Impervious Runoff Depth>0.99"
Tc=6.0 min CN=82 Runoff=0.52 cfs 987 cf

Subcatchment DA-3: DA-3 Runoff Area=9,993 sf 58.93% Impervious Runoff Depth>0.78"
Tc=6.0 min CN=78 Runoff=0.34 cfs 647 cf

Subcatchment DA-4: DA-4 Runoff Area=45,119 sf 7.05% Impervious Runoff Depth>0.04"
Flow Length=207' Tc=13.6 min CN=52 Runoff=0.01 cfs 152 cf

Reach DP-1: DP-1 Inflow=1.32 cfs 2,506 cf
Outflow=1.32 cfs 2,506 cf

Reach DP-4: DP-4 Inflow=0.01 cfs 152 cf
Outflow=0.01 cfs 152 cf

Pond DP-2: EXISTING CATCH BASIN Peak Elev=112.36' Inflow=0.52 cfs 987 cf
18.0" Round Culvert n=0.012 L=66.0' S=0.0076 '/' Outflow=0.52 cfs 987 cf

Pond DP-3: DP-3 Peak Elev=108.63' Inflow=0.34 cfs 647 cf
12.0" Round Culvert n=0.011 L=32.0' S=0.0281 '/' Outflow=0.34 cfs 647 cf

Total Runoff Area = 101,439 sf Runoff Volume = 4,292 cf Average Runoff Depth = 0.51"
61.96% Pervious = 62,851 sf 38.04% Impervious = 38,588 sf

Summary for Subcatchment DA-1: DA-1

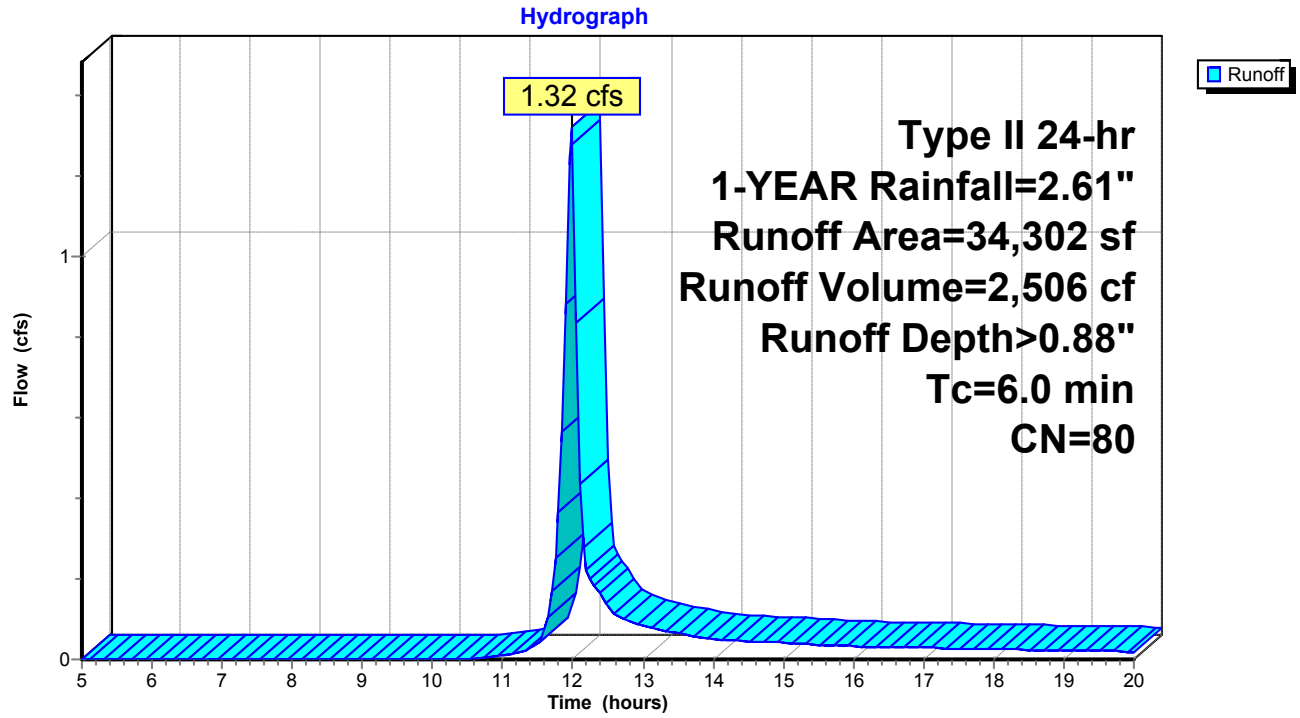
Runoff = 1.32 cfs @ 11.98 hrs, Volume= 2,506 cf, Depth> 0.88"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 1-YEAR Rainfall=2.61"

Area (sf)	CN	Description
12,767	49	50-75% Grass cover, Fair, HSG A
21,535	98	Paved parking, HSG A
34,302	80	Weighted Average
12,767		37.22% Pervious Area
21,535		62.78% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, MIN TC**

Subcatchment DA-1: DA-1



Summary for Subcatchment DA-2: DA-2

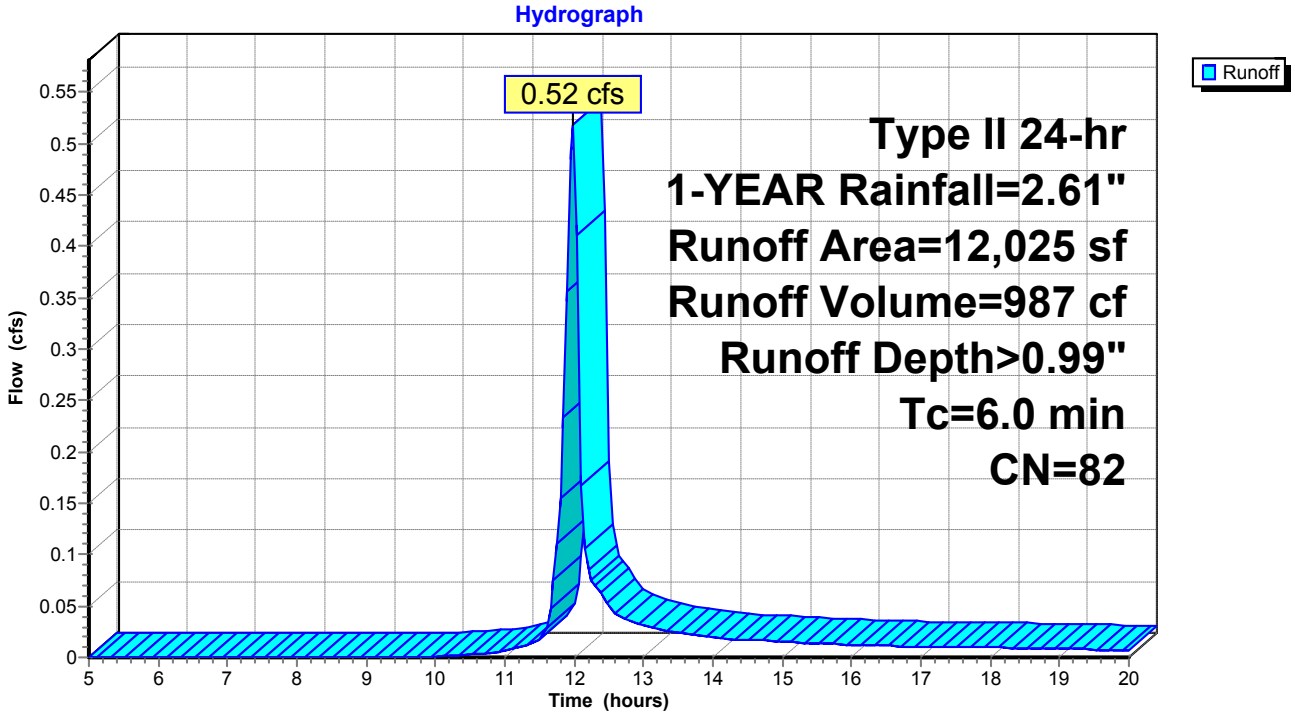
Runoff = 0.52 cfs @ 11.98 hrs, Volume= 987 cf, Depth> 0.99"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 1-YEAR Rainfall=2.61"

Area (sf)	CN	Description
4,042	49	50-75% Grass cover, Fair, HSG A
7,983	98	Paved parking, HSG A
12,025	82	Weighted Average
4,042		33.61% Pervious Area
7,983		66.39% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, MIN TC**

Subcatchment DA-2: DA-2



Summary for Subcatchment DA-3: DA-3

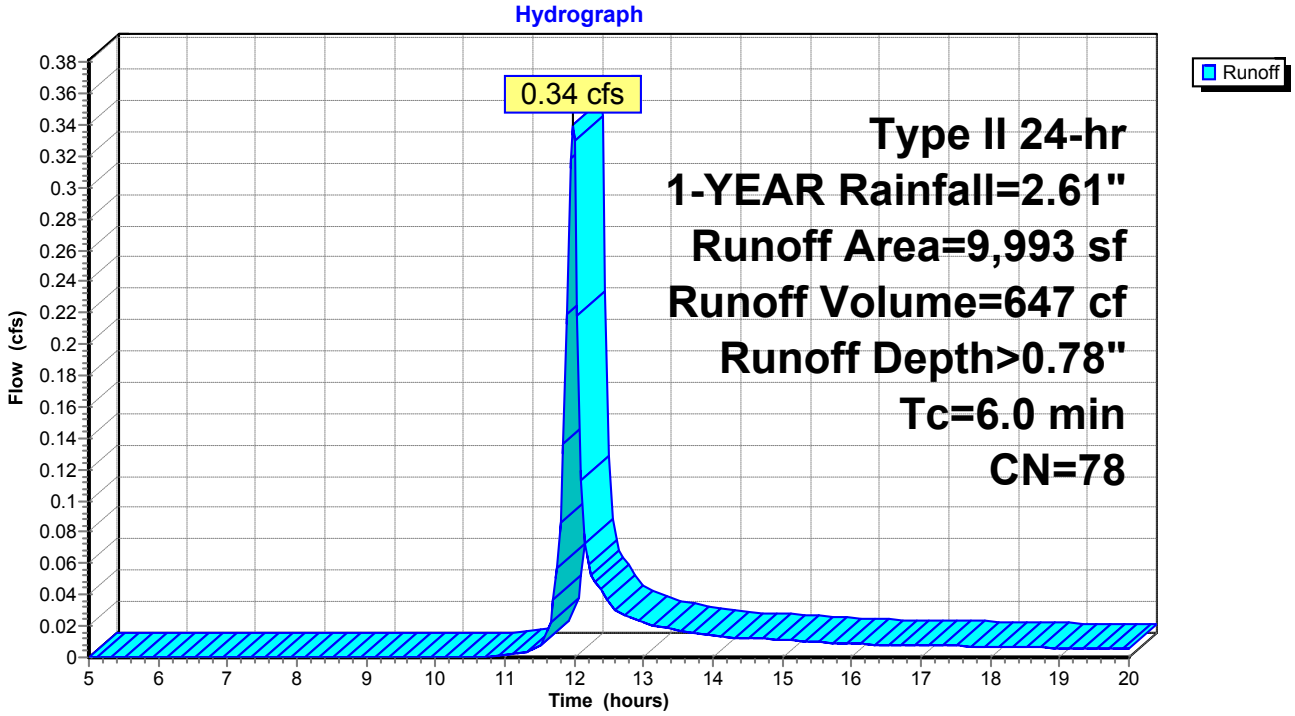
Runoff = 0.34 cfs @ 11.98 hrs, Volume= 647 cf, Depth> 0.78"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 1-YEAR Rainfall=2.61"

Area (sf)	CN	Description
4,104	49	50-75% Grass cover, Fair, HSG A
5,889	98	Paved parking, HSG A
9,993	78	Weighted Average
4,104		41.07% Pervious Area
5,889		58.93% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, MIN TC**

Subcatchment DA-3: DA-3



Summary for Subcatchment DA-4: DA-4

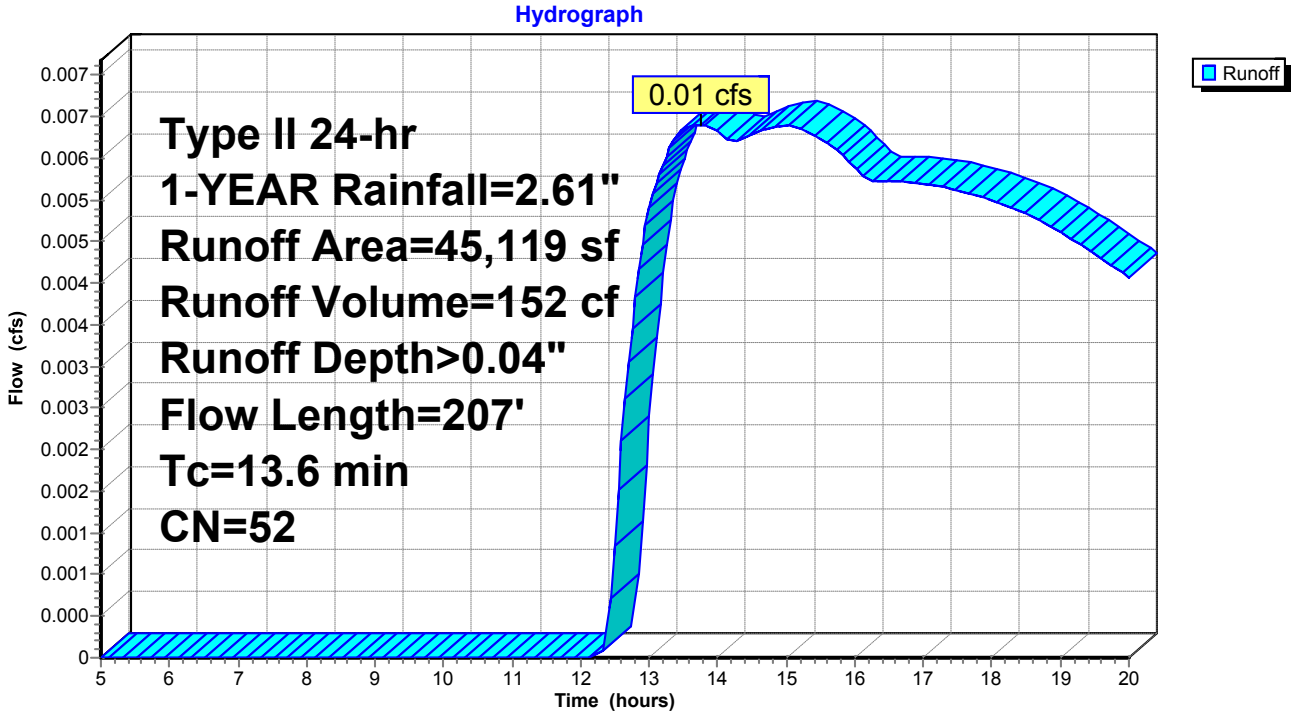
Runoff = 0.01 cfs @ 13.76 hrs, Volume= 152 cf, Depth> 0.04"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 1-YEAR Rainfall=2.61"

Area (sf)	CN	Description
41,938	49	50-75% Grass cover, Fair, HSG A
3,181	98	Paved parking, HSG A
45,119	52	Weighted Average
41,938		92.95% Pervious Area
3,181		7.05% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
11.8	100	0.0325	0.14		**Sheet Flow, A-B** Grass: Dense n= 0.240 P2= 3.16"
1.8	107	0.0210	1.01		**Shallow Concentrated Flow, B-C** Short Grass Pasture Kv= 7.0 fps
13.6	207	Total			

Subcatchment DA-4: DA-4

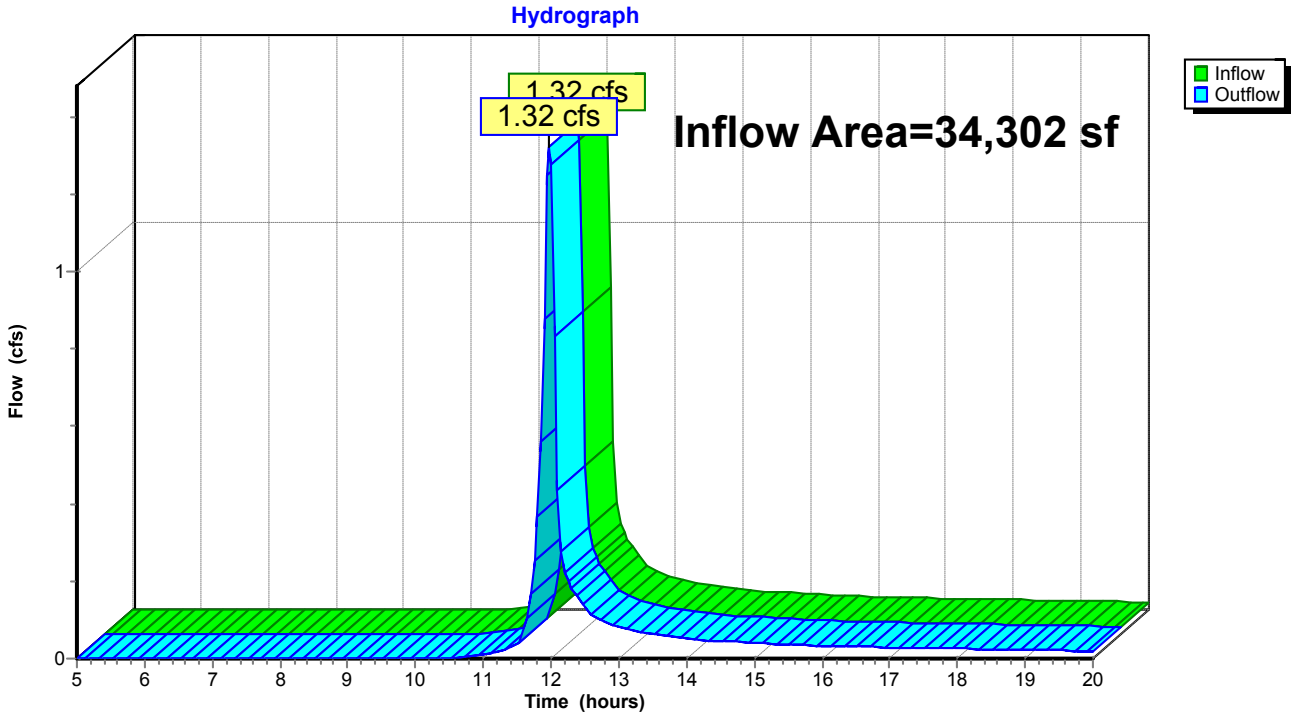


Summary for Reach DP-1: DP-1

Inflow Area = 34,302 sf, 62.78% Impervious, Inflow Depth > 0.88" for 1-YEAR event
Inflow = 1.32 cfs @ 11.98 hrs, Volume= 2,506 cf
Outflow = 1.32 cfs @ 11.98 hrs, Volume= 2,506 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach DP-1: DP-1

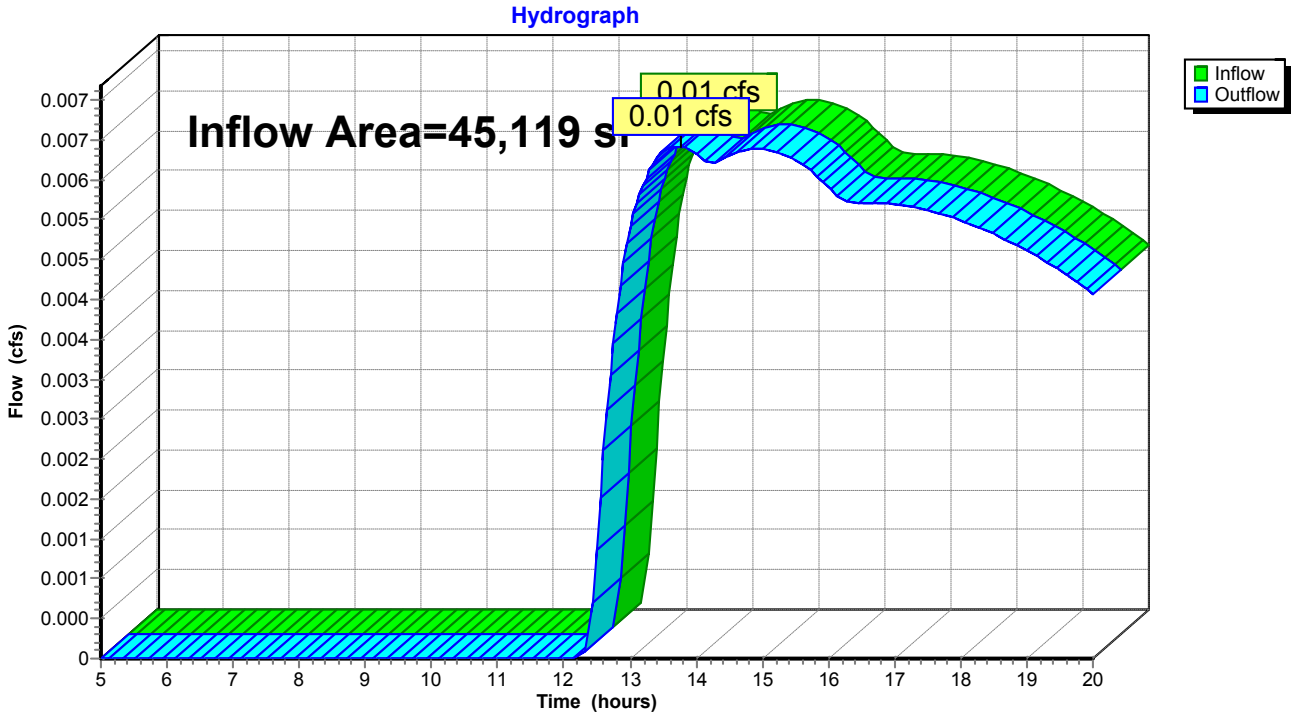


Summary for Reach DP-4: DP-4

Inflow Area = 45,119 sf, 7.05% Impervious, Inflow Depth > 0.04" for 1-YEAR event
Inflow = 0.01 cfs @ 13.76 hrs, Volume= 152 cf
Outflow = 0.01 cfs @ 13.76 hrs, Volume= 152 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach DP-4: DP-4



Summary for Pond DP-2: EXISTING CATCH BASIN

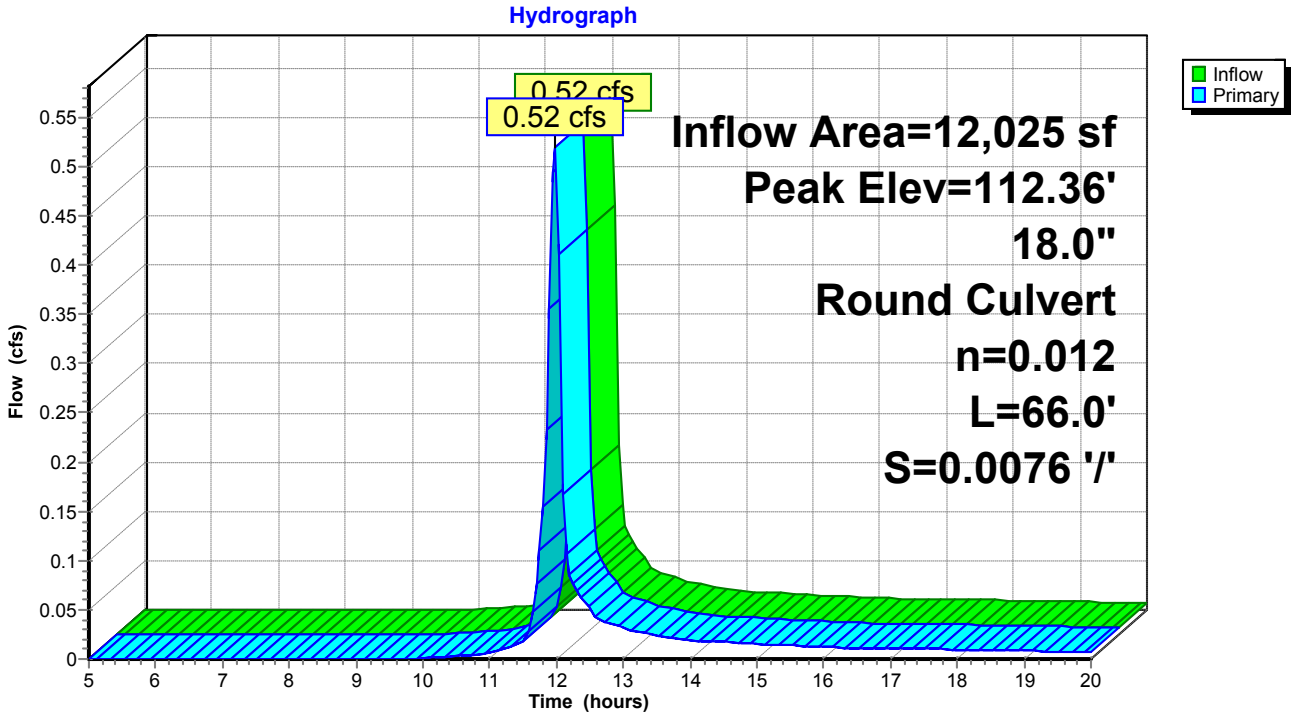
Inflow Area = 12,025 sf, 66.39% Impervious, Inflow Depth > 0.99" for 1-YEAR event
Inflow = 0.52 cfs @ 11.98 hrs, Volume= 987 cf
Outflow = 0.52 cfs @ 11.98 hrs, Volume= 987 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.52 cfs @ 11.98 hrs, Volume= 987 cf

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 112.36' @ 11.98 hrs
Flood Elev= 114.48'

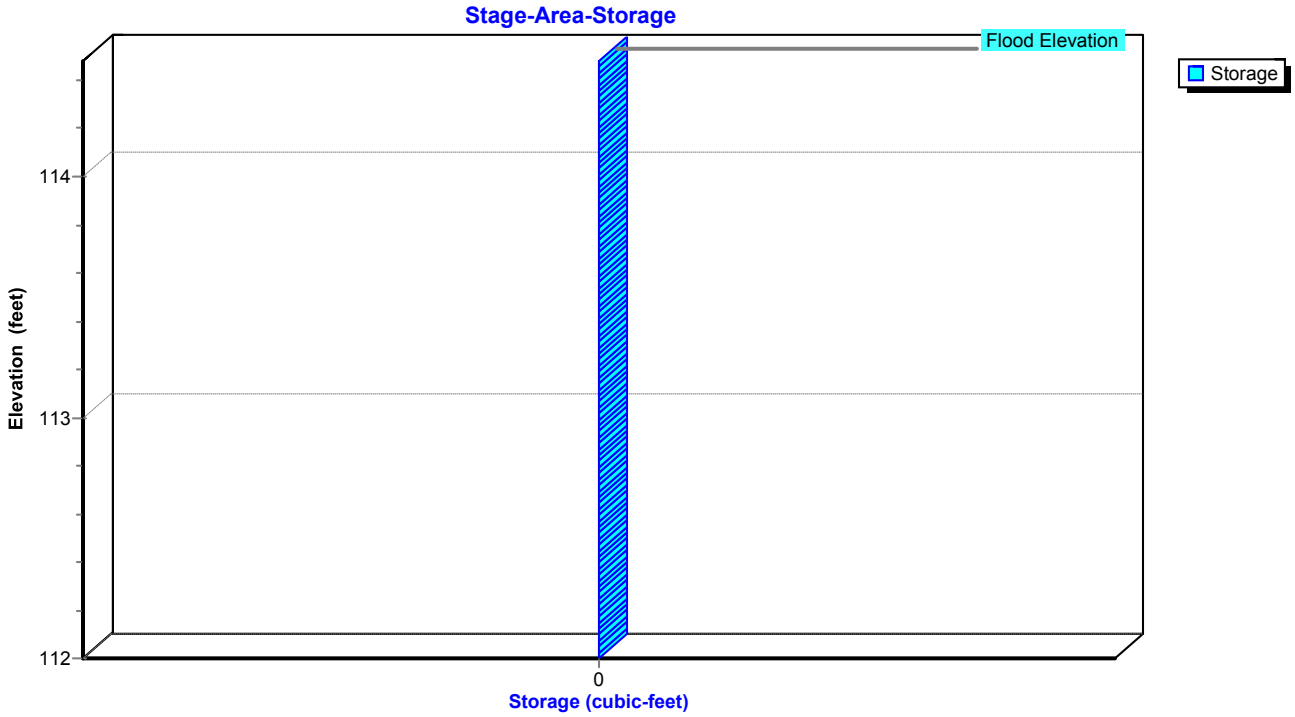
Device	Routing	Invert	Outlet Devices
#1	Primary	112.00'	**18.0" Round Culvert** L= 66.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 112.00' / 111.50' S= 0.0076 '/' Cc= 0.900 n= 0.012 Concrete pipe, finished, Flow Area= 1.77 sf

Primary OutFlow Max=0.50 cfs @ 11.98 hrs HW=112.35' (Free Discharge)
1=Culvert (Inlet Controls 0.50 cfs @ 1.59 fps)

Pond DP-2: EXISTING CATCH BASIN



Pond DP-2: EXISTING CATCH BASIN



Stage-Area-Storage for Pond DP-2: EXISTING CATCH BASIN

Elevation (feet)	Storage (cubic-feet)	Elevation (feet)	Storage (cubic-feet)	Elevation (feet)	Storage (cubic-feet)
112.00	**0**	113.06	0	114.12	0
112.02	0	113.08	0	114.14	0
112.04	0	113.10	0	114.16	0
112.06	0	113.12	0	114.18	0
112.08	0	113.14	0	114.20	0
112.10	0	113.16	0	114.22	0
112.12	0	113.18	0	114.24	0
112.14	0	113.20	0	114.26	0
112.16	0	113.22	0	114.28	0
112.18	0	113.24	0	114.30	0
112.20	0	113.26	0	114.32	0
112.22	0	113.28	0	114.34	0
112.24	0	113.30	0	114.36	0
112.26	0	113.32	0	114.38	0
112.28	0	113.34	0	114.40	0
112.30	0	113.36	0	114.42	0
112.32	0	113.38	0	114.44	0
112.34	0	113.40	0	114.46	0
112.36	0	113.42	0	114.48	0
112.38	0	113.44	0		
112.40	0	113.46	0		
112.42	0	113.48	0		
112.44	0	113.50	0		
112.46	0	113.52	0		
112.48	0	113.54	0		
112.50	0	113.56	0		
112.52	0	113.58	0		
112.54	0	113.60	0		
112.56	0	113.62	0		
112.58	0	113.64	0		
112.60	0	113.66	0		
112.62	0	113.68	0		
112.64	0	113.70	0		
112.66	0	113.72	0		
112.68	0	113.74	0		
112.70	0	113.76	0		
112.72	0	113.78	0		
112.74	0	113.80	0		
112.76	0	113.82	0		
112.78	0	113.84	0		
112.80	0	113.86	0		
112.82	0	113.88	0		
112.84	0	113.90	0		
112.86	0	113.92	0		
112.88	0	113.94	0		
112.90	0	113.96	0		
112.92	0	113.98	0		
112.94	0	114.00	0		
112.96	0	114.02	0		
112.98	0	114.04	0		
113.00	0	114.06	0		
113.02	0	114.08	0		
113.04	0	114.10	0		

Summary for Pond DP-3: DP-3

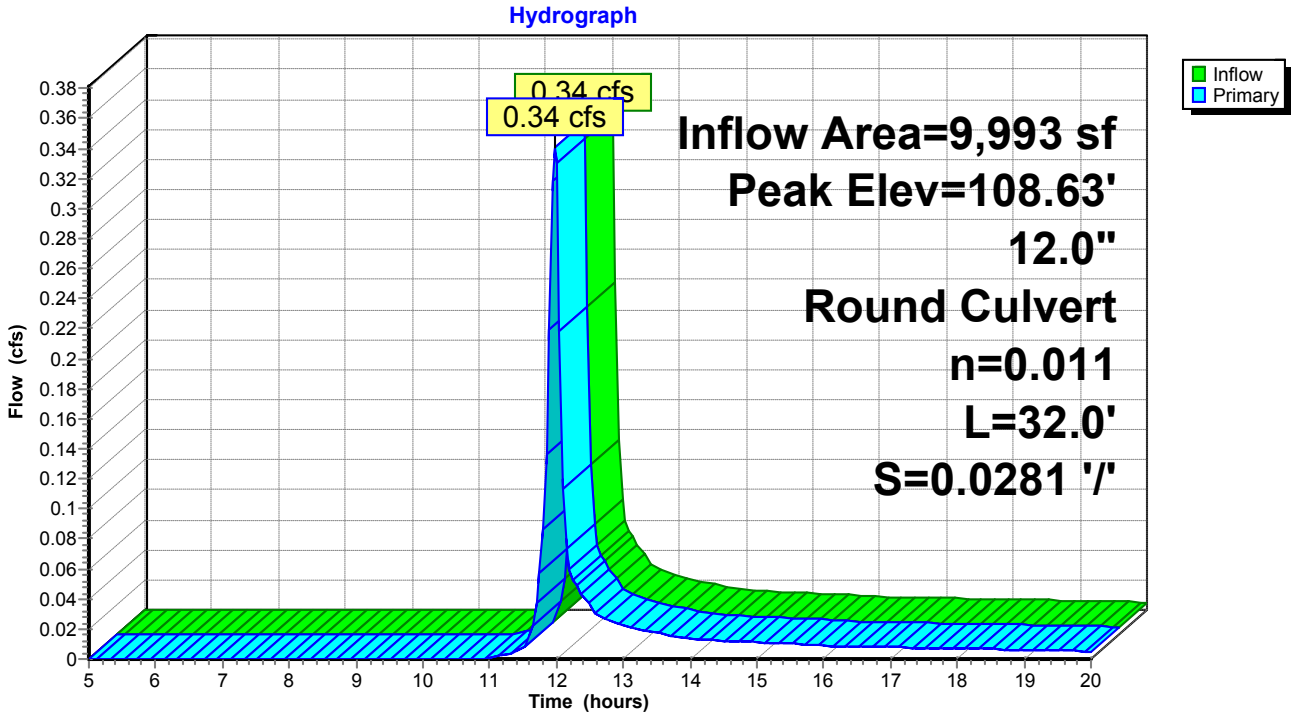
Inflow Area = 9,993 sf, 58.93% Impervious, Inflow Depth > 0.78" for 1-YEAR event
Inflow = 0.34 cfs @ 11.98 hrs, Volume= 647 cf
Outflow = 0.34 cfs @ 11.98 hrs, Volume= 647 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.34 cfs @ 11.98 hrs, Volume= 647 cf

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 108.63' @ 11.98 hrs
Flood Elev= 112.38'

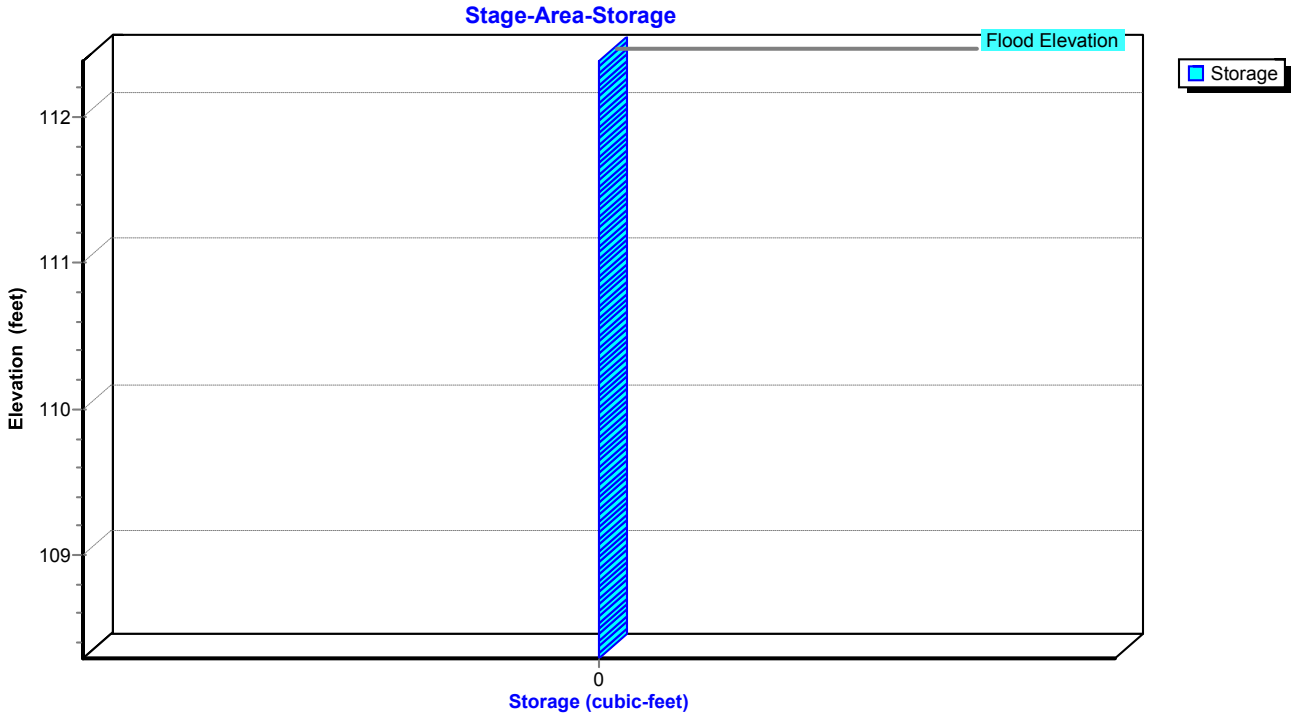
Device	Routing	Invert	Outlet Devices
#1	Primary	108.30'	**12.0" Round Culvert** L= 32.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 108.30' / 107.40' S= 0.0281 '/' Cc= 0.900 n= 0.011 Concrete pipe, straight & clean, Flow Area= 0.79 sf

Primary OutFlow Max=0.32 cfs @ 11.98 hrs HW=108.62' (Free Discharge)
1=Culvert (Inlet Controls 0.32 cfs @ 1.51 fps)

Pond DP-3: DP-3



Pond DP-3: DP-3


Stage-Area-Storage
Flood Elevation
Storage
112
111
110
109
Elevation (feet)
0
Storage (cubic-feet)

Stage-Area-Storage for Pond DP-3: DP-3

Elevation (feet)	Storage (cubic-feet)	Elevation (feet)	Storage (cubic-feet)
108.30	**0**	110.95	0
108.35	0	111.00	0
108.40	0	111.05	0
108.45	0	111.10	0
108.50	0	111.15	0
108.55	0	111.20	0
108.60	0	111.25	0
108.65	0	111.30	0
108.70	0	111.35	0
108.75	0	111.40	0
108.80	0	111.45	0
108.85	0	111.50	0
108.90	0	111.55	0
108.95	0	111.60	0
109.00	0	111.65	0
109.05	0	111.70	0
109.10	0	111.75	0
109.15	0	111.80	0
109.20	0	111.85	0
109.25	0	111.90	0
109.30	0	111.95	0
109.35	0	112.00	0
109.40	0	112.05	0
109.45	0	112.10	0
109.50	0	112.15	0
109.55	0	112.20	0
109.60	0	112.25	0
109.65	0	112.30	0
109.70	0	112.35	0
109.75	0		
109.80	0		
109.85	0		
109.90	0		
109.95	0		
110.00	0		
110.05	0		
110.10	0		
110.15	0		
110.20	0		
110.25	0		
110.30	0		
110.35	0		
110.40	0		
110.45	0		
110.50	0		
110.55	0		
110.60	0		
110.65	0		
110.70	0		
110.75	0		
110.80	0		
110.85	0		
110.90	0		

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment DA-1: DA-1 Runoff Area=34,302 sf 62.78% Impervious Runoff Depth>1.25"
Tc=6.0 min CN=80 Runoff=1.88 cfs 3,585 cf

Subcatchment DA-2: DA-2 Runoff Area=12,025 sf 66.39% Impervious Runoff Depth>1.38"
Tc=6.0 min CN=82 Runoff=0.72 cfs 1,386 cf

Subcatchment DA-3: DA-3 Runoff Area=9,993 sf 58.93% Impervious Runoff Depth>1.13"
Tc=6.0 min CN=78 Runoff=0.50 cfs 943 cf

Subcatchment DA-4: DA-4 Runoff Area=45,119 sf 7.05% Impervious Runoff Depth>0.13"
Flow Length=207' Tc=13.6 min CN=52 Runoff=0.04 cfs 482 cf

Reach DP-1: DP-1 Inflow=1.88 cfs 3,585 cf
Outflow=1.88 cfs 3,585 cf

Reach DP-4: DP-4 Inflow=0.04 cfs 482 cf
Outflow=0.04 cfs 482 cf

Pond DP-2: EXISTING CATCH BASIN Peak Elev=112.42' Inflow=0.72 cfs 1,386 cf
18.0" Round Culvert n=0.012 L=66.0' S=0.0076 '/' Outflow=0.72 cfs 1,386 cf

Pond DP-3: DP-3 Peak Elev=108.70' Inflow=0.50 cfs 943 cf
12.0" Round Culvert n=0.011 L=32.0' S=0.0281 '/' Outflow=0.50 cfs 943 cf

Total Runoff Area = 101,439 sf Runoff Volume = 6,397 cf Average Runoff Depth = 0.76"
61.96% Pervious = 62,851 sf 38.04% Impervious = 38,588 sf

Summary for Subcatchment DA-1: DA-1

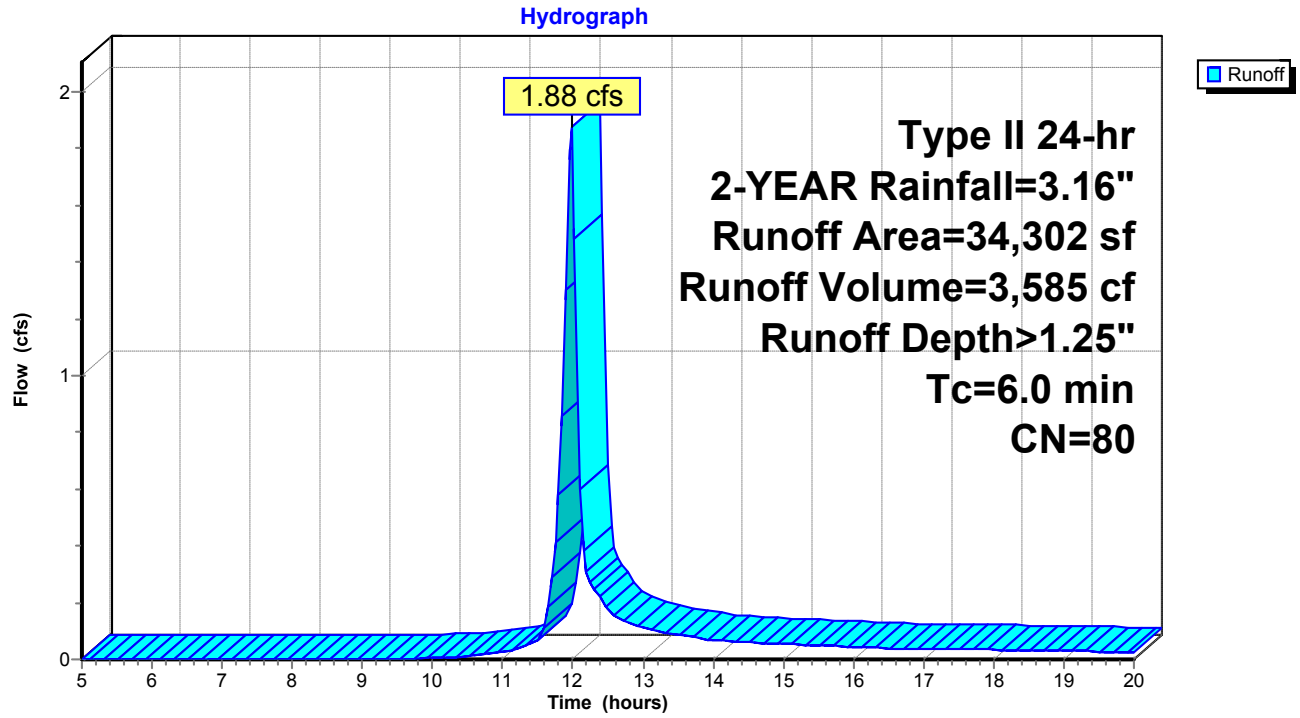
Runoff = 1.88 cfs @ 11.98 hrs, Volume= 3,585 cf, Depth> 1.25"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-YEAR Rainfall=3.16"

Area (sf)	CN	Description
12,767	49	50-75% Grass cover, Fair, HSG A
21,535	98	Paved parking, HSG A
34,302	80	Weighted Average
12,767		37.22% Pervious Area
21,535		62.78% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, MIN TC**

Subcatchment DA-1: DA-1



Summary for Subcatchment DA-2: DA-2

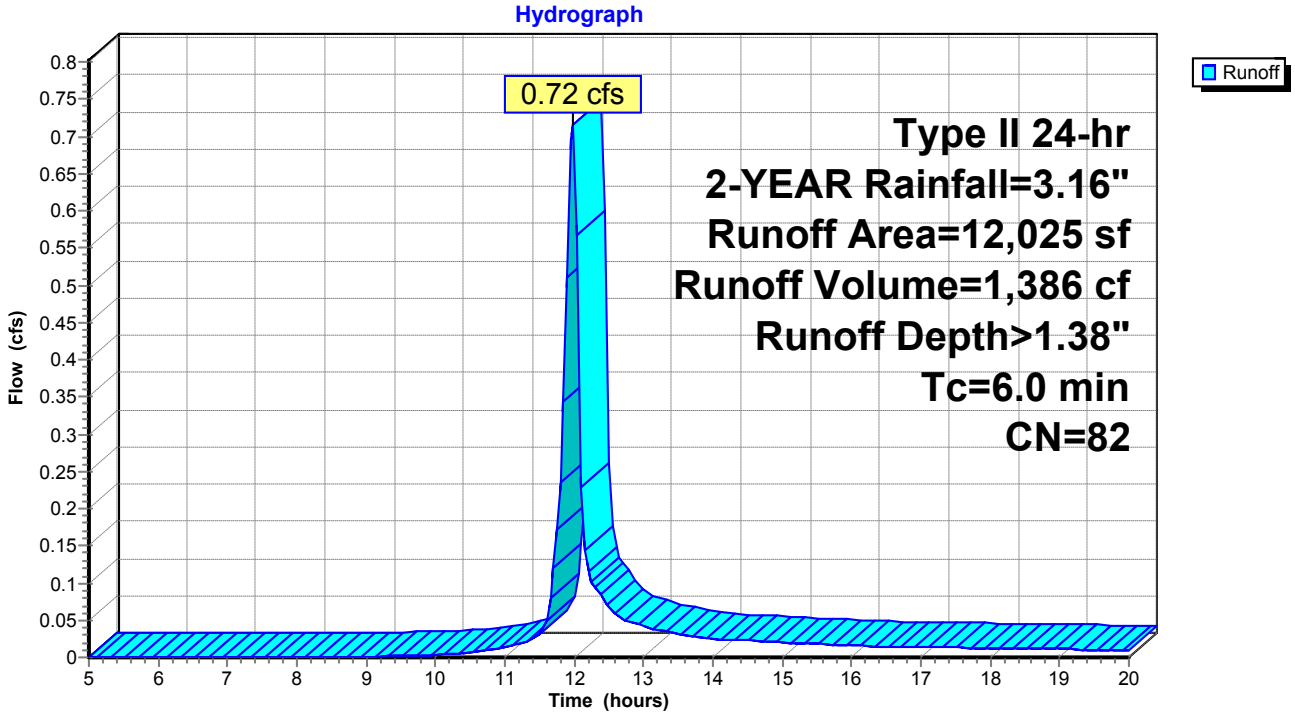
Runoff = 0.72 cfs @ 11.97 hrs, Volume= 1,386 cf, Depth> 1.38"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-YEAR Rainfall=3.16"

Area (sf)	CN	Description
4,042	49	50-75% Grass cover, Fair, HSG A
7,983	98	Paved parking, HSG A
12,025	82	Weighted Average
4,042		33.61% Pervious Area
7,983		66.39% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, MIN TC**

Subcatchment DA-2: DA-2



Summary for Subcatchment DA-3: DA-3

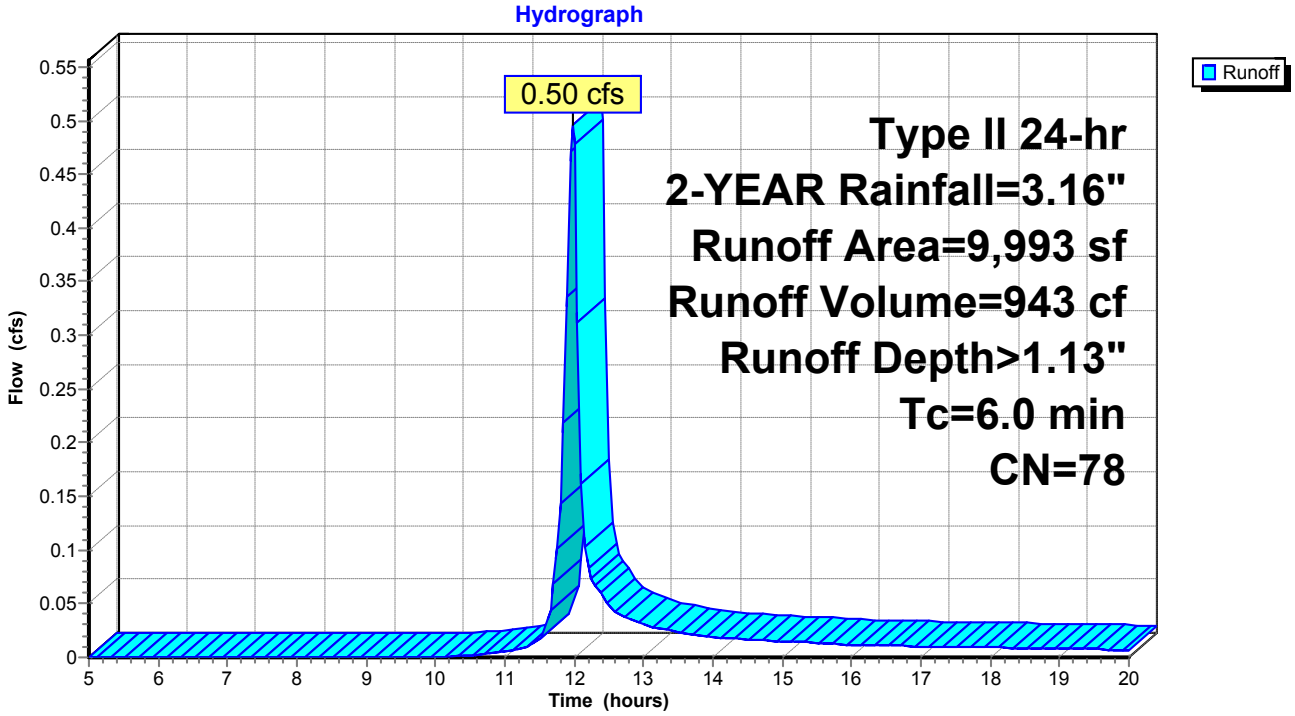
Runoff = 0.50 cfs @ 11.98 hrs, Volume= 943 cf, Depth> 1.13"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-YEAR Rainfall=3.16"

Area (sf)	CN	Description
4,104	49	50-75% Grass cover, Fair, HSG A
5,889	98	Paved parking, HSG A
9,993	78	Weighted Average
4,104		41.07% Pervious Area
5,889		58.93% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, MIN TC**

Subcatchment DA-3: DA-3



Summary for Subcatchment DA-4: DA-4

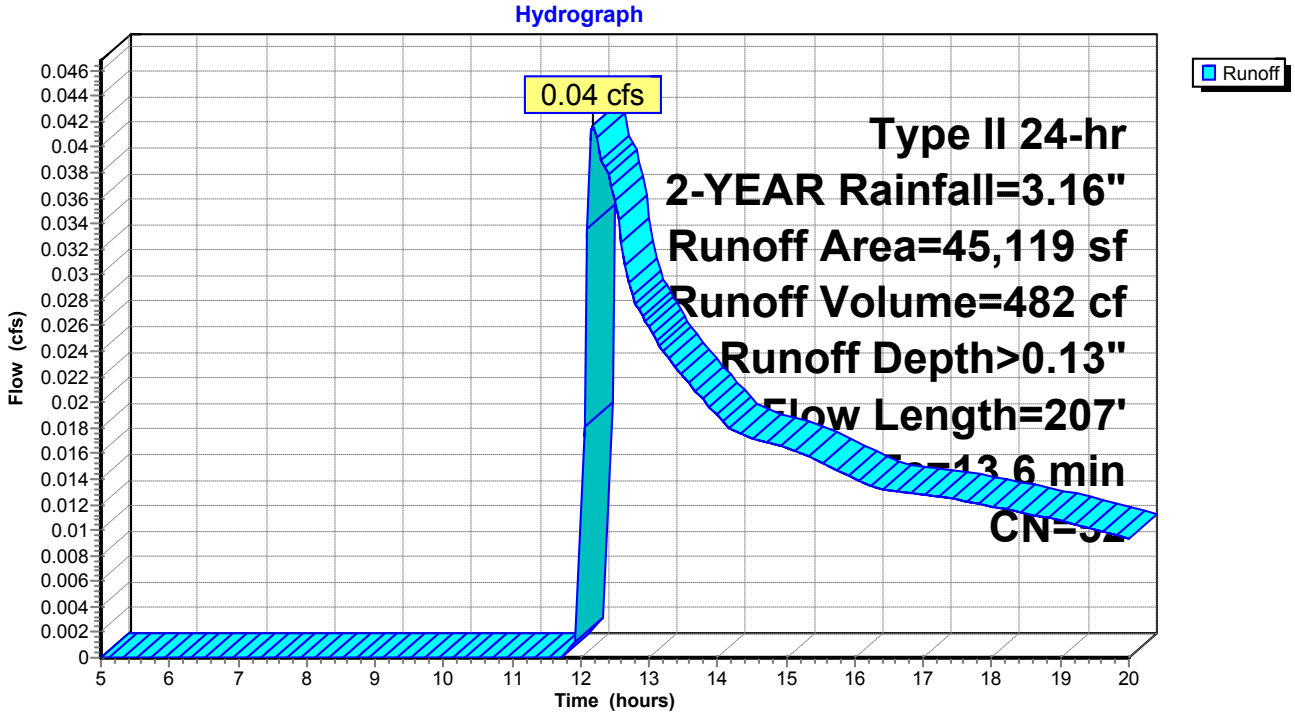
Runoff = 0.04 cfs @ 12.18 hrs, Volume= 482 cf, Depth> 0.13"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-YEAR Rainfall=3.16"

Area (sf)	CN	Description
41,938	49	50-75% Grass cover, Fair, HSG A
3,181	98	Paved parking, HSG A
45,119	52	Weighted Average
41,938		92.95% Pervious Area
3,181		7.05% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
11.8	100	0.0325	0.14		**Sheet Flow, A-B** Grass: Dense n= 0.240 P2= 3.16"
1.8	107	0.0210	1.01		**Shallow Concentrated Flow, B-C** Short Grass Pasture Kv= 7.0 fps
13.6	207	Total			

Subcatchment DA-4: DA-4

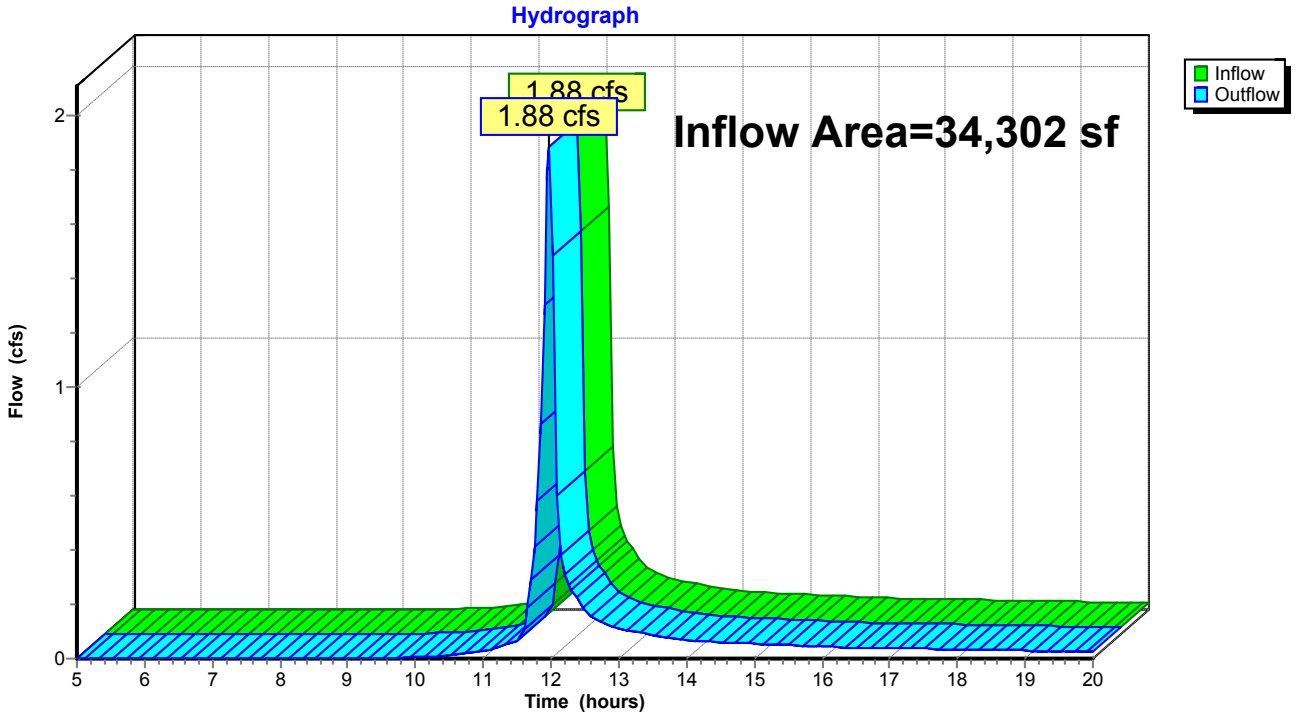


Summary for Reach DP-1: DP-1

Inflow Area = 34,302 sf, 62.78% Impervious, Inflow Depth > 1.25" for 2-YEAR event
Inflow = 1.88 cfs @ 11.98 hrs, Volume= 3,585 cf
Outflow = 1.88 cfs @ 11.98 hrs, Volume= 3,585 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach DP-1: DP-1

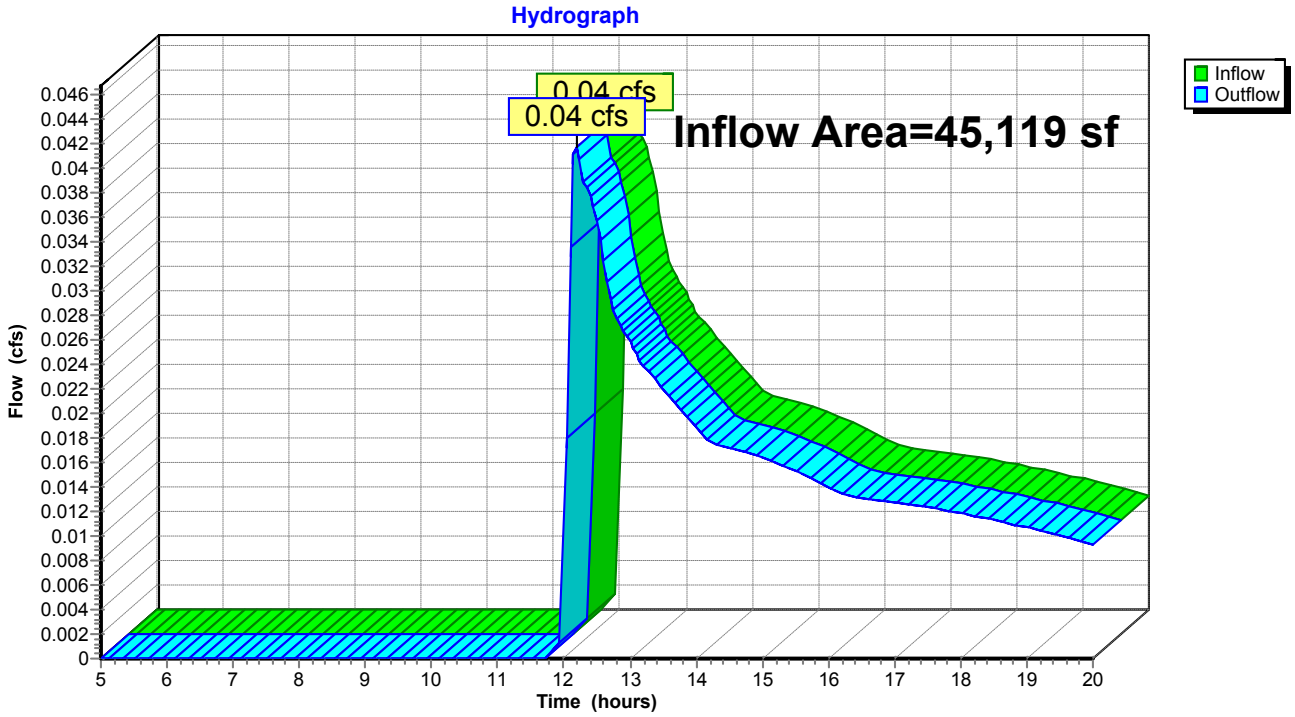


Summary for Reach DP-4: DP-4

Inflow Area = 45,119 sf, 7.05% Impervious, Inflow Depth > 0.13" for 2-YEAR event
Inflow = 0.04 cfs @ 12.18 hrs, Volume= 482 cf
Outflow = 0.04 cfs @ 12.18 hrs, Volume= 482 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach DP-4: DP-4



Summary for Pond DP-2: EXISTING CATCH BASIN

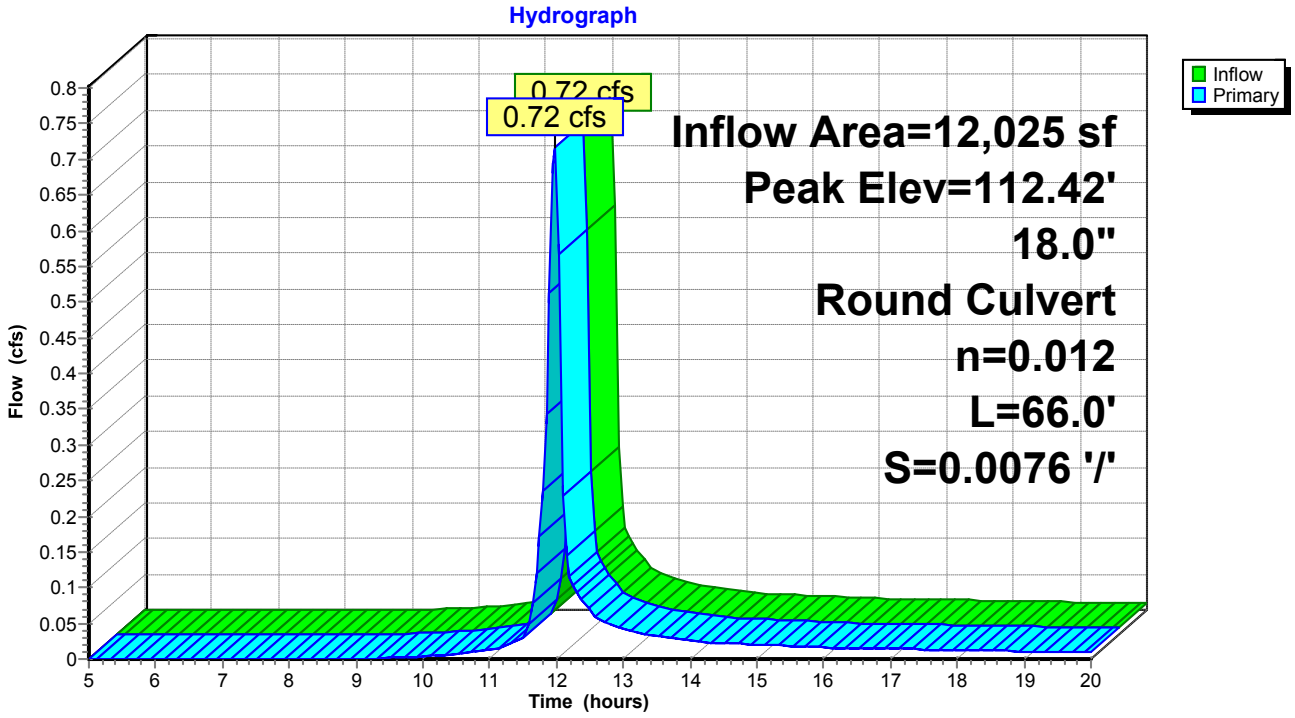
Inflow Area = 12,025 sf, 66.39% Impervious, Inflow Depth > 1.38" for 2-YEAR event
Inflow = 0.72 cfs @ 11.97 hrs, Volume= 1,386 cf
Outflow = 0.72 cfs @ 11.97 hrs, Volume= 1,386 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.72 cfs @ 11.97 hrs, Volume= 1,386 cf

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 112.42' @ 11.97 hrs
Flood Elev= 114.48'

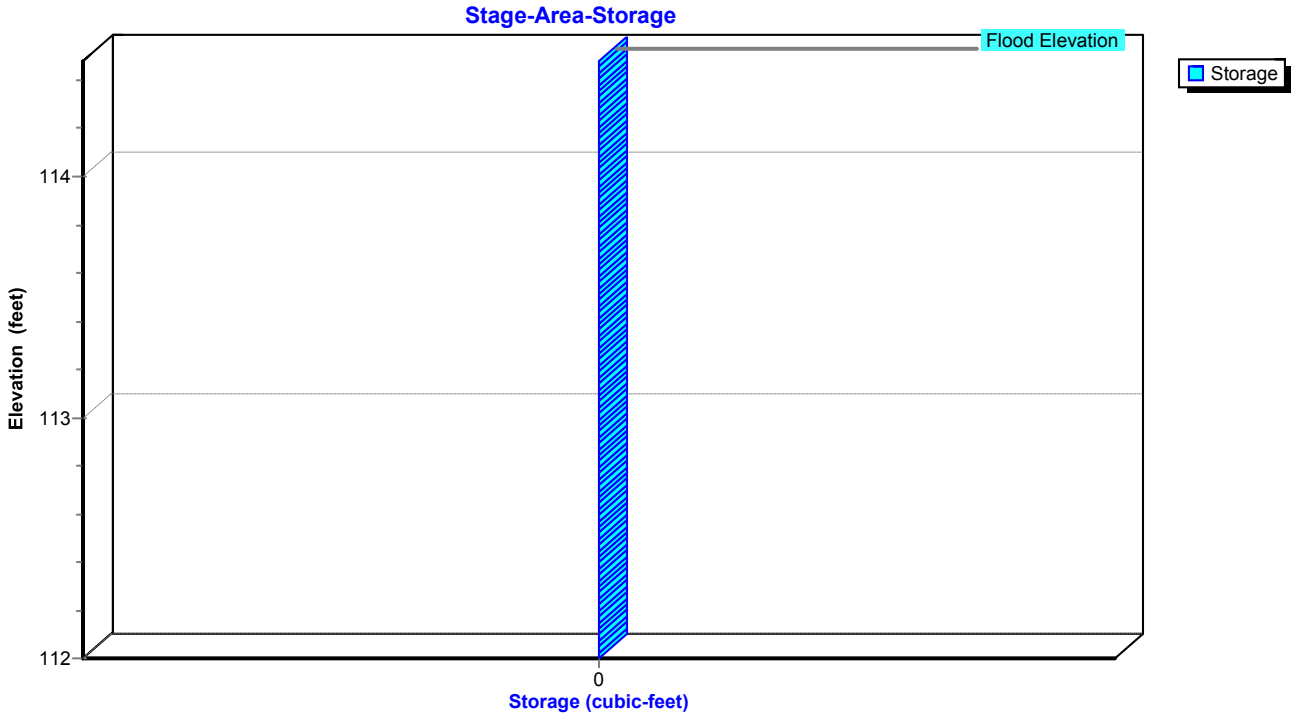
Device	Routing	Invert	Outlet Devices
#1	Primary	112.00'	**18.0" Round Culvert** L= 66.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 112.00' / 111.50' S= 0.0076 '/' Cc= 0.900 n= 0.012 Concrete pipe, finished, Flow Area= 1.77 sf

Primary OutFlow Max=0.69 cfs @ 11.97 hrs HW=112.42' (Free Discharge)
1=Culvert (Inlet Controls 0.69 cfs @ 1.73 fps)

Pond DP-2: EXISTING CATCH BASIN



Pond DP-2: EXISTING CATCH BASIN



Stage-Area-Storage for Pond DP-2: EXISTING CATCH BASIN

Elevation (feet)	Storage (cubic-feet)	Elevation (feet)	Storage (cubic-feet)	Elevation (feet)	Storage (cubic-feet)
112.00	**0**	113.06	0	114.12	0
112.02	0	113.08	0	114.14	0
112.04	0	113.10	0	114.16	0
112.06	0	113.12	0	114.18	0
112.08	0	113.14	0	114.20	0
112.10	0	113.16	0	114.22	0
112.12	0	113.18	0	114.24	0
112.14	0	113.20	0	114.26	0
112.16	0	113.22	0	114.28	0
112.18	0	113.24	0	114.30	0
112.20	0	113.26	0	114.32	0
112.22	0	113.28	0	114.34	0
112.24	0	113.30	0	114.36	0
112.26	0	113.32	0	114.38	0
112.28	0	113.34	0	114.40	0
112.30	0	113.36	0	114.42	0
112.32	0	113.38	0	114.44	0
112.34	0	113.40	0	114.46	0
112.36	0	113.42	0	114.48	0
112.38	0	113.44	0		
112.40	0	113.46	0		
112.42	0	113.48	0		
112.44	0	113.50	0		
112.46	0	113.52	0		
112.48	0	113.54	0		
112.50	0	113.56	0		
112.52	0	113.58	0		
112.54	0	113.60	0		
112.56	0	113.62	0		
112.58	0	113.64	0		
112.60	0	113.66	0		
112.62	0	113.68	0		
112.64	0	113.70	0		
112.66	0	113.72	0		
112.68	0	113.74	0		
112.70	0	113.76	0		
112.72	0	113.78	0		
112.74	0	113.80	0		
112.76	0	113.82	0		
112.78	0	113.84	0		
112.80	0	113.86	0		
112.82	0	113.88	0		
112.84	0	113.90	0		
112.86	0	113.92	0		
112.88	0	113.94	0		
112.90	0	113.96	0		
112.92	0	113.98	0		
112.94	0	114.00	0		
112.96	0	114.02	0		
112.98	0	114.04	0		
113.00	0	114.06	0		
113.02	0	114.08	0		
113.04	0	114.10	0		

Summary for Pond DP-3: DP-3

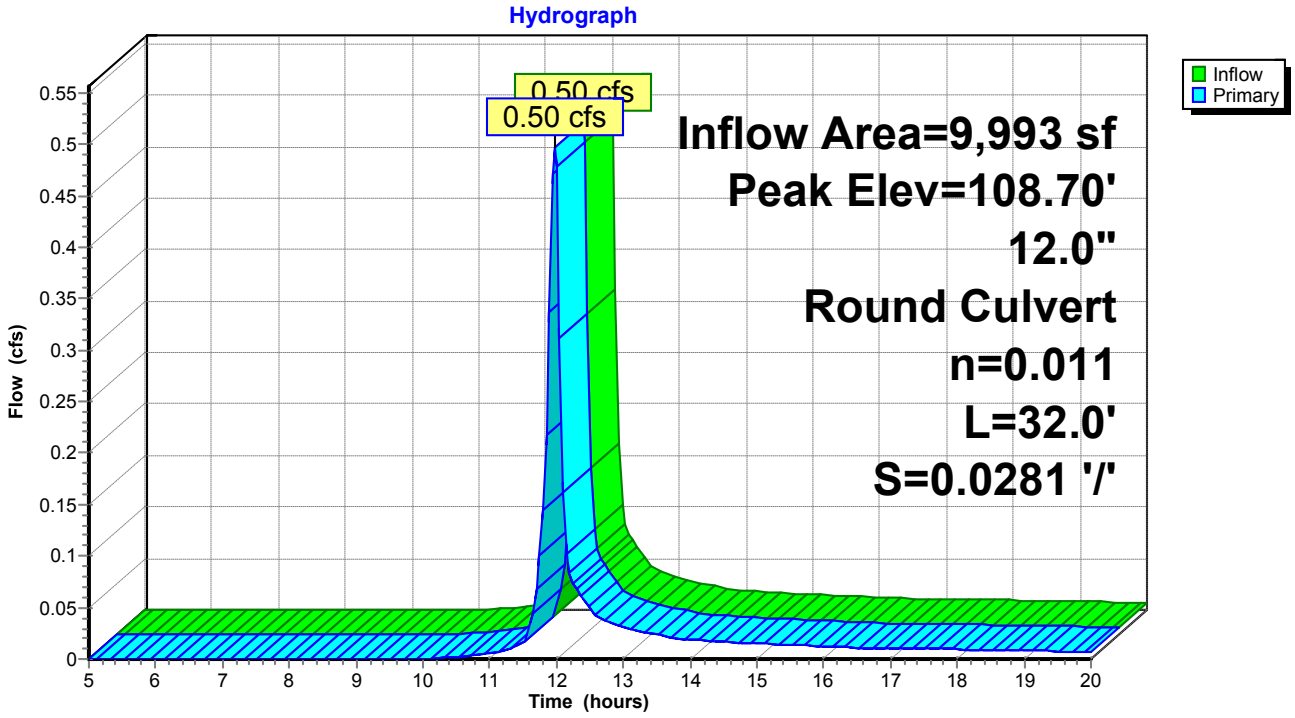
Inflow Area = 9,993 sf, 58.93% Impervious, Inflow Depth > 1.13" for 2-YEAR event
Inflow = 0.50 cfs @ 11.98 hrs, Volume= 943 cf
Outflow = 0.50 cfs @ 11.98 hrs, Volume= 943 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.50 cfs @ 11.98 hrs, Volume= 943 cf

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 108.70' @ 11.98 hrs
Flood Elev= 112.38'

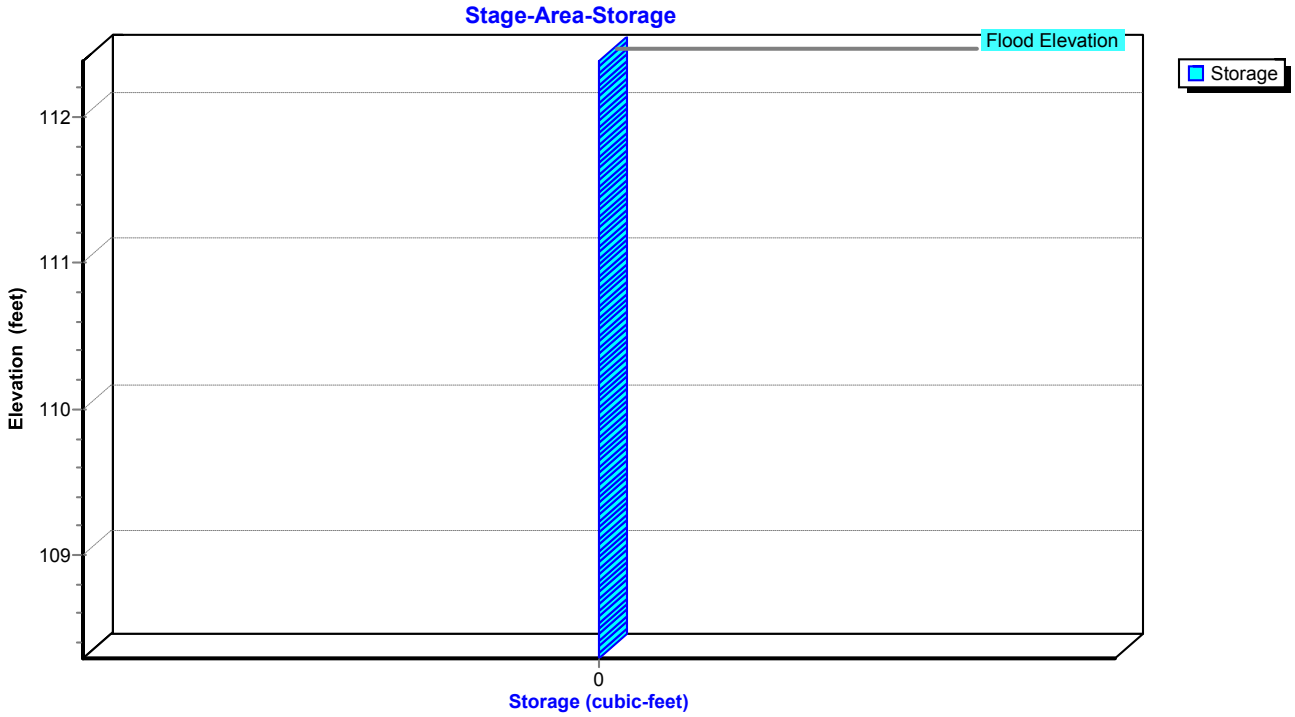
Device	Routing	Invert	Outlet Devices
#1	Primary	108.30'	**12.0" Round Culvert** L= 32.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 108.30' / 107.40' S= 0.0281 '/' Cc= 0.900 n= 0.011 Concrete pipe, straight & clean, Flow Area= 0.79 sf

Primary OutFlow Max=0.47 cfs @ 11.98 hrs HW=108.69' (Free Discharge)
1=Culvert (Inlet Controls 0.47 cfs @ 1.68 fps)

Pond DP-3: DP-3



Pond DP-3: DP-3


Stage-Area-Storage
Flood Elevation
Storage
112
111
110
109
Elevation (feet)
0
Storage (cubic-feet)

Stage-Area-Storage for Pond DP-3: DP-3

Elevation (feet)	Storage (cubic-feet)	Elevation (feet)	Storage (cubic-feet)
108.30	**0**	110.95	0
108.35	0	111.00	0
108.40	0	111.05	0
108.45	0	111.10	0
108.50	0	111.15	0
108.55	0	111.20	0
108.60	0	111.25	0
108.65	0	111.30	0
108.70	0	111.35	0
108.75	0	111.40	0
108.80	0	111.45	0
108.85	0	111.50	0
108.90	0	111.55	0
108.95	0	111.60	0
109.00	0	111.65	0
109.05	0	111.70	0
109.10	0	111.75	0
109.15	0	111.80	0
109.20	0	111.85	0
109.25	0	111.90	0
109.30	0	111.95	0
109.35	0	112.00	0
109.40	0	112.05	0
109.45	0	112.10	0
109.50	0	112.15	0
109.55	0	112.20	0
109.60	0	112.25	0
109.65	0	112.30	0
109.70	0	112.35	0
109.75	0		
109.80	0		
109.85	0		
109.90	0		
109.95	0		
110.00	0		
110.05	0		
110.10	0		
110.15	0		
110.20	0		
110.25	0		
110.30	0		
110.35	0		
110.40	0		
110.45	0		
110.50	0		
110.55	0		
110.60	0		
110.65	0		
110.70	0		
110.75	0		
110.80	0		
110.85	0		
110.90	0		

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment DA-1: DA-1 Runoff Area=34,302 sf 62.78% Impervious Runoff Depth>2.42"
Tc=6.0 min CN=80 Runoff=3.52 cfs 6,918 cf

Subcatchment DA-2: DA-2 Runoff Area=12,025 sf 66.39% Impervious Runoff Depth>2.59"
Tc=6.0 min CN=82 Runoff=1.31 cfs 2,599 cf

Subcatchment DA-3: DA-3 Runoff Area=9,993 sf 58.93% Impervious Runoff Depth>2.25"
Tc=6.0 min CN=78 Runoff=0.96 cfs 1,876 cf

Subcatchment DA-4: DA-4 Runoff Area=45,119 sf 7.05% Impervious Runoff Depth>0.57"
Flow Length=207' Tc=13.6 min CN=52 Runoff=0.66 cfs 2,145 cf

Reach DP-1: DP-1 Inflow=3.52 cfs 6,918 cf
Outflow=3.52 cfs 6,918 cf

Reach DP-4: DP-4 Inflow=0.66 cfs 2,145 cf
Outflow=0.66 cfs 2,145 cf

Pond DP-2: EXISTING CATCH BASIN Peak Elev=112.59' Inflow=1.31 cfs 2,599 cf
18.0" Round Culvert n=0.012 L=66.0' S=0.0076 '/' Outflow=1.31 cfs 2,599 cf

Pond DP-3: DP-3 Peak Elev=108.88' Inflow=0.96 cfs 1,876 cf
12.0" Round Culvert n=0.011 L=32.0' S=0.0281 '/' Outflow=0.96 cfs 1,876 cf

Total Runoff Area = 101,439 sf Runoff Volume = 13,537 cf Average Runoff Depth = 1.60"
61.96% Pervious = 62,851 sf 38.04% Impervious = 38,588 sf

Summary for Subcatchment DA-1: DA-1

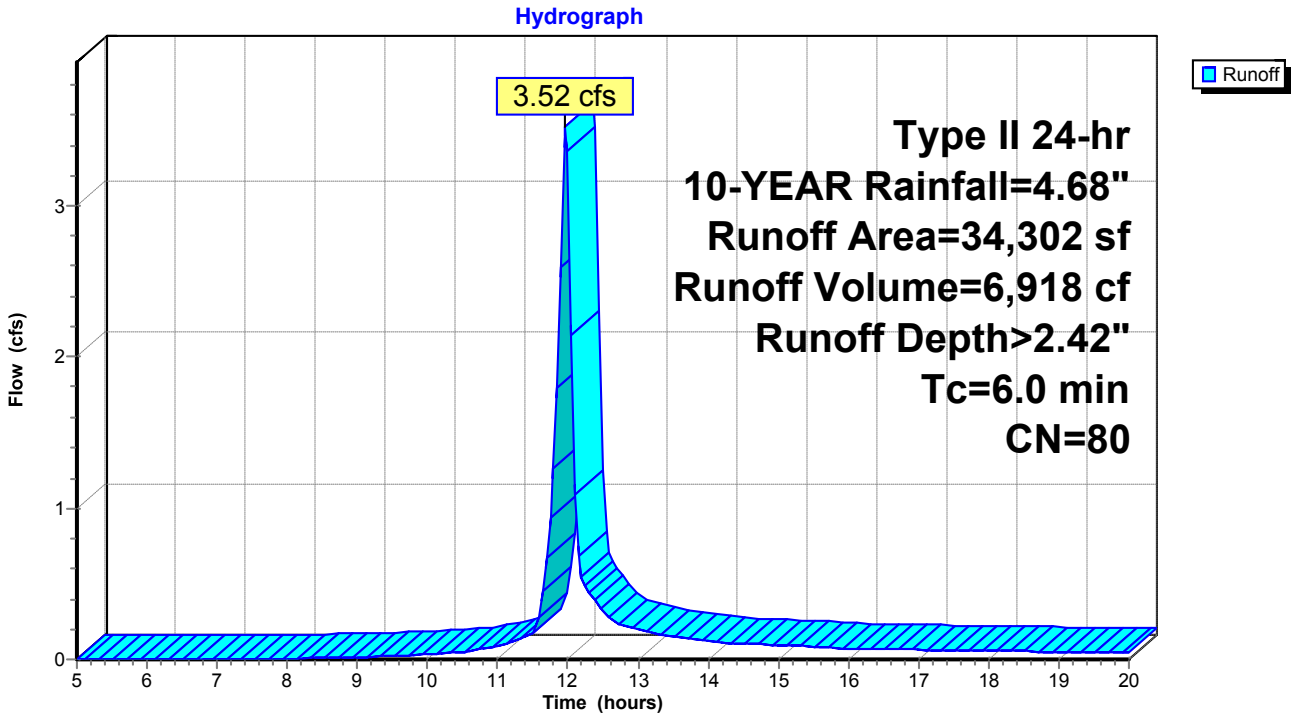
Runoff = 3.52 cfs @ 11.97 hrs, Volume= 6,918 cf, Depth> 2.42"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-YEAR Rainfall=4.68"

Area (sf)	CN	Description
12,767	49	50-75% Grass cover, Fair, HSG A
21,535	98	Paved parking, HSG A
34,302	80	Weighted Average
12,767		37.22% Pervious Area
21,535		62.78% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, MIN TC**

Subcatchment DA-1: DA-1



Summary for Subcatchment DA-2: DA-2

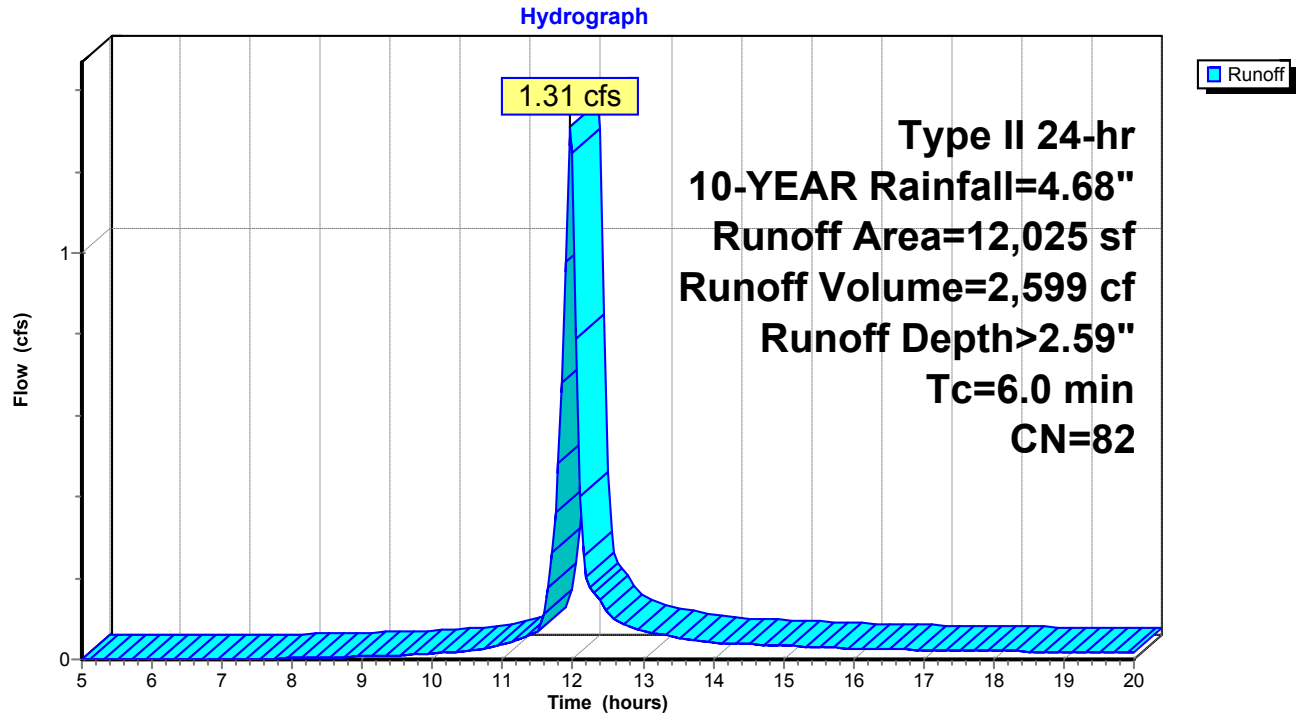
Runoff = 1.31 cfs @ 11.97 hrs, Volume= 2,599 cf, Depth> 2.59"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-YEAR Rainfall=4.68"

Area (sf)	CN	Description
4,042	49	50-75% Grass cover, Fair, HSG A
7,983	98	Paved parking, HSG A
12,025	82	Weighted Average
4,042		33.61% Pervious Area
7,983		66.39% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, MIN TC**

Subcatchment DA-2: DA-2



Summary for Subcatchment DA-3: DA-3

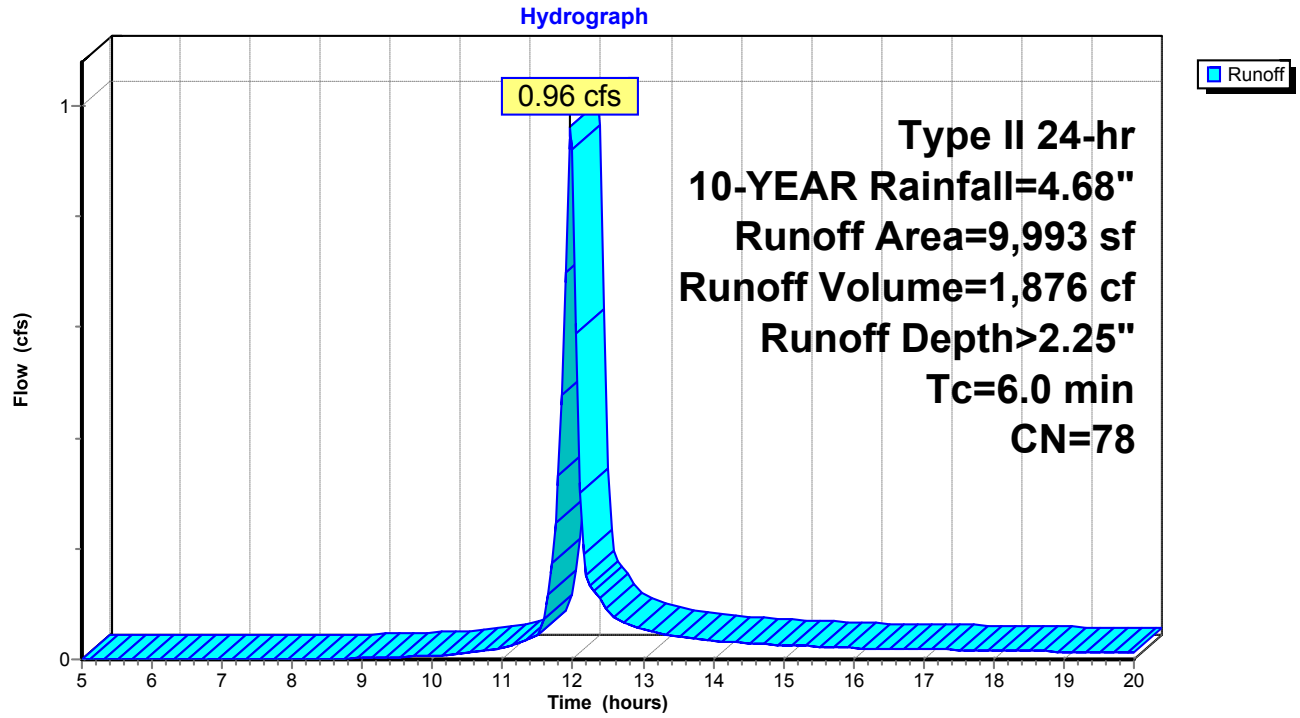
Runoff = 0.96 cfs @ 11.97 hrs, Volume= 1,876 cf, Depth> 2.25"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-YEAR Rainfall=4.68"

Area (sf)	CN	Description
4,104	49	50-75% Grass cover, Fair, HSG A
5,889	98	Paved parking, HSG A
9,993	78	Weighted Average
4,104		41.07% Pervious Area
5,889		58.93% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, MIN TC**

Subcatchment DA-3: DA-3



Summary for Subcatchment DA-4: DA-4

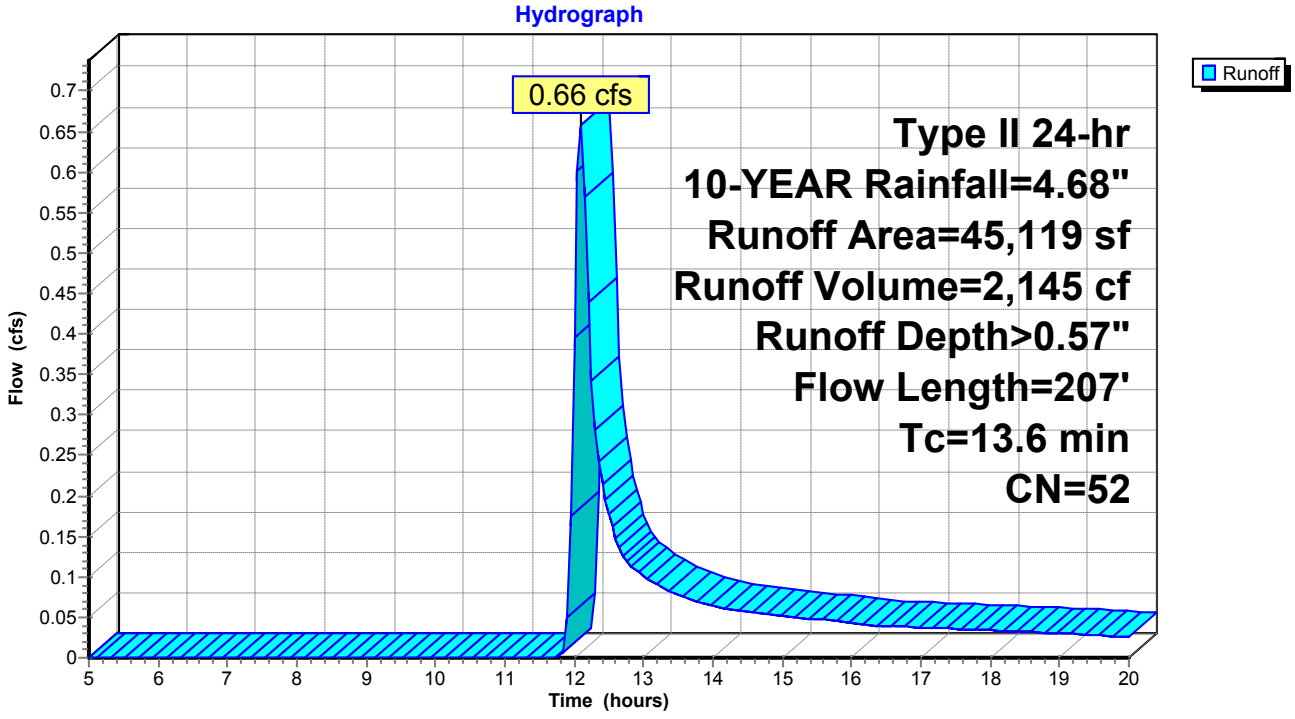
Runoff = 0.66 cfs @ 12.09 hrs, Volume= 2,145 cf, Depth> 0.57"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-YEAR Rainfall=4.68"

Area (sf)	CN	Description
41,938	49	50-75% Grass cover, Fair, HSG A
3,181	98	Paved parking, HSG A
45,119	52	Weighted Average
41,938		92.95% Pervious Area
3,181		7.05% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
11.8	100	0.0325	0.14		**Sheet Flow, A-B** Grass: Dense n= 0.240 P2= 3.16"
1.8	107	0.0210	1.01		**Shallow Concentrated Flow, B-C** Short Grass Pasture Kv= 7.0 fps
13.6	207	Total			

Subcatchment DA-4: DA-4

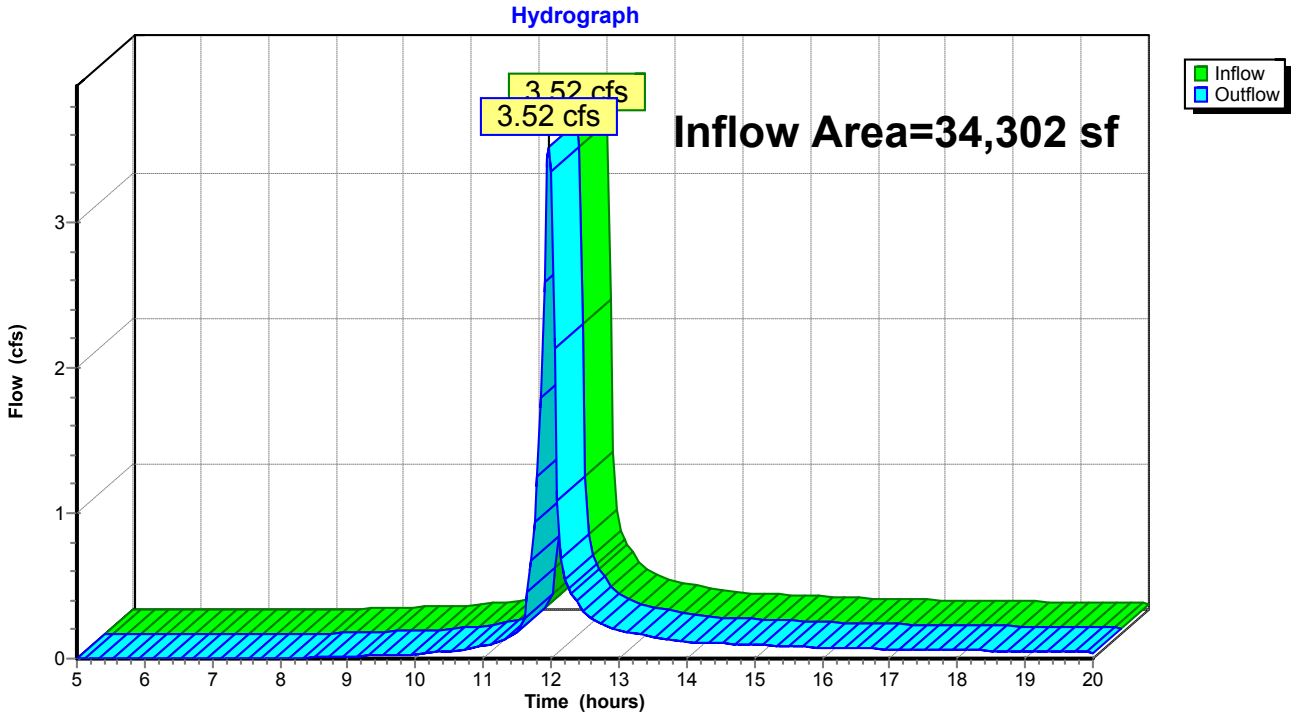


Summary for Reach DP-1: DP-1

Inflow Area = 34,302 sf, 62.78% Impervious, Inflow Depth > 2.42" for 10-YEAR event
Inflow = 3.52 cfs @ 11.97 hrs, Volume= 6,918 cf
Outflow = 3.52 cfs @ 11.97 hrs, Volume= 6,918 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach DP-1: DP-1

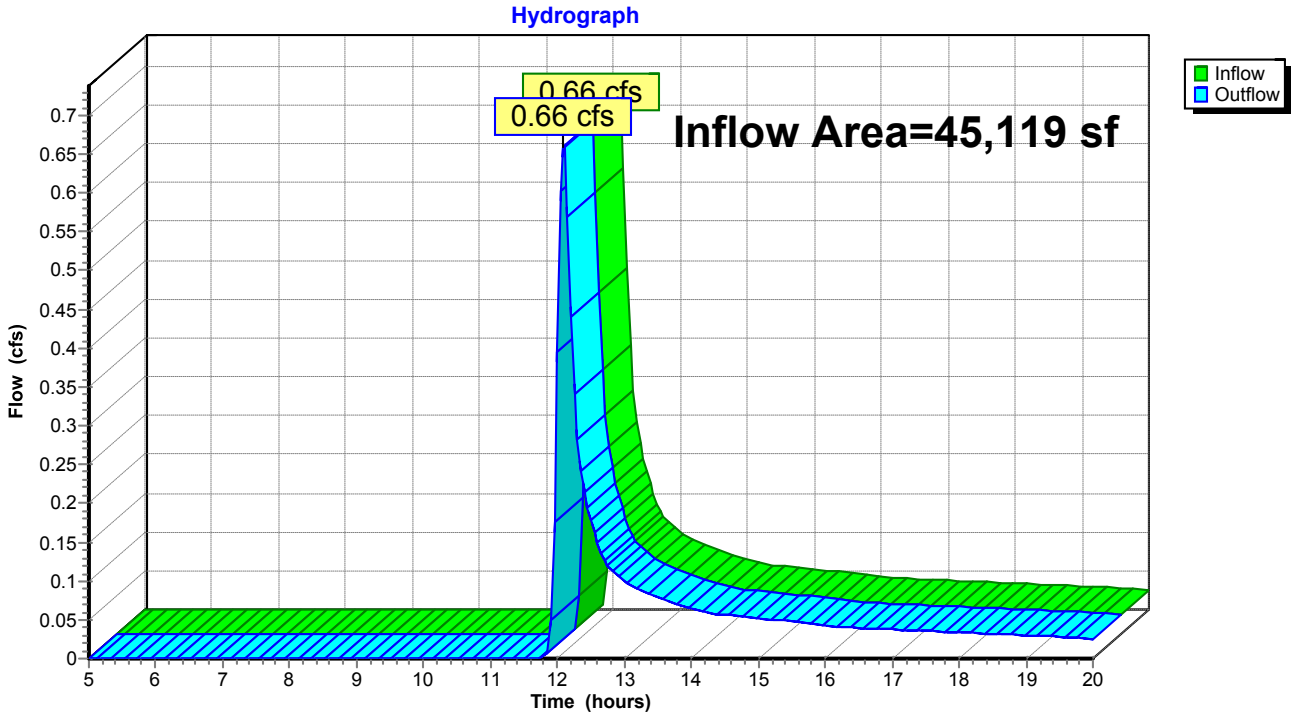


Summary for Reach DP-4: DP-4

Inflow Area = 45,119 sf, 7.05% Impervious, Inflow Depth > 0.57" for 10-YEAR event
Inflow = 0.66 cfs @ 12.09 hrs, Volume= 2,145 cf
Outflow = 0.66 cfs @ 12.09 hrs, Volume= 2,145 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach DP-4: DP-4



Summary for Pond DP-2: EXISTING CATCH BASIN

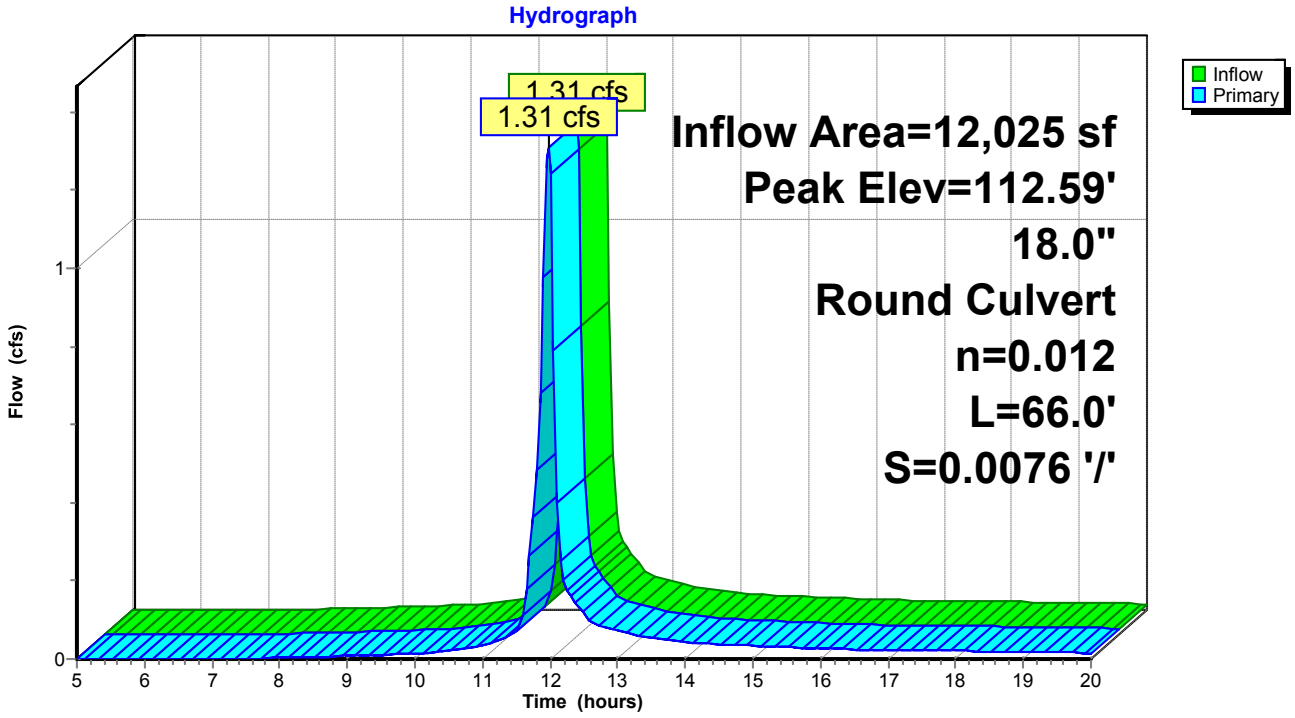
Inflow Area = 12,025 sf, 66.39% Impervious, Inflow Depth > 2.59" for 10-YEAR event
Inflow = 1.31 cfs @ 11.97 hrs, Volume= 2,599 cf
Outflow = 1.31 cfs @ 11.97 hrs, Volume= 2,599 cf, Atten= 0%, Lag= 0.0 min
Primary = 1.31 cfs @ 11.97 hrs, Volume= 2,599 cf

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 112.59' @ 11.97 hrs
Flood Elev= 114.48'

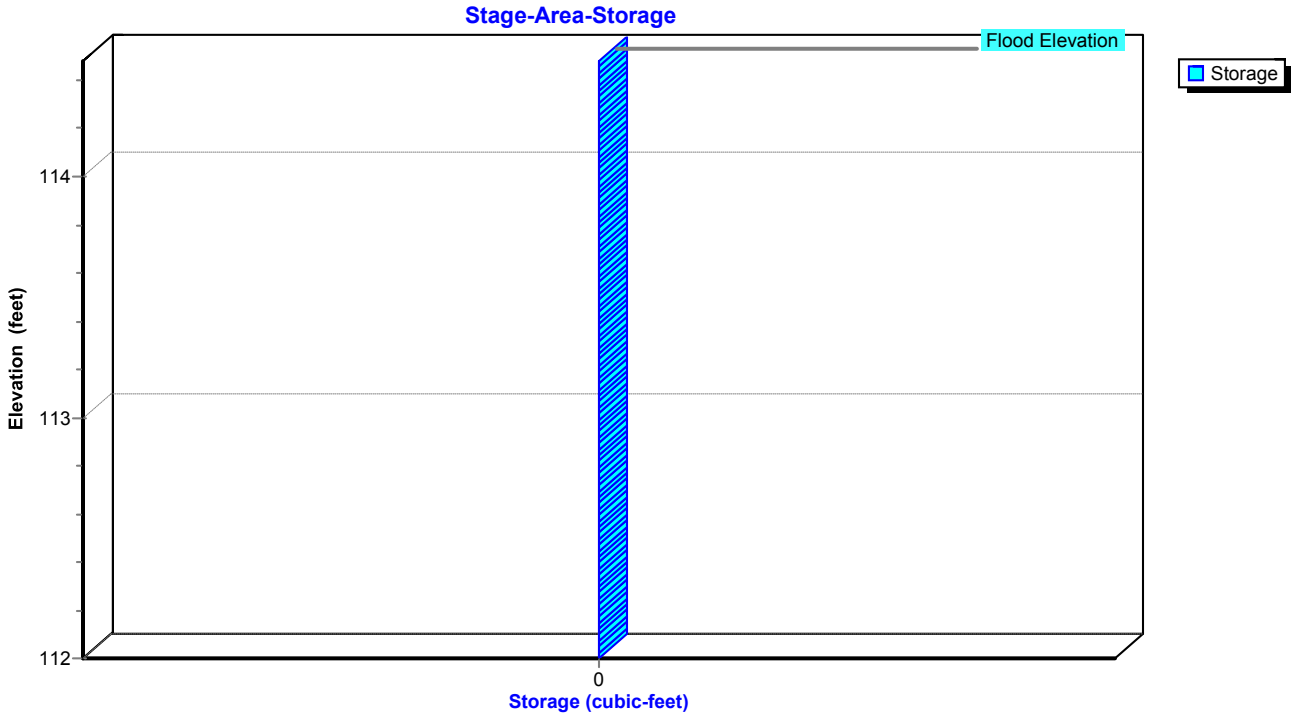
Device	Routing	Invert	Outlet Devices
#1	Primary	112.00'	**18.0" Round Culvert** L= 66.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 112.00' / 111.50' S= 0.0076 '/' Cc= 0.900 n= 0.012 Concrete pipe, finished, Flow Area= 1.77 sf

Primary OutFlow Max=1.27 cfs @ 11.97 hrs HW=112.57' (Free Discharge)
1=Culvert (Inlet Controls 1.27 cfs @ 2.04 fps)

Pond DP-2: EXISTING CATCH BASIN



Pond DP-2: EXISTING CATCH BASIN



Stage-Area-Storage for Pond DP-2: EXISTING CATCH BASIN

Elevation (feet)	Storage (cubic-feet)	Elevation (feet)	Storage (cubic-feet)	Elevation (feet)	Storage (cubic-feet)
112.00	**0**	113.06	0	114.12	0
112.02	0	113.08	0	114.14	0
112.04	0	113.10	0	114.16	0
112.06	0	113.12	0	114.18	0
112.08	0	113.14	0	114.20	0
112.10	0	113.16	0	114.22	0
112.12	0	113.18	0	114.24	0
112.14	0	113.20	0	114.26	0
112.16	0	113.22	0	114.28	0
112.18	0	113.24	0	114.30	0
112.20	0	113.26	0	114.32	0
112.22	0	113.28	0	114.34	0
112.24	0	113.30	0	114.36	0
112.26	0	113.32	0	114.38	0
112.28	0	113.34	0	114.40	0
112.30	0	113.36	0	114.42	0
112.32	0	113.38	0	114.44	0
112.34	0	113.40	0	114.46	0
112.36	0	113.42	0	114.48	0
112.38	0	113.44	0		
112.40	0	113.46	0		
112.42	0	113.48	0		
112.44	0	113.50	0		
112.46	0	113.52	0		
112.48	0	113.54	0		
112.50	0	113.56	0		
112.52	0	113.58	0		
112.54	0	113.60	0		
112.56	0	113.62	0		
112.58	0	113.64	0		
112.60	0	113.66	0		
112.62	0	113.68	0		
112.64	0	113.70	0		
112.66	0	113.72	0		
112.68	0	113.74	0		
112.70	0	113.76	0		
112.72	0	113.78	0		
112.74	0	113.80	0		
112.76	0	113.82	0		
112.78	0	113.84	0		
112.80	0	113.86	0		
112.82	0	113.88	0		
112.84	0	113.90	0		
112.86	0	113.92	0		
112.88	0	113.94	0		
112.90	0	113.96	0		
112.92	0	113.98	0		
112.94	0	114.00	0		
112.96	0	114.02	0		
112.98	0	114.04	0		
113.00	0	114.06	0		
113.02	0	114.08	0		
113.04	0	114.10	0		

Summary for Pond DP-3: DP-3

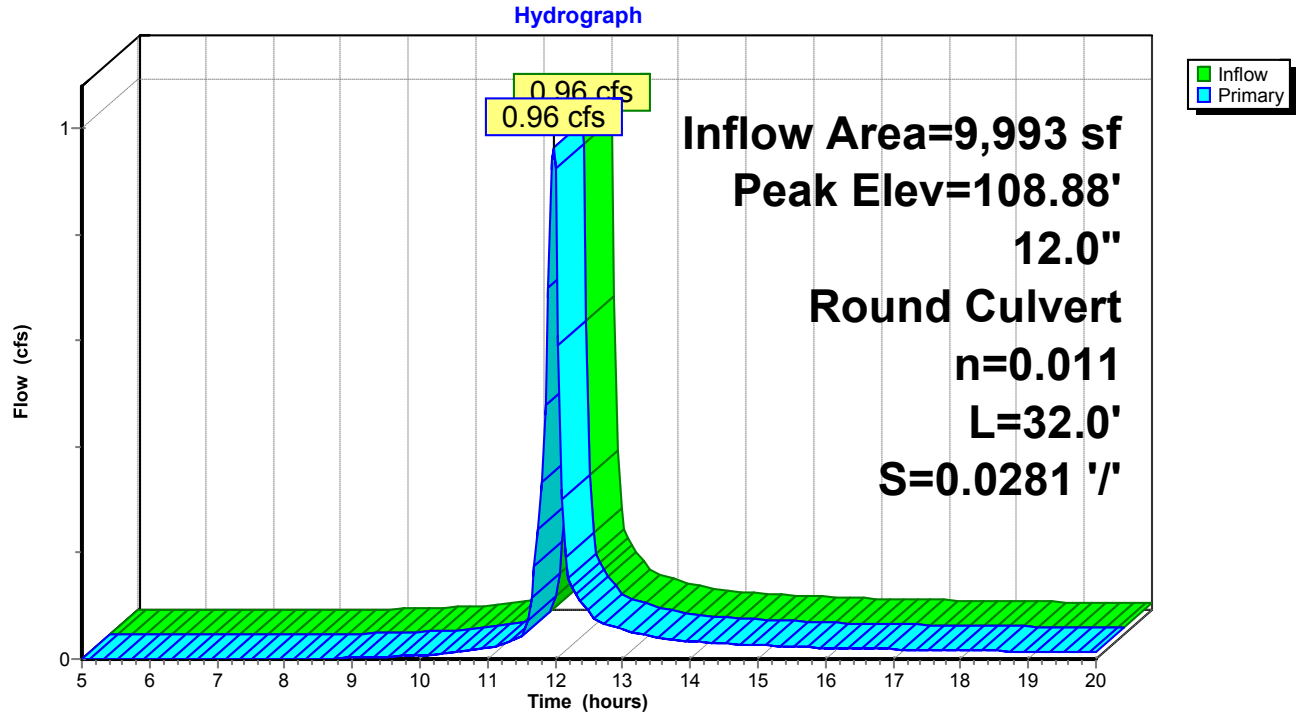
Inflow Area = 9,993 sf, 58.93% Impervious, Inflow Depth > 2.25" for 10-YEAR event
Inflow = 0.96 cfs @ 11.97 hrs, Volume= 1,876 cf
Outflow = 0.96 cfs @ 11.97 hrs, Volume= 1,876 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.96 cfs @ 11.97 hrs, Volume= 1,876 cf

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 108.88' @ 11.97 hrs
Flood Elev= 112.38'

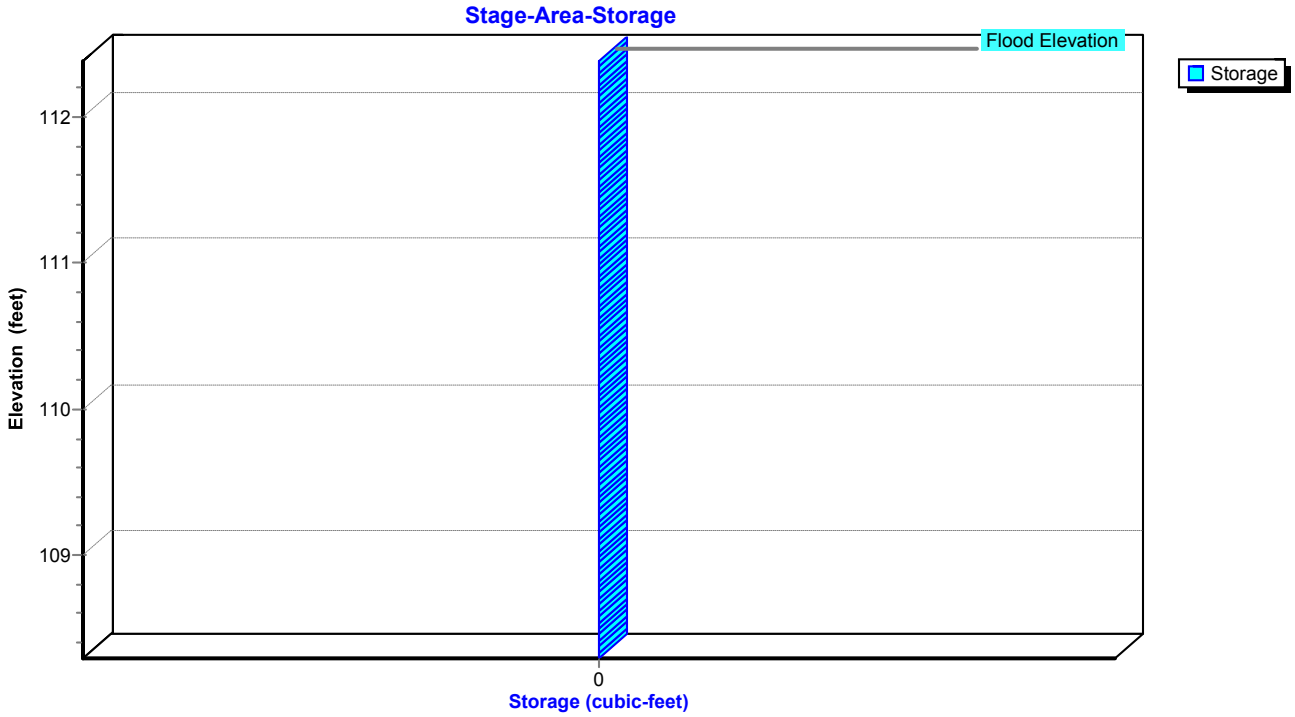
Device	Routing	Invert	Outlet Devices
#1	Primary	108.30'	**12.0" Round Culvert** L= 32.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 108.30' / 107.40' S= 0.0281 '/' Cc= 0.900 n= 0.011 Concrete pipe, straight & clean, Flow Area= 0.79 sf

Primary OutFlow Max=0.93 cfs @ 11.97 hrs HW=108.87' (Free Discharge)
1=Culvert (Inlet Controls 0.93 cfs @ 2.02 fps)

Pond DP-3: DP-3



Pond DP-3: DP-3


Stage-Area-Storage
Flood Elevation
Storage
112
111
110
109
Elevation (feet)
0
Storage (cubic-feet)

Stage-Area-Storage for Pond DP-3: DP-3

Elevation (feet)	Storage (cubic-feet)	Elevation (feet)	Storage (cubic-feet)
108.30	**0**	110.95	0
108.35	0	111.00	0
108.40	0	111.05	0
108.45	0	111.10	0
108.50	0	111.15	0
108.55	0	111.20	0
108.60	0	111.25	0
108.65	0	111.30	0
108.70	0	111.35	0
108.75	0	111.40	0
108.80	0	111.45	0
108.85	0	111.50	0
108.90	0	111.55	0
108.95	0	111.60	0
109.00	0	111.65	0
109.05	0	111.70	0
109.10	0	111.75	0
109.15	0	111.80	0
109.20	0	111.85	0
109.25	0	111.90	0
109.30	0	111.95	0
109.35	0	112.00	0
109.40	0	112.05	0
109.45	0	112.10	0
109.50	0	112.15	0
109.55	0	112.20	0
109.60	0	112.25	0
109.65	0	112.30	0
109.70	0	112.35	0
109.75	0		
109.80	0		
109.85	0		
109.90	0		
109.95	0		
110.00	0		
110.05	0		
110.10	0		
110.15	0		
110.20	0		
110.25	0		
110.30	0		
110.35	0		
110.40	0		
110.45	0		
110.50	0		
110.55	0		
110.60	0		
110.65	0		
110.70	0		
110.75	0		
110.80	0		
110.85	0		
110.90	0		

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment DA-1: DA-1 Runoff Area=34,302 sf 62.78% Impervious Runoff Depth>5.45"
Tc=6.0 min CN=80 Runoff=7.59 cfs 15,592 cf

Subcatchment DA-2: DA-2 Runoff Area=12,025 sf 66.39% Impervious Runoff Depth>5.69"
Tc=6.0 min CN=82 Runoff=2.74 cfs 5,697 cf

Subcatchment DA-3: DA-3 Runoff Area=9,993 sf 58.93% Impervious Runoff Depth>5.22"
Tc=6.0 min CN=78 Runoff=2.14 cfs 4,350 cf

Subcatchment DA-4: DA-4 Runoff Area=45,119 sf 7.05% Impervious Runoff Depth>2.34"
Flow Length=207' Tc=13.6 min CN=52 Runoff=3.49 cfs 8,790 cf

Reach DP-1: DP-1 Inflow=7.59 cfs 15,592 cf
Outflow=7.59 cfs 15,592 cf

Reach DP-4: DP-4 Inflow=3.49 cfs 8,790 cf
Outflow=3.49 cfs 8,790 cf

Pond DP-2: EXISTING CATCH BASIN Peak Elev=112.89' Inflow=2.74 cfs 5,697 cf
18.0" Round Culvert n=0.012 L=66.0' S=0.0076 '/' Outflow=2.74 cfs 5,697 cf

Pond DP-3: DP-3 Peak Elev=109.31' Inflow=2.14 cfs 4,350 cf
12.0" Round Culvert n=0.011 L=32.0' S=0.0281 '/' Outflow=2.14 cfs 4,350 cf

Total Runoff Area = 101,439 sf Runoff Volume = 34,429 cf Average Runoff Depth = 4.07"
61.96% Pervious = 62,851 sf 38.04% Impervious = 38,588 sf

Summary for Subcatchment DA-1: DA-1

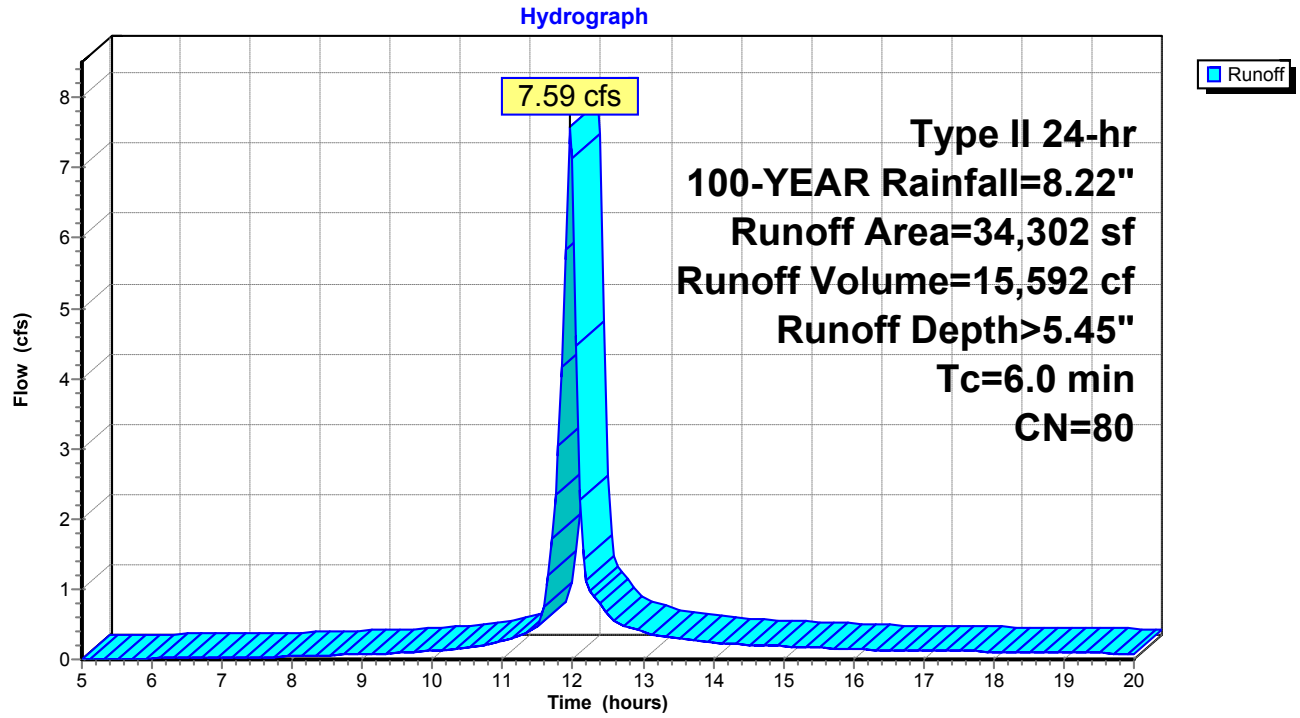
Runoff = 7.59 cfs @ 11.97 hrs, Volume= 15,592 cf, Depth> 5.45"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-YEAR Rainfall=8.22"

Area (sf)	CN	Description
12,767	49	50-75% Grass cover, Fair, HSG A
21,535	98	Paved parking, HSG A
34,302	80	Weighted Average
12,767		37.22% Pervious Area
21,535		62.78% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, MIN TC**

Subcatchment DA-1: DA-1



Summary for Subcatchment DA-2: DA-2

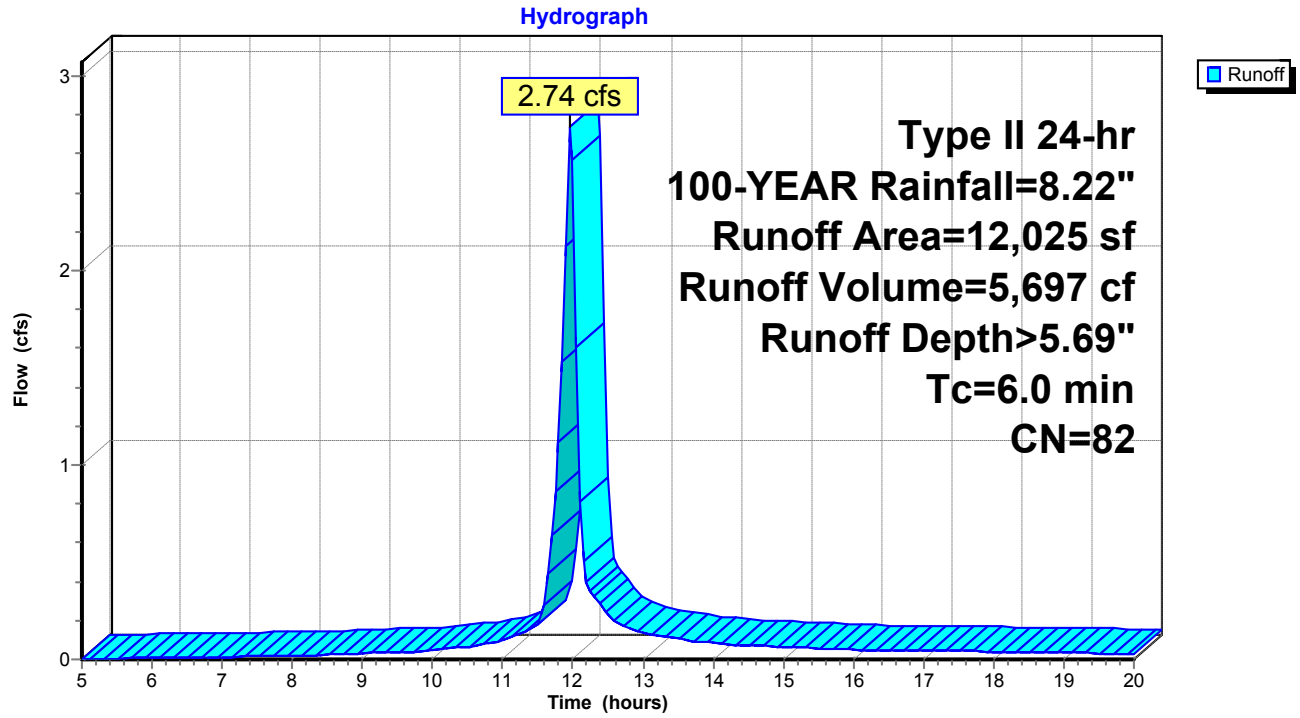
Runoff = 2.74 cfs @ 11.97 hrs, Volume= 5,697 cf, Depth> 5.69"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-YEAR Rainfall=8.22"

Area (sf)	CN	Description
4,042	49	50-75% Grass cover, Fair, HSG A
7,983	98	Paved parking, HSG A
12,025	82	Weighted Average
4,042		33.61% Pervious Area
7,983		66.39% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, MIN TC**

Subcatchment DA-2: DA-2



Summary for Subcatchment DA-3: DA-3

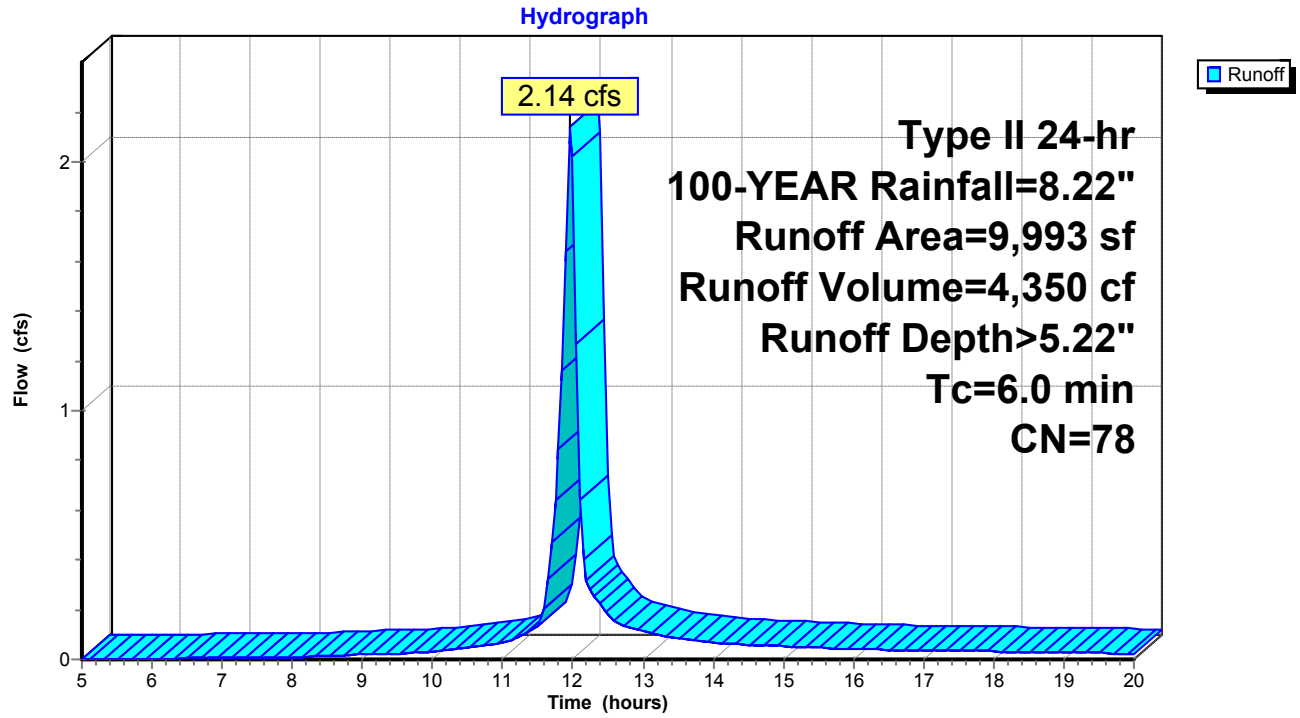
Runoff = 2.14 cfs @ 11.97 hrs, Volume= 4,350 cf, Depth> 5.22"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-YEAR Rainfall=8.22"

Area (sf)	CN	Description
4,104	49	50-75% Grass cover, Fair, HSG A
5,889	98	Paved parking, HSG A
9,993	78	Weighted Average
4,104		41.07% Pervious Area
5,889		58.93% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, MIN TC**

Subcatchment DA-3: DA-3



Summary for Subcatchment DA-4: DA-4

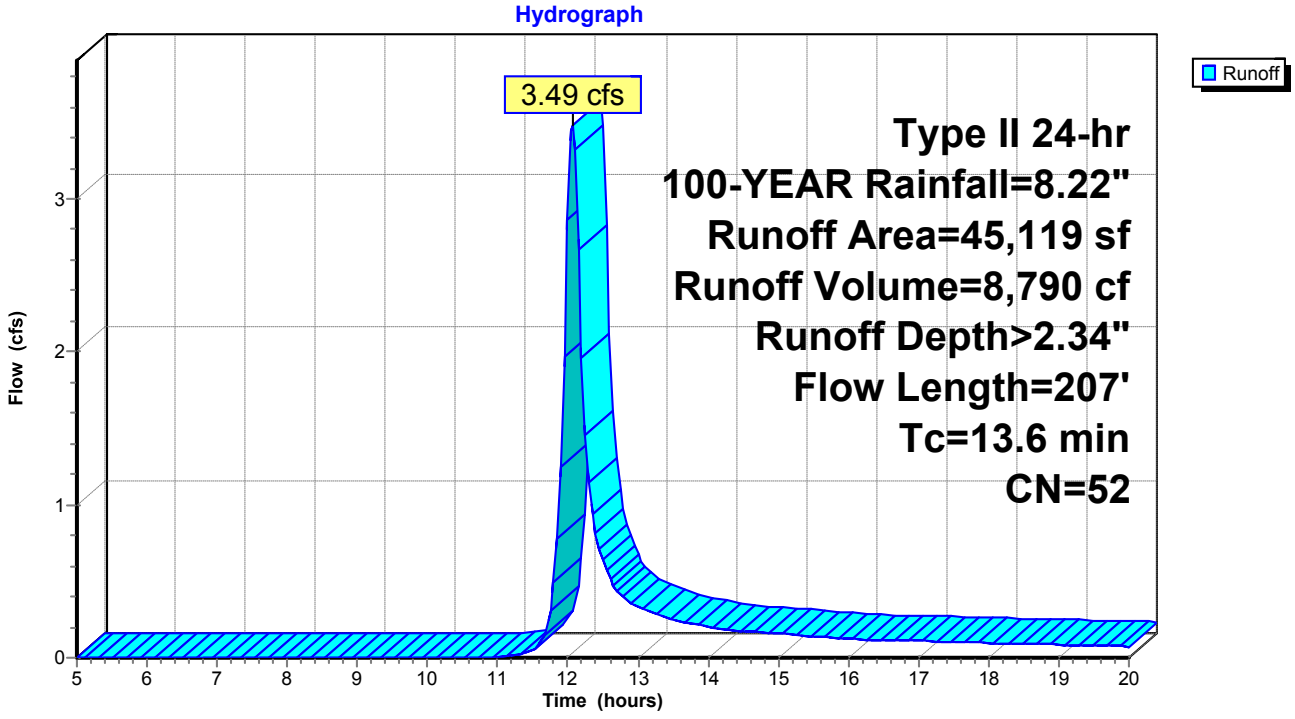
Runoff = 3.49 cfs @ 12.07 hrs, Volume= 8,790 cf, Depth> 2.34"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-YEAR Rainfall=8.22"

Area (sf)	CN	Description
41,938	49	50-75% Grass cover, Fair, HSG A
3,181	98	Paved parking, HSG A
45,119	52	Weighted Average
41,938		92.95% Pervious Area
3,181		7.05% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
11.8	100	0.0325	0.14		**Sheet Flow, A-B** Grass: Dense n= 0.240 P2= 3.16"
1.8	107	0.0210	1.01		**Shallow Concentrated Flow, B-C** Short Grass Pasture Kv= 7.0 fps
13.6	207	Total			

Subcatchment DA-4: DA-4

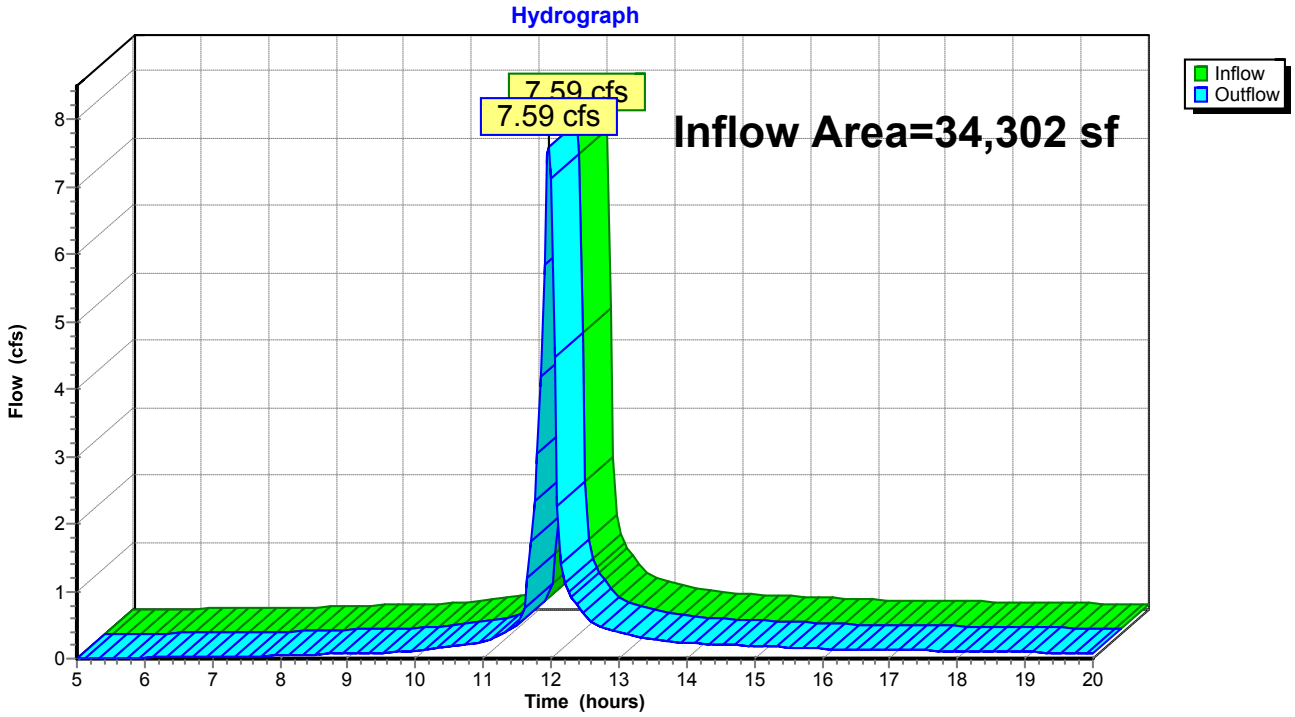


Summary for Reach DP-1: DP-1

Inflow Area = 34,302 sf, 62.78% Impervious, Inflow Depth > 5.45" for 100-YEAR event
Inflow = 7.59 cfs @ 11.97 hrs, Volume= 15,592 cf
Outflow = 7.59 cfs @ 11.97 hrs, Volume= 15,592 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach DP-1: DP-1

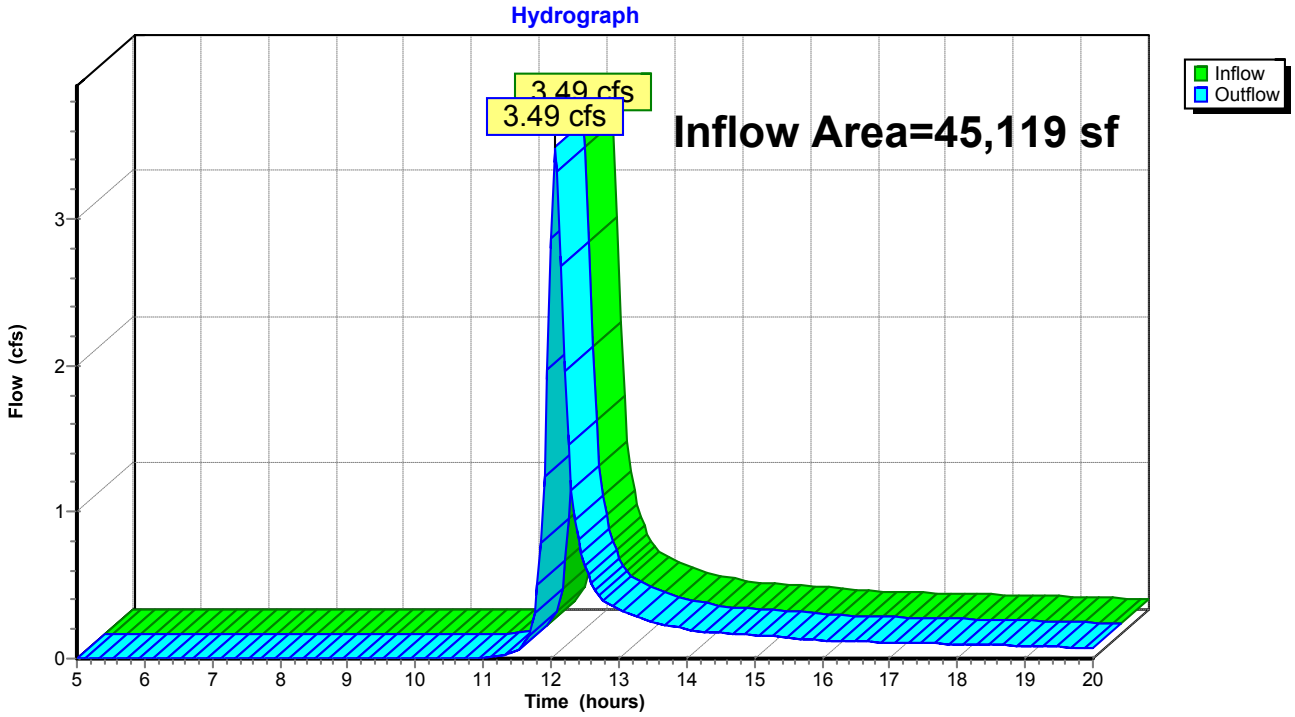


Summary for Reach DP-4: DP-4

Inflow Area = 45,119 sf, 7.05% Impervious, Inflow Depth > 2.34" for 100-YEAR event
Inflow = 3.49 cfs @ 12.07 hrs, Volume= 8,790 cf
Outflow = 3.49 cfs @ 12.07 hrs, Volume= 8,790 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach DP-4: DP-4



Summary for Pond DP-2: EXISTING CATCH BASIN

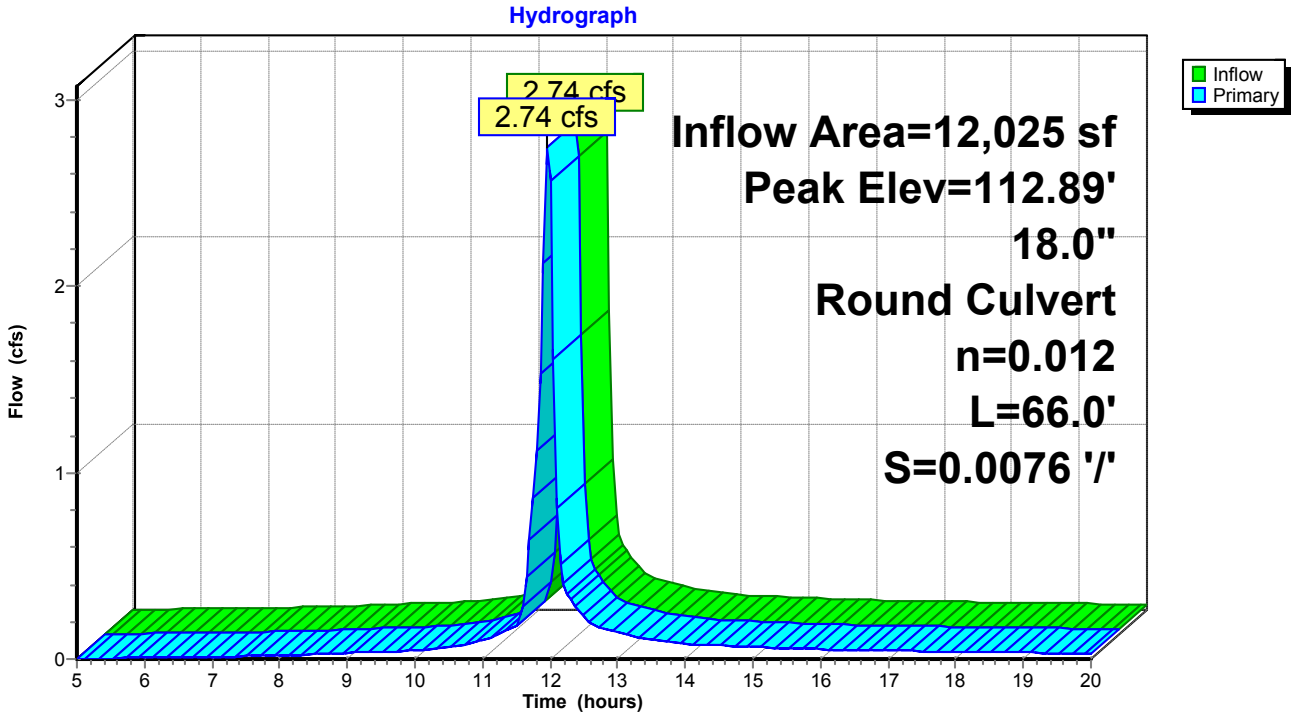
Inflow Area = 12,025 sf, 66.39% Impervious, Inflow Depth > 5.69" for 100-YEAR event
Inflow = 2.74 cfs @ 11.97 hrs, Volume= 5,697 cf
Outflow = 2.74 cfs @ 11.97 hrs, Volume= 5,697 cf, Atten= 0%, Lag= 0.0 min
Primary = 2.74 cfs @ 11.97 hrs, Volume= 5,697 cf

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 112.89' @ 11.97 hrs
Flood Elev= 114.48'

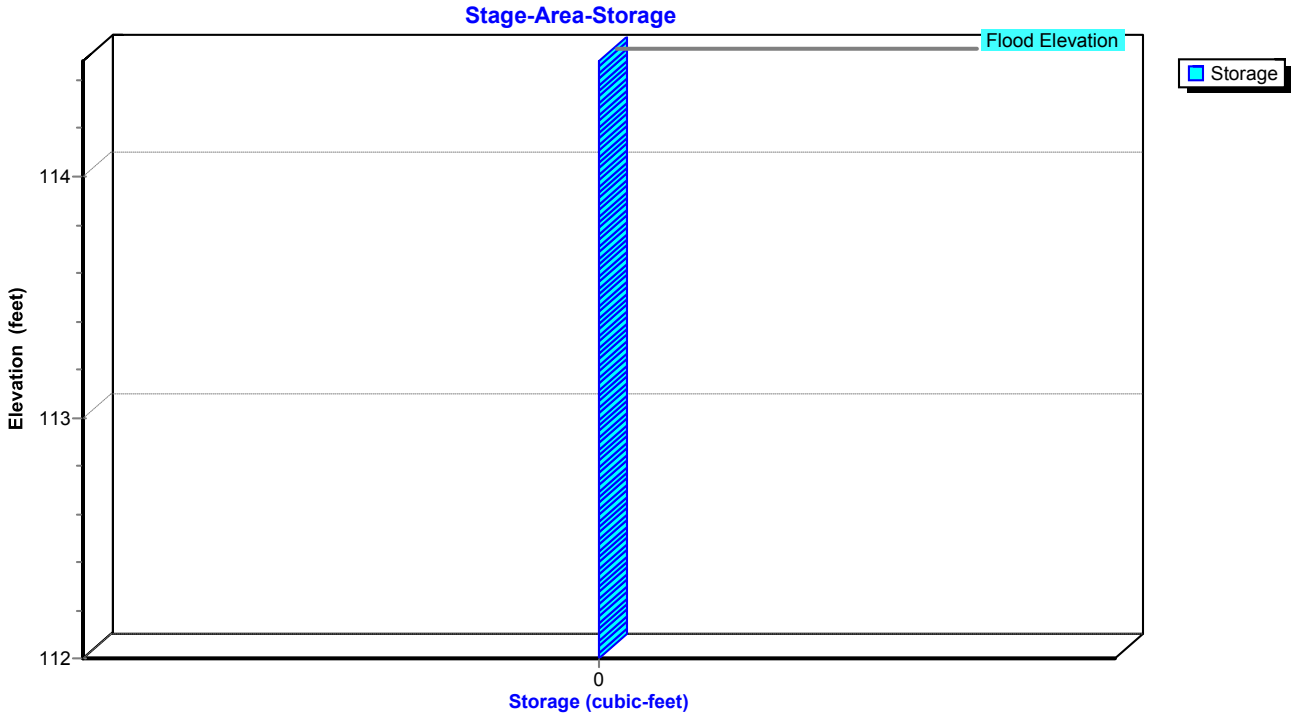
Device	Routing	Invert	Outlet Devices
#1	Primary	112.00'	**18.0" Round Culvert** L= 66.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 112.00' / 111.50' S= 0.0076 '/' Cc= 0.900 n= 0.012 Concrete pipe, finished, Flow Area= 1.77 sf

Primary OutFlow Max=2.67 cfs @ 11.97 hrs HW=112.87' (Free Discharge)
1=Culvert (Inlet Controls 2.67 cfs @ 2.51 fps)

Pond DP-2: EXISTING CATCH BASIN



Pond DP-2: EXISTING CATCH BASIN



Stage-Area-Storage for Pond DP-2: EXISTING CATCH BASIN

Elevation (feet)	Storage (cubic-feet)	Elevation (feet)	Storage (cubic-feet)	Elevation (feet)	Storage (cubic-feet)
112.00	**0**	113.06	0	114.12	0
112.02	0	113.08	0	114.14	0
112.04	0	113.10	0	114.16	0
112.06	0	113.12	0	114.18	0
112.08	0	113.14	0	114.20	0
112.10	0	113.16	0	114.22	0
112.12	0	113.18	0	114.24	0
112.14	0	113.20	0	114.26	0
112.16	0	113.22	0	114.28	0
112.18	0	113.24	0	114.30	0
112.20	0	113.26	0	114.32	0
112.22	0	113.28	0	114.34	0
112.24	0	113.30	0	114.36	0
112.26	0	113.32	0	114.38	0
112.28	0	113.34	0	114.40	0
112.30	0	113.36	0	114.42	0
112.32	0	113.38	0	114.44	0
112.34	0	113.40	0	114.46	0
112.36	0	113.42	0	114.48	0
112.38	0	113.44	0		
112.40	0	113.46	0		
112.42	0	113.48	0		
112.44	0	113.50	0		
112.46	0	113.52	0		
112.48	0	113.54	0		
112.50	0	113.56	0		
112.52	0	113.58	0		
112.54	0	113.60	0		
112.56	0	113.62	0		
112.58	0	113.64	0		
112.60	0	113.66	0		
112.62	0	113.68	0		
112.64	0	113.70	0		
112.66	0	113.72	0		
112.68	0	113.74	0		
112.70	0	113.76	0		
112.72	0	113.78	0		
112.74	0	113.80	0		
112.76	0	113.82	0		
112.78	0	113.84	0		
112.80	0	113.86	0		
112.82	0	113.88	0		
112.84	0	113.90	0		
112.86	0	113.92	0		
112.88	0	113.94	0		
112.90	0	113.96	0		
112.92	0	113.98	0		
112.94	0	114.00	0		
112.96	0	114.02	0		
112.98	0	114.04	0		
113.00	0	114.06	0		
113.02	0	114.08	0		
113.04	0	114.10	0		

Summary for Pond DP-3: DP-3

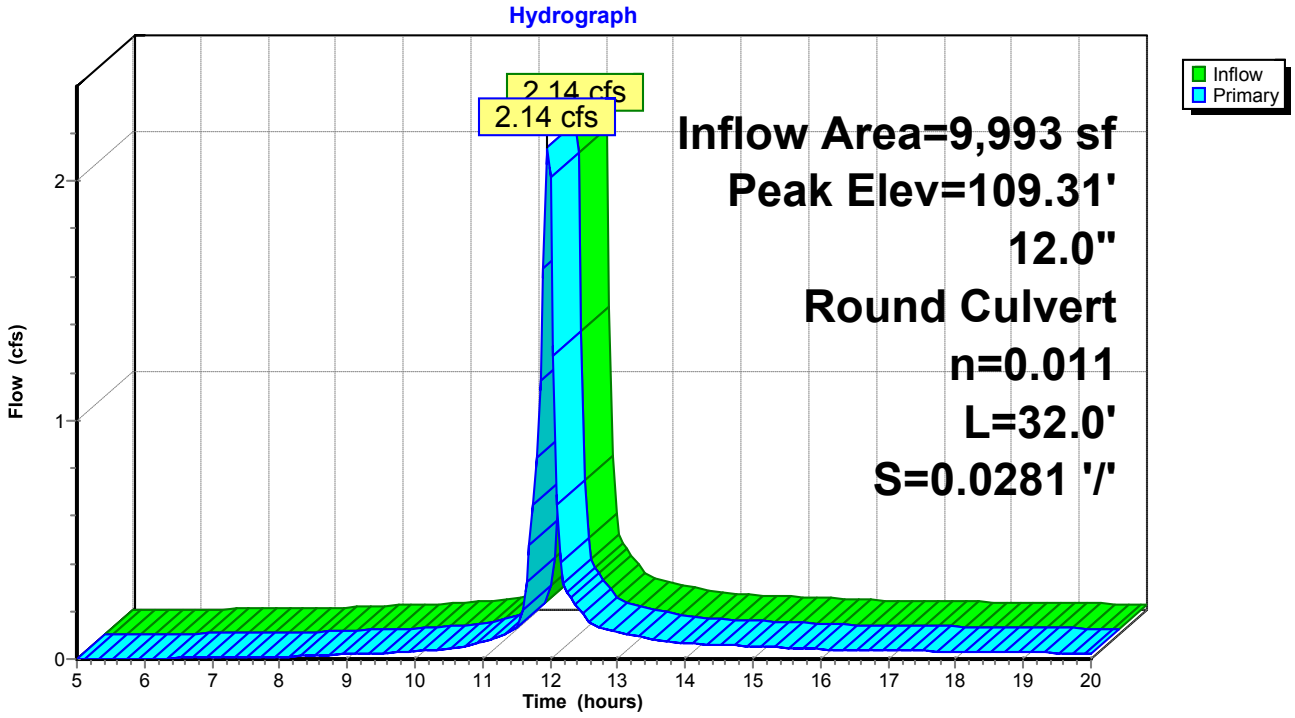
Inflow Area = 9,993 sf, 58.93% Impervious, Inflow Depth > 5.22" for 100-YEAR event
Inflow = 2.14 cfs @ 11.97 hrs, Volume= 4,350 cf
Outflow = 2.14 cfs @ 11.97 hrs, Volume= 4,350 cf, Atten= 0%, Lag= 0.0 min
Primary = 2.14 cfs @ 11.97 hrs, Volume= 4,350 cf

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 109.31' @ 11.97 hrs
Flood Elev= 112.38'

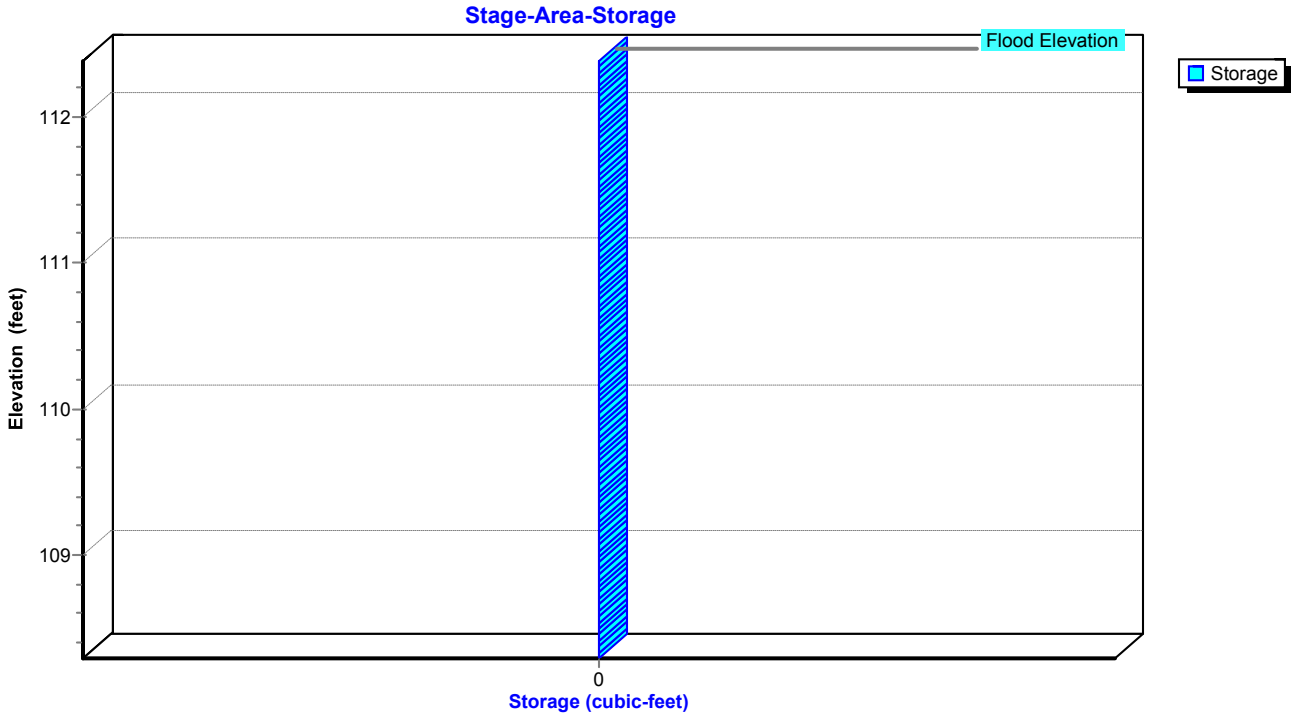
Device	Routing	Invert	Outlet Devices
#1	Primary	108.30'	**12.0" Round Culvert** L= 32.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 108.30' / 107.40' S= 0.0281 '/' Cc= 0.900 n= 0.011 Concrete pipe, straight & clean, Flow Area= 0.79 sf

Primary OutFlow Max=2.08 cfs @ 11.97 hrs HW=109.28' (Free Discharge)
1=Culvert (Inlet Controls 2.08 cfs @ 2.66 fps)

Pond DP-3: DP-3

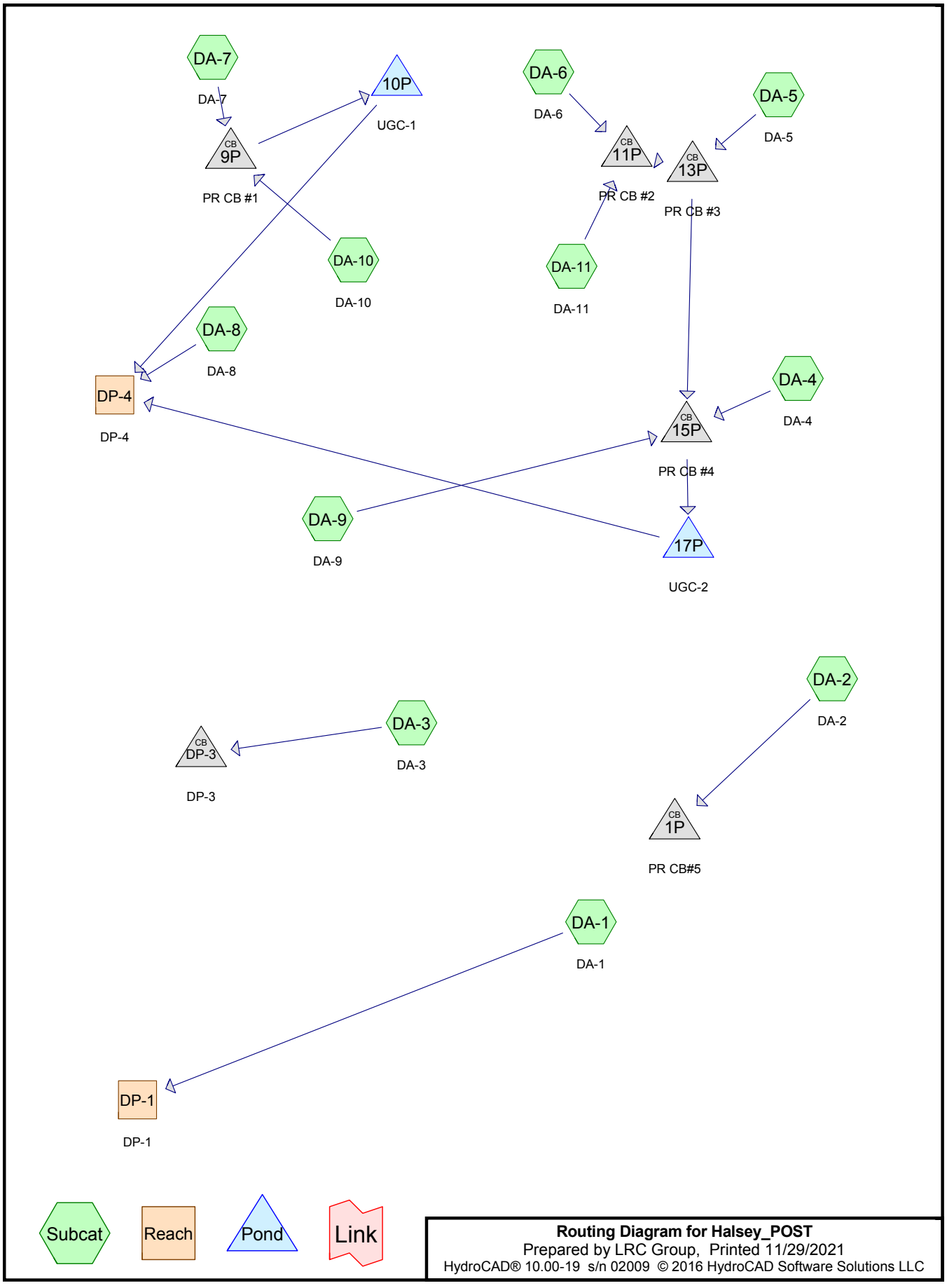


Pond DP-3: DP-3


Stage-Area-Storage
Flood Elevation
Storage
112
111
110
109
Elevation (feet)
0
Storage (cubic-feet)

Stage-Area-Storage for Pond DP-3: DP-3

Elevation (feet)	Storage (cubic-feet)	Elevation (feet)	Storage (cubic-feet)
108.30	**0**	110.95	0
108.35	0	111.00	0
108.40	0	111.05	0
108.45	0	111.10	0
108.50	0	111.15	0
108.55	0	111.20	0
108.60	0	111.25	0
108.65	0	111.30	0
108.70	0	111.35	0
108.75	0	111.40	0
108.80	0	111.45	0
108.85	0	111.50	0
108.90	0	111.55	0
108.95	0	111.60	0
109.00	0	111.65	0
109.05	0	111.70	0
109.10	0	111.75	0
109.15	0	111.80	0
109.20	0	111.85	0
109.25	0	111.90	0
109.30	0	111.95	0
109.35	0	112.00	0
109.40	0	112.05	0
109.45	0	112.10	0
109.50	0	112.15	0
109.55	0	112.20	0
109.60	0	112.25	0
109.65	0	112.30	0
109.70	0	112.35	0
109.75	0		
109.80	0		
109.85	0		
109.90	0		
109.95	0		
110.00	0		
110.05	0		
110.10	0		
110.15	0		
110.20	0		
110.25	0		
110.30	0		
110.35	0		
110.40	0		
110.45	0		
110.50	0		
110.55	0		
110.60	0		
110.65	0		
110.70	0		
110.75	0		
110.80	0		
110.85	0		
110.90	0		


DA-7
DA-7
10P
UGC-1
CB
9P
PR CB #1
DA-6
DA-6
DA-5
DA-5
CB
11P
CB
13P
PR CB #2
PR CB #3
DA-10
DA-10
DA-11
DA-11
DA-8
DA-8
DP-4
DP-4
DA-4
DA-4
CB
15P
PR CB #4
DA-9
DA-9
17P
UGC-2
DA-2
DA-2
DA-3
DA-3
CB
DP-3
DP-3
CB
1P
PR CB#5
DA-1
DA-1
DP-1
DP-1
Subcat
Reach
Pond
Link
Routing Diagram for Halsey_POST
Prepared by LRC Group, Printed 11/29/2021
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Area Listing (all nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
12,767	49	50-75% Grass cover, Fair, HSG A (DA-1)
21,653	39	>75% Grass cover, Good, HSG A (DA-2, DA-3, DA-4, DA-5, DA-6, DA-7, DA-8)
54,287	98	Paved parking, HSG A (DA-1, DA-2, DA-3, DA-4, DA-5, DA-6, DA-7, DA-8)
12,731	98	Roofs, HSG A (DA-10, DA-11, DA-9)
101,438	**79**	**TOTAL AREA**

Soil Listing (all nodes)

Area (sq-ft)	Soil Group	Subcatchment Numbers
101,438	HSG A	DA-1, DA-10, DA-11, DA-2, DA-3, DA-4, DA-5, DA-6, DA-7, DA-8, DA-9
0	HSG B	
0	HSG C	
0	HSG D	
0	Other	
101,438		**TOTAL AREA**

Ground Covers (all nodes)

HSG-A (sq-ft)	HSG-B (sq-ft)	HSG-C (sq-ft)	HSG-D (sq-ft)	Other (sq-ft)	Total (sq-ft)	Ground Cover	Sub Num
12,767	0	0	0	0	12,767	50-75% Grass cover, Fair	
21,653	0	0	0	0	21,653	>75% Grass cover, Good	
54,287	0	0	0	0	54,287	Paved parking	
12,731	0	0	0	0	12,731	Roofs	
101,438	**0**	**0**	**0**	**0**	**101,438**	**TOTAL AREA**	

Pipe Listing (all nodes)

Line#	Node Number	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	n	Diam/Width (inches)	Height (inches)	Inside-Fill (inches)
1	1P	111.98	111.53	45.0	0.0100	0.012	18.0	0.0	0.0
2	9P	110.00	109.77	23.0	0.0100	0.010	12.0	0.0	0.0
3	11P	110.04	109.94	10.0	0.0100	0.010	12.0	0.0	0.0
4	13P	109.94	109.06	88.0	0.0100	0.010	12.0	0.0	0.0
5	15P	108.06	108.00	4.0	0.0150	0.010	24.0	0.0	0.0
6	DP-3	108.30	107.40	32.0	0.0281	0.011	12.0	0.0	0.0

Time span=0.00-30.00 hrs, dt=0.05 hrs, 601 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment DA-1: DA-1 Runoff Area=33,352 sf 61.72% Impervious Runoff Depth=0.91"
Tc=6.0 min CN=79 Runoff=1.21 cfs 2,535 cf

Subcatchment DA-10: DA-10 Runoff Area=4,891 sf 100.00% Impervious Runoff Depth=2.38"
Tc=6.0 min CN=98 Runoff=0.40 cfs 970 cf

Subcatchment DA-11: DA-11 Runoff Area=3,220 sf 100.00% Impervious Runoff Depth=2.38"
Tc=6.0 min CN=98 Runoff=0.26 cfs 639 cf

Subcatchment DA-2: DA-2 Runoff Area=5,279 sf 65.56% Impervious Runoff Depth=0.86"
Tc=6.0 min CN=78 Runoff=0.18 cfs 378 cf

Subcatchment DA-3: DA-3 Runoff Area=4,042 sf 67.84% Impervious Runoff Depth=0.91"
Tc=6.0 min CN=79 Runoff=0.15 cfs 307 cf

Subcatchment DA-4: DA-4 Runoff Area=21,677 sf 48.09% Impervious Runoff Depth=0.40"
Tc=6.0 min CN=67 Runoff=0.29 cfs 728 cf

Subcatchment DA-5: DA-5 Runoff Area=4,633 sf 67.65% Impervious Runoff Depth=0.91"
Tc=6.0 min CN=79 Runoff=0.17 cfs 352 cf

Subcatchment DA-6: DA-6 Runoff Area=5,259 sf 73.44% Impervious Runoff Depth=1.08"
Tc=6.0 min CN=82 Runoff=0.23 cfs 473 cf

Subcatchment DA-7: DA-7 Runoff Area=6,429 sf 78.05% Impervious Runoff Depth=1.27"
Tc=6.0 min CN=85 Runoff=0.32 cfs 679 cf

Subcatchment DA-8: DA-8 Runoff Area=8,036 sf 62.98% Impervious Runoff Depth=0.76"
Tc=6.0 min CN=76 Runoff=0.24 cfs 510 cf

Subcatchment DA-9: DA-9 Runoff Area=4,620 sf 100.00% Impervious Runoff Depth=2.38"
Tc=6.0 min CN=98 Runoff=0.38 cfs 916 cf

Reach DP-1: DP-1 Inflow=1.21 cfs 2,535 cf
Outflow=1.21 cfs 2,535 cf

Reach DP-4: DP-4 Inflow=0.24 cfs 510 cf
Outflow=0.24 cfs 510 cf

Pond 1P: PR CB#5 Peak Elev=112.19' Inflow=0.18 cfs 378 cf
18.0" Round Culvert n=0.012 L=45.0' S=0.0100 '/' Outflow=0.18 cfs 378 cf

Pond 9P: PR CB #1 Peak Elev=110.49' Inflow=0.72 cfs 1,649 cf
12.0" Round Culvert n=0.010 L=23.0' S=0.0100 '/' Outflow=0.72 cfs 1,649 cf

Pond 10P: UGC-1 Peak Elev=108.80' Storage=399 cf Inflow=0.72 cfs 1,649 cf
Outflow=0.17 cfs 1,649 cf

Pond 11P: PR CB #2 Peak Elev=110.44' Inflow=0.49 cfs 1,112 cf
12.0" Round Culvert n=0.010 L=10.0' S=0.0100 '/' Outflow=0.49 cfs 1,112 cf

Pond 13P: PR CB #3 Peak Elev=110.40' Inflow=0.65 cfs 1,464 cf
12.0" Round Culvert n=0.010 L=88.0' S=0.0100 '/' Outflow=0.65 cfs 1,464 cf

Pond 15P: PR CB #4 Peak Elev=108.64' Inflow=1.31 cfs 3,108 cf
24.0" Round Culvert n=0.010 L=4.0' S=0.0150 '/' Outflow=1.31 cfs 3,108 cf

Pond 17P: UGC-2 Peak Elev=107.08' Storage=54 cf Inflow=1.31 cfs 3,108 cf
Outflow=1.21 cfs 3,108 cf

Pond DP-3: DP-3 Peak Elev=108.51' Inflow=0.15 cfs 307 cf
12.0" Round Culvert n=0.011 L=32.0' S=0.0281 '/' Outflow=0.15 cfs 307 cf

Total Runoff Area = 101,438 sf Runoff Volume = 8,488 cf Average Runoff Depth = 1.00"
33.93% Pervious = 34,420 sf 66.07% Impervious = 67,018 sf

Summary for Subcatchment DA-1: DA-1

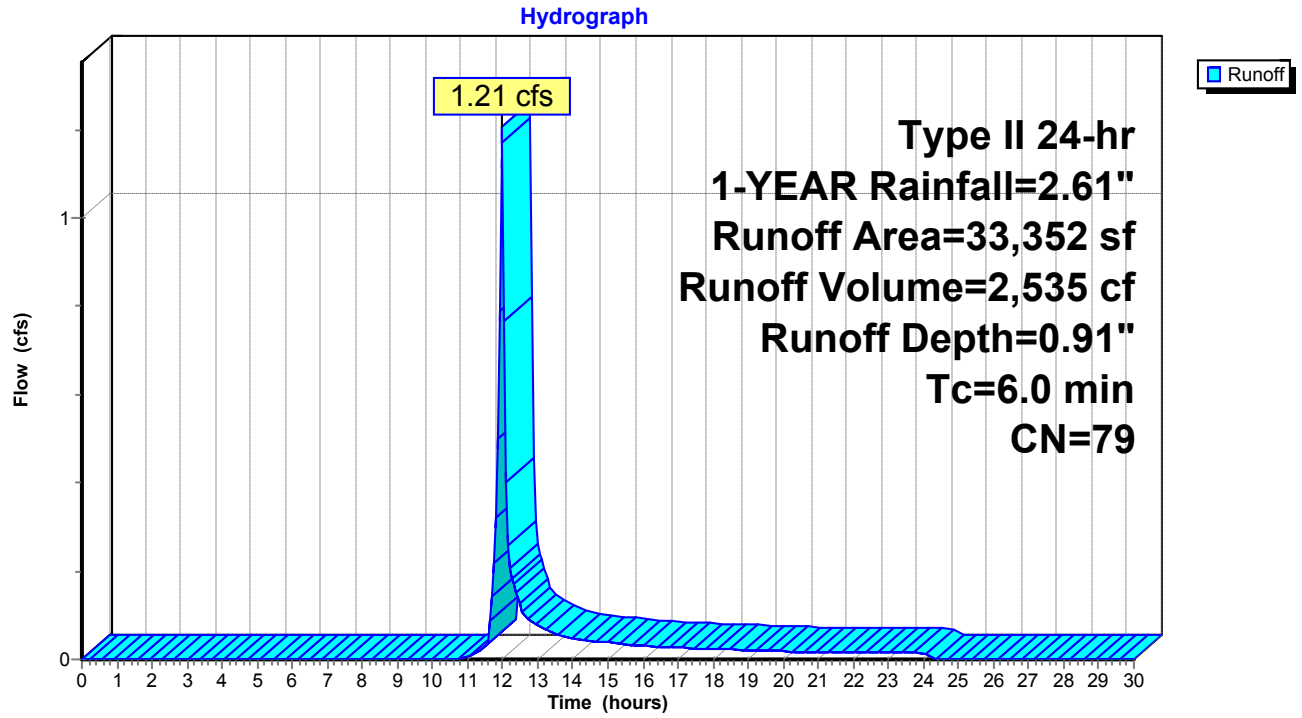
Runoff = 1.21 cfs @ 11.98 hrs, Volume= 2,535 cf, Depth= 0.91"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 1-YEAR Rainfall=2.61"

Area (sf)	CN	Description
12,767	49	50-75% Grass cover, Fair, HSG A
20,585	98	Paved parking, HSG A
33,352	79	Weighted Average
12,767		38.28% Pervious Area
20,585		61.72% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, MIN TC**

Subcatchment DA-1: DA-1



Summary for Subcatchment DA-10: DA-10

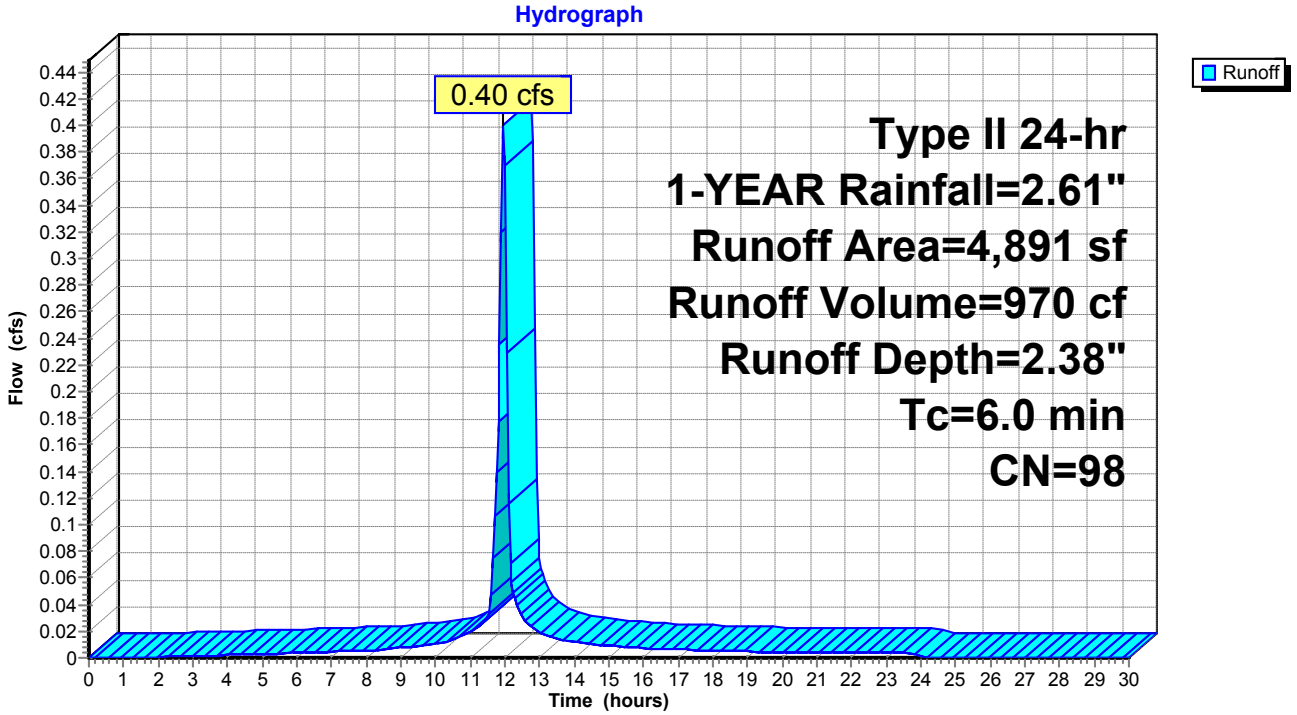
Runoff = 0.40 cfs @ 11.96 hrs, Volume= 970 cf, Depth= 2.38"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 1-YEAR Rainfall=2.61"

Area (sf)	CN	Description
4,891	98	Roofs, HSG A
4,891		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, MIN TC**

Subcatchment DA-10: DA-10



Summary for Subcatchment DA-11: DA-11

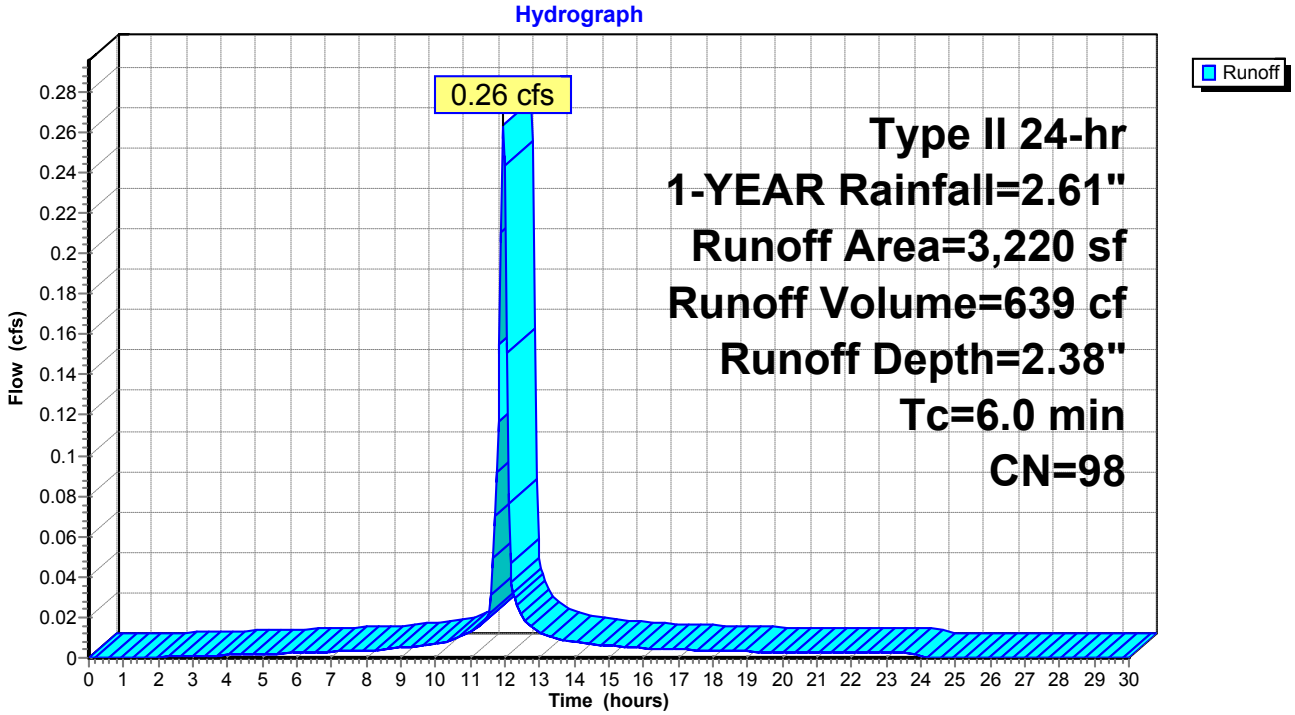
Runoff = 0.26 cfs @ 11.96 hrs, Volume= 639 cf, Depth= 2.38"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 1-YEAR Rainfall=2.61"

Area (sf)	CN	Description
3,220	98	Roofs, HSG A
3,220		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, MIN TC**

Subcatchment DA-11: DA-11



Summary for Subcatchment DA-2: DA-2

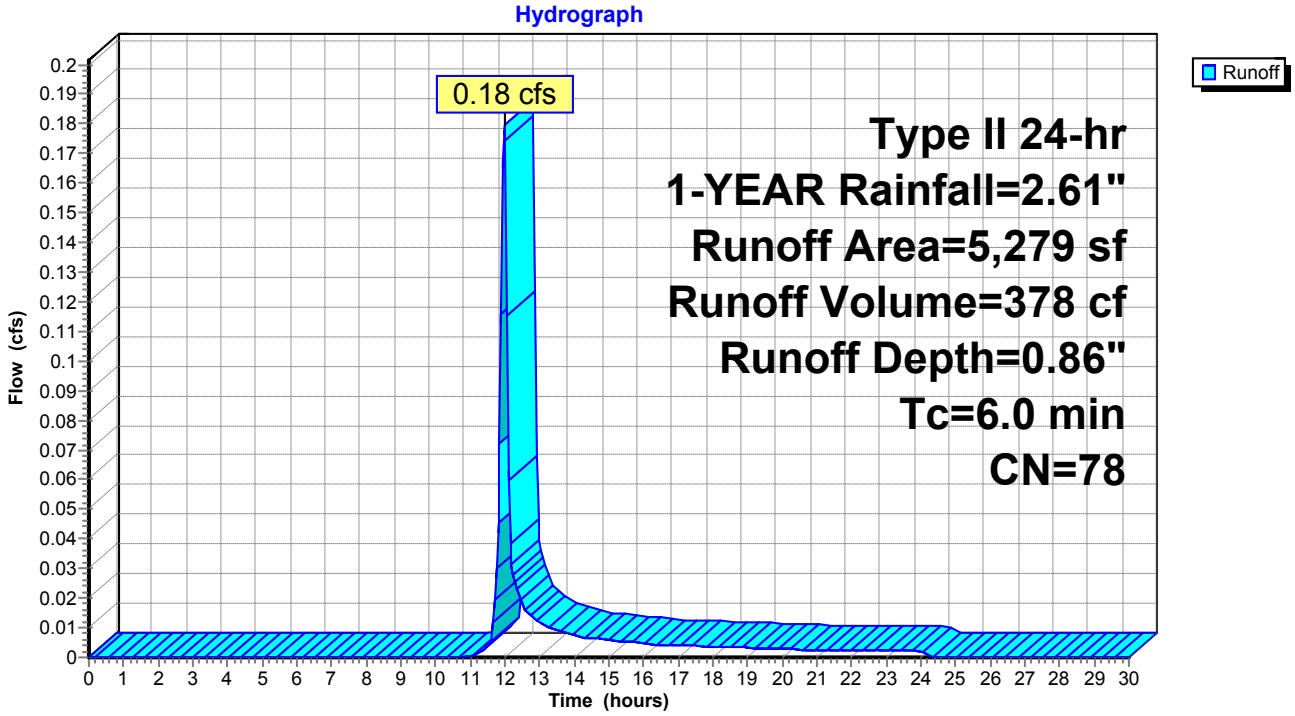
Runoff = 0.18 cfs @ 11.98 hrs, Volume= 378 cf, Depth= 0.86"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 1-YEAR Rainfall=2.61"

Area (sf)	CN	Description
1,818	39	>75% Grass cover, Good, HSG A
3,461	98	Paved parking, HSG A
5,279	78	Weighted Average
1,818		34.44% Pervious Area
3,461		65.56% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, MIN TC**

Subcatchment DA-2: DA-2



Summary for Subcatchment DA-3: DA-3

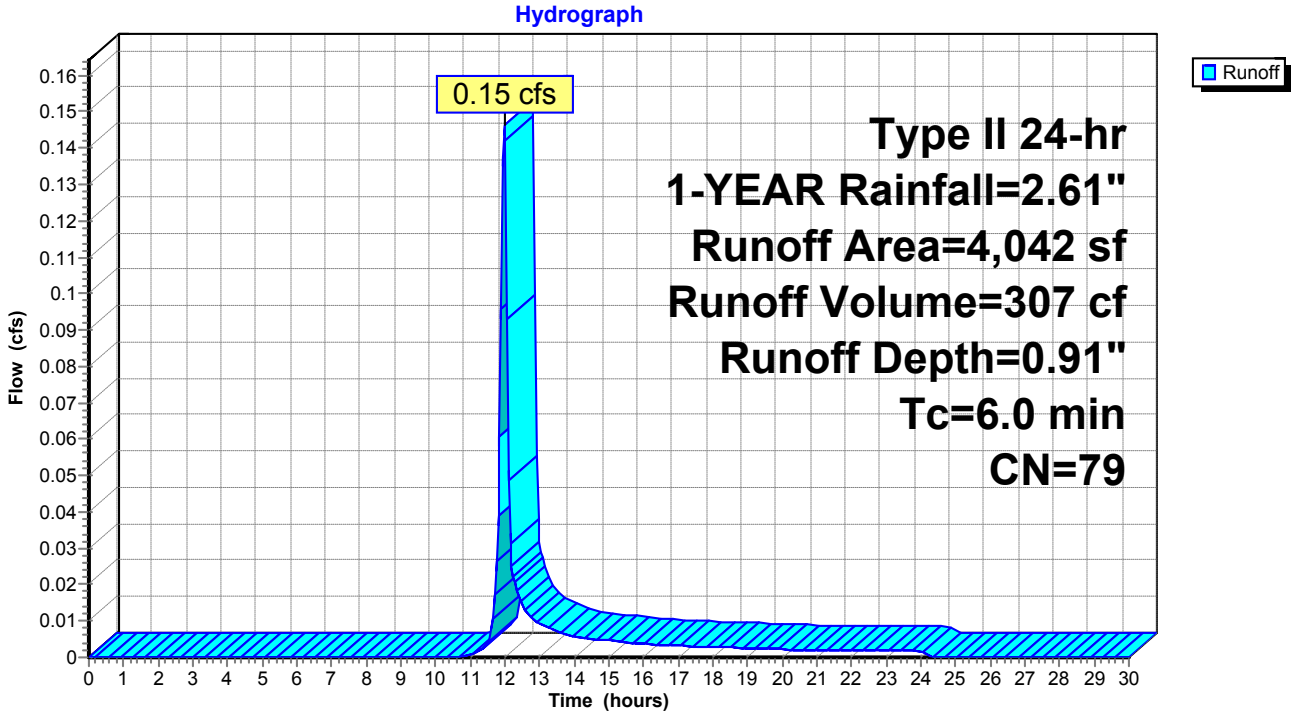
Runoff = 0.15 cfs @ 11.98 hrs, Volume= 307 cf, Depth= 0.91"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 1-YEAR Rainfall=2.61"

Area (sf)	CN	Description
1,300	39	>75% Grass cover, Good, HSG A
2,742	98	Paved parking, HSG A
4,042	79	Weighted Average
1,300		32.16% Pervious Area
2,742		67.84% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, MIN TC**

Subcatchment DA-3: DA-3



Summary for Subcatchment DA-4: DA-4

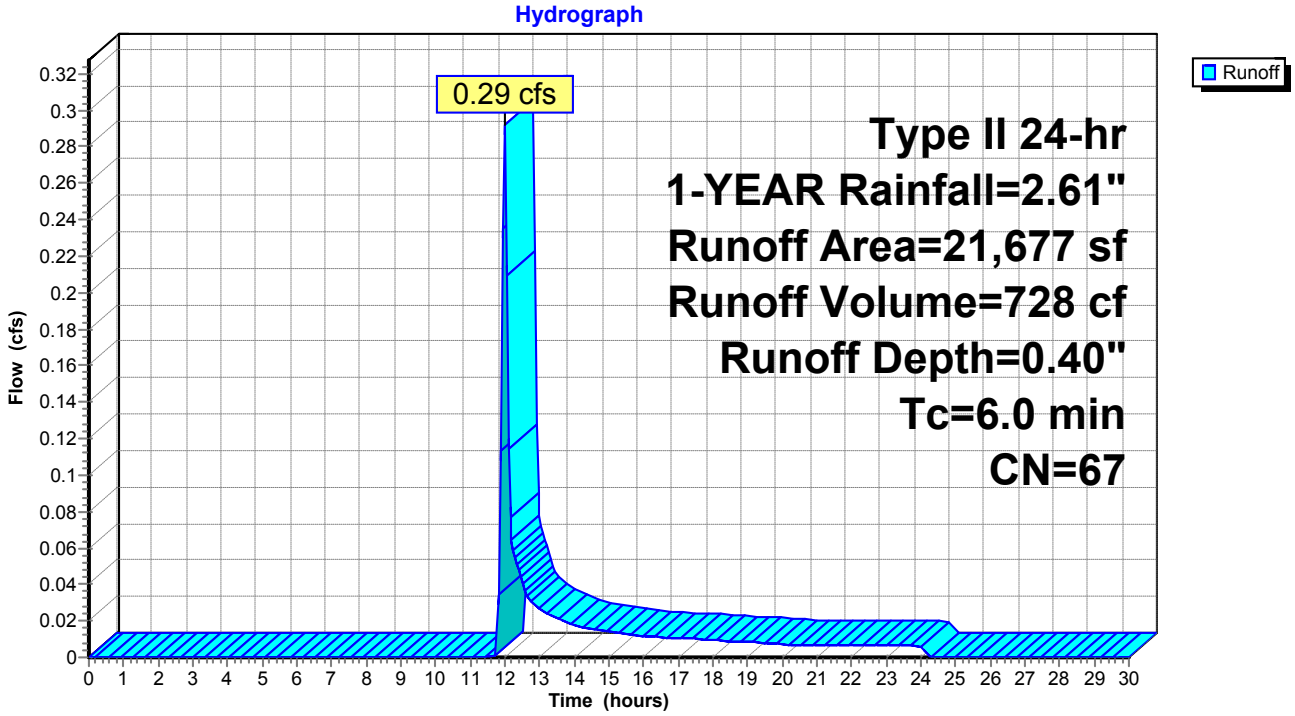
Runoff = 0.29 cfs @ 12.00 hrs, Volume= 728 cf, Depth= 0.40"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 1-YEAR Rainfall=2.61"

Area (sf)	CN	Description
11,253	39	>75% Grass cover, Good, HSG A
10,424	98	Paved parking, HSG A
21,677	67	Weighted Average
11,253		51.91% Pervious Area
10,424		48.09% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, MIN TC**

Subcatchment DA-4: DA-4



Summary for Subcatchment DA-5: DA-5

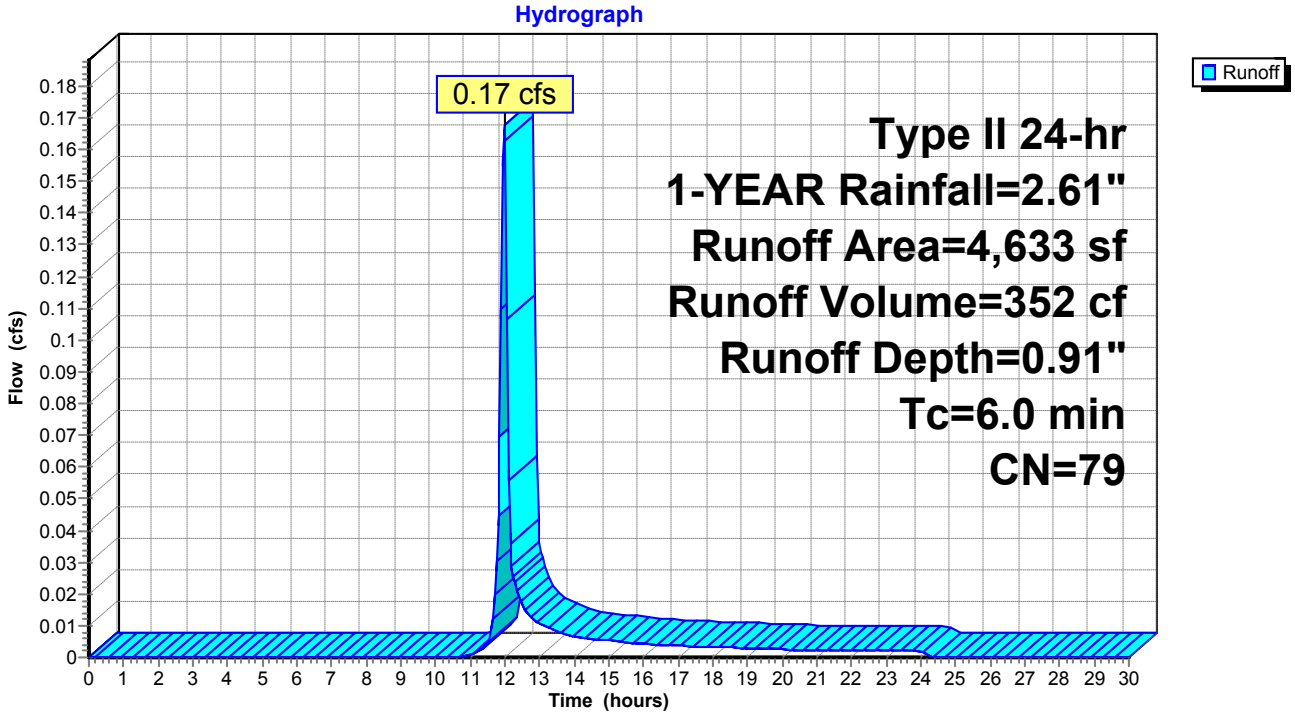
Runoff = 0.17 cfs @ 11.98 hrs, Volume= 352 cf, Depth= 0.91"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 1-YEAR Rainfall=2.61"

Area (sf)	CN	Description
1,499	39	>75% Grass cover, Good, HSG A
3,134	98	Paved parking, HSG A
4,633	79	Weighted Average
1,499		32.35% Pervious Area
3,134		67.65% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, MIN TC**

Subcatchment DA-5: DA-5



Summary for Subcatchment DA-6: DA-6

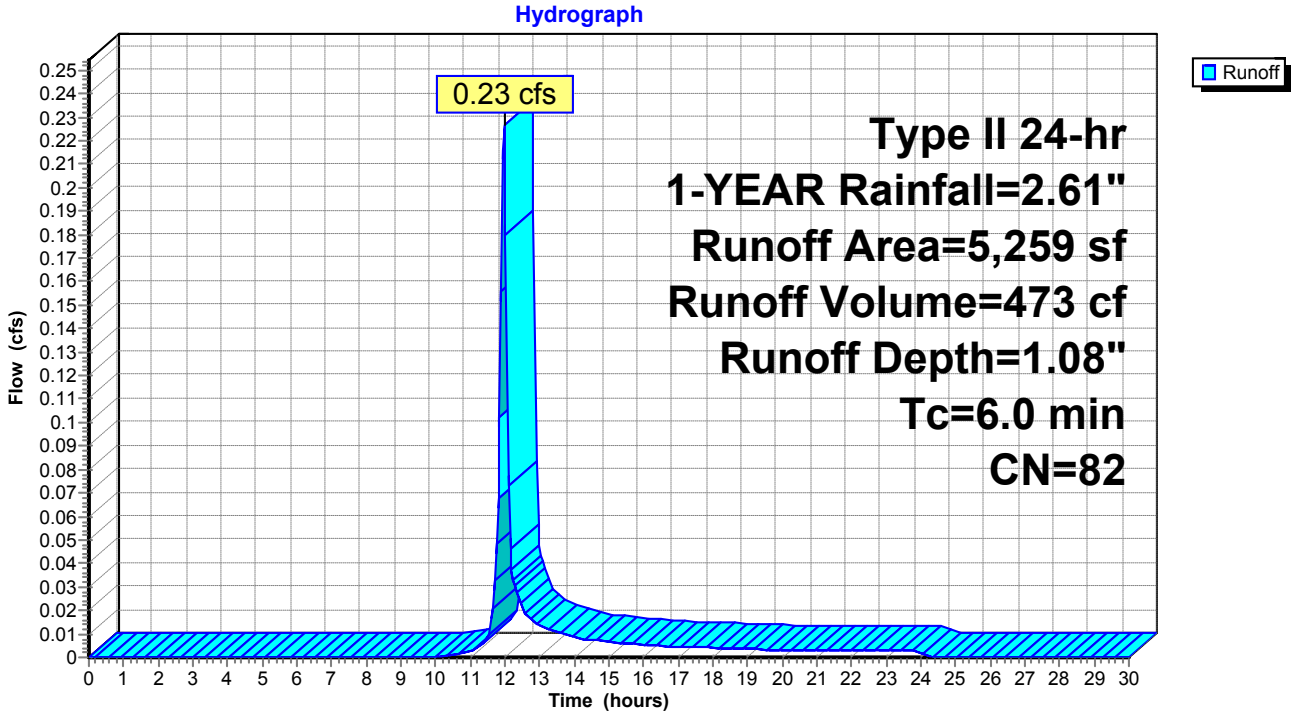
Runoff = 0.23 cfs @ 11.98 hrs, Volume= 473 cf, Depth= 1.08"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 1-YEAR Rainfall=2.61"

Area (sf)	CN	Description
1,397	39	>75% Grass cover, Good, HSG A
3,862	98	Paved parking, HSG A
5,259	82	Weighted Average
1,397		26.56% Pervious Area
3,862		73.44% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, MIN TC**

Subcatchment DA-6: DA-6



Summary for Subcatchment DA-7: DA-7

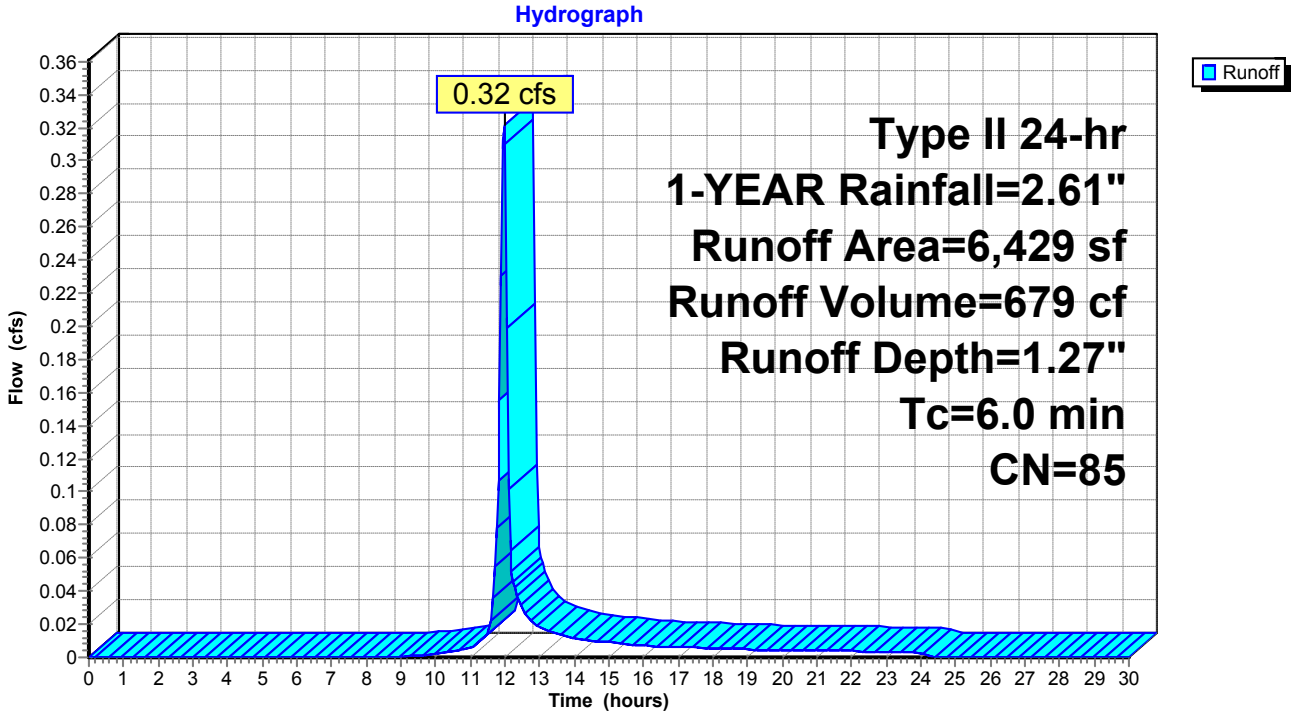
Runoff = 0.32 cfs @ 11.97 hrs, Volume= 679 cf, Depth= 1.27"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 1-YEAR Rainfall=2.61"

Area (sf)	CN	Description
1,411	39	>75% Grass cover, Good, HSG A
5,018	98	Paved parking, HSG A
6,429	85	Weighted Average
1,411		21.95% Pervious Area
5,018		78.05% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, MIN TC**

Subcatchment DA-7: DA-7



Summary for Subcatchment DA-8: DA-8

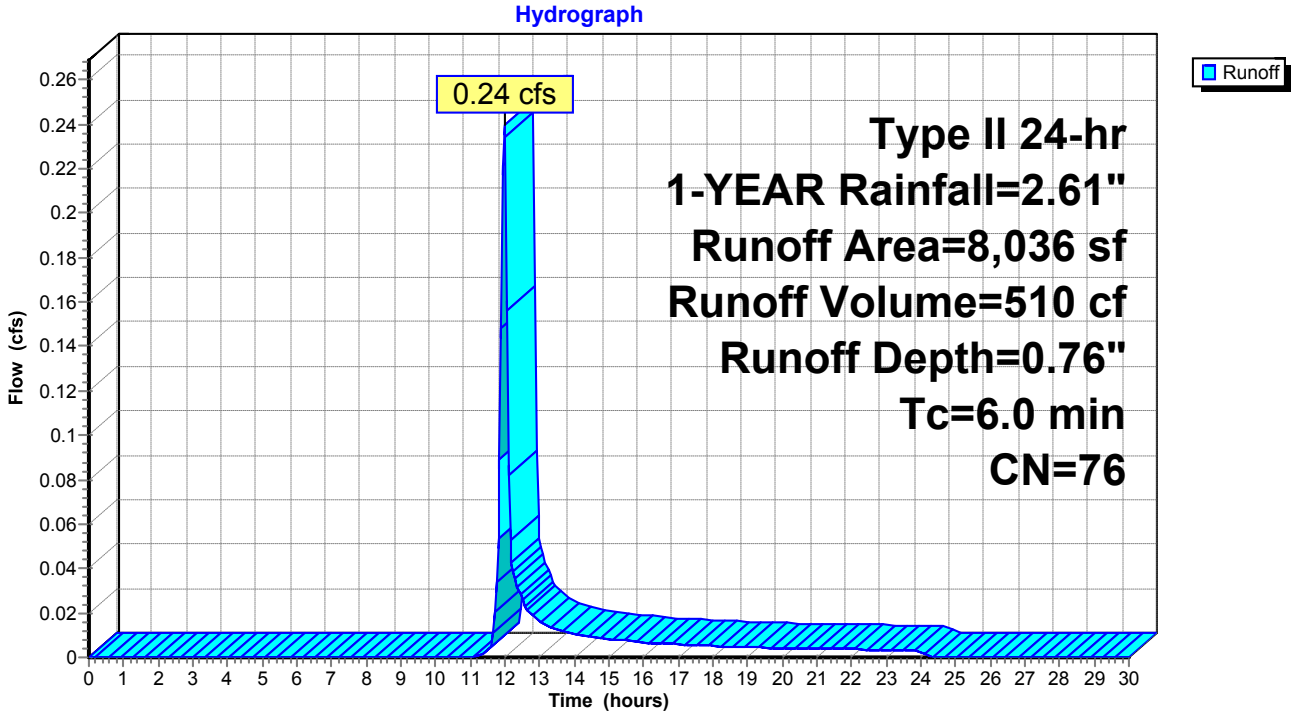
Runoff = 0.24 cfs @ 11.98 hrs, Volume= 510 cf, Depth= 0.76"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 1-YEAR Rainfall=2.61"

Area (sf)	CN	Description
2,975	39	>75% Grass cover, Good, HSG A
5,061	98	Paved parking, HSG A
8,036	76	Weighted Average
2,975		37.02% Pervious Area
5,061		62.98% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, MIN TC**

Subcatchment DA-8: DA-8



Summary for Subcatchment DA-9: DA-9

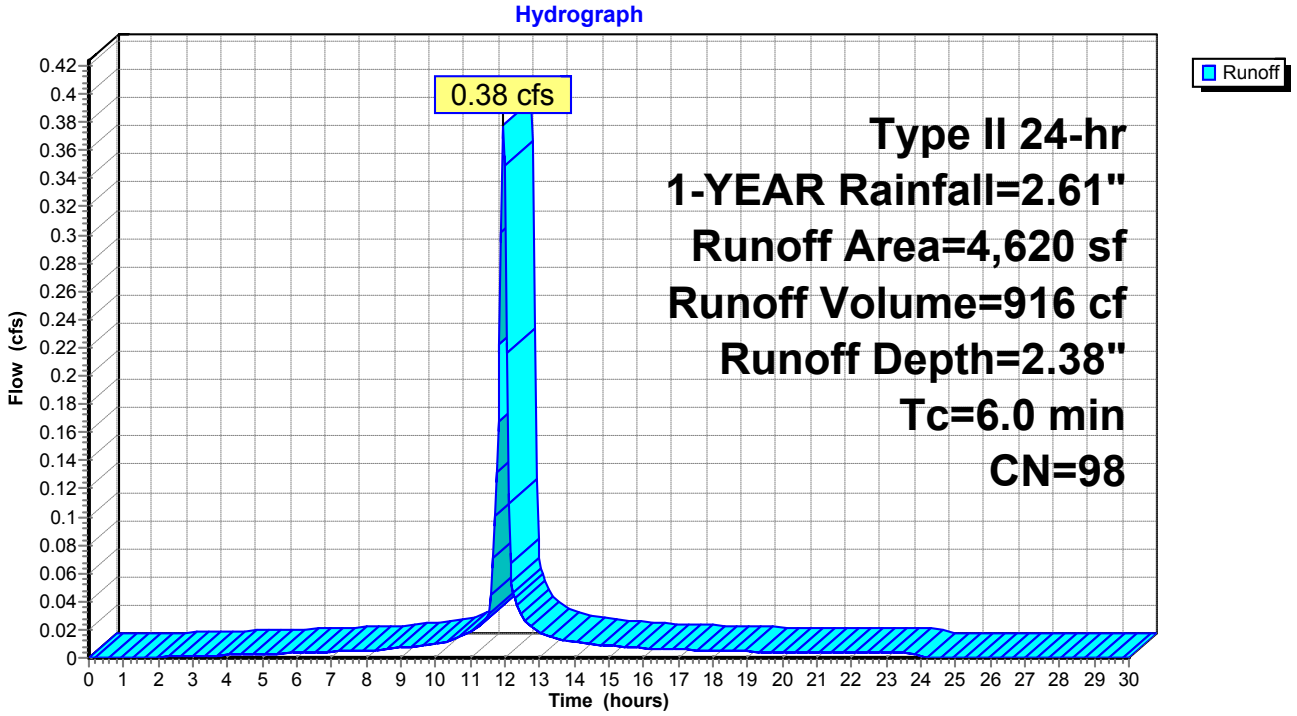
Runoff = 0.38 cfs @ 11.96 hrs, Volume= 916 cf, Depth= 2.38"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 1-YEAR Rainfall=2.61"

Area (sf)	CN	Description
4,620	98	Roofs, HSG A
4,620		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, MIN TC**

Subcatchment DA-9: DA-9

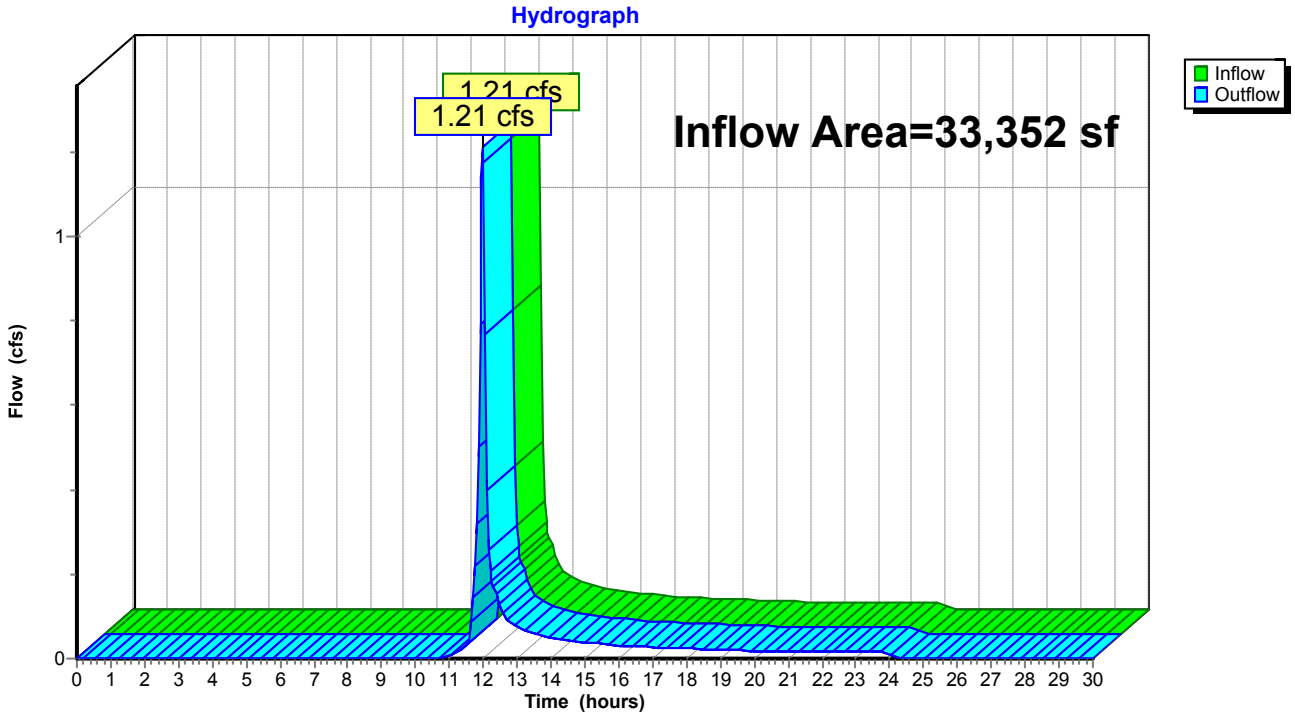


Summary for Reach DP-1: DP-1

Inflow Area = 33,352 sf, 61.72% Impervious, Inflow Depth = 0.91" for 1-YEAR event
Inflow = 1.21 cfs @ 11.98 hrs, Volume= 2,535 cf
Outflow = 1.21 cfs @ 11.98 hrs, Volume= 2,535 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs

Reach DP-1: DP-1

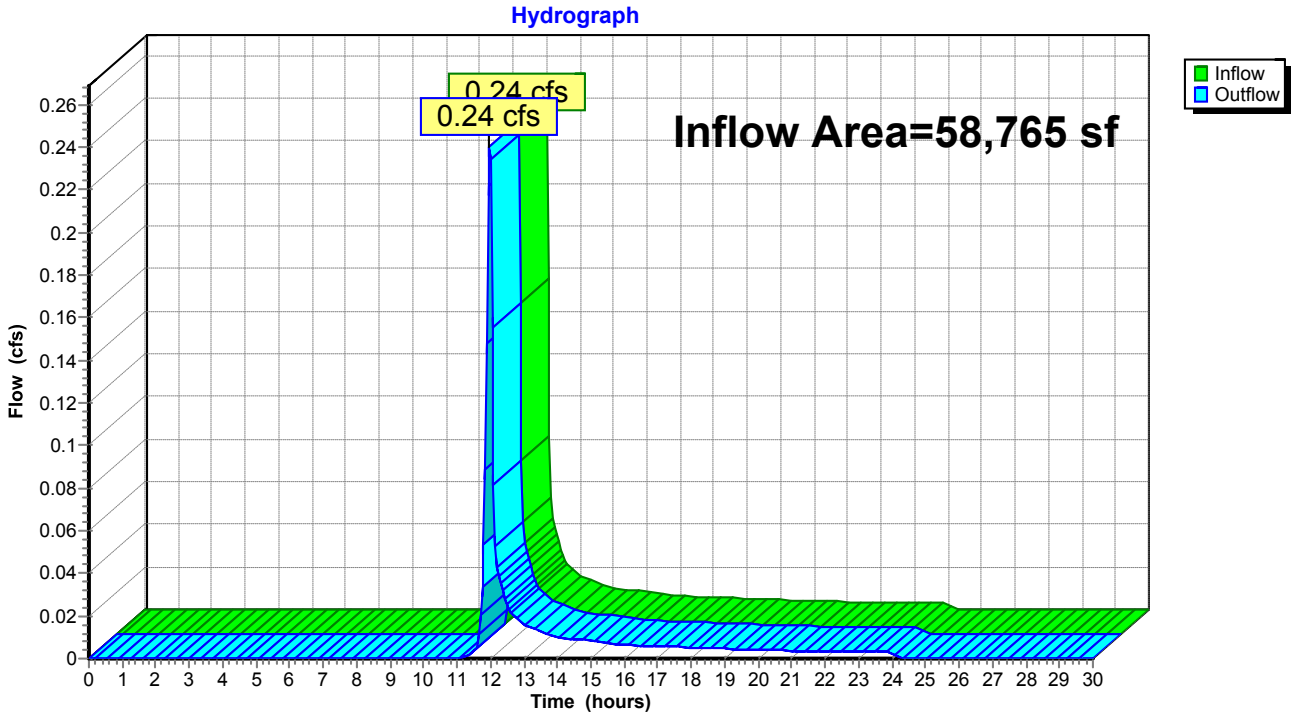


Summary for Reach DP-4: DP-4

Inflow Area = 58,765 sf, 68.46% Impervious, Inflow Depth = 0.10" for 1-YEAR event
Inflow = 0.24 cfs @ 11.98 hrs, Volume= 510 cf
Outflow = 0.24 cfs @ 11.98 hrs, Volume= 510 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs

Reach DP-4: DP-4



Summary for Pond 1P: PR CB#5

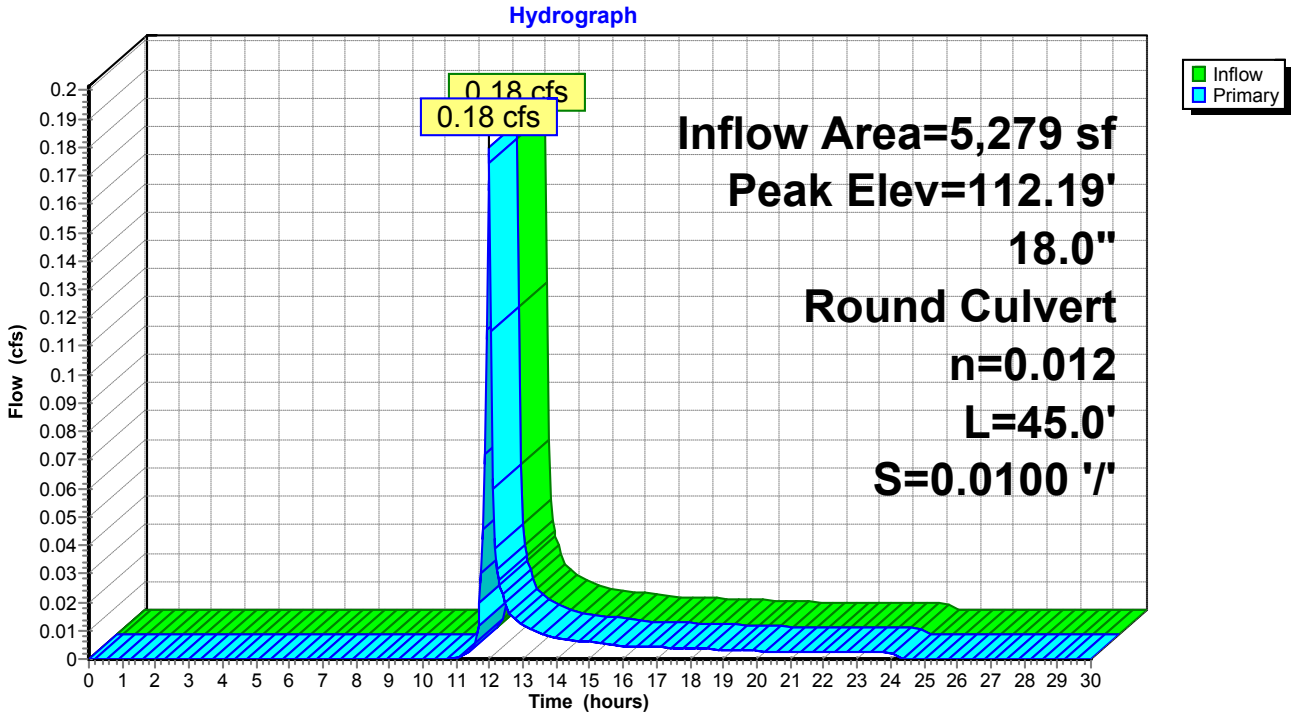
Inflow Area = 5,279 sf, 65.56% Impervious, Inflow Depth = 0.86" for 1-YEAR event
Inflow = 0.18 cfs @ 11.98 hrs, Volume= 378 cf
Outflow = 0.18 cfs @ 11.98 hrs, Volume= 378 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.18 cfs @ 11.98 hrs, Volume= 378 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 112.19' @ 11.98 hrs
Flood Elev= 114.98'

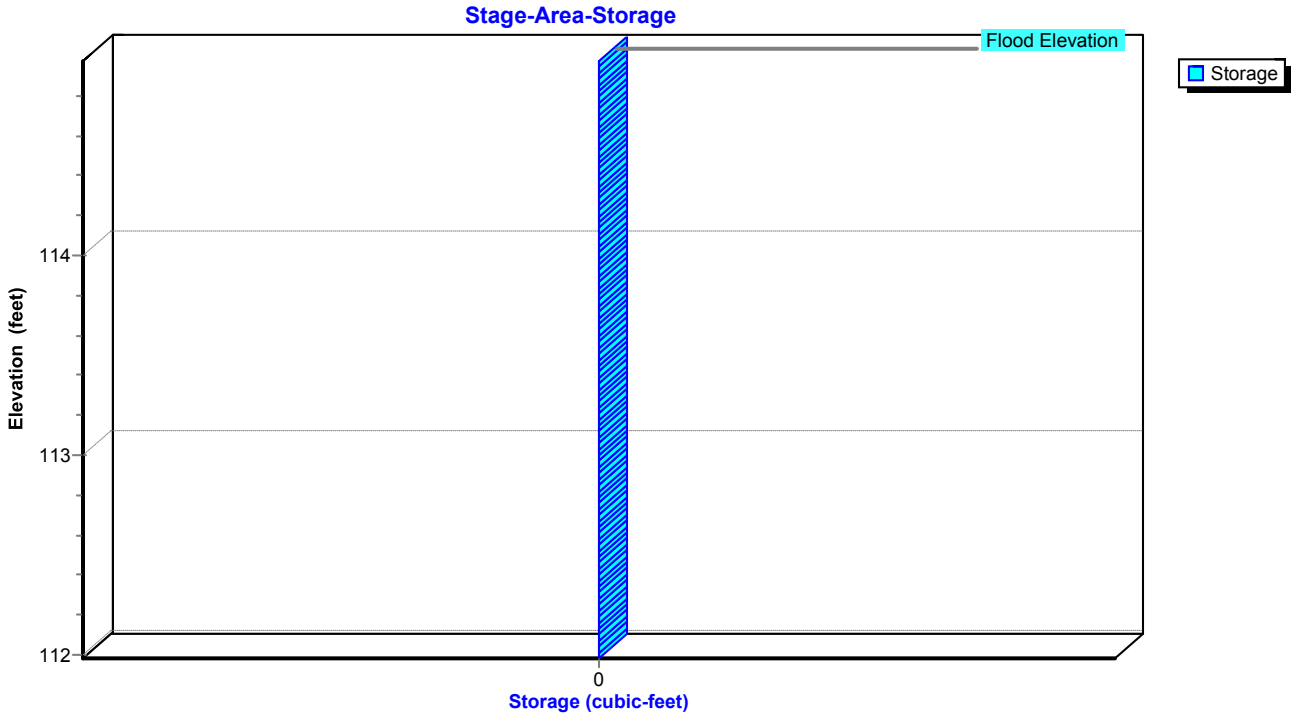
Device	Routing	Invert	Outlet Devices
#1	Primary	111.98'	**18.0" Round Culvert** L= 45.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 111.98' / 111.53' S= 0.0100 '/' Cc= 0.900 n= 0.012 Concrete pipe, finished, Flow Area= 1.77 sf

Primary OutFlow Max=0.17 cfs @ 11.98 hrs HW=112.18' (Free Discharge)
1=Culvert (Inlet Controls 0.17 cfs @ 1.21 fps)

Pond 1P: PR CB#5



Pond 1P: PR CB#5



Stage-Area-Storage for Pond 1P: PR CB#5

Elevation (feet)	Storage (cubic-feet)	Elevation (feet)	Storage (cubic-feet)	Elevation (feet)	Storage (cubic-feet)
111.98	**0**	113.04	0	114.10	0
112.00	0	113.06	0	114.12	0
112.02	0	113.08	0	114.14	0
112.04	0	113.10	0	114.16	0
112.06	0	113.12	0	114.18	0
112.08	0	113.14	0	114.20	0
112.10	0	113.16	0	114.22	0
112.12	0	113.18	0	114.24	0
112.14	0	113.20	0	114.26	0
112.16	0	113.22	0	114.28	0
112.18	0	113.24	0	114.30	0
112.20	0	113.26	0	114.32	0
112.22	0	113.28	0	114.34	0
112.24	0	113.30	0	114.36	0
112.26	0	113.32	0	114.38	0
112.28	0	113.34	0	114.40	0
112.30	0	113.36	0	114.42	0
112.32	0	113.38	0	114.44	0
112.34	0	113.40	0	114.46	0
112.36	0	113.42	0	114.48	0
112.38	0	113.44	0	114.50	0
112.40	0	113.46	0	114.52	0
112.42	0	113.48	0	114.54	0
112.44	0	113.50	0	114.56	0
112.46	0	113.52	0	114.58	0
112.48	0	113.54	0	114.60	0
112.50	0	113.56	0	114.62	0
112.52	0	113.58	0	114.64	0
112.54	0	113.60	0	114.66	0
112.56	0	113.62	0	114.68	0
112.58	0	113.64	0	114.70	0
112.60	0	113.66	0	114.72	0
112.62	0	113.68	0	114.74	0
112.64	0	113.70	0	114.76	0
112.66	0	113.72	0	114.78	0
112.68	0	113.74	0	114.80	0
112.70	0	113.76	0	114.82	0
112.72	0	113.78	0	114.84	0
112.74	0	113.80	0	114.86	0
112.76	0	113.82	0	114.88	0
112.78	0	113.84	0	114.90	0
112.80	0	113.86	0	114.92	0
112.82	0	113.88	0	114.94	0
112.84	0	113.90	0	114.96	0
112.86	0	113.92	0	114.98	0
112.88	0	113.94	0		
112.90	0	113.96	0		
112.92	0	113.98	0		
112.94	0	114.00	0		
112.96	0	114.02	0		
112.98	0	114.04	0		
113.00	0	114.06	0		
113.02	0	114.08	0		

Summary for Pond 9P: PR CB #1

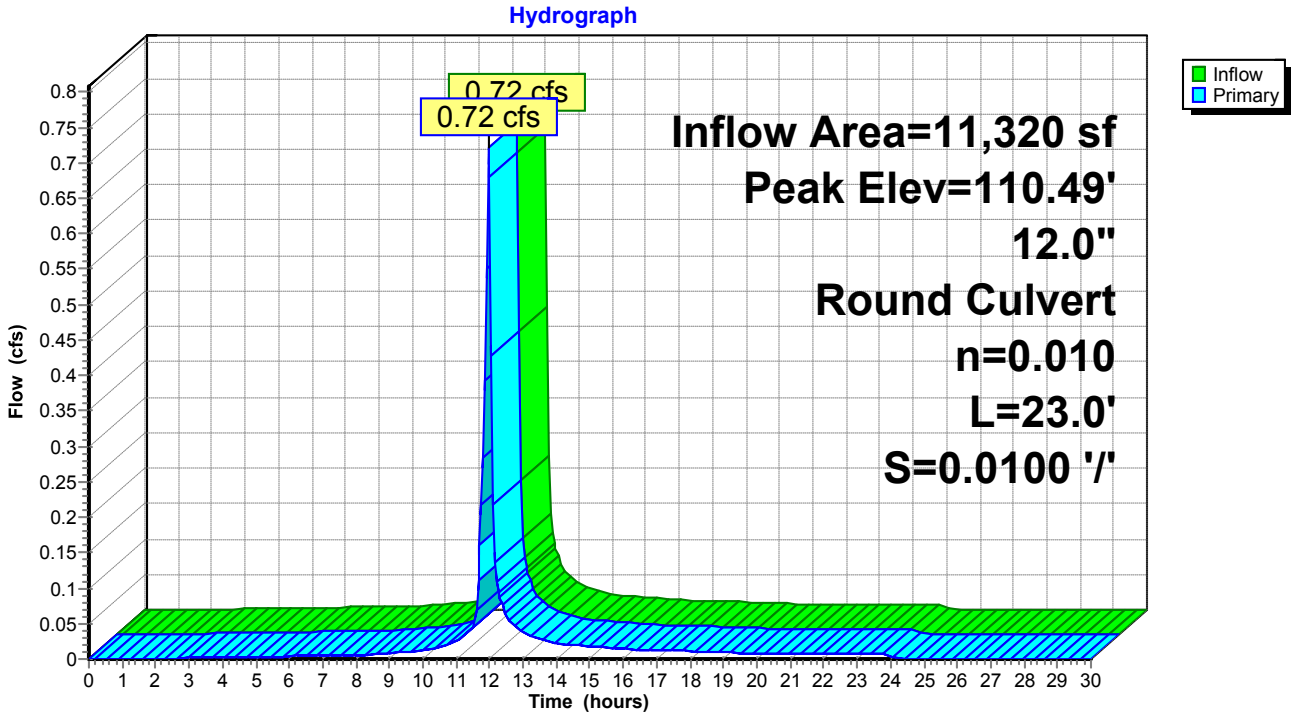
Inflow Area = 11,320 sf, 87.54% Impervious, Inflow Depth = 1.75" for 1-YEAR event
Inflow = 0.72 cfs @ 11.97 hrs, Volume= 1,649 cf
Outflow = 0.72 cfs @ 11.97 hrs, Volume= 1,649 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.72 cfs @ 11.97 hrs, Volume= 1,649 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 110.49' @ 11.97 hrs
Flood Elev= 113.00'

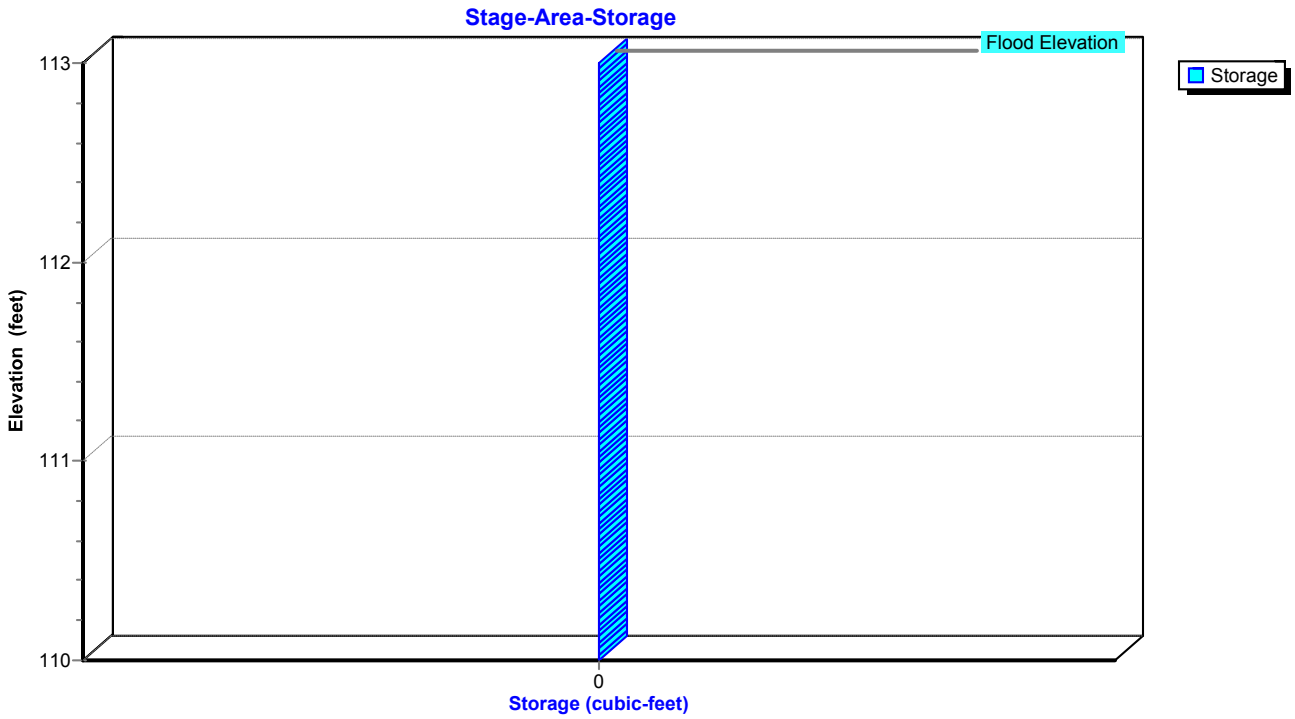
Device	Routing	Invert	Outlet Devices
#1	Primary	110.00'	**12.0" Round Culvert** L= 23.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 110.00' / 109.77' S= 0.0100 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.79 sf

Primary OutFlow Max=0.70 cfs @ 11.97 hrs HW=110.48' (Free Discharge)
1=Culvert (Inlet Controls 0.70 cfs @ 1.87 fps)

Pond 9P: PR CB #1



Pond 9P: PR CB #1



Stage-Area-Storage for Pond 9P: PR CB #1

Elevation (feet)	Storage (cubic-feet)	Elevation (feet)	Storage (cubic-feet)	Elevation (feet)	Storage (cubic-feet)
110.00	**0**	111.06	0	112.12	0
110.02	0	111.08	0	112.14	0
110.04	0	111.10	0	112.16	0
110.06	0	111.12	0	112.18	0
110.08	0	111.14	0	112.20	0
110.10	0	111.16	0	112.22	0
110.12	0	111.18	0	112.24	0
110.14	0	111.20	0	112.26	0
110.16	0	111.22	0	112.28	0
110.18	0	111.24	0	112.30	0
110.20	0	111.26	0	112.32	0
110.22	0	111.28	0	112.34	0
110.24	0	111.30	0	112.36	0
110.26	0	111.32	0	112.38	0
110.28	0	111.34	0	112.40	0
110.30	0	111.36	0	112.42	0
110.32	0	111.38	0	112.44	0
110.34	0	111.40	0	112.46	0
110.36	0	111.42	0	112.48	0
110.38	0	111.44	0	112.50	0
110.40	0	111.46	0	112.52	0
110.42	0	111.48	0	112.54	0
110.44	0	111.50	0	112.56	0
110.46	0	111.52	0	112.58	0
110.48	0	111.54	0	112.60	0
110.50	0	111.56	0	112.62	0
110.52	0	111.58	0	112.64	0
110.54	0	111.60	0	112.66	0
110.56	0	111.62	0	112.68	0
110.58	0	111.64	0	112.70	0
110.60	0	111.66	0	112.72	0
110.62	0	111.68	0	112.74	0
110.64	0	111.70	0	112.76	0
110.66	0	111.72	0	112.78	0
110.68	0	111.74	0	112.80	0
110.70	0	111.76	0	112.82	0
110.72	0	111.78	0	112.84	0
110.74	0	111.80	0	112.86	0
110.76	0	111.82	0	112.88	0
110.78	0	111.84	0	112.90	0
110.80	0	111.86	0	112.92	0
110.82	0	111.88	0	112.94	0
110.84	0	111.90	0	112.96	0
110.86	0	111.92	0	112.98	0
110.88	0	111.94	0	113.00	0
110.90	0	111.96	0		
110.92	0	111.98	0		
110.94	0	112.00	0		
110.96	0	112.02	0		
110.98	0	112.04	0		
111.00	0	112.06	0		
111.02	0	112.08	0		
111.04	0	112.10	0		

Summary for Pond 10P: UGC-1

Inflow Area = 11,320 sf, 87.54% Impervious, Inflow Depth = 1.75" for 1-YEAR event
Inflow = 0.72 cfs @ 11.97 hrs, Volume= 1,649 cf
Outflow = 0.17 cfs @ 11.75 hrs, Volume= 1,649 cf, Atten= 77%, Lag= 0.0 min
Discarded = 0.17 cfs @ 11.75 hrs, Volume= 1,649 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 108.80' @ 12.13 hrs Surf.Area= 1,178 sf Storage= 399 cf

Plug-Flow detention time= 12.2 min calculated for 1,649 cf (100% of inflow)
Center-of-Mass det. time= 12.2 min (800.3 - 788.1)

Volume	Invert	Avail.Storage	Storage Description
#1A	108.00'	1,452 cf	**15.75'W x 74.82'L x 4.25'H Field A** 5,008 cf Overall - 1,378 cf Embedded = 3,630 cf x 40.0% Voids
#2A	108.75'	1,378 cf	**ADS_StormTech SC-740 +Cap** x 30 Inside #1 Effective Size= 44.6"W x 30.0"H => 6.45 sf x 7.12'L = 45.9 cf Overall Size= 51.0"W x 30.0"H x 7.56'L with 0.44' Overlap 3 Rows of 10 Chambers
		2,830 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	108.00'	**6.200 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.17 cfs @ 11.75 hrs HW=108.05' (Free Discharge)
↑**1=Exfiltration** (Exfiltration Controls 0.17 cfs)

Pond 10P: UGC-1 - Chamber Wizard Field A

Chamber Model = ADS_StormTech SC-740 +Cap (ADS StormTech® SC-740 with cap length)
Effective Size= 44.6"W x 30.0"H => 6.45 sf x 7.12'L = 45.9 cf
Overall Size= 51.0"W x 30.0"H x 7.56'L with 0.44' Overlap

51.0" Wide + 6.0" Spacing = 57.0" C-C Row Spacing

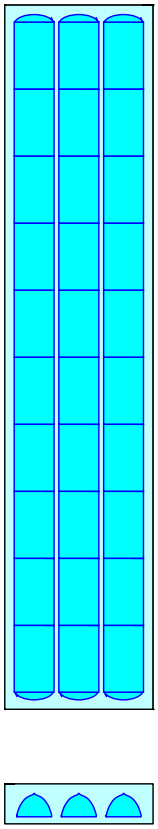
10 Chambers/Row x 7.12' Long +0.81' Cap Length x 2 = 72.82' Row Length +12.0" End Stone x 2 = 74.82' Base Length
3 Rows x 51.0" Wide + 6.0" Spacing x 2 + 12.0" Side Stone x 2 = 15.75' Base Width
9.0" Base + 30.0" Chamber Height + 12.0" Cover = 4.25' Field Height

30 Chambers x 45.9 cf = 1,378.2 cf Chamber Storage

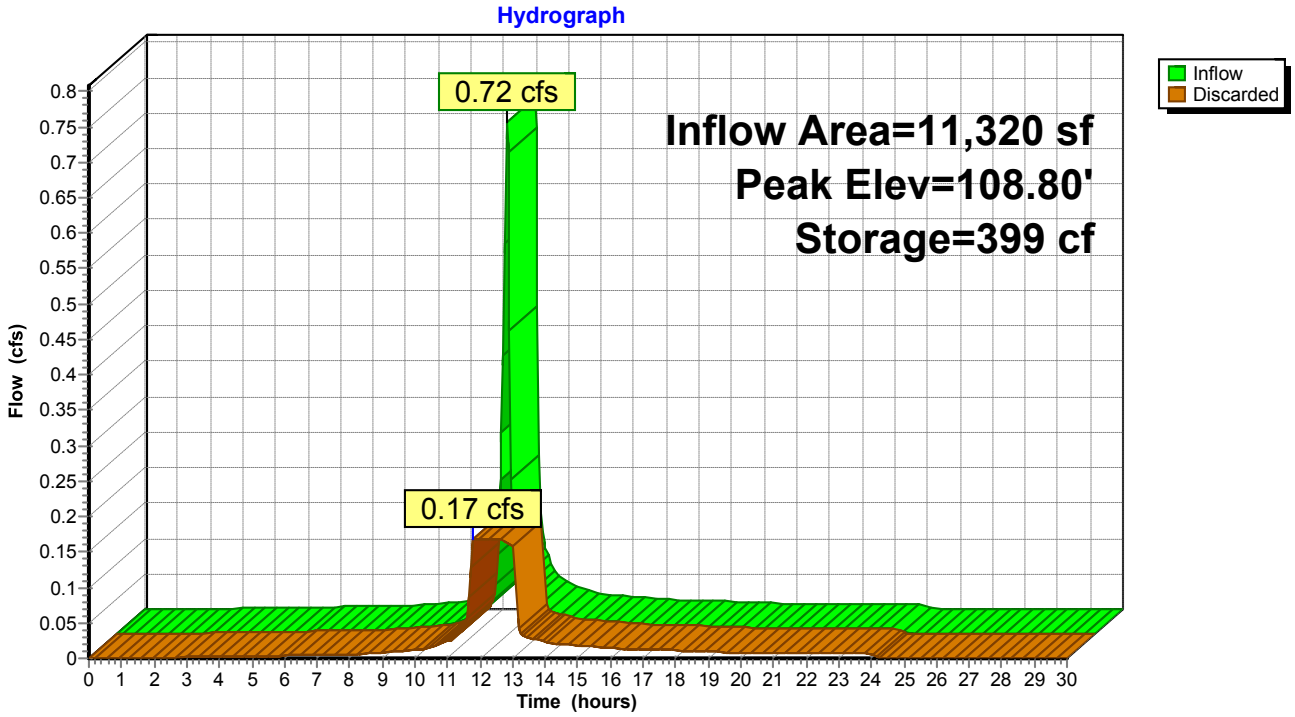
5,008.0 cf Field - 1,378.2 cf Chambers = 3,629.8 cf Stone x 40.0% Voids = 1,451.9 cf Stone Storage

Chamber Storage + Stone Storage = 2,830.1 cf = 0.065 af
Overall Storage Efficiency = 56.5%
Overall System Size = 74.82' x 15.75' x 4.25'

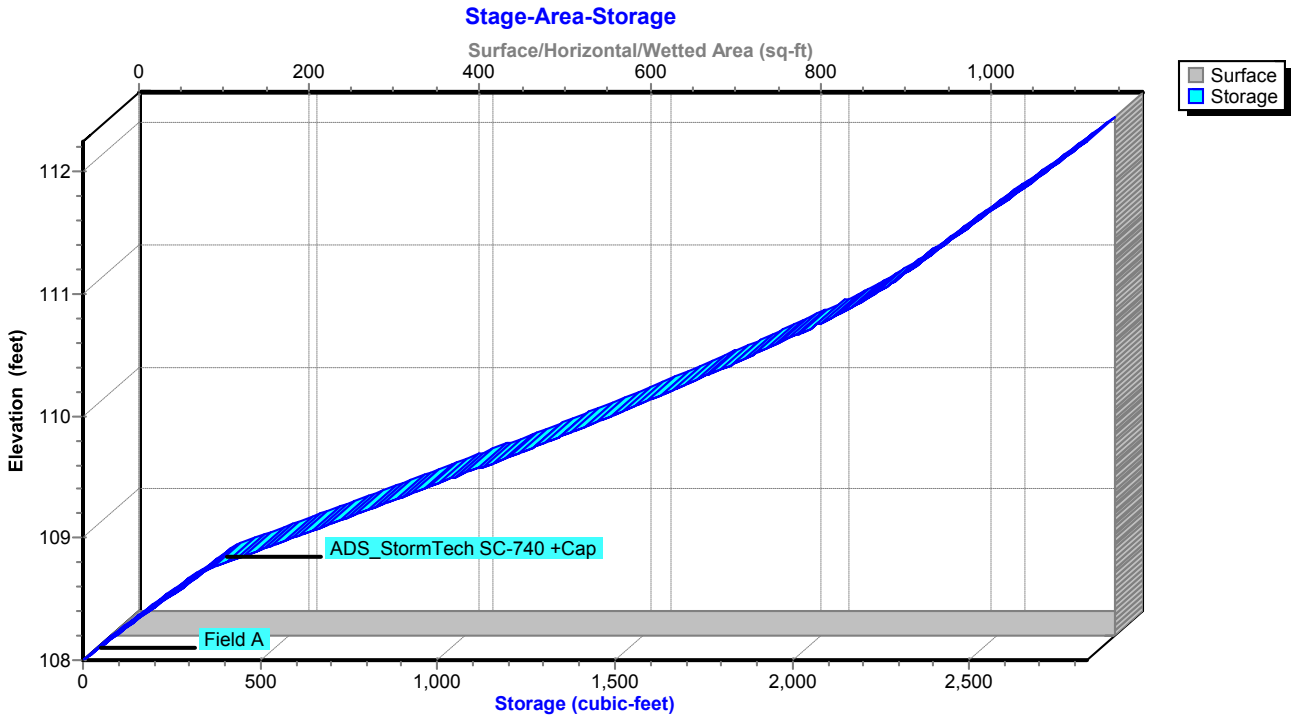
30 Chambers
185.5 cy Field
134.4 cy Stone



Pond 10P: UGC-1



Pond 10P: UGC-1



Stage-Area-Storage for Pond 10P: UGC-1

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
108.00	**1,178**	0
108.05	1,178	24
108.10	1,178	47
108.15	1,178	71
108.20	1,178	94
108.25	1,178	118
108.30	1,178	141
108.35	1,178	165
108.40	1,178	189
108.45	1,178	212
108.50	1,178	236
108.55	1,178	259
108.60	1,178	283
108.65	1,178	306
108.70	1,178	330
108.75	1,178	354
108.80	1,178	401
108.85	1,178	448
108.90	1,178	496
108.95	1,178	543
109.00	1,178	590
109.05	1,178	637
109.10	1,178	683
109.15	1,178	730
109.20	1,178	776
109.25	1,178	823
109.30	1,178	869
109.35	1,178	915
109.40	1,178	960
109.45	1,178	1,006
109.50	1,178	1,051
109.55	1,178	1,096
109.60	1,178	1,140
109.65	1,178	1,185
109.70	1,178	1,229
109.75	1,178	1,273
109.80	1,178	1,317
109.85	1,178	1,360
109.90	1,178	1,403
109.95	1,178	1,446
110.00	1,178	1,488
110.05	1,178	1,530
110.10	1,178	1,572
110.15	1,178	1,613
110.20	1,178	1,654
110.25	1,178	1,695
110.30	1,178	1,735
110.35	1,178	1,774
110.40	1,178	1,814
110.45	1,178	1,852
110.50	1,178	1,890
110.55	1,178	1,928
110.60	1,178	1,965
110.65	1,178	2,001
110.70	1,178	2,037
110.75	1,178	2,071
110.80	1,178	2,105
110.85	1,178	2,139
110.90	1,178	2,171
110.95	1,178	2,202
111.00	1,178	2,231
111.05	1,178	2,259
111.10	1,178	2,285
111.15	1,178	2,310
111.20	1,178	2,335
111.25	1,178	2,359
111.30	1,178	2,382
111.35	1,178	2,406
111.40	1,178	2,429
111.45	1,178	2,453
111.50	1,178	2,477
111.55	1,178	2,500
111.60	1,178	2,524
111.65	1,178	2,547
111.70	1,178	2,571
111.75	1,178	2,594
111.80	1,178	2,618
111.85	1,178	2,642
111.90	1,178	2,665
111.95	1,178	2,689
112.00	1,178	2,712
112.05	1,178	2,736
112.10	1,178	2,759
112.15	1,178	2,783
112.20	1,178	2,807
112.25	1,178	**2,830**

Summary for Pond 11P: PR CB #2

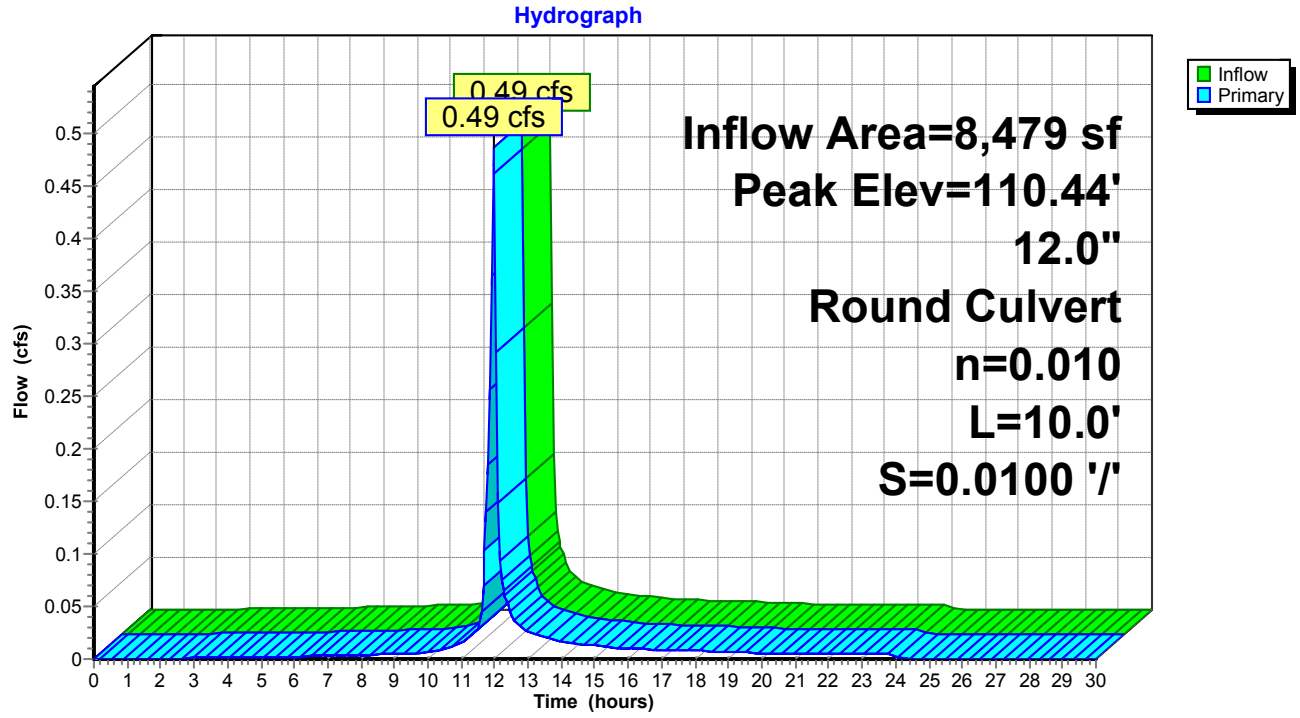
Inflow Area = 8,479 sf, 83.52% Impervious, Inflow Depth = 1.57" for 1-YEAR event
Inflow = 0.49 cfs @ 11.97 hrs, Volume= 1,112 cf
Outflow = 0.49 cfs @ 11.97 hrs, Volume= 1,112 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.49 cfs @ 11.97 hrs, Volume= 1,112 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 110.44' @ 11.97 hrs
Flood Elev= 113.14'

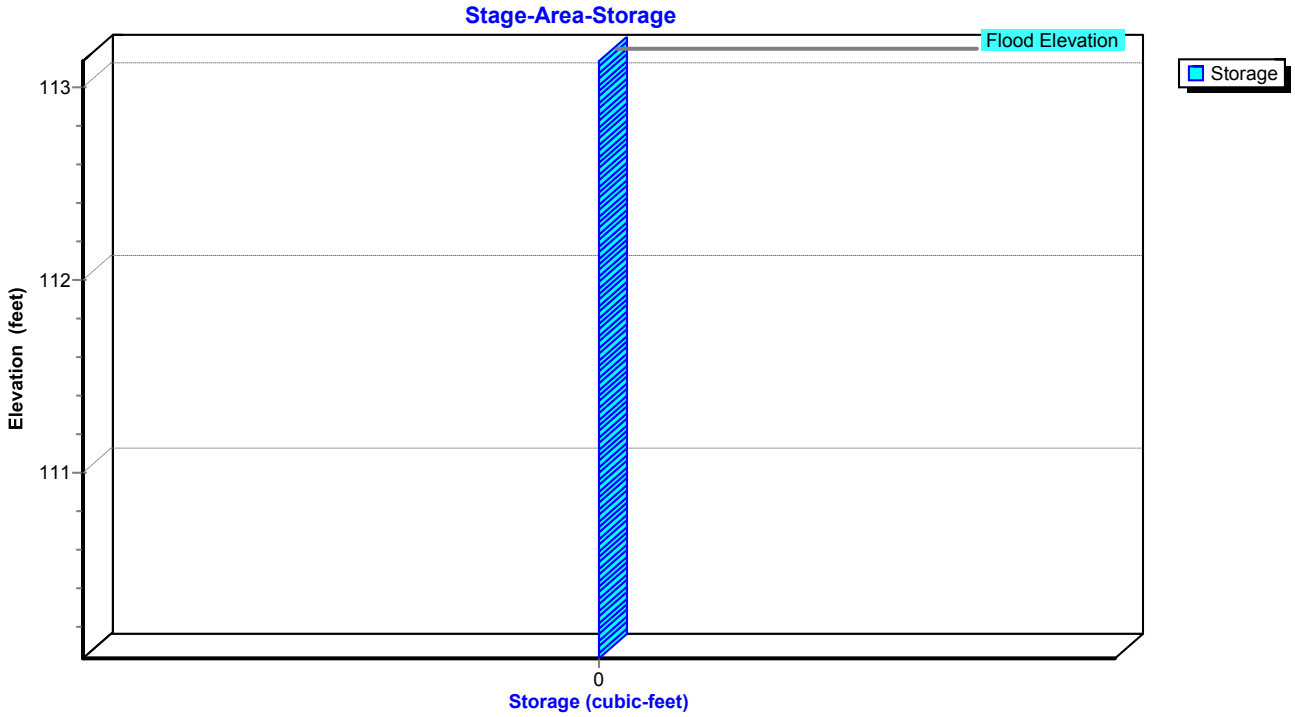
Device	Routing	Invert	Outlet Devices
#1	Primary	110.04'	**12.0" Round Culvert** L= 10.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 110.04' / 109.94' S= 0.0100 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.79 sf

Primary OutFlow Max=0.47 cfs @ 11.97 hrs HW=110.44' (Free Discharge)
1=Culvert (Barrel Controls 0.47 cfs @ 2.41 fps)

Pond 11P: PR CB #2



Pond 11P: PR CB #2



Stage-Area-Storage for Pond 11P: PR CB #2

Elevation (feet)	Storage (cubic-feet)	Elevation (feet)	Storage (cubic-feet)	Elevation (feet)	Storage (cubic-feet)
110.04	**0**	111.10	0	112.16	0
110.06	0	111.12	0	112.18	0
110.08	0	111.14	0	112.20	0
110.10	0	111.16	0	112.22	0
110.12	0	111.18	0	112.24	0
110.14	0	111.20	0	112.26	0
110.16	0	111.22	0	112.28	0
110.18	0	111.24	0	112.30	0
110.20	0	111.26	0	112.32	0
110.22	0	111.28	0	112.34	0
110.24	0	111.30	0	112.36	0
110.26	0	111.32	0	112.38	0
110.28	0	111.34	0	112.40	0
110.30	0	111.36	0	112.42	0
110.32	0	111.38	0	112.44	0
110.34	0	111.40	0	112.46	0
110.36	0	111.42	0	112.48	0
110.38	0	111.44	0	112.50	0
110.40	0	111.46	0	112.52	0
110.42	0	111.48	0	112.54	0
110.44	0	111.50	0	112.56	0
110.46	0	111.52	0	112.58	0
110.48	0	111.54	0	112.60	0
110.50	0	111.56	0	112.62	0
110.52	0	111.58	0	112.64	0
110.54	0	111.60	0	112.66	0
110.56	0	111.62	0	112.68	0
110.58	0	111.64	0	112.70	0
110.60	0	111.66	0	112.72	0
110.62	0	111.68	0	112.74	0
110.64	0	111.70	0	112.76	0
110.66	0	111.72	0	112.78	0
110.68	0	111.74	0	112.80	0
110.70	0	111.76	0	112.82	0
110.72	0	111.78	0	112.84	0
110.74	0	111.80	0	112.86	0
110.76	0	111.82	0	112.88	0
110.78	0	111.84	0	112.90	0
110.80	0	111.86	0	112.92	0
110.82	0	111.88	0	112.94	0
110.84	0	111.90	0	112.96	0
110.86	0	111.92	0	112.98	0
110.88	0	111.94	0	113.00	0
110.90	0	111.96	0	113.02	0
110.92	0	111.98	0	113.04	0
110.94	0	112.00	0	113.06	0
110.96	0	112.02	0	113.08	0
110.98	0	112.04	0	113.10	0
111.00	0	112.06	0	113.12	0
111.02	0	112.08	0	113.14	0
111.04	0	112.10	0		
111.06	0	112.12	0		
111.08	0	112.14	0		

Summary for Pond 13P: PR CB #3

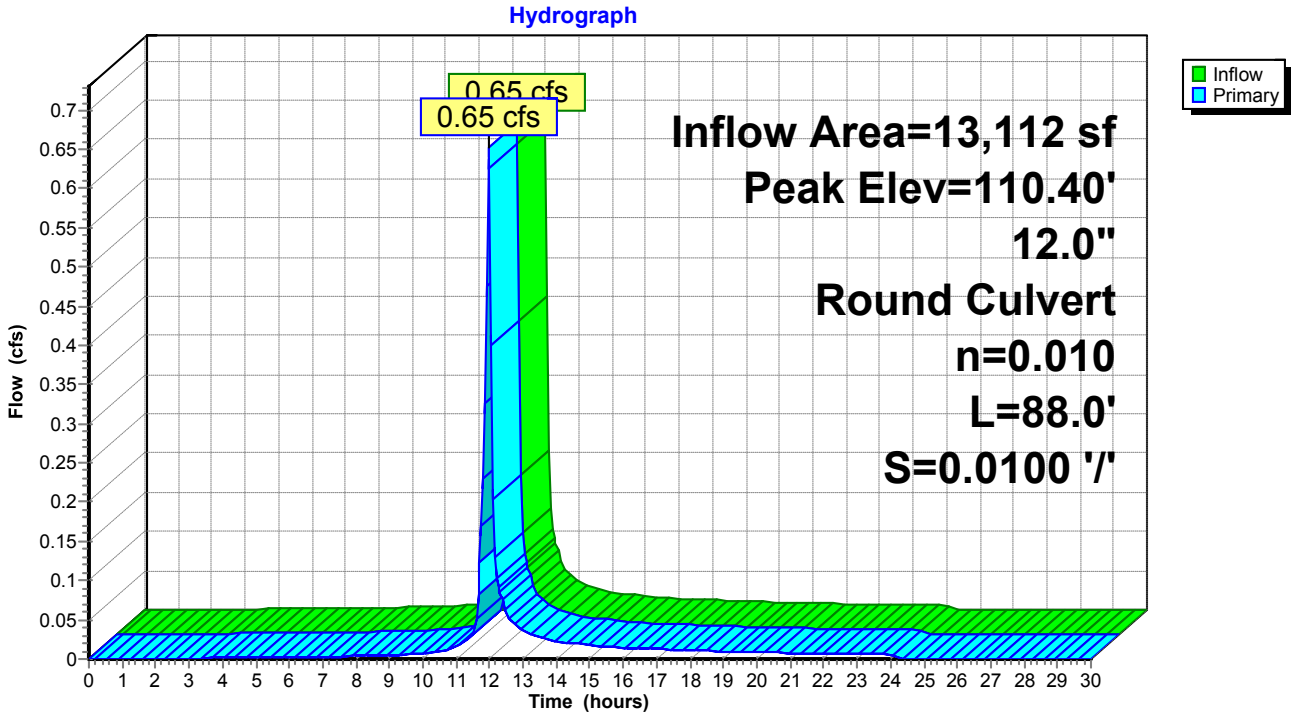
Inflow Area = 13,112 sf, 77.91% Impervious, Inflow Depth = 1.34" for 1-YEAR event
Inflow = 0.65 cfs @ 11.97 hrs, Volume= 1,464 cf
Outflow = 0.65 cfs @ 11.97 hrs, Volume= 1,464 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.65 cfs @ 11.97 hrs, Volume= 1,464 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 110.40' @ 11.97 hrs
Flood Elev= 113.14'

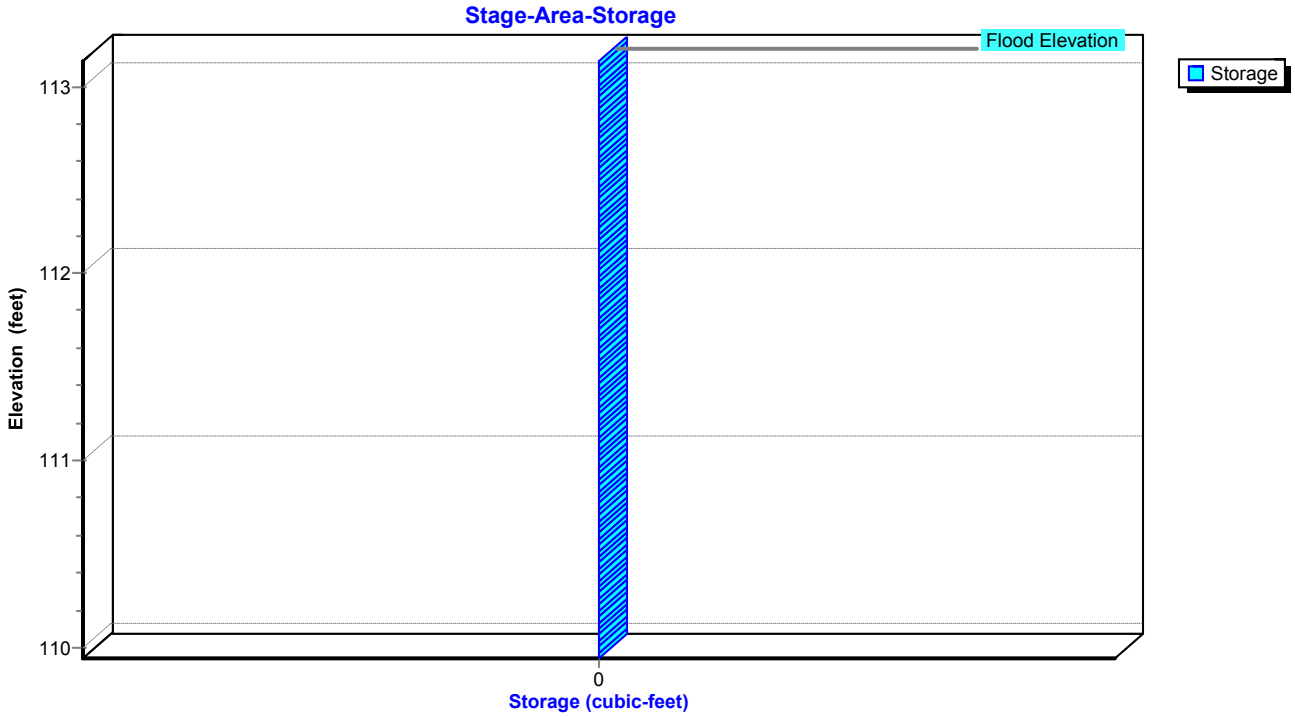
Device	Routing	Invert	Outlet Devices
#1	Primary	109.94'	**12.0" Round Culvert** L= 88.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 109.94' / 109.06' S= 0.0100 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.79 sf

Primary OutFlow Max=0.63 cfs @ 11.97 hrs HW=110.40' (Free Discharge)
1=Culvert (Inlet Controls 0.63 cfs @ 1.81 fps)

Pond 13P: PR CB #3



Pond 13P: PR CB #3



Stage-Area-Storage for Pond 13P: PR CB #3

Elevation (feet)	Storage (cubic-feet)	Elevation (feet)	Storage (cubic-feet)
109.94	**0**	112.59	0
109.99	0	112.64	0
110.04	0	112.69	0
110.09	0	112.74	0
110.14	0	112.79	0
110.19	0	112.84	0
110.24	0	112.89	0
110.29	0	112.94	0
110.34	0	112.99	0
110.39	0	113.04	0
110.44	0	113.09	0
110.49	0	113.14	0
110.54	0		
110.59	0		
110.64	0		
110.69	0		
110.74	0		
110.79	0		
110.84	0		
110.89	0		
110.94	0		
110.99	0		
111.04	0		
111.09	0		
111.14	0		
111.19	0		
111.24	0		
111.29	0		
111.34	0		
111.39	0		
111.44	0		
111.49	0		
111.54	0		
111.59	0		
111.64	0		
111.69	0		
111.74	0		
111.79	0		
111.84	0		
111.89	0		
111.94	0		
111.99	0		
112.04	0		
112.09	0		
112.14	0		
112.19	0		
112.24	0		
112.29	0		
112.34	0		
112.39	0		
112.44	0		
112.49	0		
112.54	0		

Summary for Pond 15P: PR CB #4

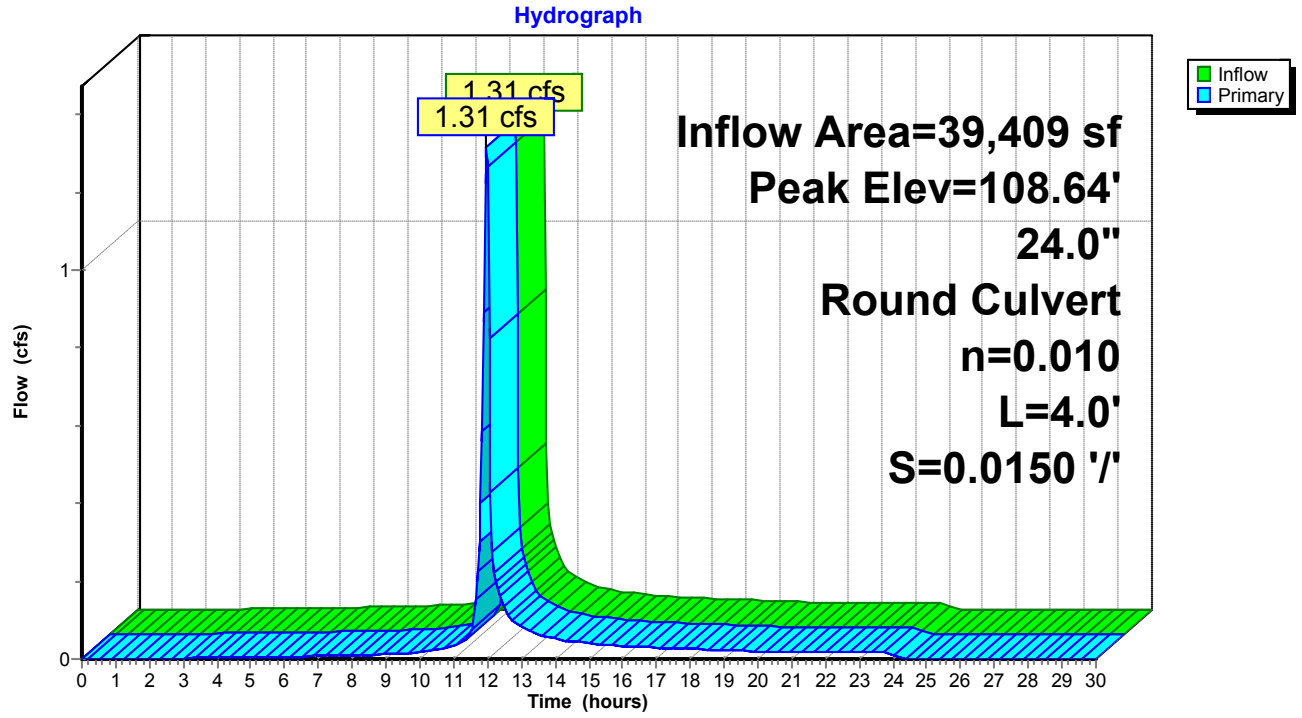
Inflow Area = 39,409 sf, 64.10% Impervious, Inflow Depth = 0.95" for 1-YEAR event
Inflow = 1.31 cfs @ 11.98 hrs, Volume= 3,108 cf
Outflow = 1.31 cfs @ 11.98 hrs, Volume= 3,108 cf, Atten= 0%, Lag= 0.0 min
Primary = 1.31 cfs @ 11.98 hrs, Volume= 3,108 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 108.64' @ 11.98 hrs
Flood Elev= 113.22'

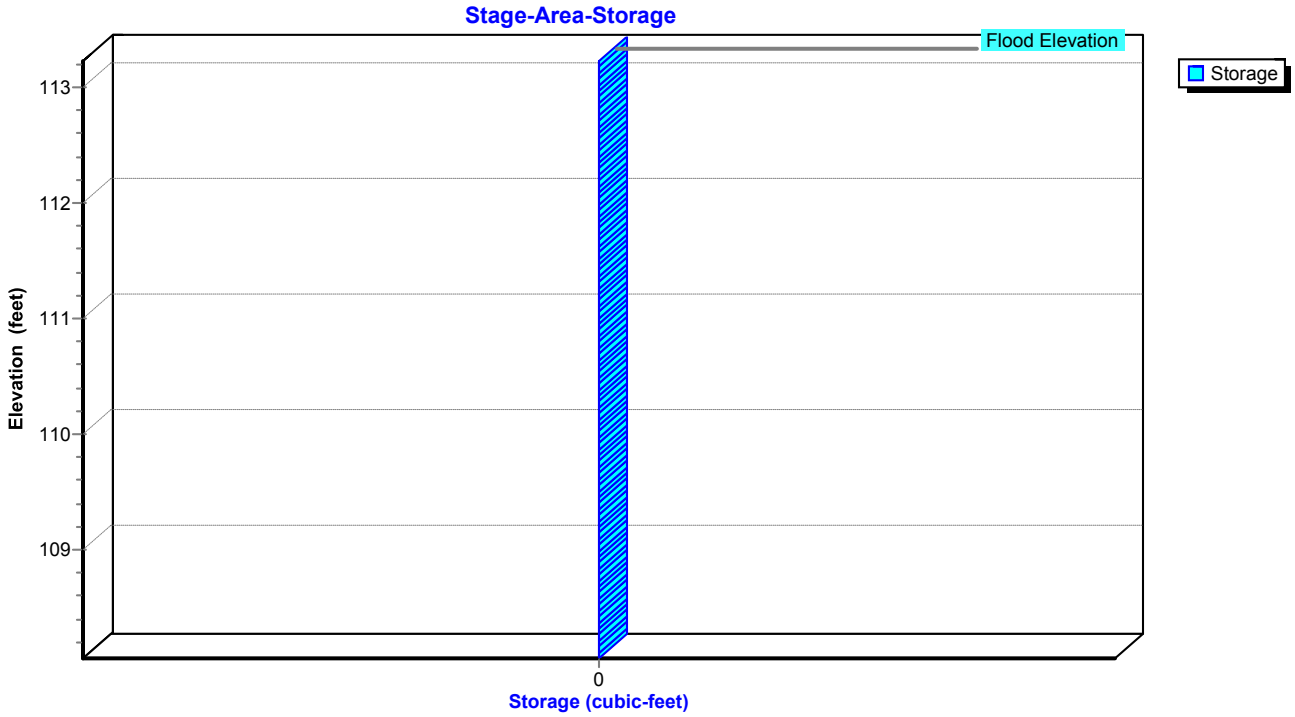
Device	Routing	Invert	Outlet Devices
#1	Primary	108.06'	**24.0" Round Culvert** L= 4.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 108.06' / 108.00' S= 0.0150 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 3.14 sf

Primary OutFlow Max=1.26 cfs @ 11.98 hrs HW=108.63' (Free Discharge)
1=Culvert (Barrel Controls 1.26 cfs @ 2.57 fps)

Pond 15P: PR CB #4



Pond 15P: PR CB #4



Stage-Area-Storage for Pond 15P: PR CB #4

Elevation (feet)	Storage (cubic-feet)	Elevation (feet)	Storage (cubic-feet)	Elevation (feet)	Storage (cubic-feet)
108.06	**0**	110.18	0	112.30	0
108.10	0	110.22	0	112.34	0
108.14	0	110.26	0	112.38	0
108.18	0	110.30	0	112.42	0
108.22	0	110.34	0	112.46	0
108.26	0	110.38	0	112.50	0
108.30	0	110.42	0	112.54	0
108.34	0	110.46	0	112.58	0
108.38	0	110.50	0	112.62	0
108.42	0	110.54	0	112.66	0
108.46	0	110.58	0	112.70	0
108.50	0	110.62	0	112.74	0
108.54	0	110.66	0	112.78	0
108.58	0	110.70	0	112.82	0
108.62	0	110.74	0	112.86	0
108.66	0	110.78	0	112.90	0
108.70	0	110.82	0	112.94	0
108.74	0	110.86	0	112.98	0
108.78	0	110.90	0	113.02	0
108.82	0	110.94	0	113.06	0
108.86	0	110.98	0	113.10	0
108.90	0	111.02	0	113.14	0
108.94	0	111.06	0	113.18	0
108.98	0	111.10	0	113.22	0
109.02	0	111.14	0		
109.06	0	111.18	0		
109.10	0	111.22	0		
109.14	0	111.26	0		
109.18	0	111.30	0		
109.22	0	111.34	0		
109.26	0	111.38	0		
109.30	0	111.42	0		
109.34	0	111.46	0		
109.38	0	111.50	0		
109.42	0	111.54	0		
109.46	0	111.58	0		
109.50	0	111.62	0		
109.54	0	111.66	0		
109.58	0	111.70	0		
109.62	0	111.74	0		
109.66	0	111.78	0		
109.70	0	111.82	0		
109.74	0	111.86	0		
109.78	0	111.90	0		
109.82	0	111.94	0		
109.86	0	111.98	0		
109.90	0	112.02	0		
109.94	0	112.06	0		
109.98	0	112.10	0		
110.02	0	112.14	0		
110.06	0	112.18	0		
110.10	0	112.22	0		
110.14	0	112.26	0		

Summary for Pond 17P: UGC-2

Inflow Area = 39,409 sf, 64.10% Impervious, Inflow Depth = 0.95" for 1-YEAR event
Inflow = 1.31 cfs @ 11.98 hrs, Volume= 3,108 cf
Outflow = 1.21 cfs @ 11.98 hrs, Volume= 3,108 cf, Atten= 8%, Lag= 0.0 min
Discarded = 1.21 cfs @ 11.98 hrs, Volume= 3,108 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 107.08' @ 12.00 hrs Surf.Area= 1,609 sf Storage= 54 cf

Plug-Flow detention time= 0.5 min calculated for 3,103 cf (100% of inflow)
Center-of-Mass det. time= 0.5 min (816.6 - 816.1)

Volume	Invert	Avail.Storage	Storage Description
#1A	107.00'	2,478 cf	**22.92'W x 70.23'L x 5.75'H Field A** 9,254 cf Overall - 3,058 cf Embedded = 6,196 cf x 40.0% Voids
#2A	108.00'	3,058 cf	**ADS_StormTech MC-3500 d +Cap** x 27 Inside #1 Effective Size= 70.4"W x 45.0"H => 15.33 sf x 7.17'L = 110.0 cf Overall Size= 77.0"W x 45.0"H x 7.50'L with 0.33' Overlap 3 Rows of 9 Chambers Cap Storage= +14.9 cf x 2 x 3 rows = 89.4 cf
		5,537 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	107.00'	**31.400 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=1.17 cfs @ 11.98 hrs HW=107.07' (Free Discharge)
1=Exfiltration (Exfiltration Controls 1.17 cfs)

Pond 17P: UGC-2 - Chamber Wizard Field A

Chamber Model = ADS_StormTech MC-3500 d +Cap (ADS StormTech® MC-3500 d rev 03/14 with Cap volume)
Effective Size= 70.4"W x 45.0"H => 15.33 sf x 7.17'L = 110.0 cf
Overall Size= 77.0"W x 45.0"H x 7.50'L with 0.33' Overlap
Cap Storage= +14.9 cf x 2 x 3 rows = 89.4 cf

77.0" Wide + 10.0" Spacing = 87.0" C-C Row Spacing

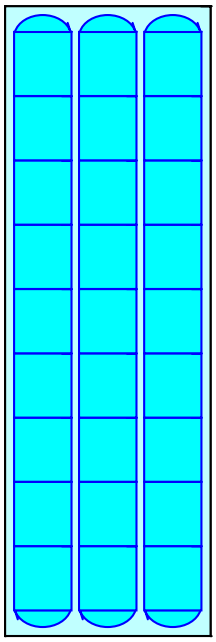
9 Chambers/Row x 7.17' Long +1.85' Cap Length x 2 = 68.23' Row Length +12.0" End Stone x 2 = 70.23' Base Length
3 Rows x 77.0" Wide + 10.0" Spacing x 2 + 12.0" Side Stone x 2 = 22.92' Base Width
12.0" Base + 45.0" Chamber Height + 12.0" Cover = 5.75' Field Height

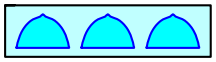
27 Chambers x 110.0 cf + 14.9 cf Cap Volume x 2 x 3 Rows = 3,058.1 cf Chamber Storage

9,254.3 cf Field - 3,058.1 cf Chambers = 6,196.2 cf Stone x 40.0% Voids = 2,478.5 cf Stone Storage

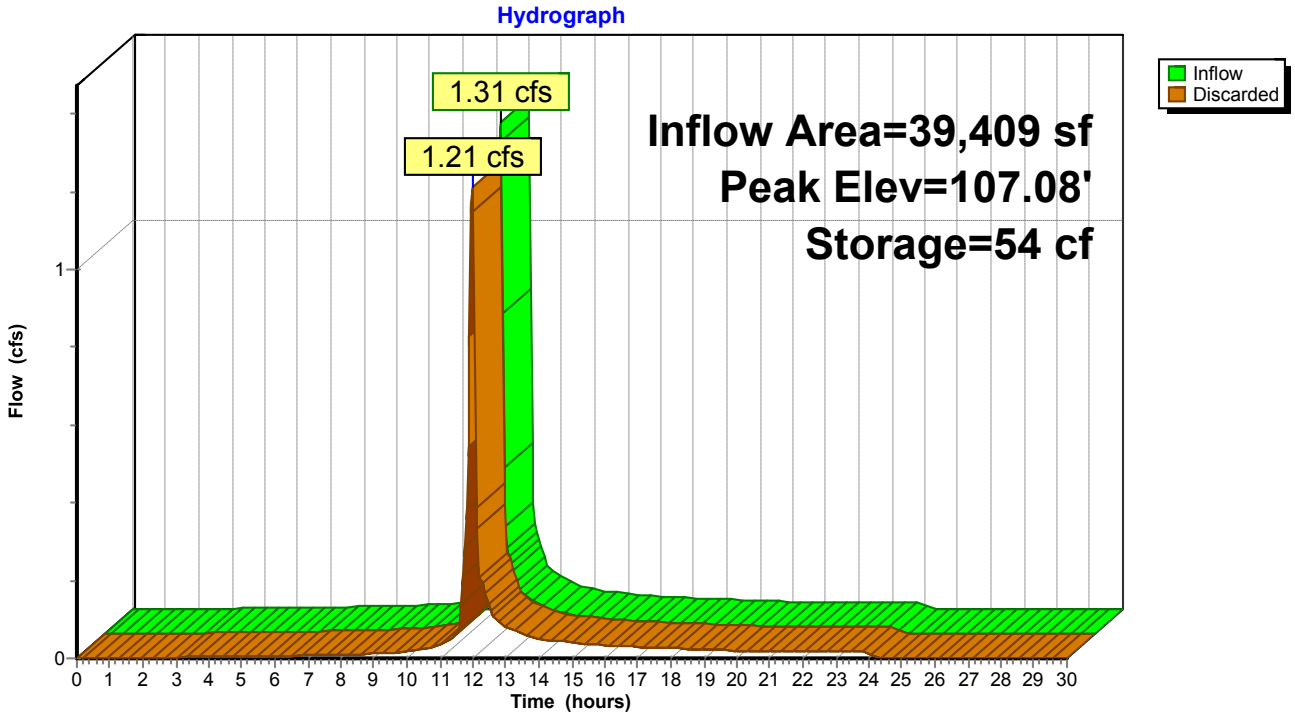
Chamber Storage + Stone Storage = 5,536.6 cf = 0.127 af
Overall Storage Efficiency = 59.8%
Overall System Size = 70.23' x 22.92' x 5.75'

27 Chambers
342.8 cy Field
229.5 cy Stone

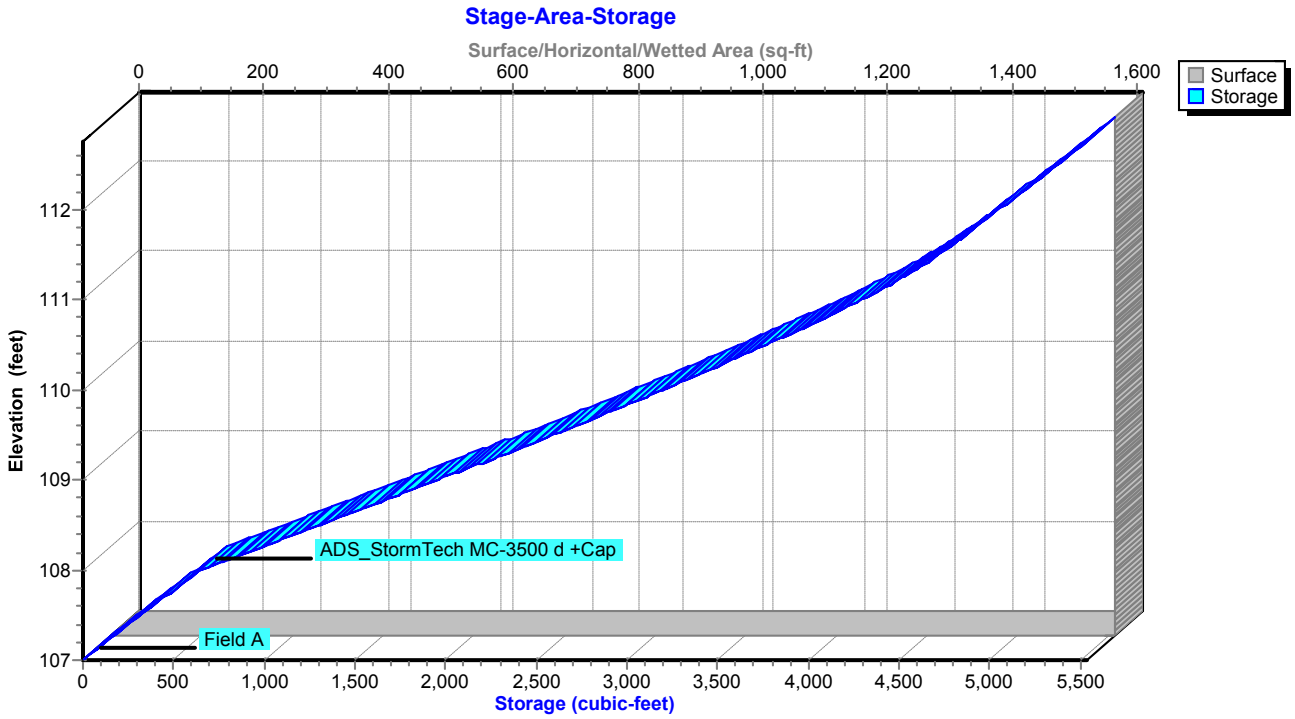




Pond 17P: UGC-2



Pond 17P: UGC-2



Stage-Area-Storage for Pond 17P: UGC-2

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
107.00	**1,609**	0
107.10	1,609	64
107.20	1,609	129
107.30	1,609	193
107.40	1,609	258
107.50	1,609	322
107.60	1,609	386
107.70	1,609	451
107.80	1,609	515
107.90	1,609	579
108.00	1,609	644
108.10	1,609	778
108.20	1,609	912
108.30	1,609	1,046
108.40	1,609	1,178
108.50	1,609	1,311
108.60	1,609	1,443
108.70	1,609	1,574
108.80	1,609	1,704
108.90	1,609	1,834
109.00	1,609	1,963
109.10	1,609	2,092
109.20	1,609	2,219
109.30	1,609	2,346
109.40	1,609	2,472
109.50	1,609	2,597
109.60	1,609	2,720
109.70	1,609	2,843
109.80	1,609	2,965
109.90	1,609	3,085
110.00	1,609	3,204
110.10	1,609	3,321
110.20	1,609	3,437
110.30	1,609	3,551
110.40	1,609	3,664
110.50	1,609	3,775
110.60	1,609	3,884
110.70	1,609	3,990
110.80	1,609	4,094
110.90	1,609	4,196
111.00	1,609	4,295
111.10	1,609	4,390
111.20	1,609	4,482
111.30	1,609	4,569
111.40	1,609	4,649
111.50	1,609	4,723
111.60	1,609	4,793
111.70	1,609	4,860
111.80	1,609	4,925
111.90	1,609	4,989
112.00	1,609	5,054
112.10	1,609	5,118
112.20	1,609	5,182
112.30	1,609	5,247
112.40	1,609	5,311
112.50	1,609	5,376
112.60	1,609	5,440
112.70	1,609	**5,504**

Summary for Pond DP-3: DP-3

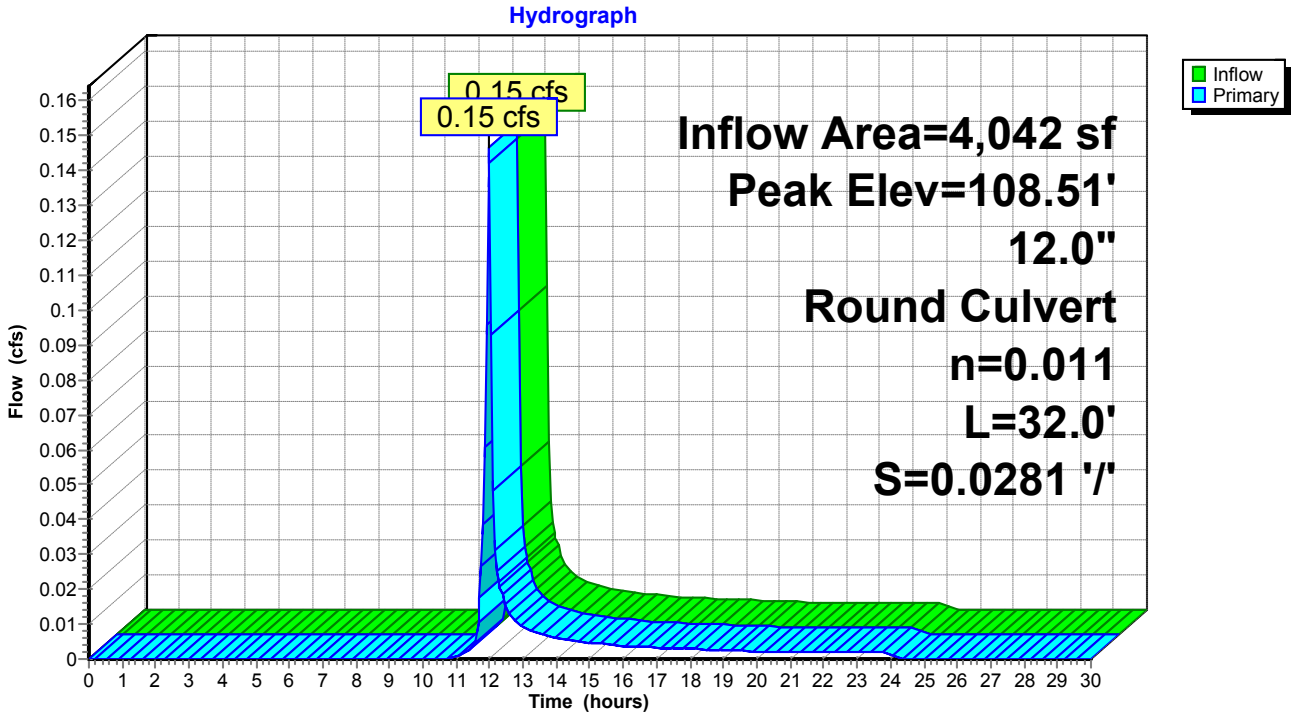
Inflow Area = 4,042 sf, 67.84% Impervious, Inflow Depth = 0.91" for 1-YEAR event
Inflow = 0.15 cfs @ 11.98 hrs, Volume= 307 cf
Outflow = 0.15 cfs @ 11.98 hrs, Volume= 307 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.15 cfs @ 11.98 hrs, Volume= 307 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 108.51' @ 11.98 hrs
Flood Elev= 112.38'

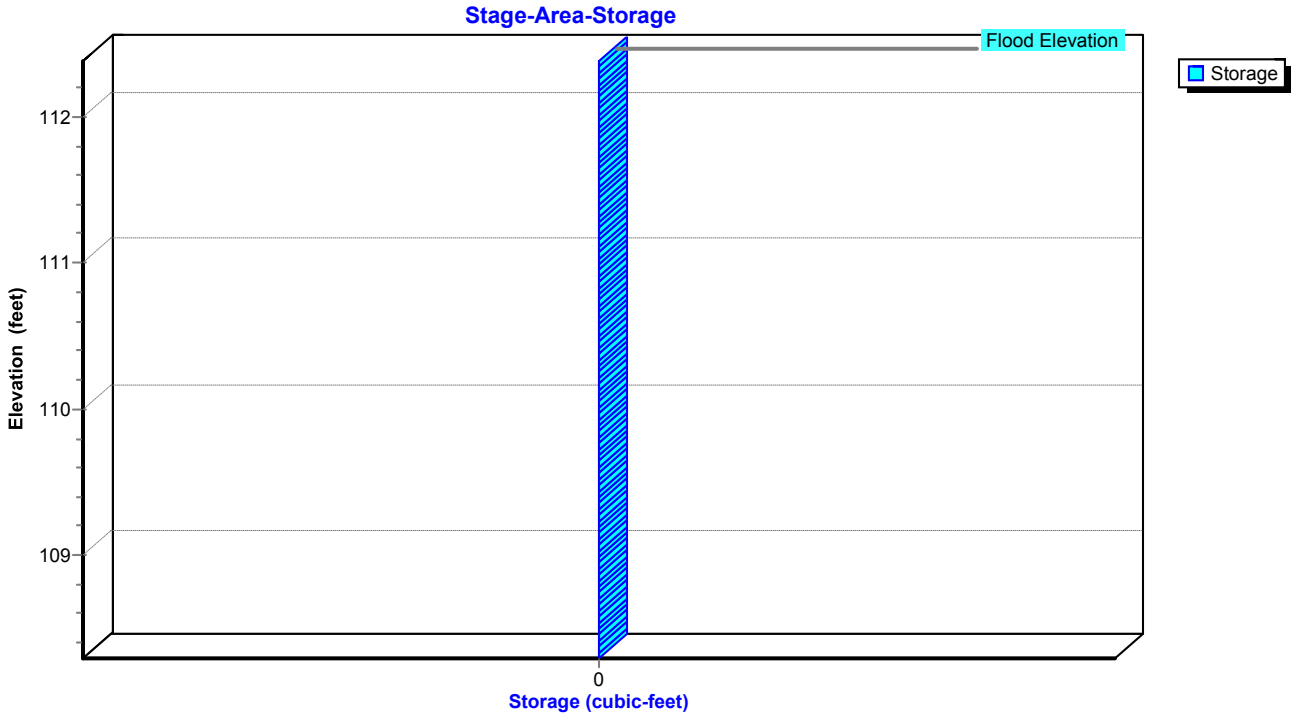
Device	Routing	Invert	Outlet Devices
#1	Primary	108.30'	**12.0" Round Culvert** L= 32.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 108.30' / 107.40' S= 0.0281 '/' Cc= 0.900 n= 0.011 Concrete pipe, straight & clean, Flow Area= 0.79 sf

Primary OutFlow Max=0.14 cfs @ 11.98 hrs HW=108.50' (Free Discharge)
1=Culvert (Inlet Controls 0.14 cfs @ 1.21 fps)

Pond DP-3: DP-3



Pond DP-3: DP-3


Stage-Area-Storage
Flood Elevation
Storage
112
111
110
109
Elevation (feet)
0
Storage (cubic-feet)

Stage-Area-Storage for Pond DP-3: DP-3

Elevation (feet)	Storage (cubic-feet)	Elevation (feet)	Storage (cubic-feet)
108.30	**0**	110.95	0
108.35	0	111.00	0
108.40	0	111.05	0
108.45	0	111.10	0
108.50	0	111.15	0
108.55	0	111.20	0
108.60	0	111.25	0
108.65	0	111.30	0
108.70	0	111.35	0
108.75	0	111.40	0
108.80	0	111.45	0
108.85	0	111.50	0
108.90	0	111.55	0
108.95	0	111.60	0
109.00	0	111.65	0
109.05	0	111.70	0
109.10	0	111.75	0
109.15	0	111.80	0
109.20	0	111.85	0
109.25	0	111.90	0
109.30	0	111.95	0
109.35	0	112.00	0
109.40	0	112.05	0
109.45	0	112.10	0
109.50	0	112.15	0
109.55	0	112.20	0
109.60	0	112.25	0
109.65	0	112.30	0
109.70	0	112.35	0
109.75	0		
109.80	0		
109.85	0		
109.90	0		
109.95	0		
110.00	0		
110.05	0		
110.10	0		
110.15	0		
110.20	0		
110.25	0		
110.30	0		
110.35	0		
110.40	0		
110.45	0		
110.50	0		
110.55	0		
110.60	0		
110.65	0		
110.70	0		
110.75	0		
110.80	0		
110.85	0		
110.90	0		

Time span=0.00-30.00 hrs, dt=0.05 hrs, 601 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment DA-1: DA-1 Runoff Area=33,352 sf 61.72% Impervious Runoff Depth=1.31"
Tc=6.0 min CN=79 Runoff=1.74 cfs 3,632 cf

Subcatchment DA-10: DA-10 Runoff Area=4,891 sf 100.00% Impervious Runoff Depth=2.93"
Tc=6.0 min CN=98 Runoff=0.49 cfs 1,193 cf

Subcatchment DA-11: DA-11 Runoff Area=3,220 sf 100.00% Impervious Runoff Depth=2.93"
Tc=6.0 min CN=98 Runoff=0.32 cfs 786 cf

Subcatchment DA-2: DA-2 Runoff Area=5,279 sf 65.56% Impervious Runoff Depth=1.24"
Tc=6.0 min CN=78 Runoff=0.26 cfs 547 cf

Subcatchment DA-3: DA-3 Runoff Area=4,042 sf 67.84% Impervious Runoff Depth=1.31"
Tc=6.0 min CN=79 Runoff=0.21 cfs 440 cf

Subcatchment DA-4: DA-4 Runoff Area=21,677 sf 48.09% Impervious Runoff Depth=0.67"
Tc=6.0 min CN=67 Runoff=0.54 cfs 1,203 cf

Subcatchment DA-5: DA-5 Runoff Area=4,633 sf 67.65% Impervious Runoff Depth=1.31"
Tc=6.0 min CN=79 Runoff=0.24 cfs 505 cf

Subcatchment DA-6: DA-6 Runoff Area=5,259 sf 73.44% Impervious Runoff Depth=1.51"
Tc=6.0 min CN=82 Runoff=0.31 cfs 660 cf

Subcatchment DA-7: DA-7 Runoff Area=6,429 sf 78.05% Impervious Runoff Depth=1.72"
Tc=6.0 min CN=85 Runoff=0.44 cfs 923 cf

Subcatchment DA-8: DA-8 Runoff Area=8,036 sf 62.98% Impervious Runoff Depth=1.12"
Tc=6.0 min CN=76 Runoff=0.36 cfs 753 cf

Subcatchment DA-9: DA-9 Runoff Area=4,620 sf 100.00% Impervious Runoff Depth=2.93"
Tc=6.0 min CN=98 Runoff=0.46 cfs 1,127 cf

Reach DP-1: DP-1 Inflow=1.74 cfs 3,632 cf
Outflow=1.74 cfs 3,632 cf

Reach DP-4: DP-4 Inflow=0.36 cfs 753 cf
Outflow=0.36 cfs 753 cf

Pond 1P: PR CB#5 Peak Elev=112.23' Inflow=0.26 cfs 547 cf
18.0" Round Culvert n=0.012 L=45.0' S=0.0100 '/' Outflow=0.26 cfs 547 cf

Pond 9P: PR CB #1 Peak Elev=110.56' Inflow=0.92 cfs 2,117 cf
12.0" Round Culvert n=0.010 L=23.0' S=0.0100 '/' Outflow=0.92 cfs 2,117 cf

Pond 10P: UGC-1 Peak Elev=109.00' Storage=586 cf Inflow=0.92 cfs 2,117 cf
Outflow=0.17 cfs 2,117 cf

Pond 11P: PR CB #2 Peak Elev=110.51' Inflow=0.63 cfs 1,446 cf
12.0" Round Culvert n=0.010 L=10.0' S=0.0100 '/' Outflow=0.63 cfs 1,446 cf

Pond 13P: PR CB #3 Peak Elev=110.49' Inflow=0.87 cfs 1,950 cf
12.0" Round Culvert n=0.010 L=88.0' S=0.0100 '/' Outflow=0.87 cfs 1,950 cf

Pond 15P: PR CB #4 Peak Elev=108.77' Inflow=1.86 cfs 4,281 cf
24.0" Round Culvert n=0.010 L=4.0' S=0.0150 '/' Outflow=1.86 cfs 4,281 cf

Pond 17P: UGC-2 Peak Elev=107.42' Storage=273 cf Inflow=1.86 cfs 4,281 cf
Outflow=1.17 cfs 4,281 cf

Pond DP-3: DP-3 Peak Elev=108.55' Inflow=0.21 cfs 440 cf
12.0" Round Culvert n=0.011 L=32.0' S=0.0281 '/' Outflow=0.21 cfs 440 cf

Total Runoff Area = 101,438 sf Runoff Volume = 11,770 cf Average Runoff Depth = 1.39"
33.93% Pervious = 34,420 sf 66.07% Impervious = 67,018 sf

Summary for Subcatchment DA-1: DA-1

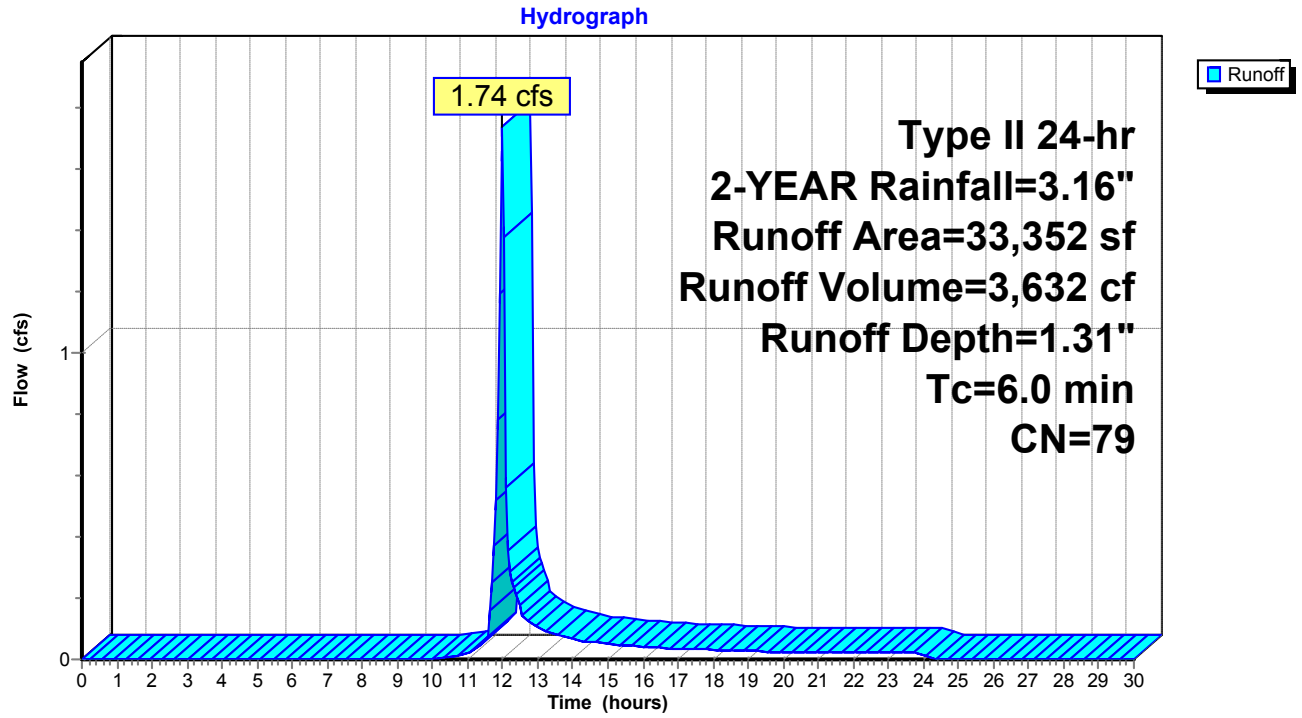
Runoff = 1.74 cfs @ 11.98 hrs, Volume= 3,632 cf, Depth= 1.31"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-YEAR Rainfall=3.16"

Area (sf)	CN	Description
12,767	49	50-75% Grass cover, Fair, HSG A
20,585	98	Paved parking, HSG A
33,352	79	Weighted Average
12,767		38.28% Pervious Area
20,585		61.72% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, MIN TC**

Subcatchment DA-1: DA-1



Summary for Subcatchment DA-10: DA-10

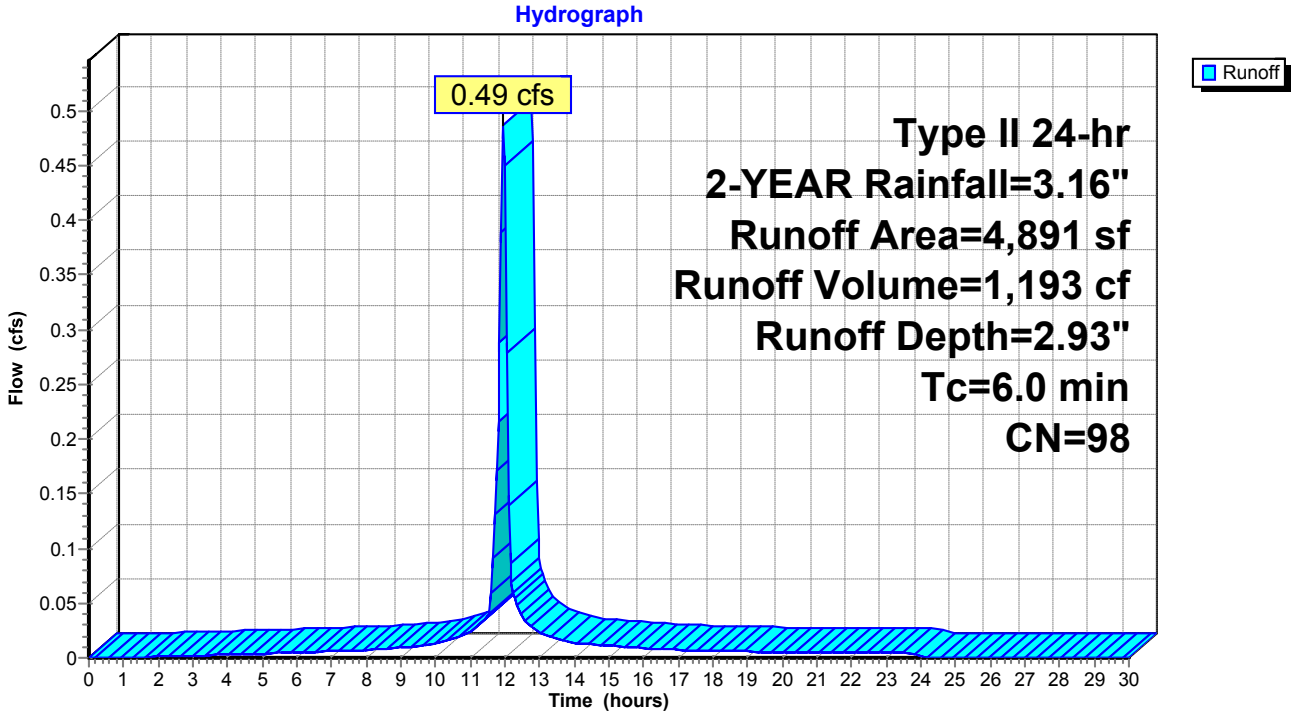
Runoff = 0.49 cfs @ 11.96 hrs, Volume= 1,193 cf, Depth= 2.93"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-YEAR Rainfall=3.16"

Area (sf)	CN	Description
4,891	98	Roofs, HSG A
4,891		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, MIN TC**

Subcatchment DA-10: DA-10



Summary for Subcatchment DA-11: DA-11

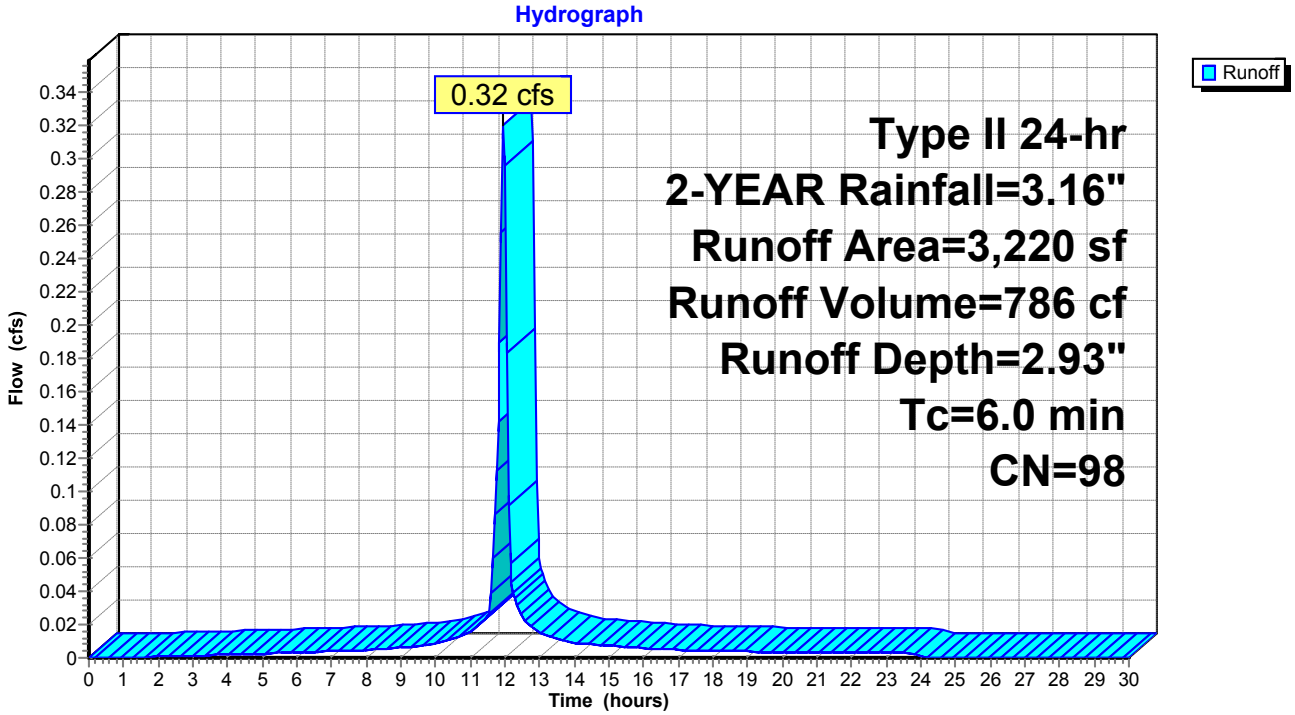
Runoff = 0.32 cfs @ 11.96 hrs, Volume= 786 cf, Depth= 2.93"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-YEAR Rainfall=3.16"

Area (sf)	CN	Description
3,220	98	Roofs, HSG A
3,220		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, MIN TC**

Subcatchment DA-11: DA-11



Summary for Subcatchment DA-2: DA-2

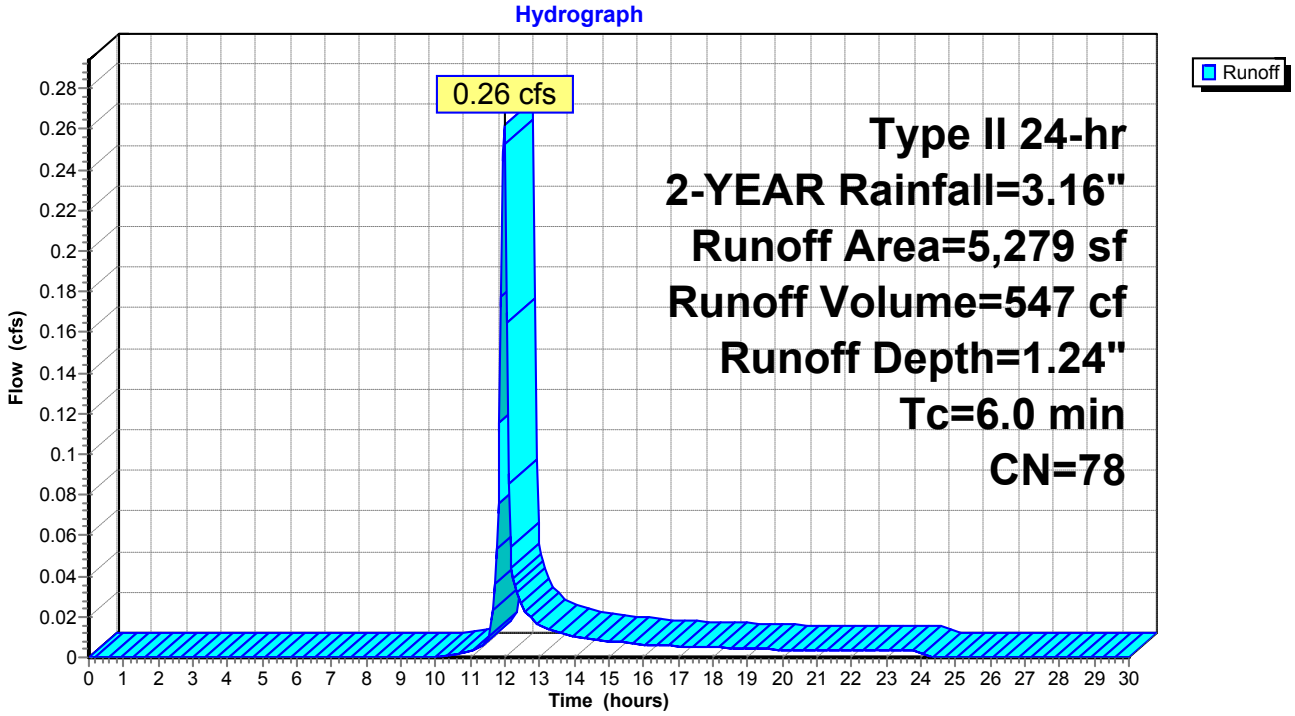
Runoff = 0.26 cfs @ 11.98 hrs, Volume= 547 cf, Depth= 1.24"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-YEAR Rainfall=3.16"

Area (sf)	CN	Description
1,818	39	>75% Grass cover, Good, HSG A
3,461	98	Paved parking, HSG A
5,279	78	Weighted Average
1,818		34.44% Pervious Area
3,461		65.56% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, MIN TC**

Subcatchment DA-2: DA-2



Summary for Subcatchment DA-3: DA-3

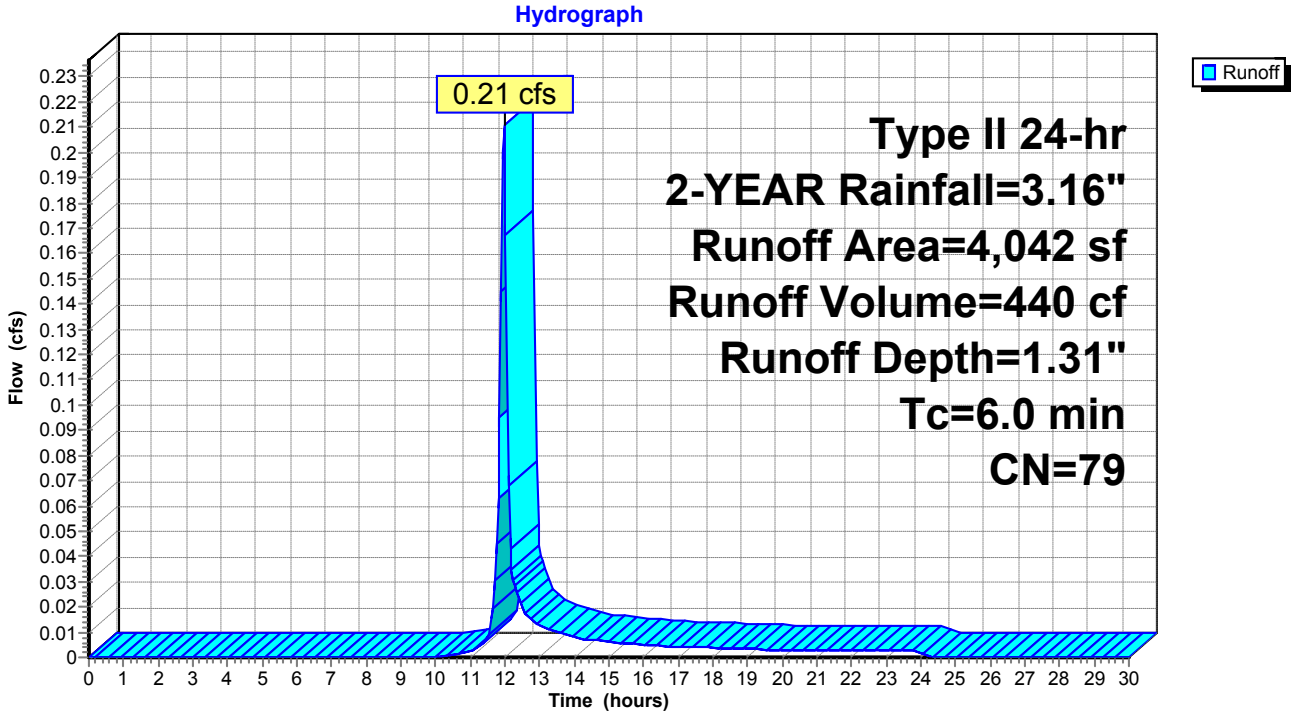
Runoff = 0.21 cfs @ 11.98 hrs, Volume= 440 cf, Depth= 1.31"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-YEAR Rainfall=3.16"

Area (sf)	CN	Description
1,300	39	>75% Grass cover, Good, HSG A
2,742	98	Paved parking, HSG A
4,042	79	Weighted Average
1,300		32.16% Pervious Area
2,742		67.84% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, MIN TC**

Subcatchment DA-3: DA-3



Summary for Subcatchment DA-4: DA-4

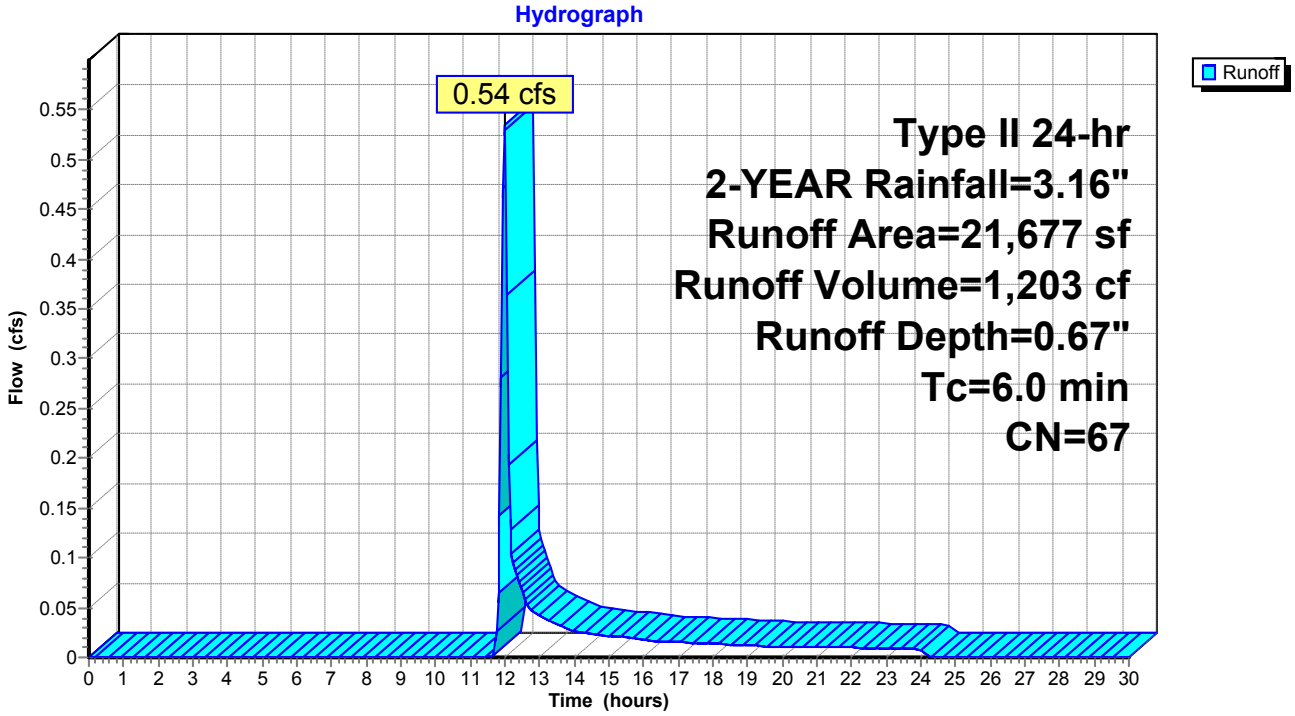
Runoff = 0.54 cfs @ 11.99 hrs, Volume= 1,203 cf, Depth= 0.67"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-YEAR Rainfall=3.16"

Area (sf)	CN	Description
11,253	39	>75% Grass cover, Good, HSG A
10,424	98	Paved parking, HSG A
21,677	67	Weighted Average
11,253		51.91% Pervious Area
10,424		48.09% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, MIN TC**

Subcatchment DA-4: DA-4



Summary for Subcatchment DA-5: DA-5

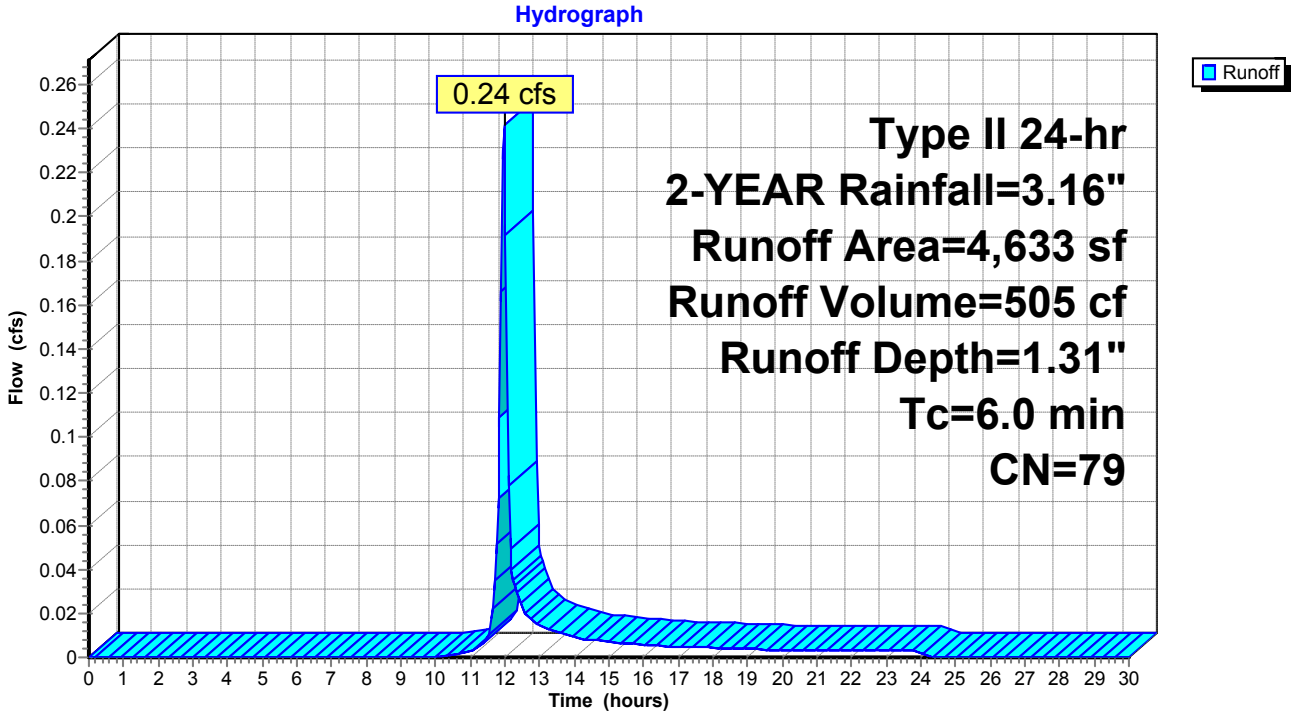
Runoff = 0.24 cfs @ 11.98 hrs, Volume= 505 cf, Depth= 1.31"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-YEAR Rainfall=3.16"

Area (sf)	CN	Description
1,499	39	>75% Grass cover, Good, HSG A
3,134	98	Paved parking, HSG A
4,633	79	Weighted Average
1,499		32.35% Pervious Area
3,134		67.65% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, MIN TC**

Subcatchment DA-5: DA-5



Summary for Subcatchment DA-6: DA-6

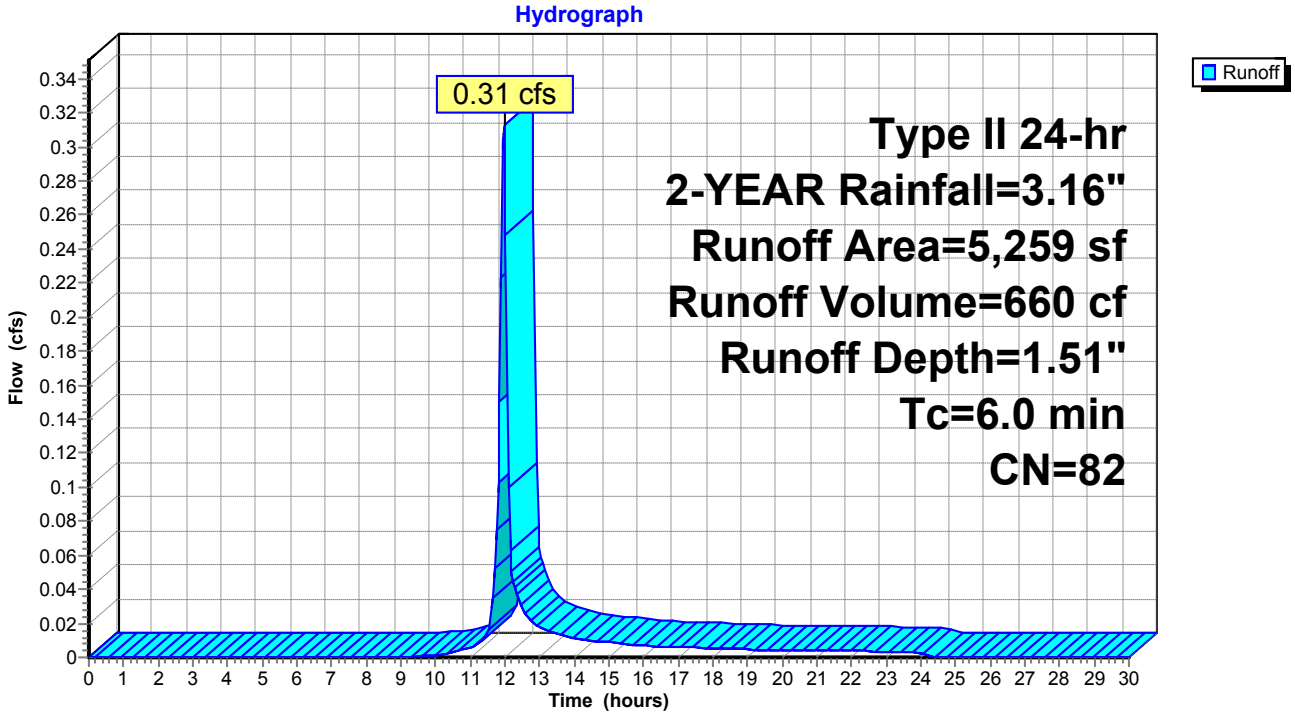
Runoff = 0.31 cfs @ 11.97 hrs, Volume= 660 cf, Depth= 1.51"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-YEAR Rainfall=3.16"

Area (sf)	CN	Description
1,397	39	>75% Grass cover, Good, HSG A
3,862	98	Paved parking, HSG A
5,259	82	Weighted Average
1,397		26.56% Pervious Area
3,862		73.44% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, MIN TC**

Subcatchment DA-6: DA-6



Summary for Subcatchment DA-7: DA-7

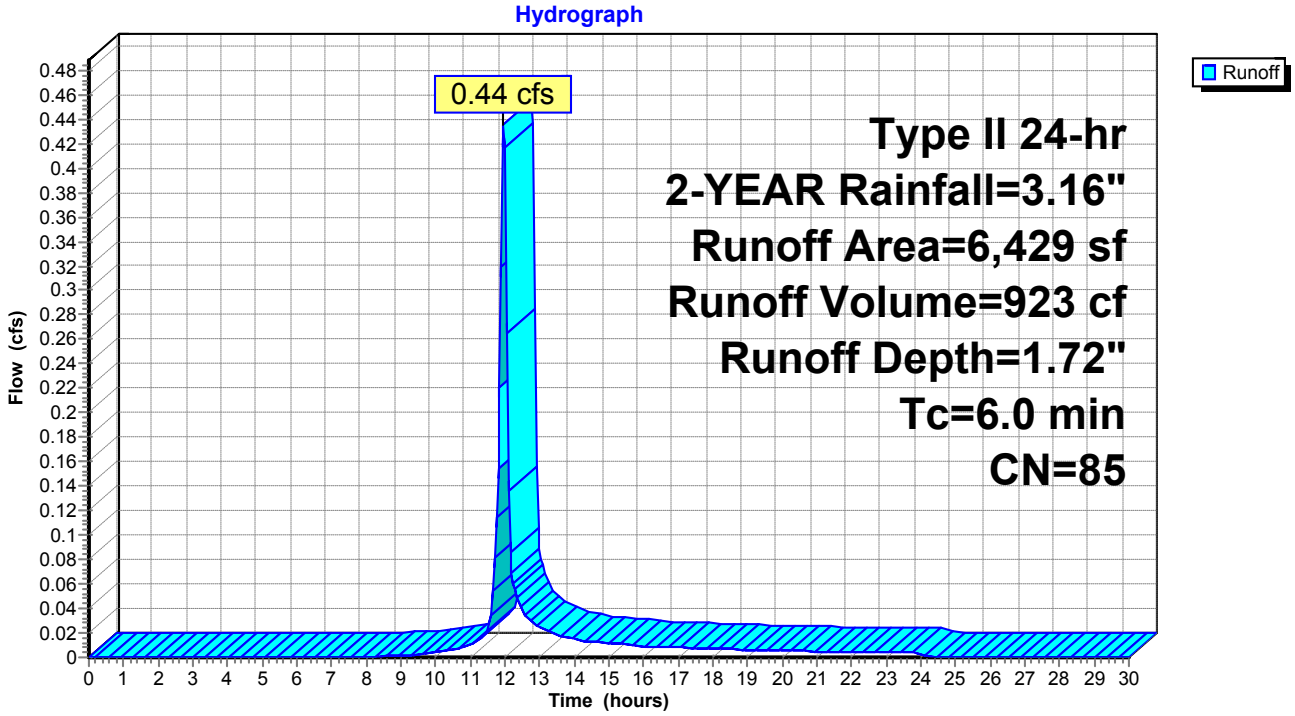
Runoff = 0.44 cfs @ 11.97 hrs, Volume= 923 cf, Depth= 1.72"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-YEAR Rainfall=3.16"

Area (sf)	CN	Description
1,411	39	>75% Grass cover, Good, HSG A
5,018	98	Paved parking, HSG A
6,429	85	Weighted Average
1,411		21.95% Pervious Area
5,018		78.05% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, MIN TC**

Subcatchment DA-7: DA-7



Summary for Subcatchment DA-8: DA-8

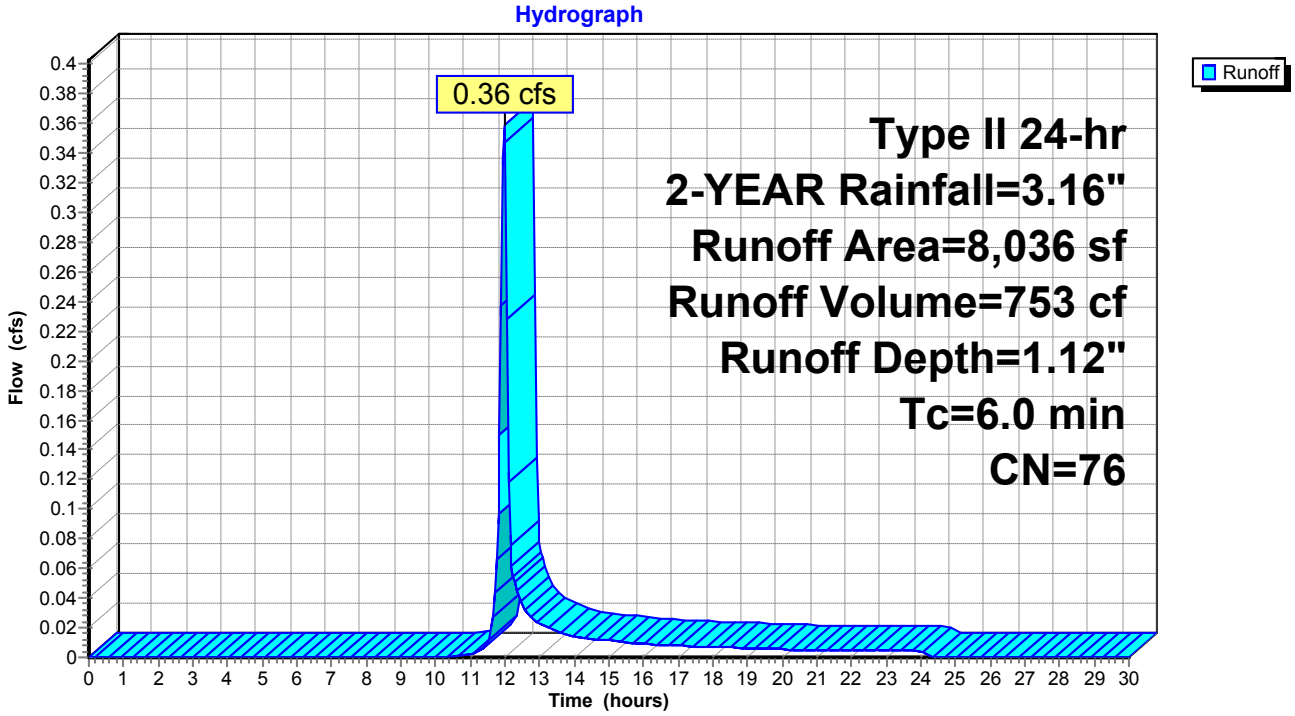
Runoff = 0.36 cfs @ 11.98 hrs, Volume= 753 cf, Depth= 1.12"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-YEAR Rainfall=3.16"

Area (sf)	CN	Description
2,975	39	>75% Grass cover, Good, HSG A
5,061	98	Paved parking, HSG A
8,036	76	Weighted Average
2,975		37.02% Pervious Area
5,061		62.98% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, MIN TC**

Subcatchment DA-8: DA-8



Summary for Subcatchment DA-9: DA-9

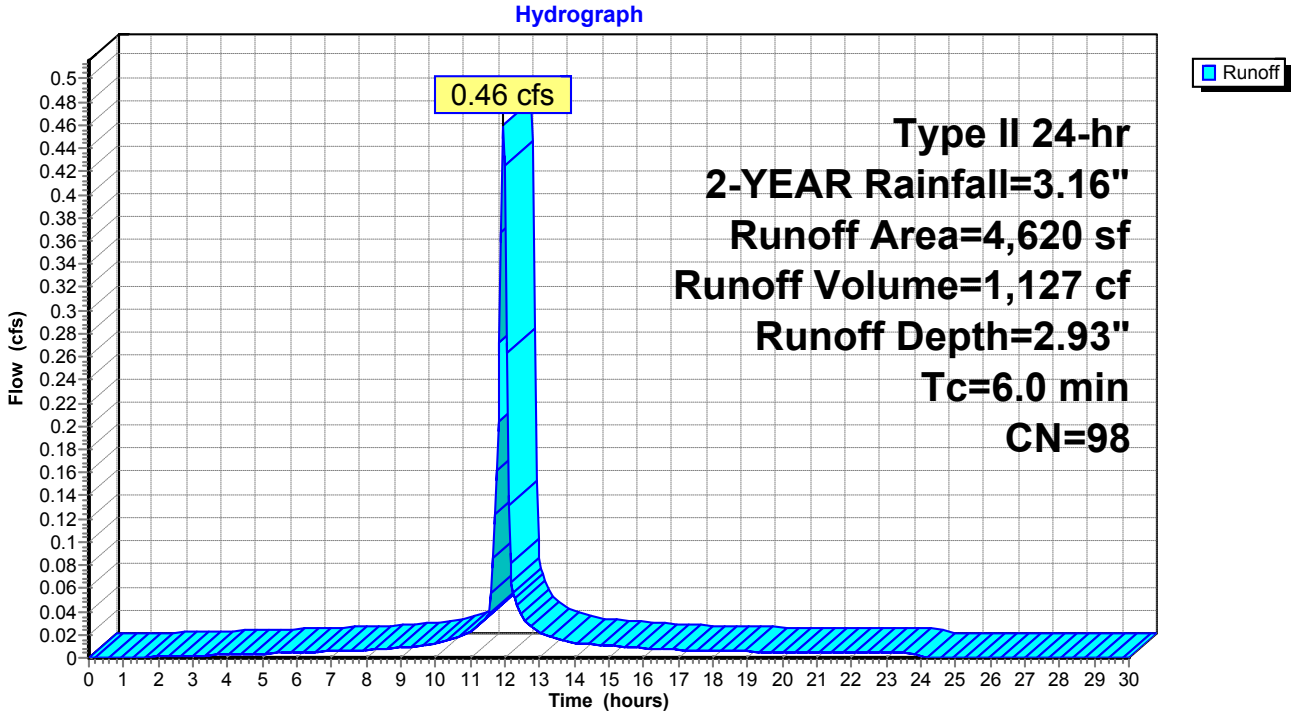
Runoff = 0.46 cfs @ 11.96 hrs, Volume= 1,127 cf, Depth= 2.93"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-YEAR Rainfall=3.16"

Area (sf)	CN	Description
4,620	98	Roofs, HSG A
4,620		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, MIN TC**

Subcatchment DA-9: DA-9

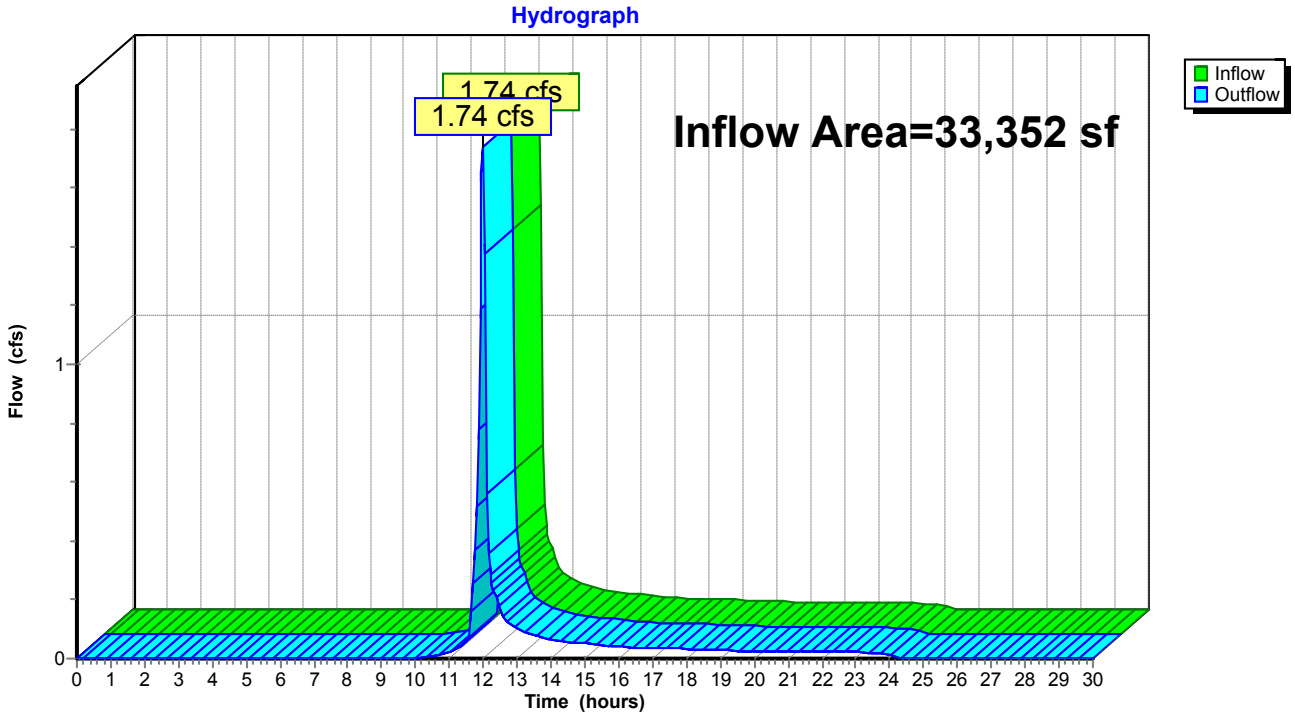


Summary for Reach DP-1: DP-1

Inflow Area = 33,352 sf, 61.72% Impervious, Inflow Depth = 1.31" for 2-YEAR event
Inflow = 1.74 cfs @ 11.98 hrs, Volume= 3,632 cf
Outflow = 1.74 cfs @ 11.98 hrs, Volume= 3,632 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs

Reach DP-1: DP-1

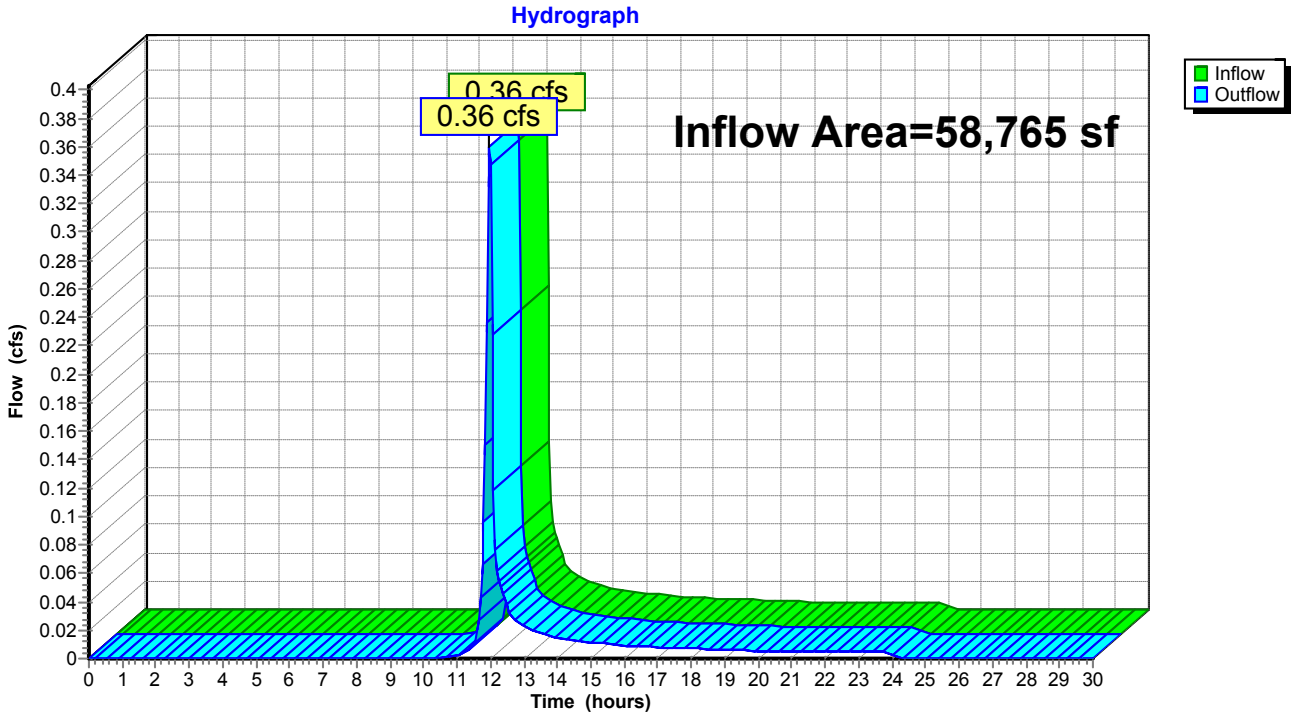


Summary for Reach DP-4: DP-4

Inflow Area = 58,765 sf, 68.46% Impervious, Inflow Depth = 0.15" for 2-YEAR event
Inflow = 0.36 cfs @ 11.98 hrs, Volume= 753 cf
Outflow = 0.36 cfs @ 11.98 hrs, Volume= 753 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs

Reach DP-4: DP-4



Summary for Pond 1P: PR CB#5

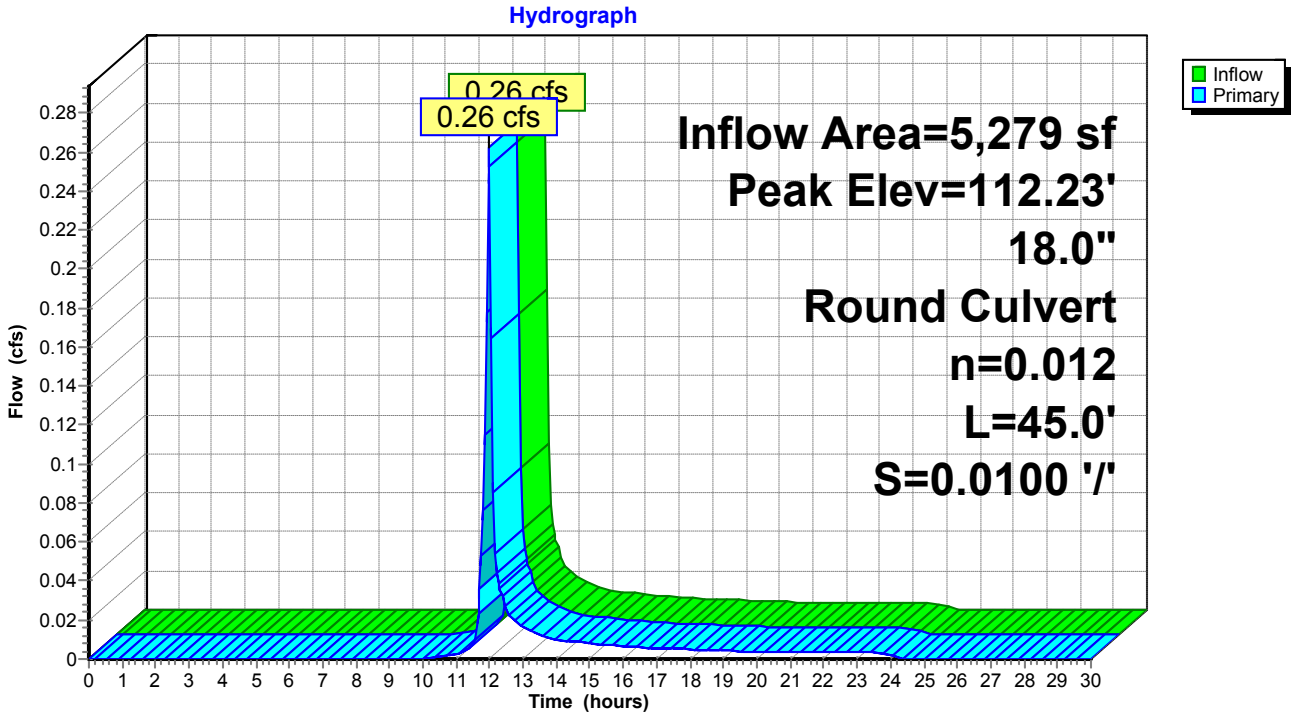
Inflow Area = 5,279 sf, 65.56% Impervious, Inflow Depth = 1.24" for 2-YEAR event
Inflow = 0.26 cfs @ 11.98 hrs, Volume= 547 cf
Outflow = 0.26 cfs @ 11.98 hrs, Volume= 547 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.26 cfs @ 11.98 hrs, Volume= 547 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 112.23' @ 11.98 hrs
Flood Elev= 114.98'

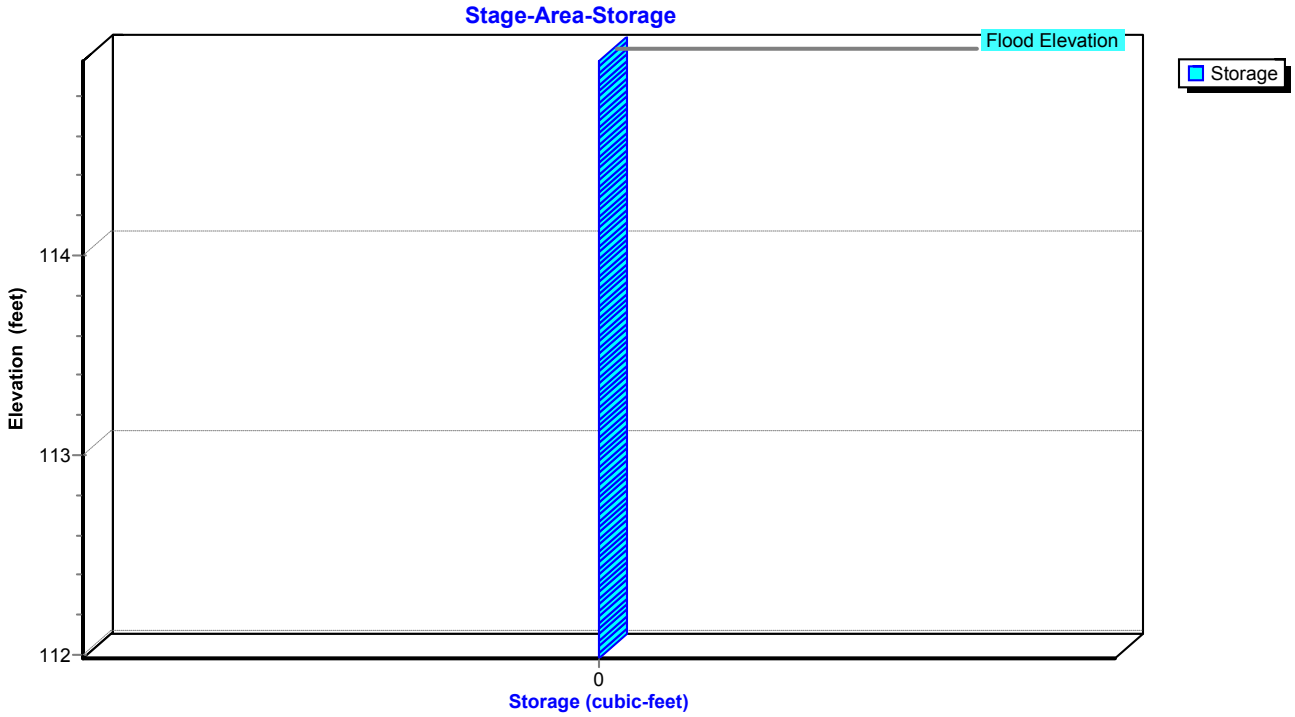
Device	Routing	Invert	Outlet Devices
#1	Primary	111.98'	**18.0" Round Culvert** L= 45.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 111.98' / 111.53' S= 0.0100 '/' Cc= 0.900 n= 0.012 Concrete pipe, finished, Flow Area= 1.77 sf

Primary OutFlow Max=0.25 cfs @ 11.98 hrs HW=112.23' (Free Discharge)
1=Culvert (Inlet Controls 0.25 cfs @ 1.33 fps)

Pond 1P: PR CB#5



Pond 1P: PR CB#5



Stage-Area-Storage for Pond 1P: PR CB#5

Elevation (feet)	Storage (cubic-feet)	Elevation (feet)	Storage (cubic-feet)	Elevation (feet)	Storage (cubic-feet)
111.98	**0**	113.04	0	114.10	0
112.00	0	113.06	0	114.12	0
112.02	0	113.08	0	114.14	0
112.04	0	113.10	0	114.16	0
112.06	0	113.12	0	114.18	0
112.08	0	113.14	0	114.20	0
112.10	0	113.16	0	114.22	0
112.12	0	113.18	0	114.24	0
112.14	0	113.20	0	114.26	0
112.16	0	113.22	0	114.28	0
112.18	0	113.24	0	114.30	0
112.20	0	113.26	0	114.32	0
112.22	0	113.28	0	114.34	0
112.24	0	113.30	0	114.36	0
112.26	0	113.32	0	114.38	0
112.28	0	113.34	0	114.40	0
112.30	0	113.36	0	114.42	0
112.32	0	113.38	0	114.44	0
112.34	0	113.40	0	114.46	0
112.36	0	113.42	0	114.48	0
112.38	0	113.44	0	114.50	0
112.40	0	113.46	0	114.52	0
112.42	0	113.48	0	114.54	0
112.44	0	113.50	0	114.56	0
112.46	0	113.52	0	114.58	0
112.48	0	113.54	0	114.60	0
112.50	0	113.56	0	114.62	0
112.52	0	113.58	0	114.64	0
112.54	0	113.60	0	114.66	0
112.56	0	113.62	0	114.68	0
112.58	0	113.64	0	114.70	0
112.60	0	113.66	0	114.72	0
112.62	0	113.68	0	114.74	0
112.64	0	113.70	0	114.76	0
112.66	0	113.72	0	114.78	0
112.68	0	113.74	0	114.80	0
112.70	0	113.76	0	114.82	0
112.72	0	113.78	0	114.84	0
112.74	0	113.80	0	114.86	0
112.76	0	113.82	0	114.88	0
112.78	0	113.84	0	114.90	0
112.80	0	113.86	0	114.92	0
112.82	0	113.88	0	114.94	0
112.84	0	113.90	0	114.96	0
112.86	0	113.92	0	114.98	0
112.88	0	113.94	0		
112.90	0	113.96	0		
112.92	0	113.98	0		
112.94	0	114.00	0		
112.96	0	114.02	0		
112.98	0	114.04	0		
113.00	0	114.06	0		
113.02	0	114.08	0		

Summary for Pond 9P: PR CB #1

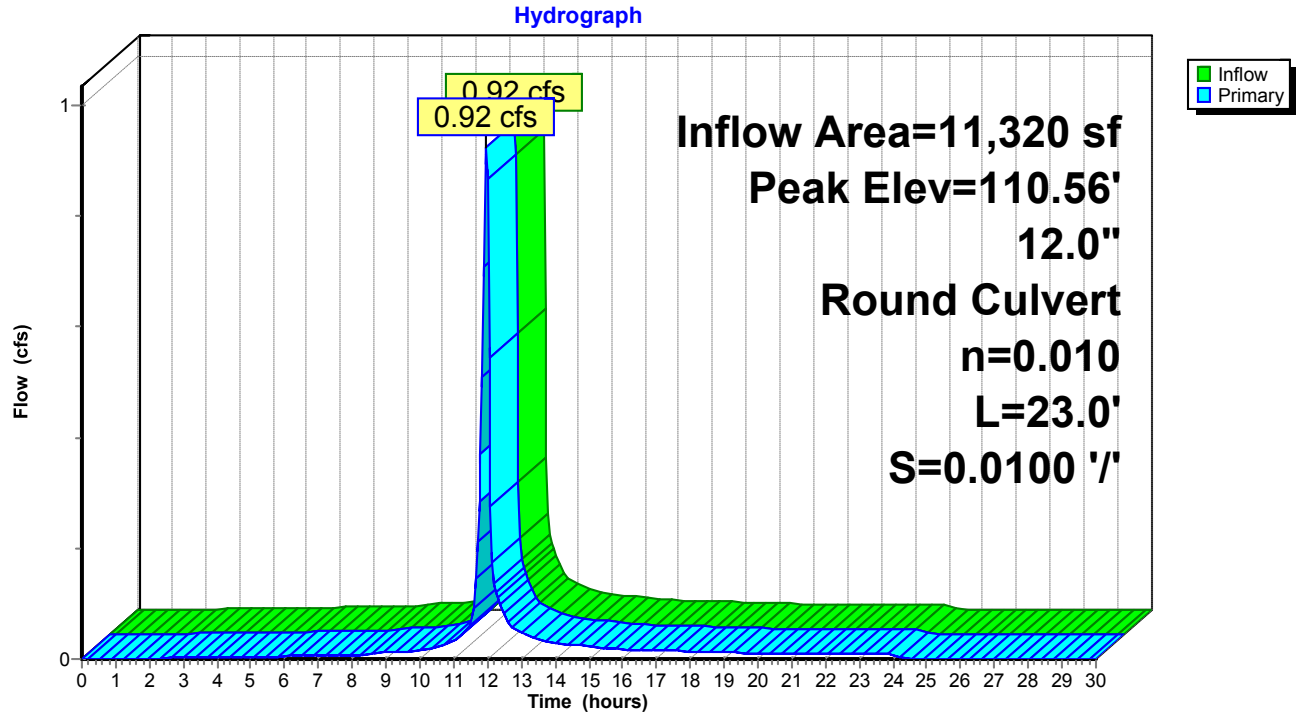
Inflow Area = 11,320 sf, 87.54% Impervious, Inflow Depth = 2.24" for 2-YEAR event
Inflow = 0.92 cfs @ 11.97 hrs, Volume= 2,117 cf
Outflow = 0.92 cfs @ 11.97 hrs, Volume= 2,117 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.92 cfs @ 11.97 hrs, Volume= 2,117 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 110.56' @ 11.97 hrs
Flood Elev= 113.00'

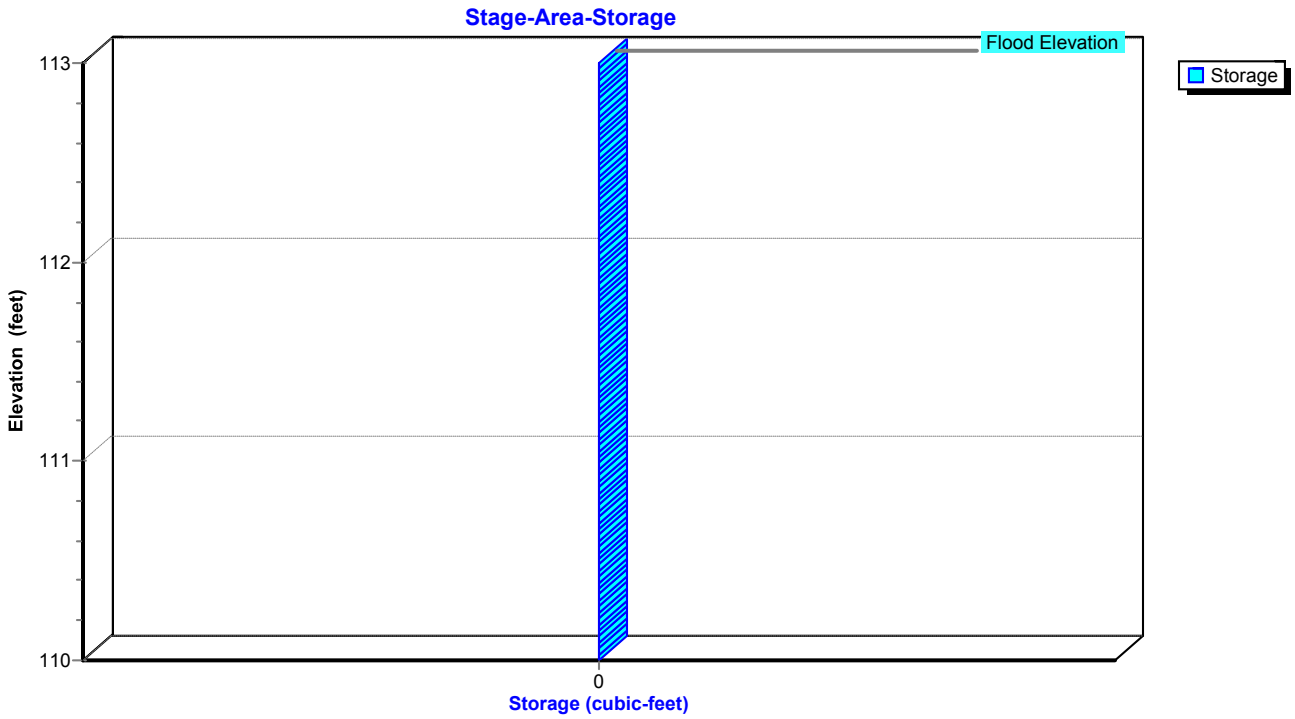
Device	Routing	Invert	Outlet Devices
#1	Primary	110.00'	**12.0" Round Culvert** L= 23.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 110.00' / 109.77' S= 0.0100 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.79 sf

Primary OutFlow Max=0.90 cfs @ 11.97 hrs HW=110.55' (Free Discharge)
1=Culvert (Inlet Controls 0.90 cfs @ 2.00 fps)

Pond 9P: PR CB #1



Pond 9P: PR CB #1



Stage-Area-Storage for Pond 9P: PR CB #1

Elevation (feet)	Storage (cubic-feet)	Elevation (feet)	Storage (cubic-feet)	Elevation (feet)	Storage (cubic-feet)
110.00	**0**	111.06	0	112.12	0
110.02	0	111.08	0	112.14	0
110.04	0	111.10	0	112.16	0
110.06	0	111.12	0	112.18	0
110.08	0	111.14	0	112.20	0
110.10	0	111.16	0	112.22	0
110.12	0	111.18	0	112.24	0
110.14	0	111.20	0	112.26	0
110.16	0	111.22	0	112.28	0
110.18	0	111.24	0	112.30	0
110.20	0	111.26	0	112.32	0
110.22	0	111.28	0	112.34	0
110.24	0	111.30	0	112.36	0
110.26	0	111.32	0	112.38	0
110.28	0	111.34	0	112.40	0
110.30	0	111.36	0	112.42	0
110.32	0	111.38	0	112.44	0
110.34	0	111.40	0	112.46	0
110.36	0	111.42	0	112.48	0
110.38	0	111.44	0	112.50	0
110.40	0	111.46	0	112.52	0
110.42	0	111.48	0	112.54	0
110.44	0	111.50	0	112.56	0
110.46	0	111.52	0	112.58	0
110.48	0	111.54	0	112.60	0
110.50	0	111.56	0	112.62	0
110.52	0	111.58	0	112.64	0
110.54	0	111.60	0	112.66	0
110.56	0	111.62	0	112.68	0
110.58	0	111.64	0	112.70	0
110.60	0	111.66	0	112.72	0
110.62	0	111.68	0	112.74	0
110.64	0	111.70	0	112.76	0
110.66	0	111.72	0	112.78	0
110.68	0	111.74	0	112.80	0
110.70	0	111.76	0	112.82	0
110.72	0	111.78	0	112.84	0
110.74	0	111.80	0	112.86	0
110.76	0	111.82	0	112.88	0
110.78	0	111.84	0	112.90	0
110.80	0	111.86	0	112.92	0
110.82	0	111.88	0	112.94	0
110.84	0	111.90	0	112.96	0
110.86	0	111.92	0	112.98	0
110.88	0	111.94	0	113.00	0
110.90	0	111.96	0		
110.92	0	111.98	0		
110.94	0	112.00	0		
110.96	0	112.02	0		
110.98	0	112.04	0		
111.00	0	112.06	0		
111.02	0	112.08	0		
111.04	0	112.10	0		

Summary for Pond 10P: UGC-1

Inflow Area = 11,320 sf, 87.54% Impervious, Inflow Depth = 2.24" for 2-YEAR event
Inflow = 0.92 cfs @ 11.97 hrs, Volume= 2,117 cf
Outflow = 0.17 cfs @ 11.70 hrs, Volume= 2,117 cf, Atten= 82%, Lag= 0.0 min
Discarded = 0.17 cfs @ 11.70 hrs, Volume= 2,117 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 109.00' @ 12.16 hrs Surf.Area= 1,178 sf Storage= 586 cf

Plug-Flow detention time= 19.0 min calculated for 2,113 cf (100% of inflow)
Center-of-Mass det. time= 18.9 min (802.6 - 783.6)

Volume	Invert	Avail.Storage	Storage Description
#1A	108.00'	1,452 cf	**15.75'W x 74.82'L x 4.25'H Field A** 5,008 cf Overall - 1,378 cf Embedded = 3,630 cf x 40.0% Voids
#2A	108.75'	1,378 cf	**ADS_StormTech SC-740 +Cap** x 30 Inside #1 Effective Size= 44.6"W x 30.0"H => 6.45 sf x 7.12'L = 45.9 cf Overall Size= 51.0"W x 30.0"H x 7.56'L with 0.44' Overlap 3 Rows of 10 Chambers
		2,830 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	108.00'	**6.200 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.17 cfs @ 11.70 hrs HW=108.04' (Free Discharge)
↑**1=Exfiltration** (Exfiltration Controls 0.17 cfs)

Pond 10P: UGC-1 - Chamber Wizard Field A

Chamber Model = ADS_StormTech SC-740 +Cap (ADS StormTech® SC-740 with cap length)
Effective Size= 44.6"W x 30.0"H => 6.45 sf x 7.12'L = 45.9 cf
Overall Size= 51.0"W x 30.0"H x 7.56'L with 0.44' Overlap

51.0" Wide + 6.0" Spacing = 57.0" C-C Row Spacing

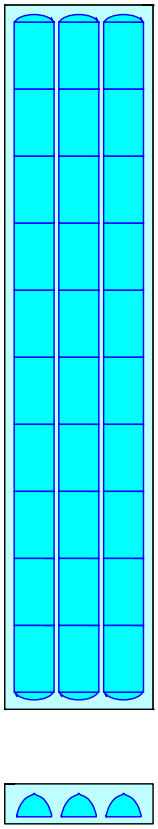
10 Chambers/Row x 7.12' Long +0.81' Cap Length x 2 = 72.82' Row Length +12.0" End Stone x 2 = 74.82' Base Length
3 Rows x 51.0" Wide + 6.0" Spacing x 2 + 12.0" Side Stone x 2 = 15.75' Base Width
9.0" Base + 30.0" Chamber Height + 12.0" Cover = 4.25' Field Height

30 Chambers x 45.9 cf = 1,378.2 cf Chamber Storage

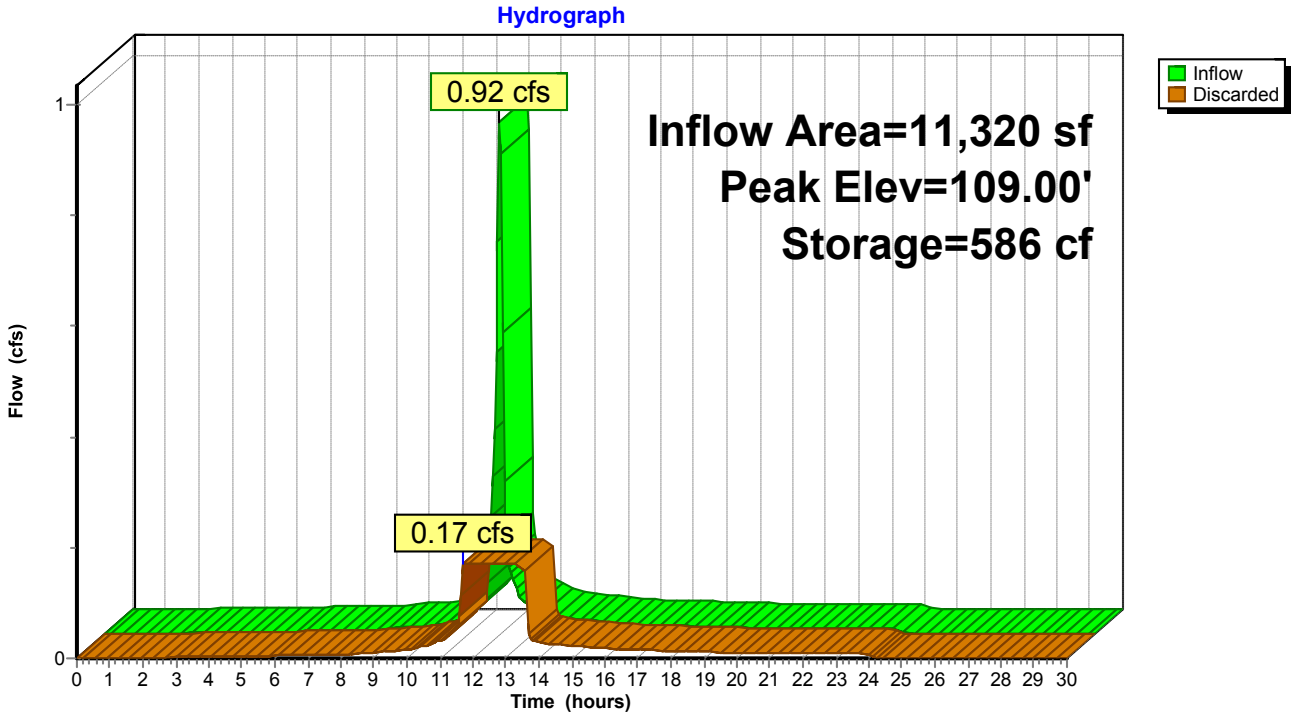
5,008.0 cf Field - 1,378.2 cf Chambers = 3,629.8 cf Stone x 40.0% Voids = 1,451.9 cf Stone Storage

Chamber Storage + Stone Storage = 2,830.1 cf = 0.065 af
Overall Storage Efficiency = 56.5%
Overall System Size = 74.82' x 15.75' x 4.25'

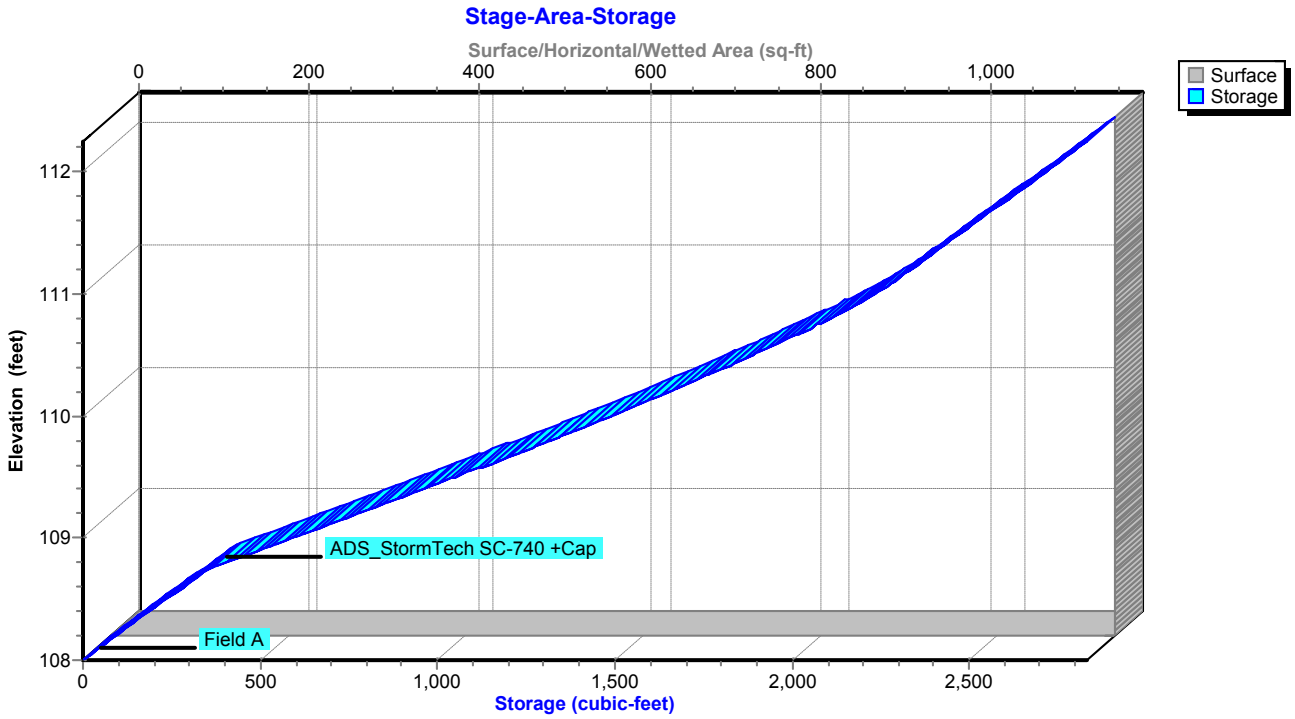
30 Chambers
185.5 cy Field
134.4 cy Stone



Pond 10P: UGC-1



Pond 10P: UGC-1



Stage-Area-Storage for Pond 10P: UGC-1

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
108.00	**1,178**	0
108.05	1,178	24
108.10	1,178	47
108.15	1,178	71
108.20	1,178	94
108.25	1,178	118
108.30	1,178	141
108.35	1,178	165
108.40	1,178	189
108.45	1,178	212
108.50	1,178	236
108.55	1,178	259
108.60	1,178	283
108.65	1,178	306
108.70	1,178	330
108.75	1,178	354
108.80	1,178	401
108.85	1,178	448
108.90	1,178	496
108.95	1,178	543
109.00	1,178	590
109.05	1,178	637
109.10	1,178	683
109.15	1,178	730
109.20	1,178	776
109.25	1,178	823
109.30	1,178	869
109.35	1,178	915
109.40	1,178	960
109.45	1,178	1,006
109.50	1,178	1,051
109.55	1,178	1,096
109.60	1,178	1,140
109.65	1,178	1,185
109.70	1,178	1,229
109.75	1,178	1,273
109.80	1,178	1,317
109.85	1,178	1,360
109.90	1,178	1,403
109.95	1,178	1,446
110.00	1,178	1,488
110.05	1,178	1,530
110.10	1,178	1,572
110.15	1,178	1,613
110.20	1,178	1,654
110.25	1,178	1,695
110.30	1,178	1,735
110.35	1,178	1,774
110.40	1,178	1,814
110.45	1,178	1,852
110.50	1,178	1,890
110.55	1,178	1,928
110.60	1,178	1,965
110.65	1,178	2,001
110.70	1,178	2,037
110.75	1,178	2,071
110.80	1,178	2,105
110.85	1,178	2,139
110.90	1,178	2,171
110.95	1,178	2,202
111.00	1,178	2,231
111.05	1,178	2,259
111.10	1,178	2,285
111.15	1,178	2,310
111.20	1,178	2,335
111.25	1,178	2,359
111.30	1,178	2,382
111.35	1,178	2,406
111.40	1,178	2,429
111.45	1,178	2,453
111.50	1,178	2,477
111.55	1,178	2,500
111.60	1,178	2,524
111.65	1,178	2,547
111.70	1,178	2,571
111.75	1,178	2,594
111.80	1,178	2,618
111.85	1,178	2,642
111.90	1,178	2,665
111.95	1,178	2,689
112.00	1,178	2,712
112.05	1,178	2,736
112.10	1,178	2,759
112.15	1,178	2,783
112.20	1,178	2,807
112.25	1,178	**2,830**

Summary for Pond 11P: PR CB #2

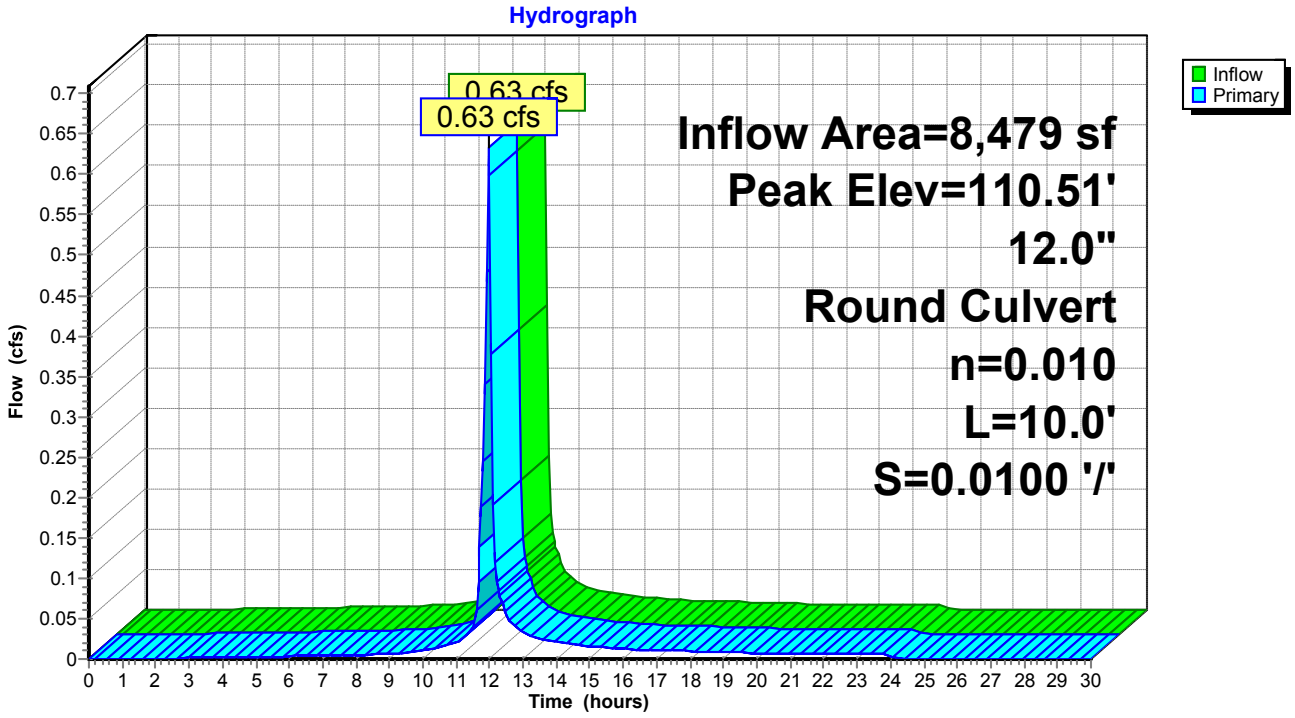
Inflow Area = 8,479 sf, 83.52% Impervious, Inflow Depth = 2.05" for 2-YEAR event
Inflow = 0.63 cfs @ 11.97 hrs, Volume= 1,446 cf
Outflow = 0.63 cfs @ 11.97 hrs, Volume= 1,446 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.63 cfs @ 11.97 hrs, Volume= 1,446 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 110.51' @ 11.97 hrs
Flood Elev= 113.14'

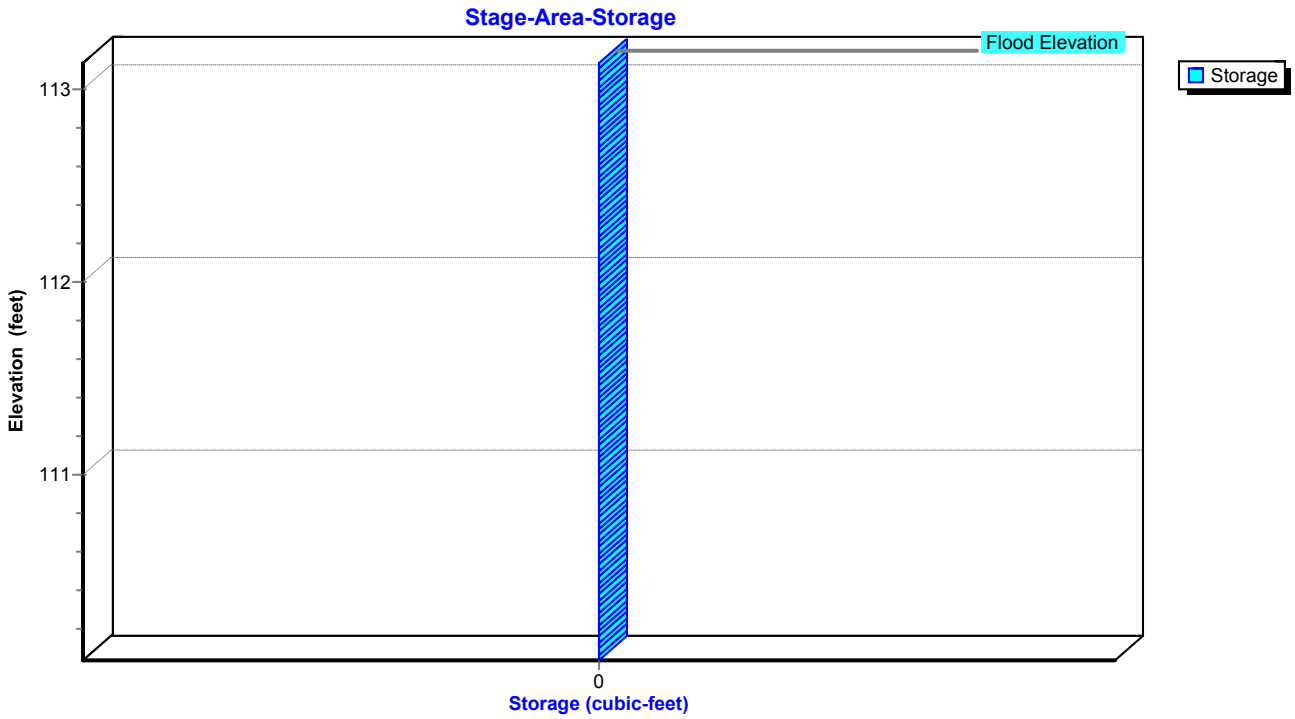
Device	Routing	Invert	Outlet Devices
#1	Primary	110.04'	**12.0" Round Culvert** L= 10.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 110.04' / 109.94' S= 0.0100 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.79 sf

Primary OutFlow Max=0.61 cfs @ 11.97 hrs HW=110.50' (Free Discharge)
1=Culvert (Barrel Controls 0.61 cfs @ 2.53 fps)

Pond 11P: PR CB #2



Pond 11P: PR CB #2



Stage-Area-Storage for Pond 11P: PR CB #2

Elevation (feet)	Storage (cubic-feet)	Elevation (feet)	Storage (cubic-feet)	Elevation (feet)	Storage (cubic-feet)
110.04	**0**	111.10	0	112.16	0
110.06	0	111.12	0	112.18	0
110.08	0	111.14	0	112.20	0
110.10	0	111.16	0	112.22	0
110.12	0	111.18	0	112.24	0
110.14	0	111.20	0	112.26	0
110.16	0	111.22	0	112.28	0
110.18	0	111.24	0	112.30	0
110.20	0	111.26	0	112.32	0
110.22	0	111.28	0	112.34	0
110.24	0	111.30	0	112.36	0
110.26	0	111.32	0	112.38	0
110.28	0	111.34	0	112.40	0
110.30	0	111.36	0	112.42	0
110.32	0	111.38	0	112.44	0
110.34	0	111.40	0	112.46	0
110.36	0	111.42	0	112.48	0
110.38	0	111.44	0	112.50	0
110.40	0	111.46	0	112.52	0
110.42	0	111.48	0	112.54	0
110.44	0	111.50	0	112.56	0
110.46	0	111.52	0	112.58	0
110.48	0	111.54	0	112.60	0
110.50	0	111.56	0	112.62	0
110.52	0	111.58	0	112.64	0
110.54	0	111.60	0	112.66	0
110.56	0	111.62	0	112.68	0
110.58	0	111.64	0	112.70	0
110.60	0	111.66	0	112.72	0
110.62	0	111.68	0	112.74	0
110.64	0	111.70	0	112.76	0
110.66	0	111.72	0	112.78	0
110.68	0	111.74	0	112.80	0
110.70	0	111.76	0	112.82	0
110.72	0	111.78	0	112.84	0
110.74	0	111.80	0	112.86	0
110.76	0	111.82	0	112.88	0
110.78	0	111.84	0	112.90	0
110.80	0	111.86	0	112.92	0
110.82	0	111.88	0	112.94	0
110.84	0	111.90	0	112.96	0
110.86	0	111.92	0	112.98	0
110.88	0	111.94	0	113.00	0
110.90	0	111.96	0	113.02	0
110.92	0	111.98	0	113.04	0
110.94	0	112.00	0	113.06	0
110.96	0	112.02	0	113.08	0
110.98	0	112.04	0	113.10	0
111.00	0	112.06	0	113.12	0
111.02	0	112.08	0	113.14	0
111.04	0	112.10	0		
111.06	0	112.12	0		
111.08	0	112.14	0		

Summary for Pond 13P: PR CB #3

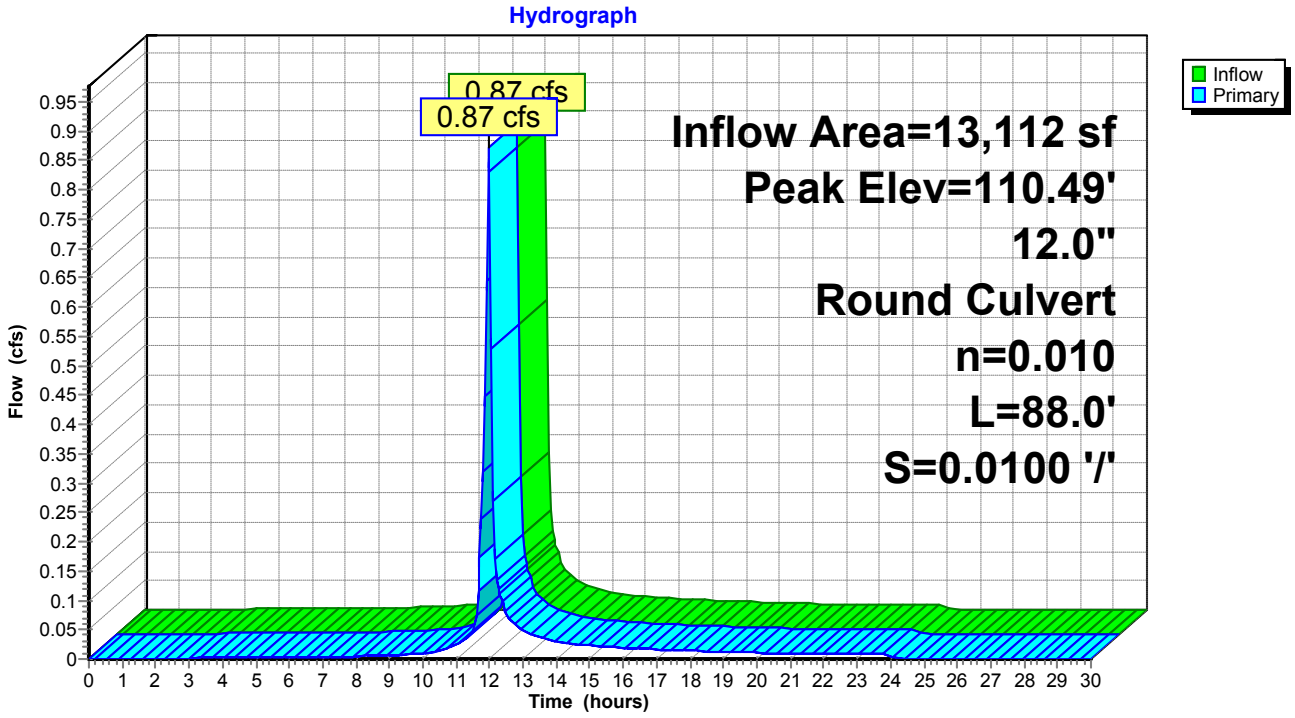
Inflow Area = 13,112 sf, 77.91% Impervious, Inflow Depth = 1.78" for 2-YEAR event
Inflow = 0.87 cfs @ 11.97 hrs, Volume= 1,950 cf
Outflow = 0.87 cfs @ 11.97 hrs, Volume= 1,950 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.87 cfs @ 11.97 hrs, Volume= 1,950 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 110.49' @ 11.97 hrs
Flood Elev= 113.14'

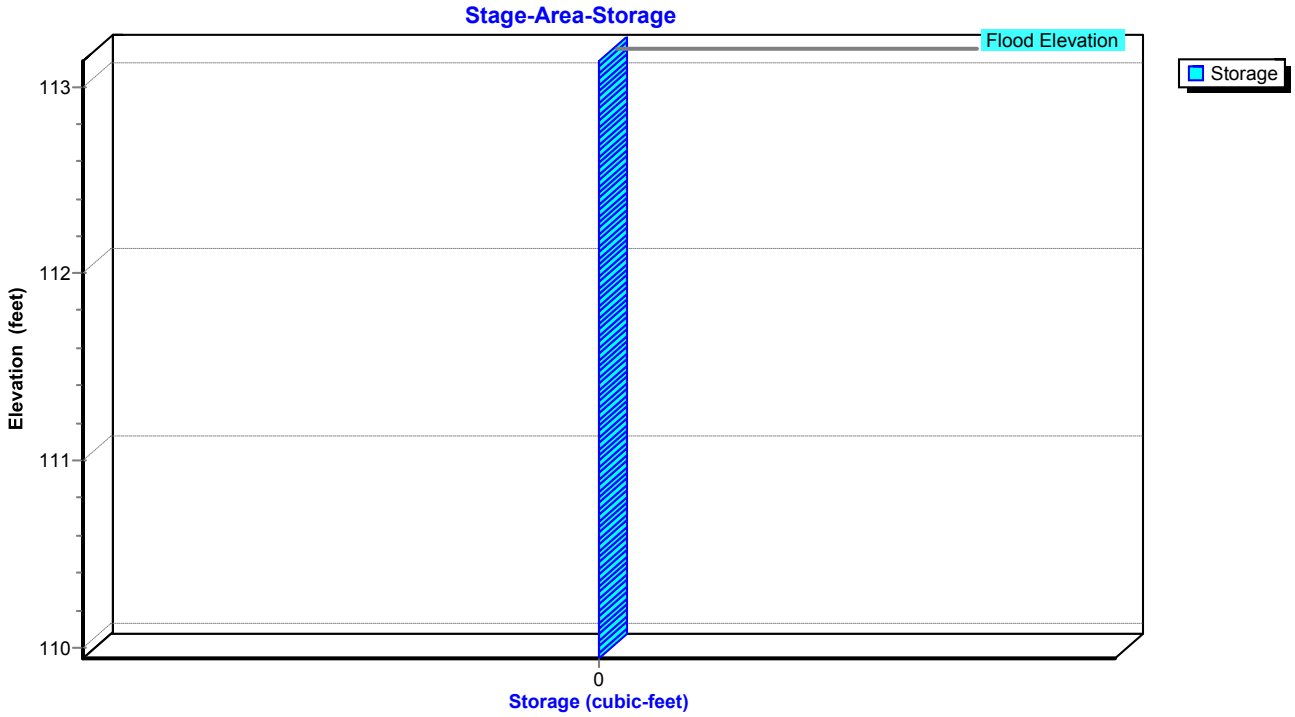
Device	Routing	Invert	Outlet Devices
#1	Primary	109.94'	**12.0" Round Culvert** L= 88.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 109.94' / 109.06' S= 0.0100 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.79 sf

Primary OutFlow Max=0.84 cfs @ 11.97 hrs HW=110.48' (Free Discharge)
1=Culvert (Inlet Controls 0.84 cfs @ 1.97 fps)

Pond 13P: PR CB #3



Pond 13P: PR CB #3



Stage-Area-Storage for Pond 13P: PR CB #3

Elevation (feet)	Storage (cubic-feet)	Elevation (feet)	Storage (cubic-feet)
109.94	**0**	112.59	0
109.99	0	112.64	0
110.04	0	112.69	0
110.09	0	112.74	0
110.14	0	112.79	0
110.19	0	112.84	0
110.24	0	112.89	0
110.29	0	112.94	0
110.34	0	112.99	0
110.39	0	113.04	0
110.44	0	113.09	0
110.49	0	113.14	0
110.54	0		
110.59	0		
110.64	0		
110.69	0		
110.74	0		
110.79	0		
110.84	0		
110.89	0		
110.94	0		
110.99	0		
111.04	0		
111.09	0		
111.14	0		
111.19	0		
111.24	0		
111.29	0		
111.34	0		
111.39	0		
111.44	0		
111.49	0		
111.54	0		
111.59	0		
111.64	0		
111.69	0		
111.74	0		
111.79	0		
111.84	0		
111.89	0		
111.94	0		
111.99	0		
112.04	0		
112.09	0		
112.14	0		
112.19	0		
112.24	0		
112.29	0		
112.34	0		
112.39	0		
112.44	0		
112.49	0		
112.54	0		

Summary for Pond 15P: PR CB #4

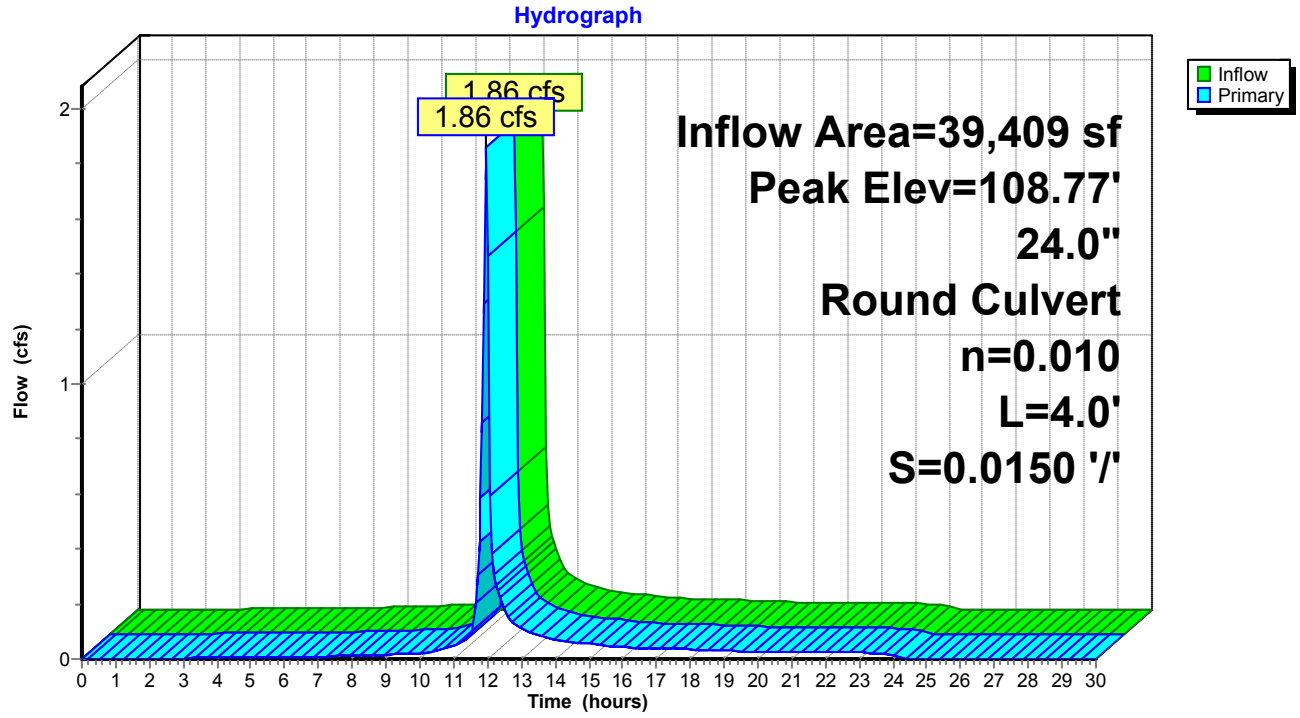
Inflow Area = 39,409 sf, 64.10% Impervious, Inflow Depth = 1.30" for 2-YEAR event
Inflow = 1.86 cfs @ 11.98 hrs, Volume= 4,281 cf
Outflow = 1.86 cfs @ 11.98 hrs, Volume= 4,281 cf, Atten= 0%, Lag= 0.0 min
Primary = 1.86 cfs @ 11.98 hrs, Volume= 4,281 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 108.77' @ 11.98 hrs
Flood Elev= 113.22'

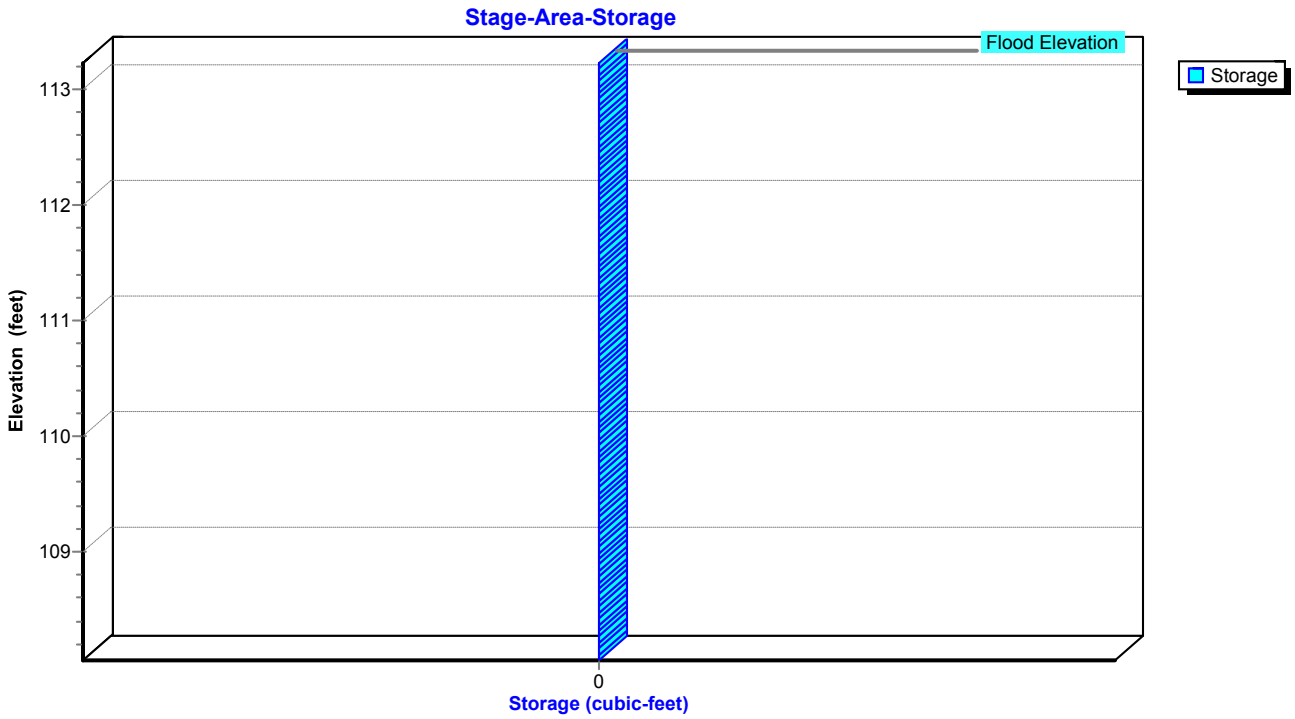
Device	Routing	Invert	Outlet Devices
#1	Primary	108.06'	**24.0" Round Culvert** L= 4.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 108.06' / 108.00' S= 0.0150 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 3.14 sf

Primary OutFlow Max=1.78 cfs @ 11.98 hrs HW=108.75' (Free Discharge)
1=Culvert (Barrel Controls 1.78 cfs @ 2.77 fps)

Pond 15P: PR CB #4



Pond 15P: PR CB #4



Stage-Area-Storage for Pond 15P: PR CB #4

Elevation (feet)	Storage (cubic-feet)	Elevation (feet)	Storage (cubic-feet)	Elevation (feet)	Storage (cubic-feet)
108.06	**0**	110.18	0	112.30	0
108.10	0	110.22	0	112.34	0
108.14	0	110.26	0	112.38	0
108.18	0	110.30	0	112.42	0
108.22	0	110.34	0	112.46	0
108.26	0	110.38	0	112.50	0
108.30	0	110.42	0	112.54	0
108.34	0	110.46	0	112.58	0
108.38	0	110.50	0	112.62	0
108.42	0	110.54	0	112.66	0
108.46	0	110.58	0	112.70	0
108.50	0	110.62	0	112.74	0
108.54	0	110.66	0	112.78	0
108.58	0	110.70	0	112.82	0
108.62	0	110.74	0	112.86	0
108.66	0	110.78	0	112.90	0
108.70	0	110.82	0	112.94	0
108.74	0	110.86	0	112.98	0
108.78	0	110.90	0	113.02	0
108.82	0	110.94	0	113.06	0
108.86	0	110.98	0	113.10	0
108.90	0	111.02	0	113.14	0
108.94	0	111.06	0	113.18	0
108.98	0	111.10	0	113.22	0
109.02	0	111.14	0		
109.06	0	111.18	0		
109.10	0	111.22	0		
109.14	0	111.26	0		
109.18	0	111.30	0		
109.22	0	111.34	0		
109.26	0	111.38	0		
109.30	0	111.42	0		
109.34	0	111.46	0		
109.38	0	111.50	0		
109.42	0	111.54	0		
109.46	0	111.58	0		
109.50	0	111.62	0		
109.54	0	111.66	0		
109.58	0	111.70	0		
109.62	0	111.74	0		
109.66	0	111.78	0		
109.70	0	111.82	0		
109.74	0	111.86	0		
109.78	0	111.90	0		
109.82	0	111.94	0		
109.86	0	111.98	0		
109.90	0	112.02	0		
109.94	0	112.06	0		
109.98	0	112.10	0		
110.02	0	112.14	0		
110.06	0	112.18	0		
110.10	0	112.22	0		
110.14	0	112.26	0		

Summary for Pond 17P: UGC-2

Inflow Area = 39,409 sf, 64.10% Impervious, Inflow Depth = 1.30" for 2-YEAR event
Inflow = 1.86 cfs @ 11.98 hrs, Volume= 4,281 cf
Outflow = 1.17 cfs @ 11.90 hrs, Volume= 4,281 cf, Atten= 37%, Lag= 0.0 min
Discarded = 1.17 cfs @ 11.90 hrs, Volume= 4,281 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 107.42' @ 12.05 hrs Surf.Area= 1,609 sf Storage= 273 cf

Plug-Flow detention time= 1.0 min calculated for 4,274 cf (100% of inflow)
Center-of-Mass det. time= 1.0 min (814.3 - 813.2)

Volume	Invert	Avail.Storage	Storage Description
#1A	107.00'	2,478 cf	**22.92'W x 70.23'L x 5.75'H Field A** 9,254 cf Overall - 3,058 cf Embedded = 6,196 cf x 40.0% Voids
#2A	108.00'	3,058 cf	**ADS_StormTech MC-3500 d +Cap** x 27 Inside #1 Effective Size= 70.4"W x 45.0"H => 15.33 sf x 7.17'L = 110.0 cf Overall Size= 77.0"W x 45.0"H x 7.50'L with 0.33' Overlap 3 Rows of 9 Chambers Cap Storage= +14.9 cf x 2 x 3 rows = 89.4 cf
		5,537 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	107.00'	**31.400 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=1.17 cfs @ 11.90 hrs HW=107.07' (Free Discharge)
1=Exfiltration (Exfiltration Controls 1.17 cfs)

Pond 17P: UGC-2 - Chamber Wizard Field A

Chamber Model = ADS_StormTech MC-3500 d +Cap (ADS StormTech® MC-3500 d rev 03/14 with Cap volume)
Effective Size= 70.4"W x 45.0"H => 15.33 sf x 7.17'L = 110.0 cf
Overall Size= 77.0"W x 45.0"H x 7.50'L with 0.33' Overlap
Cap Storage= +14.9 cf x 2 x 3 rows = 89.4 cf

77.0" Wide + 10.0" Spacing = 87.0" C-C Row Spacing

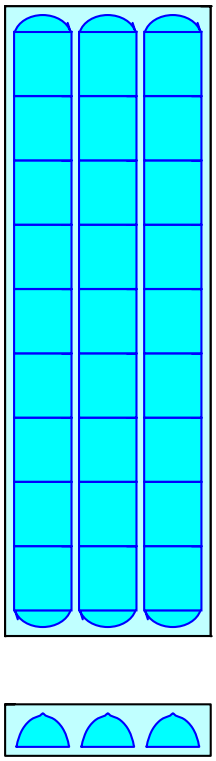
9 Chambers/Row x 7.17' Long +1.85' Cap Length x 2 = 68.23' Row Length +12.0" End Stone x 2 = 70.23' Base Length
3 Rows x 77.0" Wide + 10.0" Spacing x 2 + 12.0" Side Stone x 2 = 22.92' Base Width
12.0" Base + 45.0" Chamber Height + 12.0" Cover = 5.75' Field Height

27 Chambers x 110.0 cf + 14.9 cf Cap Volume x 2 x 3 Rows = 3,058.1 cf Chamber Storage

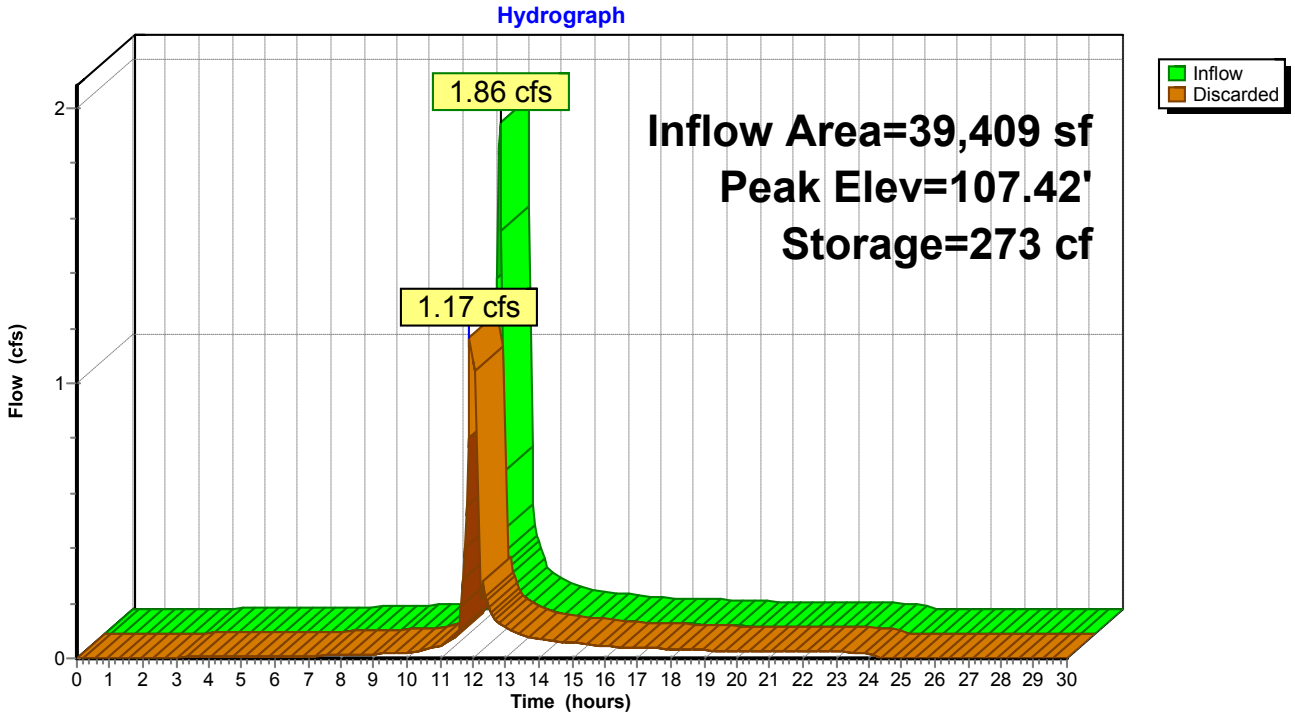
9,254.3 cf Field - 3,058.1 cf Chambers = 6,196.2 cf Stone x 40.0% Voids = 2,478.5 cf Stone Storage

Chamber Storage + Stone Storage = 5,536.6 cf = 0.127 af
Overall Storage Efficiency = 59.8%
Overall System Size = 70.23' x 22.92' x 5.75'

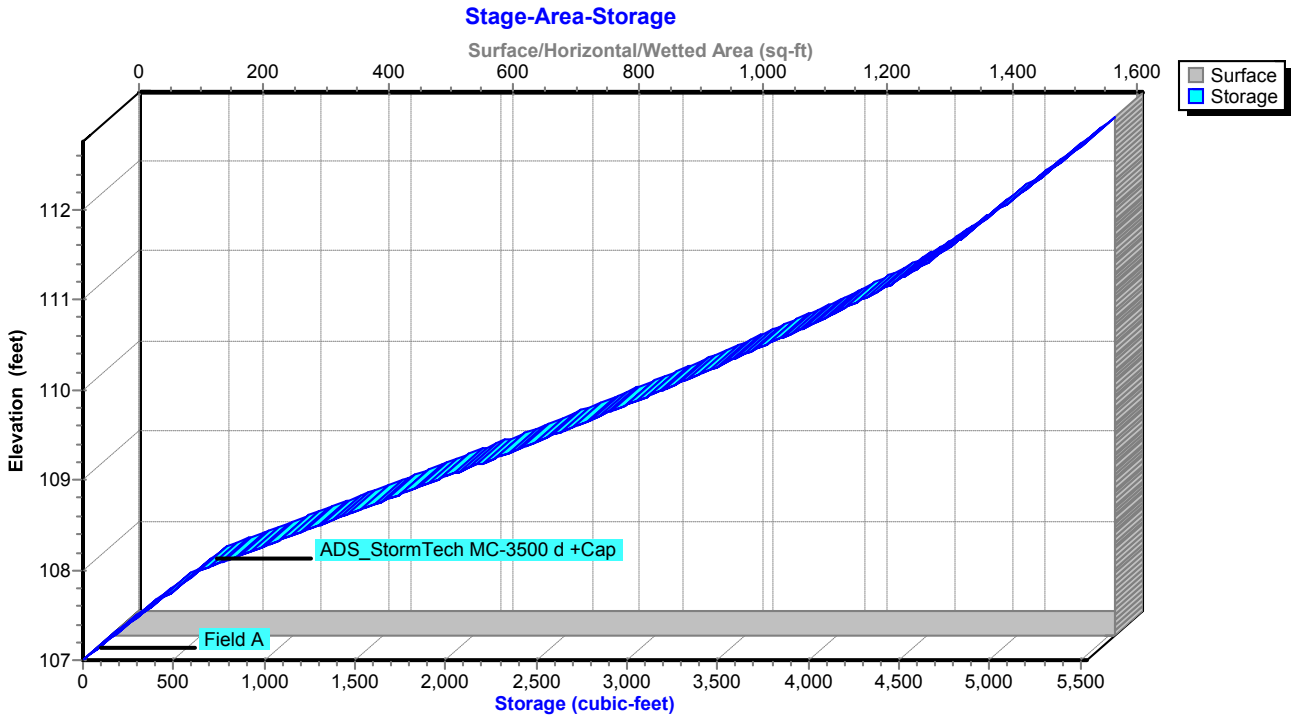
27 Chambers
342.8 cy Field
229.5 cy Stone



Pond 17P: UGC-2



Pond 17P: UGC-2



Stage-Area-Storage for Pond 17P: UGC-2

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
107.00	**1,609**	0
107.10	1,609	64
107.20	1,609	129
107.30	1,609	193
107.40	1,609	258
107.50	1,609	322
107.60	1,609	386
107.70	1,609	451
107.80	1,609	515
107.90	1,609	579
108.00	1,609	644
108.10	1,609	778
108.20	1,609	912
108.30	1,609	1,046
108.40	1,609	1,178
108.50	1,609	1,311
108.60	1,609	1,443
108.70	1,609	1,574
108.80	1,609	1,704
108.90	1,609	1,834
109.00	1,609	1,963
109.10	1,609	2,092
109.20	1,609	2,219
109.30	1,609	2,346
109.40	1,609	2,472
109.50	1,609	2,597
109.60	1,609	2,720
109.70	1,609	2,843
109.80	1,609	2,965
109.90	1,609	3,085
110.00	1,609	3,204
110.10	1,609	3,321
110.20	1,609	3,437
110.30	1,609	3,551
110.40	1,609	3,664
110.50	1,609	3,775
110.60	1,609	3,884
110.70	1,609	3,990
110.80	1,609	4,094
110.90	1,609	4,196
111.00	1,609	4,295
111.10	1,609	4,390
111.20	1,609	4,482
111.30	1,609	4,569
111.40	1,609	4,649
111.50	1,609	4,723
111.60	1,609	4,793
111.70	1,609	4,860
111.80	1,609	4,925
111.90	1,609	4,989
112.00	1,609	5,054
112.10	1,609	5,118
112.20	1,609	5,182
112.30	1,609	5,247
112.40	1,609	5,311
112.50	1,609	5,376
112.60	1,609	5,440
112.70	1,609	**5,504**

Summary for Pond DP-3: DP-3

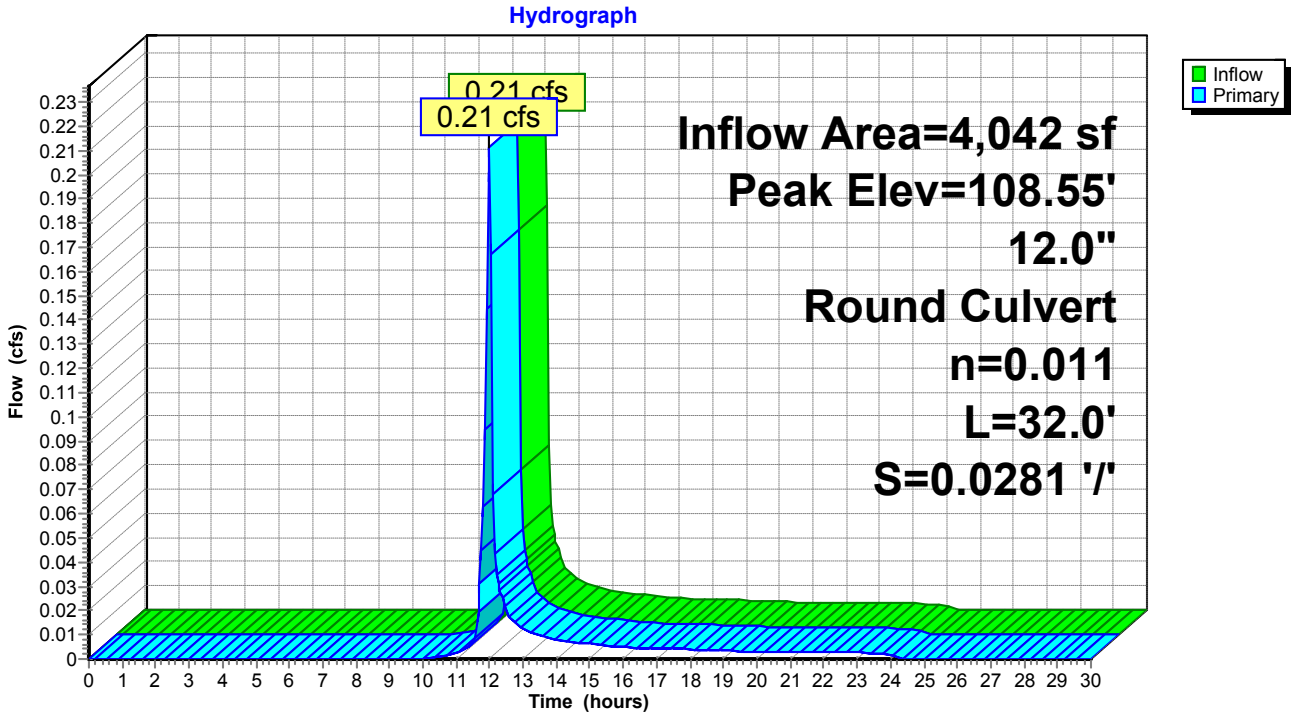
Inflow Area = 4,042 sf, 67.84% Impervious, Inflow Depth = 1.31" for 2-YEAR event
Inflow = 0.21 cfs @ 11.98 hrs, Volume= 440 cf
Outflow = 0.21 cfs @ 11.98 hrs, Volume= 440 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.21 cfs @ 11.98 hrs, Volume= 440 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 108.55' @ 11.98 hrs
Flood Elev= 112.38'

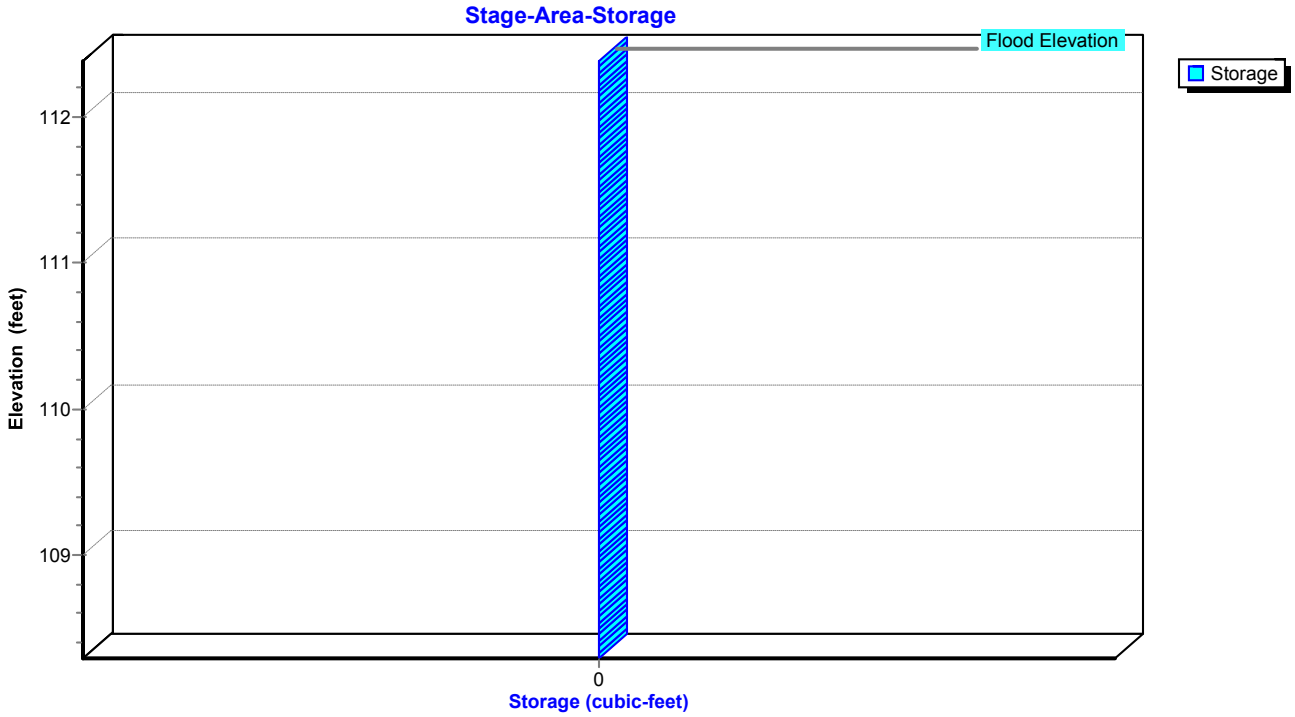
Device	Routing	Invert	Outlet Devices
#1	Primary	108.30'	**12.0" Round Culvert** L= 32.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 108.30' / 107.40' S= 0.0281 '/' Cc= 0.900 n= 0.011 Concrete pipe, straight & clean, Flow Area= 0.79 sf

Primary OutFlow Max=0.20 cfs @ 11.98 hrs HW=108.55' (Free Discharge)
1=Culvert (Inlet Controls 0.20 cfs @ 1.34 fps)

Pond DP-3: DP-3



Pond DP-3: DP-3


Stage-Area-Storage
Flood Elevation
Storage
112
111
110
109
Elevation (feet)
0
Storage (cubic-feet)

Stage-Area-Storage for Pond DP-3: DP-3

Elevation (feet)	Storage (cubic-feet)	Elevation (feet)	Storage (cubic-feet)
108.30	**0**	110.95	0
108.35	0	111.00	0
108.40	0	111.05	0
108.45	0	111.10	0
108.50	0	111.15	0
108.55	0	111.20	0
108.60	0	111.25	0
108.65	0	111.30	0
108.70	0	111.35	0
108.75	0	111.40	0
108.80	0	111.45	0
108.85	0	111.50	0
108.90	0	111.55	0
108.95	0	111.60	0
109.00	0	111.65	0
109.05	0	111.70	0
109.10	0	111.75	0
109.15	0	111.80	0
109.20	0	111.85	0
109.25	0	111.90	0
109.30	0	111.95	0
109.35	0	112.00	0
109.40	0	112.05	0
109.45	0	112.10	0
109.50	0	112.15	0
109.55	0	112.20	0
109.60	0	112.25	0
109.65	0	112.30	0
109.70	0	112.35	0
109.75	0		
109.80	0		
109.85	0		
109.90	0		
109.95	0		
110.00	0		
110.05	0		
110.10	0		
110.15	0		
110.20	0		
110.25	0		
110.30	0		
110.35	0		
110.40	0		
110.45	0		
110.50	0		
110.55	0		
110.60	0		
110.65	0		
110.70	0		
110.75	0		
110.80	0		
110.85	0		
110.90	0		

Time span=0.00-30.00 hrs, dt=0.05 hrs, 601 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment DA-1: DA-1 Runoff Area=33,352 sf 61.72% Impervious Runoff Depth=2.53"
Tc=6.0 min CN=79 Runoff=3.32 cfs 7,027 cf

Subcatchment DA-10: DA-10 Runoff Area=4,891 sf 100.00% Impervious Runoff Depth=4.44"
Tc=6.0 min CN=98 Runoff=0.73 cfs 1,811 cf

Subcatchment DA-11: DA-11 Runoff Area=3,220 sf 100.00% Impervious Runoff Depth=4.44"
Tc=6.0 min CN=98 Runoff=0.48 cfs 1,192 cf

Subcatchment DA-2: DA-2 Runoff Area=5,279 sf 65.56% Impervious Runoff Depth=2.44"
Tc=6.0 min CN=78 Runoff=0.51 cfs 1,074 cf

Subcatchment DA-3: DA-3 Runoff Area=4,042 sf 67.84% Impervious Runoff Depth=2.53"
Tc=6.0 min CN=79 Runoff=0.40 cfs 852 cf

Subcatchment DA-4: DA-4 Runoff Area=21,677 sf 48.09% Impervious Runoff Depth=1.58"
Tc=6.0 min CN=67 Runoff=1.36 cfs 2,861 cf

Subcatchment DA-5: DA-5 Runoff Area=4,633 sf 67.65% Impervious Runoff Depth=2.53"
Tc=6.0 min CN=79 Runoff=0.46 cfs 976 cf

Subcatchment DA-6: DA-6 Runoff Area=5,259 sf 73.44% Impervious Runoff Depth=2.79"
Tc=6.0 min CN=82 Runoff=0.57 cfs 1,225 cf

Subcatchment DA-7: DA-7 Runoff Area=6,429 sf 78.05% Impervious Runoff Depth=3.07"
Tc=6.0 min CN=85 Runoff=0.76 cfs 1,647 cf

Subcatchment DA-8: DA-8 Runoff Area=8,036 sf 62.98% Impervious Runoff Depth=2.27"
Tc=6.0 min CN=76 Runoff=0.72 cfs 1,523 cf

Subcatchment DA-9: DA-9 Runoff Area=4,620 sf 100.00% Impervious Runoff Depth=4.44"
Tc=6.0 min CN=98 Runoff=0.69 cfs 1,711 cf

Reach DP-1: DP-1 Inflow=3.32 cfs 7,027 cf
Outflow=3.32 cfs 7,027 cf

Reach DP-4: DP-4 Inflow=0.72 cfs 1,523 cf
Outflow=0.72 cfs 1,523 cf

Pond 1P: PR CB#5 Peak Elev=112.33' Inflow=0.51 cfs 1,074 cf
18.0" Round Culvert n=0.012 L=45.0' S=0.0100 '/' Outflow=0.51 cfs 1,074 cf

Pond 9P: PR CB #1 Peak Elev=110.76' Inflow=1.49 cfs 3,458 cf
12.0" Round Culvert n=0.010 L=23.0' S=0.0100 '/' Outflow=1.49 cfs 3,458 cf

Pond 10P: UGC-1 Peak Elev=109.63' Storage=1,163 cf Inflow=1.49 cfs 3,458 cf
Outflow=0.17 cfs 3,458 cf

Pond 11P: PR CB #2 Peak Elev=110.68' Inflow=1.05 cfs 2,417 cf
12.0" Round Culvert n=0.010 L=10.0' S=0.0100 '/' Outflow=1.05 cfs 2,417 cf

Pond 13P: PR CB #3 Peak Elev=110.70' Inflow=1.51 cfs 3,393 cf
12.0" Round Culvert n=0.010 L=88.0' S=0.0100 '/' Outflow=1.51 cfs 3,393 cf

Pond 15P: PR CB #4 Peak Elev=109.07' Inflow=3.53 cfs 7,965 cf
24.0" Round Culvert n=0.010 L=4.0' S=0.0150 '/' Outflow=3.53 cfs 7,965 cf

Pond 17P: UGC-2 Peak Elev=108.56' Storage=1,391 cf Inflow=3.53 cfs 7,965 cf
Outflow=1.17 cfs 7,965 cf

Pond DP-3: DP-3 Peak Elev=108.66' Inflow=0.40 cfs 852 cf
12.0" Round Culvert n=0.011 L=32.0' S=0.0281 '/' Outflow=0.40 cfs 852 cf

Total Runoff Area = 101,438 sf Runoff Volume = 21,899 cf Average Runoff Depth = 2.59"
33.93% Pervious = 34,420 sf 66.07% Impervious = 67,018 sf

Summary for Subcatchment DA-1: DA-1

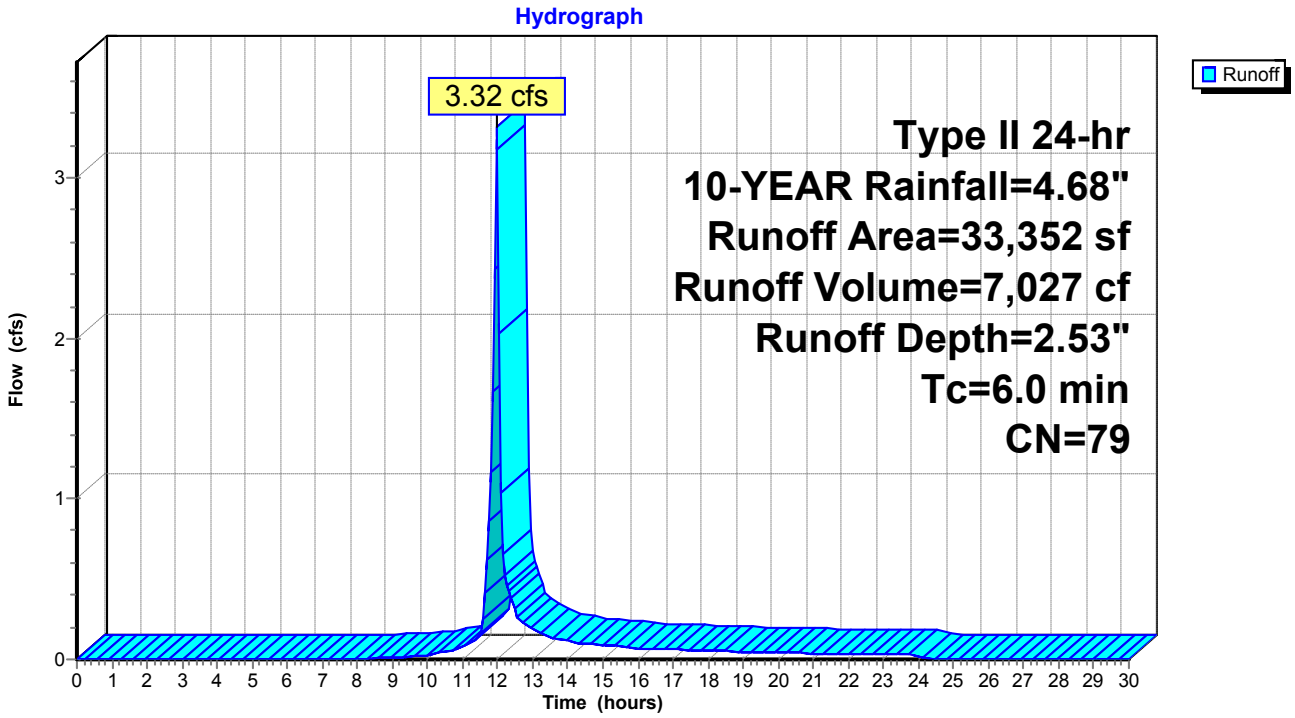
Runoff = 3.32 cfs @ 11.97 hrs, Volume= 7,027 cf, Depth= 2.53"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-YEAR Rainfall=4.68"

Area (sf)	CN	Description
12,767	49	50-75% Grass cover, Fair, HSG A
20,585	98	Paved parking, HSG A
33,352	79	Weighted Average
12,767		38.28% Pervious Area
20,585		61.72% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, MIN TC**

Subcatchment DA-1: DA-1



Summary for Subcatchment DA-10: DA-10

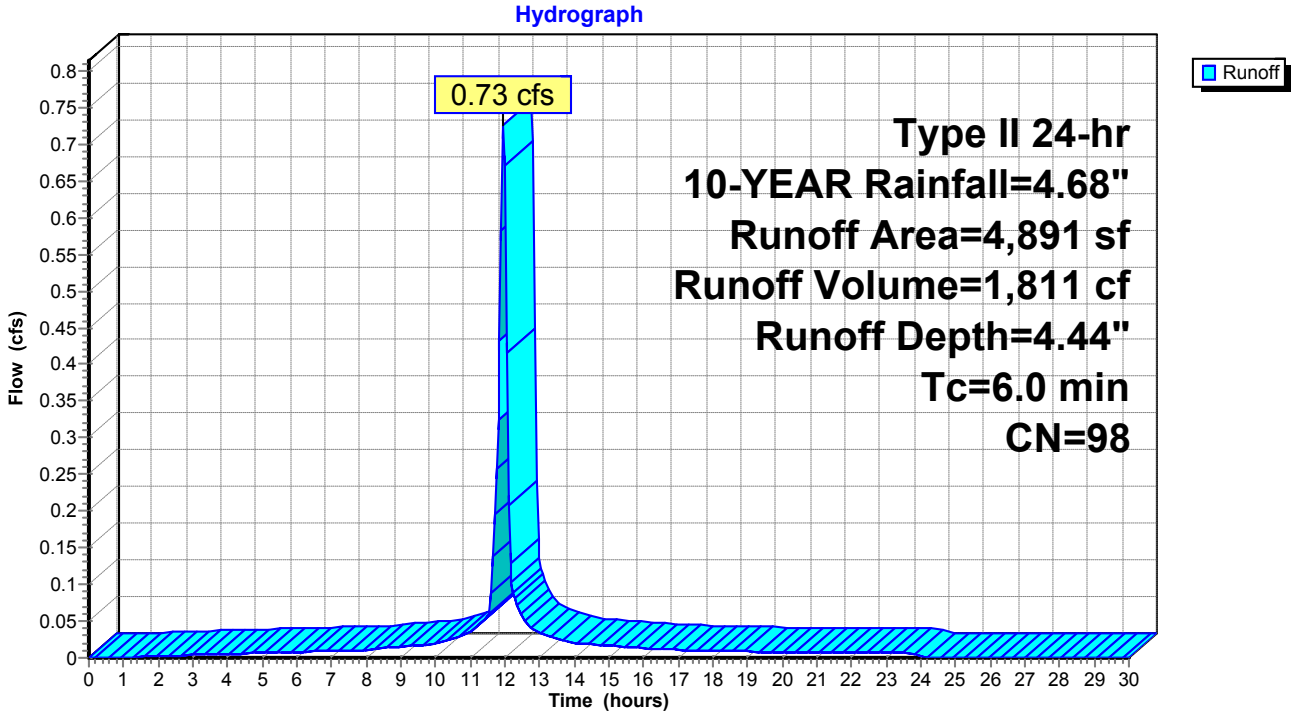
Runoff = 0.73 cfs @ 11.96 hrs, Volume= 1,811 cf, Depth= 4.44"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-YEAR Rainfall=4.68"

Area (sf)	CN	Description
4,891	98	Roofs, HSG A
4,891		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, MIN TC**

Subcatchment DA-10: DA-10



Summary for Subcatchment DA-11: DA-11

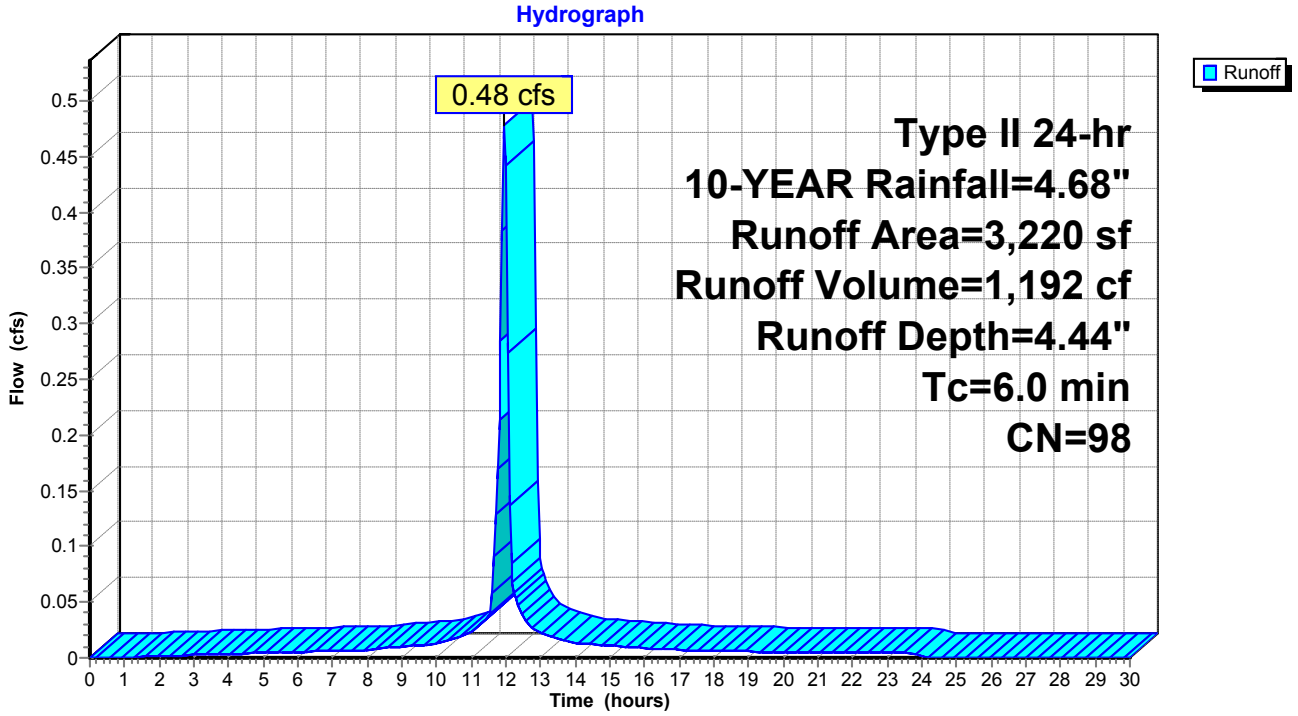
Runoff = 0.48 cfs @ 11.96 hrs, Volume= 1,192 cf, Depth= 4.44"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-YEAR Rainfall=4.68"

Area (sf)	CN	Description
3,220	98	Roofs, HSG A
3,220		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, MIN TC**

Subcatchment DA-11: DA-11



Summary for Subcatchment DA-2: DA-2

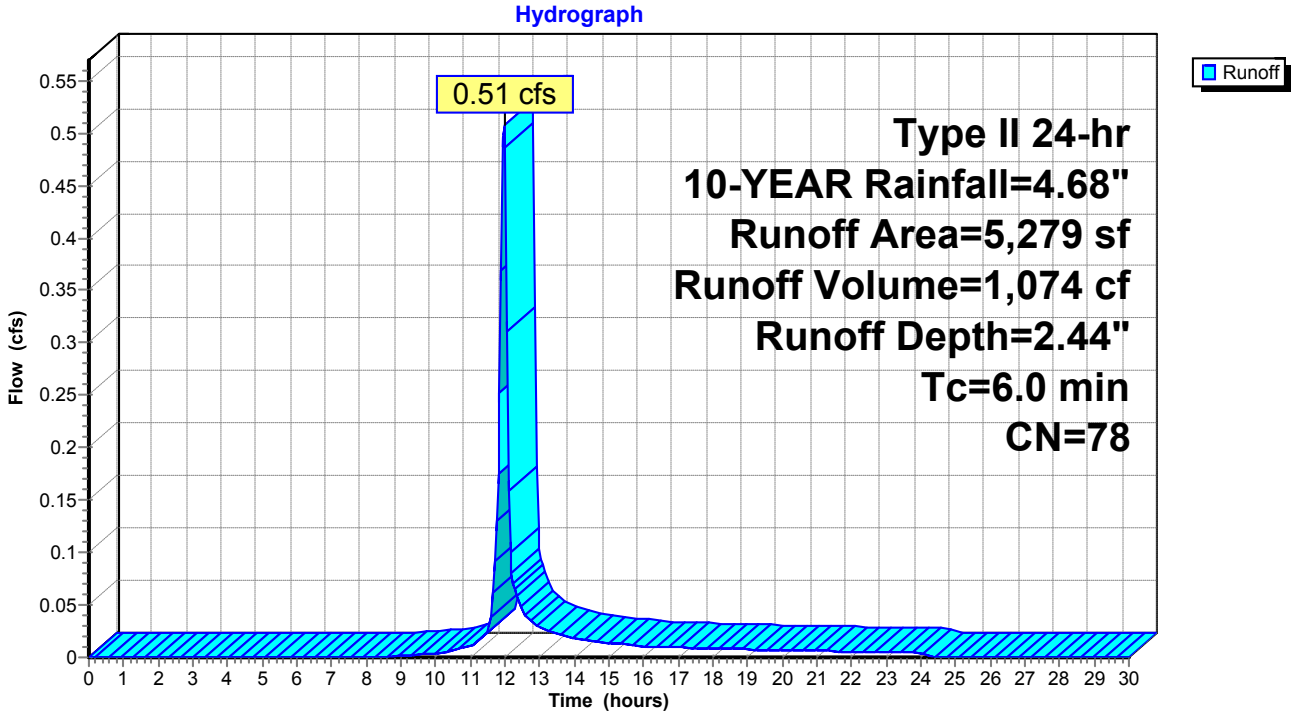
Runoff = 0.51 cfs @ 11.97 hrs, Volume= 1,074 cf, Depth= 2.44"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-YEAR Rainfall=4.68"

Area (sf)	CN	Description
1,818	39	>75% Grass cover, Good, HSG A
3,461	98	Paved parking, HSG A
5,279	78	Weighted Average
1,818		34.44% Pervious Area
3,461		65.56% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, MIN TC**

Subcatchment DA-2: DA-2



Summary for Subcatchment DA-3: DA-3

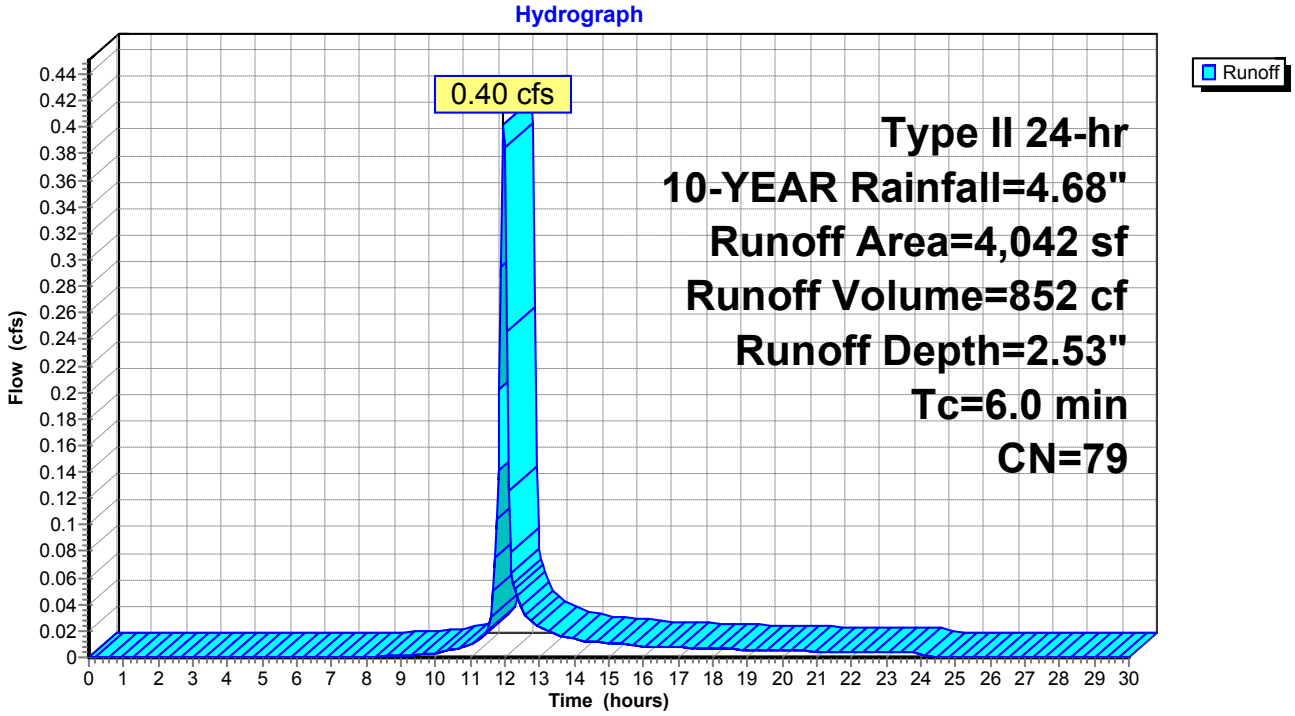
Runoff = 0.40 cfs @ 11.97 hrs, Volume= 852 cf, Depth= 2.53"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-YEAR Rainfall=4.68"

Area (sf)	CN	Description
1,300	39	>75% Grass cover, Good, HSG A
2,742	98	Paved parking, HSG A
4,042	79	Weighted Average
1,300		32.16% Pervious Area
2,742		67.84% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, MIN TC**

Subcatchment DA-3: DA-3



Summary for Subcatchment DA-4: DA-4

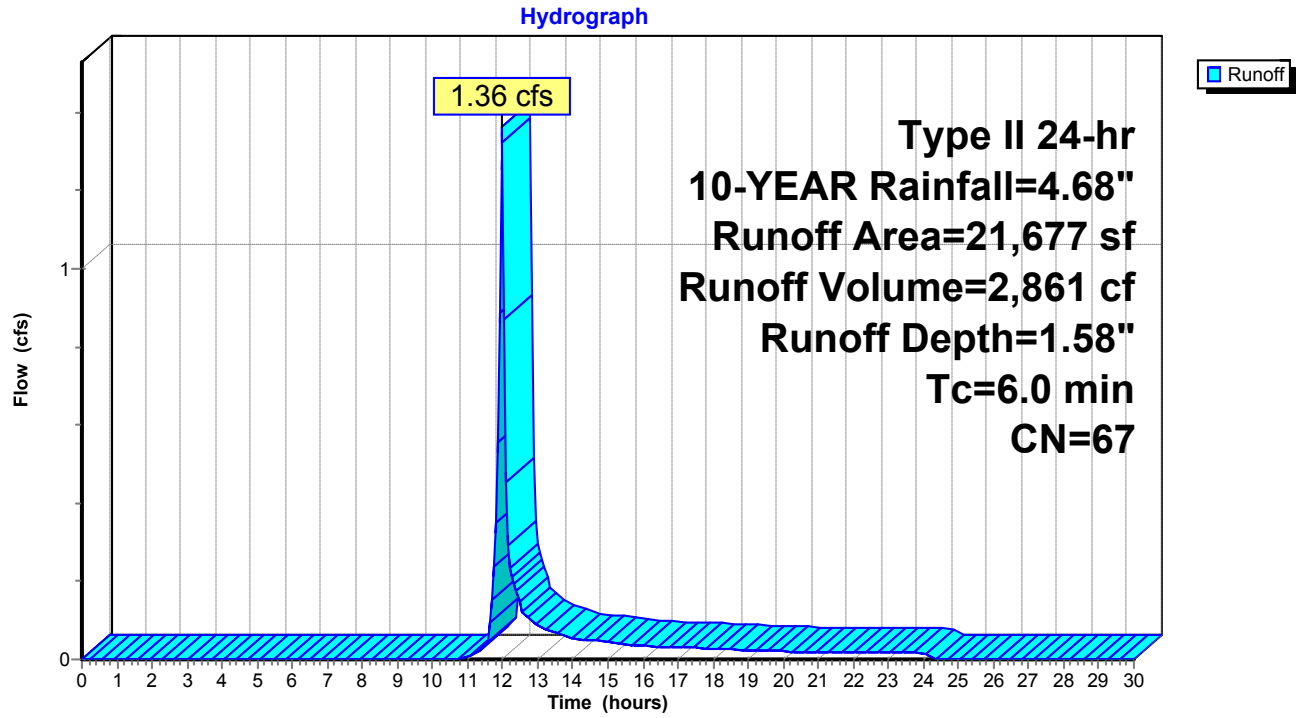
Runoff = 1.36 cfs @ 11.98 hrs, Volume= 2,861 cf, Depth= 1.58"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-YEAR Rainfall=4.68"

Area (sf)	CN	Description
11,253	39	>75% Grass cover, Good, HSG A
10,424	98	Paved parking, HSG A
21,677	67	Weighted Average
11,253		51.91% Pervious Area
10,424		48.09% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, MIN TC**

Subcatchment DA-4: DA-4



Summary for Subcatchment DA-5: DA-5

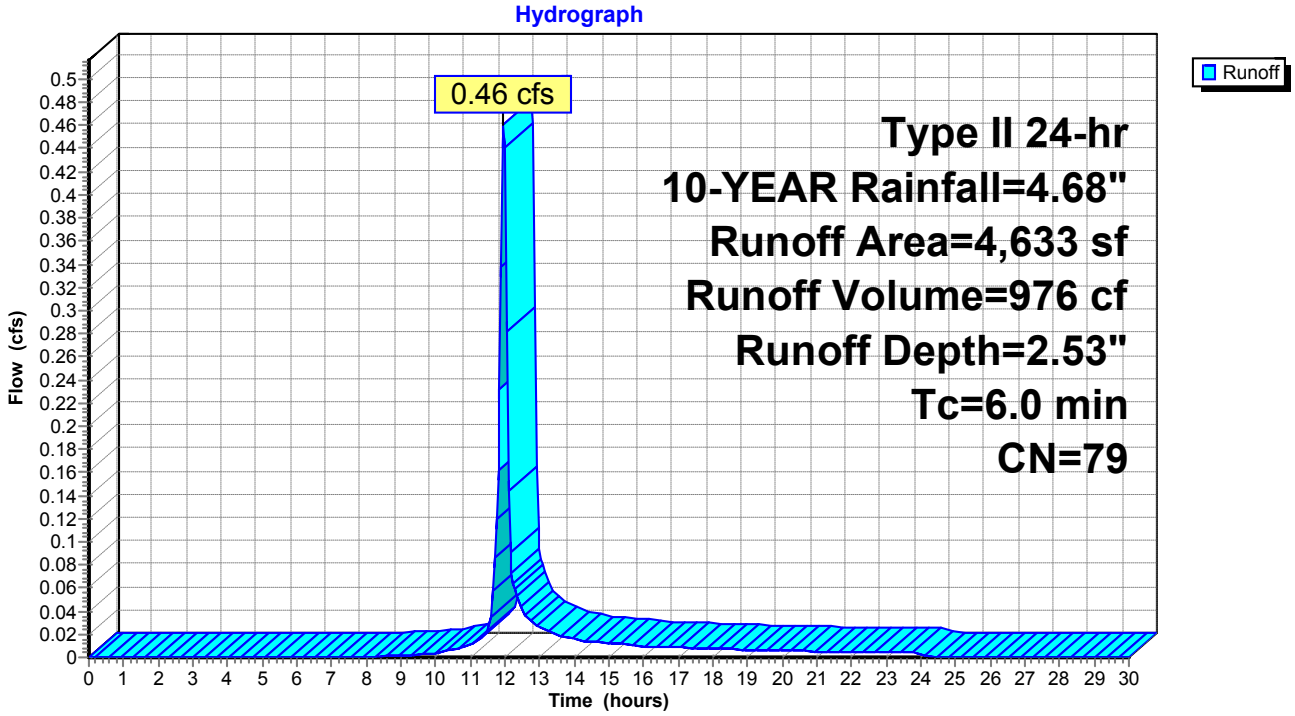
Runoff = 0.46 cfs @ 11.97 hrs, Volume= 976 cf, Depth= 2.53"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-YEAR Rainfall=4.68"

Area (sf)	CN	Description
1,499	39	>75% Grass cover, Good, HSG A
3,134	98	Paved parking, HSG A
4,633	79	Weighted Average
1,499		32.35% Pervious Area
3,134		67.65% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, MIN TC**

Subcatchment DA-5: DA-5



Summary for Subcatchment DA-6: DA-6

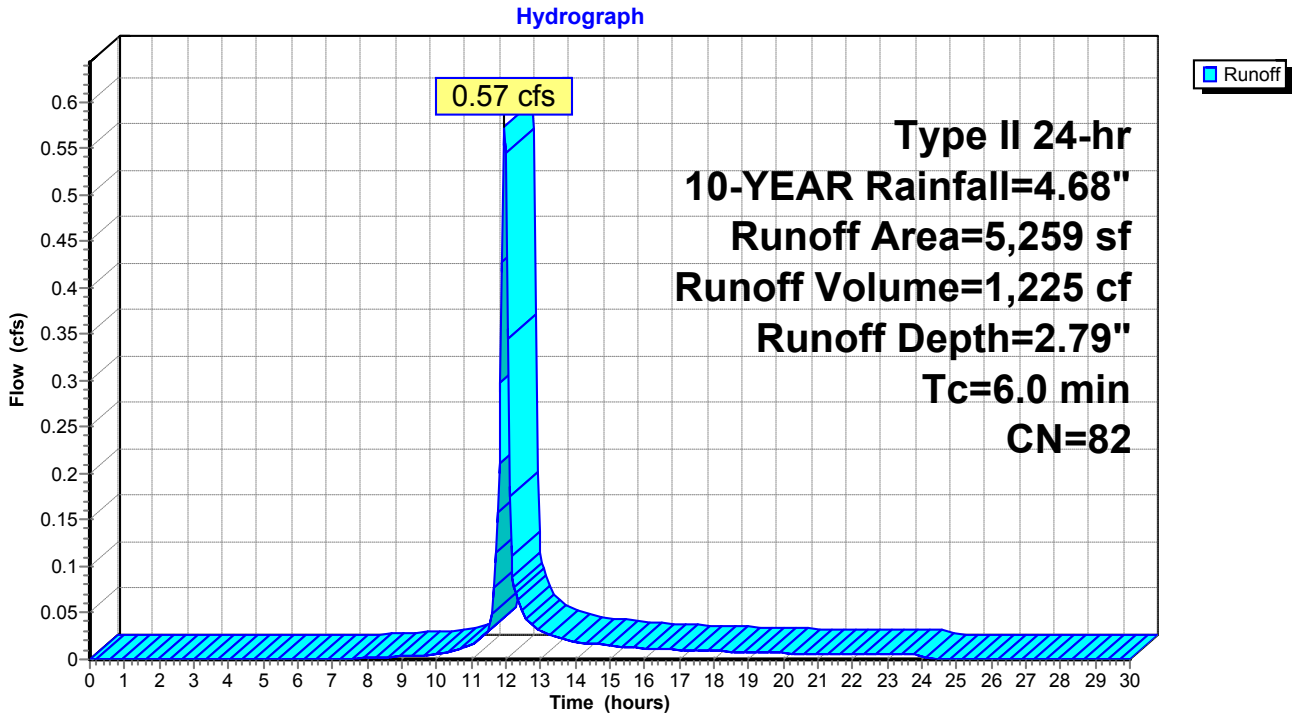
Runoff = 0.57 cfs @ 11.97 hrs, Volume= 1,225 cf, Depth= 2.79"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-YEAR Rainfall=4.68"

Area (sf)	CN	Description
1,397	39	>75% Grass cover, Good, HSG A
3,862	98	Paved parking, HSG A
5,259	82	Weighted Average
1,397		26.56% Pervious Area
3,862		73.44% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, MIN TC**

Subcatchment DA-6: DA-6



Summary for Subcatchment DA-7: DA-7

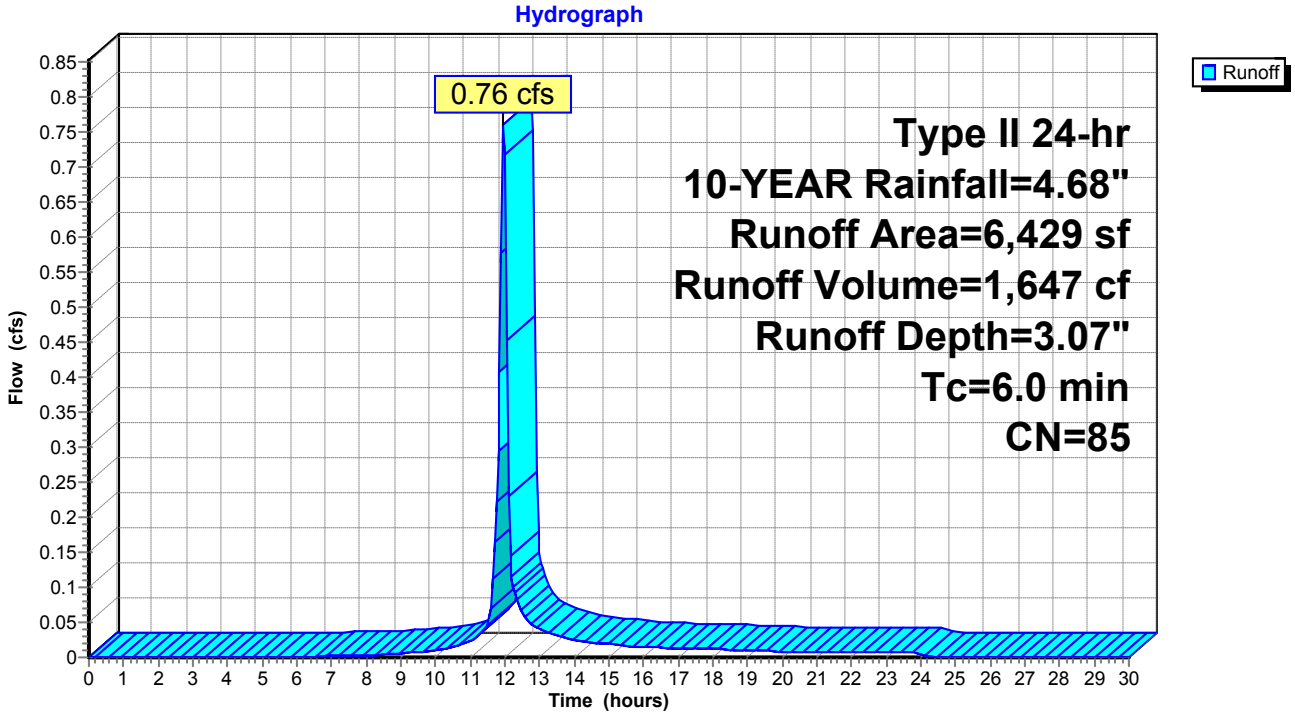
Runoff = 0.76 cfs @ 11.97 hrs, Volume= 1,647 cf, Depth= 3.07"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-YEAR Rainfall=4.68"

Area (sf)	CN	Description
1,411	39	>75% Grass cover, Good, HSG A
5,018	98	Paved parking, HSG A
6,429	85	Weighted Average
1,411		21.95% Pervious Area
5,018		78.05% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, MIN TC**

Subcatchment DA-7: DA-7



Summary for Subcatchment DA-8: DA-8

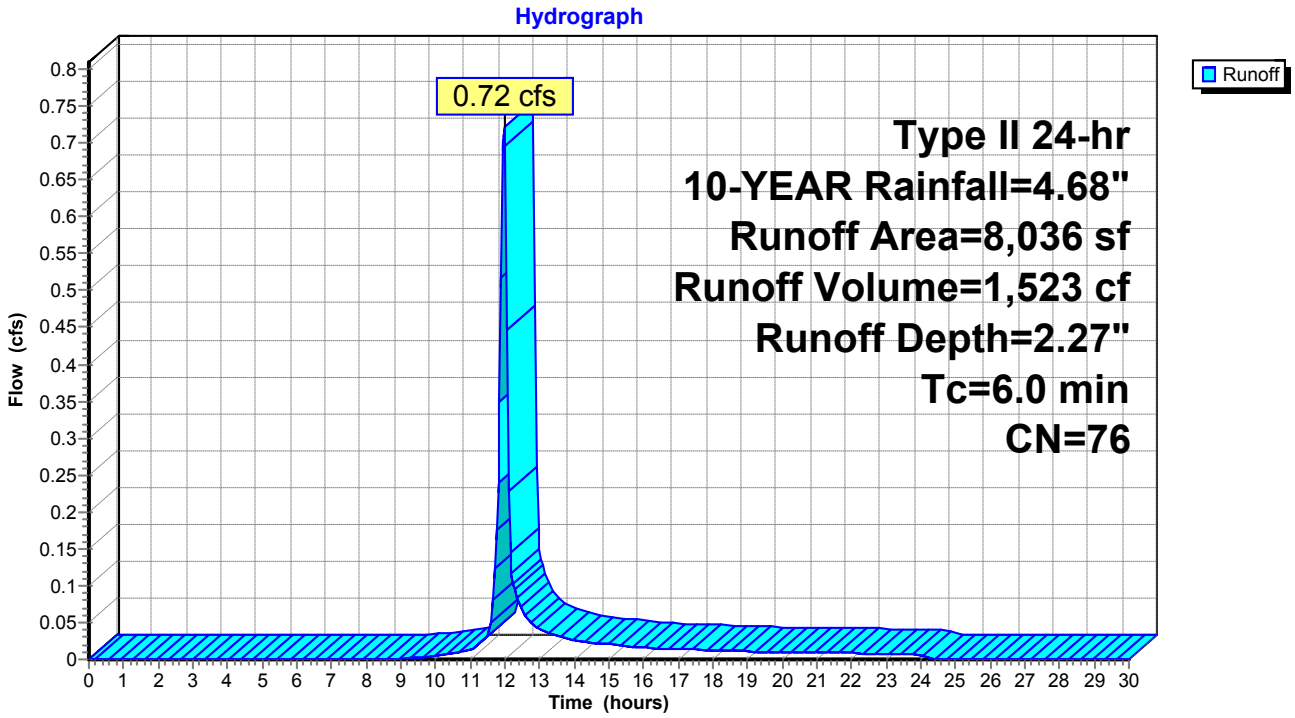
Runoff = 0.72 cfs @ 11.97 hrs, Volume= 1,523 cf, Depth= 2.27"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-YEAR Rainfall=4.68"

Area (sf)	CN	Description
2,975	39	>75% Grass cover, Good, HSG A
5,061	98	Paved parking, HSG A
8,036	76	Weighted Average
2,975		37.02% Pervious Area
5,061		62.98% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, MIN TC**

Subcatchment DA-8: DA-8



Summary for Subcatchment DA-9: DA-9

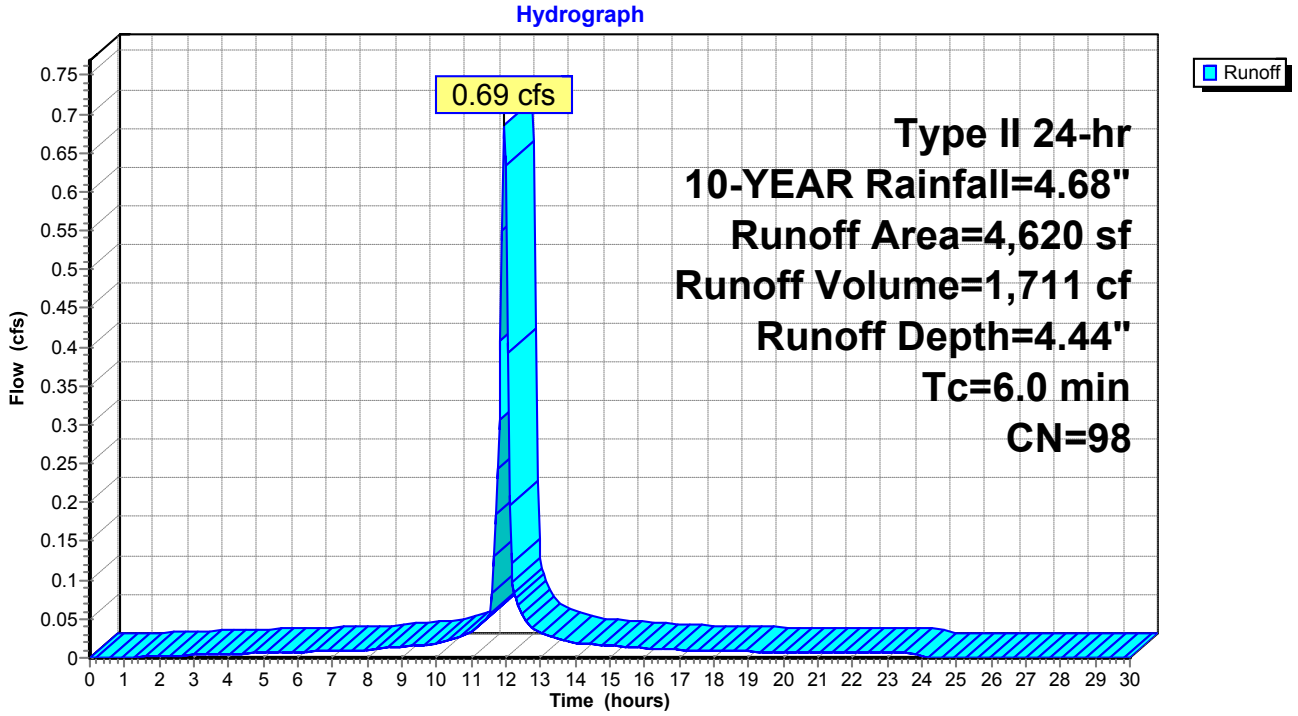
Runoff = 0.69 cfs @ 11.96 hrs, Volume= 1,711 cf, Depth= 4.44"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-YEAR Rainfall=4.68"

Area (sf)	CN	Description
4,620	98	Roofs, HSG A
4,620		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, MIN TC**

Subcatchment DA-9: DA-9

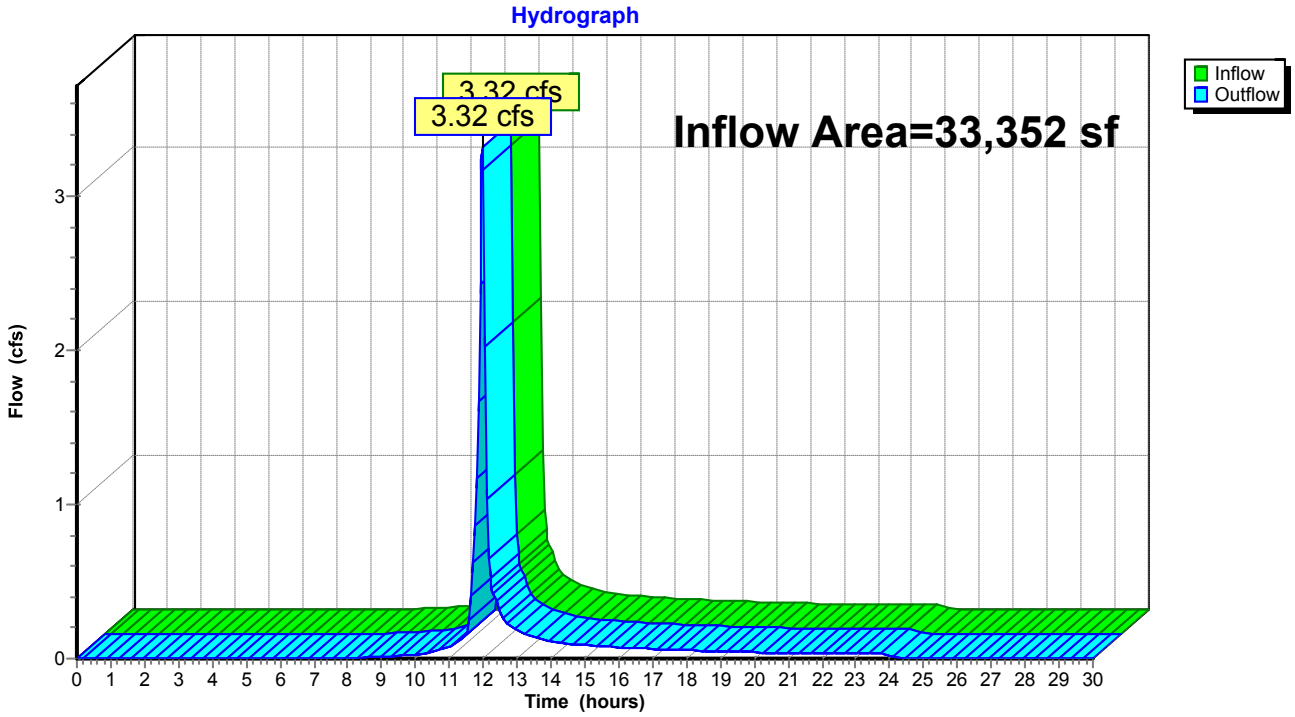


Summary for Reach DP-1: DP-1

Inflow Area = 33,352 sf, 61.72% Impervious, Inflow Depth = 2.53" for 10-YEAR event
Inflow = 3.32 cfs @ 11.97 hrs, Volume= 7,027 cf
Outflow = 3.32 cfs @ 11.97 hrs, Volume= 7,027 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs

Reach DP-1: DP-1

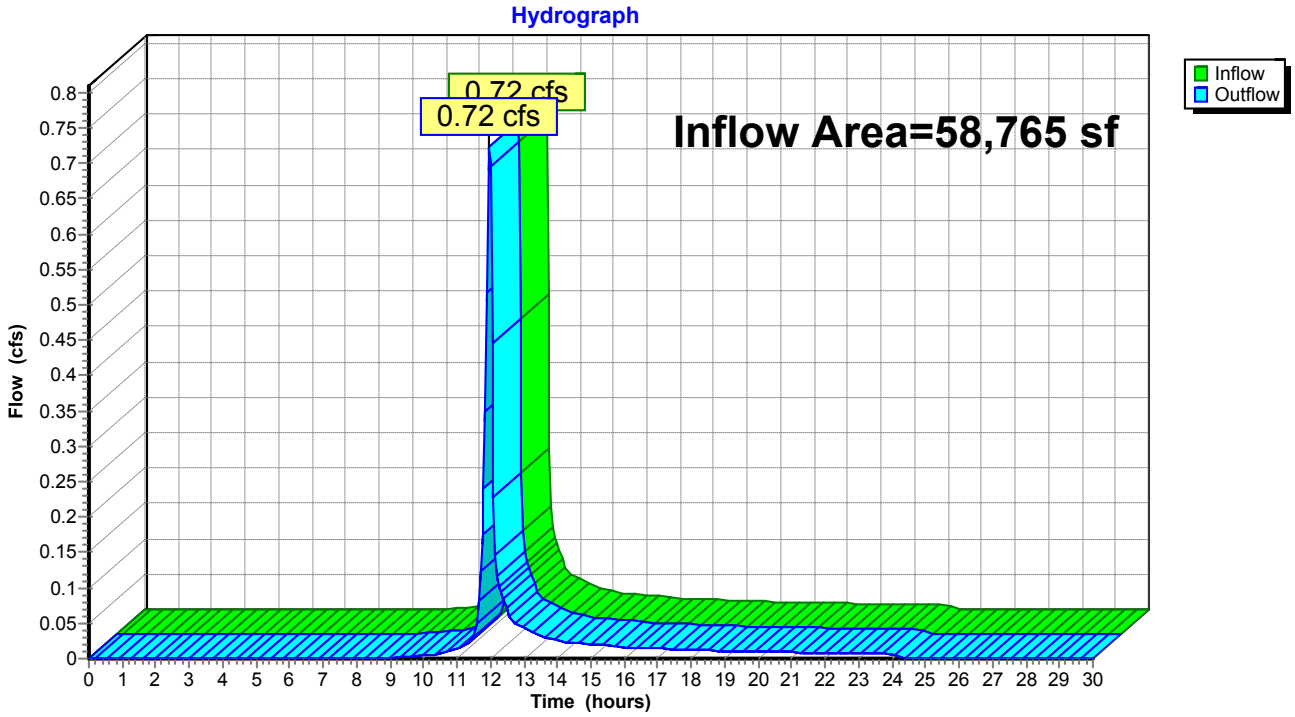


Summary for Reach DP-4: DP-4

Inflow Area = 58,765 sf, 68.46% Impervious, Inflow Depth = 0.31" for 10-YEAR event
Inflow = 0.72 cfs @ 11.97 hrs, Volume= 1,523 cf
Outflow = 0.72 cfs @ 11.97 hrs, Volume= 1,523 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs

Reach DP-4: DP-4



Summary for Pond 1P: PR CB#5

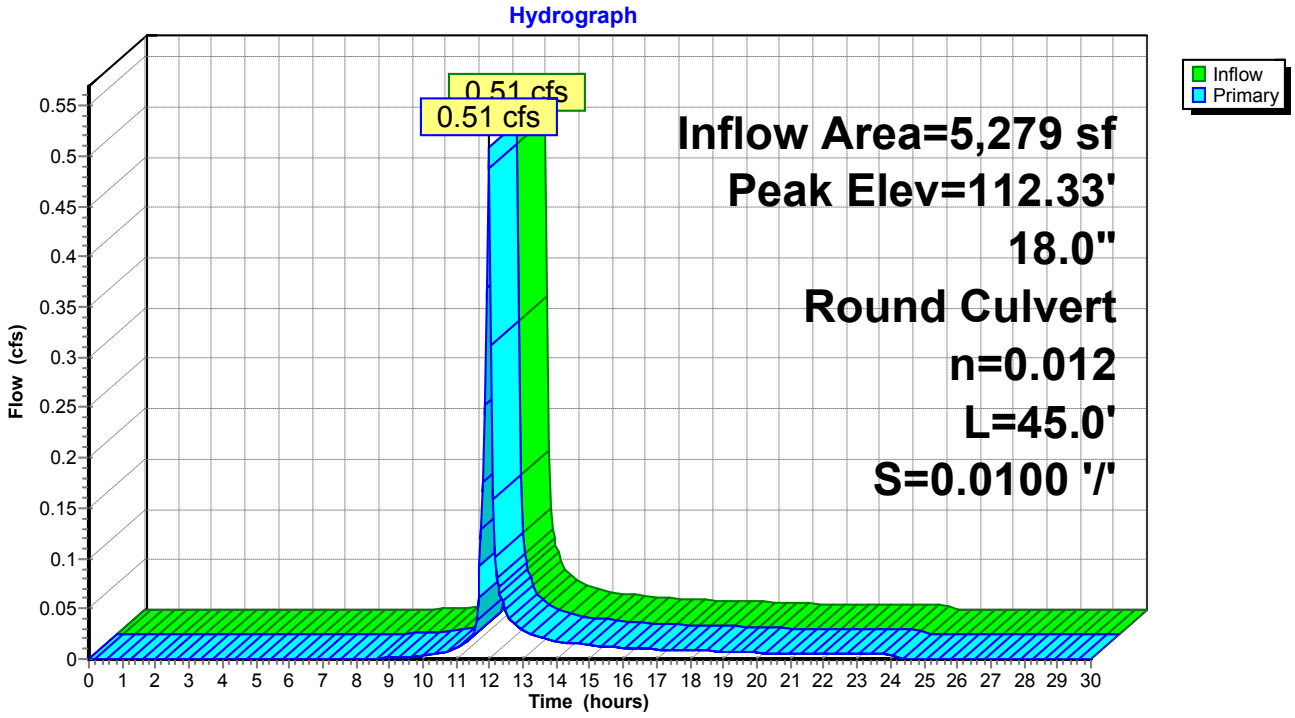
Inflow Area = 5,279 sf, 65.56% Impervious, Inflow Depth = 2.44" for 10-YEAR event
Inflow = 0.51 cfs @ 11.97 hrs, Volume= 1,074 cf
Outflow = 0.51 cfs @ 11.97 hrs, Volume= 1,074 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.51 cfs @ 11.97 hrs, Volume= 1,074 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 112.33' @ 11.97 hrs
Flood Elev= 114.98'

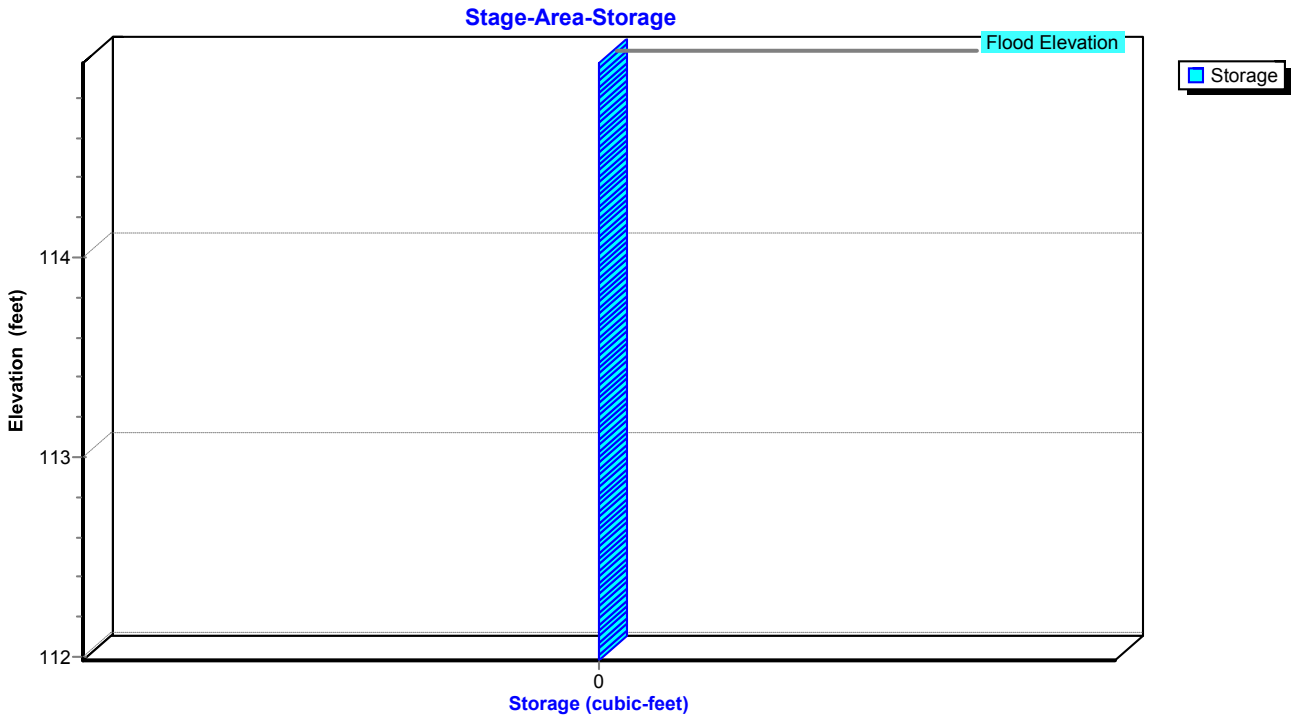
Device	Routing	Invert	Outlet Devices
#1	Primary	111.98'	**18.0" Round Culvert** L= 45.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 111.98' / 111.53' S= 0.0100 '/' Cc= 0.900 n= 0.012 Concrete pipe, finished, Flow Area= 1.77 sf

Primary OutFlow Max=0.49 cfs @ 11.97 hrs HW=112.33' (Free Discharge)
1=Culvert (Inlet Controls 0.49 cfs @ 1.58 fps)

Pond 1P: PR CB#5



Pond 1P: PR CB#5



Stage-Area-Storage for Pond 1P: PR CB#5

Elevation (feet)	Storage (cubic-feet)	Elevation (feet)	Storage (cubic-feet)	Elevation (feet)	Storage (cubic-feet)
111.98	**0**	113.04	0	114.10	0
112.00	0	113.06	0	114.12	0
112.02	0	113.08	0	114.14	0
112.04	0	113.10	0	114.16	0
112.06	0	113.12	0	114.18	0
112.08	0	113.14	0	114.20	0
112.10	0	113.16	0	114.22	0
112.12	0	113.18	0	114.24	0
112.14	0	113.20	0	114.26	0
112.16	0	113.22	0	114.28	0
112.18	0	113.24	0	114.30	0
112.20	0	113.26	0	114.32	0
112.22	0	113.28	0	114.34	0
112.24	0	113.30	0	114.36	0
112.26	0	113.32	0	114.38	0
112.28	0	113.34	0	114.40	0
112.30	0	113.36	0	114.42	0
112.32	0	113.38	0	114.44	0
112.34	0	113.40	0	114.46	0
112.36	0	113.42	0	114.48	0
112.38	0	113.44	0	114.50	0
112.40	0	113.46	0	114.52	0
112.42	0	113.48	0	114.54	0
112.44	0	113.50	0	114.56	0
112.46	0	113.52	0	114.58	0
112.48	0	113.54	0	114.60	0
112.50	0	113.56	0	114.62	0
112.52	0	113.58	0	114.64	0
112.54	0	113.60	0	114.66	0
112.56	0	113.62	0	114.68	0
112.58	0	113.64	0	114.70	0
112.60	0	113.66	0	114.72	0
112.62	0	113.68	0	114.74	0
112.64	0	113.70	0	114.76	0
112.66	0	113.72	0	114.78	0
112.68	0	113.74	0	114.80	0
112.70	0	113.76	0	114.82	0
112.72	0	113.78	0	114.84	0
112.74	0	113.80	0	114.86	0
112.76	0	113.82	0	114.88	0
112.78	0	113.84	0	114.90	0
112.80	0	113.86	0	114.92	0
112.82	0	113.88	0	114.94	0
112.84	0	113.90	0	114.96	0
112.86	0	113.92	0	114.98	0
112.88	0	113.94	0		
112.90	0	113.96	0		
112.92	0	113.98	0		
112.94	0	114.00	0		
112.96	0	114.02	0		
112.98	0	114.04	0		
113.00	0	114.06	0		
113.02	0	114.08	0		

Summary for Pond 9P: PR CB #1

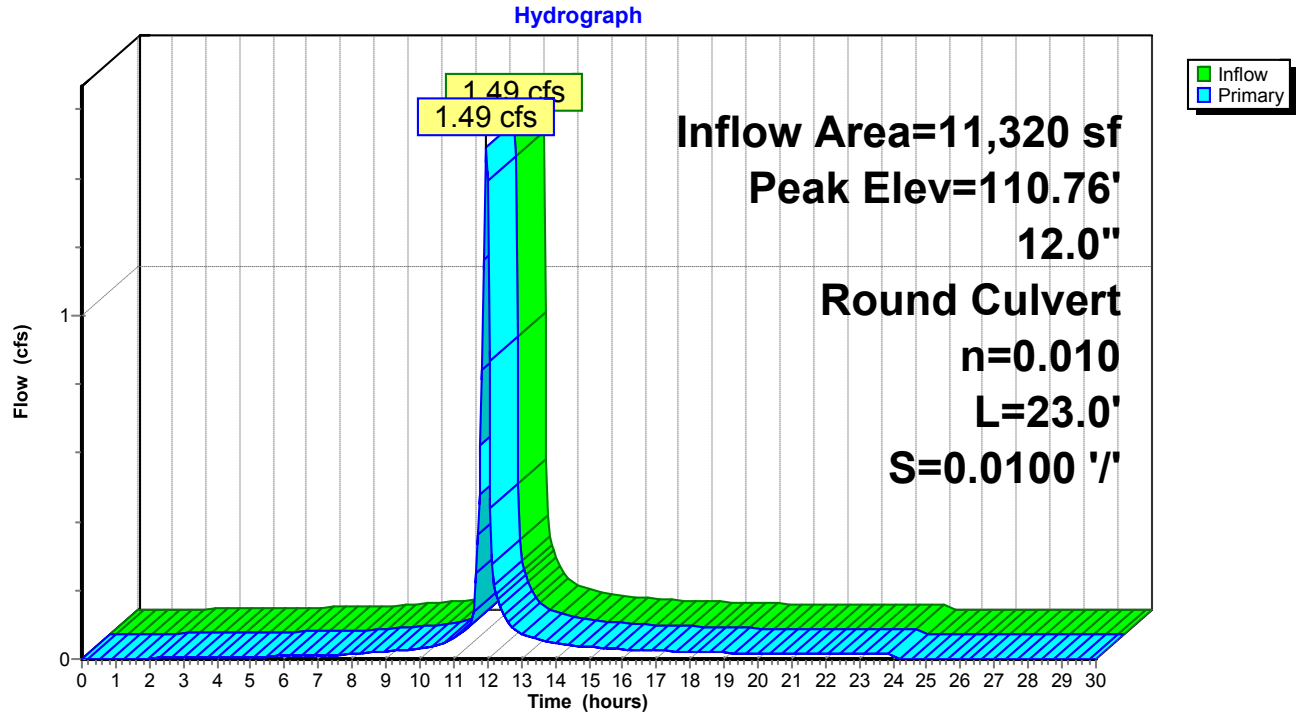
Inflow Area = 11,320 sf, 87.54% Impervious, Inflow Depth = 3.67" for 10-YEAR event
Inflow = 1.49 cfs @ 11.96 hrs, Volume= 3,458 cf
Outflow = 1.49 cfs @ 11.96 hrs, Volume= 3,458 cf, Atten= 0%, Lag= 0.0 min
Primary = 1.49 cfs @ 11.96 hrs, Volume= 3,458 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 110.76' @ 11.96 hrs
Flood Elev= 113.00'

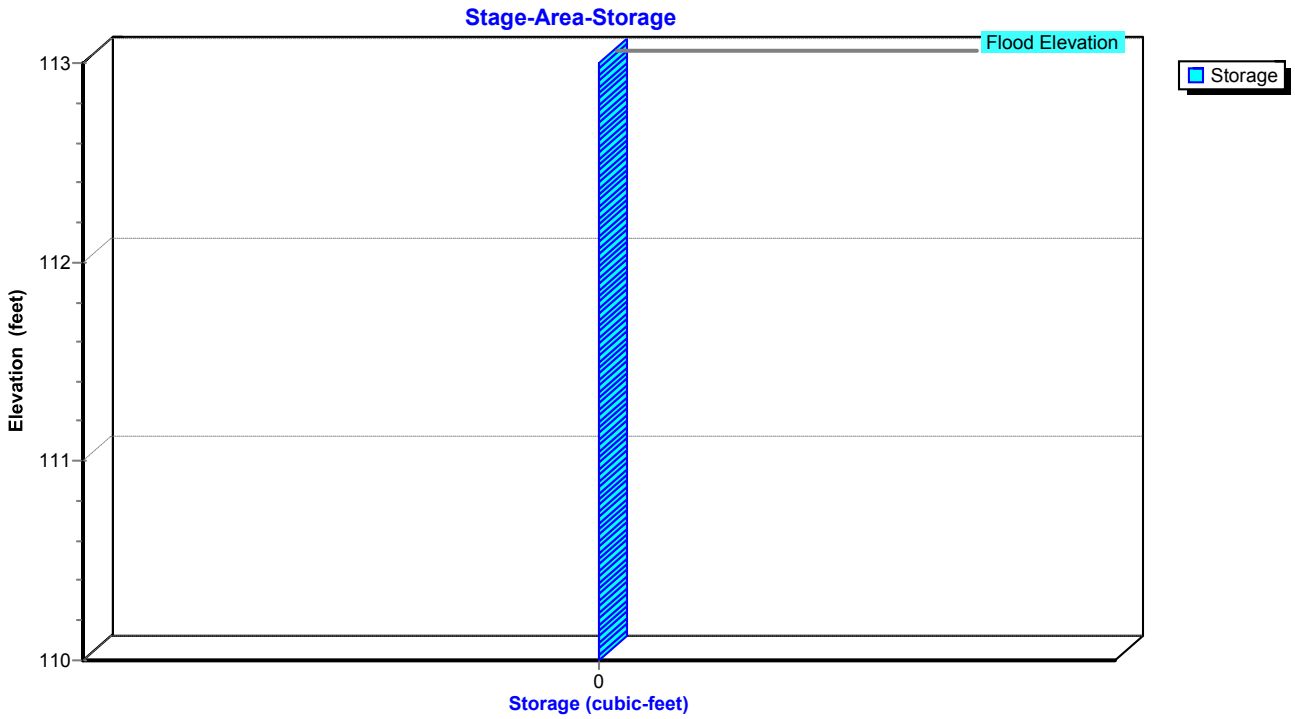
Device	Routing	Invert	Outlet Devices
#1	Primary	110.00'	**12.0" Round Culvert** L= 23.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 110.00' / 109.77' S= 0.0100 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.79 sf

Primary OutFlow Max=1.45 cfs @ 11.96 hrs HW=110.74' (Free Discharge)
1=Culvert (Inlet Controls 1.45 cfs @ 2.32 fps)

Pond 9P: PR CB #1



Pond 9P: PR CB #1



Stage-Area-Storage for Pond 9P: PR CB #1

Elevation (feet)	Storage (cubic-feet)	Elevation (feet)	Storage (cubic-feet)	Elevation (feet)	Storage (cubic-feet)
110.00	**0**	111.06	0	112.12	0
110.02	0	111.08	0	112.14	0
110.04	0	111.10	0	112.16	0
110.06	0	111.12	0	112.18	0
110.08	0	111.14	0	112.20	0
110.10	0	111.16	0	112.22	0
110.12	0	111.18	0	112.24	0
110.14	0	111.20	0	112.26	0
110.16	0	111.22	0	112.28	0
110.18	0	111.24	0	112.30	0
110.20	0	111.26	0	112.32	0
110.22	0	111.28	0	112.34	0
110.24	0	111.30	0	112.36	0
110.26	0	111.32	0	112.38	0
110.28	0	111.34	0	112.40	0
110.30	0	111.36	0	112.42	0
110.32	0	111.38	0	112.44	0
110.34	0	111.40	0	112.46	0
110.36	0	111.42	0	112.48	0
110.38	0	111.44	0	112.50	0
110.40	0	111.46	0	112.52	0
110.42	0	111.48	0	112.54	0
110.44	0	111.50	0	112.56	0
110.46	0	111.52	0	112.58	0
110.48	0	111.54	0	112.60	0
110.50	0	111.56	0	112.62	0
110.52	0	111.58	0	112.64	0
110.54	0	111.60	0	112.66	0
110.56	0	111.62	0	112.68	0
110.58	0	111.64	0	112.70	0
110.60	0	111.66	0	112.72	0
110.62	0	111.68	0	112.74	0
110.64	0	111.70	0	112.76	0
110.66	0	111.72	0	112.78	0
110.68	0	111.74	0	112.80	0
110.70	0	111.76	0	112.82	0
110.72	0	111.78	0	112.84	0
110.74	0	111.80	0	112.86	0
110.76	0	111.82	0	112.88	0
110.78	0	111.84	0	112.90	0
110.80	0	111.86	0	112.92	0
110.82	0	111.88	0	112.94	0
110.84	0	111.90	0	112.96	0
110.86	0	111.92	0	112.98	0
110.88	0	111.94	0	113.00	0
110.90	0	111.96	0		
110.92	0	111.98	0		
110.94	0	112.00	0		
110.96	0	112.02	0		
110.98	0	112.04	0		
111.00	0	112.06	0		
111.02	0	112.08	0		
111.04	0	112.10	0		

Summary for Pond 10P: UGC-1

Inflow Area = 11,320 sf, 87.54% Impervious, Inflow Depth = 3.67" for 10-YEAR event
Inflow = 1.49 cfs @ 11.96 hrs, Volume= 3,458 cf
Outflow = 0.17 cfs @ 11.65 hrs, Volume= 3,458 cf, Atten= 89%, Lag= 0.0 min
Discarded = 0.17 cfs @ 11.65 hrs, Volume= 3,458 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 109.63' @ 12.32 hrs Surf.Area= 1,178 sf Storage= 1,163 cf

Plug-Flow detention time= 42.7 min calculated for 3,452 cf (100% of inflow)
Center-of-Mass det. time= 42.6 min (817.2 - 774.6)

Volume	Invert	Avail.Storage	Storage Description
#1A	108.00'	1,452 cf	**15.75'W x 74.82'L x 4.25'H Field A** 5,008 cf Overall - 1,378 cf Embedded = 3,630 cf x 40.0% Voids
#2A	108.75'	1,378 cf	**ADS_StormTech SC-740 +Cap** x 30 Inside #1 Effective Size= 44.6"W x 30.0"H => 6.45 sf x 7.12'L = 45.9 cf Overall Size= 51.0"W x 30.0"H x 7.56'L with 0.44' Overlap 3 Rows of 10 Chambers
		2,830 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	108.00'	**6.200 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.17 cfs @ 11.65 hrs HW=108.05' (Free Discharge)
↑**1=Exfiltration** (Exfiltration Controls 0.17 cfs)

Pond 10P: UGC-1 - Chamber Wizard Field A

Chamber Model = ADS_StormTech SC-740 +Cap (ADS StormTech® SC-740 with cap length)
Effective Size= 44.6"W x 30.0"H => 6.45 sf x 7.12'L = 45.9 cf
Overall Size= 51.0"W x 30.0"H x 7.56'L with 0.44' Overlap

51.0" Wide + 6.0" Spacing = 57.0" C-C Row Spacing

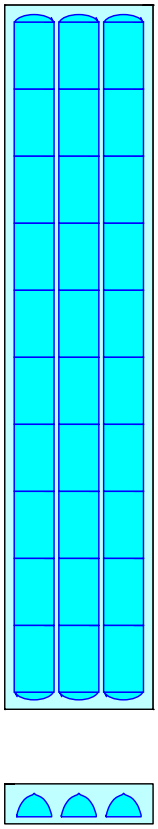
10 Chambers/Row x 7.12' Long +0.81' Cap Length x 2 = 72.82' Row Length +12.0" End Stone x 2 = 74.82' Base Length
3 Rows x 51.0" Wide + 6.0" Spacing x 2 + 12.0" Side Stone x 2 = 15.75' Base Width
9.0" Base + 30.0" Chamber Height + 12.0" Cover = 4.25' Field Height

30 Chambers x 45.9 cf = 1,378.2 cf Chamber Storage

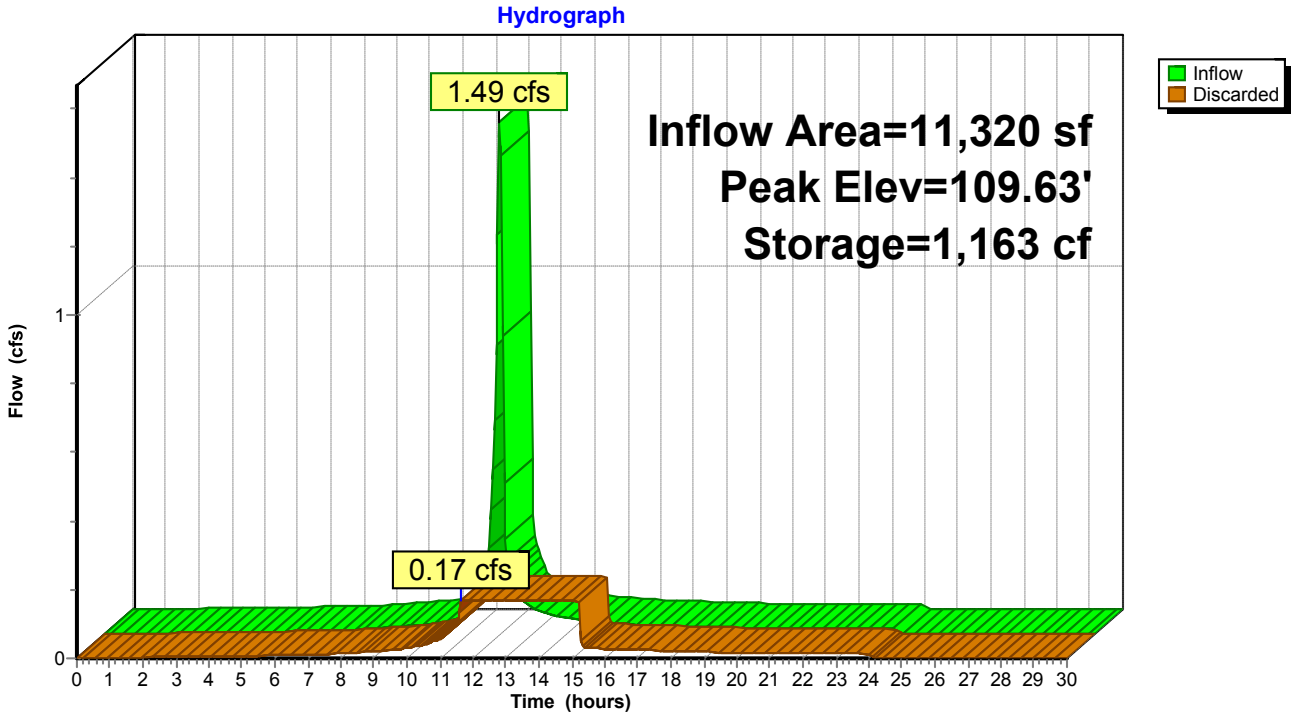
5,008.0 cf Field - 1,378.2 cf Chambers = 3,629.8 cf Stone x 40.0% Voids = 1,451.9 cf Stone Storage

Chamber Storage + Stone Storage = 2,830.1 cf = 0.065 af
Overall Storage Efficiency = 56.5%
Overall System Size = 74.82' x 15.75' x 4.25'

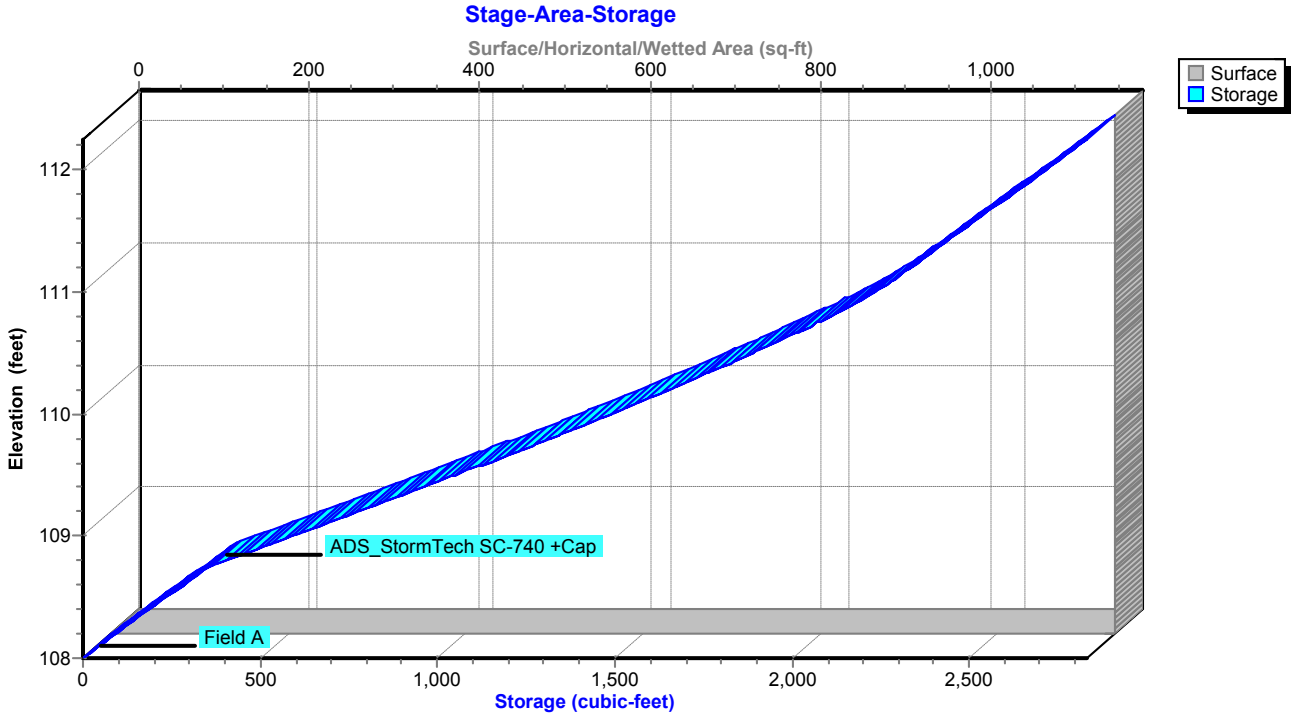
30 Chambers
185.5 cy Field
134.4 cy Stone



Pond 10P: UGC-1



Pond 10P: UGC-1



Stage-Area-Storage for Pond 10P: UGC-1

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
108.00	**1,178**	0
108.05	1,178	24
108.10	1,178	47
108.15	1,178	71
108.20	1,178	94
108.25	1,178	118
108.30	1,178	141
108.35	1,178	165
108.40	1,178	189
108.45	1,178	212
108.50	1,178	236
108.55	1,178	259
108.60	1,178	283
108.65	1,178	306
108.70	1,178	330
108.75	1,178	354
108.80	1,178	401
108.85	1,178	448
108.90	1,178	496
108.95	1,178	543
109.00	1,178	590
109.05	1,178	637
109.10	1,178	683
109.15	1,178	730
109.20	1,178	776
109.25	1,178	823
109.30	1,178	869
109.35	1,178	915
109.40	1,178	960
109.45	1,178	1,006
109.50	1,178	1,051
109.55	1,178	1,096
109.60	1,178	1,140
109.65	1,178	1,185
109.70	1,178	1,229
109.75	1,178	1,273
109.80	1,178	1,317
109.85	1,178	1,360
109.90	1,178	1,403
109.95	1,178	1,446
110.00	1,178	1,488
110.05	1,178	1,530
110.10	1,178	1,572
110.15	1,178	1,613
110.20	1,178	1,654
110.25	1,178	1,695
110.30	1,178	1,735
110.35	1,178	1,774
110.40	1,178	1,814
110.45	1,178	1,852
110.50	1,178	1,890
110.55	1,178	1,928
110.60	1,178	1,965
110.65	1,178	2,001
110.70	1,178	2,037
110.75	1,178	2,071
110.80	1,178	2,105
110.85	1,178	2,139
110.90	1,178	2,171
110.95	1,178	2,202
111.00	1,178	2,231
111.05	1,178	2,259
111.10	1,178	2,285
111.15	1,178	2,310
111.20	1,178	2,335
111.25	1,178	2,359
111.30	1,178	2,382
111.35	1,178	2,406
111.40	1,178	2,429
111.45	1,178	2,453
111.50	1,178	2,477
111.55	1,178	2,500
111.60	1,178	2,524
111.65	1,178	2,547
111.70	1,178	2,571
111.75	1,178	2,594
111.80	1,178	2,618
111.85	1,178	2,642
111.90	1,178	2,665
111.95	1,178	2,689
112.00	1,178	2,712
112.05	1,178	2,736
112.10	1,178	2,759
112.15	1,178	2,783
112.20	1,178	2,807
112.25	1,178	**2,830**

Summary for Pond 11P: PR CB #2

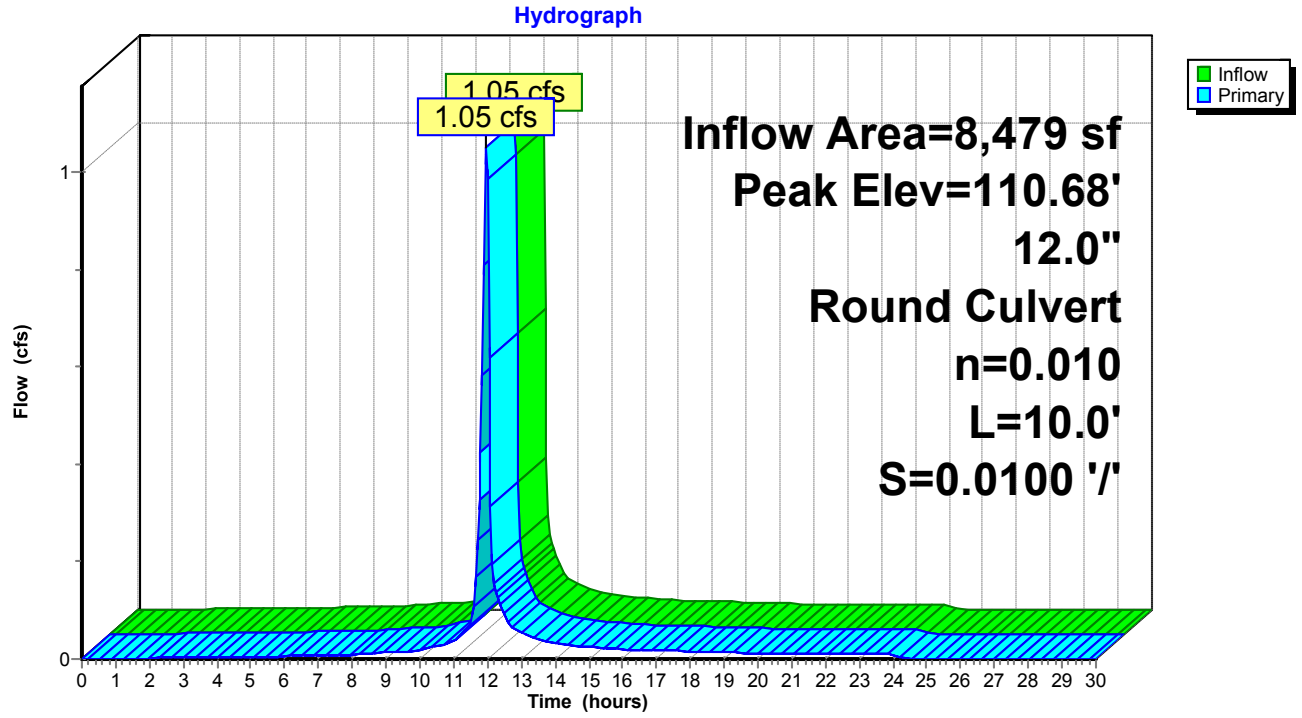
Inflow Area = 8,479 sf, 83.52% Impervious, Inflow Depth = 3.42" for 10-YEAR event
Inflow = 1.05 cfs @ 11.97 hrs, Volume= 2,417 cf
Outflow = 1.05 cfs @ 11.97 hrs, Volume= 2,417 cf, Atten= 0%, Lag= 0.0 min
Primary = 1.05 cfs @ 11.97 hrs, Volume= 2,417 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 110.68' @ 11.97 hrs
Flood Elev= 113.14'

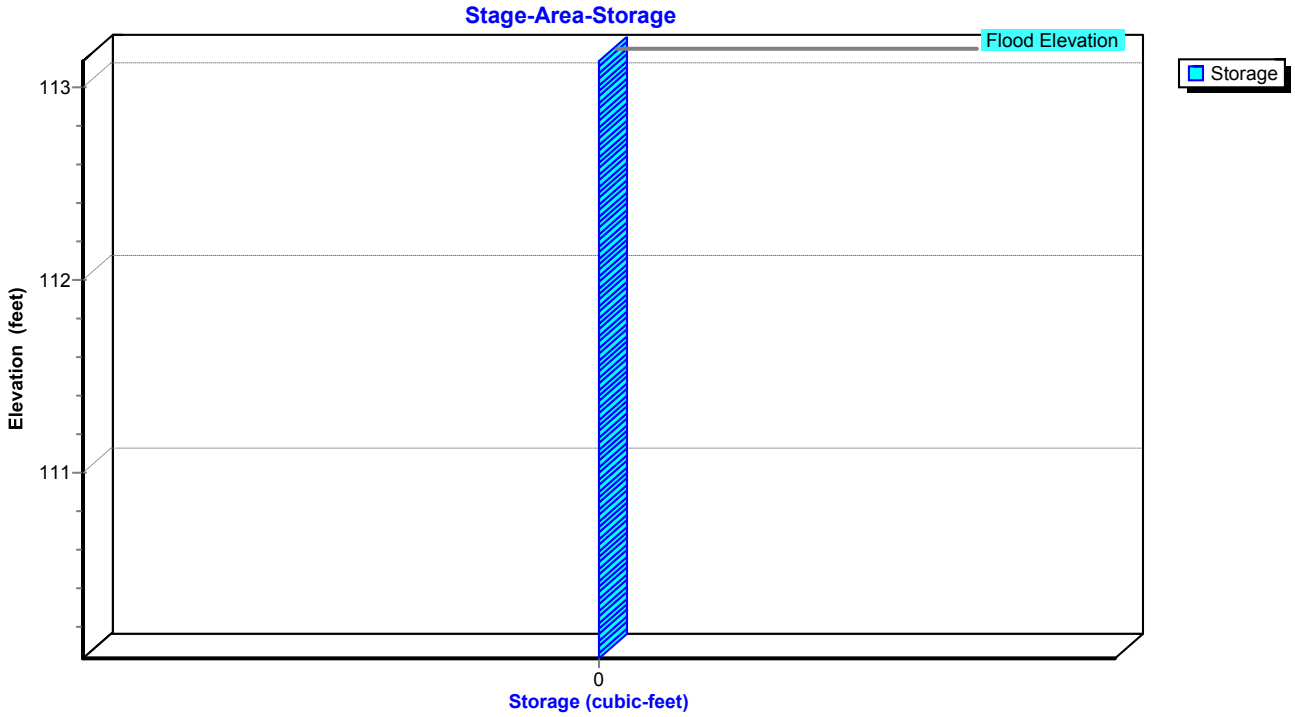
Device	Routing	Invert	Outlet Devices
#1	Primary	110.04'	**12.0" Round Culvert** L= 10.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 110.04' / 109.94' S= 0.0100 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.79 sf

Primary OutFlow Max=1.02 cfs @ 11.97 hrs HW=110.67' (Free Discharge)
1=Culvert (Barrel Controls 1.02 cfs @ 2.81 fps)

Pond 11P: PR CB #2



Pond 11P: PR CB #2



Stage-Area-Storage for Pond 11P: PR CB #2

Elevation (feet)	Storage (cubic-feet)	Elevation (feet)	Storage (cubic-feet)	Elevation (feet)	Storage (cubic-feet)
110.04	**0**	111.10	0	112.16	0
110.06	0	111.12	0	112.18	0
110.08	0	111.14	0	112.20	0
110.10	0	111.16	0	112.22	0
110.12	0	111.18	0	112.24	0
110.14	0	111.20	0	112.26	0
110.16	0	111.22	0	112.28	0
110.18	0	111.24	0	112.30	0
110.20	0	111.26	0	112.32	0
110.22	0	111.28	0	112.34	0
110.24	0	111.30	0	112.36	0
110.26	0	111.32	0	112.38	0
110.28	0	111.34	0	112.40	0
110.30	0	111.36	0	112.42	0
110.32	0	111.38	0	112.44	0
110.34	0	111.40	0	112.46	0
110.36	0	111.42	0	112.48	0
110.38	0	111.44	0	112.50	0
110.40	0	111.46	0	112.52	0
110.42	0	111.48	0	112.54	0
110.44	0	111.50	0	112.56	0
110.46	0	111.52	0	112.58	0
110.48	0	111.54	0	112.60	0
110.50	0	111.56	0	112.62	0
110.52	0	111.58	0	112.64	0
110.54	0	111.60	0	112.66	0
110.56	0	111.62	0	112.68	0
110.58	0	111.64	0	112.70	0
110.60	0	111.66	0	112.72	0
110.62	0	111.68	0	112.74	0
110.64	0	111.70	0	112.76	0
110.66	0	111.72	0	112.78	0
110.68	0	111.74	0	112.80	0
110.70	0	111.76	0	112.82	0
110.72	0	111.78	0	112.84	0
110.74	0	111.80	0	112.86	0
110.76	0	111.82	0	112.88	0
110.78	0	111.84	0	112.90	0
110.80	0	111.86	0	112.92	0
110.82	0	111.88	0	112.94	0
110.84	0	111.90	0	112.96	0
110.86	0	111.92	0	112.98	0
110.88	0	111.94	0	113.00	0
110.90	0	111.96	0	113.02	0
110.92	0	111.98	0	113.04	0
110.94	0	112.00	0	113.06	0
110.96	0	112.02	0	113.08	0
110.98	0	112.04	0	113.10	0
111.00	0	112.06	0	113.12	0
111.02	0	112.08	0	113.14	0
111.04	0	112.10	0		
111.06	0	112.12	0		
111.08	0	112.14	0		

Summary for Pond 13P: PR CB #3

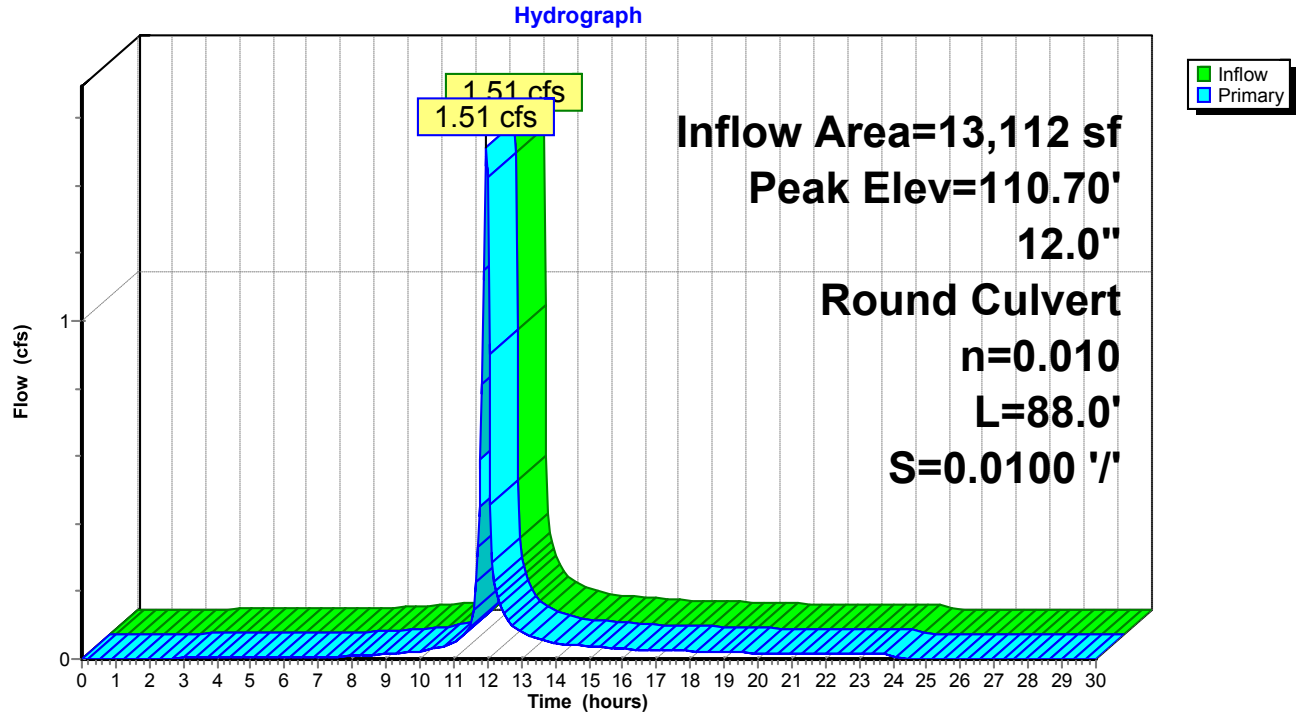
Inflow Area = 13,112 sf, 77.91% Impervious, Inflow Depth = 3.11" for 10-YEAR event
Inflow = 1.51 cfs @ 11.97 hrs, Volume= 3,393 cf
Outflow = 1.51 cfs @ 11.97 hrs, Volume= 3,393 cf, Atten= 0%, Lag= 0.0 min
Primary = 1.51 cfs @ 11.97 hrs, Volume= 3,393 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 110.70' @ 11.97 hrs
Flood Elev= 113.14'

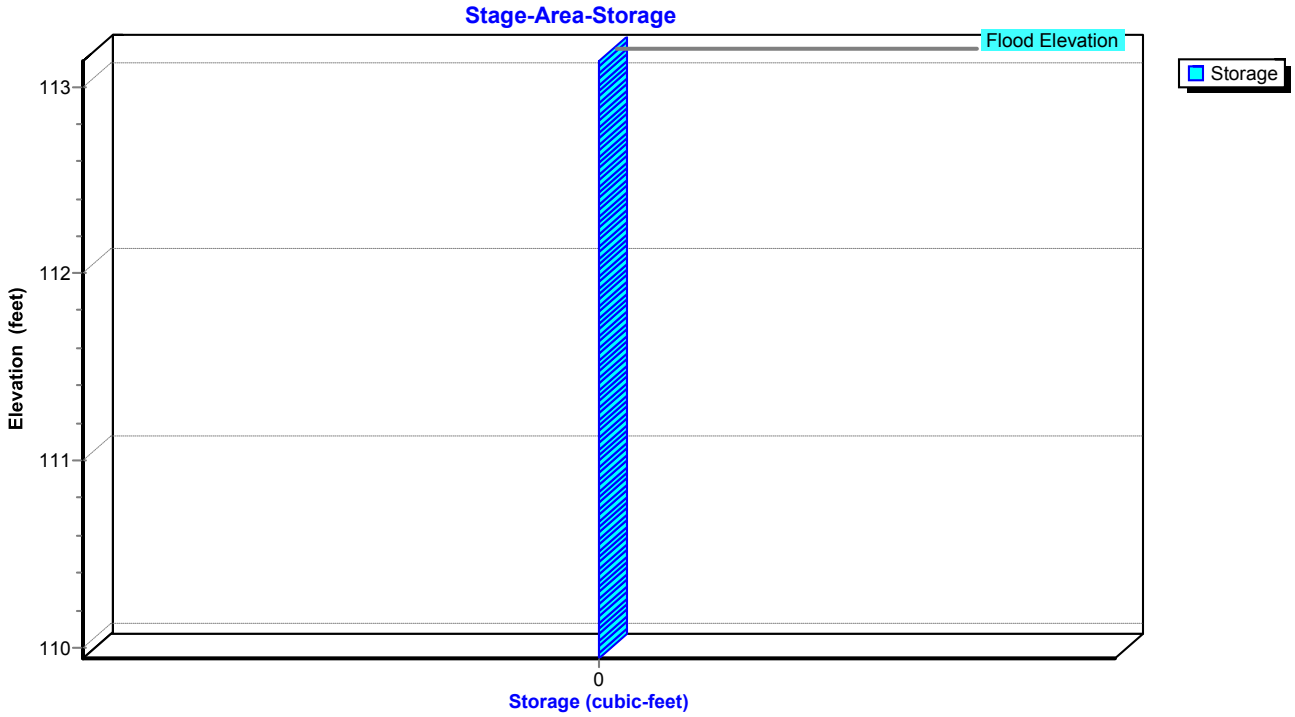
Device	Routing	Invert	Outlet Devices
#1	Primary	109.94'	**12.0" Round Culvert** L= 88.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 109.94' / 109.06' S= 0.0100 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.79 sf

Primary OutFlow Max=1.47 cfs @ 11.97 hrs HW=110.69' (Free Discharge)
1=Culvert (Inlet Controls 1.47 cfs @ 2.33 fps)

Pond 13P: PR CB #3



Pond 13P: PR CB #3



Stage-Area-Storage for Pond 13P: PR CB #3

Elevation (feet)	Storage (cubic-feet)
109.94	**0**
109.99	0
110.04	0
110.09	0
110.14	0
110.19	0
110.24	0
110.29	0
110.34	0
110.39	0
110.44	0
110.49	0
110.54	0
110.59	0
110.64	0
110.69	0
110.74	0
110.79	0
110.84	0
110.89	0
110.94	0
110.99	0
111.04	0
111.09	0
111.14	0
111.19	0
111.24	0
111.29	0
111.34	0
111.39	0
111.44	0
111.49	0
111.54	0
111.59	0
111.64	0
111.69	0
111.74	0
111.79	0
111.84	0
111.89	0
111.94	0
111.99	0
112.04	0
112.09	0
112.14	0
112.19	0
112.24	0
112.29	0
112.34	0
112.39	0
112.44	0
112.49	0
112.54	0
112.59	0
112.64	0
112.69	0
112.74	0
112.79	0
112.84	0
112.89	0
112.94	0
112.99	0
113.04	0
113.09	0
113.14	0

Summary for Pond 15P: PR CB #4

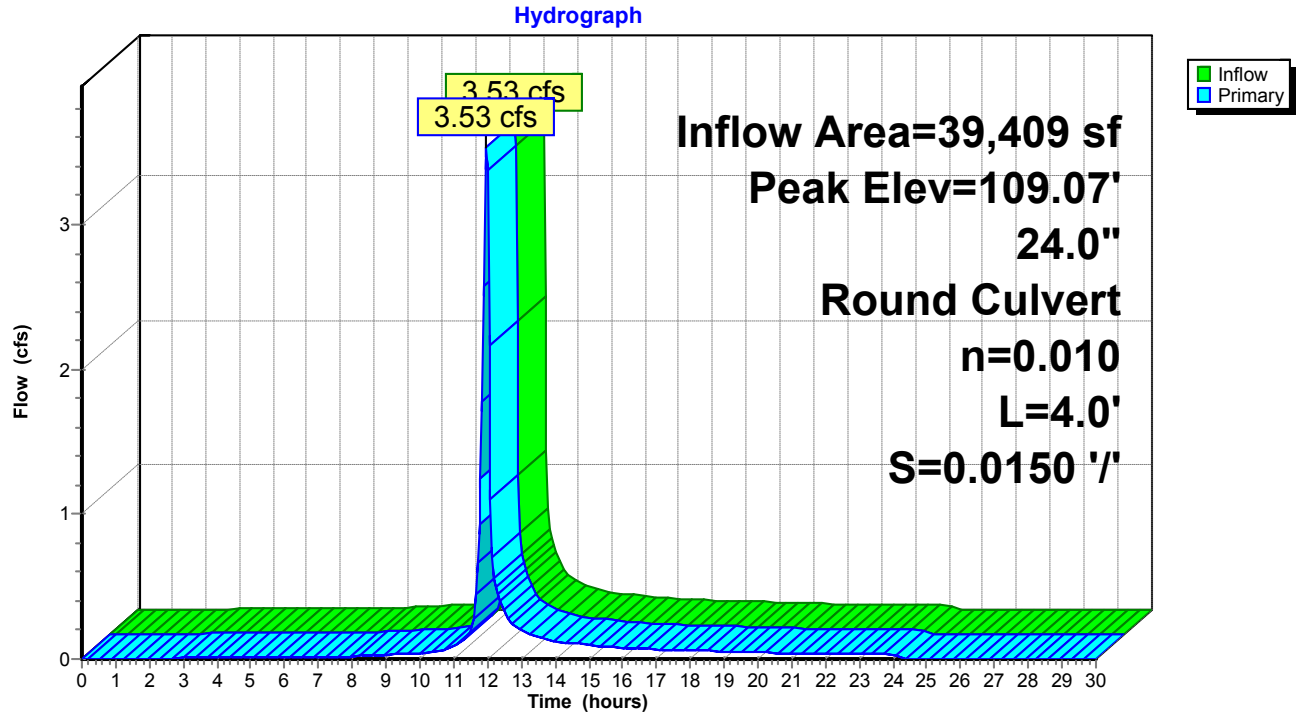
Inflow Area = 39,409 sf, 64.10% Impervious, Inflow Depth = 2.43" for 10-YEAR event
Inflow = 3.53 cfs @ 11.97 hrs, Volume= 7,965 cf
Outflow = 3.53 cfs @ 11.97 hrs, Volume= 7,965 cf, Atten= 0%, Lag= 0.0 min
Primary = 3.53 cfs @ 11.97 hrs, Volume= 7,965 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 109.07' @ 11.97 hrs
Flood Elev= 113.22'

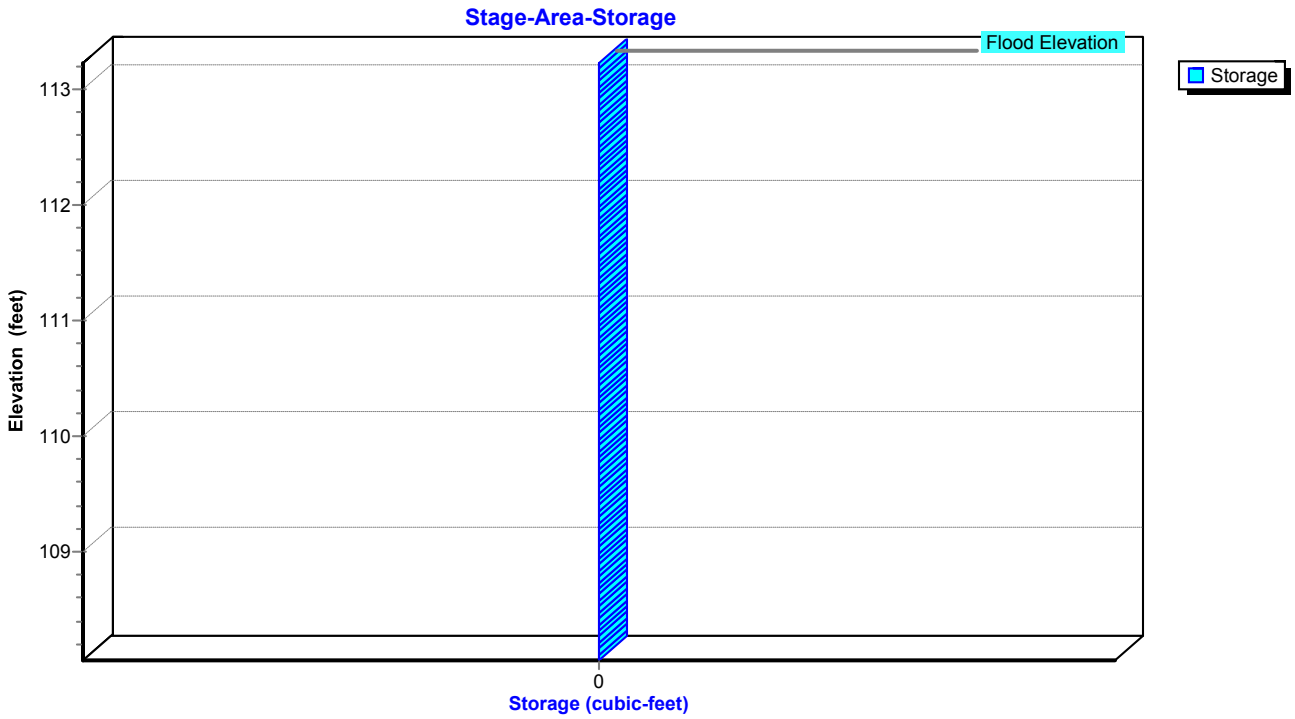
Device	Routing	Invert	Outlet Devices
#1	Primary	108.06'	**24.0" Round Culvert** L= 4.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 108.06' / 108.00' S= 0.0150 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 3.14 sf

Primary OutFlow Max=3.42 cfs @ 11.97 hrs HW=109.05' (Free Discharge)
1=Culvert (Barrel Controls 3.42 cfs @ 3.20 fps)

Pond 15P: PR CB #4



Pond 15P: PR CB #4



Stage-Area-Storage for Pond 15P: PR CB #4

Elevation (feet)	Storage (cubic-feet)	Elevation (feet)	Storage (cubic-feet)	Elevation (feet)	Storage (cubic-feet)
108.06	**0**	110.18	0	112.30	0
108.10	0	110.22	0	112.34	0
108.14	0	110.26	0	112.38	0
108.18	0	110.30	0	112.42	0
108.22	0	110.34	0	112.46	0
108.26	0	110.38	0	112.50	0
108.30	0	110.42	0	112.54	0
108.34	0	110.46	0	112.58	0
108.38	0	110.50	0	112.62	0
108.42	0	110.54	0	112.66	0
108.46	0	110.58	0	112.70	0
108.50	0	110.62	0	112.74	0
108.54	0	110.66	0	112.78	0
108.58	0	110.70	0	112.82	0
108.62	0	110.74	0	112.86	0
108.66	0	110.78	0	112.90	0
108.70	0	110.82	0	112.94	0
108.74	0	110.86	0	112.98	0
108.78	0	110.90	0	113.02	0
108.82	0	110.94	0	113.06	0
108.86	0	110.98	0	113.10	0
108.90	0	111.02	0	113.14	0
108.94	0	111.06	0	113.18	0
108.98	0	111.10	0	113.22	0
109.02	0	111.14	0		
109.06	0	111.18	0		
109.10	0	111.22	0		
109.14	0	111.26	0		
109.18	0	111.30	0		
109.22	0	111.34	0		
109.26	0	111.38	0		
109.30	0	111.42	0		
109.34	0	111.46	0		
109.38	0	111.50	0		
109.42	0	111.54	0		
109.46	0	111.58	0		
109.50	0	111.62	0		
109.54	0	111.66	0		
109.58	0	111.70	0		
109.62	0	111.74	0		
109.66	0	111.78	0		
109.70	0	111.82	0		
109.74	0	111.86	0		
109.78	0	111.90	0		
109.82	0	111.94	0		
109.86	0	111.98	0		
109.90	0	112.02	0		
109.94	0	112.06	0		
109.98	0	112.10	0		
110.02	0	112.14	0		
110.06	0	112.18	0		
110.10	0	112.22	0		
110.14	0	112.26	0		

Summary for Pond 17P: UGC-2

Inflow Area = 39,409 sf, 64.10% Impervious, Inflow Depth = 2.43" for 10-YEAR event
Inflow = 3.53 cfs @ 11.97 hrs, Volume= 7,965 cf
Outflow = 1.17 cfs @ 11.80 hrs, Volume= 7,965 cf, Atten= 67%, Lag= 0.0 min
Discarded = 1.17 cfs @ 11.80 hrs, Volume= 7,965 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 108.56' @ 12.11 hrs Surf.Area= 1,609 sf Storage= 1,391 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 5.0 min (810.6 - 805.6)

Volume	Invert	Avail.Storage	Storage Description
#1A	107.00'	2,478 cf	**22.92'W x 70.23'L x 5.75'H Field A** 9,254 cf Overall - 3,058 cf Embedded = 6,196 cf x 40.0% Voids
#2A	108.00'	3,058 cf	**ADS_StormTech MC-3500 d +Cap** x 27 Inside #1 Effective Size= 70.4"W x 45.0"H => 15.33 sf x 7.17'L = 110.0 cf Overall Size= 77.0"W x 45.0"H x 7.50'L with 0.33' Overlap 3 Rows of 9 Chambers Cap Storage= +14.9 cf x 2 x 3 rows = 89.4 cf
		5,537 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	107.00'	**31.400 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=1.17 cfs @ 11.80 hrs HW=107.06' (Free Discharge)
↑**1=Exfiltration** (Exfiltration Controls 1.17 cfs)

Pond 17P: UGC-2 - Chamber Wizard Field A

Chamber Model = ADS_StormTech MC-3500 d +Cap (ADS StormTech® MC-3500 d rev 03/14 with Cap volume)
Effective Size= 70.4"W x 45.0"H => 15.33 sf x 7.17'L = 110.0 cf
Overall Size= 77.0"W x 45.0"H x 7.50'L with 0.33' Overlap
Cap Storage= +14.9 cf x 2 x 3 rows = 89.4 cf

77.0" Wide + 10.0" Spacing = 87.0" C-C Row Spacing

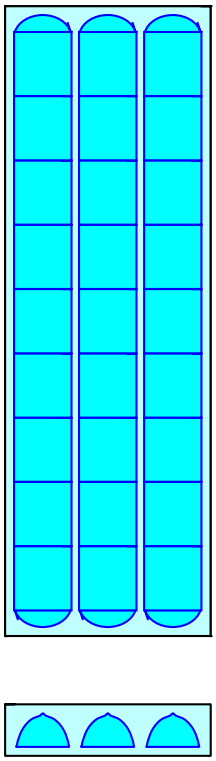
9 Chambers/Row x 7.17' Long +1.85' Cap Length x 2 = 68.23' Row Length +12.0" End Stone x 2 = 70.23' Base Length
3 Rows x 77.0" Wide + 10.0" Spacing x 2 + 12.0" Side Stone x 2 = 22.92' Base Width
12.0" Base + 45.0" Chamber Height + 12.0" Cover = 5.75' Field Height

27 Chambers x 110.0 cf + 14.9 cf Cap Volume x 2 x 3 Rows = 3,058.1 cf Chamber Storage

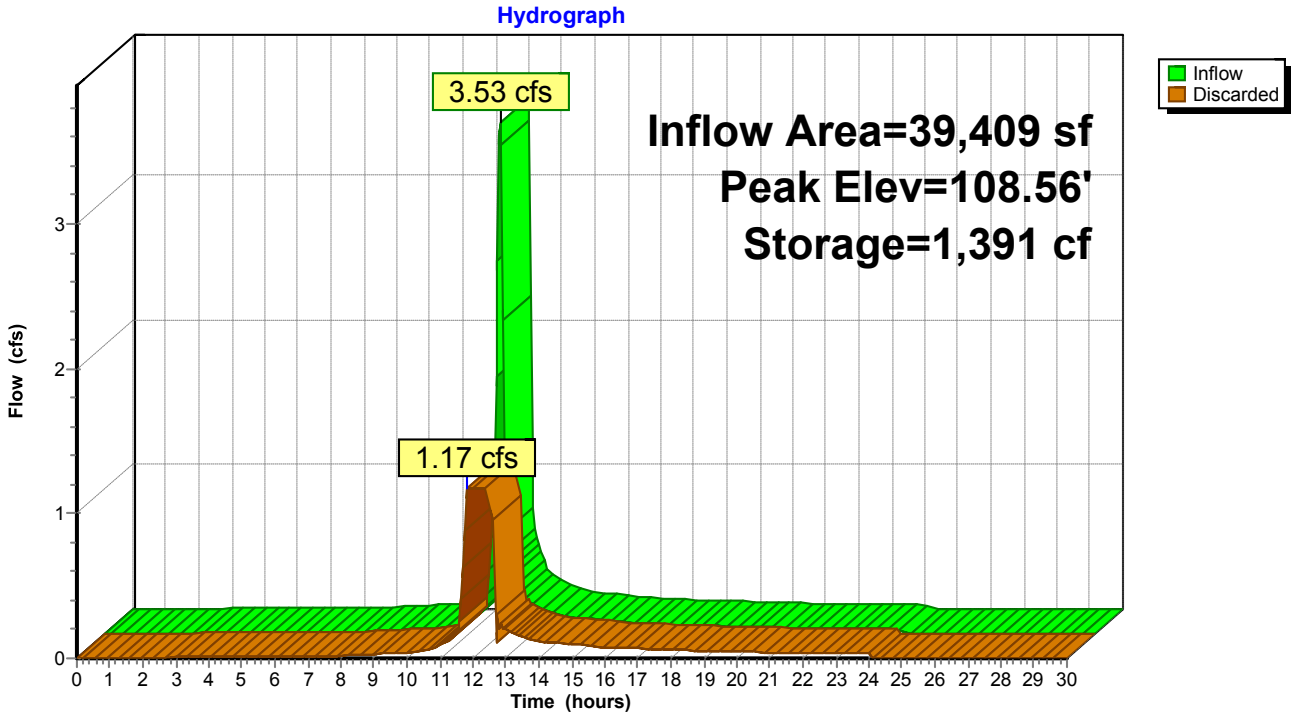
9,254.3 cf Field - 3,058.1 cf Chambers = 6,196.2 cf Stone x 40.0% Voids = 2,478.5 cf Stone Storage

Chamber Storage + Stone Storage = 5,536.6 cf = 0.127 af
Overall Storage Efficiency = 59.8%
Overall System Size = 70.23' x 22.92' x 5.75'

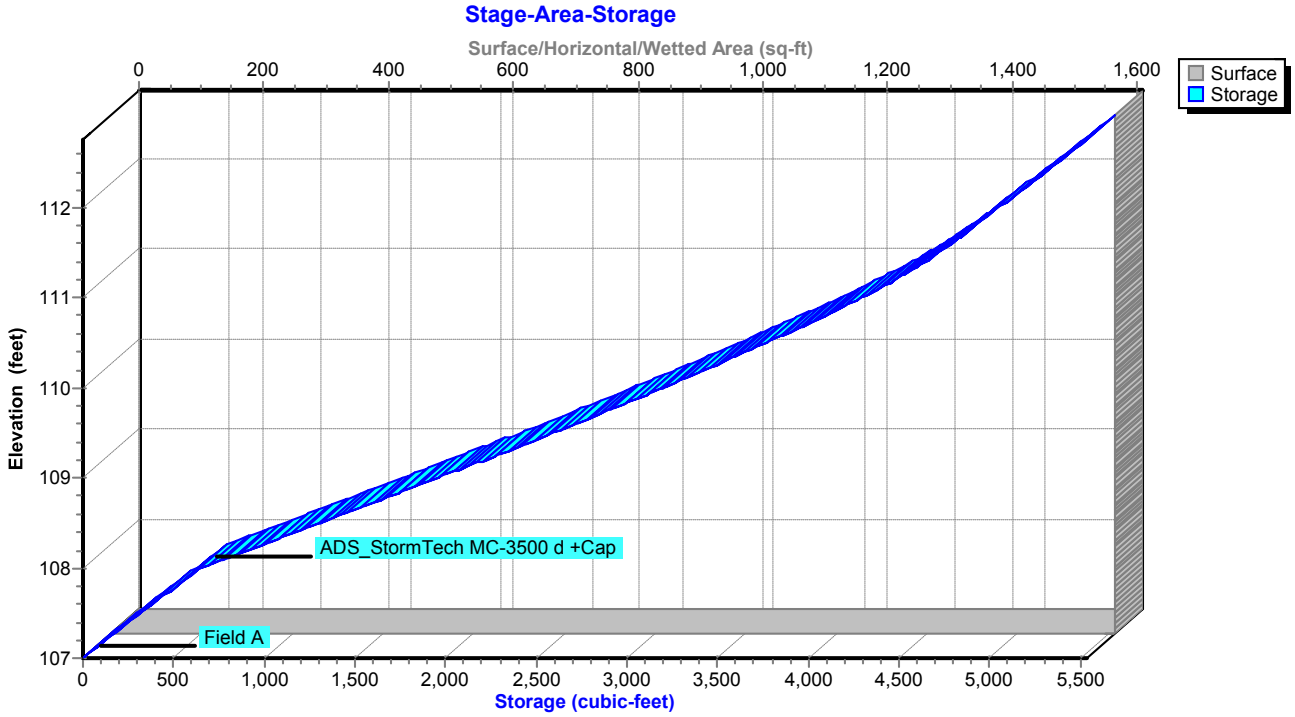
27 Chambers
342.8 cy Field
229.5 cy Stone



Pond 17P: UGC-2



Pond 17P: UGC-2



Stage-Area-Storage for Pond 17P: UGC-2

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
107.00	**1,609**	0
107.10	1,609	64
107.20	1,609	129
107.30	1,609	193
107.40	1,609	258
107.50	1,609	322
107.60	1,609	386
107.70	1,609	451
107.80	1,609	515
107.90	1,609	579
108.00	1,609	644
108.10	1,609	778
108.20	1,609	912
108.30	1,609	1,046
108.40	1,609	1,178
108.50	1,609	1,311
108.60	1,609	1,443
108.70	1,609	1,574
108.80	1,609	1,704
108.90	1,609	1,834
109.00	1,609	1,963
109.10	1,609	2,092
109.20	1,609	2,219
109.30	1,609	2,346
109.40	1,609	2,472
109.50	1,609	2,597
109.60	1,609	2,720
109.70	1,609	2,843
109.80	1,609	2,965
109.90	1,609	3,085
110.00	1,609	3,204
110.10	1,609	3,321
110.20	1,609	3,437
110.30	1,609	3,551
110.40	1,609	3,664
110.50	1,609	3,775
110.60	1,609	3,884
110.70	1,609	3,990
110.80	1,609	4,094
110.90	1,609	4,196
111.00	1,609	4,295
111.10	1,609	4,390
111.20	1,609	4,482
111.30	1,609	4,569
111.40	1,609	4,649
111.50	1,609	4,723
111.60	1,609	4,793
111.70	1,609	4,860
111.80	1,609	4,925
111.90	1,609	4,989
112.00	1,609	5,054
112.10	1,609	5,118
112.20	1,609	5,182
112.30	1,609	5,247
112.40	1,609	5,311
112.50	1,609	5,376
112.60	1,609	5,440
112.70	1,609	**5,504**

Summary for Pond DP-3: DP-3

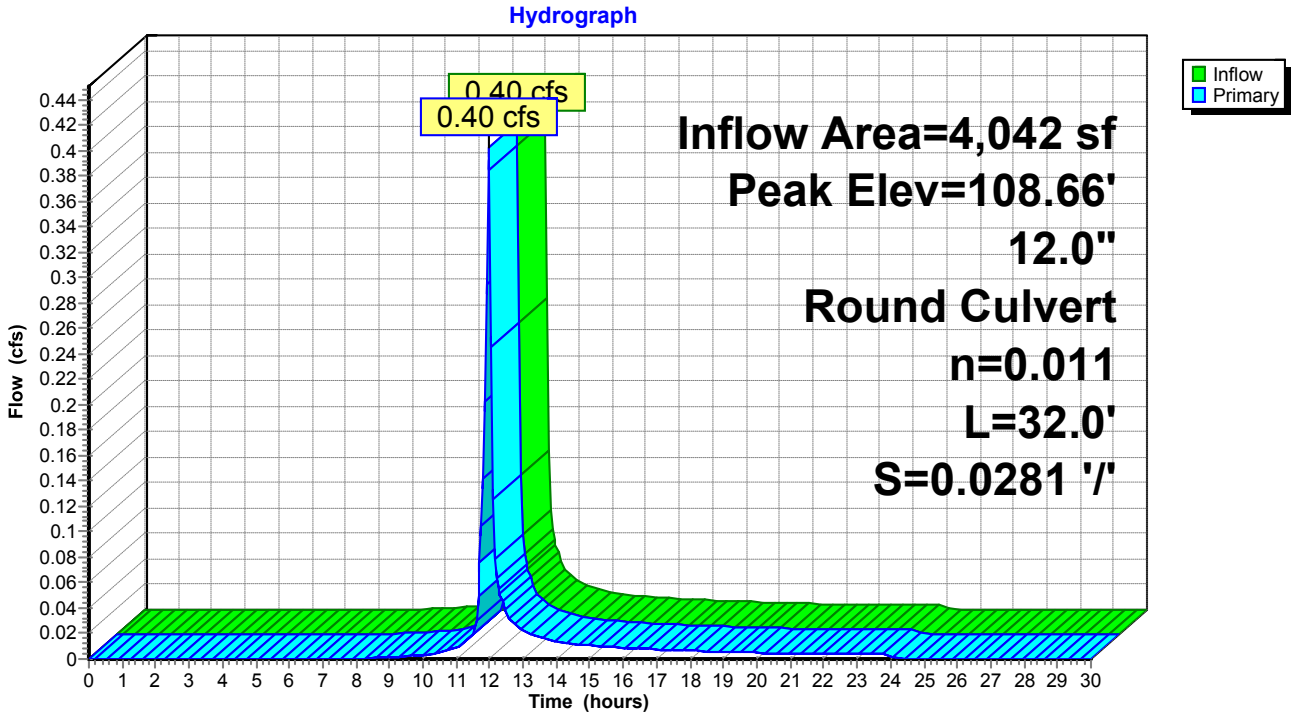
Inflow Area = 4,042 sf, 67.84% Impervious, Inflow Depth = 2.53" for 10-YEAR event
Inflow = 0.40 cfs @ 11.97 hrs, Volume= 852 cf
Outflow = 0.40 cfs @ 11.97 hrs, Volume= 852 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.40 cfs @ 11.97 hrs, Volume= 852 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 108.66' @ 11.97 hrs
Flood Elev= 112.38'

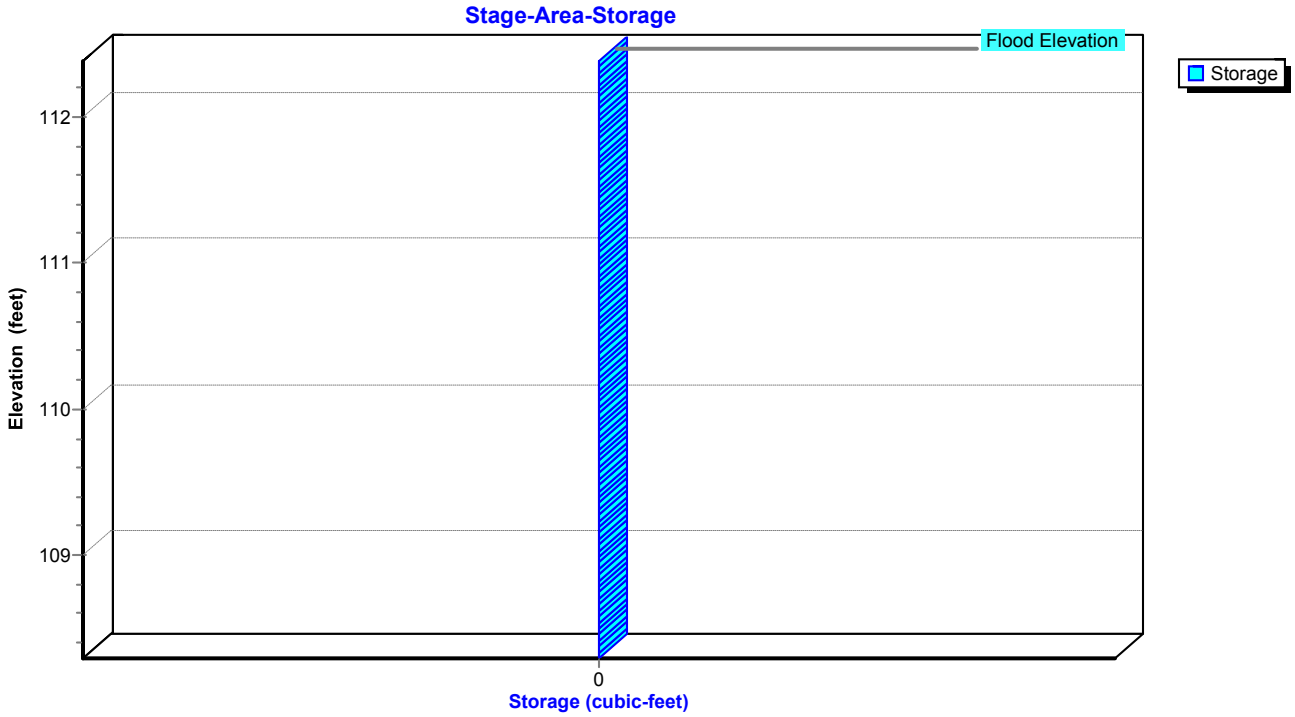
Device	Routing	Invert	Outlet Devices
#1	Primary	108.30'	**12.0" Round Culvert** L= 32.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 108.30' / 107.40' S= 0.0281 '/' Cc= 0.900 n= 0.011 Concrete pipe, straight & clean, Flow Area= 0.79 sf

Primary OutFlow Max=0.39 cfs @ 11.97 hrs HW=108.65' (Free Discharge)
1=Culvert (Inlet Controls 0.39 cfs @ 1.59 fps)

Pond DP-3: DP-3



Pond DP-3: DP-3


Stage-Area-Storage
Flood Elevation
Storage
112
111
110
109
Elevation (feet)
0
Storage (cubic-feet)

Stage-Area-Storage for Pond DP-3: DP-3

Elevation (feet)	Storage (cubic-feet)	Elevation (feet)	Storage (cubic-feet)
108.30	**0**	110.95	0
108.35	0	111.00	0
108.40	0	111.05	0
108.45	0	111.10	0
108.50	0	111.15	0
108.55	0	111.20	0
108.60	0	111.25	0
108.65	0	111.30	0
108.70	0	111.35	0
108.75	0	111.40	0
108.80	0	111.45	0
108.85	0	111.50	0
108.90	0	111.55	0
108.95	0	111.60	0
109.00	0	111.65	0
109.05	0	111.70	0
109.10	0	111.75	0
109.15	0	111.80	0
109.20	0	111.85	0
109.25	0	111.90	0
109.30	0	111.95	0
109.35	0	112.00	0
109.40	0	112.05	0
109.45	0	112.10	0
109.50	0	112.15	0
109.55	0	112.20	0
109.60	0	112.25	0
109.65	0	112.30	0
109.70	0	112.35	0
109.75	0		
109.80	0		
109.85	0		
109.90	0		
109.95	0		
110.00	0		
110.05	0		
110.10	0		
110.15	0		
110.20	0		
110.25	0		
110.30	0		
110.35	0		
110.40	0		
110.45	0		
110.50	0		
110.55	0		
110.60	0		
110.65	0		
110.70	0		
110.75	0		
110.80	0		
110.85	0		
110.90	0		

Time span=0.00-30.00 hrs, dt=0.05 hrs, 601 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment DA-1: DA-1 Runoff Area=33,352 sf 61.72% Impervious Runoff Depth=5.71"
Tc=6.0 min CN=79 Runoff=7.27 cfs 15,879 cf

Subcatchment DA-10: DA-10 Runoff Area=4,891 sf 100.00% Impervious Runoff Depth=7.98"
Tc=6.0 min CN=98 Runoff=1.28 cfs 3,253 cf

Subcatchment DA-11: DA-11 Runoff Area=3,220 sf 100.00% Impervious Runoff Depth=7.98"
Tc=6.0 min CN=98 Runoff=0.84 cfs 2,141 cf

Subcatchment DA-2: DA-2 Runoff Area=5,279 sf 65.56% Impervious Runoff Depth=5.59"
Tc=6.0 min CN=78 Runoff=1.13 cfs 2,461 cf

Subcatchment DA-3: DA-3 Runoff Area=4,042 sf 67.84% Impervious Runoff Depth=5.71"
Tc=6.0 min CN=79 Runoff=0.88 cfs 1,924 cf

Subcatchment DA-4: DA-4 Runoff Area=21,677 sf 48.09% Impervious Runoff Depth=4.30"
Tc=6.0 min CN=67 Runoff=3.68 cfs 7,776 cf

Subcatchment DA-5: DA-5 Runoff Area=4,633 sf 67.65% Impervious Runoff Depth=5.71"
Tc=6.0 min CN=79 Runoff=1.01 cfs 2,206 cf

Subcatchment DA-6: DA-6 Runoff Area=5,259 sf 73.44% Impervious Runoff Depth=6.07"
Tc=6.0 min CN=82 Runoff=1.20 cfs 2,660 cf

Subcatchment DA-7: DA-7 Runoff Area=6,429 sf 78.05% Impervious Runoff Depth=6.43"
Tc=6.0 min CN=85 Runoff=1.53 cfs 3,443 cf

Subcatchment DA-8: DA-8 Runoff Area=8,036 sf 62.98% Impervious Runoff Depth=5.36"
Tc=6.0 min CN=76 Runoff=1.66 cfs 3,588 cf

Subcatchment DA-9: DA-9 Runoff Area=4,620 sf 100.00% Impervious Runoff Depth=7.98"
Tc=6.0 min CN=98 Runoff=1.21 cfs 3,072 cf

Reach DP-1: DP-1 Inflow=7.27 cfs 15,879 cf
Outflow=7.27 cfs 15,879 cf

Reach DP-4: DP-4 Inflow=1.66 cfs 3,588 cf
Outflow=1.66 cfs 3,588 cf

Pond 1P: PR CB#5 Peak Elev=112.52' Inflow=1.13 cfs 2,461 cf
18.0" Round Culvert n=0.012 L=45.0' S=0.0100 '/' Outflow=1.13 cfs 2,461 cf

Pond 9P: PR CB #1 Peak Elev=111.38' Inflow=2.81 cfs 6,695 cf
12.0" Round Culvert n=0.010 L=23.0' S=0.0100 '/' Outflow=2.81 cfs 6,695 cf

Pond 10P: UGC-1 Peak Elev=112.01' Storage=2,719 cf Inflow=2.81 cfs 6,695 cf
Outflow=0.17 cfs 6,695 cf

Pond 11P: PR CB #2 Peak Elev=111.02' Inflow=2.04 cfs 4,801 cf
12.0" Round Culvert n=0.010 L=10.0' S=0.0100 '/' Outflow=2.04 cfs 4,801 cf

Pond 13P: PR CB #3 Peak Elev=111.48' Inflow=3.05 cfs 7,007 cf
12.0" Round Culvert n=0.010 L=88.0' S=0.0100 '/' Outflow=3.05 cfs 7,007 cf

Pond 15P: PR CB #4 Peak Elev=109.69' Inflow=7.94 cfs 17,855 cf
24.0" Round Culvert n=0.010 L=4.0' S=0.0150 '/' Outflow=7.94 cfs 17,855 cf

Pond 17P: UGC-2 Peak Elev=112.53' Storage=5,392 cf Inflow=7.94 cfs 17,855 cf
Outflow=1.17 cfs 17,881 cf

Pond DP-3: DP-3 Peak Elev=108.85' Inflow=0.88 cfs 1,924 cf
12.0" Round Culvert n=0.011 L=32.0' S=0.0281 '/' Outflow=0.88 cfs 1,924 cf

Total Runoff Area = 101,438 sf Runoff Volume = 48,402 cf Average Runoff Depth = 5.73"
33.93% Pervious = 34,420 sf 66.07% Impervious = 67,018 sf

Summary for Subcatchment DA-1: DA-1

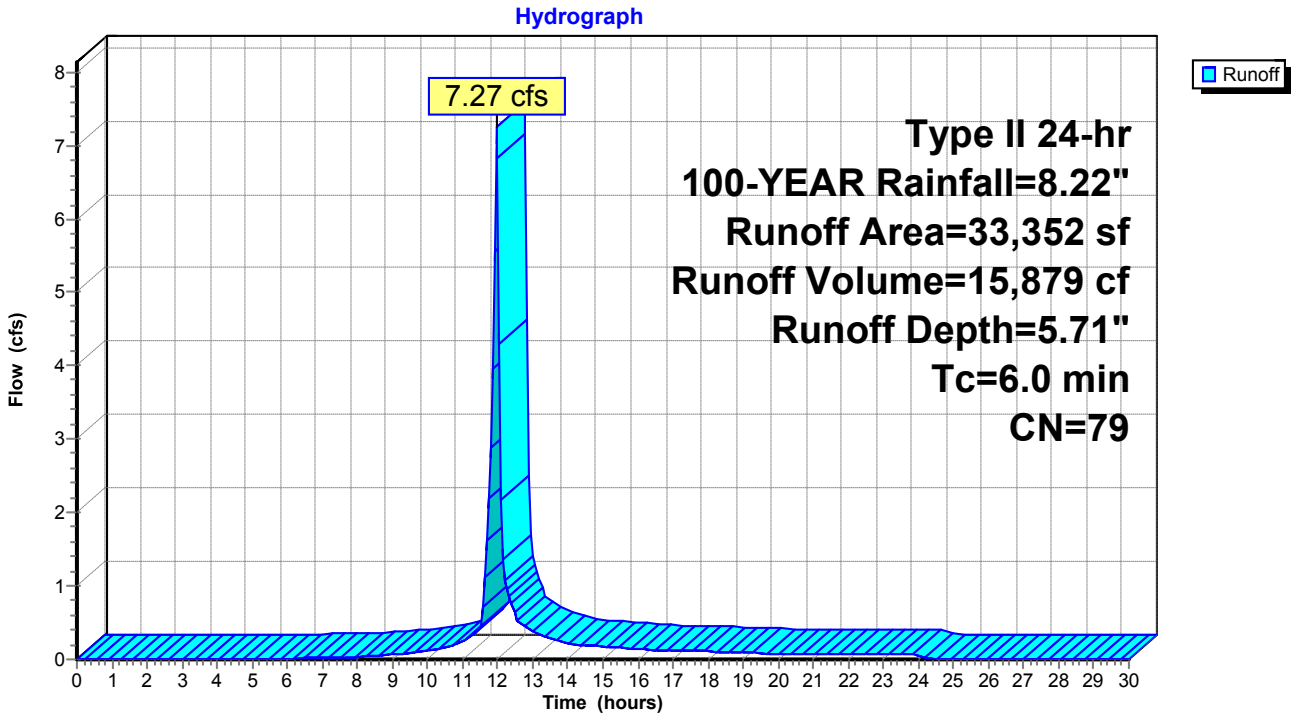
Runoff = 7.27 cfs @ 11.97 hrs, Volume= 15,879 cf, Depth= 5.71"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-YEAR Rainfall=8.22"

Area (sf)	CN	Description
12,767	49	50-75% Grass cover, Fair, HSG A
20,585	98	Paved parking, HSG A
33,352	79	Weighted Average
12,767		38.28% Pervious Area
20,585		61.72% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, MIN TC**

Subcatchment DA-1: DA-1



Summary for Subcatchment DA-10: DA-10

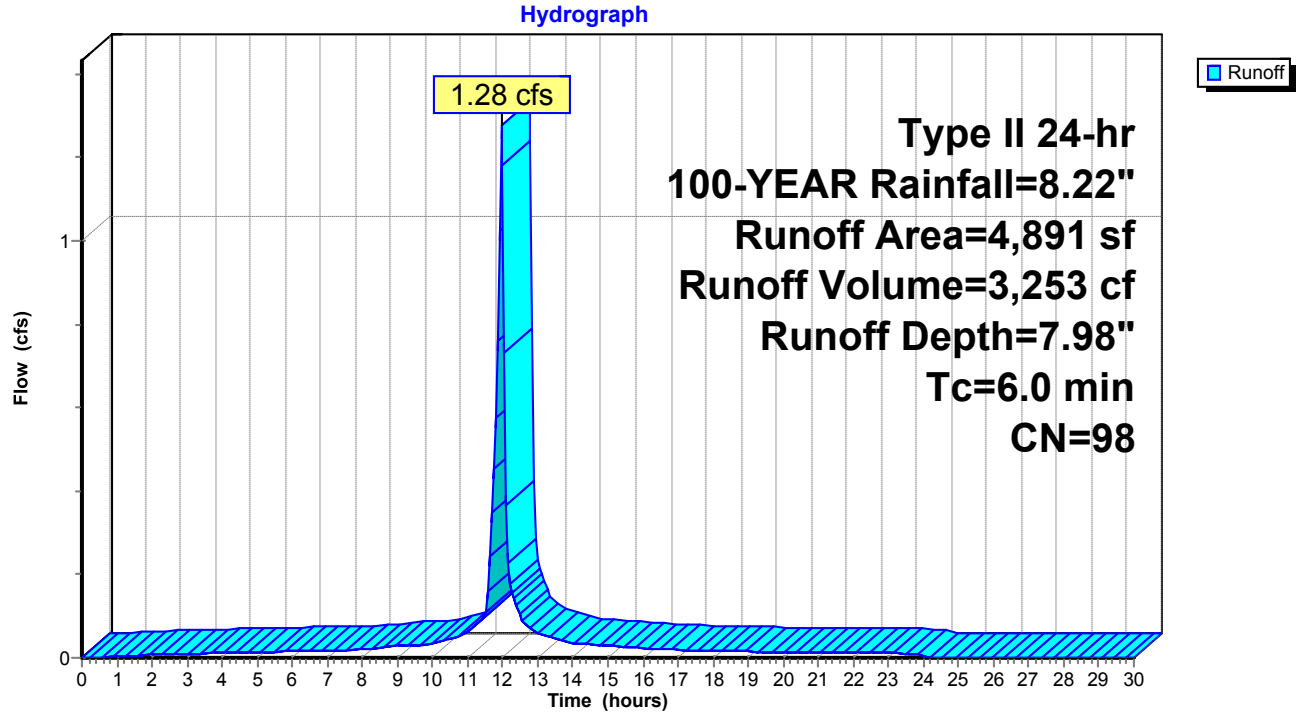
Runoff = 1.28 cfs @ 11.96 hrs, Volume= 3,253 cf, Depth= 7.98"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-YEAR Rainfall=8.22"

Area (sf)	CN	Description
4,891	98	Roofs, HSG A
4,891		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, MIN TC**

Subcatchment DA-10: DA-10



Summary for Subcatchment DA-11: DA-11

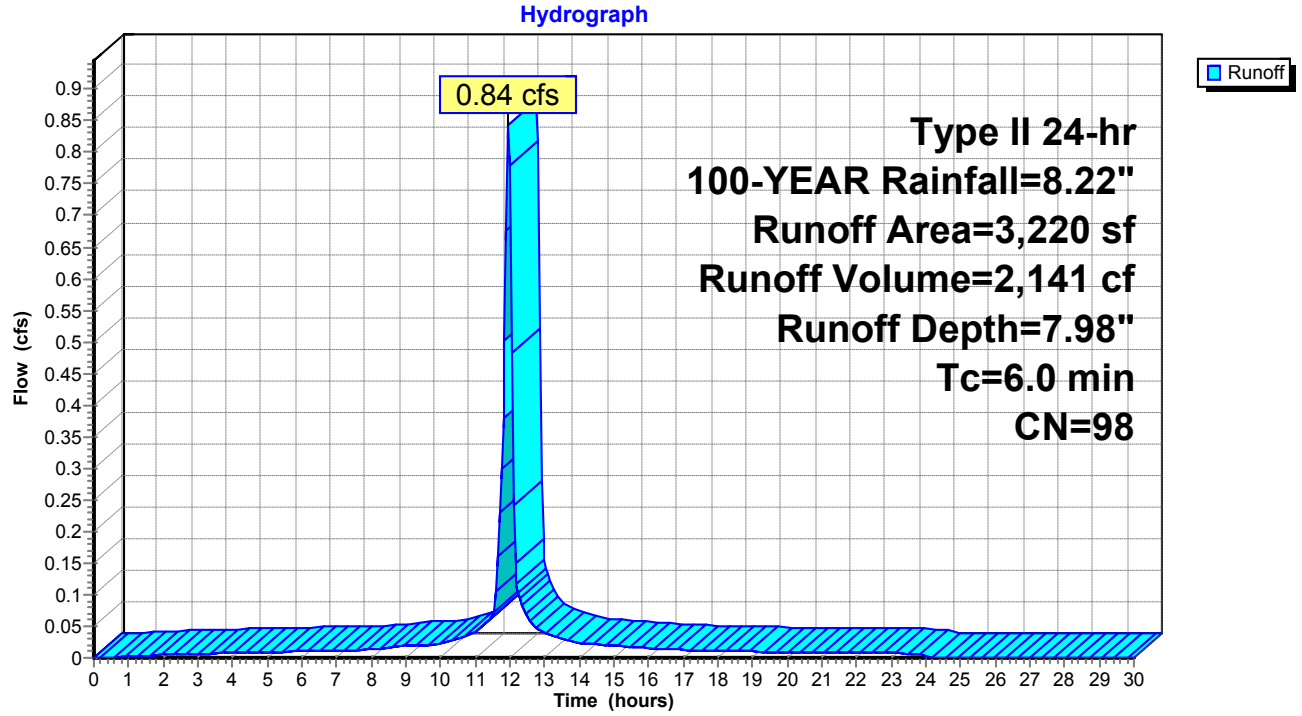
Runoff = 0.84 cfs @ 11.96 hrs, Volume= 2,141 cf, Depth= 7.98"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-YEAR Rainfall=8.22"

Area (sf)	CN	Description
3,220	98	Roofs, HSG A
3,220		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, MIN TC**

Subcatchment DA-11: DA-11



Summary for Subcatchment DA-2: DA-2

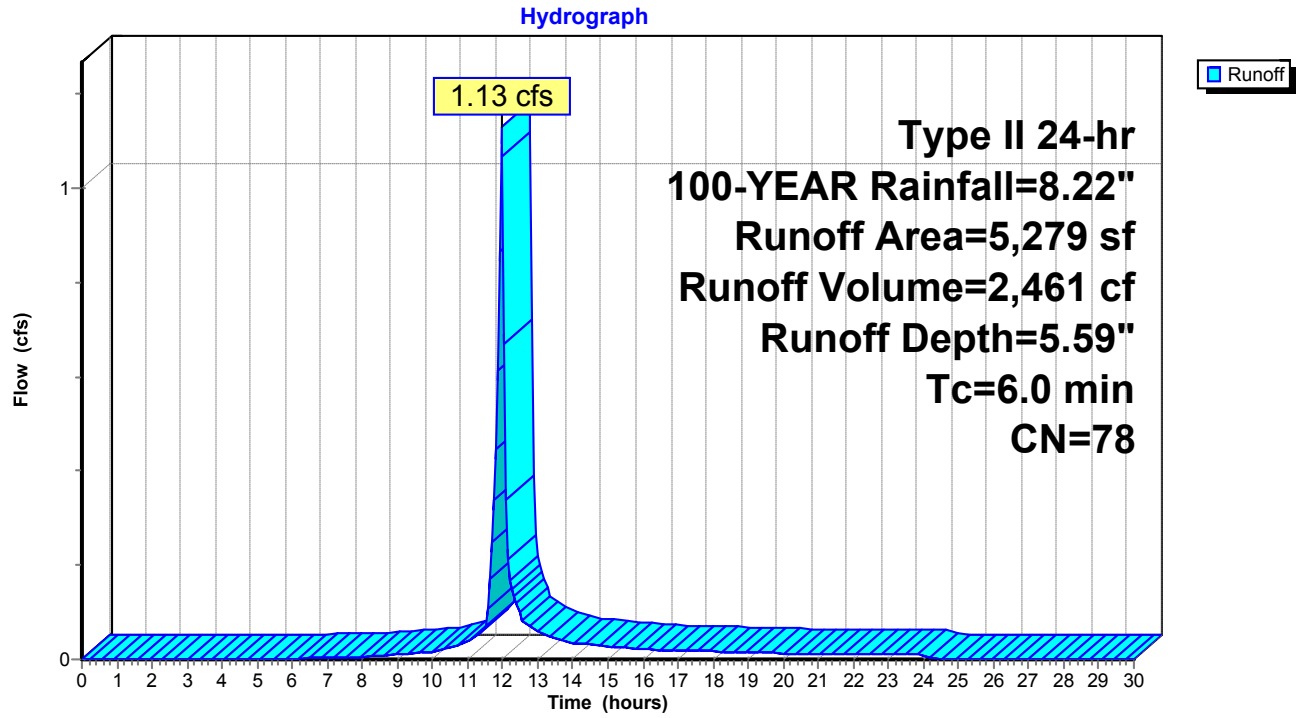
Runoff = 1.13 cfs @ 11.97 hrs, Volume= 2,461 cf, Depth= 5.59"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-YEAR Rainfall=8.22"

Area (sf)	CN	Description
1,818	39	>75% Grass cover, Good, HSG A
3,461	98	Paved parking, HSG A
5,279	78	Weighted Average
1,818		34.44% Pervious Area
3,461		65.56% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, MIN TC**

Subcatchment DA-2: DA-2



Summary for Subcatchment DA-3: DA-3

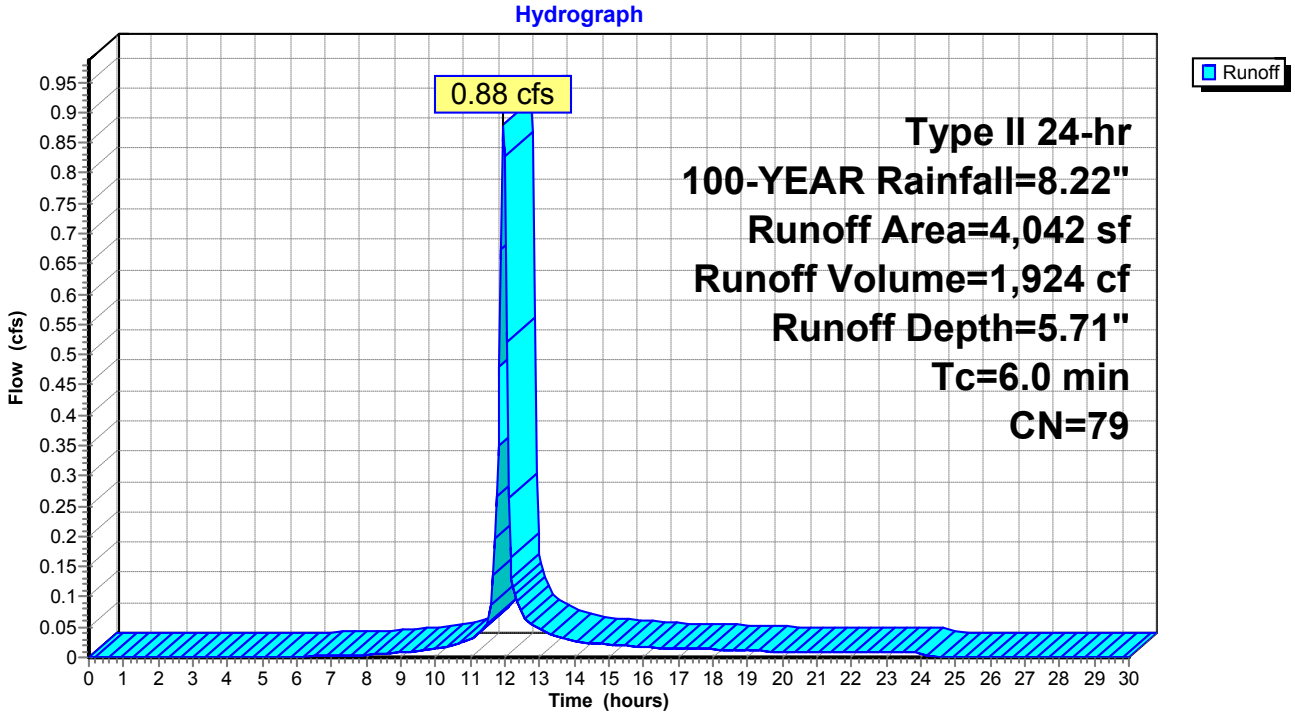
Runoff = 0.88 cfs @ 11.97 hrs, Volume= 1,924 cf, Depth= 5.71"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-YEAR Rainfall=8.22"

Area (sf)	CN	Description
1,300	39	>75% Grass cover, Good, HSG A
2,742	98	Paved parking, HSG A
4,042	79	Weighted Average
1,300		32.16% Pervious Area
2,742		67.84% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, MIN TC**

Subcatchment DA-3: DA-3



Summary for Subcatchment DA-4: DA-4

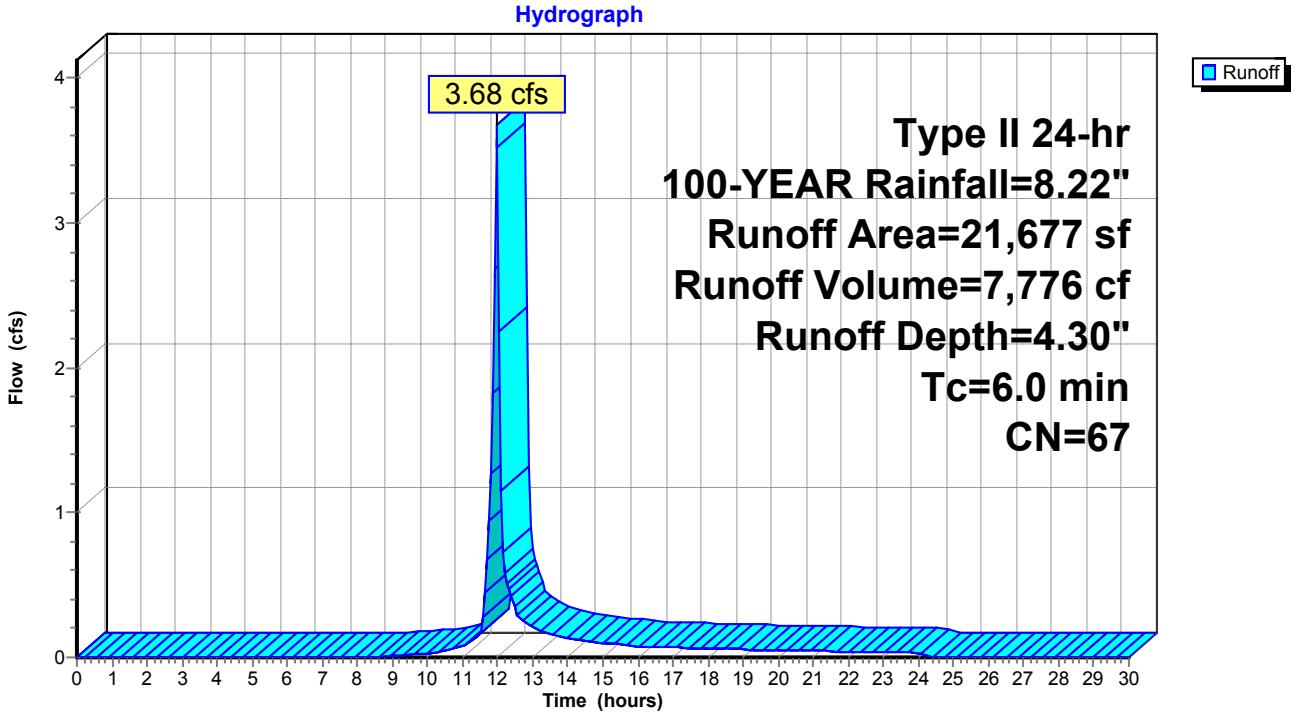
Runoff = 3.68 cfs @ 11.97 hrs, Volume= 7,776 cf, Depth= 4.30"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-YEAR Rainfall=8.22"

Area (sf)	CN	Description
11,253	39	>75% Grass cover, Good, HSG A
10,424	98	Paved parking, HSG A
21,677	67	Weighted Average
11,253		51.91% Pervious Area
10,424		48.09% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, MIN TC**

Subcatchment DA-4: DA-4



Summary for Subcatchment DA-5: DA-5

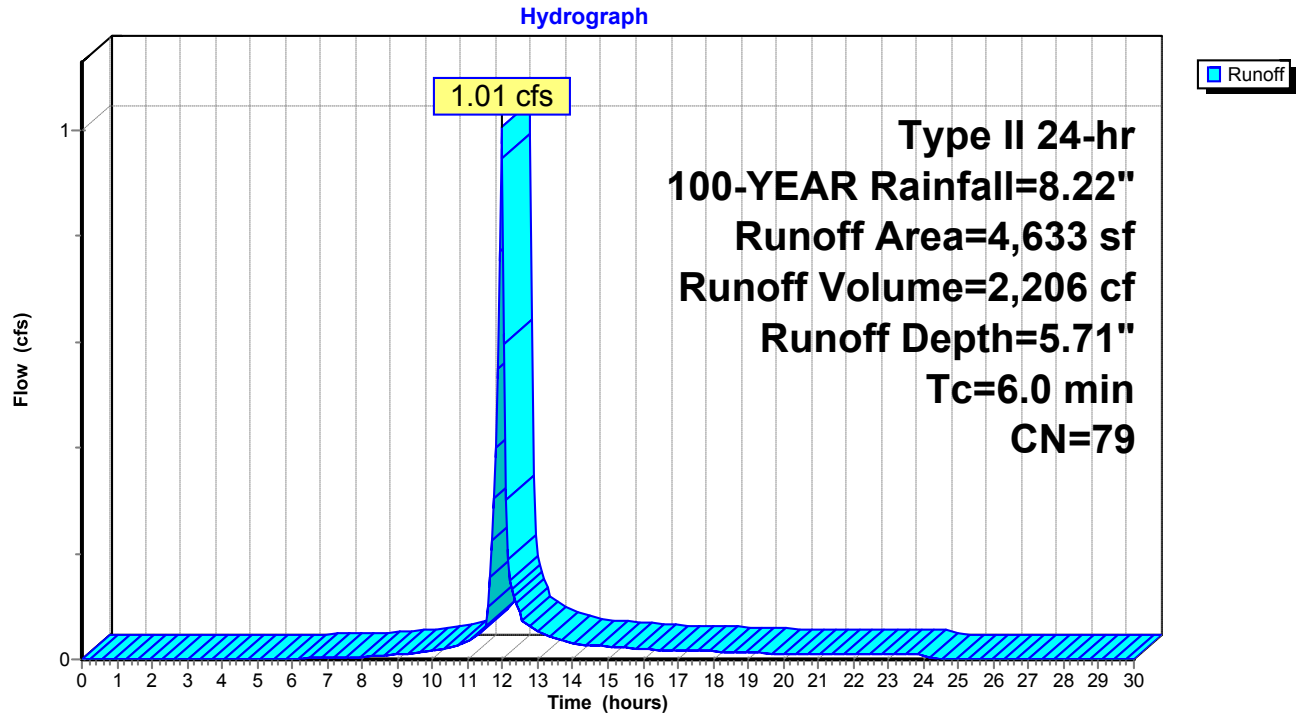
Runoff = 1.01 cfs @ 11.97 hrs, Volume= 2,206 cf, Depth= 5.71"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-YEAR Rainfall=8.22"

Area (sf)	CN	Description
1,499	39	>75% Grass cover, Good, HSG A
3,134	98	Paved parking, HSG A
4,633	79	Weighted Average
1,499		32.35% Pervious Area
3,134		67.65% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, MIN TC**

Subcatchment DA-5: DA-5



Summary for Subcatchment DA-6: DA-6

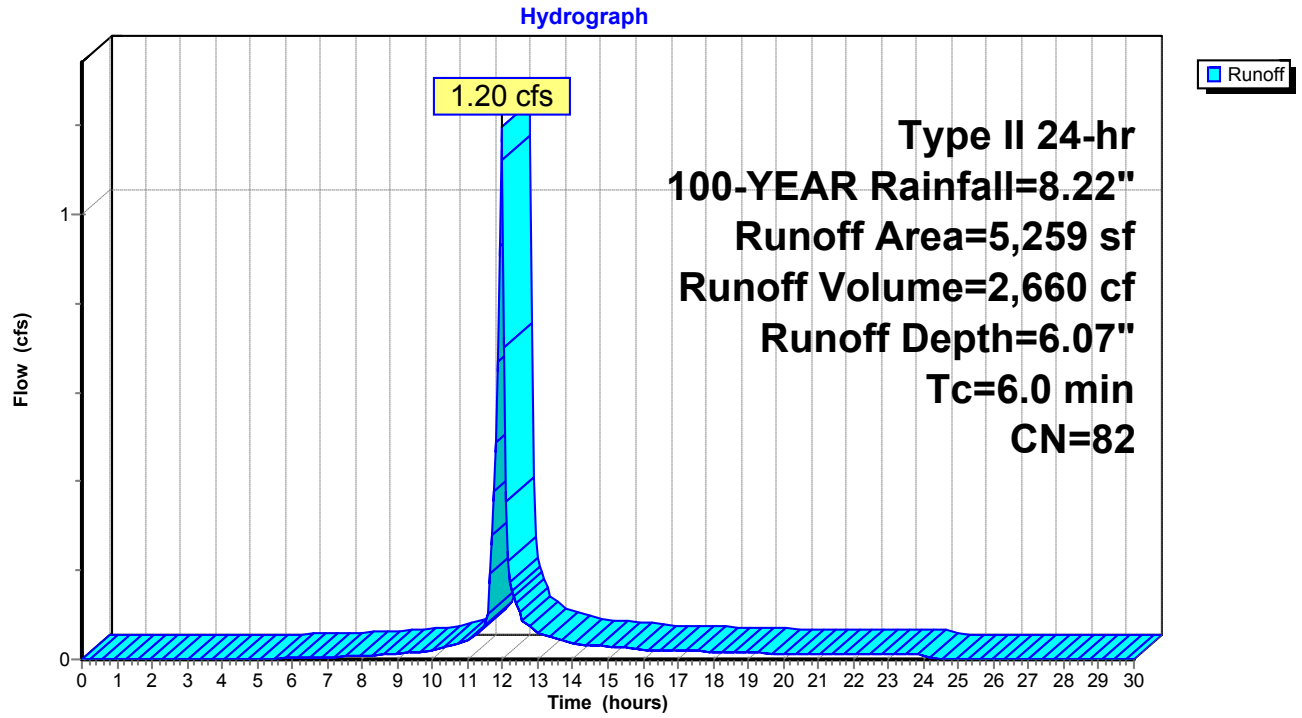
Runoff = 1.20 cfs @ 11.97 hrs, Volume= 2,660 cf, Depth= 6.07"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-YEAR Rainfall=8.22"

Area (sf)	CN	Description
1,397	39	>75% Grass cover, Good, HSG A
3,862	98	Paved parking, HSG A
5,259	82	Weighted Average
1,397		26.56% Pervious Area
3,862		73.44% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, MIN TC**

Subcatchment DA-6: DA-6



Summary for Subcatchment DA-7: DA-7

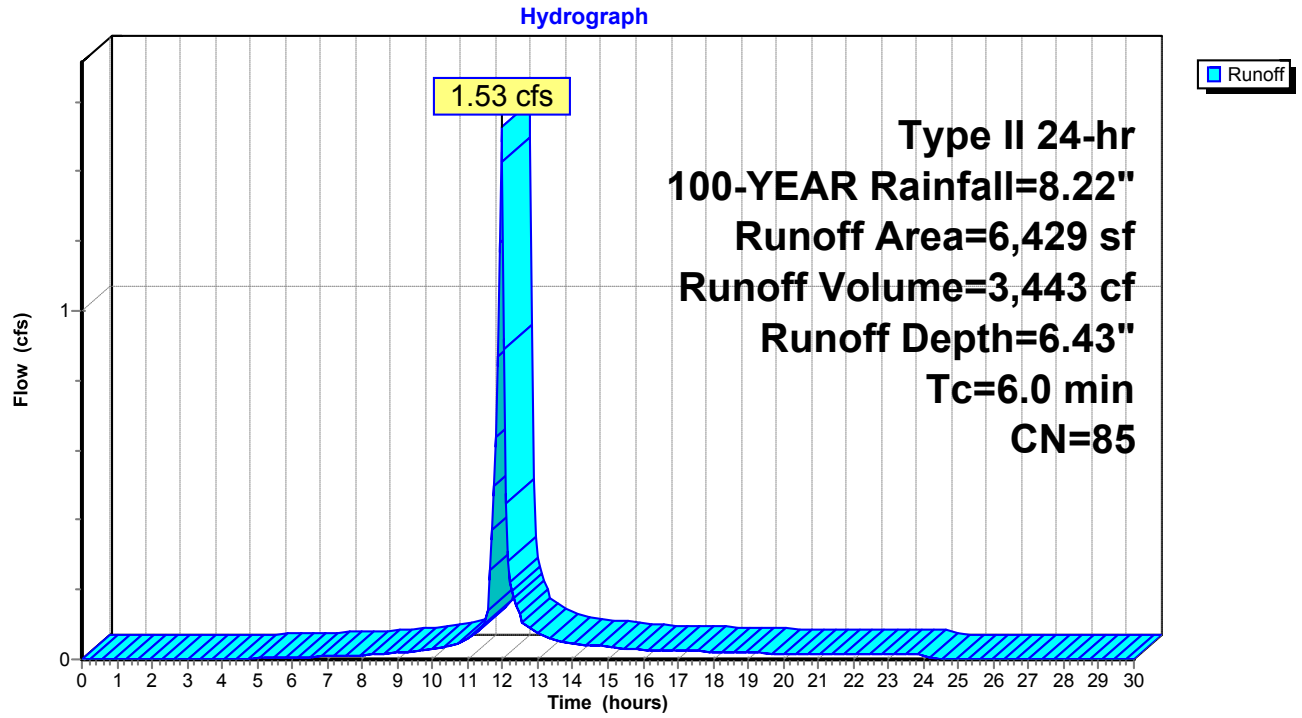
Runoff = 1.53 cfs @ 11.96 hrs, Volume= 3,443 cf, Depth= 6.43"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-YEAR Rainfall=8.22"

Area (sf)	CN	Description
1,411	39	>75% Grass cover, Good, HSG A
5,018	98	Paved parking, HSG A
6,429	85	Weighted Average
1,411		21.95% Pervious Area
5,018		78.05% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, MIN TC**

Subcatchment DA-7: DA-7



Summary for Subcatchment DA-8: DA-8

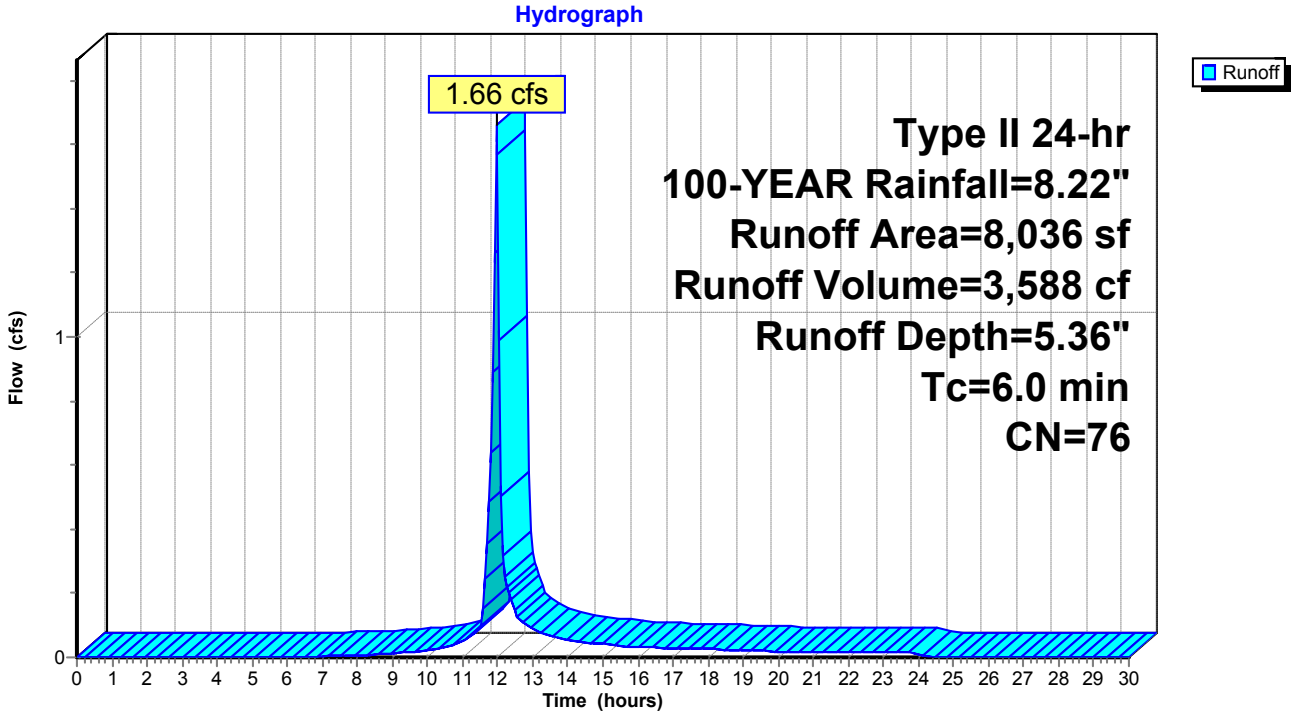
Runoff = 1.66 cfs @ 11.97 hrs, Volume= 3,588 cf, Depth= 5.36"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-YEAR Rainfall=8.22"

Area (sf)	CN	Description
2,975	39	>75% Grass cover, Good, HSG A
5,061	98	Paved parking, HSG A
8,036	76	Weighted Average
2,975		37.02% Pervious Area
5,061		62.98% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, MIN TC**

Subcatchment DA-8: DA-8



Summary for Subcatchment DA-9: DA-9

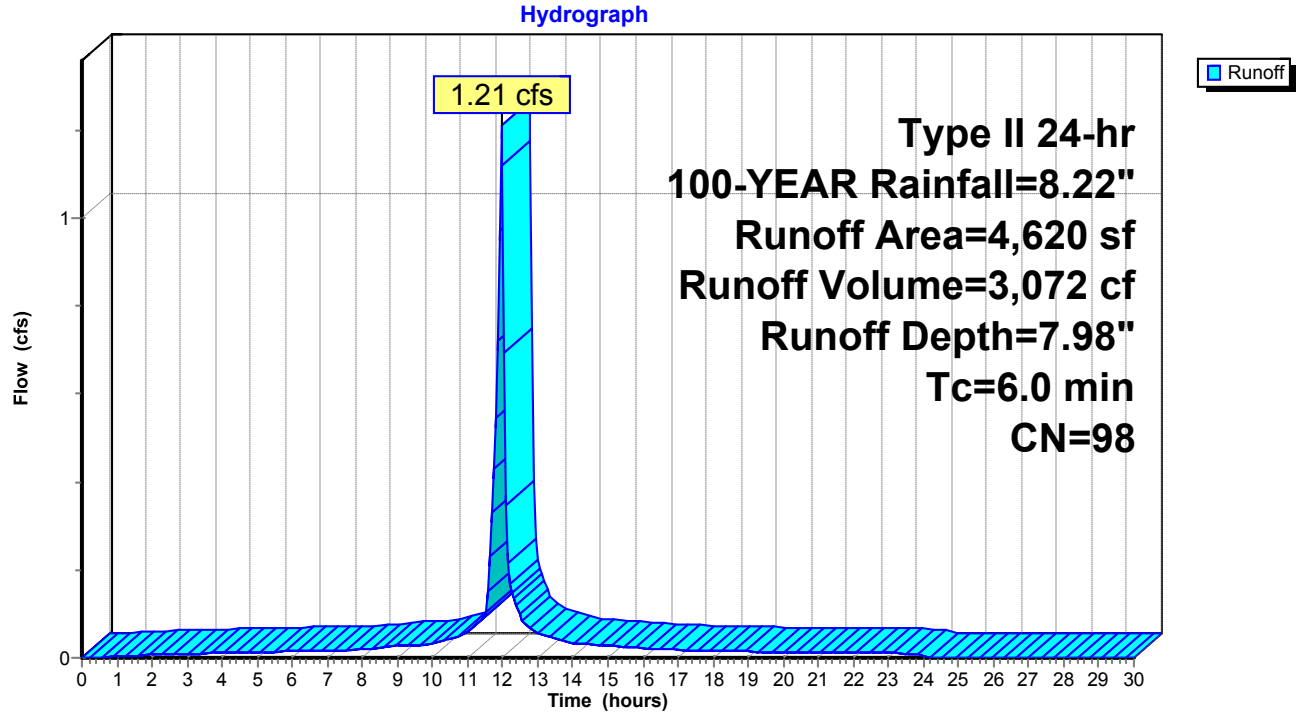
Runoff = 1.21 cfs @ 11.96 hrs, Volume= 3,072 cf, Depth= 7.98"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-YEAR Rainfall=8.22"

Area (sf)	CN	Description
4,620	98	Roofs, HSG A
4,620		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, MIN TC**

Subcatchment DA-9: DA-9

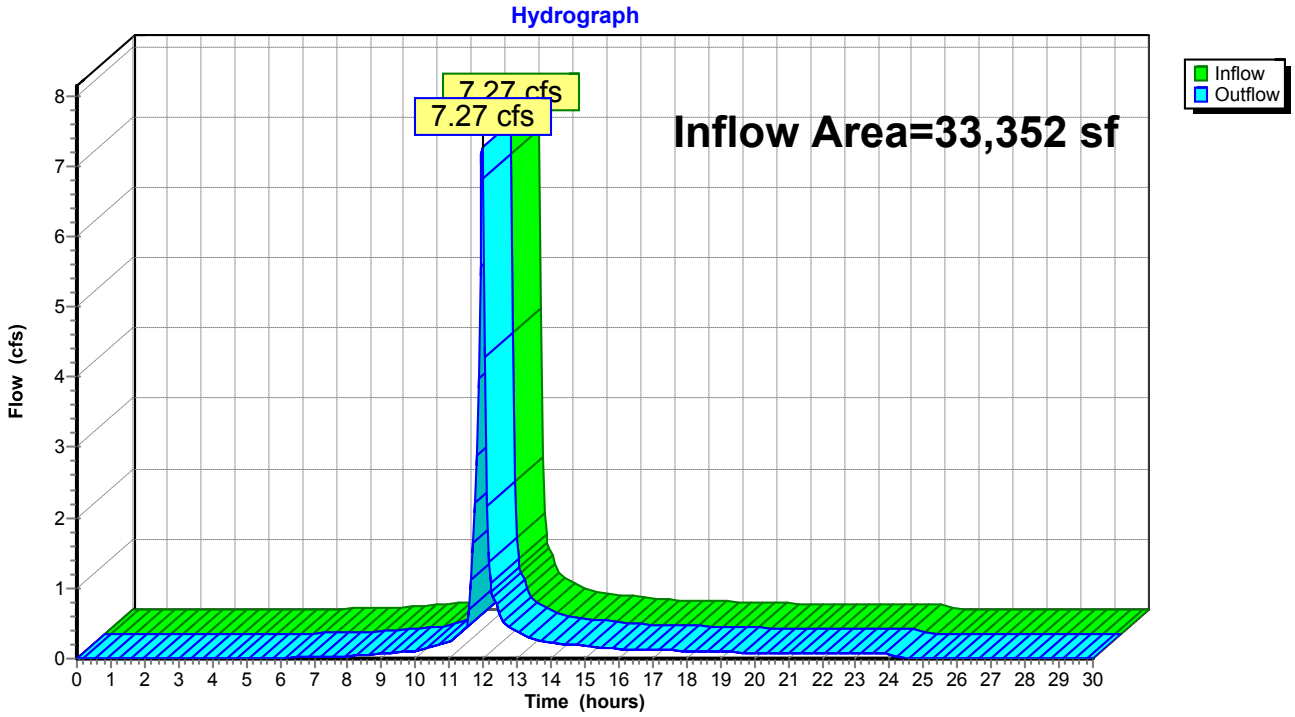


Summary for Reach DP-1: DP-1

Inflow Area = 33,352 sf, 61.72% Impervious, Inflow Depth = 5.71" for 100-YEAR event
Inflow = 7.27 cfs @ 11.97 hrs, Volume= 15,879 cf
Outflow = 7.27 cfs @ 11.97 hrs, Volume= 15,879 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs

Reach DP-1: DP-1

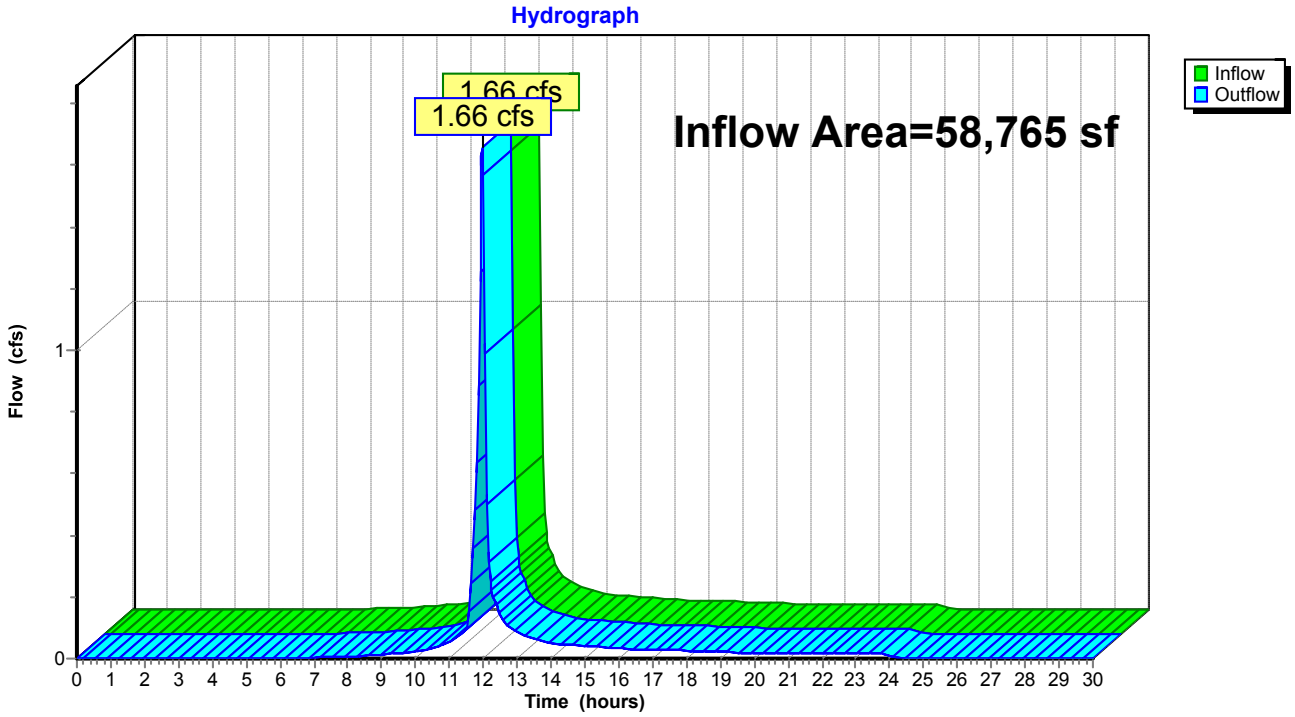


Summary for Reach DP-4: DP-4

Inflow Area = 58,765 sf, 68.46% Impervious, Inflow Depth = 0.73" for 100-YEAR event
Inflow = 1.66 cfs @ 11.97 hrs, Volume= 3,588 cf
Outflow = 1.66 cfs @ 11.97 hrs, Volume= 3,588 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs

Reach DP-4: DP-4



Summary for Pond 1P: PR CB#5

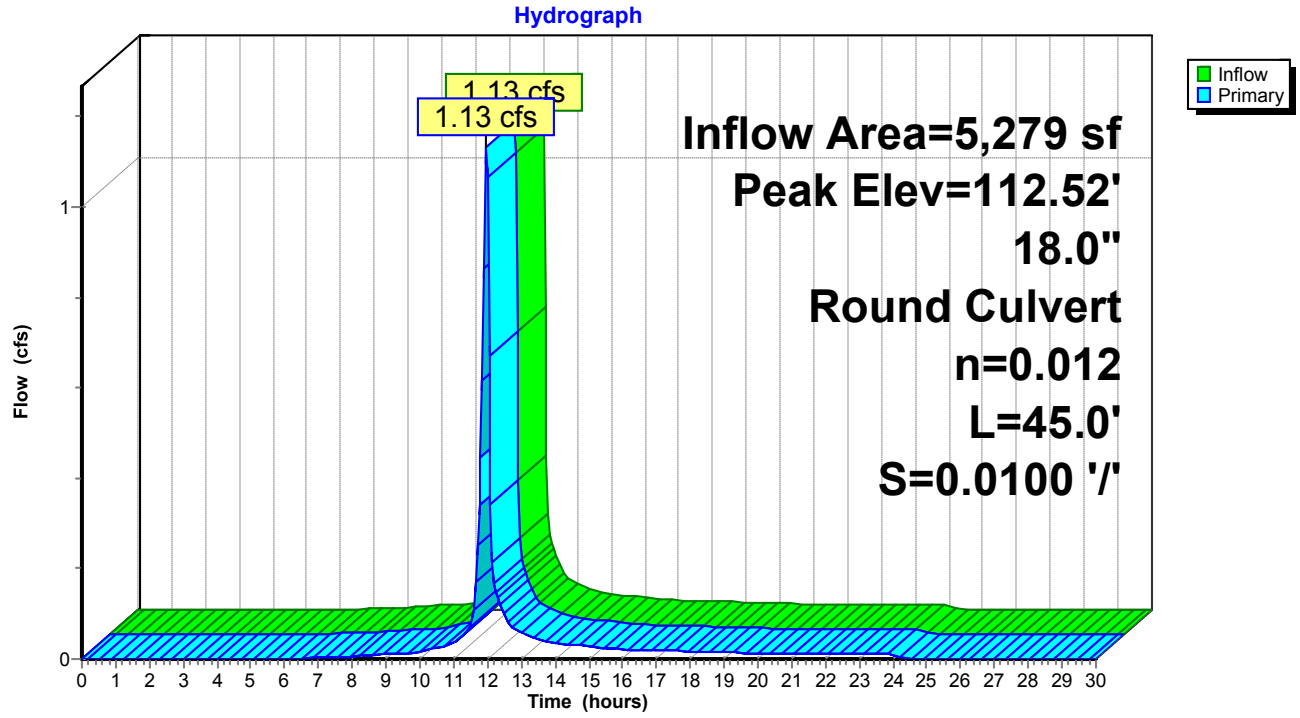
Inflow Area = 5,279 sf, 65.56% Impervious, Inflow Depth = 5.59" for 100-YEAR event
Inflow = 1.13 cfs @ 11.97 hrs, Volume= 2,461 cf
Outflow = 1.13 cfs @ 11.97 hrs, Volume= 2,461 cf, Atten= 0%, Lag= 0.0 min
Primary = 1.13 cfs @ 11.97 hrs, Volume= 2,461 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 112.52' @ 11.97 hrs
Flood Elev= 114.98'

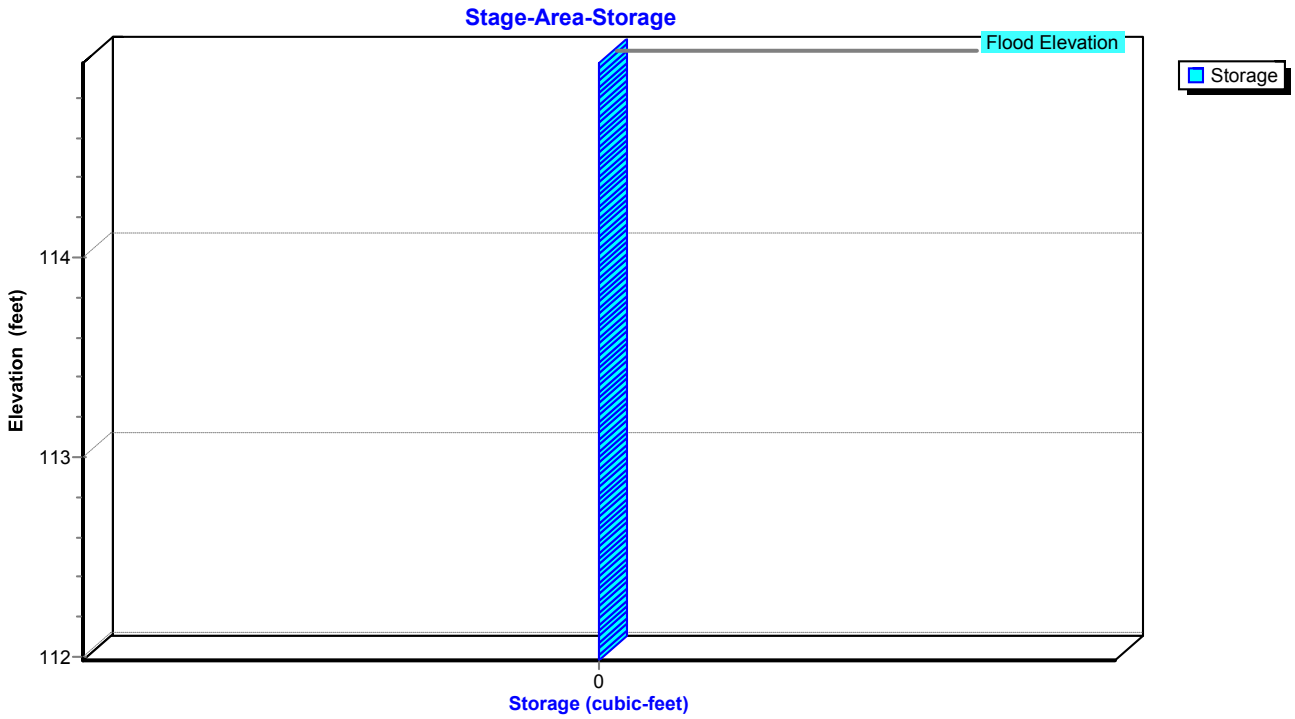
Device	Routing	Invert	Outlet Devices
#1	Primary	111.98'	**18.0" Round Culvert** L= 45.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 111.98' / 111.53' S= 0.0100 '/' Cc= 0.900 n= 0.012 Concrete pipe, finished, Flow Area= 1.77 sf

Primary OutFlow Max=1.10 cfs @ 11.97 hrs HW=112.51' (Free Discharge)
1=Culvert (Inlet Controls 1.10 cfs @ 1.96 fps)

Pond 1P: PR CB#5



Pond 1P: PR CB#5



Stage-Area-Storage for Pond 1P: PR CB#5

Elevation (feet)	Storage (cubic-feet)	Elevation (feet)	Storage (cubic-feet)	Elevation (feet)	Storage (cubic-feet)
111.98	**0**	113.04	0	114.10	0
112.00	0	113.06	0	114.12	0
112.02	0	113.08	0	114.14	0
112.04	0	113.10	0	114.16	0
112.06	0	113.12	0	114.18	0
112.08	0	113.14	0	114.20	0
112.10	0	113.16	0	114.22	0
112.12	0	113.18	0	114.24	0
112.14	0	113.20	0	114.26	0
112.16	0	113.22	0	114.28	0
112.18	0	113.24	0	114.30	0
112.20	0	113.26	0	114.32	0
112.22	0	113.28	0	114.34	0
112.24	0	113.30	0	114.36	0
112.26	0	113.32	0	114.38	0
112.28	0	113.34	0	114.40	0
112.30	0	113.36	0	114.42	0
112.32	0	113.38	0	114.44	0
112.34	0	113.40	0	114.46	0
112.36	0	113.42	0	114.48	0
112.38	0	113.44	0	114.50	0
112.40	0	113.46	0	114.52	0
112.42	0	113.48	0	114.54	0
112.44	0	113.50	0	114.56	0
112.46	0	113.52	0	114.58	0
112.48	0	113.54	0	114.60	0
112.50	0	113.56	0	114.62	0
112.52	0	113.58	0	114.64	0
112.54	0	113.60	0	114.66	0
112.56	0	113.62	0	114.68	0
112.58	0	113.64	0	114.70	0
112.60	0	113.66	0	114.72	0
112.62	0	113.68	0	114.74	0
112.64	0	113.70	0	114.76	0
112.66	0	113.72	0	114.78	0
112.68	0	113.74	0	114.80	0
112.70	0	113.76	0	114.82	0
112.72	0	113.78	0	114.84	0
112.74	0	113.80	0	114.86	0
112.76	0	113.82	0	114.88	0
112.78	0	113.84	0	114.90	0
112.80	0	113.86	0	114.92	0
112.82	0	113.88	0	114.94	0
112.84	0	113.90	0	114.96	0
112.86	0	113.92	0	114.98	0
112.88	0	113.94	0		
112.90	0	113.96	0		
112.92	0	113.98	0		
112.94	0	114.00	0		
112.96	0	114.02	0		
112.98	0	114.04	0		
113.00	0	114.06	0		
113.02	0	114.08	0		

Summary for Pond 9P: PR CB #1

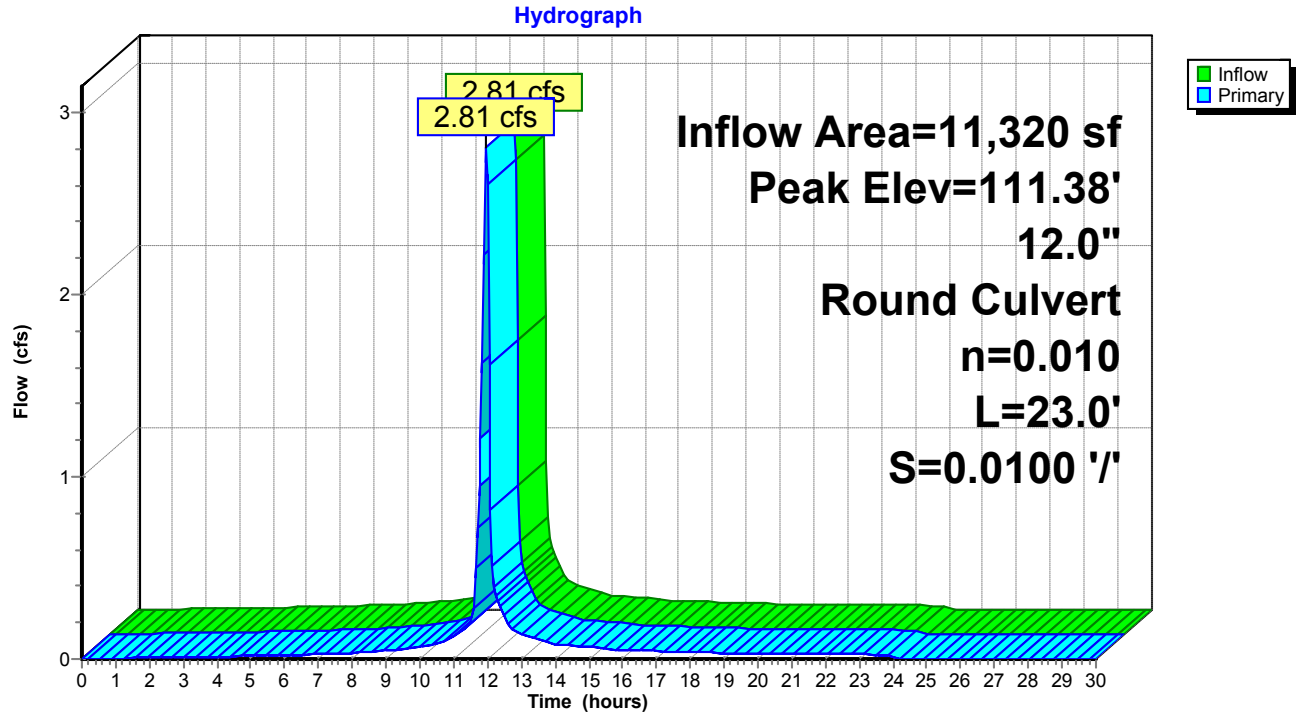
Inflow Area = 11,320 sf, 87.54% Impervious, Inflow Depth = 7.10" for 100-YEAR event
Inflow = 2.81 cfs @ 11.96 hrs, Volume= 6,695 cf
Outflow = 2.81 cfs @ 11.96 hrs, Volume= 6,695 cf, Atten= 0%, Lag= 0.0 min
Primary = 2.81 cfs @ 11.96 hrs, Volume= 6,695 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 111.38' @ 11.96 hrs
Flood Elev= 113.00'

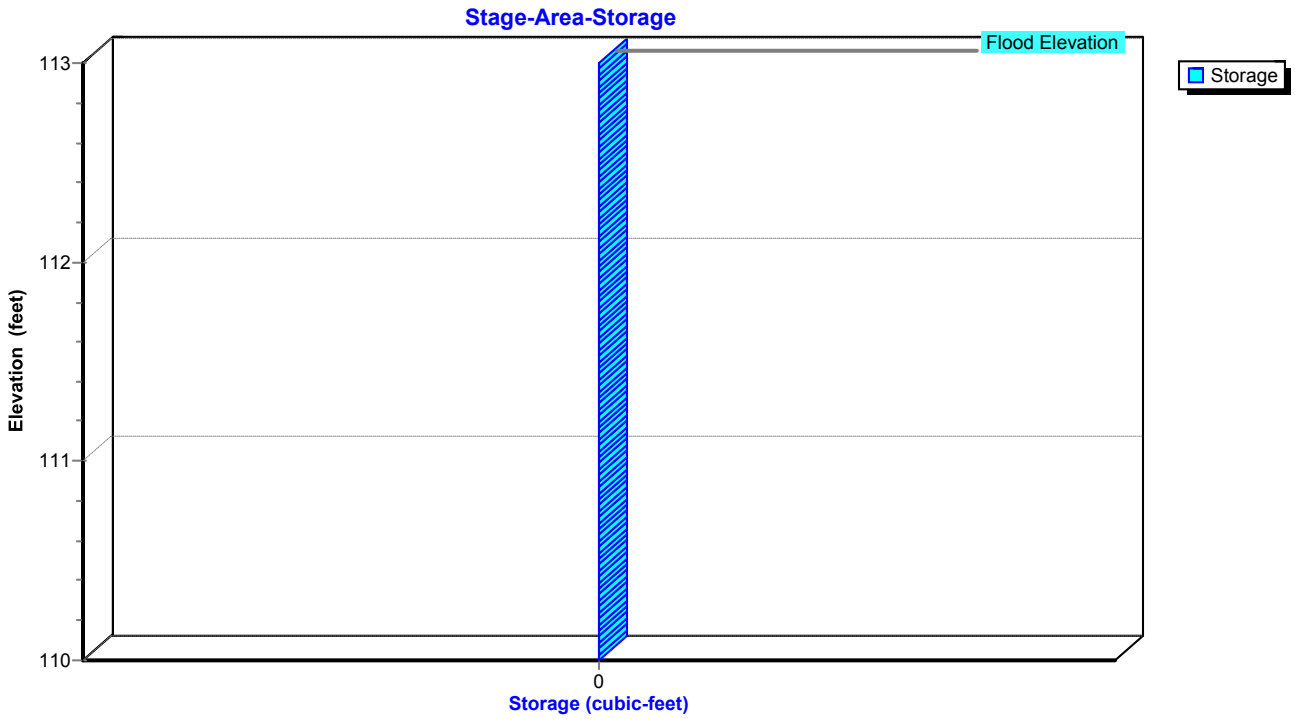
Device	Routing	Invert	Outlet Devices
#1	Primary	110.00'	**12.0" Round Culvert** L= 23.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 110.00' / 109.77' S= 0.0100 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.79 sf

Primary OutFlow Max=2.74 cfs @ 11.96 hrs HW=111.34' (Free Discharge)
1=Culvert (Inlet Controls 2.74 cfs @ 3.49 fps)

Pond 9P: PR CB #1



Pond 9P: PR CB #1



Stage-Area-Storage for Pond 9P: PR CB #1

Elevation (feet)	Storage (cubic-feet)	Elevation (feet)	Storage (cubic-feet)	Elevation (feet)	Storage (cubic-feet)
110.00	**0**	111.06	0	112.12	0
110.02	0	111.08	0	112.14	0
110.04	0	111.10	0	112.16	0
110.06	0	111.12	0	112.18	0
110.08	0	111.14	0	112.20	0
110.10	0	111.16	0	112.22	0
110.12	0	111.18	0	112.24	0
110.14	0	111.20	0	112.26	0
110.16	0	111.22	0	112.28	0
110.18	0	111.24	0	112.30	0
110.20	0	111.26	0	112.32	0
110.22	0	111.28	0	112.34	0
110.24	0	111.30	0	112.36	0
110.26	0	111.32	0	112.38	0
110.28	0	111.34	0	112.40	0
110.30	0	111.36	0	112.42	0
110.32	0	111.38	0	112.44	0
110.34	0	111.40	0	112.46	0
110.36	0	111.42	0	112.48	0
110.38	0	111.44	0	112.50	0
110.40	0	111.46	0	112.52	0
110.42	0	111.48	0	112.54	0
110.44	0	111.50	0	112.56	0
110.46	0	111.52	0	112.58	0
110.48	0	111.54	0	112.60	0
110.50	0	111.56	0	112.62	0
110.52	0	111.58	0	112.64	0
110.54	0	111.60	0	112.66	0
110.56	0	111.62	0	112.68	0
110.58	0	111.64	0	112.70	0
110.60	0	111.66	0	112.72	0
110.62	0	111.68	0	112.74	0
110.64	0	111.70	0	112.76	0
110.66	0	111.72	0	112.78	0
110.68	0	111.74	0	112.80	0
110.70	0	111.76	0	112.82	0
110.72	0	111.78	0	112.84	0
110.74	0	111.80	0	112.86	0
110.76	0	111.82	0	112.88	0
110.78	0	111.84	0	112.90	0
110.80	0	111.86	0	112.92	0
110.82	0	111.88	0	112.94	0
110.84	0	111.90	0	112.96	0
110.86	0	111.92	0	112.98	0
110.88	0	111.94	0	113.00	0
110.90	0	111.96	0		
110.92	0	111.98	0		
110.94	0	112.00	0		
110.96	0	112.02	0		
110.98	0	112.04	0		
111.00	0	112.06	0		
111.02	0	112.08	0		
111.04	0	112.10	0		

Summary for Pond 10P: UGC-1

Inflow Area = 11,320 sf, 87.54% Impervious, Inflow Depth = 7.10" for 100-YEAR event
Inflow = 2.81 cfs @ 11.96 hrs, Volume= 6,695 cf
Outflow = 0.17 cfs @ 11.35 hrs, Volume= 6,695 cf, Atten= 94%, Lag= 0.0 min
Discarded = 0.17 cfs @ 11.35 hrs, Volume= 6,695 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 112.01' @ 12.71 hrs Surf.Area= 1,178 sf Storage= 2,719 cf

Plug-Flow detention time= 116.8 min calculated for 6,684 cf (100% of inflow)
Center-of-Mass det. time= 116.6 min (878.8 - 762.2)

Volume	Invert	Avail.Storage	Storage Description
#1A	108.00'	1,452 cf	**15.75'W x 74.82'L x 4.25'H Field A** 5,008 cf Overall - 1,378 cf Embedded = 3,630 cf x 40.0% Voids
#2A	108.75'	1,378 cf	**ADS_StormTech SC-740 +Cap** x 30 Inside #1 Effective Size= 44.6"W x 30.0"H => 6.45 sf x 7.12'L = 45.9 cf Overall Size= 51.0"W x 30.0"H x 7.56'L with 0.44' Overlap 3 Rows of 10 Chambers
		2,830 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	108.00'	**6.200 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.17 cfs @ 11.35 hrs HW=108.04' (Free Discharge)
↑**1=Exfiltration** (Exfiltration Controls 0.17 cfs)

Pond 10P: UGC-1 - Chamber Wizard Field A

Chamber Model = ADS_StormTech SC-740 +Cap (ADS StormTech® SC-740 with cap length)
Effective Size= 44.6"W x 30.0"H => 6.45 sf x 7.12'L = 45.9 cf
Overall Size= 51.0"W x 30.0"H x 7.56'L with 0.44' Overlap

51.0" Wide + 6.0" Spacing = 57.0" C-C Row Spacing

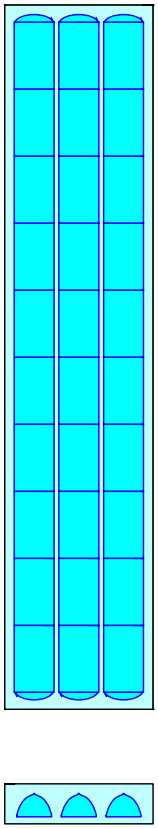
10 Chambers/Row x 7.12' Long +0.81' Cap Length x 2 = 72.82' Row Length +12.0" End Stone x 2 = 74.82' Base Length
3 Rows x 51.0" Wide + 6.0" Spacing x 2 + 12.0" Side Stone x 2 = 15.75' Base Width
9.0" Base + 30.0" Chamber Height + 12.0" Cover = 4.25' Field Height

30 Chambers x 45.9 cf = 1,378.2 cf Chamber Storage

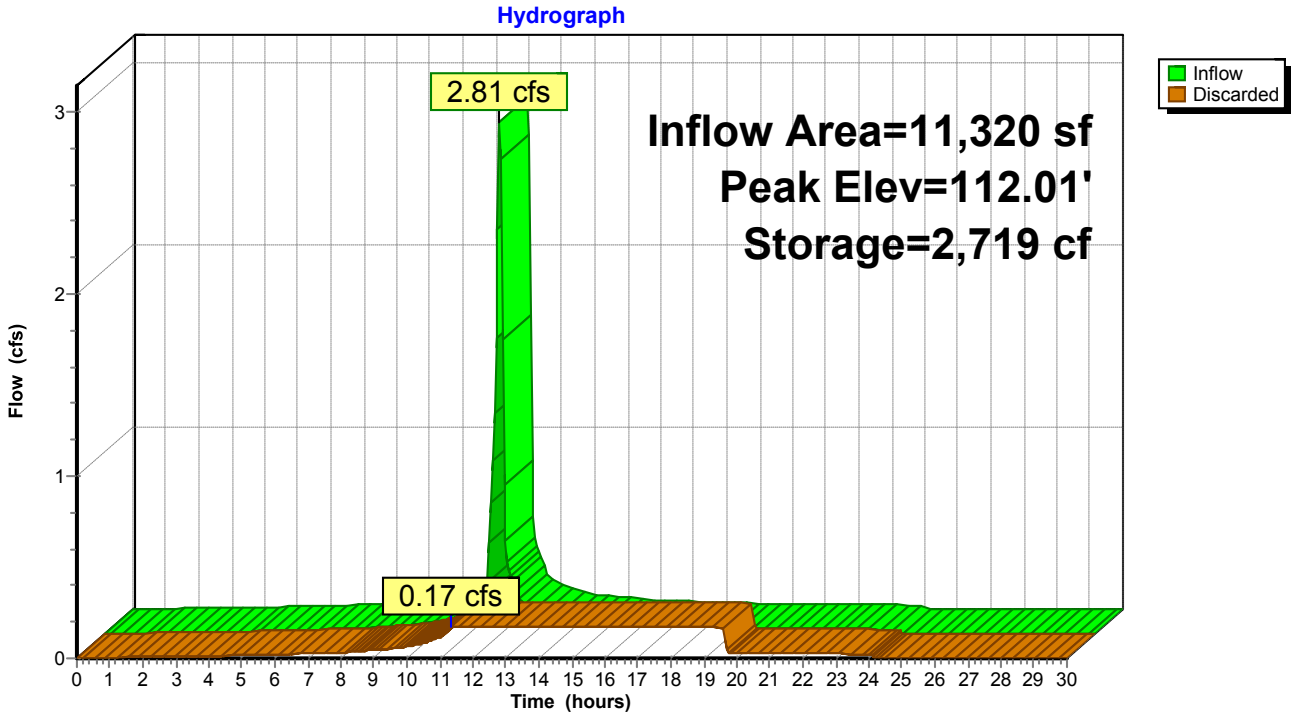
5,008.0 cf Field - 1,378.2 cf Chambers = 3,629.8 cf Stone x 40.0% Voids = 1,451.9 cf Stone Storage

Chamber Storage + Stone Storage = 2,830.1 cf = 0.065 af
Overall Storage Efficiency = 56.5%
Overall System Size = 74.82' x 15.75' x 4.25'

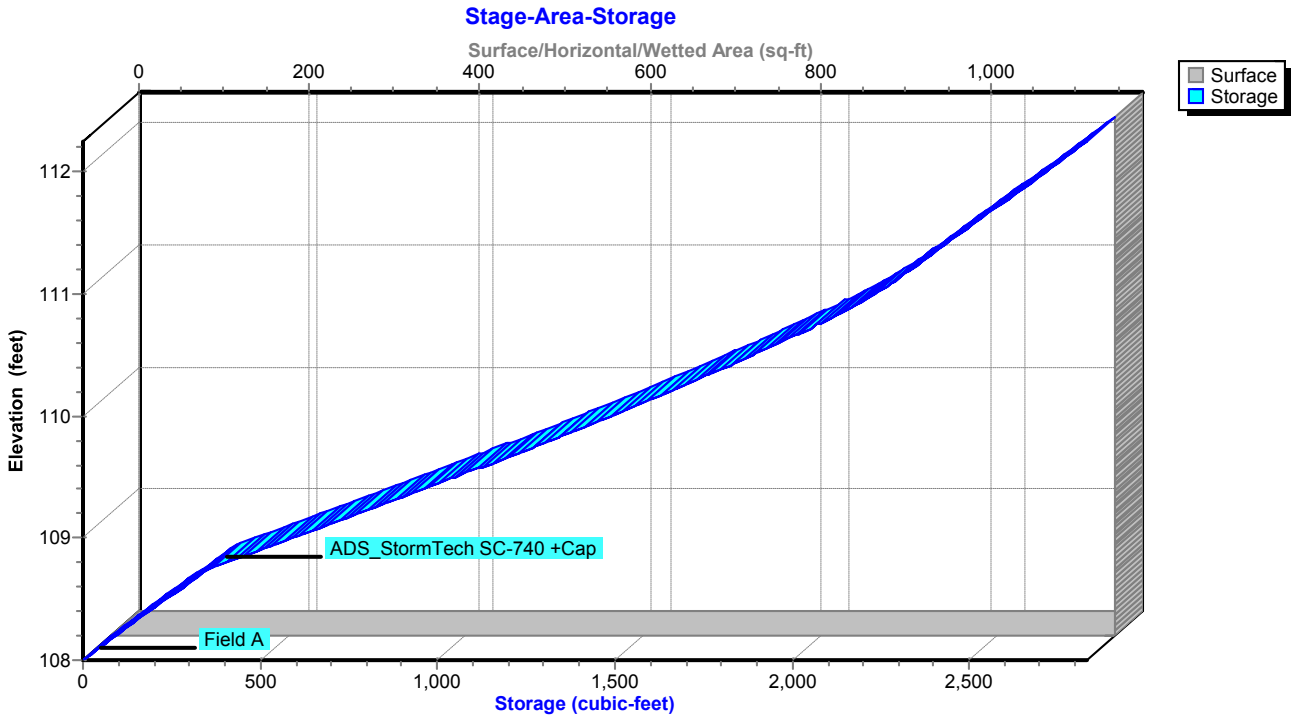
30 Chambers
185.5 cy Field
134.4 cy Stone



Pond 10P: UGC-1



Pond 10P: UGC-1



Stage-Area-Storage for Pond 10P: UGC-1

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
108.00	**1,178**	0
108.05	1,178	24
108.10	1,178	47
108.15	1,178	71
108.20	1,178	94
108.25	1,178	118
108.30	1,178	141
108.35	1,178	165
108.40	1,178	189
108.45	1,178	212
108.50	1,178	236
108.55	1,178	259
108.60	1,178	283
108.65	1,178	306
108.70	1,178	330
108.75	1,178	354
108.80	1,178	401
108.85	1,178	448
108.90	1,178	496
108.95	1,178	543
109.00	1,178	590
109.05	1,178	637
109.10	1,178	683
109.15	1,178	730
109.20	1,178	776
109.25	1,178	823
109.30	1,178	869
109.35	1,178	915
109.40	1,178	960
109.45	1,178	1,006
109.50	1,178	1,051
109.55	1,178	1,096
109.60	1,178	1,140
109.65	1,178	1,185
109.70	1,178	1,229
109.75	1,178	1,273
109.80	1,178	1,317
109.85	1,178	1,360
109.90	1,178	1,403
109.95	1,178	1,446
110.00	1,178	1,488
110.05	1,178	1,530
110.10	1,178	1,572
110.15	1,178	1,613
110.20	1,178	1,654
110.25	1,178	1,695
110.30	1,178	1,735
110.35	1,178	1,774
110.40	1,178	1,814
110.45	1,178	1,852
110.50	1,178	1,890
110.55	1,178	1,928
110.60	1,178	1,965
110.65	1,178	2,001
110.70	1,178	2,037
110.75	1,178	2,071
110.80	1,178	2,105
110.85	1,178	2,139
110.90	1,178	2,171
110.95	1,178	2,202
111.00	1,178	2,231
111.05	1,178	2,259
111.10	1,178	2,285
111.15	1,178	2,310
111.20	1,178	2,335
111.25	1,178	2,359
111.30	1,178	2,382
111.35	1,178	2,406
111.40	1,178	2,429
111.45	1,178	2,453
111.50	1,178	2,477
111.55	1,178	2,500
111.60	1,178	2,524
111.65	1,178	2,547
111.70	1,178	2,571
111.75	1,178	2,594
111.80	1,178	2,618
111.85	1,178	2,642
111.90	1,178	2,665
111.95	1,178	2,689
112.00	1,178	2,712
112.05	1,178	2,736
112.10	1,178	2,759
112.15	1,178	2,783
112.20	1,178	2,807
112.25	1,178	**2,830**

Summary for Pond 11P: PR CB #2

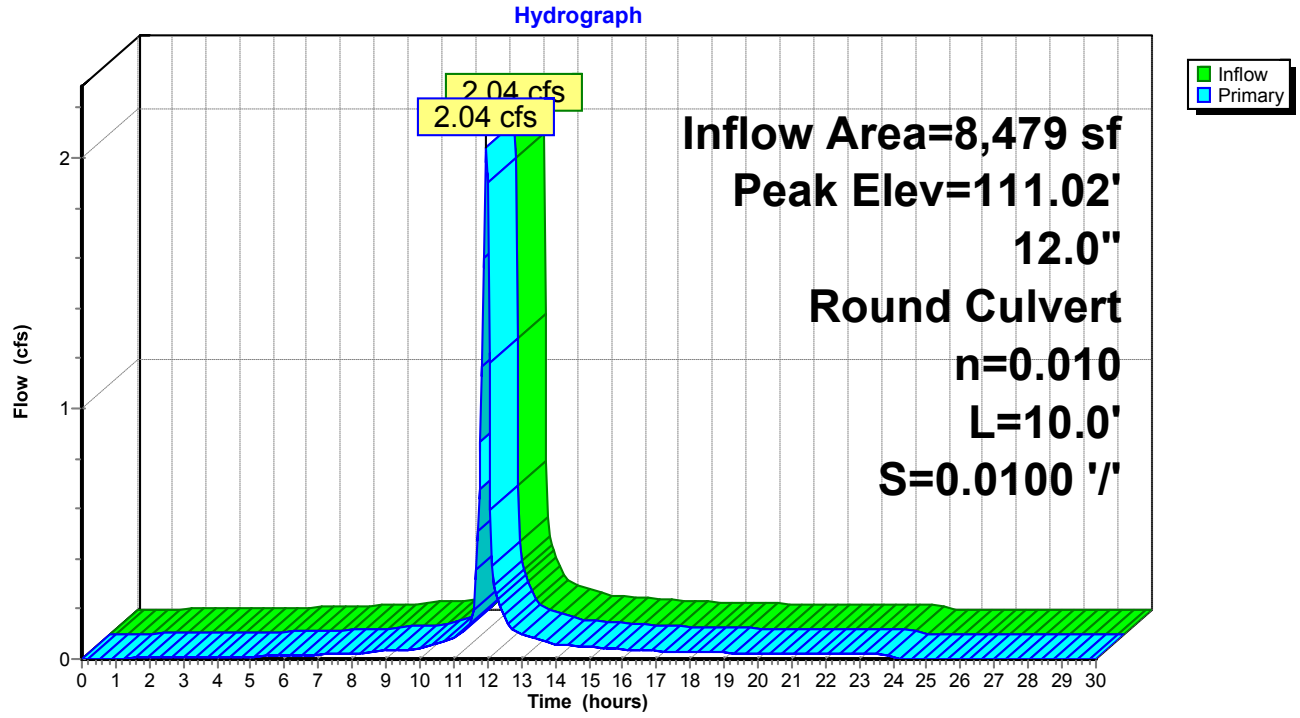
Inflow Area = 8,479 sf, 83.52% Impervious, Inflow Depth = 6.79" for 100-YEAR event
Inflow = 2.04 cfs @ 11.96 hrs, Volume= 4,801 cf
Outflow = 2.04 cfs @ 11.96 hrs, Volume= 4,801 cf, Atten= 0%, Lag= 0.0 min
Primary = 2.04 cfs @ 11.96 hrs, Volume= 4,801 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 111.02' @ 11.96 hrs
Flood Elev= 113.14'

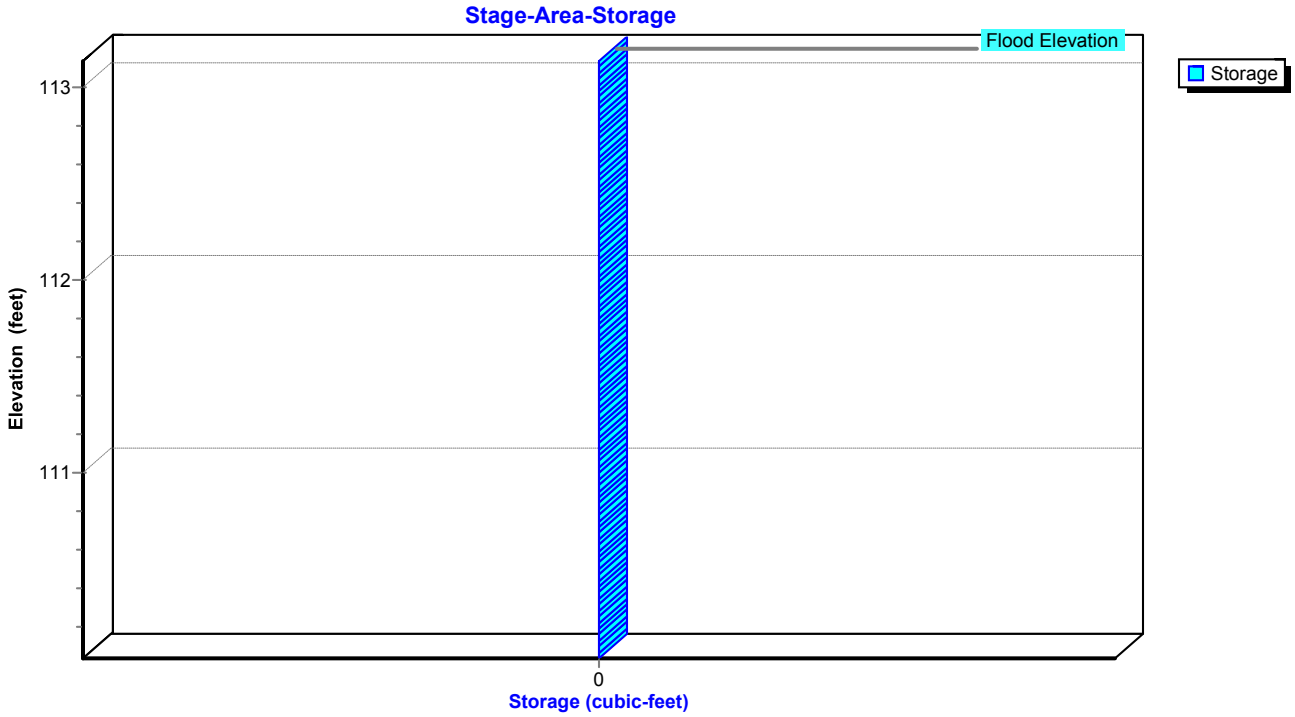
Device	Routing	Invert	Outlet Devices
#1	Primary	110.04'	**12.0" Round Culvert** L= 10.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 110.04' / 109.94' S= 0.0100 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.79 sf

Primary OutFlow Max=1.99 cfs @ 11.96 hrs HW=111.00' (Free Discharge)
1=Culvert (Barrel Controls 1.99 cfs @ 3.28 fps)

Pond 11P: PR CB #2



Pond 11P: PR CB #2



Stage-Area-Storage for Pond 11P: PR CB #2

Elevation (feet)	Storage (cubic-feet)	Elevation (feet)	Storage (cubic-feet)	Elevation (feet)	Storage (cubic-feet)
110.04	**0**	111.10	0	112.16	0
110.06	0	111.12	0	112.18	0
110.08	0	111.14	0	112.20	0
110.10	0	111.16	0	112.22	0
110.12	0	111.18	0	112.24	0
110.14	0	111.20	0	112.26	0
110.16	0	111.22	0	112.28	0
110.18	0	111.24	0	112.30	0
110.20	0	111.26	0	112.32	0
110.22	0	111.28	0	112.34	0
110.24	0	111.30	0	112.36	0
110.26	0	111.32	0	112.38	0
110.28	0	111.34	0	112.40	0
110.30	0	111.36	0	112.42	0
110.32	0	111.38	0	112.44	0
110.34	0	111.40	0	112.46	0
110.36	0	111.42	0	112.48	0
110.38	0	111.44	0	112.50	0
110.40	0	111.46	0	112.52	0
110.42	0	111.48	0	112.54	0
110.44	0	111.50	0	112.56	0
110.46	0	111.52	0	112.58	0
110.48	0	111.54	0	112.60	0
110.50	0	111.56	0	112.62	0
110.52	0	111.58	0	112.64	0
110.54	0	111.60	0	112.66	0
110.56	0	111.62	0	112.68	0
110.58	0	111.64	0	112.70	0
110.60	0	111.66	0	112.72	0
110.62	0	111.68	0	112.74	0
110.64	0	111.70	0	112.76	0
110.66	0	111.72	0	112.78	0
110.68	0	111.74	0	112.80	0
110.70	0	111.76	0	112.82	0
110.72	0	111.78	0	112.84	0
110.74	0	111.80	0	112.86	0
110.76	0	111.82	0	112.88	0
110.78	0	111.84	0	112.90	0
110.80	0	111.86	0	112.92	0
110.82	0	111.88	0	112.94	0
110.84	0	111.90	0	112.96	0
110.86	0	111.92	0	112.98	0
110.88	0	111.94	0	113.00	0
110.90	0	111.96	0	113.02	0
110.92	0	111.98	0	113.04	0
110.94	0	112.00	0	113.06	0
110.96	0	112.02	0	113.08	0
110.98	0	112.04	0	113.10	0
111.00	0	112.06	0	113.12	0
111.02	0	112.08	0	113.14	0
111.04	0	112.10	0		
111.06	0	112.12	0		
111.08	0	112.14	0		

Summary for Pond 13P: PR CB #3

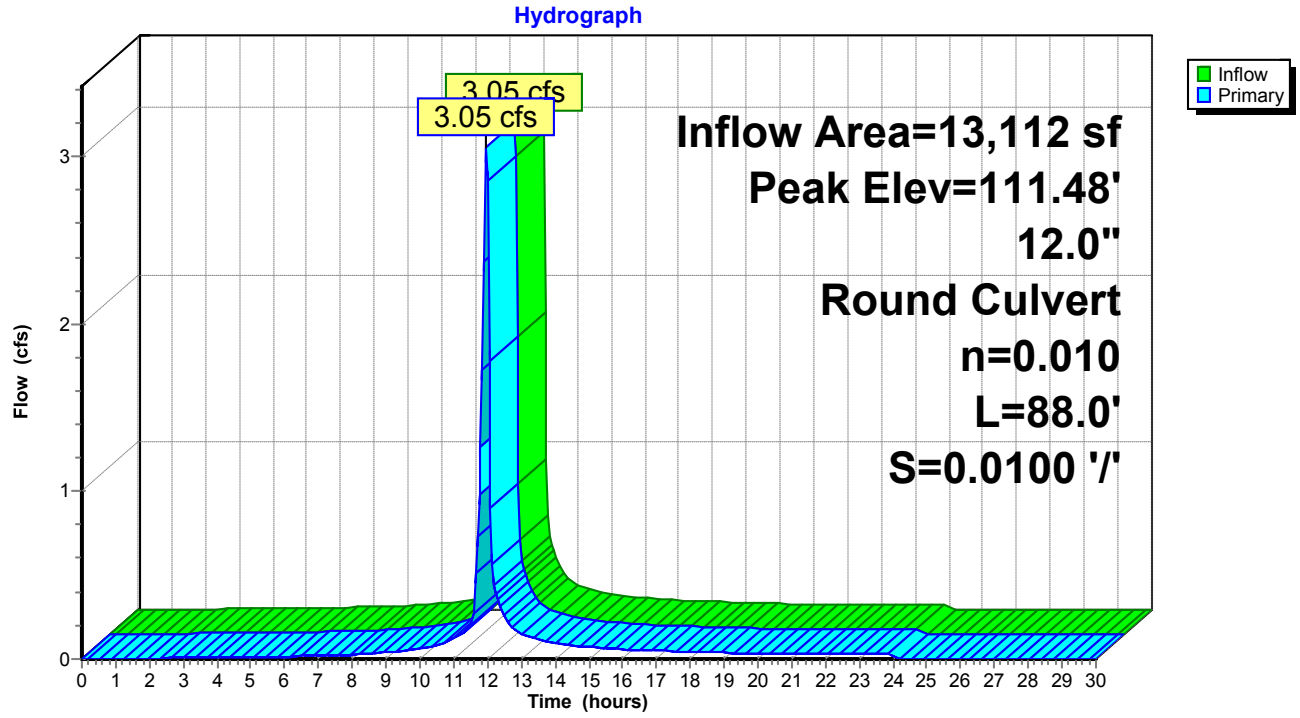
Inflow Area = 13,112 sf, 77.91% Impervious, Inflow Depth = 6.41" for 100-YEAR event
Inflow = 3.05 cfs @ 11.96 hrs, Volume= 7,007 cf
Outflow = 3.05 cfs @ 11.96 hrs, Volume= 7,007 cf, Atten= 0%, Lag= 0.0 min
Primary = 3.05 cfs @ 11.96 hrs, Volume= 7,007 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 111.48' @ 11.96 hrs
Flood Elev= 113.14'

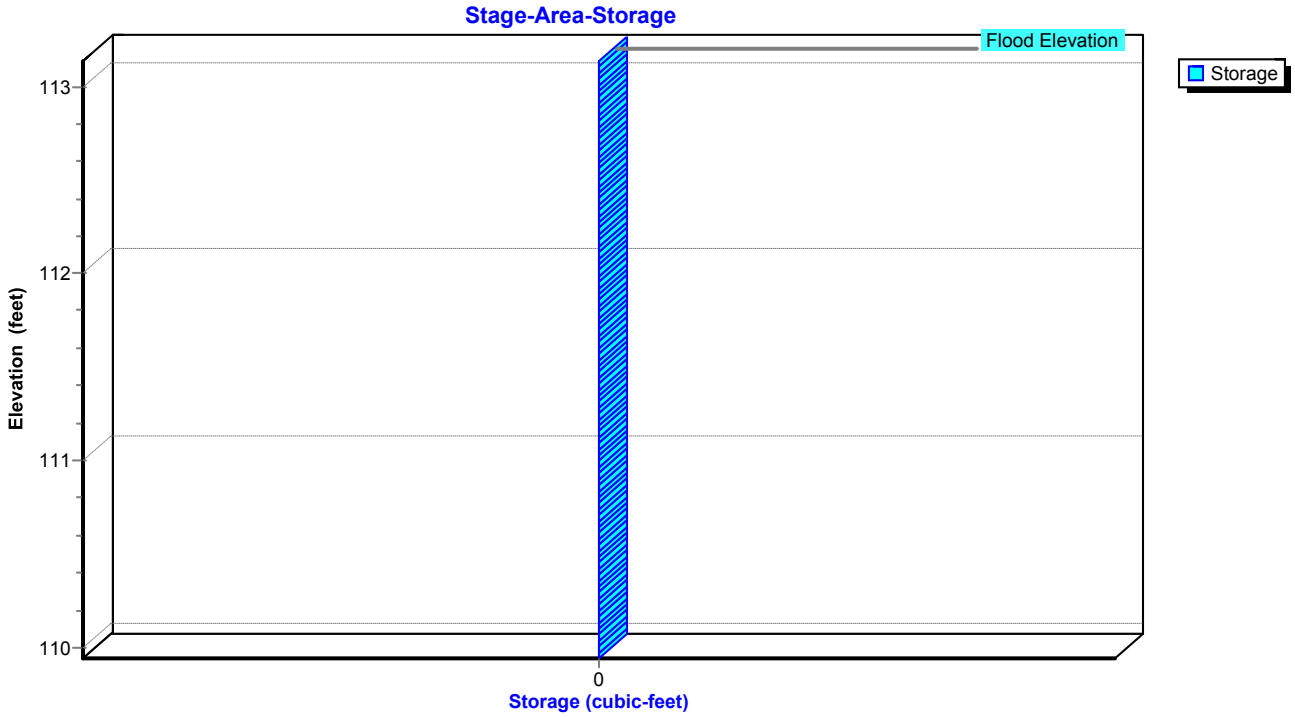
Device	Routing	Invert	Outlet Devices
#1	Primary	109.94'	**12.0" Round Culvert** L= 88.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 109.94' / 109.06' S= 0.0100 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.79 sf

Primary OutFlow Max=2.97 cfs @ 11.96 hrs HW=111.43' (Free Discharge)
1=Culvert (Inlet Controls 2.97 cfs @ 3.78 fps)

Pond 13P: PR CB #3



Pond 13P: PR CB #3



Stage-Area-Storage for Pond 13P: PR CB #3

Elevation (feet)	Storage (cubic-feet)	Elevation (feet)	Storage (cubic-feet)
109.94	**0**	112.59	0
109.99	0	112.64	0
110.04	0	112.69	0
110.09	0	112.74	0
110.14	0	112.79	0
110.19	0	112.84	0
110.24	0	112.89	0
110.29	0	112.94	0
110.34	0	112.99	0
110.39	0	113.04	0
110.44	0	113.09	0
110.49	0	113.14	0
110.54	0		
110.59	0		
110.64	0		
110.69	0		
110.74	0		
110.79	0		
110.84	0		
110.89	0		
110.94	0		
110.99	0		
111.04	0		
111.09	0		
111.14	0		
111.19	0		
111.24	0		
111.29	0		
111.34	0		
111.39	0		
111.44	0		
111.49	0		
111.54	0		
111.59	0		
111.64	0		
111.69	0		
111.74	0		
111.79	0		
111.84	0		
111.89	0		
111.94	0		
111.99	0		
112.04	0		
112.09	0		
112.14	0		
112.19	0		
112.24	0		
112.29	0		
112.34	0		
112.39	0		
112.44	0		
112.49	0		
112.54	0		

Summary for Pond 15P: PR CB #4

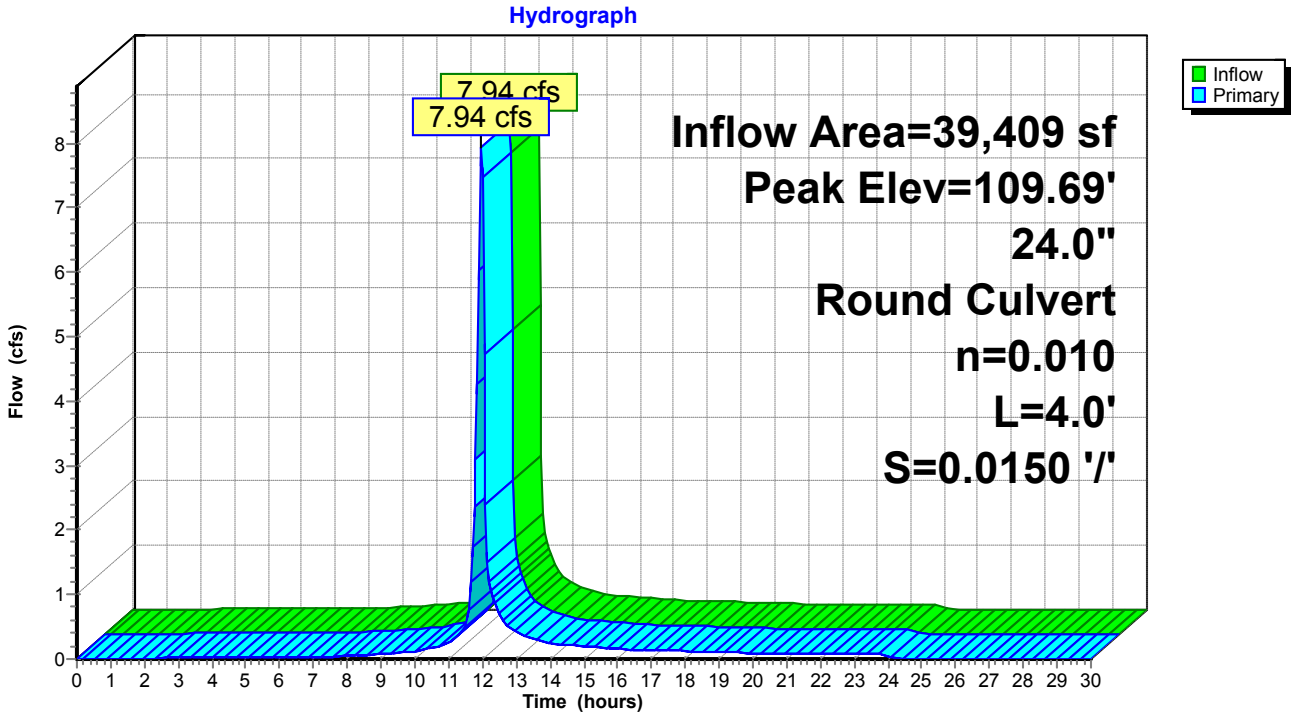
Inflow Area = 39,409 sf, 64.10% Impervious, Inflow Depth = 5.44" for 100-YEAR event
Inflow = 7.94 cfs @ 11.97 hrs, Volume= 17,855 cf
Outflow = 7.94 cfs @ 11.97 hrs, Volume= 17,855 cf, Atten= 0%, Lag= 0.0 min
Primary = 7.94 cfs @ 11.97 hrs, Volume= 17,855 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 109.69' @ 11.97 hrs
Flood Elev= 113.22'

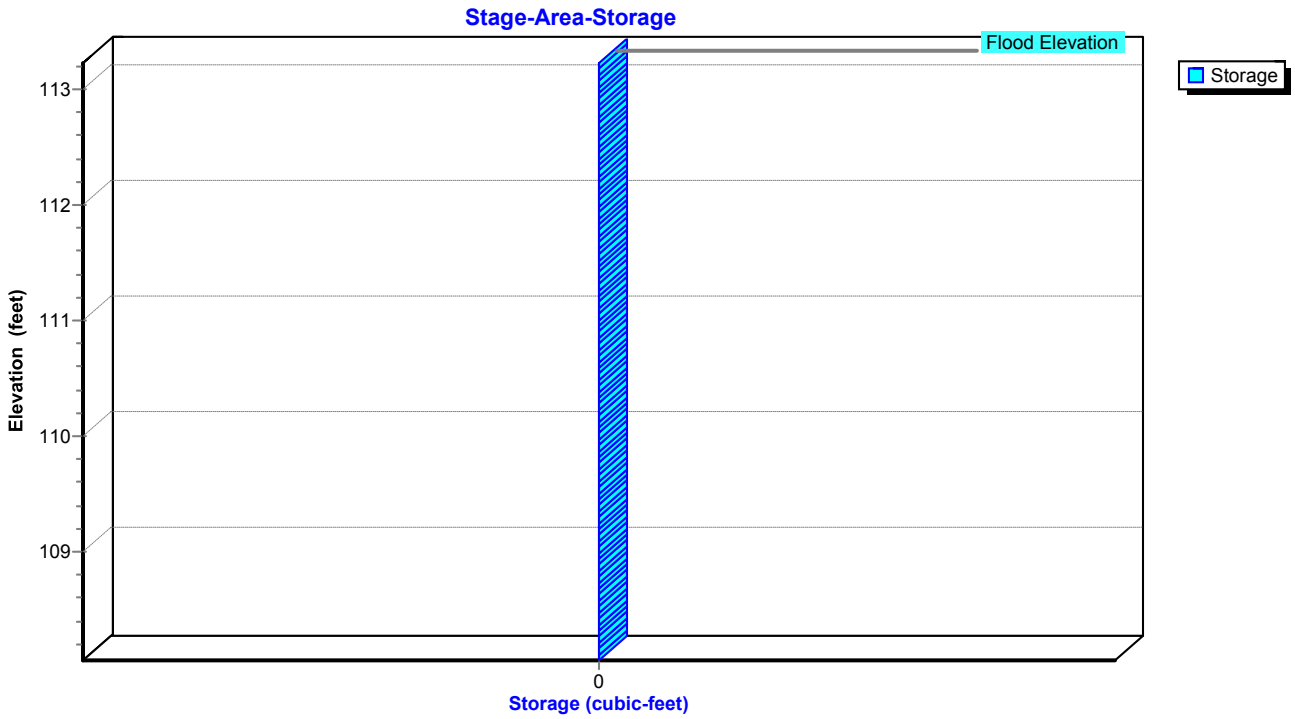
Device	Routing	Invert	Outlet Devices
#1	Primary	108.06'	**24.0" Round Culvert** L= 4.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 108.06' / 108.00' S= 0.0150 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 3.14 sf

Primary OutFlow Max=7.70 cfs @ 11.97 hrs HW=109.66' (Free Discharge)
1=Culvert (Barrel Controls 7.70 cfs @ 3.92 fps)

Pond 15P: PR CB #4



Pond 15P: PR CB #4



Stage-Area-Storage for Pond 15P: PR CB #4

Elevation (feet)	Storage (cubic-feet)	Elevation (feet)	Storage (cubic-feet)	Elevation (feet)	Storage (cubic-feet)
108.06	**0**	110.18	0	112.30	0
108.10	0	110.22	0	112.34	0
108.14	0	110.26	0	112.38	0
108.18	0	110.30	0	112.42	0
108.22	0	110.34	0	112.46	0
108.26	0	110.38	0	112.50	0
108.30	0	110.42	0	112.54	0
108.34	0	110.46	0	112.58	0
108.38	0	110.50	0	112.62	0
108.42	0	110.54	0	112.66	0
108.46	0	110.58	0	112.70	0
108.50	0	110.62	0	112.74	0
108.54	0	110.66	0	112.78	0
108.58	0	110.70	0	112.82	0
108.62	0	110.74	0	112.86	0
108.66	0	110.78	0	112.90	0
108.70	0	110.82	0	112.94	0
108.74	0	110.86	0	112.98	0
108.78	0	110.90	0	113.02	0
108.82	0	110.94	0	113.06	0
108.86	0	110.98	0	113.10	0
108.90	0	111.02	0	113.14	0
108.94	0	111.06	0	113.18	0
108.98	0	111.10	0	113.22	0
109.02	0	111.14	0		
109.06	0	111.18	0		
109.10	0	111.22	0		
109.14	0	111.26	0		
109.18	0	111.30	0		
109.22	0	111.34	0		
109.26	0	111.38	0		
109.30	0	111.42	0		
109.34	0	111.46	0		
109.38	0	111.50	0		
109.42	0	111.54	0		
109.46	0	111.58	0		
109.50	0	111.62	0		
109.54	0	111.66	0		
109.58	0	111.70	0		
109.62	0	111.74	0		
109.66	0	111.78	0		
109.70	0	111.82	0		
109.74	0	111.86	0		
109.78	0	111.90	0		
109.82	0	111.94	0		
109.86	0	111.98	0		
109.90	0	112.02	0		
109.94	0	112.06	0		
109.98	0	112.10	0		
110.02	0	112.14	0		
110.06	0	112.18	0		
110.10	0	112.22	0		
110.14	0	112.26	0		

Summary for Pond 17P: UGC-2

Inflow Area = 39,409 sf, 64.10% Impervious, Inflow Depth = 5.44" for 100-YEAR event
Inflow = 7.94 cfs @ 11.97 hrs, Volume= 17,855 cf
Outflow = 1.17 cfs @ 11.70 hrs, Volume= 17,881 cf, Atten= 85%, Lag= 0.0 min
Discarded = 1.17 cfs @ 11.70 hrs, Volume= 17,881 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 112.53' @ 12.21 hrs Surf.Area= 1,609 sf Storage= 5,392 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 26.6 min (818.9 - 792.4)

Volume	Invert	Avail.Storage	Storage Description
#1A	107.00'	2,478 cf	**22.92'W x 70.23'L x 5.75'H Field A** 9,254 cf Overall - 3,058 cf Embedded = 6,196 cf x 40.0% Voids
#2A	108.00'	3,058 cf	**ADS_StormTech MC-3500 d +Cap** x 27 Inside #1 Effective Size= 70.4"W x 45.0"H => 15.33 sf x 7.17'L = 110.0 cf Overall Size= 77.0"W x 45.0"H x 7.50'L with 0.33' Overlap 3 Rows of 9 Chambers Cap Storage= +14.9 cf x 2 x 3 rows = 89.4 cf
		5,537 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	107.00'	**31.400 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=1.17 cfs @ 11.70 hrs HW=107.15' (Free Discharge)
1=Exfiltration (Exfiltration Controls 1.17 cfs)

Pond 17P: UGC-2 - Chamber Wizard Field A

Chamber Model = ADS_StormTech MC-3500 d +Cap (ADS StormTech® MC-3500 d rev 03/14 with Cap volume)
Effective Size= 70.4"W x 45.0"H => 15.33 sf x 7.17'L = 110.0 cf
Overall Size= 77.0"W x 45.0"H x 7.50'L with 0.33' Overlap
Cap Storage= +14.9 cf x 2 x 3 rows = 89.4 cf

77.0" Wide + 10.0" Spacing = 87.0" C-C Row Spacing

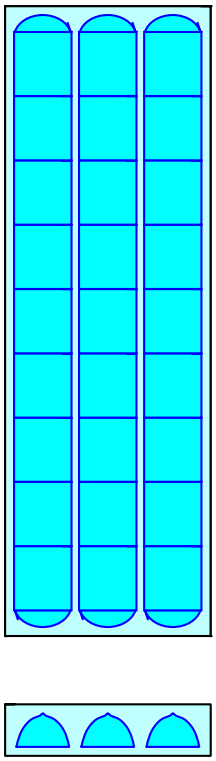
9 Chambers/Row x 7.17' Long +1.85' Cap Length x 2 = 68.23' Row Length +12.0" End Stone x 2 = 70.23' Base Length
3 Rows x 77.0" Wide + 10.0" Spacing x 2 + 12.0" Side Stone x 2 = 22.92' Base Width
12.0" Base + 45.0" Chamber Height + 12.0" Cover = 5.75' Field Height

27 Chambers x 110.0 cf + 14.9 cf Cap Volume x 2 x 3 Rows = 3,058.1 cf Chamber Storage

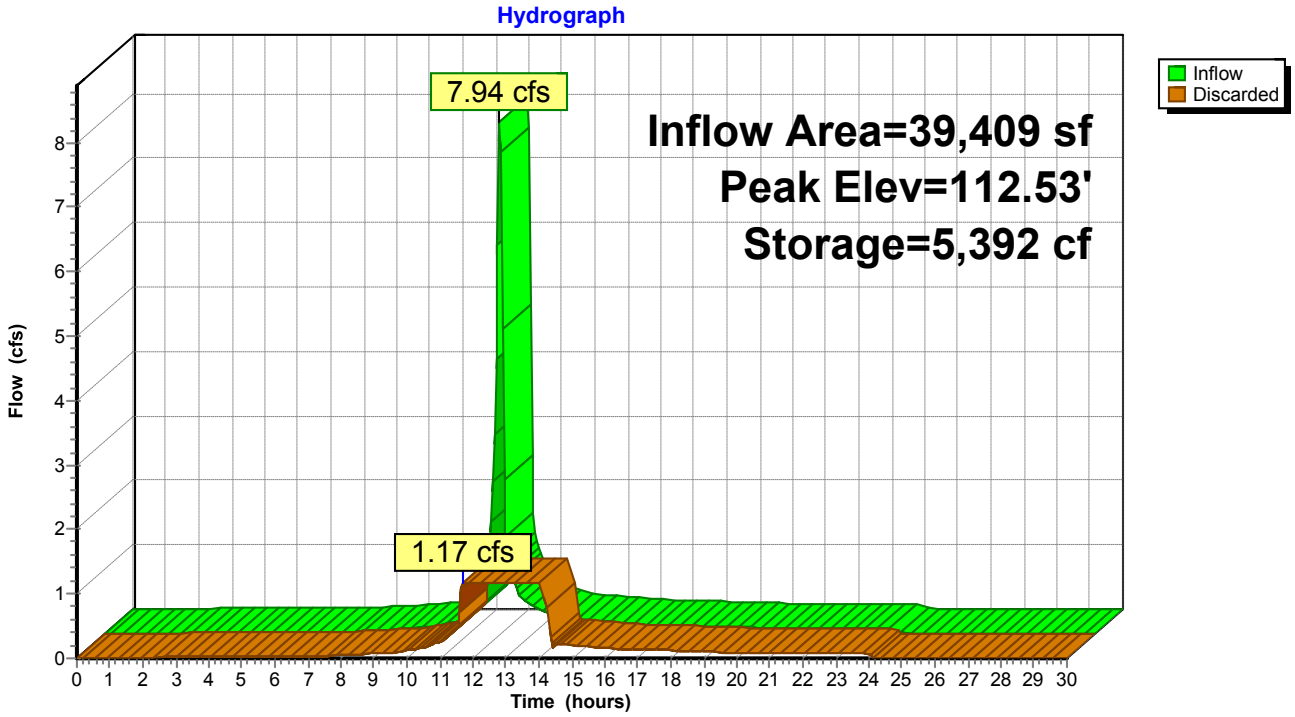
9,254.3 cf Field - 3,058.1 cf Chambers = 6,196.2 cf Stone x 40.0% Voids = 2,478.5 cf Stone Storage

Chamber Storage + Stone Storage = 5,536.6 cf = 0.127 af
Overall Storage Efficiency = 59.8%
Overall System Size = 70.23' x 22.92' x 5.75'

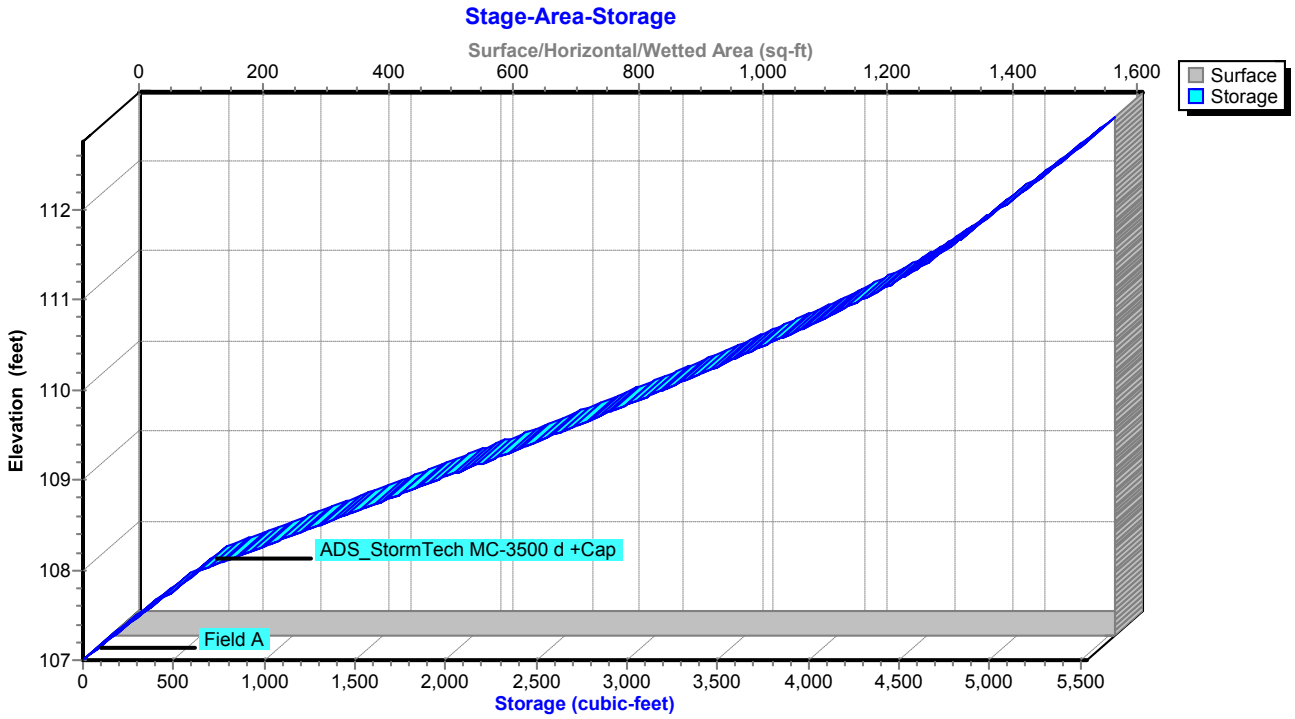
27 Chambers
342.8 cy Field
229.5 cy Stone



Pond 17P: UGC-2



Pond 17P: UGC-2



Stage-Area-Storage for Pond 17P: UGC-2

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
107.00	**1,609**	0
107.10	1,609	64
107.20	1,609	129
107.30	1,609	193
107.40	1,609	258
107.50	1,609	322
107.60	1,609	386
107.70	1,609	451
107.80	1,609	515
107.90	1,609	579
108.00	1,609	644
108.10	1,609	778
108.20	1,609	912
108.30	1,609	1,046
108.40	1,609	1,178
108.50	1,609	1,311
108.60	1,609	1,443
108.70	1,609	1,574
108.80	1,609	1,704
108.90	1,609	1,834
109.00	1,609	1,963
109.10	1,609	2,092
109.20	1,609	2,219
109.30	1,609	2,346
109.40	1,609	2,472
109.50	1,609	2,597
109.60	1,609	2,720
109.70	1,609	2,843
109.80	1,609	2,965
109.90	1,609	3,085
110.00	1,609	3,204
110.10	1,609	3,321
110.20	1,609	3,437
110.30	1,609	3,551
110.40	1,609	3,664
110.50	1,609	3,775
110.60	1,609	3,884
110.70	1,609	3,990
110.80	1,609	4,094
110.90	1,609	4,196
111.00	1,609	4,295
111.10	1,609	4,390
111.20	1,609	4,482
111.30	1,609	4,569
111.40	1,609	4,649
111.50	1,609	4,723
111.60	1,609	4,793
111.70	1,609	4,860
111.80	1,609	4,925
111.90	1,609	4,989
112.00	1,609	5,054
112.10	1,609	5,118
112.20	1,609	5,182
112.30	1,609	5,247
112.40	1,609	5,311
112.50	1,609	5,376
112.60	1,609	5,440
112.70	1,609	**5,504**

Summary for Pond DP-3: DP-3

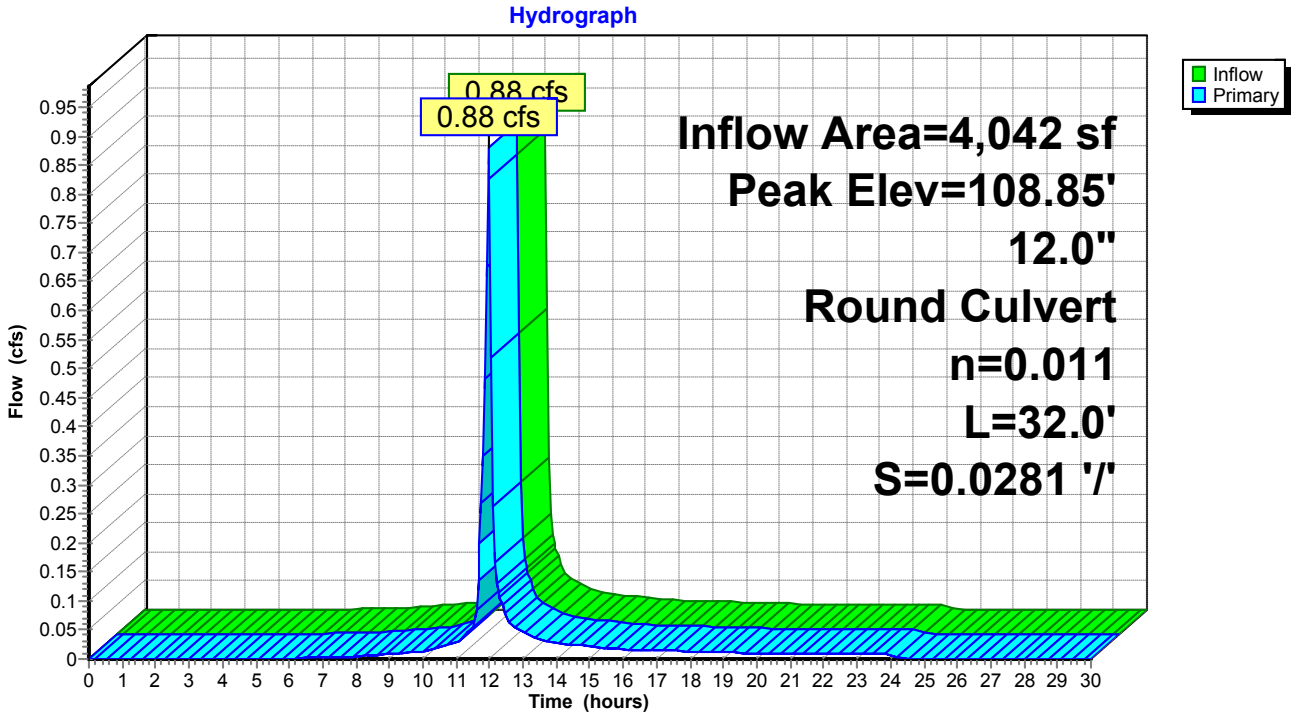
Inflow Area = 4,042 sf, 67.84% Impervious, Inflow Depth = 5.71" for 100-YEAR event
Inflow = 0.88 cfs @ 11.97 hrs, Volume= 1,924 cf
Outflow = 0.88 cfs @ 11.97 hrs, Volume= 1,924 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.88 cfs @ 11.97 hrs, Volume= 1,924 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 108.85' @ 11.97 hrs
Flood Elev= 112.38'

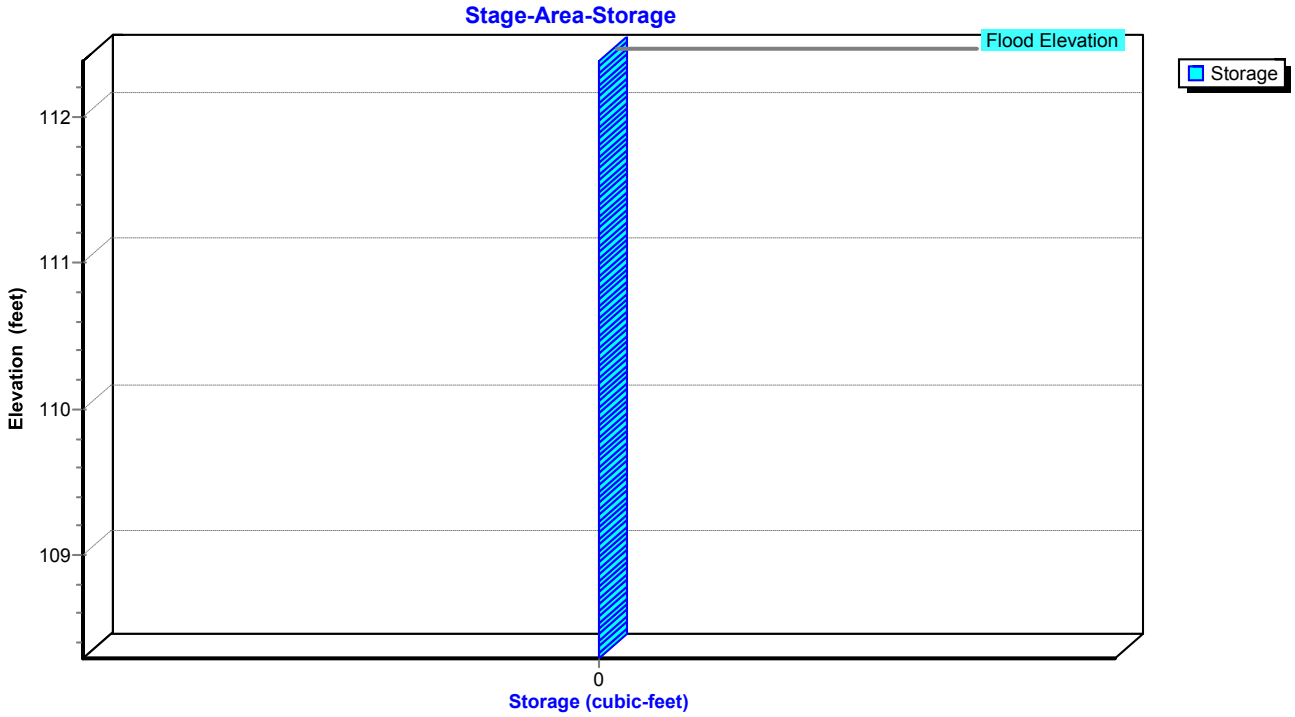
Device	Routing	Invert	Outlet Devices
#1	Primary	108.30'	**12.0" Round Culvert** L= 32.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 108.30' / 107.40' S= 0.0281 '/' Cc= 0.900 n= 0.011 Concrete pipe, straight & clean, Flow Area= 0.79 sf

Primary OutFlow Max=0.85 cfs @ 11.97 hrs HW=108.84' (Free Discharge)
1=Culvert (Inlet Controls 0.85 cfs @ 1.98 fps)

Pond DP-3: DP-3



Pond DP-3: DP-3


Stage-Area-Storage
Flood Elevation
Storage
112
111
110
109
Elevation (feet)
0
Storage (cubic-feet)

Stage-Area-Storage for Pond DP-3: DP-3

Elevation (feet)	Storage (cubic-feet)	Elevation (feet)	Storage (cubic-feet)
108.30	**0**	110.95	0
108.35	0	111.00	0
108.40	0	111.05	0
108.45	0	111.10	0
108.50	0	111.15	0
108.55	0	111.20	0
108.60	0	111.25	0
108.65	0	111.30	0
108.70	0	111.35	0
108.75	0	111.40	0
108.80	0	111.45	0
108.85	0	111.50	0
108.90	0	111.55	0
108.95	0	111.60	0
109.00	0	111.65	0
109.05	0	111.70	0
109.10	0	111.75	0
109.15	0	111.80	0
109.20	0	111.85	0
109.25	0	111.90	0
109.30	0	111.95	0
109.35	0	112.00	0
109.40	0	112.05	0
109.45	0	112.10	0
109.50	0	112.15	0
109.55	0	112.20	0
109.60	0	112.25	0
109.65	0	112.30	0
109.70	0	112.35	0
109.75	0		
109.80	0		
109.85	0		
109.90	0		
109.95	0		
110.00	0		
110.05	0		
110.10	0		
110.15	0		
110.20	0		
110.25	0		
110.30	0		
110.35	0		
110.40	0		
110.45	0		
110.50	0		
110.55	0		
110.60	0		
110.65	0		
110.70	0		
110.75	0		
110.80	0		
110.85	0		
110.90	0		

APPENDIX D

Supporting Design Information and Calculations
NYSOPRHP Correspondence
Soils Map

Extreme Precipitation Tables

Northeast Regional Climate Center

Data represents point estimates calculated from partial duration series. All precipitation amounts are displayed in inches.

Smoothing	Yes
State	New York
Location	
Longitude	73.934 degrees West
Latitude	41.706 degrees North
Elevation	0 feet
Date/Time	Mon, 08 Nov 2021 07:19:12 -0500

Extreme Precipitation Estimates

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.32	0.48	0.60	0.79	0.98	1.22	**1yr**	0.85	1.15	1.40	1.73	2.13	2.61	2.96	**1yr**	2.31	2.85	3.32	3.97	4.58	**1yr**
2yr	0.38	0.58	0.72	0.95	1.20	1.50	**2yr**	1.03	1.38	1.72	2.11	2.59	3.16	3.57	**2yr**	2.80	3.43	3.92	4.62	5.25	**2yr**
5yr	0.45	0.70	0.88	1.17	1.50	1.89	**5yr**	1.29	1.71	2.17	2.67	3.26	3.95	4.50	**5yr**	3.50	4.33	4.95	5.72	6.47	**5yr**
10yr	0.51	0.80	1.01	1.37	1.78	2.25	**10yr**	1.53	2.01	2.60	3.19	3.88	4.68	5.37	**10yr**	4.14	5.17	5.91	6.72	7.58	**10yr**
25yr	0.60	0.95	1.21	1.67	2.23	2.85	**25yr**	1.92	2.49	3.29	4.05	4.90	5.85	6.79	**25yr**	5.18	6.53	7.47	8.32	9.35	**25yr**
50yr	0.68	1.10	1.40	1.97	2.65	3.40	**50yr**	2.28	2.93	3.94	4.83	5.82	6.93	8.11	**50yr**	6.13	7.80	8.94	9.78	10.97	**50yr**
100yr	0.78	1.27	1.63	2.31	3.15	4.07	**100yr**	2.72	3.45	4.72	5.78	6.94	8.22	9.70	**100yr**	7.27	9.32	10.69	11.51	12.87	**100yr**
200yr	0.90	1.46	1.90	2.72	3.75	4.87	**200yr**	3.24	4.07	5.65	6.91	8.27	9.74	11.60	**200yr**	8.62	11.15	12.79	13.55	15.11	**200yr**
500yr	1.09	1.79	2.34	3.39	4.74	6.18	**500yr**	4.09	5.06	7.18	8.76	10.43	12.22	14.70	**500yr**	10.81	14.14	16.24	16.82	18.69	**500yr**

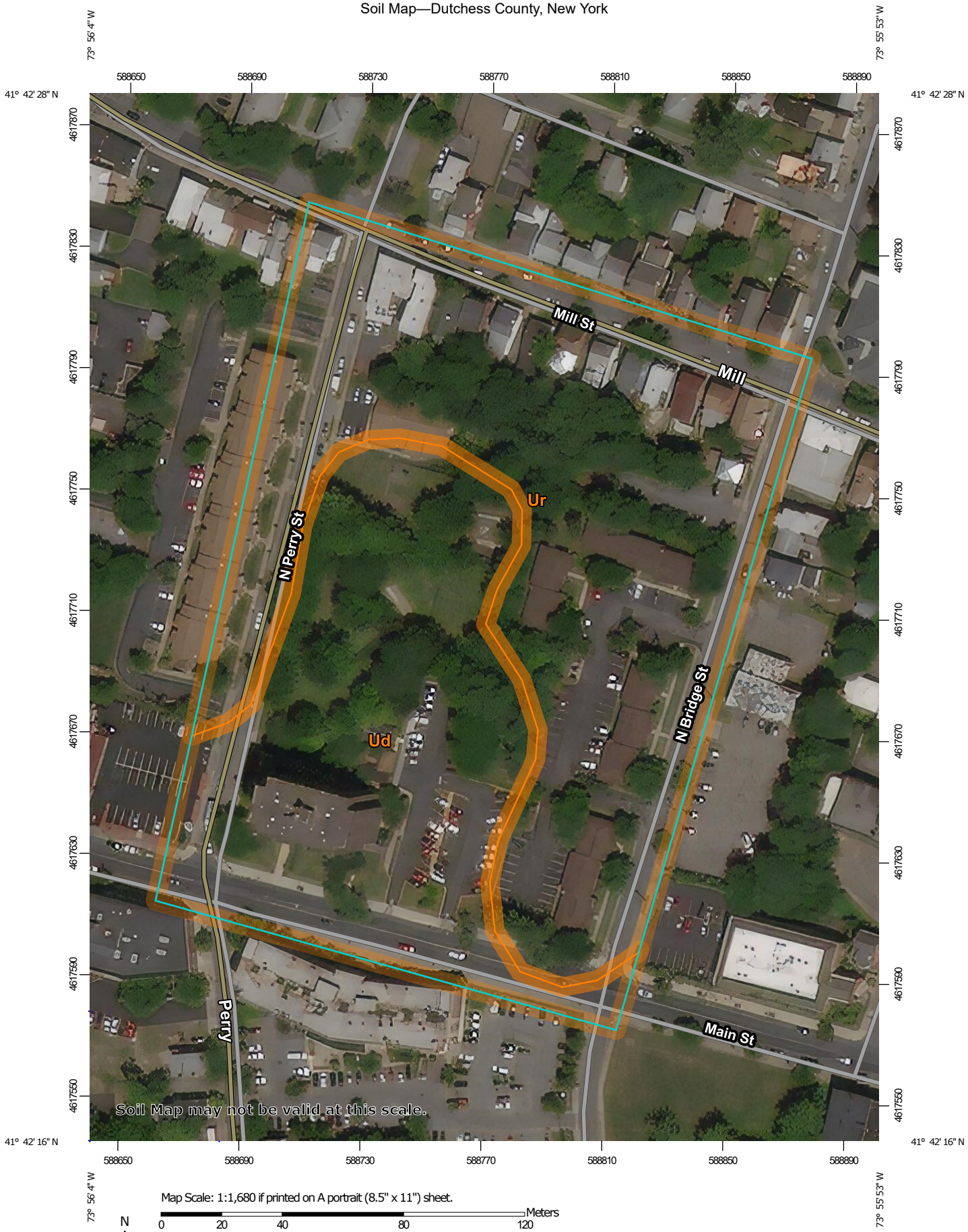
Lower Confidence Limits

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.28	0.43	0.52	0.70	0.86	1.03	**1yr**	0.74	1.01	1.21	1.52	1.91	2.37	2.57	**1yr**	2.10	2.47	3.06	3.61	4.09	**1yr**
2yr	0.37	0.56	0.69	0.94	1.16	1.36	**2yr**	1.00	1.33	1.54	1.97	2.50	3.05	3.47	**2yr**	2.70	3.33	3.81	4.56	5.18	**2yr**
5yr	0.41	0.64	0.79	1.08	1.38	1.59	**5yr**	1.19	1.56	1.80	2.32	2.88	3.66	4.14	**5yr**	3.24	3.99	4.68	5.41	6.14	**5yr**
10yr	0.46	0.71	0.88	1.23	1.59	1.78	**10yr**	1.37	1.74	2.02	2.59	3.20	4.18	4.74	**10yr**	3.70	4.56	5.40	6.14	6.96	**10yr**
25yr	0.54	0.81	1.01	1.45	1.90	2.05	**25yr**	1.64	2.00	2.33	2.87	3.67	4.97	5.65	**25yr**	4.40	5.43	6.48	7.26	8.23	**25yr**
50yr	0.60	0.91	1.14	1.64	2.20	2.27	**50yr**	1.90	2.22	2.62	3.18	4.09	5.68	6.45	**50yr**	5.03	6.20	7.40	8.25	9.34	**50yr**
100yr	0.68	1.03	1.29	1.87	2.56	2.53	**100yr**	2.21	2.48	2.95	3.52	4.56	6.50	7.36	**100yr**	5.75	7.08	8.48	9.36	10.61	**100yr**
200yr	0.78	1.17	1.48	2.15	3.00	2.82	**200yr**	2.59	2.75	3.31	3.91	5.08	7.42	8.41	**200yr**	6.57	8.09	9.68	10.64	12.05	**200yr**
500yr	0.94	1.40	1.80	2.61	3.71	3.26	**500yr**	3.20	3.19	3.89	4.50	5.86	8.88	10.03	**500yr**	7.86	9.64	11.57	12.60	14.28	**500yr**

Upper Confidence Limits

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.35	0.53	0.65	0.88	1.08	1.31	**1yr**	0.93	1.28	1.46	1.87	2.35	2.88	3.21	**1yr**	2.55	3.09	3.63	4.23	4.87	**1yr**
2yr	0.39	0.61	0.75	1.02	1.25	1.50	**2yr**	1.08	1.46	1.69	2.18	2.73	3.28	3.72	**2yr**	2.90	3.57	4.07	4.71	5.34	**2yr**
5yr	0.49	0.75	0.93	1.28	1.63	1.91	**5yr**	1.40	1.87	2.21	2.82	3.56	4.27	4.90	**5yr**	3.78	4.71	5.24	6.07	6.82	**5yr**
10yr	0.58	0.89	1.10	1.54	1.99	2.33	**10yr**	1.72	2.28	2.70	3.46	4.37	5.25	6.06	**10yr**	4.65	5.83	6.44	7.36	8.24	**10yr**
25yr	0.73	1.10	1.37	1.96	2.58	3.03	**25yr**	2.23	2.96	3.56	4.72	5.73	6.93	8.05	**25yr**	6.13	7.74	8.48	9.54	10.57	**25yr**
50yr	0.86	1.31	1.63	2.34	3.15	3.70	**50yr**	2.72	3.62	4.39	5.86	7.03	8.53	10.00	**50yr**	7.55	9.62	10.48	11.63	12.79	**50yr**
100yr	1.02	1.55	1.94	2.80	3.84	4.54	**100yr**	3.32	4.44	5.41	7.29	8.64	10.51	12.43	**100yr**	9.31	11.96	12.97	14.18	15.48	**100yr**
200yr	1.22	1.83	2.32	3.36	4.68	5.54	**200yr**	4.04	5.41	6.68	9.05	10.62	12.96	15.47	**200yr**	11.47	14.88	16.08	17.32	18.73	**200yr**
500yr	1.54	2.29	2.94	4.28	6.08	7.23	**500yr**	5.25	7.07	8.82	12.09	13.97	17.07	20.67	**500yr**	15.11	19.87	21.43	22.57	24.17	**500yr**

Powered by ACIS Northeast Regional Climate Center



Map Scale: 1:1,680 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 20 40 80 120

Feet: 0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Dutchess County, New York
Survey Area Data: Version 18, Sep 1, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 7, 2013—Feb 26, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Ud	Udorthents, smoothed	3.8	40.0%
Ur	Urban land	5.8	60.0%
Totals for Area of Interest		**9.6**	**100.0%**

NEW YORK STATE OF OPPORTUNITY. | Parks, Recreation, and Historic Preservation

ANDREW M. CUOMO
Governor

ERIK KULLESEID
Commissioner

November 17, 2020

Kenneth Spillberg
Senior VP Development - Omni New York LLC
909 Third Avenue
Floor 21
New York, NY 10022

Re: NYSHCR
Admiral Halsey Senior Village Phase II: New Construction
135 Main St, Poughkeepsie, NY 12601
20PR07157

Dear Mr. Spillberg:

Thank you for requesting the comments of the New York State Historic Preservation Office (SHPO). We have reviewed the provided documentation in accordance with Section 106 of the National Historic Preservation Act of 1966. These comments are those of the SHPO and relate only to Historic/Cultural resources. They do not include other environmental impacts to New York State Parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the National Environmental Policy Act and/or the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8).

The project area is located between the Mill Street-North Clover Street Historic District and the Union Street Historic District, both of which are listed in the State and National Registers of Historic Places. Our office has reviewed the proposed construction of a new 7-story residential building. Based upon our review, it is the SHPO's opinion that the project will have No Adverse Effect on historic or archaeological resources. If there are substantive changes to the project consultation with our office should resume.

If you have any questions, I can be reached by email.

Sincerely,

Derek Rohde
Historic Site Restoration Coordinator
e-mail: derek.rohde@parks.ny.gov

via e-mail only

Design Criteria & Performance Summary

SUMMARY OF OVERALL WATERSHEDS

Design Criteria	*min req'd*		Performance Summary:		
criteria	*amount*	*unit*	*Provided*		*notes/information*
WQv:					
total	3,280 0.08	cft ac-ft	8,247 0.19	cft ac-ft	Underground Infiltration Chambers
Cpv:					
volume	NA	cft	NA	cft	NA if reduction of CPv achieed through RRv Practices
Qp:					
discharge	6.5	cfs	5.0	cfs	Pre to Post reduced See Hydro CAD
Qf					
discharge	16.0	cfs	10.9	cfs	Pre to Post reduced See Hydro CAD
RRv Min:	2,742 0.06	cft ac-ft	8,247 0.19	cft ac-ft	

WQv BY DRAINAGE AREA										
DA	Tributary Area	Impervious Cover	Percent Impervious	P	Rv	WQv (AC-FT)	WQv (CF)	S	Min RRv (AC-FT)	Min RRv (CF)
1	0.77	0.47	61.72	1.05	0.61	0.04	1,767.0	0.55	0.022	941.1
2	0.12	0.08	65.56	1.05	0.64	0.01	295.6	0.55	0.004	158.2
3	0.09	0.06	67.84	1.05	0.66	0.01	233.6	0.55	0.003	125.4
4	0.50	0.24	48.09	1.05	0.48	0.02	915.7	0.55	0.011	476.6
5	0.11	0.07	67.65	1.05	0.66	0.01	267.1	0.55	0.003	143.3
6	0.12	0.09	73.44	1.05	0.71	0.01	327.1	0.55	0.004	176.6
7	0.15	0.12	78.05	1.05	0.75	0.01	423.3	0.55	0.005	229.4
8	0.18	0.12	62.98	1.05	0.62	0.01	433.7	0.55	0.005	231.4
9	0.11	0.11	100.00	1.05	0.95	0.01	384.0	0.55	0.005	211.2
10	0.11	0.11	100.00	1.05	0.95	0.01	406.6	0.55	0.005	223.6
11	0.07	0.07	100.00	1.05	0.95	0.01	267.7	0.55	0.003	147.2
TOTAL	**2.33**	**1.54**					**5,721.5**		**0.070**	**3064.0**

Water Quality Volume Calculations — STANDARD

Trib Area	1.38	ac
Imperv Cover:	0.88	ac
Imperv. %	63.90	

Stormwater Management Practice Selection:

Underground Infiltration Chambers

Uniform Sizing Criteria:

Water Quality (WQv)	P=	1.05	
	I=	*63.9*	
	Rv=	0.6251	
	A=	1.38	
	WQv=	0.08	AC-FT
		3,280.2	CF

Minimum Runoff Reduction Requirements

RRV = 90% rain (P) x Rv* x S x total impervious area (AI from #2) / 12

with S = .55 (A soils); .40 (B soils); .30 (C soils); .20(D soils) OR weighted HSG average in DA

Weighted HSG= 0.55

Min RRV =	0.063	ac-ft
Min RRV =	2,742.0	cu ft

STORMTECH SUBSURFACE STORMWATER CHAMBERS
SIZING PER CHAPTER 6 OF THE NYS STORM WATER DESIGN MANUAL



Design Parameters		
Select Stormtech Chamber	SC-740	
Stone Porosity (Industry Standard 40%)	40	%
Stone Foundation Depth	6	Inches
Avg Cover Over Chambers	24	Inches
Storage Volume Per Chamber	59	CF
Storage Volume Per End Cap	0	CF

UGC #	Required WQv	Required RRv	Min Chambers Required	Chambers Provied	End Caps Provided	WQv Provided	RRv Provided
1	829.9	453.0	14.1	30	6	2,807.0	2,807.0

Design Parameters		
Select Stormtech Chamber	MC-3500	
Stone Porosity (Industry Standard 40%)	40	%
Stone Foundation Depth	9	Inches
Avg Cover Over Chambers	24	Inches
Storage Volume Per Chamber	194	CF
Storage Volume Per End Cap	0	CF

UGC #	Required WQv	Required RRv	Min Chambers Required	Chambers Provied	End Caps Provided	WQv Provided	RRv Provided
2	2,161.6	1,154.9	11.1	27	6	5,440.0	5,440.0

WQv REQUIRED	
UGC-1	830
UGC-2	2162
TOTAL (CU FT)	2991
TOTAL (AC FT)	**0.07**

WQv PROVIDED	
UGC-1	2807
UGC-2	5440
TOTAL (CU FT)	8247
TOTAL (AC FT)	**0.19**

RRv REQUIRED	
UGC-1	453
UGC-2	1155
TOTAL (CU FT)	1608
TOTAL (AC FT)	**0.04**

RRv PROVIDED	
UGC-1	2807
UGC-2	5440
TOTAL (CU FT)	8247
TOTAL (AC FT)	**0.19**

Peak Flow Discharge Rate DP-1			
Storm Event	**Pre (cfs)**	**Post (cfs)**	**Net Reduction (cfs)**
1	1.3	1.2	**-0.1**
2	1.9	1.7	**-0.1**
10	3.5	3.3	**-0.2**
100	7.6	7.3	**-0.3**

Peak Flow Discharge Rate DP-2			
Storm Event	**Pre (cfs)**	**Post (cfs)**	**Net Reduction (cfs)**
1	0.5	0.2	**-0.3**
2	0.7	0.3	**-0.5**
10	1.3	0.5	**-0.8**
100	2.7	1.1	**-1.6**

Peak Flow Discharge Rate DP-3			
Storm Event	**Pre (cfs)**	**Post (cfs)**	**Net Reduction (cfs)**
1	0.3	0.2	**-0.2**
2	0.5	0.2	**-0.3**
10	1.0	0.4	**-0.6**
100	2.1	0.9	**-1.3**

Peak Flow Discharge Rate DP-4			
Storm Event	**Pre (cfs)**	**Post (cfs)**	**Net Reduction (cfs)**
1	0.0	0.2	**0.2**
2	0.0	0.4	**0.3**
10	0.7	0.7	**0.1**
100	3.5	1.7	**-1.8**

Peak Flow Discharge Rate OVERALL			
Storm Event	**Pre (cfs)**	**Post (cfs)**	**Net Reduction (cfs)**
1	2.2	1.8	**-0.4**
2	3.1	2.6	**-0.6**
10	6.5	5.0	**-1.5**
100	16.0	10.9	**-5.0**

TEST PIT LOG

Admiral Halsey II

Completed By: AH

Dated: November 15, 2021

Test Hole	Total Depth	Water Level	Rock Level	Soils
1	7'	7'	N/A	0-6" Topsoil
				6"-2.5' Fill: brick, asphalt
				2.5-7' Sandy brown soil, stones, wet
3	6.5'	5.5'	N/A	0-6" Topsoil
				6"-1.5' Fill: hard asphalt
				1.5-5.5' Clay
				5.5-6.5' Heavy groundwater
4	7.5'	N/A	N/A	0-6" Topsoil
				6"-3' Fill: bricks, asphalt
				3-7.5' Light brown silt/sand
5	7'	N/A	N/A	0-6" Topsoil
				6"-3' Fill: bricks, hard asphalt
				3-7' Brown silt/sand, fill
6	7'	N/A	N/A	0-6" Topsoil
				6"-3' Fill: bricks, asphalt
				3-6' Virgin topsoil (brown silt/sand)
				6-7' Light brown clay, wet

Location of test pits shown on DA-1

TEST PIT LOG

Admiral Halsey II

Completed By: AH

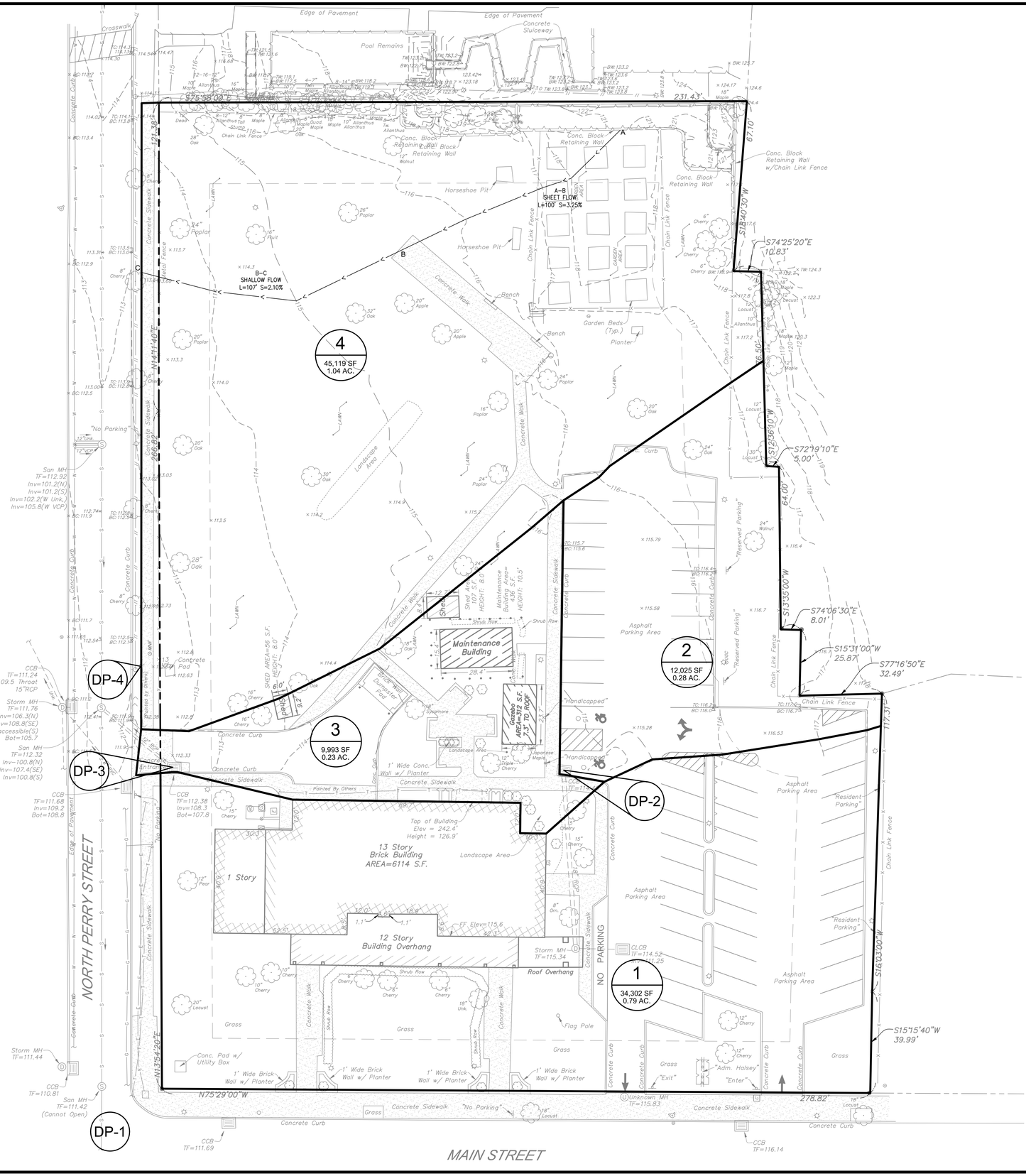
Dated: November 15, 2021

Test Hole	Total Depth	Run One (in/hr)	Run Two (in/hr)	Run Three (in/hr)	Average Run (in/hr)
TP-1		6.5	6.5	5.5	6.2
TP-3		125	66.5	55	82.2
TP-4		1.75	1.5	0.5	1.3
TP-6		60.5	63.5	60.5	61.5

Location of Infiltration Tests shown on DA-1

APPENDIX E

Map Pocket: Pre- & Post-Development Drainage Area Maps
Pre & Post Development Routing Diagrams



LEGEND

- EXISTING MAJOR CONTOUR LINE
- EXISTING MINOR CONTOUR LINE
- DRAINAGE LINE
- SOIL BOUNDARY LINE
- TIME OF CONCENTRATION LINE
- TEST PIT LOCATION
- MgB — SOIL TYPE DESIGNATION
- 1 / XX,XXX SF / X.XX AC. — DRAINAGE AREA DESIGNATION

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

STATE OF NEW YORK — RODNEY E. MORRISON — LICENSED PROFESSIONAL ENGINEER — 071496

No.	Date	Description
1.	12/21/2021	REVISED PER COMMENTS

Revisions

LRC GROUP

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

160 West Street, Suite E
Cromwell, CT 06416
Tel: 860.635.2877

85 Civic Center Plaza, Suite 103
Poughkeepsie NY 12601
Tel: 845.243.2880

1 International Blvd, Suite 400
Mahwah, NJ 07495
Tel: 908.603.5730

www.lrcconsult.com

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

DRAINAGE AREA MAP (PRE-CONDITIONS)

ADMIRAL HALSEY II

125 MAIN STREET
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

Design/Calcs	BS	CAD File	DA21273001.dwg	Sheet No.
Drawn	SMC	Project No.	20–2370	DA-1
Checked	KFC	Date	2021–06–22	
Approved	REM	Scale	1"=20'	

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ADMIRAL HALSEY TWO
PROPOSED BUILDING - 4 & 5 STORIES
GROUND FLOOR AREA = 12,731.18 S.F.

ADMIRAL HALSEY ONE
EXISTING BUILDING - 13 STORIES
GROUND FLOOR AREA = 6,114 S.F.

1 — 3,352 SF — 0.77 AC.
2 — 5,279 SF — 0.12 AC.
3 — 4,052 SF — 0.09 AC.
4 — 21,672 SF — 0.50 AC.
5 — 4,693 SF — 0.11 AC.
6 — 5,259 SF — 0.12 AC.
7 — 6,429 SF — 0.15 AC.
8 — 8,032 SF — 0.18 AC.

NORTH PERRY STREET
MAIN STREET
Crosswalk
Concrete Sluiceway
Pool Remains
Metal Fence
Chain Link Fence
Concrete Wall
Reserved Parking
Resident Parking
"No Parking"
Flag Pole
Roof Overhang
Top of Building Elev = 242.4' Height = 126.9'
13 Story Building Area = 5,114 S.F.
12 Story Building Overhang
COVERED ARCADE/LOGGIA
Conc. Pad w/ Utility Box
1' Wide Brick Wall w/ Planter
Concrete Pad
Triple Cherry
Adm. Halsey
"Exit"
"Enter"
DOOR 114.28 ENT
ENT DOOR 114.28
DOOR 114.28
MATCH TO EXISTING 114.89
MATCH TO EXISTING 115.45
MATCH TO EXISTING 115.33
MATCH TO EXISTING 117.43
EXISTING PAVEMENT
NEW PAVEMENT
S76°58'00"E 231.43'
S13°40'30"W 67.10'
S74°25'20"E 10.83'
S21°36'10"W 76.40'
S72°19'10"E 5.00'
S13°35'00"W 64.00'
S74°06'30"E 8.01'
S15°31'00"W 25.87'
S77°16'50"E 32.49'
S16°03'00"W 117.31'
S15°15'40"W 39.99'
N75°29'00"W 278.82'
N13°45'20"E 117.44'
TC:114.77 BC:114.27
TC:116.04 C:115.54
TC:115.60 BC:115.60
TC:117.20 BC:116.70
TC:114.36 BC:113.86
TC:115.49 BC:114.99
TC:115.92 BC:115.42
TC:114.25 BC:113.75
TC:115.32 BC:115.85
TC:115.82 BC:115.32
TC:115.91 BC:115.41
TC:113.97 BC:113.47
TC:114.06 BC:113.56
TC:113.27
TC:113.00 BC:112.50
TC:112.69 BC:112.10
TC:112.48 BC:111.98
TC:112.40 BC:111.90
TC:115.09 BC:114.59
TC:115.8 BC:115.33
TC:116.56 BC:116.06
TC:115.7 BC:115.6
TC:116.63 VC:116.28
TC:117.86 BC:117.46
TC/BC 115.27
TC/BC 115.21
TC/BC 115.15
115.65
115.28
XHP:114.02
San MH TF=112.92 Inv=101.2(N) Inv=101.2(S) Inv=102.2(W Unk.) Inv=105.8(W VCP)
Storm MH TF=111.76 Inv=106.3(N) Inv=108.8(SE) Inv=Inaccessible(S) Bot=105.7
San MH TF=112.32 Inv=100.8(N) Inv=107.4(SE) Inv=100.8(S)
CCB TF=111.68 Inv=109.2 Bot=108.8
CCB TF=112.38 Inv=108.1 Bot=107.9
Storm MH TF=111.44
CCB TF=110.81
San MH TF=111.42 (Cannot Open)
CCB TF=111.69
Storm MH TF=115.34
CLCB TF=114.52 Inv=111.25
Unknown MH TF=115.83
CCB TF=116.14
Concrete Pad
Chain Link Fence
Reserved Parking
Resident Parking
Trees: Maple, Allanthus, Locust, Cherry, Pear, Walnut, Linden, Oak

LEGEND

- EXISTING MAJOR CONTOUR LINE
- EXISTING MINOR CONTOUR LINE
- PROPOSED MAJOR CONTOUR LINE
- PROPOSED MINOR CONTOUR LINE
- DRAINAGE LINE
- SOIL BOUNDARY LINE
- TIME OF CONCENTRATION LINE
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- MgB — SOIL TYPE DESIGNATION
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GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

No.	Date	Description
1.	12/21/2021	REVISED PER COMMENTS

Revisions

LRC GROUP

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www.lrcconsult.com

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

STATE OF NEW YORK — RICHARD E. MORRISON — 074194 — LICENSED PROFESSIONAL ENGINEER

DRAINAGE AREA MAP (POST-CONDITIONS)

ADMIRAL HALSEY II

125 MAIN STREET
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

Design/Calcs	BS	CAD File	DA21273002.dwg	Sheet No.
Drawn	SMC	Project No.	20-2370	DA-2
Checked	KFC	Date	2021-06-22	
Approved	REM	Scale	1"=20'	

X:\JOBS\Jobs 2021\21-2730-Admiral Halsey Phase II-Omni New York, LLC\DWG\DA21273002.dwg 11/29/2021 10:05 AM Bshokley

)UGHKEEPSIE POLICE DEPARTMENT

SITE PLAN REVIEW

DATE: 12-14-2021

PROJECT NAME: Admiral Halsey II

PROJECT ADDRESS: 135 Main Street

☒ **THE SITE PLAN IS ACCEPTABLE AND WILL BE SIGNED WITH NO CONDITIONS**

☐ **THE SITE PLAN IS UNACCEPTABLE AS SUBMITTED. THE PLAN WILL BE SIGNED IF THE FOLLOWING CONDITIONS ARE SATISFIED.**

CONDITIONS:

APPROVED BY CHIEF THOMAS PAPE OR AGENT:	DATE:
	12-14-21

APPLICATION TO THE PLANNING BOARD
CITY OF POUGHKEEPSIE, NEW YORK

PAID
JUN 29 2021
CK # 207
#503.50

Application for Site Plan, Special Permit & Facade Approval

PB-2021-040

OFFICE USE ONLY
CODE: PLSF
ID # 294080
FEE: _____
Total, from:
$500, plus
$_____
($150 per 1000 square feet of floor area), plus
$_____
($35 per number of required parking spaces), plus
$_____
($500 for special permit, if applicable)

I. **PROPERTY ADDRESS:** 278-282 Main Street

II. **PROPERTY OWNER:** Kirchner Realty, Inc.
ADDRESS: 2406 New Hackensack Road

Poughkeepsie, NY 12603 (state and zip code)

PHONE NUMBER: (845) 452-3045 (include area code)

III. **NAME OF APPLICANT:** Kirchner Realty, Inc.

ADDRESS: 2406 New Hackensack Road

Poughkeepsie, NY 12603 (state and zip code)

PHONE NUMBER: (845) 452-3045 (include area code)

EMAIL ADDRESS: decordovamichael@gmail.com

(If applicant is NOT the owner, proof of owner's consent to the application MUST be provided.)

IV. **CONSULTANT:** Aryeh Siegel Architect

ADDRESS: 84 Mason Circle

Beacon, NY 12508 (state and zip code)

PHONE NUMBER: 845-838-2490 (include area code)

V. **PROPOSED USE or FAÇADE CHANGE** (Summarize proposed use or uses): Mixed use commercial and multi-family residential. Renovate existing Main Street facade. New facade at east elevation

VI. **ZONING DISTRICT:** PID - Historic Core

(Proceed to XVII for special permit & façade approval only)

RECEIVED
JUN 29 2021

Revised January 2018: Previous Editions Obsolete

PROJECT INFORMATION

New construction: _____(yes) X _____ (no)

Change of use: X _____ (yes) _____ (no)

Expansion/addition: X _____ (yes) _____ (no)

Alteration: X _____ (yes) _____ (no)

Cost of Construction: $ $2.5 million _____

LOT AND BULK INFORMATION:

Lot area: 0.56 _____ (acres) _____ (square feet)

Building Footprint: 0 _____ (proposed square feet for new construction)

10,570 _____ (existing square feet for change of use/expansion)

1,588 _____ (additional proposed square feet for expansion)

12,158 _____ (total building footprint, square feet)

Lot Coverage: 50% _____ (percentage, building coverage only)

Gross Floor Area: 0 _____ (proposed square feet for new construction)

27,628 _____ (existing square feet for change of use/expansion)

8,122 _____ (additional proposed square feet for expansion)

35,750 _____ (total gross floor area, square feet)

Building Height: 5 _____ (stories) / _____ (feet)

Floor Area Ratio: 1.47 _____ (ratio of gross floor area divided by lot area)

VIII. PROJECT PARKING INFORMATION

A) Number of Off-Street Parking Spaces required: 0 _____

B) Number of Off-Street Parking Spaces provided: 0 _____

C) Waiver Requested: _____ (Yes) X _____ (No)

Is municipal parking available within 600 feet? X _____ (Yes) _____ (No)

If yes, name all such municipal facilities: _____

_____

_____

(If a waiver is requested based on proximity to municipal facilities, a written request for such waiver, addressed to the City Planning Staff and the Chairman of the Planning Board, must be submitted with the application.)

If a private parking facility is to be utilized, is such facility within 600 feet?

_____ (Yes) X (No)

If yes, provide the address of the facility, name of the property owner, number of spaces in the lot, number of spaces available for lease, and length of lease. Attach copy of lease. Additional information may be required by the Planning Board):

_____

_____

_____

_____

IX. RESIDENTIAL PROPOSALS

A) Type of Development: Multiple residence rental
(Townhouse, condominium, multiple residence rental, etc.)

B) Unit Breakdown:

Number of efficiency or "studio" units: 2

Number of one (1) bedroom units: 14

Number of two (2) bedroom unit's 8

Number with three or more bedrooms: 0

Total number of units: 24

C) Is funding public? ____ Yes X No

If yes, describe funding source: _____

X. OFFICE PROPOSALS (____ Medical/Dental ____ Professional ____ Business)

A) Number of Employees: _____

B) Number of doctors/dentists/medical practitioners: _____

C) Days/Hours of Operation: _____

XV. EDUCATIONAL/INSTITUTIONAL/RECREATIONAL PROPOSALS (e.g., Museums, Theatres, Conference Centers, Hotels, Motels, Hospitals, Nursing Homes, Assisted Living Facilities, Nursery Schools, Private Schools, Day Care Centers, Places of Worship, Marinas, Membership Clubs, etc.)

A) Specify: _____

B) Number of shifts (if any): _____

C) Number of employees: _____
(If shifts are proposed, list number of employees per shift)

D) Number of beds (hospitals, nursing homes, etc): _____

E) Number of seats in largest assembly space: _____

F) Number of classrooms (schools): _____

G) Number of rental units (hotels, motels, etc.) _____

H) Number of boat slips/courts (e.g., tennis, handball, etc.), alleys: _____

I) Days/Hours of Operation: _____

XVI. PROPOSALS NOT MENTIONED ABOVE (Please be specific):

Commercial use will be established when the space is built out.

XVII. APPLICANT CERTIFICATION

I, Michael DeCordova, certify that the this application has addressed the objectives outlined in the Zoning Ordinance with consideration given to the public health, safety and welfare; the comfort and convenience of the public in general or the residents or users of the proposed development and of the immediate neighborhood.

The applicant certifies that all information contained herein is accurate and complete as of the date of this application.



Signature of Applicant

June 29, 2021

Date

Kirchner Realty Inc.
2406 New Hackensack Road
Poughkeepsie, NY 12603
845-546-3626
decordovamichael@gmail.com

January 12, 2022

City of Poughkeepsie
Planning Department
62 Civic Center Plaza
Poughkeepsie, NY 12601

Re: 278-288 Main Street

Dear Members of the Planning Board/Department:

Please find enclosed a submission for the January, 2022 Planning Board meeting for the Site Plan Application for 278-288 Main Street.

This letter addresses comments and questions regarding public sources of funding for the project; landscaping; and building plan. Our engineer, Hudson Land Design, will provide responses to the City Engineer's comments under separate cover (or are included on the revised drawings attached).

Public Funding:

Ms. Quinn has asked about public financing. In terms of public funding, at the November, 2021 meeting, two applications for NYS grants had been applied for and unfortunately both were denied: a $500,000 NYS Housing and Community Development Main Street Anchor Grant ("MSAG") and a +/- $900,000 NYS Empire State Development ("ESD") grant. The good news is that, in December, we were given permission to apply to the ESD a second time for the same grant in the amount of +/- $900,000. I had hoped to receive a conditional approval from the Planning Board last month to include that positive development with the application (which had a deadline of 12/31/21).

As previously mentioned, Community Preservation Corporation ("CPC") has offered a preliminary term sheet setting forth the financing it could provide the project. That letter of interest presupposed receipt of the $500,000 MSAG. If the project receives the ESD grant, I believe CPC's equity requirement will be fulfilled. The other source of equity will be from my family.

Landscape Comments:

Several updates have been made to the landscape drawings in response to comments received from the planning board, City Engineering Department and Dutchess County. Native plants have

been noted on the planting schedule found on sheet six. The selected colors for the furnished planters and benches were changed from the color "Charcoal" to "Shadow." Uplights utilized on both the building pilasters and plantings will utilize timers to ensure these fixtures will be off no later than midnight. This is reflected in a note in the table on the Exterior Lighting Locations and Fixtures Plan. An updated photometric plan, in response to comments from Dutchess County Department of Planning, has been included to reflect the removal of the previously included pedestrian pole lights, as well as the addition of several more pedestrian bollards.

Additional changes have been made to the gates and metal panels on the site. At the December 21, 2021 Planning Board Meeting, it was suggested that a traditional black wrought iron fence should be considered as an option. The design team discussed this as a potential option but have decided to continue to move forward with the metal panels. The materiality of the metal panels with its Corten Patina finish resonate with the corten panels on the building, providing a common and highly recognizable material between the building and site. The panels are made of aluminum with the patina finish to give it a corten look but will not rust and stain adjacent surfaces. To better reflect the Main Street façade, we have chosen a panel design called Damascus, which evokes the angular relief and circle florets seen on the prominent sidewalk façade. The Main Street panels remain at a 4'-0" height, however the gate has been lowered to 4'-0" to comply with the rules regarding fencing for the Poughkeepsie Innovation District (PID), indicating that fencing in the front yard may not exceed 4'0" . The panels and gate at the south end of the site remain at 6'-0" height which is compliant in a PID zone as it does not exceed 8'-0" height.

Building Plan:

To address the Planning Board's concerns from the December, 2021 meeting, we have agreed to construct the corners of the east elevator/stair tower using reclaimed brick to match the existing brick of the building; the rest of the east elevator/stair tower remains the same: glass and corten metal. Another building design clarification concerned the window systems on the east façade. Where there are balconies, the window systems will present a combination of a center balcony door with flanking divided lite casement windows. Where there are no balconies, the window system will present three divided lite casements windows. The transoms above all of those window systems on the east facade will not be divided. However, the upper most windows on the east façade, serving the 4th floor mezzanine level will be divided light, fixed windows.

The windows on the southern and western faces of the building will be casement windows, like show on the east façade. The windows on the north (Main Street) side will be double hung.

Lastly, we have enlarged the stair/elevator tower (on the east/plaza side) to present a better (larger) staircase design.

We hope you will like our modifications.

Sincerely,

Michael de Cordova
President
Encls
MdeC:lg

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	11/02/21	PROGRESS SUBMISSION	AJS
2	01/07/22	REVISED PER PLANNING BOARD COMMENTS	AJS

BUILDING INSPECTOR

CITY ENGINEER

COMMISIONER OF PUBLIC WORKS

FIRE CHIEF

POLICE CHIEF



Site Plan: Proposed

Scale: 1" = 20'



Photo: North Elevation (Main Street)

STATE BUILDING CODE VARIANCE

A CODE VARIANCE (PETITION NO. 2010-0016) WAS GRANTED ON FEBRUARY 9, 2010, BY THE NYS DEPARTMENT OF STATE - HUDSON VALLEY REGIONAL BOARD OF REVIEW TO ALLOW LOT LINE WINDOWS TO BE INSTALLED ON THE WEST FACADE OF THE BUILDING SUBJECT TO THE CONDITIONS LISTED IN THE DECISION

278-282 Main Street



Location Plan

Scale: NTS

Bulk Zoning Regulations Table

	Maximum Building Height	Proposed Building Height	Maximum Building Coverage	Proposed Building Coverage	Minimum Open Space	Minimum Lot Coverage	Proposed Lot Coverage	Required Setbacks			Proposed Setbacks			Frontage Occupancy	Existing Frontage Occupancy	Actual Lot Area
								Front	Side	Rear	Front	Side	Rear			
Zoning District																
HC Historic Core	5 Stories	5 Stories	100%	N/A		75%	50%	0	0	0	N/A	N/A	N/A	100%		24,393 sf

Notes:
1 Minimum lot coverage is calculated as a percentage of the total lot area.
2 Minimum open space is calculated as a percentage of the total lot area. Minimum open space requirements are waived for lots under 5,000 square feet. Green roofs may be counted towards open space requirements.
3 Recessed entryways as permitted within frontage types [Section 19-3.37(10)(b)] are not considered setbacks and do not detract from the percentage of frontage occupancy.
4 A side yard shall not be required, but, if provided shall not be less than six feet in width

Zoning Summary

Zoning District:	Poughkeepsie Innovation District (PID) – Historic Core
Tax Map No.:	278 Main Street: 6162-77-059084
	284 Main Street: 6162-77-062084
	286 Main Street: 6162-77-065083
	Wood Lane: 6162-77-060075
	288 Main Street: 6162-77-068081 (Conveyed from City to Applicant)
Total Lot Area:	0.56 Acres
Building Footprint:	10,405 square feet
Historical Core District:	Yes
Parking Required:	Not required for proposed uses
Existing Use:	Vacant. Last used as Assembly/Storage
Proposed Use:	Commercial (Restaurant) / Residential

Parking Requirements

No Off-Street Parking Required for Commercial or Residential in this District	24 apartments total: (2) studio (14) 1 bedroom (8) 2 bedroom	0 parking spaces
Restaurant / Commercial		
No Off-Street Parking Required for Commercial or Residential in this District	10,940 sf	0
Total Required Parking Spaces		***0 Parking Spaces***
Total Proposed Parking Spaces		**0 Parking Spaces**

Notes:

1. Per City of Poughkeepsie Zoning Chapter 19-4.3 (9):

   All or portions of the off-street parking requirement may be waived by the Planning Board, provided that:

   (a) The proposed use is within six hundred (600) feet of a municipally operated off-street parking facility or privately owned parking area.

   (b) The Planning Board shall, at the time of its approval of a site development plan, certify on such plan that the municipally operated off-street parking facility or, in the case where nearby private parking area is to be utilized, the private parking facility has adequate capacity for storage of passenger vehicles generated by activities proposed to be conducted on the subject lot in addition to those generated by any other lots already serviced by such off-street parking facility. In determining the existence of such adequate capacity, the Planning Board shall consider the need for preventing frequent parking on the street by persons visiting or connected with each use which is proposed to be served by such off-street municipal or private parking facility.

3. The hours of operation for the commercial use are 7am – 11pm daily.
4. Site lighting will be on from dusk to dawn, with photocell switching



Index of Drawings

Sheet 1 of 13 Cover Sheet
Sheet 2 of 13 Survey
Sheet 3 of 13 Demolition Plan
Sheet 4 of 13 Site Plan
Sheet 5 of 13 Grading Plan
Sheet 6 of 13 Planting Plan
Sheet 7 of 13 Site Details
Sheet 8 of 13 Drainage Plan
Sheet 9 of 13 Erosion & Sediment Control Plan
Sheet 10 of 13 Details
Sheet 11 of 13 Floor Plans
Sheet 12 of 13 Elevations
Sheet 13 of 13 Elevations
Sheet MB Material Board

REGISTERED ARCHITECT ARYEH JOSEPH SIEGEL 014882 STATE OF NEW YORK

Cover Sheet

Sheet 1 of 13

Owner / Applicant:
Kirchner Realty, Inc.
2406 New Hackensack Road
Poughkeepsie, NY 12603

Architect:
Aryeh Siegel, Architect
514 Main Street
Beacon, New York 12508

Landscape Architect:
Trowbridge Wolf Michaels Landscape Architects
1001 W Seneca St. Suite 201
Ithaca, NY 14850

Civil Engineer/Surveyor:
Hudson Land Design
174 Main St.
Beacon, NY12508

Surveyor:
Robert V. Oswald, LS
175 Walsh Road
Lagrangeville, New York 12540

278-282 Main Street
Poughkeepsie, New York
Scale: As Noted
June 29, 2021

DUTCHESS COUNTY DEPARTMENT OF HEALTH CONSENT TO FILE

THIS PLAN DOES NOT CONSTITUTE A REALTY SUBDIVISION AS DEFINED BY ARTICLE XI, TITLE II, SECTION 1115, OF THE PUBLIC HEALTH LAW OF THE STATE OF NEW YORK, AND ARTICLE XI OF THE DUTCHESS COUNTY SANITARY CODE.

PERMISSION IS HEREBY GRANTED FOR THE FILING OF THIS MAP WITH THE CLERK OF DUTCHESS COUNTY. APPROVAL FOR ARRANGEMENTS FOR WATER SUPPLY AND/OR SEWAGE DISPOSAL IS NEITHER SOUGHT NOR GRANTED.

AUTHORIZED REPRESENTATIVE OF THE COMMISSIONER OF HEALTH

CITY OF POUGHKEEPSIE FILING NOTE

THE FILIING OF THIS PLAT WITH THE DUTCHESS COUNTY CLERK'S OFFICE IS APPROVED ON BEHALF OF THE CITY OF POUGHKEEPSIE.

AUTHORIZED REPRESENTATIVE OF THE CITY OF POUGHKEEPSIE
GARY E. BECK, JR. – CITY OF POUGHKEEPSIE BUILDING INSPECTOR

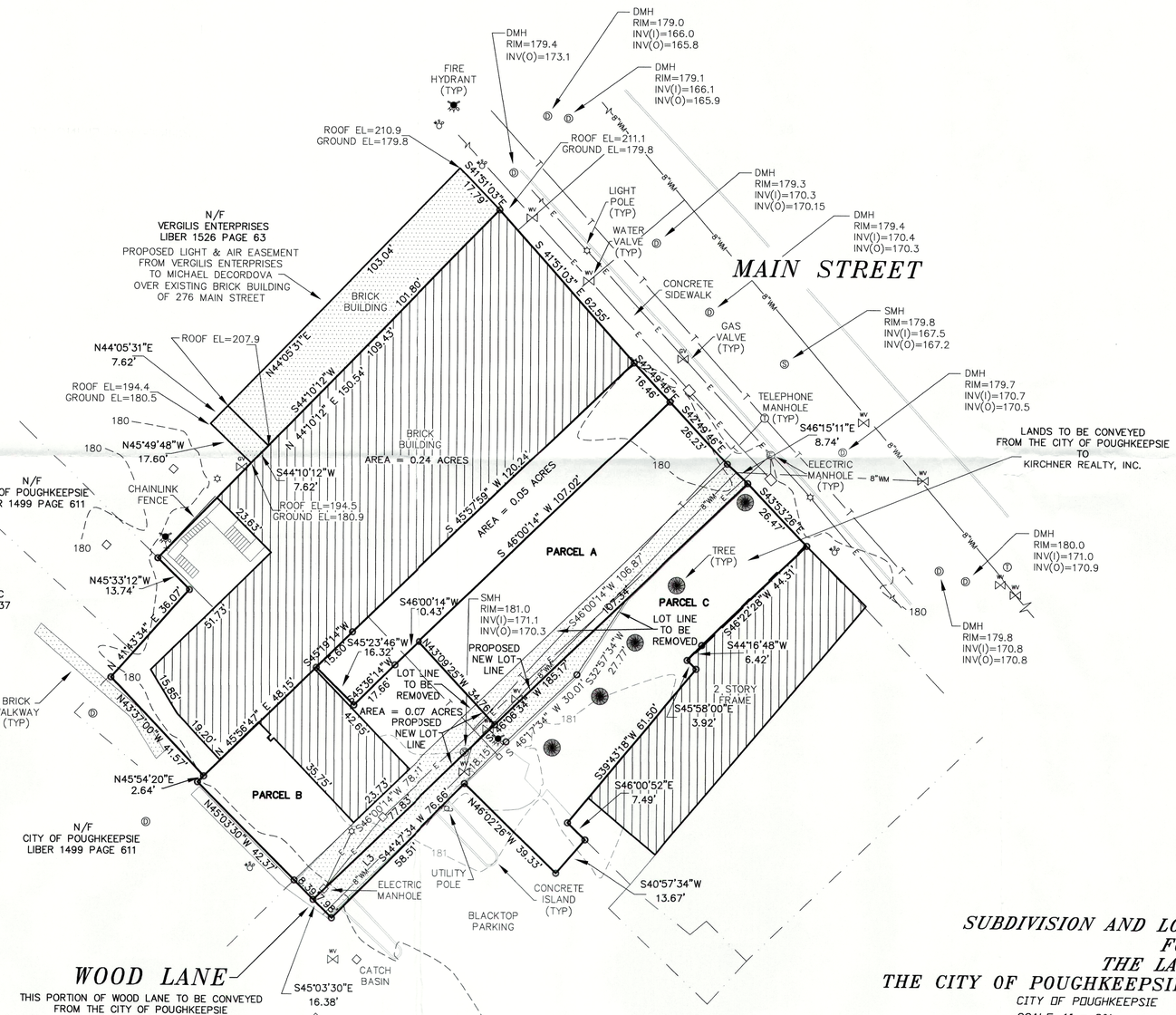
SURVEY CERTIFICATION

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY WAS PREPARED BY ME AND WAS MADE FROM AN ACTUAL FIELD SURVEY COMPLETED IN JULY 21, 2009.

ROBERT V. OSWALD, L.S. SEAL

TABLE OF LOT AREAS

PARCEL A ORIGINAL AREA = 0.06 ACRES – NEW AREA = 0.09 ACRES
PARCEL B ORIGINAL AREA = 0.07 ACRES – NEW AREA = 0.08 ACRES
PARCEL C ORIGINAL AREA = 0.08 ACRES – NEW AREA = 0.10 ACRES



SUBDIVISION AND LOTLINE REALIGNMENT
FOR
THE LANDS OF
THE CITY OF POUGHKEEPSIE & KIRCHNER REALTY, INC.

CITY OF POUGHKEEPSIE *DUTCHESS CO.,N.Y.*
SCALE: 1" = 20' *JULY 21, 2009*

PROPOSED LIGHT & AIR EASEMENT: NOVEMBER 8, 2011
288 MAIN ST. & WOOD LANE: JANUARY 9, 2012
ADDED UNDERGROUND UTILITYS: MARCH 27, 2012

CERTIFIED TO:
1. KIRCHNER REALTY, INC.
2. CITY OF POUGHKEEPSIE
3.
4.

NOTES:
1. BEING THE SAME PARCEL AS DESCRIBED IN THE LIBER _____ OF DEEDS, AT PAGE _____ AND SUBJECT TO RESTRICTIONS AND CONDITIONS THEREIN.
2. TOGETHER WITH ANY RIGHT, TITLE OR INTEREST IN AND TO THE CENTER OF THE PUBLIC ROADS SHOWN HEREON.
3. BEING LOT NO.___ AS SHOWN ON FILED MAP NO._____
4. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYORS SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
5. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
6. CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSONS FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
7. THIS SURVEY IS SUBJECT TO ANY FINDINGS OF A TITLE SEARCH.
8. SUBSURFACE STRUCTURES AND UTILITIES WHICH WERE NOT VISIBLE AT THE TIME OF THE SURVEY HAVE NOT BEEN SHOWN.
9. ©ALL RIGHTS RESERVED. COPYING OR REPRODUCTION OF THIS PLAN OR ANY PORTION THEREOF PROHIBITED WITHOUT THE WRITTEN PERMISSION OF THE DESIGN ENGINEER / SURVEYOR.

FILE NO. 2009-045
DISC #

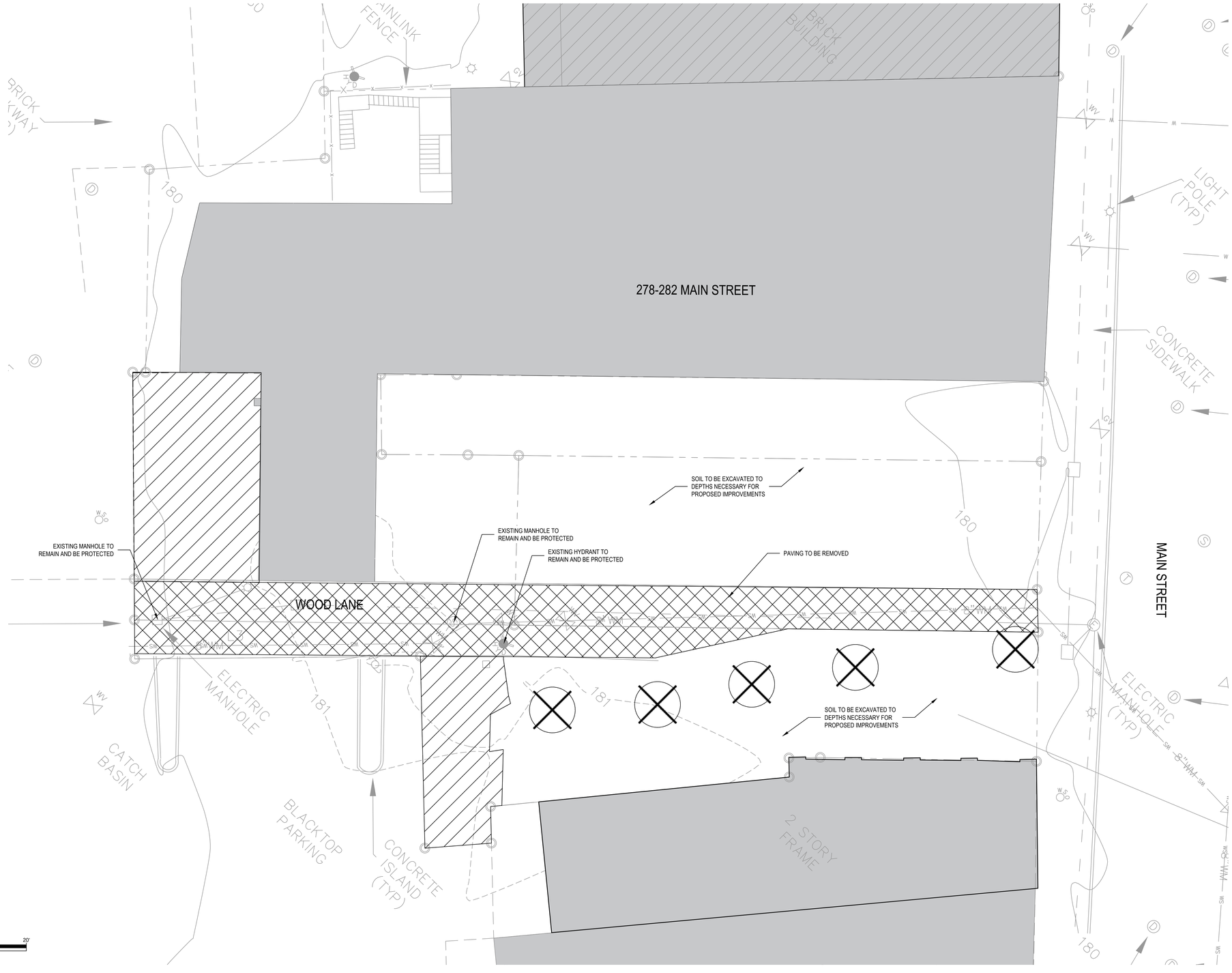
ROBERT V. OSWALD
LAND SURVEYING
175 WALSH ROAD, LAGRANGEVILLE, NEW YORK 12540
(845)-226-6436

NEW YORK STATE
ROBERT V. OSWALD
050031
LICENSED LAND SURVEYOR
LICENSE NO. 50031

GENERAL SHEET NOTES - DEMOLITION

1. CONSTRUCTION FENCING TO BE INSTALLED AS NECESSARY TO PROTECT PEDESTRIANS, CONTROL VEHICULAR TRAFFIC AND PROTECT ON-SITE CONSTRUCTION MATERIALS.
2. CONTRACTOR TO PROVIDE TEMPORARY WALKWAYS AND TRAFFIC SIGNS TO PROTECT PEDESTRIANS
3. PROVIDE SEDIMENTATION CONTROLS AT ALL EXISTING CATCH BASINS AFFECTED BY NEW CONSTRUCTION.
4. PROTECT ALL SURFACE AND SUBSURFACE UTILITIES TO REMAIN DURING DEMOLITION WORK.
5. ALL REMOVED/DEMOLISHED MATERIAL SHALL BECOME CONTRACTOR'S PROPERTY AND REMOVED FROM SITE, UNLESS NOTED OTHERWISE. OWNER TO RESERVE RIGHT OF FIRST REFUSAL ON ALL DEMOLISHED MATERIAL.
6. ALL TREE STUMPS ARE TO BE REMOVED COMPLETELY, ALONG WITH ALL ROOTS 6" AND LARGER.

KEY	MATERIAL	DETAIL
	TREE TO BE REMOVED	
	UNIT PAVERS TO BE REMOVED	
	ASPHALT PAVING TO BE REMOVED	
	PROPERTY BOUNDARY	



SCALE: 1"=10'

Demolition Plan

Sheet 3 of 12

Owner / Applicant:
Kirchner Realty, Inc.
2406 New Hackensack Road
Poughkeepsie, NY 12603

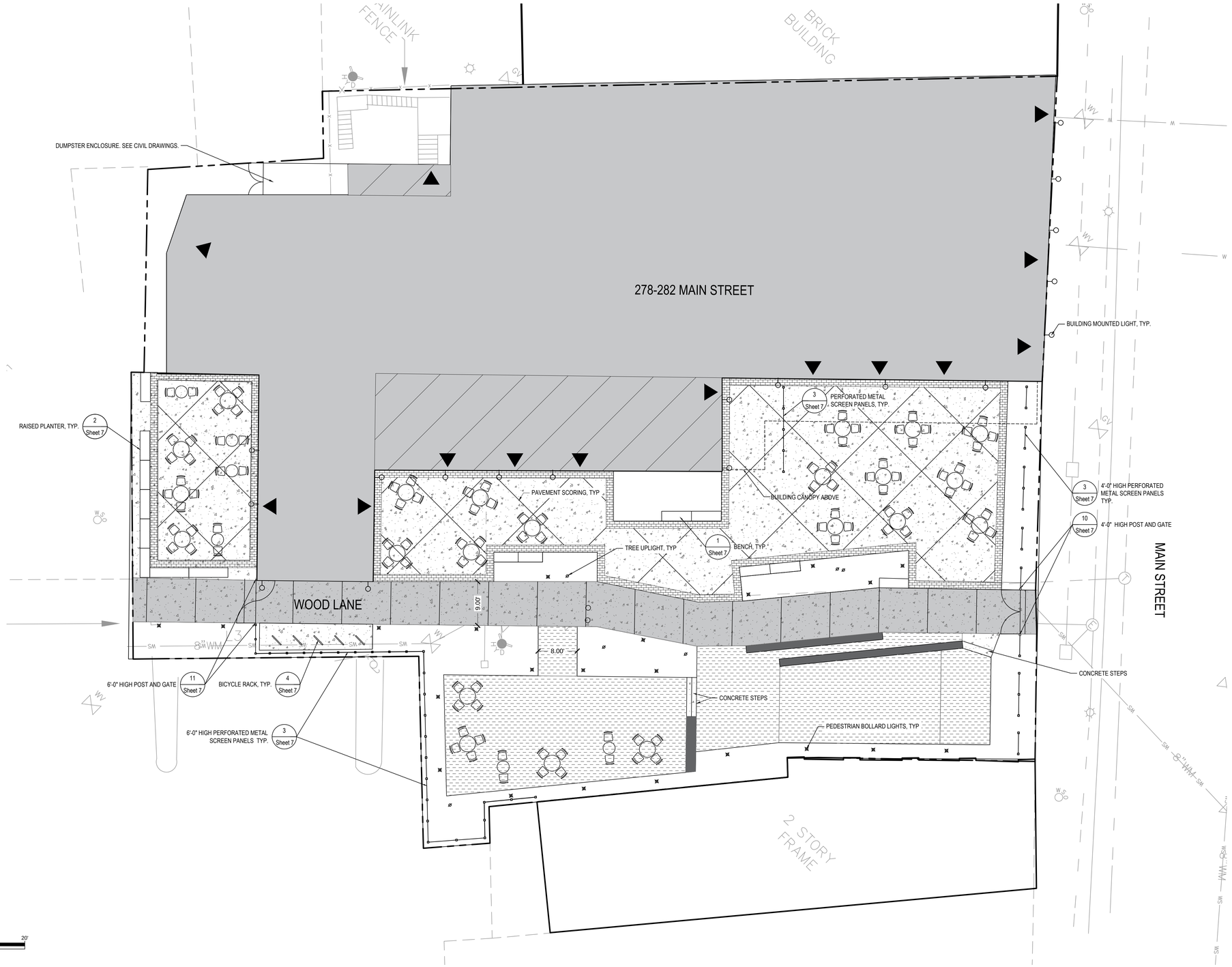
Architect:
Aryeh Siegel, Architect
514 Main Street
Beacon, New York 12508

Landscape Architect:
Trowbridge Wolf Michaels Landscape Architects
1001 W Seneca St. Suite 201
Ithaca, NY 14850

Civil Engineer/Surveyor:
Hudson Land Design
174 Main St.
Beacon, NY12508

REGISTERED LANDSCAPE ARCHITECT
BEVERLY A. MICHAELS
001031-1
STATE OF NEW YORK

278-282 Main Street
Poughkeepsie, New York
Scale: As Noted
JANUARY 7, 2022
DRAWINGS NOT FOR CONSTRUCTION



0 10' 20'

SCALE: 1"=10'

GENERAL SHEET NOTES - LAYOUT

LAYOUT NOTES:

1. GENERAL CONTRACTOR SHALL NOTIFY ALL UTILITY OWNERS HAVING UNDERGROUND UTILITIES ON SITE PRIOR TO EXCAVATION.
2. CONTRACTOR SHALL CONTACT UTILITY LOCATING COMPANY AND LOCATE ALL UTILITIES PRIOR TO ANY EXCAVATION.
3. SEE CIVIL AND ELECTRICAL DRAWINGS FOR LAYOUT OF UNDERGROUND UTILITIES AND SITE LIGHTING.
4. INSTALL EXPANSION JOINTS EVERY 30' MAX IN CONCRETE PAVEMENT AND IN AREAS WHERE CONCRETE ABUTS CURBS OR OTHER FIXED OBJECTS.
5. VERIFY DIMENSIONS AND ACCEPT CONDITIONS BEFORE PROCEEDING WITH WORK. REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT BEFORE PROCEEDING.
6. DO NOT SCALE FROM MEASURING DRAWINGS.
7. WALKS, DRIVES, CURBS AND PARKING TO BE STAKED OUT IN THE FIELD BY A LICENSED SURVEYOR.
8. LAYOUT DIMENSIONS AND RADII ARE TO EDGE OF CONCRETE WALKS AND FACE OF CURB.
9. ALL PAVEMENT RADII ARE 5' UNLESS OTHERWISE NOTED ON PLAN.

KEY	MATERIAL	DETAIL
	MEDIUM DUTY CONCRETE PAVING	9 Sheet 7
	HEAVY DUTY CONCRETE PAVING	8 Sheet 7
	STONE DUST PAVING	5 Sheet 7
	UNIT PAVERS	12 Sheet 7
	SEAT WALL	
	PERFORATED METAL SCREENING PANEL	3 Sheet 7
	SITE FURNISHINGS - TABLES AND CHAIRS	
	PEDESTRIAN BOLLARD	
⌀	TREE UPLIGHT	
	EXTERIOR BUILDING LIGHT FIXTURE	
	PROPOSED BUILDING ADDITION - SEE ARCHITECTURE	

Site Plan

Sheet 4 of 12

Owner / Applicant:
Kirchner Realty, Inc.
2406 New Hackensack Road
Poughkeepsie, NY 12603

Architect:
Aryeh Siegel, Architect
514 Main Street
Beacon, New York 12508

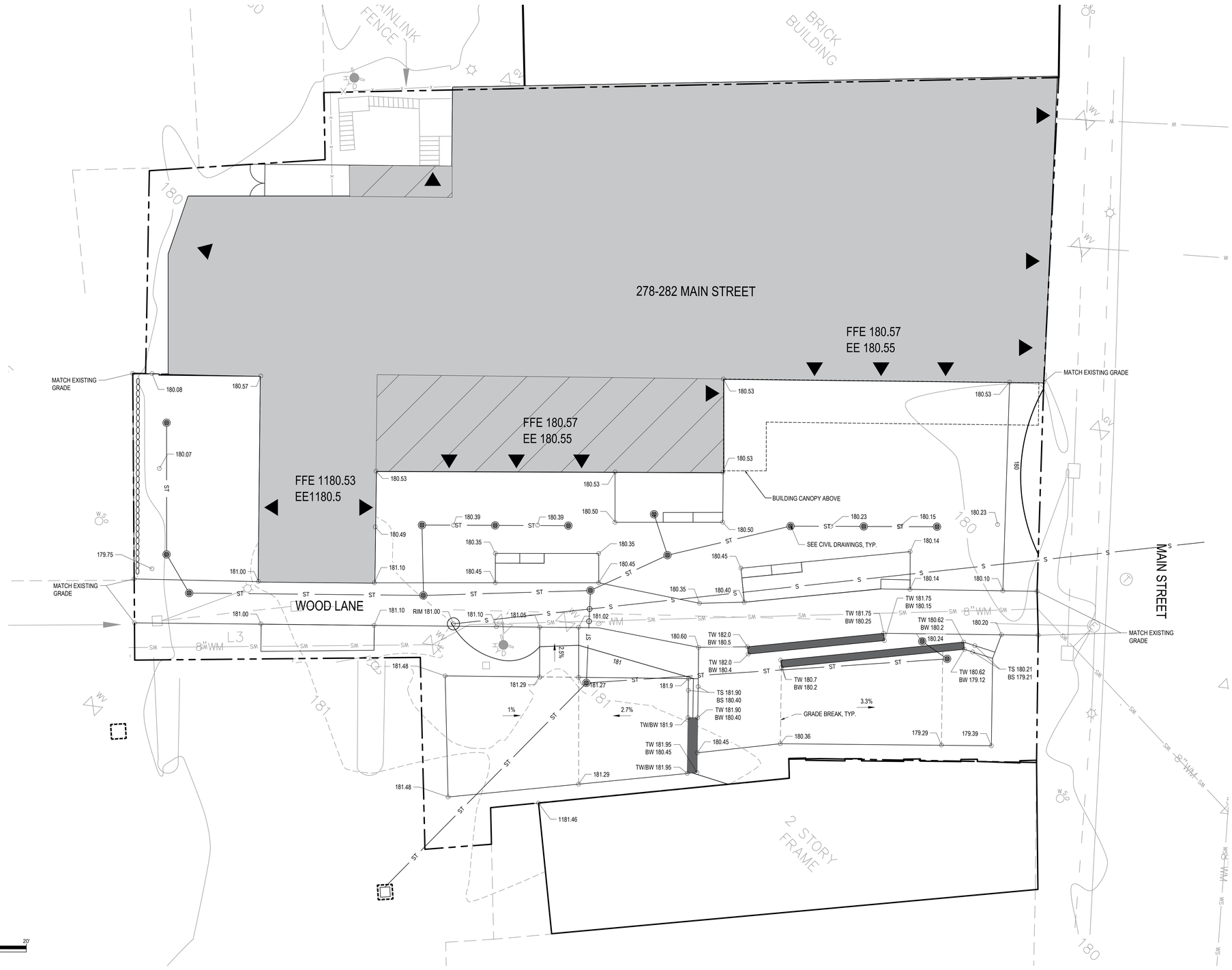
Landscape Architect:
Trowbridge Wolf Michaels Landscape Architects
1001 W Seneca St. Suite 201
Ithaca, NY 14850

Civil Engineer/Surveyor:
Hudson Land Design
174 Main St.
Beacon, NY12508

278-282 Main Street
Poughkeepsie, New York
Scale: As Noted
JANUARY 7, 2022
DRAWINGS NOT FOR CONSTRUCTION

GENERAL SHEET NOTES - GRADING

1. PROPOSED GRADING PLAN BASED ON 03/12/2012 SURVEY COMPLETED BY ROBERT V. OSWALD LAND SURVEYING.
2. GENERAL CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES HAVING UNDERGROUND UTILITIES ON SITE OR IN RIGHT-OF-WAY PRIOR TO EXCAVATION. CONTRACTOR SHALL CONTACT UTILITY LOCATING COMPANY AND LOCATE ALL UTILITIES PRIOR TO GRADING START.
3. SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
4. MATCH EXISTING GRADE AT ALL EDGES WHERE PROJECT WORK MEETS EXISTING SITE.
5. SEE CIVIL DRAWINGS FOR PROPOSED UTILITIES.



SCALE: 1"=10'

EXISTING CONTOUR
PROPOSED MAJOR CONTOUR
PROPOSED CONTOUR
TC 389.30 BC 388.80 — PROPOSED SPOT ELEVATION
TC911.60 BC911.17 — EXISTING SPOT ELEVATION
STORM INLET (SEE CIVIL)
STORM CULVERT (SEE CIVIL)

TC = TOP OF CURB
BC = BOTTOM OF CURB
HP = HIGH POINT
TW = TOP OF WALL
BW = BOTTOM OF WALL
RIM = RIM ELEVATION
BS = BOTTOM OF STAIR
TS = TOP OF STAIR
HPS = HIGH POINT OF SWALE
FFE = FINISH FLOOR ELEVATION
EE = ENTRY ELEVATION

PROPOSED BUILDING ADDITION - SEE ARCHITECTURE

Grading Plan

Sheet 5 of 12

278-282 Main Street

Poughkeepsie, New York
Scale: As Noted
JANUARY 7, 2022
DRAWINGS NOT FOR CONSTRUCTION

Owner / Applicant:
Kirchner Realty, Inc.
2406 New Hackensack Road
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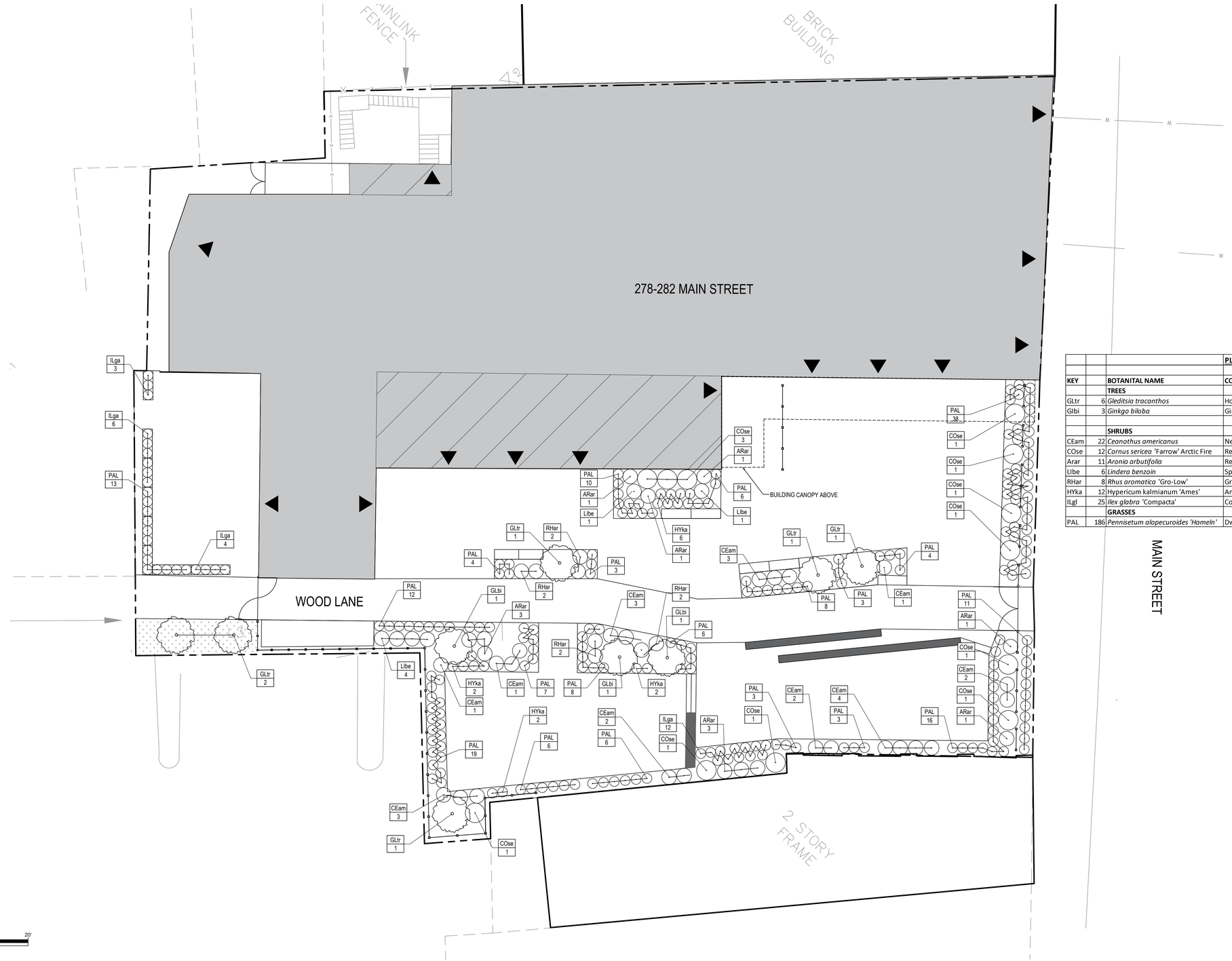
1001 W Seneca St. Suite 201
Ithaca, NY 14850

Civil Engineer/Surveyor:
Hudson Land Design
174 Main St.
Beacon, NY12508

GENERAL SHEET NOTES - PLANTING

PLANTING NOTES:

1. ALL PLANTING BEDS TO BE PREPARED AS SPECIFIED: SHRUB BEDS TO BE PREPARED IN THEIR ENTIRETY WITH PLANTING SOIL MIX. TREE PITS TO BE DUG TO DEPTH OF ROOTBALL BY 3X THE DIAMETER.
2. AFTER BEDS ARE PREPARED, THE LANDSCAPE CONTRACTOR IS TO LOCATE TREES, SHRUBS AND VINES AS SHOWN ON PLANS. TREE, SHRUB AND PERENNIAL LOCATIONS ARE TO BE APPROVED BY LANDSCAPE ARCHITECT BEFORE THEY ARE PLANTED.
3. ANY AND ALL AREAS DISTURBED BY CONSTRUCTION THAT ARE NOT SHOWN AS PAVED OR PLANTED BED ARE TO BE SEEDED AS TURF, UNLESS INDICATED OTHERWISE. PREPARE AND SEED TURF AS PER SPECIFICATIONS AND DETAILS.
4. ALL TREES AND PLANTS TO COMPLY WITH APPLICABLE REQUIREMENTS OF ANSI 260.1 "AMERICAN STANDARD FOR NURSERY STOCK".
5. MAINTAIN AND WARRANTY ALL LIVING PLANT MATERIAL AS PER SPECIFICATIONS.
6. TURF IS TO BE ESTABLISHED EARLY ENOUGH TO ACHIEVE 80% COVERAGE BY THE END OF THE GROWING SEASON.



KEY	MATERIAL	DETAIL
	LOW MOW GRASS OR TURF	
	SHRUB PLANTING	13 Sheet 7
	TREE PLANTING	14 Sheet 7
	PERFORATED METAL SCREEN	3 Sheet 7
	PROPOSED BUILDING ADDITION - SEE ARCHITECTURE	

PLANTING SCHEDULE

KEY		BOTANITAL NAME	COMMON NAME	ROOT	SIZE	NOTES	NATIVE
		TREES					
GLtr	6	*Gleditsia tracanthos*	Honeylocust	B &B	2"-2-1/2		Yes
Glbi	3	*Ginkgo biloba*	Ginkgo	B&B	2" - 2.5" CAL	Male	No, but common in region
		SHRUBS					
CEam	22	*Ceanothus americanus*	New Jersey Tea	#3 cont.	18"-24"		Yes
COse	12	*Cornus sericea* 'Farrow' Arctic Fire	Red Twig Dogwood	#3 cont.	18"-24"		Yes
Arar	11	*Aronia arbutifolia*	Red Chokeberry				Yes
Llbe	6	*Lindera benzoin*	Spicebush	#5 cont.	3'-4'		Yes
RHar	8	*Rhus aromatica* 'Gro-Low'	Gro-low Fragrant Sumac	#3 cont.	18"-24"		Yes
HYka	12	Hypericum kalmianum 'Ames'	Ames Kalm St. John's Wort	#3 cont.	15"-18"		Yes
ILgl	25	*Ilex glabra* 'Compacta'	Compact Inkberry	#3 cont.	18"-24"	Five are to be male	Yes
		GRASSES					
PAL	186	*Pennisetum alopecuroides 'Hameln'*	Dwarf Fountain Grass	#2 cont.			No, but common in region

0 10' 20'
SCALE: 1"=10'

Planting Plan

Sheet 6 of 12

Owner / Applicant:
Kirchner Realty, Inc.
2406 New Hackensack Road
Poughkeepsie, NY 12603

Architect:
Aryeh Siegel, Architect
514 Main Street
Beacon, New York 12508

Landscape Architect:
Trowbridge Wolf Michaels Landscape Architects
1001 W Seneca St. Suite 201
Ithaca, NY 14850

Civil Engineer/Surveyor:
Hudson Land Design
174 Main St.
Beacon, NY12508

REGISTERED LANDSCAPE ARCHITECT KIMBERLY A. MICHAELS 002031 STATE OF NEW YORK

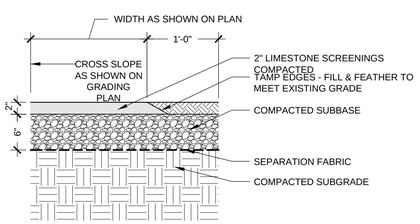
278-282 Main Street
Poughkeepsie, New York
Scale: As Noted
JANUARY 7, 2022
DRAWINGS NOT FOR CONSTRUCTION



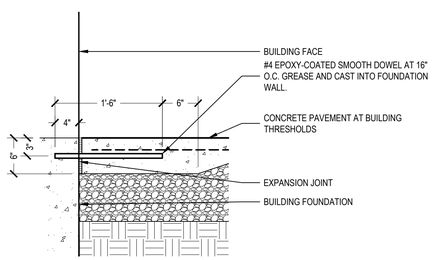
BASIS OF DESIGN: TOURNESOL WILSHIRE BENCH - WCF-48
MATERIAL: CONCRETE
BASE COLOR: SHADOW

1 BENCH
Scale: 1/4"=1'-0"

NOTES:
1. 2" MINIMUM CONCRETE COVERAGE AROUND PIN AND MESH



5 STONE DUST PAVING
Scale: 1"=1'-0"



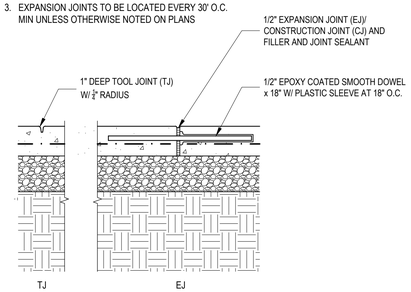
6 PIN AT BUILDING THRESHOLD
Scale: 1"=1'-0"



EXAMPLES OF FURNISH RAISED PLANTER
BASIS OF DESIGN: TOURNESOL WILSHIRE PLANTER
COLOR: SHADOW

2 FURNISHED RAISED PLANTERS
Scale: 1/4"=1'-0"

NOTES:
1. SEE PLANS FOR LOCATION AND TYPE OF JOINTS.
2. OVERLAP MESH SHEETS 1'-0" MIN.
3. EXPANSION JOINTS TO BE LOCATED EVERY 30' O.C. MIN UNLESS OTHERWISE NOTED ON PLANS



7 CONCRETE JOINTS
Scale: 1"=1'-0"

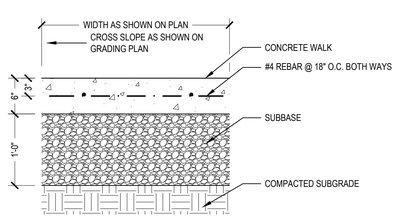


PANELS ON NORTH SIDE OF SITE 4'-0" HIGH
PANELS ON SOUTH SIDE OF THE SITE 6'-0" HIGH
SEE DETAILS 10 & 11/SHEET 6 FOR GATE DIMENSIONS

EXAMPLES OF PERFORATED METAL SCREENING PANELS (ABOVE RIGHT - TOP AND BOTTOM)
BASIS OF DESIGN: PARASOLEIL EQUINOX SERIES - LUNAR SCREEN SYSTEM
MATERIAL: ALUMINUM WITH POWDER COAT PATINA FINISH IN COR11
BASIS OF DESIGN PATTERN: DAMASCUS (ABOVE LEFT).CURRENTLY WORKING WITH MANUFACTURER ON CUSTOM PATTERN REFLECTIVE OF HISTORIC MAIN STREET FACADE.

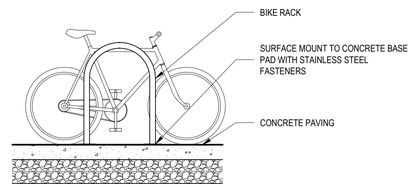
3 PERFORATED METAL SCREENING PANELS
Scale: 1/4"=1'-0"

NOTES:
1. 2" MINIMUM CONCRETE COVERAGE ON REBAR



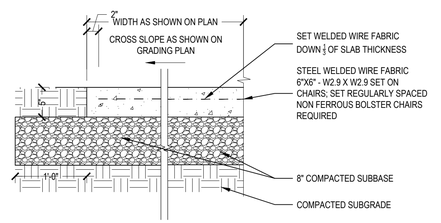
8 HEAVY DUTY CONCRETE PAVEMENT
Scale: 1"=1'-0"

BASIS OF DESIGN: DERO HOOP RACK
FINISH: POWDER COAT
BASE COLOR: BLACK



4 BICYCLE RACK
Scale: 1/2"=1'-0"

NOTES:
1. WELDED WIRE MESH MUST BE SET ON CHAIRS, PULLING WIRE MESH UP FROM SUB BASE WHEN PLACING CONCRETE IS NOT PERMITTED.
2. 2" MINIMUM CONCRETE COVERAGE ON MESH AND TIES.



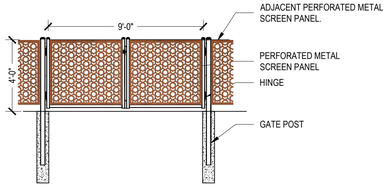
9 MEDIUM DUTY CONCRETE PAVEMENT
Scale: 1"=1'-0"

BASIS OF DESIGN: OMEGA UNIK DOUBLE SWING GATE WITH PERFORATED METAL SCREEN PANEL
COLOR: RUST

NOTES:
1. SEE DETAIL 3/SHEET 7 FOR PERFORATED METAL SCREEN PANEL



GATE HARDWARE TO BE INSTALLED TO ALLOW RESIDENT ACCESS AFTER HOURS



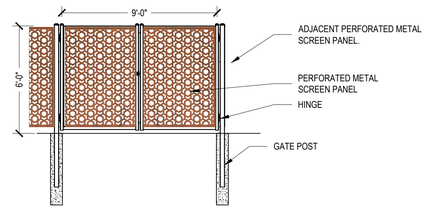
10 POST AND GATE - FRONT YARD
Scale: 1/4"=1'-0"

BASIS OF DESIGN: OMEGA UNIK DOUBLE SWING GATE WITH PERFORATED METAL SCREEN PANEL
COLOR: RUST

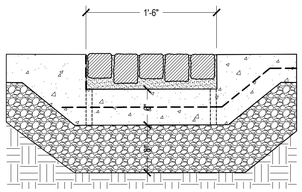
NOTES:
1. SEE DETAIL 3/SHEET 7 FOR PERFORATED METAL SCREEN PANEL



GATE HARDWARE TO BE INSTALLED TO ALLOW RESIDENT ACCESS AFTER HOURS

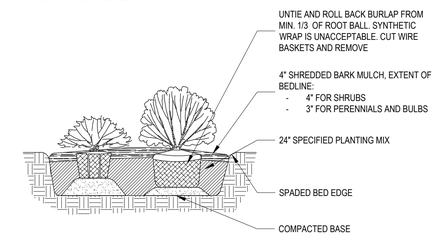


11 POST AND GATE - REAR YARD
Scale: 1/4"=1'-0"



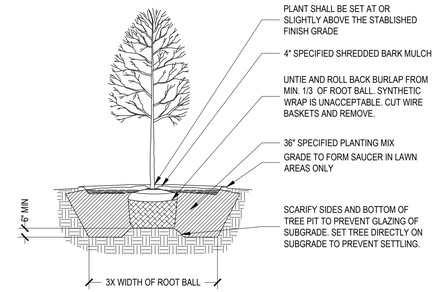
12 UNIT PAVERS
Scale: 1"=1'-0"

NOTES:
1. PLANT AT SAME DEPTH AS PREVIOUSLY PLANTED IN NURSERY OR CONTAINER.
2. PROVIDE COMPACTED BASE UNDER ROOT BALL ONLY TO PREVENT SETTLING.
3. CUT ANY CIRCLING ROOTS AND TEASE APART ROOTS OF POT BOUND CONTAINERIZED PLANTS.
4. DO NOT USE TREATED BURLAP.



13 SHRUB PLANTING
Scale: 1/4"=1'-0"

NOTES:
1. PLANT AT SAME DEPTH AS PREVIOUSLY PLANTED IN NURSERY OR CONTAINER.
2. PROVIDE COMPACTED BASE UNDER ROOT BALL ONLY TO PREVENT SETTLING.
3. ENTIRE BED EXCAVATED AND BACKFILLED WITH SPECIFIED PLANTING MIX.



14 TREE PLANTING
Scale: 1/4"=1'-0"

Site Details

Sheet 7 of 12

Owner / Applicant:
Kirchner Realty, Inc.
2406 New Hackensack Road
Poughkeepsie, NY 12603

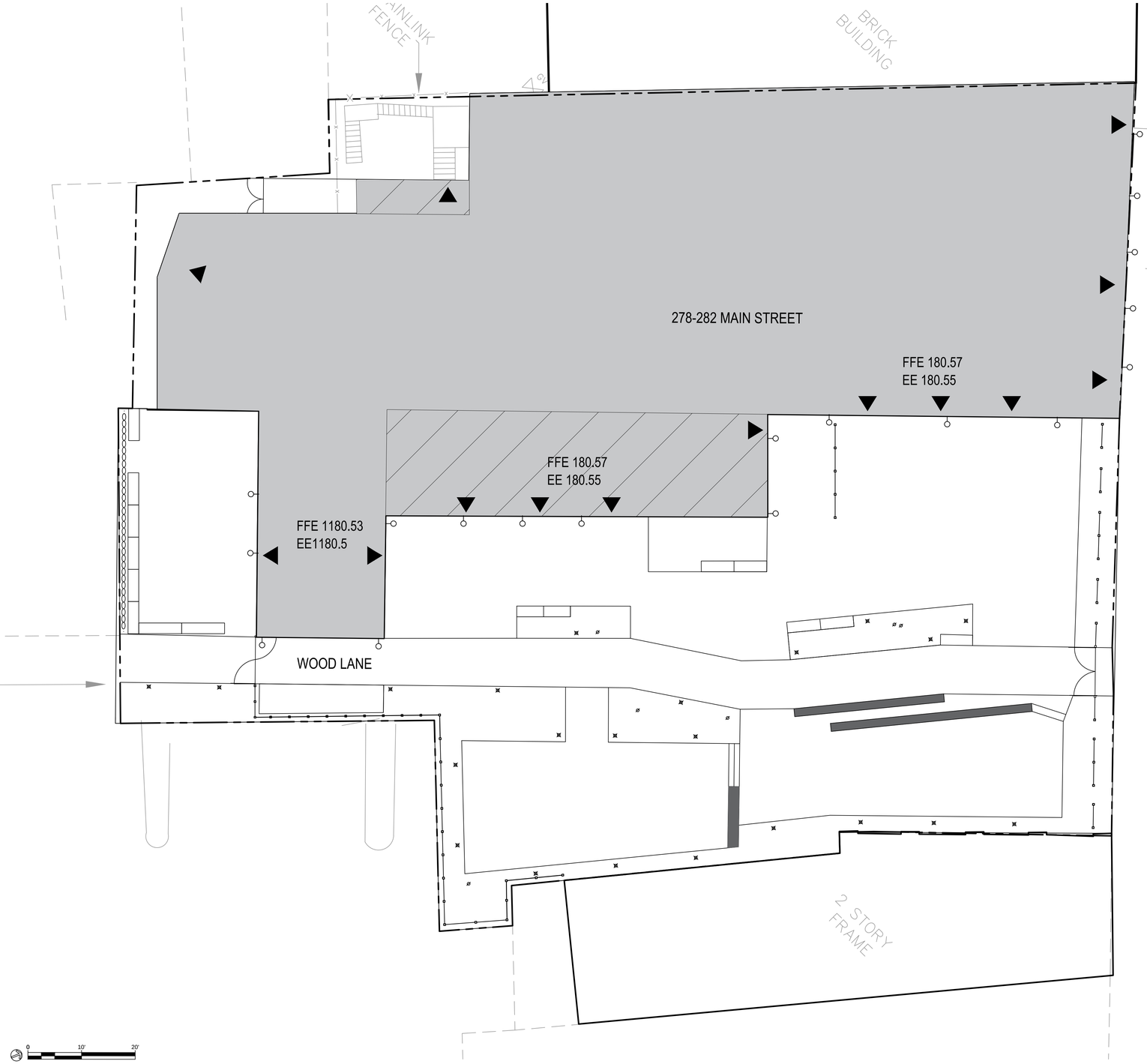
Architect:
Aryeh Siegel, Architect
514 Main Street
Beacon, New York 12508

Landscape Architect:
Trowbridge Wolf Michaels Landscape Architects
1001 W Seneca St. Suite 201
Ithaca, NY 14850

Civil Engineer/Surveyor:
Hudson Land Design
174 Main St.
Beacon, NY12508

REGISTERED LANDSCAPE ARCHITECT — TIMOTHY A. MICHAELS — 000203.1-1 — STATE OF NEW YORK

278-282 Main Street
Poughkeepsie, New York
Scale: As Noted
JANUARY 7, 2022
DRAWINGS NOT FOR CONSTRUCTION



SCALE: 1"=10'

KEY	LIGHTING TYPE	COMPANY	PRODUCT	MOUNTING HEIGHT	COLOR TEMP/POWER	FIXTURE COLOR	NOTES
⊠	PEDESTRIAN BOLLARD	KUZCO	SONOMA BOLLARD - LED	3'-0"	3000K	BLACK	
⌀	TREE UPLIGHT	LUMASCAPE	LS782LED ASTELIA	GROUND	6W LED, 3000K	BLACK	LIGHTS TO BE ON TIMER
○—	EXTERIOR BUILDING LIGHT FIXTURE	BARN LIGHT	AERO SHALLOW BOWL GOOSENECK LIGHT, 12" WITH SHADE	8'-0"	100 WATT LAMP	BLACK	
SEE ARCHITECTURE ELEVATIONS	EXTERIOR BUILDING UPLIGHT	BETA CALCO	RAZER RD- EXTERIOR WALL UPLIGHT	32'-0"	3000K	BLACK	LIGHTS TO BE ON TIMER



PEDESTRIAN BOLLARD



TREE UPLIGHT



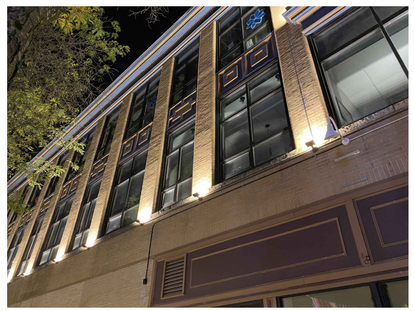
EXTERIOR BUILDING LIGHT FIXTURE



EXTERIOR BUILDING UPLIGHT



EXISTING MAIN ST. NIGHT LIGHTING CONDITION





NEARBY LIBERTY ST. NIGHT LIGHTING

EXTERIOR LIGHTING LOCATIONS AND FIXTURES

278-282 Main Street

Poughkeepsie, New York
Scale: As Noted
JANUARY 7, 2022
DRAWINGS NOT FOR CONSTRUCTION

Owner / Applicant:
Kirchner Realty, Inc.
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Poughkeepsie, NY 12603

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Aryeh Siegel, Architect
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Beacon, New York 12508

Landscape Architect:
Trowbridge Wolf Michaels Landscape Architects
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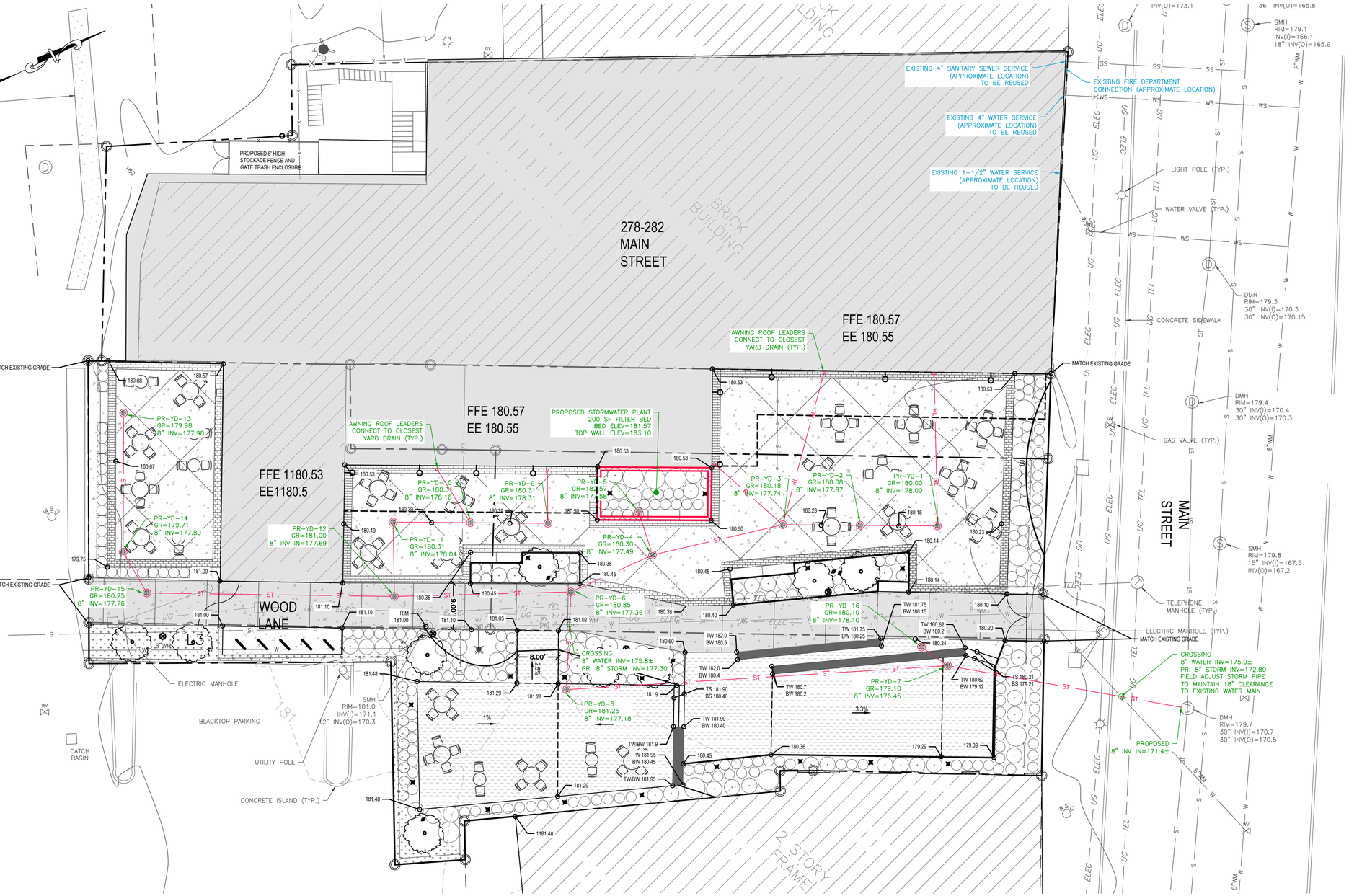
Ithaca, NY 14850

Civil Engineer/Surveyor:
Hudson Land Design
174 Main St.
Beacon, NY12508

REGISTERED LANDSCAPE ARCHITECT
JEFFREY A. MICHAELS
020031-1
STATE OF NEW YORK



DRAINAGE PLAN
SCALE: 1" = 10'

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

PROJECT INFORMATION:

PARCEL OWNER:	KIRCHNER REALTY, INC.; 2406 NEW HACKENSACK RD. POUGHKEEPSIE, NY 12603
PROJECT ENGINEER:	HUDSON LAND DESIGN P.C., 174 MAIN STREET, BEACON NY 12508
PARCEL LOCATION:	278-282 MAIN ST. POUGHKEEPSIE, NY 12601
TAX PARCEL ID:	6162-77-059084, 062084, 065083, 060075, & 068081
PARCEL AREA:	±0.56-ACRES
WATER SUPPLY:	PUBLIC
SEWAGE DISPOSAL:	PUBLIC

MAP REFERENCES:

1. EXISTING FEATURES SHOWN PER A MAP ENTITLED "SUBDIVISION AND LOTLINE REALIGNMENT FOR THE LANDS OF THE CITY OF POUGHKEEPSIE & KIRCHNER REALTY, INC" COMPLETED BY ROBERT V. OSWALD LAND SURVEYING DATED MARCH 27, 2012.
2. REFER TO OTHER SHEETS IN SET PREPARED BY ARYEH SIEGEL, ARCHITECT AND TROWBRIDGE WOLF MICHAELS LANDSCAPE ARCHITECTS.

GENERAL NOTES:

1. NO WETLANDS, WATERCOURSES, OR FEMA FLOOD ZONES EXIST ON THE SUBJECT PARCELS.
2. NO UTILITY EASEMENTS ARE PROPOSED AS PART OF THIS APPLICATION.

UTILITY NOTES:

1. ALL UTILITY CONNECTIONS SHALL COMPLY WITH CITY REQUIREMENTS.
2. NO CELLAR, ROOF, OR FOOTING DRAINS SHALL BE DISCHARGED INTO THE SANITARY SEWER SYSTEM.
3. INVERT AND LOCATION OF EXISTING UTILITIES ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY LOCATION AND CONDITION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
4. ROOF LEADERS WILL BE CONNECTED TO THE PROPOSED STORMWATER PLANTER AS SHOWN ON THIS PLAN.
5. INTERIOR GREASE TRAPS WILL BE PROVIDED FOR EACH KITCHEN SINK AND DISHWASHER. DESIGN OF GREASE TRAPS WILL BE PROVIDED DURING THE BUILDING PERMIT PROCESS.

GRADING & DRAINAGE NOTES:

1. PROPOSED EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES AND SHALL BE CONTINUALLY IN PLACE UNTIL THE END OF CONSTRUCTION AND STABILIZATION OF DISTURBED EARTH. REFER TO THE E&SC PLAN.
2. NYSDEC SPDES GENERAL PERMIT 0-20-001 COVERAGE IS NOT REQUIRED BASED ON THE SOIL DISTURBANCE ASSOCIATED WITH THE PROJECT BEING LESS THAN ONE (1) ACRE IN AREA.
3. THE CONTRACTOR SHALL ENSURE THAT THERE ARE NO AREAS OF TRAPPED DRAINAGE FOLLOWING CONSTRUCTION. POSITIVE PITCH TO PROMOTE OVERLAND FLOW TO ADEQUATE DISCHARGE LOCATIONS IS REQUIRED.
4. GRADING ADJACENT TO BUILDING SHALL MEET BUILDING CODE REQUIREMENTS.
5. SPOT ELEVATIONS ALONG CURBING DENOTE BOTTOM CURB ELEVATION UNLESS OTHERWISE NOTED.
6. ALL PARKING SPACES AND SIDEWALK GRADES SHALL BE ADA COMPLIANT.

DRAWN BY: ESR | CHECKED BY: DGK

REVISIONS:

NO.	DATE	DESCRIPTION	BY
1	11/2/21	PER CITY COMMENTS	ESR
2	1/7/22	PER CITY COMMENTS	ESR

REVISIONS:

NO.	DATE	DESCRIPTION	BY

SEAL

HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING P.C.
174 MAIN ST., BEACON, NEW YORK 12508
13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
PH: 845-440-6926
F: 845-440-6637

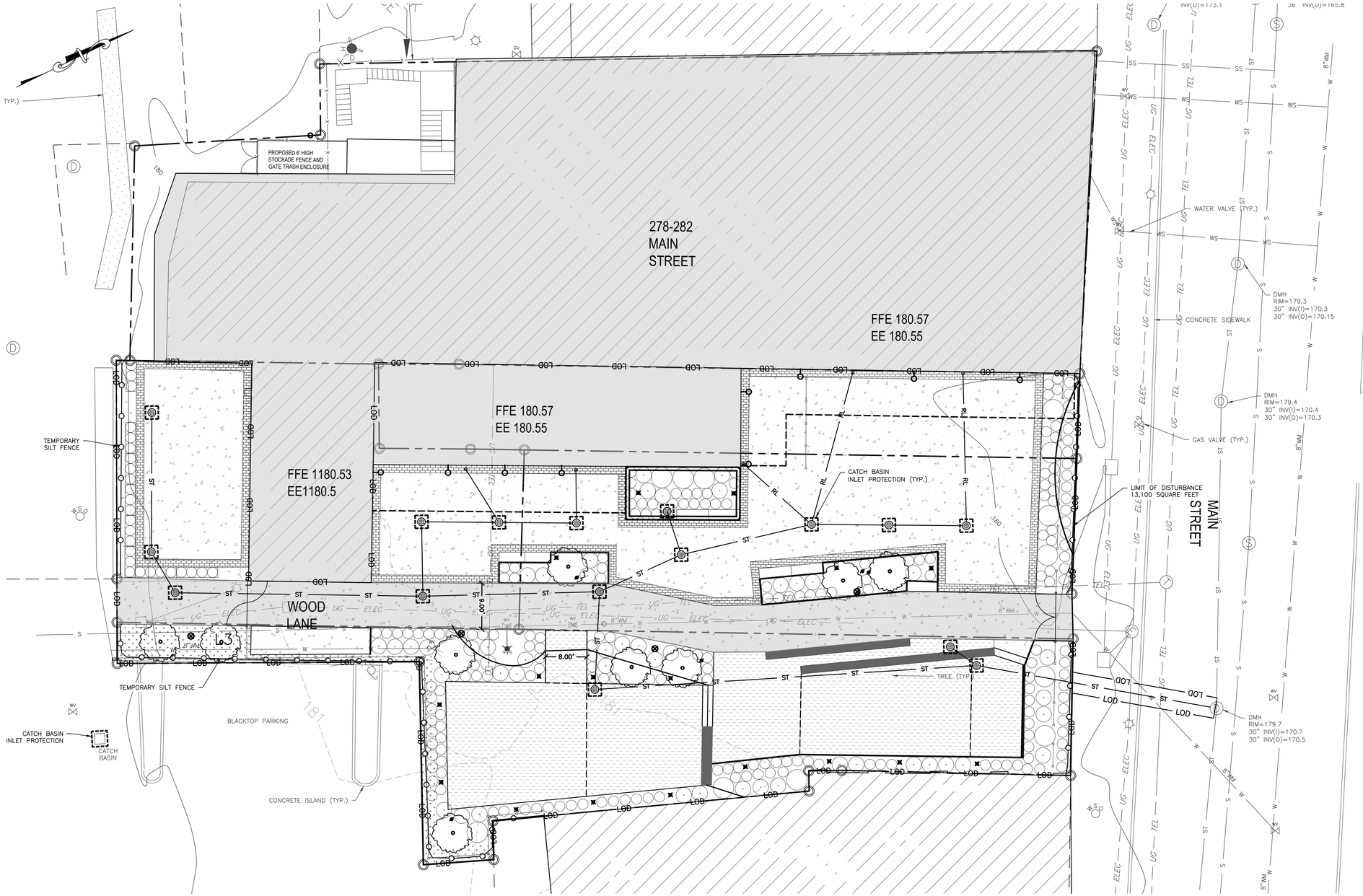
DRAINAGE PLAN

278-282 MAIN STREET

278-282 MAIN STREET
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK
TAX ID: 6162-77-059084, 062084, 065083, 060075, & 068081

JOB #: 2021:007
DATE: 6/29/2021
SCALE: 1" = 10'
TITLE: DR-1
SHEET: 8 OF 13

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW



EROSION AND SEDIMENT CONTROL NOTES:

1. NOTIFY 811 AT LEAST FORTY-EIGHT (48) HOURS, EXCLUDING THE DAY OF THE NOTIFICATION, BEFORE ANY GROUND DISTURBANCE HAS COMMENCED AND HAVE THE UNDERGROUND UTILITIES MARKED OUT. WAIT FOR THE AFFECTED UTILITY OPERATORS TO RESPOND, AND THEN CONFIRM THE UTILITIES HAVE BEEN ACCURATELY LOCATED. RESPECT THE IDENTIFIED LOCATIONS AND DIG ACCORDINGLY, TAKING PRECAUTIONS, ESPECIALLY WITHIN THE KNOWN TOLERANCE ZONE. IN THE EVENT MARK OUTS CANNOT BE MAINTAINED AND/OR GROUND DISTURBANCE CONTINUES LONGER THAN TEN (10) DAYS, NOTIFY 811 AND REQUEST A REMARK.

2. THE APPROVED EROSION AND SEDIMENT CONTROL PLAN AND/OR STORMWATER POLLUTION PREVENTION PLAN ('SWPPP'), IF APPLICABLE, SHALL NOT BE CONSTRUED TO PROHIBIT THE STATE OF NEW YORK FROM EXERCISING ANY AUTHORITY PURSUANT TO THE ENVIRONMENTAL CONSERVATION LAW, COMMON LAW, OR FEDERAL LAW. ADDITIONALLY, NEW YORK STATE SHALL NOT BE PROHIBITED FROM TAKING ANY MEASURES, WHETHER CIVIL OR CRIMINAL, TO PREVENT VIOLATIONS OF THE LAWS OF THE STATE OF NEW YORK, OR PROTECT THE PUBLIC HEALTH AND SAFETY AND/OR THE ENVIRONMENT.

3. AUTHORIZED REPRESENTATIVES FROM ANY REGULATORY AGENCIES HAVING JURISDICTION MAY ENTER AND INSPECT, AT REASONABLE TIMES, UPON PRESENTATION OF VALID CREDENTIALS TO ENSURE COMPLIANCE WITH SECTION 402 OF THE CLEAN WATER ACT AND ARTICLE 17 OF THE ENVIRONMENTAL CONSERVATION LAW.

4. EROSION AND SEDIMENT CONTROL PRACTICES AND POLLUTION PREVENTION MEASURES, COLLECTIVELY KNOWN AS BEST MANAGEMENT PRACTICES ('BMPS'), SHALL BE INSTALLED PRIOR TO ANY GROUND DISTURBANCE. INSTALLATION SHALL BE IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENT CONTROL PLAN(S), SWPPP, IF APPLICABLE, AND THE LATEST EDITION OF THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.

5. ACTIVE DISTURBANCE SHALL BE LIMITED TO A FIVE (5) ACRE MAXIMUM AT ANY TIME, UNLESS AUTHORIZATION FOR A LARGER DISTURBANCE BY THE NYSDEC IS GRANTED.

6. CLEARING, GRUBBING, AND/OR STRIPPING OF TOPSOIL SHALL BE LIMITED TO THOSE AREAS DESCRIBED IN EACH STAGE OF THE CONSTRUCTION SEQUENCE. THE AFOREMENTIONED SCOPE OF WORK MAY NOT COMMENCE IN ANY STAGE OF THE CONSTRUCTION SEQUENCE UNTIL THE BMPS SPECIFIED HAVE BEEN INSTALLED AND ARE FUNCTIONING AS DESCRIBED IN THE APPROVED EROSION AND SEDIMENT CONTROL PLAN, STORMWATER POLLUTION PREVENTION PLAN ('SWPPP'), IF APPLICABLE, AND/OR THE LATEST EDITION OF THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.

7. ALL GROUND DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE CONSTRUCTION SEQUENCE PROVIDED ON THE EROSION AND SEDIMENT CONTROL PLAN. DEVIATION FROM THAT CONSTRUCTION SEQUENCE MUST BE APPROVED IN WRITING FROM THE LOCAL STORMWATER MANAGEMENT OFFICER AND/OR THE NYSDEC PRIOR TO IMPLEMENTATION.

8. INSPECTION AND MAINTENANCE MUST BE PERFORMED AS NECESSARY TO ENSURE THE INTEGRITY AND EFFECTIVENESS OF INSTALLED BMPS. A TRAINED CONTRACTOR, AT AMINIMUM HAVING CURRENT CREDENTIALS FOR THE NYSDEC 4-HOUR EROSION AND SEDIMNET CONTROL TRAINING, SHALL INSPECT BMPS WITHIN THE ACTIVE WORK AREA DAILY AND AFTER EVERY STORMWATER EVENT, THAT GENERATES RUNOFF. A SIMILARLY QUALIFIED INSPECTOR SHALL INSPECT BMPS AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS. IN THE EVENT DEFICIENCIES ARE IDENTIFIED, THE CONTRACTOR SHALL BEGIN IMPLEMENTING THE NECESSARY CORRECTIVE ACTIONS WITHIN ONE (1) BUSINESS DAY AND COMPLETE CORRECTIVE ACTIONS IN A REASONABLE TIMEFRAME.

9. DUST CONTROL SHALL BE IMPLEMENTED DURING PERIODS OF DRY WEATHER TO PREVENT AIRBORNE MIGRATION OF SOIL PARTICLES. APPROPRIATE DUST CONTROL MAY UTILIZE VEGETATIVE COVER, MULCH, OR SPRINKLING WITH WATER.

10. RE-STABILIZE DISTURBED AREAS AS SOON AS POSSIBLE AFTER CONSTRUCTION IS COMPLETED, INITIATED BY THE END OF THE NEXT BUSINESS DAY AND COMPLETED WITHIN FOURTEEN (14) DAYS. WAITING UNTIL ALL DISTURBED AREAS ARE READY FOR STABILIZATION IS UNACCEPTABLE.

11. TEMPORARY STABILIZATION VIA SEEDING SHALL OCCUR IN ACCORDANCE WITH THE TEMPORARY SEEDING SCHEDULE, GENERALLY SOWN IN SPRING, MARCH THROUGH MAY, AND/OR FALL, SEPTEMBER THROUGH OCTOBER, APPLICATION INTO NOVEMBER IS PERMISSIBLE SHOULD RYE BE UTILIZED. DURING SUMMER MONTHS, JUNE THROUGH AUGUST, AND WINTER MONTHS, DECEMBER THROUGH FEBRUARY, WHEN SEEDING IS FOUND TO BE IMPRACTICABLE, MULCHING ONLY SHALL BE IMPLEMENTED. MULCH THE AREA WITH HAY OR STRAW AT A RATE OF TWO (2) TONS PER ACRE, APPROXIMATELY NINETY (90) LBS. PER 1000 SQ. FT. OR TWO (2) BALES. MULCH ANCHORING WILL BE REQUIRED WHERE WIND OR AREAS OF CONCENTRATED WATER ARE OF CONCERN.

12. PRIOR TO TEMPORARY STABILIZATION, THE AREA SHALL BE ROUGH GRADED AND CONSTRUCTED SLOPES PHYSICALLY STABLE. LARGE DEBRIS AND ROCKS SHALL BE REMOVED.

13. PERMANENT STABILIZATION VIA SEEDING SHALL BE IN ACCORDANCE WITH THE PERMANENT SEEDING SCHEDULE, GENERALLY SOWN FROM MARCH THROUGH MAY OR SEPTEMBER THROUGH OCTOBER, NOVEMBER IF RYE IS UTILIZED. DURING SUMMER MONTHS, JUNE THROUGH AUGUST, AND WINTER MONTHS, DECEMBER THROUGH FEBRUARY, WHEN SEEDING IS FOUND TO BE IMPRACTICABLE, MULCHING ONLY SHALL BE IMPLEMENTED. PERMANENT STABILIZATION VIA SEEDING MAY BE UNDERTAKEN DURING THE SUMMER MONTHS IF PLANS PROVIDE FOR ADEQUATE WATERING. MULCH THE AREA WITH STRAW AT A RATE OF TWO (2) TONS PER ACRE, APPROXIMATELY NINETY (90) LBS. PER 1000 SQ. FT. OR TWO (2) BALES. MULCH ANCHORING WILL BE REQUIRED WHERE WIND OR AREAS OF CONCENTRATED WATER ARE OF CONCERN.

14. PRIOR TO PERMANENT STABILIZATION, ROUGH GRADE OF CONSTRUCTED SLOPES SHALL BE SCARIFIED AND LOOSENED TO A MINIMUM DEPTH OF FOUR (4) INCHES WITH MECHANICAL RAKES PRIOR TO PLACING TOPSOIL. TOPSOIL SHALL BE SPREAD TO A LOOSELY COMPACTED UNIFORM MINIMUM THICKNESS OF FOUR (4) INCHES. TOPSOIL SURFACE SHALL BE FINELY GRADED AND LOOSENED BY MECHANICAL RAKES, AS NEEDED, TO ENSURE SEED ACCEPTANCE AND SEED TO SOIL CONTACT. IT SHALL NOT BE PLACED WHEN IT IS PARTLY FROZEN, MUDDY, SATURATED, OR ON FROZEN SLOPES OR OVER ICE, SNOW, OR STANDING WATER PUDDLES.

15. THE INTEGRITY AND EFFECTIVENESS OF TEMPORARY BMPS SHALL BE MAINTAINED AND NOT REMOVED UNTIL ALL GROUND DISTURBANCE TRIBUTARY TO THEM ARE PERMANENTLY STABILIZED, E.G. EIGHTY (80) PERCENT UNIFORM DENSITY OF PERMANENT VEGETATION OR A PERMANENT APPLICATION OF AN ALTERNATIVE GROUNDCOVER IN ACCORDANCE WITH THE APPROVED SITE PLAN.

16. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT MIGRATION, THE LOCAL STORMWATER MANAGEMENT OFFICER, THEIR INSPECTOR, AND/OR THE NYSDEC SHALL BE NOTIFIED AND APPROPRIATE BMPS SHALL BE IDENTIFIED AND INSTALLED.

17. ADDITIONAL BMPS MAY BE REQUIRED BY THE LOCAL STORMWATER MANAGEMENT OFFICER, THEIR INSPECTOR, AND/OR THE NYSDEC DEPENDENT UPON FIELD CONDITIONS. ANY ADDITIONAL BMPS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.

EROSION & SEDIMENT CONTROL PLAN

SCALE: 1" = 10'

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

DRAWN BY: ESR				CHECKED BY: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	11/2/21	PER CITY COMMENTS	ESR				
2	1/7/22	PER CITY COMMENTS	ESR				

SEAL

HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING P.C.
174 MAIN ST., BEACON, NEW YORK 12508
13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
PH: 845-440-6926
F: 845-440-6637

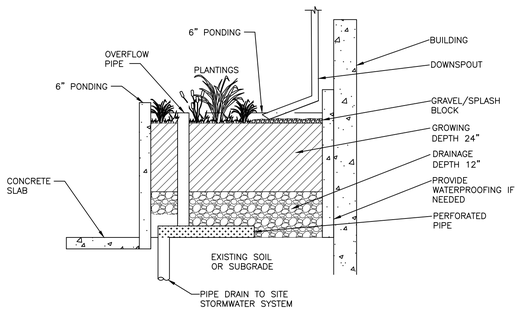
EROSION & SEDIMENT CONTROL PLAN

278-282 MAIN STREET

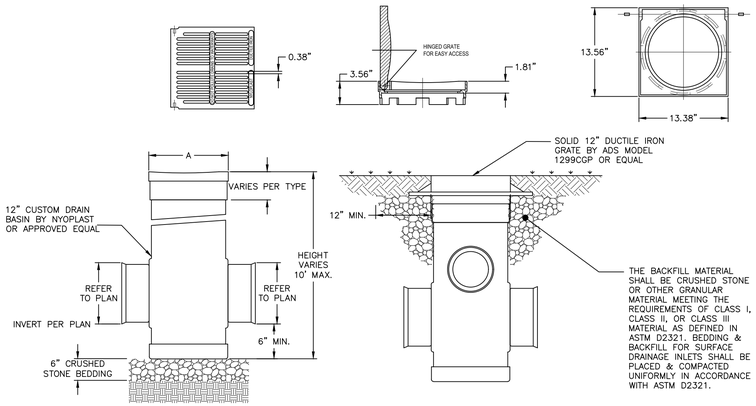
278-282 MAIN STREET
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK
TAX ID: 6162-77-059084, 062084, 065083, 060075, & 068081

JOB #:	2021:007
DATE:	6/29/2021
SCALE:	1" = 10'
TITLE:	EC-1
SHEET:	9 OF 13

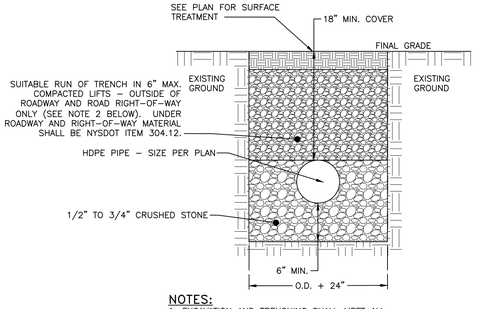
UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW



STORMWATER PLANTER DETAIL
NOT TO SCALE

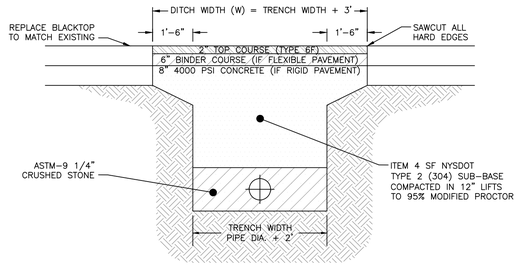


YARD DRAIN DETAIL
NOT TO SCALE



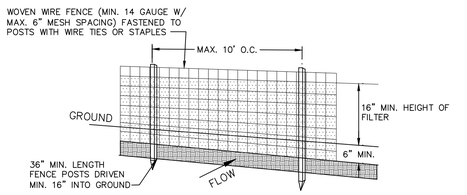
NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.

STORMWATER PIPE IN TRENCH DETAIL
NOT TO SCALE

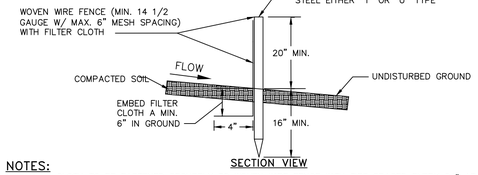


NOTES:
1. DITCH WIDTH SHALL EXTEND A MINIMUM OF ONE AND ONE-HALF FT. FROM THE EDGES OF THE TRENCH.
2. REPLACED BASE MATERIAL OVER TRENCH SHALL BE ITEM 4 COMPACTED IN 12" LIFTS.
3. PIPE BEDDING SHALL BE A MINIMUM 6" ABOVE AND BELOW PIPE.
4. ALL JOINTS SHALL BE MECHANICALLY SAWED.
5. ALL JOINTS SHALL BE SQUARED TO THE EXISTING EDGE OF CURB AND/OR PAVEMENT, AND TACK COATED PER DETAIL.
6. ROAD SURFACE REPLACEMENT SHALL BE A MINIMUM OF SIX INCHES OF ASPHALTIC CONCRETE.
7. BINDER COURSE ASPHALT PAVEMENT TO BE REPLACED IN TWO LIFTS.

UTILITY TRENCH DETAIL IN PUBLIC R.O.W.
NOT TO SCALE



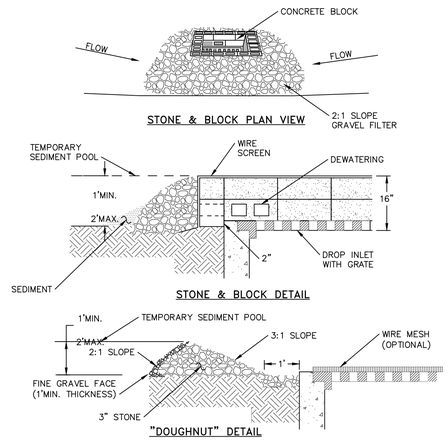
PERSPECTIVE VIEW



SECTION VIEW

NOTES:
1. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N OR APPROVED EQUAL.
3. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE OR APPROVED EQUAL.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

SILT FENCE DETAIL
NOT TO SCALE



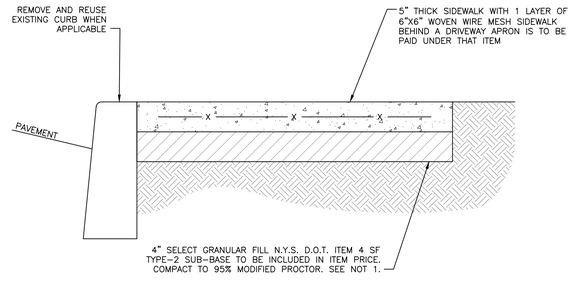
STONE & BLOCK PLAN VIEW

STONE & BLOCK DETAIL

"DOUGHNUT" DETAIL

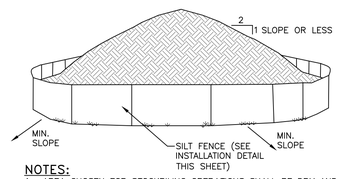
NOTES:
1. LAY ONE BLOCK ON EACH SIDE OF THE STRUCTURE ON ITS SIDE FOR DEWATERING. FOUNDATION SHALL BE 2 INCHES MINIMUM BELOW REST OF INLET AND BLOCKS SHALL BE PLACED AGAINST INLET FOR SUPPORT.
2. HARDWARE CLOTH OR 1/2" WIRE MESH SHALL BE PLACED OVER BLOCK OPENINGS TO SUPPORT STONE.
3. USE CLEAN STONE OR GRAVEL 1/2-3/4 INCH IN DIAMETER PLACED 2 INCHES BELOW TOP OF THE BLOCK ON A 2:1 SLOPE OR FLATTER.
4. FOR STONE STRUCTURES ONLY, A 1 FOOT THICK LAYER OF THE FILTER STONE WILL BE PLACED AGAINST THE 3 INCH STONE AS SHOWN ON THE DRAWINGS. MAXIMUM DRAINAGE AREA 1 ACRE

CATCH BASIN INLET PROTECTION DETAIL
NOT TO SCALE



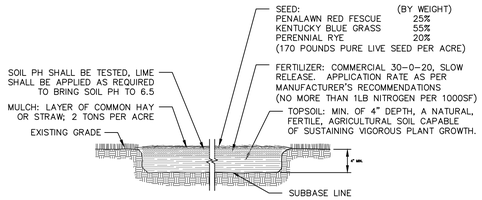
NOTES:
1. ALL CONCRETE SHALL BE 4,000 PSI.
2. WHERE MATERIAL IS NOT USED THE CITY OF POUGHKEEPSIE WILL BE CREDITED IN AREAS WHERE MORE THAN THE SPECIFIED AMOUNT OF MATERIAL IS USED. MAJOR GRADE CHANGES WILL BE APPROVED BY THE CITY ENGINEERING DEPARTMENT AND WILL BE PAID UNDER APPROPRIATE ITEMS.
3. UPON COMPLETION OF CURING ALL CONCRETE SURFACES SHALL BE COATED WITH SODIUM CHLORIDE INHIBITING SEALER AS REQ'D.

SIDEWALK DETAIL REPLACE & NEW
NOT TO SCALE

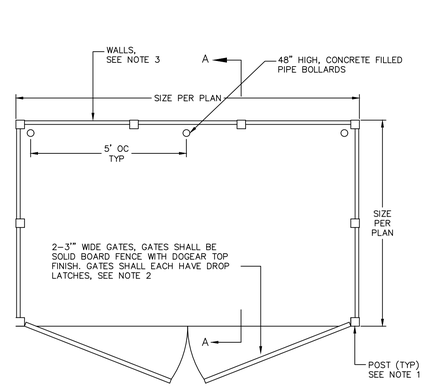


NOTES:
1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN
3. STABILIZED WITH VEGETATION OR COVERED.

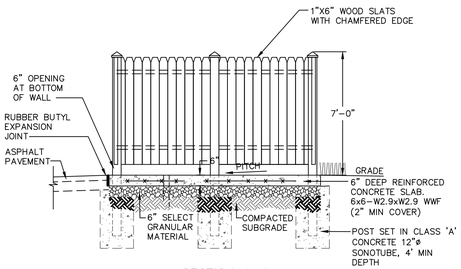
TEMPORARY SOIL STOCKPILE DETAIL
NOT TO SCALE



TOPSOIL SEED, FERTILIZER AND MULCH DETAIL
NOT TO SCALE



PLAN



SECTION A-A

NOTES
1. POST SPACING SHALL BE AS REQUIRED BY WALL CONSTRUCTION.
2. GATE DIMENSIONS TO BE VERIFIED DURING CONSTRUCTION.
3. WALLS OF DUMPSTER ENCLOSURE SHALL BE A SOLID WOOD PRIVACY FENCING NATURAL STAIN OR PAINT TO COMPLEMENT BUILDING.

TRASH ENCLOSURE DETAILS
NOT TO SCALE

DRAWN BY: ESR				CHECKED BY: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	11/2/21	PER CITY COMMENTS	ESR				
2	1/7/22	PER CITY COMMENTS	ESR				

STATE OF NEW YORK DANIEL G. KOERNER 082716 LICENSED PROFESSIONAL ENGINEER

SEAL

HUDSON LAND DESIGN
HUDSON LAND DESIGN PROFESSIONAL ENGINEERING P.C.
174 MAIN ST., BEACON, NEW YORK 12508
13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
PH: 845-440-6926
F: 845-440-6637

CONSTRUCTION DETAILS

278-282 MAIN STREET

278-282 MAIN STREET
CITY OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK
TAX ID: 6162-77-059084, 062084, 065083, 060075, & 068081

JOB #: 2021:007
DATE: 6/29/2021
SCALE: AS NOTED
TITLE: CD-1
SHEET: 10 OF 13

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	11/02/21	PROGRESS SUBMISSION	AJS
2	01/07/22	REVISED PER PLANNING BOARD COMMENTS	AJS

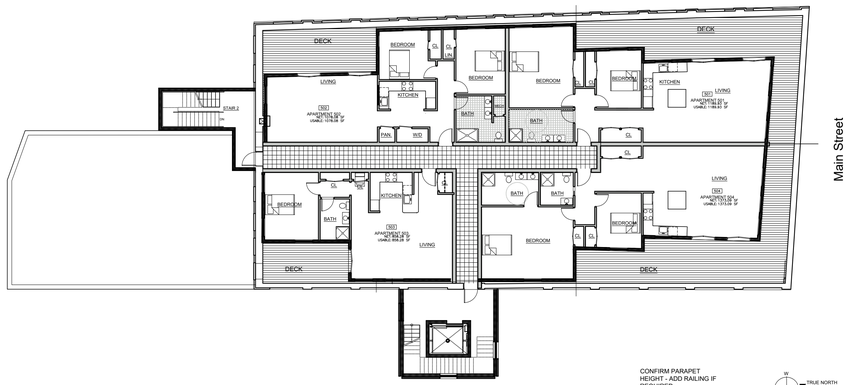
BUILDING INSPECTOR

CITY ENGINEER

COMMISIONER OF PUBLIC WORKS

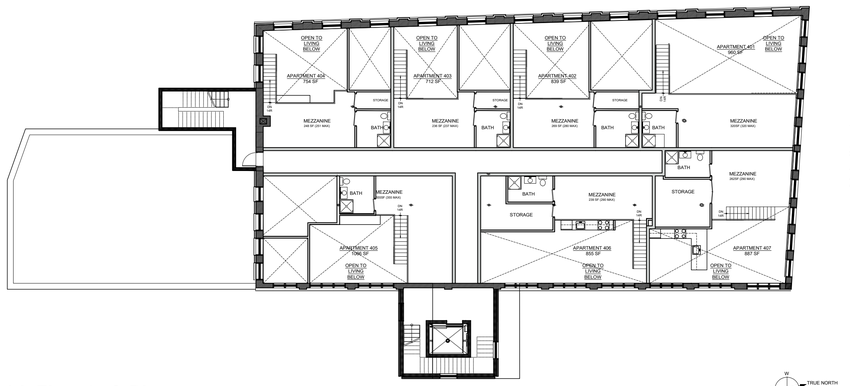
FIRE CHIEF

POLICE CHIEF



5th Floor Plan

Scale: 1/16" = 1'-0"



4th Floor Loft Plan

Scale: 1/16" = 1'-0"



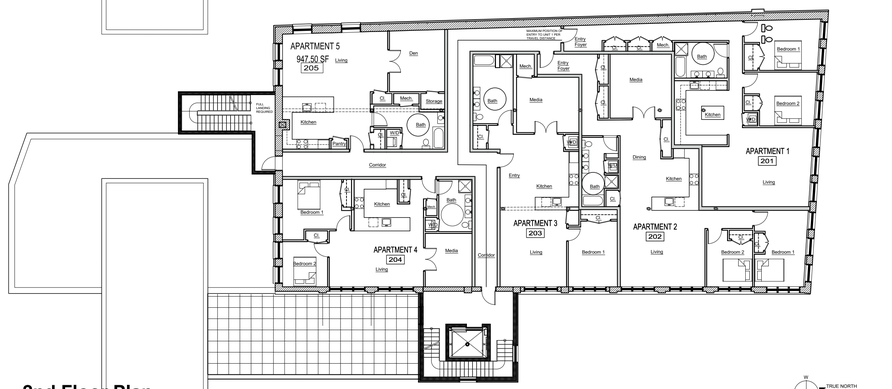
4th Floor Plan

Scale: 1/16" = 1'-0"



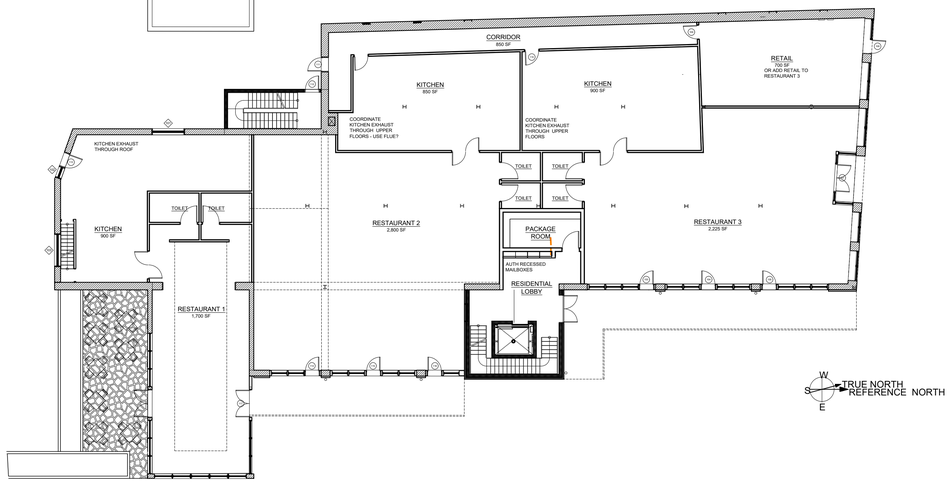
3rd Floor Plan

Scale: 1/16" = 1'-0"



2nd Floor Plan

Scale: 1/16" = 1'-0"



1st Floor Plan

Scale: 1/16" = 1'-0"

REGISTERED ARCHITECT
ARYEH JOSEPH SIEGEL
014892
STATE OF NEW YORK

Floor Plans

Sheet 11 of 13

Owner / Applicant:
Kirchner Realty, Inc.
2406 New Hackensack Road
Poughkeepsie, NY 12603

Architect:
Aryeh Siegel, Architect
514 Main Street
Beacon, New York 12508

Landscape Architect:
Trowbridge Wolf Michaels Landscape Architects
1001 W Seneca St. Suite 201
Ithaca, NY 14850

Civil Engineer/Surveyor:
Hudson Land Design
174 Main St.
Beacon, NY12508

Surveyor:
Robert V. Oswald, LS
175 Walsh Road
Lagrangeville, New York 12540

278-282 Main Street
Poughkeepsie, New York
Scale: As Noted
June 29, 2021



Elevation: West

Scale: ⅛" = 1'-0"



Photo: Historic Main Street Storefront

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	11/02/21	PROGRESS SUBMISSION	AJS
2	01/07/22	REVISED PER PLANNING BOARD COMMENTS	AJS

BUILDING INSPECTOR

CITY ENGINEER

COMMISIONER OF PUBLIC WORKS

FIRE CHIEF

POLICE CHIEF



Elevation: East

Scale: ⅛" = 1'-0"

Elevations

Sheet 12 of 13

278-282 Main Street

Poughkeepsie, New York
Scale: As Noted
June 29, 2021

Owner / Applicant:
Kirchner Realty, Inc.
2406 New Hackensack Road
Poughkeepsie, NY 12603

Architect:
Aryeh Siegel, Architect
514 Main Street
Beacon, New York 12508

Landscape Architect:
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Civil Engineer/Surveyor:
Hudson Land Design
174 Main St.
Beacon, NY12508

Surveyor:
Robert V. Oswald, LS
175 Walsh Road
Lagrangeville, New York 12540

REGISTERED ARCHITECT JOSEPH MICHAEL SIEGEL 064892 STATE OF NEW YORK



Elevation: South

Scale: 1/8" = 1'-0"



Elevation: North (With Side View of Stair Tower)

Scale: 1/8" = 1'-0"

BUILDING INSPECTOR

CITY ENGINEER

COMMISIONER OF PUBLIC WORKS

FIRE CHIEF

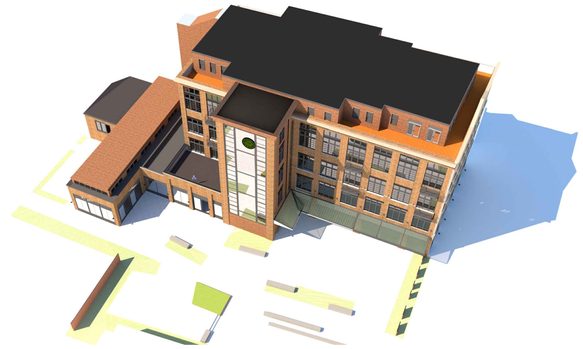
POLICE CHIEF

REVISIONS:

NO.	DATE	DESCRIPTION	BY
1	11/02/21	PROGRESS SUBMISSION	AJS
2	01/07/22	REVISED PER PLANNING BOARD COMMENTS	AJS



View 1



View 2



View 3

REGISTERED ARCHITECT
ARYEH JOSEPH SIEGEL
014889
STATE OF NEW YORK

Elevations

Sheet 13 of 13

Owner / Applicant:
Kirchner Realty, Inc.
2406 New Hackensack Road
Poughkeepsie, NY 12603

Architect:
Aryeh Siegel, Architect
514 Main Street
Beacon, New York 12508

Landscape Architect:
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Lagrangeville, New York 12540

278-282 Main Street
Poughkeepsie, New York
Scale: As Noted
June 29, 2021

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NO.	DATE	DESCRIPTION	BY
1	11/02/21	PROGRESS SUBMISSION	AJS
2	01/07/22	REVISED PER PLANNING BOARD COMMENTS	AJS



CORTEN STEEL AND BRICK EXAMPLE





CORTEN STEEL AND BRICK EXAMPLES





CORTEN STEEL AND BRICK EXAMPLES



EXISTING BRICK



EXISTING BRICK



CORTEN STEEL AND BRICK EXAMPLE





CORTEN STEEL EXAMPLE



EXISTING BRICK



PAVER - WAUSAU
ECO-PREMIER HEP 20



PAVER - WAUSAU
ECO-PREMIER HEP 10



BENCH COLOR - "SHADOW"



PLANTER COLOR - "SHADOW"



CORTEN FINISH
PANEL MATERIAL



SCREEN PANEL -
"DAMASCUS" PATTERN

Material Board

Sheet MB

Owner / Applicant:
Kirchner Realty, Inc.
2406 New Hackensack Road
Poughkeepsie, NY 12603

Architect:
Aryeh Siegel, Architect
514 Main Street
Beacon, New York 12508

Landscape Architect:
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1001 W Seneca St. Suite 201
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Civil Engineer/Surveyor:
Hudson Land Design
174 Main St.
Beacon, NY12508

Surveyor:
Robert V. Oswald, LS
175 Walsh Road
Lagrangeville, New York 12540

278-282 Main Street
Poughkeepsie, New York
Scale: As Noted
June 29, 2021



Plan View
Scale - 1" = 12ft

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Filename	Light Loss Factor	Wattage
	A	18	LEDRA BRANDS		AERO SHALLOW BOWL GOOSENECK LIGHT	E26 LED -	3000lumen barn light.ies	0.9	34.6
	B	22	KIM LIGHTING	EB3036	SONOMA BOLLARD	LED 3000K	EB3036.ies	0.9	23

LIGHTSPEC

Designer

Date
11/01/2021
Scale
Not to Scale
Drawing No.

Summary

1 of 1

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

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

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

Part 1 – Project and Sponsor Information

Name of Action or Project:

278-282 Main Street

Project Location (describe, and attach a location map):

278-282 Main Street, Poughkeepsie NY 12601

Brief Description of Proposed Action:

The applicant wishes to renovate and develop the existing building and lots at 278-282 Main Street in the City of Poughkeepsie's downtown area. The site is comprised of 5 city lots (6162-77-059084, -062084, -065083, -060075 and -068081), which includes the locally historical Kirchner Hall at 278 Main Street. Modifications to Kirchner Hall include the renovation of Kirchner Hall's old facade along its 1st floor frontage with Main Street and the restoration of the Main Street facade above the 1st floor storefront, the replacement of old windows and/or installation of brand new ones, the addition of a brand new 5th story to the existing building and revamping of the building's interior to create 24 new apartments. The existing building's 1st floor will be modified and expanded to accommodate 3 restaurants and a retail store. Additionally a new tower expansion will be constructed on the building's east side which will display a large clock and serve as access staircases/elevator for the apartment residents. For the lots east of Kirchner Hall, the space will be developed to serve as a public space/park for gatherings and outside entertainment as well as outdoor seating for the restaurants.

Name of Applicant or Sponsor:	Telephone: (845) 452-3045
Kirchner Realty, Inc. / Michael DeCordova (contact)	E-Mail: decordovamichael@gmail.com

Address:

2406 New Hackensack Road

City/PO:	State:	Zip Code:
Poughkeepsie	New York	12603

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: City of Poughkeepsie Planing Board- Plan Approval; City of Poughkeepsie Water & Sewer- Approval for utility connections	☐	☑

3. a. Total acreage of the site of the proposed action? 0.56 acres
   b. Total acreage to be physically disturbed? 0.30 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.56 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

5. ☑ Urban ☐ Rural (non-agriculture) ☐ Industrial ☑ Commercial ☐ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		
If Yes, identify: _____	☑	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation services available at or near the site of the proposed action?	☐	☑
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☑

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements?		
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☐	☑

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: _____ _____	☐	☑

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____ _____	☐	☑

	NO	YES
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	☐	☑
Please see attached sheets of historic places near site, source EAF Mapper Full EAF Form for this Site and CRIS.		
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☐	☑

	NO	YES
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☑	☐
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☑	☐
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____		

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☐ Wetland ☑ Urban ☐ Suburban

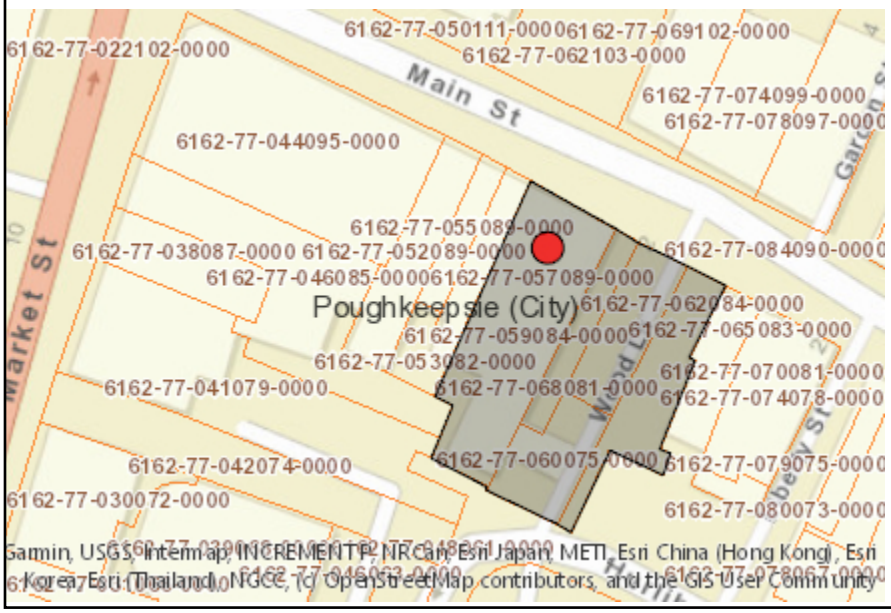
	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources?	☐	☑
If Yes,		
a. Will storm water discharges flow to adjacent properties?	☐	☑
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☐	☑
If Yes, briefly describe:		
On site storm management system with overflow to the city's storm collection system.		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	☑	☐
If Yes, explain the purpose and size of the impoundment:		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	☑	☐
If Yes, describe:		
20.Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	☐	☑
If Yes, describe:		
314071 - C (Completed); C314125 - C (Completed); B00148 - C (Completed); C314126 - A (Active); C314126A - A (Active); C314134 - A (Active); C314122 - A (Active); C314130 - A (Active). Please see attached DEC Site Records for more detail		

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: Hudson Land Design Professional Engineering, P.C. Date: 7/27/21

Signature: _____ Title: Daniel G. Koehler, P.E. Engineer for Applicant

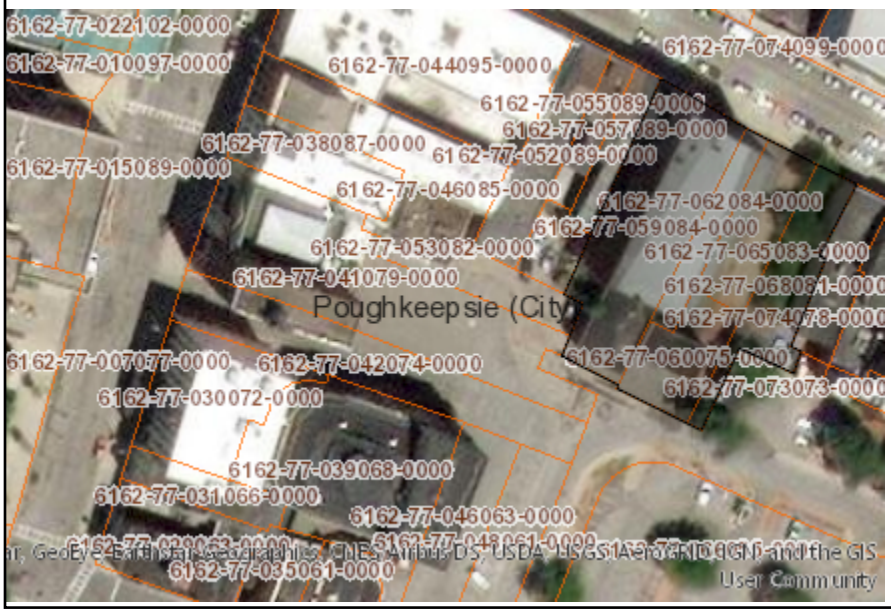
PRINT FORM



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



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes



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B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	314071, C314125, B00148, C314126, C314126A, C314134, 314122, C314130
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	No
E.2.h.iii [Surface Water Features]	No
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No

E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	Eligible property:INSURANCE AND TRAVEL STORE (KEY BANK), Collingwood Opera House and Office Building, Farmer's and Manufacturer's Bank, Luckey, Platt & Company Department Store, New York State Armory, Young Men's Christian Association, Lady Washington Hose Company, Dutchess County Court House, Main Mall Row, Poughkeepsie Trust Company, Poughkeepsie Savings Bank, Church Building, First Baptist Church, Upper-Mill Street Historic District
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

CRIS NYS Cultural Resource Information System

HOME SUBMIT SEARCH COMMUNICATE

We

Criteria | Spatial | Results

Lookup | USN | Survey | National Register | Library

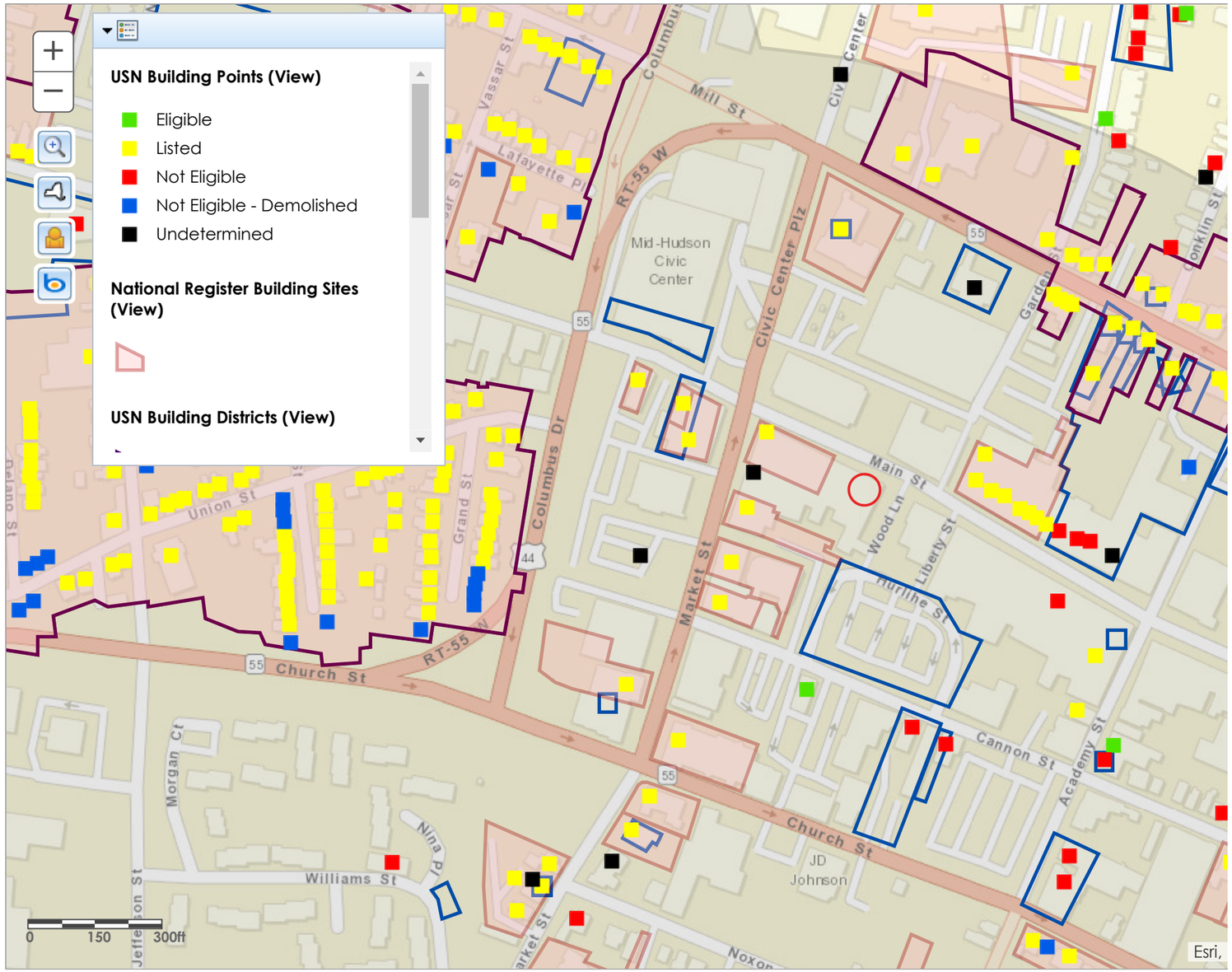
USN Number: ex: 00101.001001

National Register Number: ex: 94NR00710

Survey Number: ex: 14SR00001

Submission Token: ex: ABCDEF012345

Search Reset



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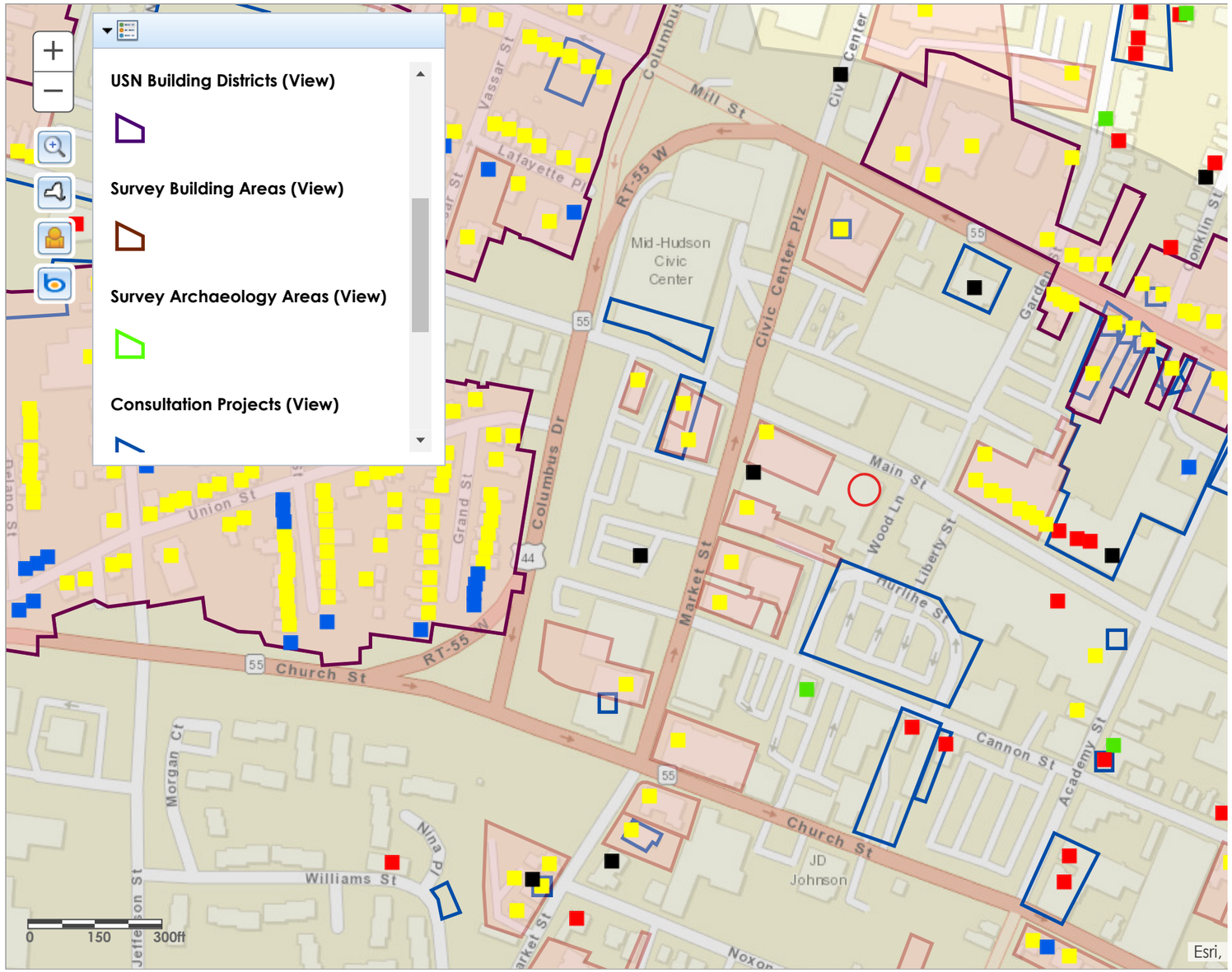

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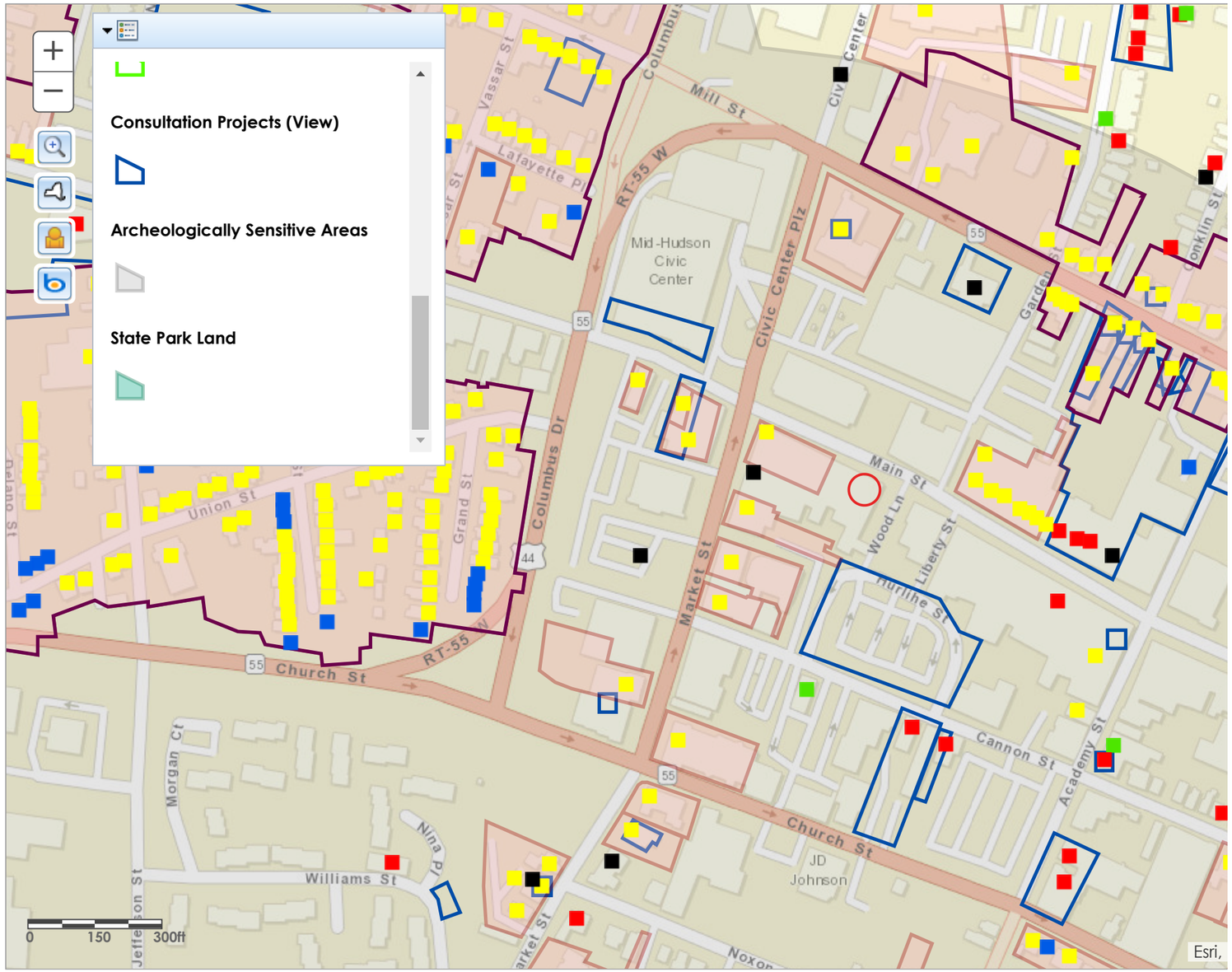

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NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Environmental Site Remediation Database Search Details

Site Record

Document Repository

Site-related documents are available for review through the DECInfo Locator on line at DECInfoLocator

Administrative Information

Site Name: CH - Bayeaux Street Poughkeepsie MGP
Site Code: 314071
Program: State Superfund Program
Classification: C
EPA ID Number:

Location

DEC Region: 3
Address: Main Street and North Perry Street
City: Poughkeepsie Zip: 12601
County: Dutchess
Latitude: 41.706217571
Longitude: -73.932790146
Site Type:
Estimated Size: 1.2 Acres

Site Owner(s) and Operator(s)

Current Owner Name: ADMIRAL HALSEY SENIOR VILLAGE INCORPORATED
Current Owner(s) Address: MAIN STREET AND NORTH PERRY STREET
POUGHKEEPSIE,NY, 12601

Site Description

Site was given a class of R. Decision was made on 3/12/07 to classify as N. Reclassified to C. This was the site of a small MGP on Main Street and North Perry Street in Poughkeepsie. A senior citizens housing development occupies the site today. The site is included in a multi-site Consent Order #D3-0134-89-05 1/12/90. A Site Assessment (PSA) was performed in 1990. No significant MGP waste material was found, and an NFA letter was sent on 03/12/07. As DER's experience with MGP sites grew, a few data gaps were identified in the original PSA. Central Hudson completed additional investigation work in 2006 to more completely cover the full footprint of the site with borings and test

pits. The additional work confirmed the original conclusion that no significant MGP waste was present at the site. A letter stating this conclusion was issued on 03/12/07.

Site Environmental Assessment

The 1990 PSA found little evidence of MGP wastes in the subsurface. Additional work conducted in 2006 addressed potential data gaps in the original PSA. This second round of work also failed to detect significant levels of contamination.

Site Health Assessment

No contact with site-related contaminants is expected.

For more Information: E-mail Us

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NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Environmental Site Remediation Database Search Details

Site Record

Document Repository

Site-related documents are available for review through the DECInfo Locator on line at DECInfoLocator

Administrative Information

Site Name: Queen City Lofts
Site Code: C314125
Program: Brownfield Cleanup Program
Classification: C
EPA ID Number:

Location

DEC Region: 3
Address: 178-188 Main Street and 11 South Bridge Street
City: Poughkeepsie Zip: 12601
County: Dutchess
Latitude: 41.704788889
Longitude: -73.932219444
Site Type:
Estimated Size: 1.051 Acres

Institutional And Engineering Controls

Control Type:
Environmental Easement

Control Elements:
Ground Water Use Restriction
Soil Management Plan
Cover System
Landuse Restriction
Building Use Restriction
Monitoring Plan
Site Management Plan
IC/EC Plan

Site Owner(s) and Operator(s)

Current Owner Name: The QCL on Main Limited Partnership

Current Owner(s) Address: 34 Clayton Boulevard
Baldwin Place,NY, 10505

Site Document Repository

Name: Poughkeepsie Public Library District
Address: 93 Market Street
Poughkeepsie,NY 12601

Site Description

Location: The site consists of a portion of one tax lot located at 178-188 Main Street, City of Poughkeepsie, Dutchess County, New York. The site is an irregular shaped, approximately 1.051 acre parcel, which has 236 feet of frontage on the southern side of Main Street and 190 feet of frontage on the eastern side of South Bridge Street. Site Features: The property currently contains a four story mixed use building with restricted residential and commercial uses and an asphalt parking lot. The ground generally slopes from the northwest corner of the site to the southeast. Current Zoning and Land Use: The site is zoned C-2 (Commercial with allowances for mixed-used buildings) and . Past Use of the Site: The site was used for various industrial, commercial, and residential purposes, including a machine shop and laundry facility, from as early as 1887 until the early to mid-1980s when most of the former on-site structures were demolished. In 1973 a fire gutted several of the existing buildings on the site. Site Geology and Hydrogeology: Soils have been reworked by excavation and the construction and demolition of prior buildings on the site. They consist of well drained brown to gray sands, which overlie brown loamy clays. Shallow groundwater in the vicinity of the property follows overall surficial topography and flows to the southwest, toward the Hudson River. Groundwater was encountered between 10 and 12 feet below the ground.

Summary of Project Completion Dates

Projects associated with this site are listed in the Project Completion Dates table and are grouped by Operable Unit (OU). A site can be divided into a number of operable units depending on the complexity of the site and the number of issues associated with a site. Sites are often divided into operable units based on the media to be addressed (such as groundwater or contaminated soil), geographic area, or other factors.

Project Completion Dates

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type
1,2,4-trimethylbenzene
benzo(a)anthracene
xylene (mixed)
n-propylbenzene

lead
ethylbenzene
mercury

Site Environmental Assessment

Nature and Extent of Contamination: Remediation at the site is complete. Remedial actions have successfully achieved soil cleanup objectives for restricted residential use. Residual contamination in the soil, groundwater, and soil vapor is being managed under a Site Management Plan. Prior to remediation, the primary contaminants of concern were mercury, lead, and benzo(a)anthracene in soil, lead and ethylbenzene in groundwater, and tetrachloroethene in soil vapor.

Site Health Assessment

Measures are in place to control the potential for coming in contact with remaining residual contamination in subsurface soil, groundwater and soil vapor.

For more Information: E-mail Us

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NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Environmental Site Remediation Database Search Details

Site Record

Document Repository

Site-related documents are available for review through the DECInfo Locator on line at DECInfoLocator

Administrative Information

Site Name: "400 Block" Restoration Area
Site Code: B00148
Program: Environmental Restoration Program
Classification: C
EPA ID Number:

Location

DEC Region: 3
Address: 413-441 Main St
City: Poughkeepsie Zip: 12601
County: Dutchess
Latitude: 41.70237425
Longitude: -73.92231127
Site Type:
Estimated Size: 1.7 Acres

Institutional And Engineering Controls

Control Type:
Deed Restriction

Control Elements:
Vapor Mitigation
Soil Management Plan
Cover System
Alternate Water Supply
Landuse Restriction

Site Owner(s) and Operator(s)

Current Owner Name: CITY OF POUGHKEEPSIE
Current Owner(s) Address: CITY HALL, P.O. BOX 3000
POUGHKEEPSIE,NY, 12601

Site Description

Location: The ¿400 Block¿ Restoration Area Site is located at 413-441 Main Street, in Poughkeepsie, Dutchess County, New York on an irregularly shaped 1.5-acre parcel. The Site is located on the northern side of Main Street and the southern side of Mill Street. Site Features: The property contains three, 3-story structures that occupy the entirety of the property¿s southern frontage along Main Street. The southern portion of the property is developed with multi-story brick and wood structures, in which portions of these buildings are partially collapsed. These structures are currently vacant. Historically, these buildings were used for retail, commercial and residential purposes. The central western portion of the property is comprised of an unpaved parking area with overgrown trees and grass. A concrete loading dock extends south from a multi-story brick building located in the north-western portion of the property. An unpaved vacant lot comprised of overgrown lawn is located in the eastern portion of the property. All structures contain ground floor residential and retail commercial uses. The Site is served by storm sewers, sanitary sewers and public water. No surface water is present at the Site. Fall Kill Creek is located approximately 200 feet north of the Site, and the Hudson River is located approximately 1 mile west of the Site. Current Zoning and Land Use: The Site¿s general location is in an urban setting and is presently zoned as commercial land. The surrounding parcels are currently used for a combination of residential and commercial purposes. Manufacturing uses prior to World War II include the production of carriage mountings, fur hats, clothing, sheet metal and brass. During the period 1950-1980, portions of the Site were used for automotive repair, a machine shop, wholesale electrical supply, clothing manufacture, and residences. Past Use of the Site: In 1979, several parcels along Mill Street were acquired by Lomasney Combustion Inc. for the installation and service of oil-fired boilers. This operation included the storage and use of fuel oils, machine lubricants, hydraulic oils, and, possibly, waste oils. This operation may have also been associated with the handling of mercury switches and thermostats, as well as other electrical equipment containing PCBs. These activities continued until 1986. In 1998 the Site was acquired by the City of Poughkeepsie for construction of multi-family homes. A preliminary environmental site assessment was conducted on behalf of the City of Poughkeepsie in 1998. This assessment identified the presence of unregistered above ground storage and underground petroleum storage tanks, and the potential for asbestos- and lead- containing building materials. Test pits and soil borings confirmed the presence of subsurface petroleum contamination in the area of underground storage tanks, and identified lead, cadmium, PCBs, and Polycyclic Aromatic Hydrocarbons (PAHs) in the soil floor of the Lomasney Building. Site Geology and Hydrogeology: The upper layer of Site soils was found to be urban fill consisting of sand, silt, and cobbles, but also including cinders, coal, and brick fragments. At depths ranging from 4 to 6 feet, a thin layer of organic soil was encountered, followed by a layer of silt containing varying amounts of clay and sand. Shale bedrock was encountered at depths ranging from 13 to 17 feet beneath the Site. Groundwater is generally found at depths ranging from 3 to 6 feet beneath the Site, flowing in a westerly direction towards the Hudson River.

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type

Site Environmental Assessment

Remediation at the site is complete. Prior to the remediation the primary contaminants of concern at the site are PCBs, mercury and PAH's in the soil, soil vapor and groundwater. Remedial actions have successfully achieved soil cleanup objectives for commercial use. Residual contamination in the soil, soil vapor, and groundwater are being managed under a Site Management Plan.

Site Health Assessment

Soil removal actions have been completed to remove contaminated material found in surface soils. A cover system, consisting of building foundation, clean soils, concrete or asphalt, is in place to prevent contact with any remaining underlying contamination. People are not drinking the contaminated groundwater because the area is served by a public water supply that is not affected by this contamination. An active sub-slab depressurization system (systems that ventilate/remove the air beneath the building) is no longer needed in one on-site commercial and one residential building since soil vapor intrusion is longer a potential concern.

For more Information: E-mail Us

Refine This Search

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Environmental Site Remediation Database Search Details

Site Record

Document Repository

Site-related documents are available for review through the DECInfo Locator on line at DECInfoLocator

Administrative Information

Site Name: 19, 21, & 23 Academy Street
Site Code: C314126
Program: Brownfield Cleanup Program
Classification: A
EPA ID Number:

Location

DEC Region: 3
Address: 19, 21, & 23 Academy Street
City: Poughkeepsie Zip: 12601
County: Dutchess
Latitude: 41.701983333
Longitude: -73.925652778
Site Type:
Estimated Size: 0.216 Acres

Site Owner(s) and Operator(s)

Current Owner Name: PoK 23 Acad, LLC
Current Owner(s) Address: 333 Park Avenue South, Suite 4E
New York,NY, 10010
Current Owner Name: PoK Academy, LLC
Current Owner(s) Address: 93 Fourth Ave #1289
New York,NY, 10276

Site Document Repository

Name: Poughkeepsie Public Library
Address: 93 Market Street
Poughkeepsie,NY 12601

Site Description

Location: The site is located in an urban area at 19, 21 and 23 Academy Street in the City of Poughkeepsie, Dutchess County. The site is an irregular-shaped, 0.216-acre parcel which has 90 feet of frontage on the eastern side of Academy Street. Site Features: The site currently contains three, multi-story, commercial, residential and mixed-use (commercial and residential) buildings. All buildings are currently vacant. The buildings located at 23 Academy Street are undergoing extensive renovation activities. Current Zoning and Land Use: The site properties are zoned C-2, Central Commercial District and consists of three vacant buildings that were previously utilized for commercial and residential uses. Past Uses of the Site: The site was developed sometime prior to 1887 and has a long history of commercial uses, including the operation of a garage and machine shop, dry cleaning and printing facilities, paint storage area, and tire vulcanization. The portion of the Site at 21 Academy Street is listed on the RCRIS database as a site formerly handling halogenated solvents (likely due to historical dry cleaning operations). Site Geology and Hydrogeology: Soils on the subject properties are likely to be derived from glacial till deposits which overlie the Austin Glen Formation (consisting of greywacke and shale). The Urban Land soil series is likely to be located on the property. Subsurface soils consist of brown, variable texture sand and silty sand with gravel overlaying light brown and gray, wet, dense silty clay. Brick inclusions were observed in the 0 to 5 feet below surface grade (bsg) interval in the northeastern and west-central portions of the Site. Generally, soils deeper than 10 feet bsg appeared to be native, undisturbed material. Groundwater ranged between 10.5 to 13 feet bsg. Shallow groundwater flow in the vicinity of the property is inferred to be to the south. There are no surface water bodies, wet areas, or regulated wetlands on the property.

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type

cis-1,2-dichloroethene
tetrachloroethene (PCE)
trichloroethene (TCE)

Site Environmental Assessment

Laboratory data generated during the Phase II investigation document on- and off-site groundwater and soil vapor contamination by chlorinated solvents (tetrachloroethylene [PCE] and related breakdown-products), likely resulting from former dry cleaning operations but also potentially associated with other historical commercial uses. Peak concentrations of PCE were detected at the rear of 21 Academy Street (680 ug/L in groundwater) and off-site at 77 Cannon Street (21,000 ug/m3 in soil vapor). Trace to low-level concentrations of PCE were detected in soils. The spatial distribution of PCE contamination suggests a potential source area in the vicinity of the rear portion of 21 Academy Street (former dry cleaning facility). Documented groundwater and soil vapor conditions indicate a likely vapor intrusion condition at both on- and off-site adjoining structures. Historical records indicate the potential presence of gasoline underground storage tanks (USTs) in or near adjoining sidewalks at 19 Academy Street and additional storage tanks may also be associated with

the Site. Field evidence of contamination (gray discoloration, staining, odors, sheen and elevated PID readings) was observed at several borings near the presumed location of the gasoline tank at Academy Street. Three (3) soil samples were collected by Alpha Environmental Services at the rear of 19 Academy Street and one (1) was collected in the basement of the building in September 2016. Analytical results indicate the Site was impacted by metals and polycyclic aromatic hydrocarbon (PAH) contamination.

Site Health Assessment

People will not come into contact with contaminated soil since the site is covered with buildings and pavement. People are not drinking the contaminated groundwater because the area is served by a public water supply that is not affected by this contamination. Volatile organic compounds in the groundwater and/or soil may move into the soil vapor (air spaces within the soil), which in turn may move into overlying buildings and affect the indoor air quality. This process, which is similar to the movement of radon gas from the subsurface into the indoor air of buildings, is referred to as soil vapor intrusion. The site is vacant so inhalation of site contaminants in indoor air via soil vapor intrusion in not a current concern. However, the potential exists for inhalation of site contaminants due to soil vapor intrusion for any future on-site development. Environmental sampling indicates soil vapor intrusion is a concern for off-site buildings. Additional off-site sampling for soil vapor intrusion is recommended.

For more Information: E-mail Us

Refine This Search

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Environmental Site Remediation Database Search Details

Site Record

Document Repository

Site-related documents are available for review through the DECInfo Locator on line at DECInfoLocator

Administrative Information

Site Name: 19, 21, & 23 Academy Street - Off-site
Site Code: C314126A
Program: Brownfield Cleanup Program
Classification: A
EPA ID Number:

Location

DEC Region: 3
Address: 19, 21, & 23 Academy Street
City: Poughkeepsie Zip: 12601
County: Dutchess
Latitude: 41.701936521
Longitude: -73.92576556
Site Type:
Estimated Size: 0 Acres

Site Owner(s) and Operator(s)

Site Description

Location: The site is located in an urban area at 19, 21 and 23 Academy Street in the City of Poughkeepsie, Dutchess County. The site is an irregular-shaped, 0.216-acre parcel which has 90 feet of frontage on the eastern side of Academy Street. Site Features: The site currently contains three, multi-story, commercial, residential and mixed-use (commercial and residential) buildings. All buildings are currently vacant. The buildings located at 23 Academy Street are undergoing extensive renovation activities. Current Zoning and Land Use: The site properties are zoned C-2, Central Commercial District and consists of three vacant buildings that were previously utilized for commercial and residential uses. Past Uses of the Site: The site was developed sometime prior to 1887 and has a long history of commercial uses, including the operation of a garage and machine shop, dry cleaning and

printing facilities, paint storage area, and tire vulcanization. The portion of the Site at 21 Academy Street is listed on the RCRIS database as a site formerly handling halogenated solvents (likely due to historical dry cleaning operations). Site Geology and Hydrogeology: Soils on the subject properties are likely to be derived from glacial till deposits which overlie the Austin Glen Formation (consisting of greywacke and shale). The Urban Land soil series is likely to be located on the property. Subsurface soils consist of brown, variable texture sand and silty sand with gravel overlaying light brown and gray, wet, dense silty clay. Brick inclusions were observed in the 0 to 5 feet below surface grade (bsg) interval in the northeastern and west-central portions of the Site. Generally, soils deeper than 10 feet bgs appeared to be native, undisturbed material. Groundwater ranged between 10.5 to 13 feet bgs. Shallow groundwater flow in the vicinity of the property is inferred to be to the south. There are no surface water bodies, wet areas, or regulated wetlands on the property.

Site Environmental Assessment

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Site Health Assessment

As information for this site becomes available, it will be reviewed by the NYSDOH to determine if site contamination presents public health exposure concerns.

For more Information: E-mail Us

Refine This Search

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Environmental Site Remediation Database Search Details

Site Record

Document Repository

Site-related documents are available for review through the DECInfo Locator on line at DECInfoLocator

Administrative Information

Site Name: Wallace Campus
Site Code: C314134
Program: Brownfield Cleanup Program
Classification: A
EPA ID Number:

Location

DEC Region: 3
Address: 319, 325, 327-329 & 331 Main Street
City: Poughkeepsie Zip: 12601
County: Dutchess
Latitude: 41.703661111
Longitude: -73.925775
Site Type:
Estimated Size: 2.48 Acres

Site Owner(s) and Operator(s)

Current Owner Name: Key Main LLC
Current Owner(s) Address: 80 Washington Street, Suite 400
Poughkeepsie,NY, 12601
Current Owner Name: IIC Properties Inc.
Current Owner(s) Address: 14 Catherine Street
Poughkeepsie,NY, 12601
Current Owner Name: Wallace Campus Manager LLC
Current Owner(s) Address: 48-02 25th Ave, Suite 400
Astoria,NY, 11103

Site Document Repository

Name: Adriance Memorial Library
Address: 93 Market Street
Poughkeepsie,NY 12601

Site Description

Location: The ¿Wallace Campus¿ BCP site consists of the entirety of the contiguous parcels known as 319 Main Street (Block 77, Lot 114098); 325 Main Street (Block 77, Lot 109079), 327-329 Main Street (Block 7, Lot 109077), and 331 Main Street (Block 78, Lot 127091), City of Poughkeepsie, New York. The site is a 2.48-acre commercial property, which is abutted by Mill Street to the north and Main Street to the south. Site Features: The southern portion of 319 Main Street currently contains a two-story building (former restaurant and club), 325 and 327-329 Main Street lots each contain a four-story building with rear two-story sections (former bookstore and residence, and active office building, respectively), and the southern/central portions of 331 Main Street contain a four-story building with a three-story section to the east, utilized for offices and light manufacturing. The remaining northern portions of 319 and 331 Main Street contain paved parking areas, walkways, and yards. Current Zoning and Land Use: The site tax lots are zoned C-2, central commercial district (residential use is excluded), and portions of the site fall within the Poughkeepsie Innovation District (PID) Historic Core and Urban Village Zones.The site consists of a several vacant and active commercial and light manufacturing uses, located on four tax lots. Past Use of the Site: Information regarding site environmental history was obtained from a July 2020 Phase I ESA, which included review of historical maps, ownership and occupant records, local records, regulatory records and previous subsurface investigations. A Phase II ESA was subsequently issued in October 2020. The site, first developed prior to 1887, has primarily been a commercial site with some limited residential use. The most significant commercial uses are generally associated with 331 Main Street, including automotive repair, machining operations, furniture finishing, laundry activities (potentially involving chlorinated solvents), and use of gasoline USTs. A limited Phase II Subsurface Investigation performed in 2013 for the northeastern portion of 331 Main Street did not document any storage tanks or contaminated soil, but elevated levels of lead were found in groundwater at 331 Main Street. The buildings at 319 Main Street and 325 Main Street are currently vacant; 327-329 Main Street building is currently in use as an office building and 331 Main Street is in use as an office building and for light manufacturing. Additional investigative work was conducted in 2020, including geophysical survey, advancement of 24 soil borings to a maximum depth of 15 feet below grade surface (bgs) across the site, the installation of 3 permanent groundwater monitoring wells, and the installation of 6 soil vapor probes. Soils located along the eastern and northern portions of 319 Main Street, within a layer of fill materials that extends to approximately 7 feet bgs, contain polycyclic aromatic hydrocarbons (PAHs) and lead above restricted residential use (RRU) soil cleanup objectives (SCOs), and lead and mercury were reported above RRU SCOs in soil at other portions of the site. Site Geology and Hydrogeology: State geological data indicate that local soils are likely to be derived from glacial till deposits, which overlie metamorphic bedrock. Soils observed during subsurface investigations generally consisted of variable-texture fill (unsorted sand containing debris, primarily brick and concrete, with some coal and ash) to approximately 1 to 7 feet bgs, underlain by sands with gravel to depths of 15 feet bgs, with two borings showing layers of clayey-silt below 12 feet bgs. Soils generally below 8 feet bgs appeared to be native, undisturbed material. Bedrock was not encountered. Groundwater was documented in wells at approximately 15 to 17 feet below the casings and direction of flow was determined to be easterly.

Site Environmental Assessment

Information submitted with the BCP application regarding the environmental condition at the site are currently under review and will be revised as additional information becomes available.

Site Health Assessment

Information submitted with the BCP application regarding the conditions at the site are currently under review and will be revised as additional information becomes available.

For more Information: E-mail Us

Refine This Search

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Environmental Site Remediation Database Search Details

Site Record

Document Repository

Site-related documents are available for review through the DECInfo Locator on line at DECInfoLocator

Administrative Information

Site Name: HRH Lead Abatement Site
Site Code: 314122
Program: State Superfund Program
Classification: A
EPA ID Number:

Location

DEC Region: 3
Address: 55 Garden Street
City: Poughkeepsie Zip: 12601
County: Dutchess
Latitude: 41.705761
Longitude: -73.925741
Site Type:
Estimated Size: 0.17 Acres

Site Owner(s) and Operator(s)

Current Owner Name: HRH Neighborhood Development Fund Company
Current Owner(s) Address: 313 Miller Street
Poughkeepsie,NY, 12601

Site Description

Location: The site is located at 55 Garden Street in the City of Poughkeepsie, Dutchess County. Site Features: The 0.17 acre site includes a single family home with small front and rear yards. Current Zoning and Land Use: The site is currently zoned and in use as a single family residence. Past Use of the Site: The site was a single family residence that was abated for lead paint as part of a rehabilitation project. Site Geology and Hydrogeology:

Site Environmental Assessment

The primary contaminant associated with the site is lead, which resulted from the abatement of lead paint as part of the rehabilitation of the structure. All lead resulting from the abatement was containerized and properly disposed off-site.

For more Information: E-mail Us

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Environmental Site Remediation Database Search Details

Site Record

Document Repository

Site-related documents are available for review through the DECInfo Locator on line at DECInfoLocator

Administrative Information

Site Name: Crannell Square
Site Code: C314130
Program: Brownfield Cleanup Program
Classification: A
EPA ID Number:

Location

DEC Region: 3
Address: 35 Catharine Street
City: Poughkeepsie Zip: 12601
County: Dutchess
Latitude: 41.703861111
Longitude: -73.924555556
Site Type:
Estimated Size: 1.109 Acres

Site Owner(s) and Operator(s)

Current On-Site Operator: City of Poughkeepsie Department of Public Works
Stated Operator(s) Address: 62 Civic Center Plaza
Poughkeepsie,NY 12601

Site Document Repository

Name: Poughkeepsie Public Library
Address: 93 Market Street
Poughkeepsie,NY 12601

Site Description

Location: The site is located at 35 Catharine Street in the City of Poughkeepsie, Dutchess County, New York, on a 1.22-acre parcel. The site is the entirety of tax lot parcel: Section 6162, Block 78, Lot 157094. The site is a rectangular, with approximately 235 feet of frontage on the southern side of Mill

Street (Route 44/55 arterial) and approximately 220 feet of frontage on the eastern side of Catharine Street. The site approximately 0.85 miles east of the Hudson River. Site Features: The site is currently being redeveloped into a multi-story apartment complex with a planned parking lot and landscaped areas. Current Zoning and Land Use: The site is zoned C-2 (Central Commercial District). C-2 zoning allows for multiple dwellings in new structures at urban density (R-6), provided that the first floor is devoted to retail or service use. Currently, the site is used as a municipal parking lot. The surrounding properties are zoned for commercial uses. Past Use of the Site: The site has been used for commercial and residential purposes from as early as 1887 until circa 1960 when all former on-site structures were demolished. Previous uses included: an automotive repair facility, large private garage, warehouse, school, a hotel and multiple dwellings. Notable past commercial uses at adjoining properties and in the surrounding area include manufacturing and automotive repair facilities. The site was developed by the city as a municipal parking lot by 1963. Site Geology and Hydrogeology: Site soils consist of a fill layer extending to 4 feet below ground surface (bgs), overlying brown medium sands to a depth of approximately 10 feet bgs. Soils greater than 10 feet bgs generally consist of native clayey silt. No bedrock was encountered during the investigation of the site, which included borings to a depth of 20 feet bgs. Groundwater depth ranges from 13.3 to 15.4 feet below grade. Groundwater generally flows to the northeast. No waterbodies or wet areas are on the site or in the immediate vicinity of the site.

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type

dibenz[a,h]anthracene
lead
tetrachloroethene (PCE)
indeno(1,2,3-CD)pyrene
arsenic
benzo(k)fluoranthene
chloroform
trichloroethene (TCE)
carbon tetrachloride
benzo(a)anthracene
chrysene
mercury
benzo(b)fluoranthene
benzo(a)pyrene

Site Environmental Assessment

Soil and groundwater samples were analyzed for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), polychlorinated biphenyls (PCBs), metals, total petroleum hydrocarbons (TPH), pesticides, and the emerging contaminants per-and-polyfluoroalkyl substances

(PFAS) and 1,4-dioxane. Soil vapor samples were analyzed for VOCs. Based on investigations conducted to date, the primary contaminants of concern include metals and polycyclic aromatic hydrocarbons (PAHs) in soil and VOCs in groundwater and soil vapor. Soil: A total of 44 soil samples were collected at 16 locations at depths ranging from 0 to 20 feet below ground surface (bgs). Several SVOCs and metals were identified in soils at concentrations that exceed their restricted residential soil cleanup objectives (RRSCOs) and unrestricted soil cleanup objectives (USCOs) including benzo[a]anthracene, benzo[a]pyrene, benzo[b]fluoranthene, benzo[k]fluoranthene, chrysene, dibenzo(a,h)anthracene, indeno(1,2,3-c,d)pyrene, lead, mercury, and arsenic. The highest concentration of an SVOC encountered was chrysene at a concentration of 7.77 parts per million (ppm) at a depth of 5 feet bgs compared to the RRSCO of 3.9 ppm. The highest concentrations of metals encountered were 3,110 ppm of lead at 3 feet bgs, compared to the RRSCO of 400, 3.94 ppm of mercury at 4 feet bgs compared to the RRSCO of 0.81 ppm, and 32.2 ppm of arsenic at 15 feet bgs compared to the RRSCO of 16. Metal exceedances were generally encountered within the top 5 feet bgs, with some deeper exceedances of arsenic extending up to 20 feet bgs. PFAS were detected in soil samples throughout the site to depths of 20 feet bgs. The greatest concentration of total PFAS encountered in soil was 1.54 parts per billion (ppb) at the 0-5 feet bgs interval. There were no VOCs, PCBs or pesticides detected in site soils. There is no indication that site-related soil contamination extends off-site. Groundwater: Groundwater samples were collected from six monitoring wells located throughout the site. The VOC chloroform was detected in one monitoring well in exceedance of groundwater standards at a concentration of 13 parts per billion (ppb), compared to the groundwater quality standard of 7 ppb; this is a common by-product of chlorination and may be indicative of leaking water lines in the area. The only other VOCs detected in groundwater were at trace levels as follows: carbon tetrachloride in one well at an estimated concentration 0.32 ppb, and trichloroethene (TCE) in one well as an estimated concentration of 0.29 ppb, compared to their groundwater standard of 5 ppb for each. The laboratory reported these concentrations as estimated values because they are detected below the laboratory¿s contract required quantitation limit and therefore can only be confirmed as present, but not quantified. One SVOC, benzo(b) fluoranthene was detected at 0.01 ppb compared to a standard of 0.002 ppb. For metals, magnesium, manganese, and/or sodium were detected in several overburden wells across the site above their respective groundwater standards, while there was one marginal detection each for cobalt (total 6.7 ppb compared to a standard of 5 ppb), and thallium (total 0.73 ppb compared to a standard of 0.5 ppb). The SVOC and metals are considered to represent typical urban background conditions (associated with presence of historic fill), are naturally occurring, or are due to road salt application. No exceedances were found above the 10 parts per trillion (ppt) screening level for either perfluorooctanoic acid (PFOA) or perfluorooctanesulfonic acid (PFOS). The highest detection of PFOS and PFOA were 9.14 ppt and 6.04 ppt, respectively in one well at the southeast corner of the site. Based on the soil data and the northeasterly groundwater flow direction, and there is no apparent on-site source for PFOA/PFOS in site groundwater. Overall, groundwater quality appears to reflect typical urban background conditions and is likely of similar condition in off-site areas. As such, there is no concern for off-site migration. Soil Vapor: Nine soil vapor samples were collected across the site under the parking lot area. Trace to

low level VOC contamination was noted in site soil vapor, with levels up to 5.3 micrograms per cubic meter (ug/m3) of tetrachloroethylene (PCE), 0.67 ug/m3 of trichloroethene (TCE), and 0.51 ug/m3 of carbon tetrachloride.

Site Health Assessment

People are not drinking the contaminated groundwater because the area is served by a public water supply that is not affected by site-related contamination. The site is used as parking and covered with asphalt, however, people who enter the site may come into contact with soil and groundwater contamination if they dig below the ground surface. The site is currently vacant of occupied structures, so inhalation of site contaminants in indoor air via soil vapor intrusion is not a current concern. Environmental sampling also indicates that soil vapor intrusion is not a concern for off-site buildings.

For more Information: E-mail Us

Refine This Search

Drainage Report
for
278-282 Main Street

Prepared for:
Kirchner Realty, Inc.
2406 New Hackensack Road
Poughkeepsie, NY 12603

June 29, 2021
Revised November 2, 2021



Prepared by:
Hudson Land Design Professional Engineering, P.C.
174 Main Street
Beacon, NY 12508
Ph: (845) 440-6926
F: (845) 440-6637

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1.0 INTRODUCTION

The project is located at 278-282 Main Street in the City of Poughkeepsie, Dutchess County, New York. The project consists of three parcels, Tax ID: 6162-77-059084, 062084, 065083, 060075, & 068081 (+/-0.56 acres) and contains an existing sidewalk and vacant land. The project proposes renovations and an addition to existing 4 story building at 278-282 Main Street in downtown Poughkeepsie. A new 5th floor is being added, as well as 2 new stair towers and a new elevator. There are 24 apartments in addition to retail on the 1st floor. The existing Main Street façade is being renovated, and the east façade, facing the plaza, is getting completely upgraded with new windows and storefronts. The plaza is being developed as a multi-functional landscaped space for public use, and potential restaurant seating.

2.0 METHODOLOGY AND REGULATORY COMPLIANCE

The proposed project will result in 405 sqft of additional impervious area and approximately 13,100 sqft of disturbance, and therefore is not subject to the requirements of NYSDEC GP-0-20-001 General Permit for Construction Activities. Pre-development vs. post-development drainage analysis for the project was performed to evaluate stormwater runoff patterns and demonstrate that the post-development runoff rates to the existing stormwater discharge points do not exceed the pre-development runoff rates.

Runoff calculations were performed utilizing HydroCAD® version 10.00 published by HydroCAD Software Solutions, LLC. The software utilizes the principles of TR-55 and TR-20 to generate unit hydrographs. Rainfall events are generated utilizing Soil Conservation Service (SCS) Type III, 24-hour rainfall event for Dutchess County, NY. The Type III rainfall depths for the 1-Year, 2-Year, 10-Year, 25-Year and 100-Year rainfall events are 2.61, 3.16, 4.68, 5.85 and 8.22 inches, respectively. Rainfall Data can be found within Appendix B of this report.

3.0 SOIL CONDITIONS

A review of the Soil Survey of Dutchess County indicates that there are three types of soil present on the project site and its associated contributing drainage area. Table I below summarizes the characteristics of the soil types present within the drainage area.

Table I: Soil Types

Map Unit	Soil Names	Hydrologic Soil Group
Ur	Urban Land	N/A

Source: websoilsurvey.sc.egov.usda.gov

4.0 EXISTING DRAINAGE CONDITIONS

4.1 Design Points

Design Points represent the location where the majority of runoff from an area exits the site. The same design point is identified in post-development conditions, so that a comparison can be made between the pre-development and post-development conditions. One design point for the main project area was selected, and are as follows:

Table II - Stormwater Design/Discharge Point

SDP	Description
1	Existing stormwater collection system to the north and south of the project area

4.2 Existing Watershed Area

The pre-developed watershed is 13,080 sqft in total and includes vacant land and a sidewalk connecting Main Street to the Liberty Street parking area. In the drainage analysis model, the existing pre-development area is delineated as subcatchment 1. Drainage generally flows via sheet flow to the perimeter of the subcatchment, to the City of Poughkeepsie stormwater collection system. The City's stormwater collection system is located to the north and south of the project area.

The Time of Concentration (Tc) is less than 6 minutes, so a minimum of 6 minutes was used, and therefore the Tc is not graphically shown or listed on the drainage map. The watershed area contributing to the SDP is graphically shown and listed on the drainage map, and is also provided within the HydroCAD computations within Appendix C. A drainage map is included within Appendix A.

5.0 PROPOSED DRAINAGE CONDITIONS

5.1 Developed Watershed Area

The proposed project results in a total of approximately 13,100 sqft of disturbance due to the construction of building addition and multi-functional landscaped public plaza. The post-developed watershed area is 13,140 sqft in total and includes the building addition and landscaped space. The post development watershed was divided into two stormwater subcatchments; Subcatchment 10 and Subcatchment 11.

Subcatchment 10 consists of the landscaped public plaza. Soils in this subcatchment were assumed to be hydrologic soil group D. Drainage generally flows via sheet flow to the proposed stormwater collection system and conveyed to design point, SDP1, at the existing manhole in Main Street.

Subcatchment 11 consists of the proposed addition roof. The rooftop runoff is captured and conveyed to the proposed stormwater planter. The stormwater planter outlet is connected to the public plaza stormwater collection system.

The Time of Concentration (Tc) is less than 6 minutes for all analyzed subcatchments, so a minimum of 6 minutes was used, and therefore the Tc is not graphically shown or listed on the drainage map. The watershed area contributing to each SDP is graphically shown and listed on the drainage map. The hydrologic model can be found in Appendix C. A post-development drainage map is included within Appendix A.

6.0 DRAINAGE ANALYSIS CONCLUSIONS

The stormwater runoff rates at SDP1 under pre-development and post-development conditions are summarized below.

Table III - Stormwater Design/Discharge Point Comparison

SDP	1-Year (cfs)		2-Year (cfs)		10-Year (cfs)		25-Year (cfs)		100-Year (cfs)	
	Pre	Post	Pre	Post	Pre	Post	Pre	Post	Pre	Post
1	0.65	0.61	0.83	0.77	1.30	1.19	1.66	1.51	2.38	2.37

The runoff rates at the SDP1 decrease from pre-development to post-development conditions with the stormwater planter in place. The runoff from the proposed addition roof will be directed to the proposed stormwater planter.

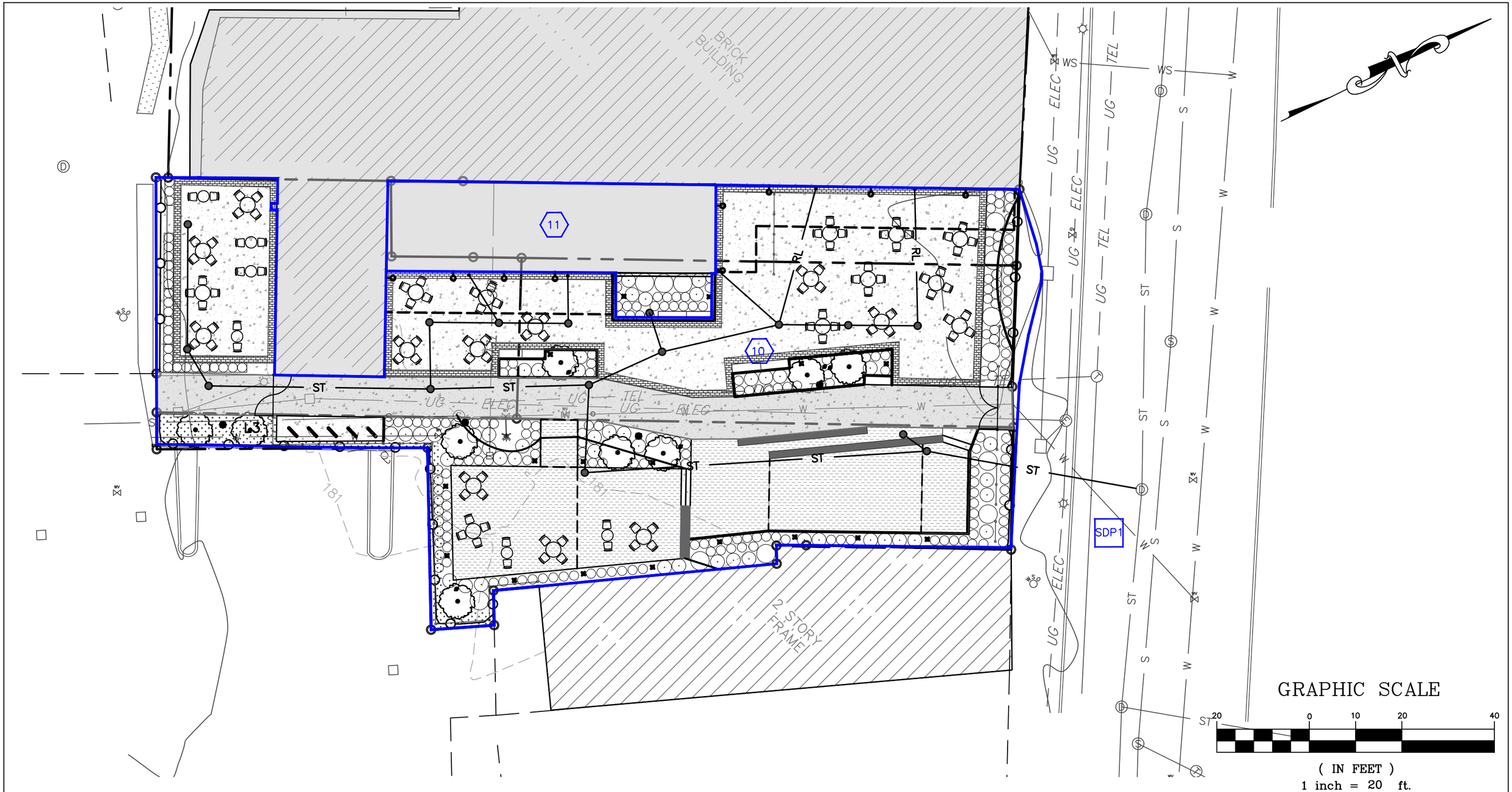
Supporting hydrologic analyses for pre-development and post-development conditions are included in Appendix C.

7.0 EROSION AND SEDIMENT CONTROL

Contractors shall adhere to the temporary and permanent erosion control measures as indicated on the plans. Repairs shall be made as necessary to remain in compliance with the New York State Standards and Specifications for Erosion and Sediment Control, 2016.

APPENDIX A

DRAINAGE MAPS



DRAWN BY: ESR		CHECKED BY: DGK	
REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	11/2/21	PER CITY COMMENTS	ESR

SEAL

HUDSON LAND DESIGN
HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING P.C.
174 MAIN ST., BEACON, NEW YORK 12508
13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
PH: 845-440-6926
F: 845-440-6637

POST-DEVELOPMENT DRAINAGE MAP

278-282 MAIN STREET

278-282 MAIN STREET
CITY OF PEEKSKILL
DUTCHESS COUNTY, NEW YORK
TAX ID: 6162-77-060075, -065083, -062084

JOB #:	2021:007
DATE:	6/25/2021
SCALE:	1" = 20'
TITLE:	DR-2
SHEET:	2 OF 2

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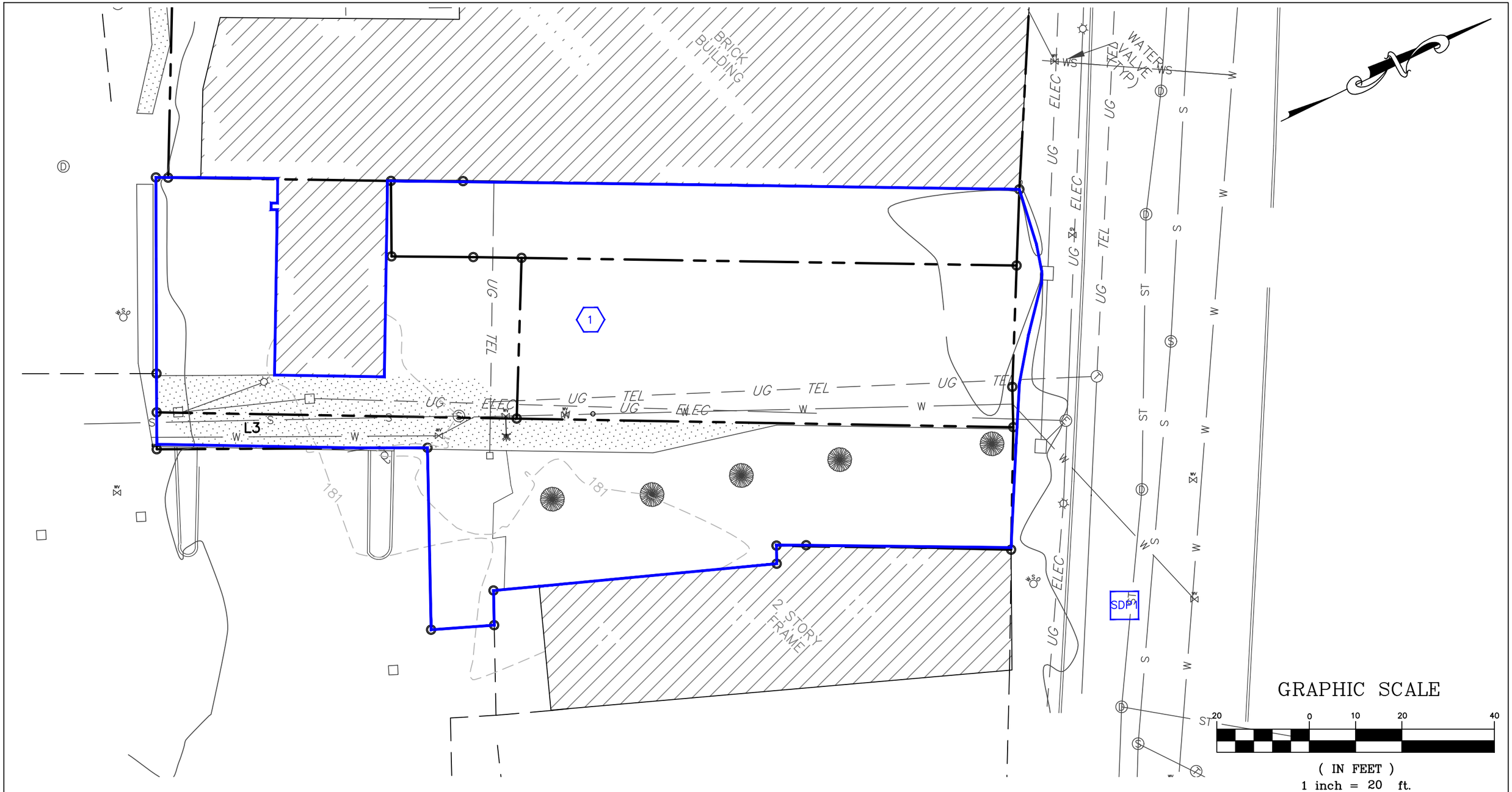

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REVISIONS:			
NO.	DATE	DESCRIPTION	BY
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F: 845-440-6637

PRE-DEVELOPMENT DRAINAGE MAP

278-282 MAIN STREET

278-282 MAIN STREET
CITY OF PEEKSKILL
DUTCHESS COUNTY, NEW YORK
TAX ID: 6162-77-060075, -065083, -062084

JOB #:	2021:007
DATE:	6/29/2021
SCALE:	1" = 20'
TITLE:	DR-1
SHEET:	1 OF 2

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APPENDIX B

SUPPORTING DATA

Extreme Precipitation Tables

Northeast Regional Climate Center

Data represents point estimates calculated from partial duration series. All precipitation amounts are displayed in inches.

Smoothing	Yes
State	New York
Location	
Longitude	73.928 degrees West
Latitude	41.703 degrees North
Elevation	0 feet
Date/Time	Tue, 22 Jun 2021 13:25:23 -0400

Extreme Precipitation Estimates

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.32	0.48	0.60	0.79	0.98	1.22	**1yr**	0.85	1.15	1.40	1.73	2.13	2.61	2.96	**1yr**	2.31	2.85	3.32	3.97	4.58	**1yr**
2yr	0.38	0.58	0.72	0.95	1.20	1.50	**2yr**	1.03	1.38	1.72	2.11	2.59	3.16	3.57	**2yr**	2.80	3.43	3.92	4.62	5.25	**2yr**
5yr	0.45	0.70	0.88	1.17	1.50	1.89	**5yr**	1.30	1.71	2.17	2.67	3.26	3.95	4.50	**5yr**	3.50	4.33	4.95	5.72	6.47	**5yr**
10yr	0.51	0.80	1.01	1.37	1.78	2.26	**10yr**	1.54	2.01	2.60	3.20	3.88	4.68	5.37	**10yr**	4.14	5.17	5.91	6.72	7.59	**10yr**
25yr	0.60	0.95	1.21	1.68	2.23	2.85	**25yr**	1.93	2.49	3.30	4.05	4.90	5.85	6.79	**25yr**	5.18	6.53	7.48	8.33	9.36	**25yr**
50yr	0.68	1.10	1.41	1.97	2.65	3.41	**50yr**	2.29	2.93	3.95	4.84	5.83	6.93	8.12	**50yr**	6.13	7.81	8.95	9.80	10.98	**50yr**
100yr	0.78	1.27	1.64	2.32	3.16	4.08	**100yr**	2.73	3.45	4.73	5.79	6.95	8.22	9.71	**100yr**	7.27	9.33	10.71	11.53	12.89	**100yr**
200yr	0.90	1.47	1.90	2.73	3.77	4.89	**200yr**	3.25	4.07	5.67	6.93	8.28	9.75	11.61	**200yr**	8.63	11.17	12.82	13.58	15.14	**200yr**
500yr	1.10	1.80	2.35	3.40	4.76	6.21	**500yr**	4.11	5.06	7.20	8.78	10.45	12.22	14.72	**500yr**	10.82	14.16	16.28	16.87	18.73	**500yr**

Lower Confidence Limits

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.28	0.42	0.52	0.70	0.86	1.03	**1yr**	0.74	1.01	1.21	1.53	1.91	2.33	2.57	**1yr**	2.06	2.47	3.07	3.60	4.09	**1yr**
2yr	0.37	0.56	0.69	0.94	1.16	1.36	**2yr**	1.00	1.33	1.54	1.97	2.50	3.05	3.46	**2yr**	2.70	3.33	3.81	4.56	5.18	**2yr**
5yr	0.41	0.64	0.79	1.09	1.38	1.59	**5yr**	1.19	1.56	1.80	2.32	2.88	3.67	4.15	**5yr**	3.24	3.99	4.68	5.42	6.14	**5yr**
10yr	0.46	0.71	0.88	1.23	1.59	1.78	**10yr**	1.37	1.74	2.02	2.59	3.20	4.18	4.75	**10yr**	3.70	4.57	5.40	6.14	6.96	**10yr**
25yr	0.54	0.82	1.02	1.45	1.91	2.05	**25yr**	1.65	2.00	2.33	2.87	3.67	4.99	5.67	**25yr**	4.41	5.45	6.48	7.27	8.23	**25yr**
50yr	0.60	0.92	1.15	1.65	2.22	2.27	**50yr**	1.91	2.22	2.63	3.18	4.09	5.70	6.49	**50yr**	5.05	6.24	7.41	8.26	9.34	**50yr**
100yr	0.69	1.04	1.30	1.88	2.58	2.54	**100yr**	2.22	2.48	2.96	3.52	4.56	6.54	7.42	**100yr**	5.79	7.14	8.48	9.37	10.61	**100yr**
200yr	0.78	1.18	1.50	2.16	3.02	2.82	**200yr**	2.61	2.76	3.33	3.91	5.07	7.48	8.52	**200yr**	6.62	8.19	9.69	10.66	12.04	**200yr**
500yr	0.95	1.41	1.81	2.63	3.74	3.27	**500yr**	3.23	3.20	3.91	4.49	5.85	8.98	10.22	**500yr**	7.95	9.83	11.57	12.63	14.27	**500yr**

Upper Confidence Limits

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.35	0.54	0.65	0.88	1.08	1.31	**1yr**	0.93	1.28	1.46	1.87	2.35	2.87	3.21	**1yr**	2.54	3.09	3.62	4.23	4.87	**1yr**
2yr	0.39	0.61	0.75	1.02	1.25	1.50	**2yr**	1.08	1.46	1.69	2.18	2.73	3.27	3.72	**2yr**	2.90	3.58	4.10	4.71	5.34	**2yr**
5yr	0.49	0.75	0.93	1.28	1.63	1.91	**5yr**	1.40	1.87	2.21	2.82	3.56	4.27	4.89	**5yr**	3.78	4.70	5.24	6.07	6.83	**5yr**
10yr	0.58	0.89	1.10	1.54	1.99	2.33	**10yr**	1.72	2.28	2.70	3.46	4.37	5.23	6.05	**10yr**	4.63	5.81	6.44	7.37	8.25	**10yr**
25yr	0.73	1.10	1.37	1.96	2.58	3.03	**25yr**	2.23	2.96	3.56	4.72	5.74	6.87	8.01	**25yr**	6.08	7.70	8.50	9.57	10.59	**25yr**
50yr	0.86	1.31	1.63	2.34	3.16	3.70	**50yr**	2.72	3.61	4.39	5.86	7.04	8.43	9.93	**50yr**	7.46	9.55	10.51	11.66	12.83	**50yr**
100yr	1.03	1.55	1.94	2.81	3.85	4.53	**100yr**	3.32	4.43	5.41	7.29	8.65	10.36	12.31	**100yr**	9.17	11.83	13.01	14.23	15.53	**100yr**
200yr	1.22	1.83	2.32	3.36	4.69	5.52	**200yr**	4.04	5.40	6.68	9.05	10.63	12.73	15.27	**200yr**	11.26	14.68	16.14	17.39	18.81	**200yr**
500yr	1.54	2.29	2.95	4.28	6.09	7.21	**500yr**	5.26	7.05	8.81	12.09	13.98	16.69	20.29	**500yr**	14.77	19.51	21.52	22.69	24.29	**500yr**

Powered by ACIS Northeast Regional Climate Center



Map Scale: 1:453 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 5 10 20 30

Feet
0 20 40 80 120

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Dutchess County, New York
Survey Area Data: Version 17, Jun 11, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 7, 2013—Feb 26, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

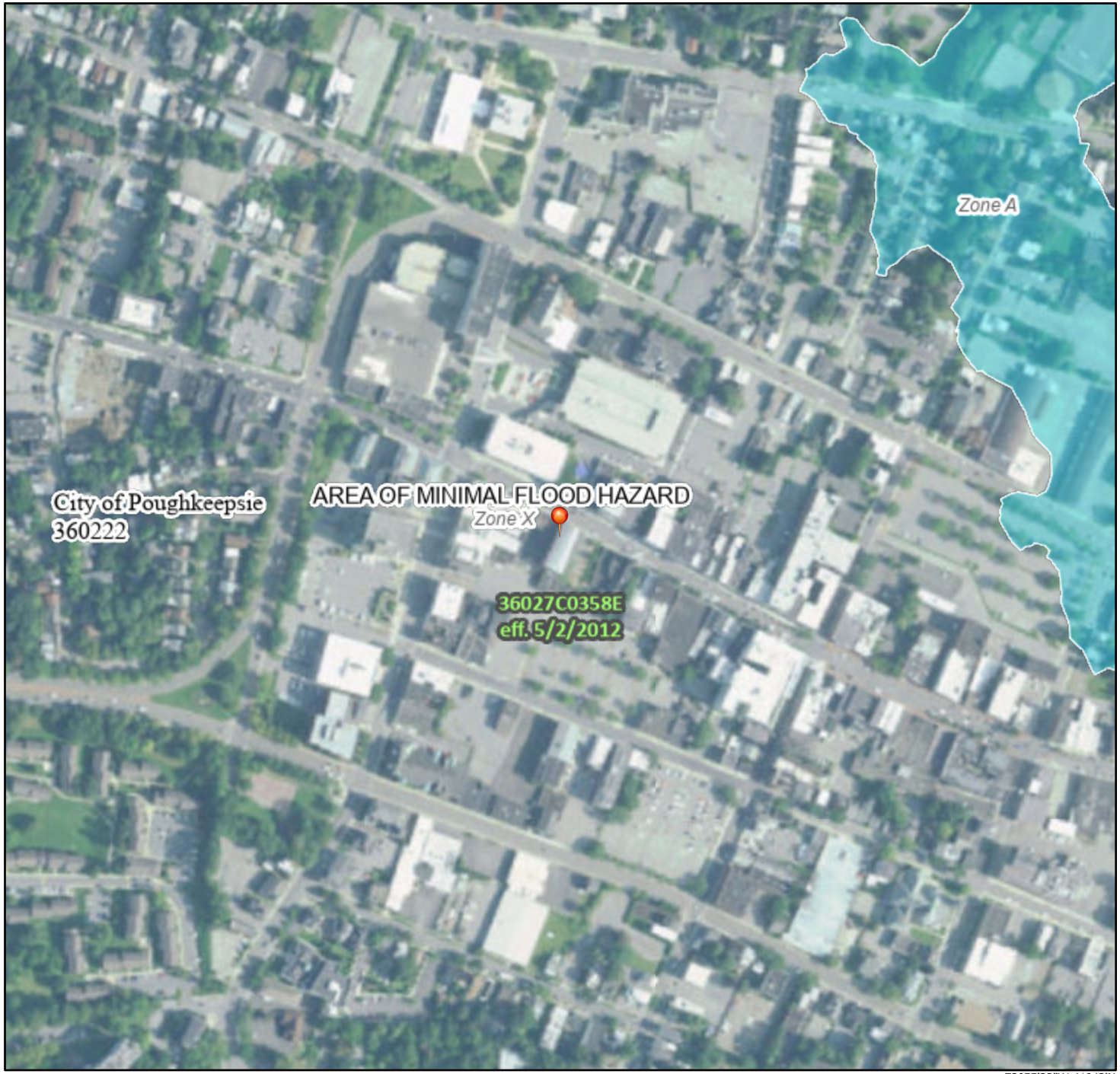
Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Ur	Urban land	0.5	100.0%
Totals for Area of Interest		**0.5**	**100.0%**

National Flood Hazard Layer FIRMette

FEMA

73°55'59"W 41°42'26"N



73°55'22"W 41°42'N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance / Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

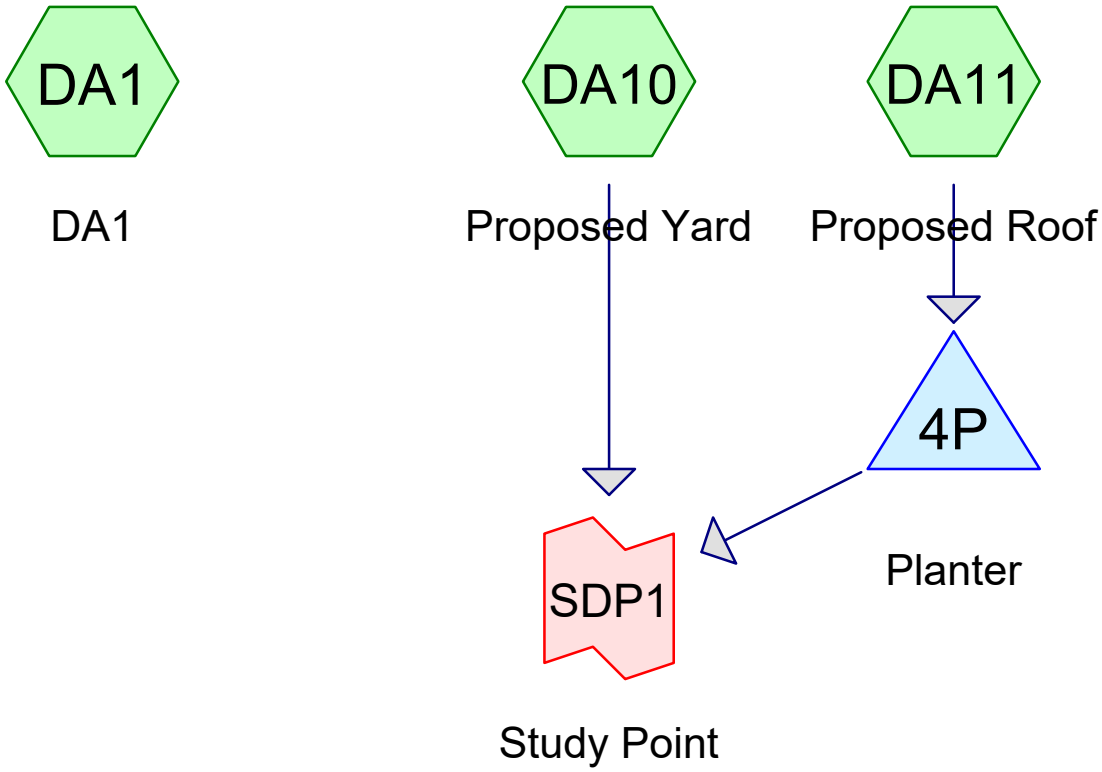
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 6/24/2021 at 4:13 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

APPENDIX C

HYDROLOGIC MODELING



Subcat Reach Pond Link

Routing Diagram for DeCordova Main Street
Prepared by Hudson Land Design Professional Engineering, P.C., Printed 6/24/2021
HydroCAD® 10.00-24 s/n 04797 © 2018 HydroCAD Software Solutions LLC

Summary for Subcatchment DA1: DA1

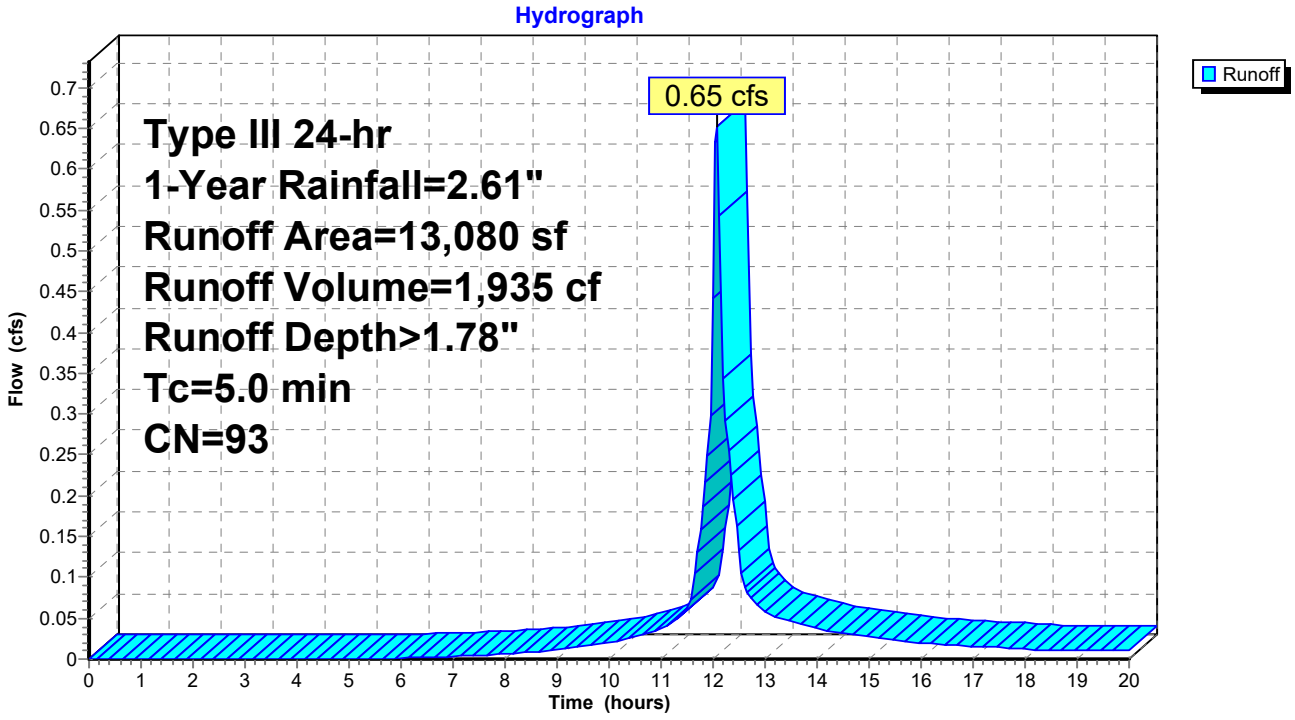
Runoff = 0.65 cfs @ 12.07 hrs, Volume= 1,935 cf, Depth> 1.78"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 1-Year Rainfall=2.61"

Area (sf)	CN	Description
4,298	98	Paved parking, HSG D
5,729	96	Gravel surface, HSG D
3,053	80	>75% Grass cover, Good, HSG D
13,080	93	Weighted Average
8,782		67.14% Pervious Area
4,298		32.86% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Direct**

Subcatchment DA1: DA1



Summary for Subcatchment DA10: Proposed Yard

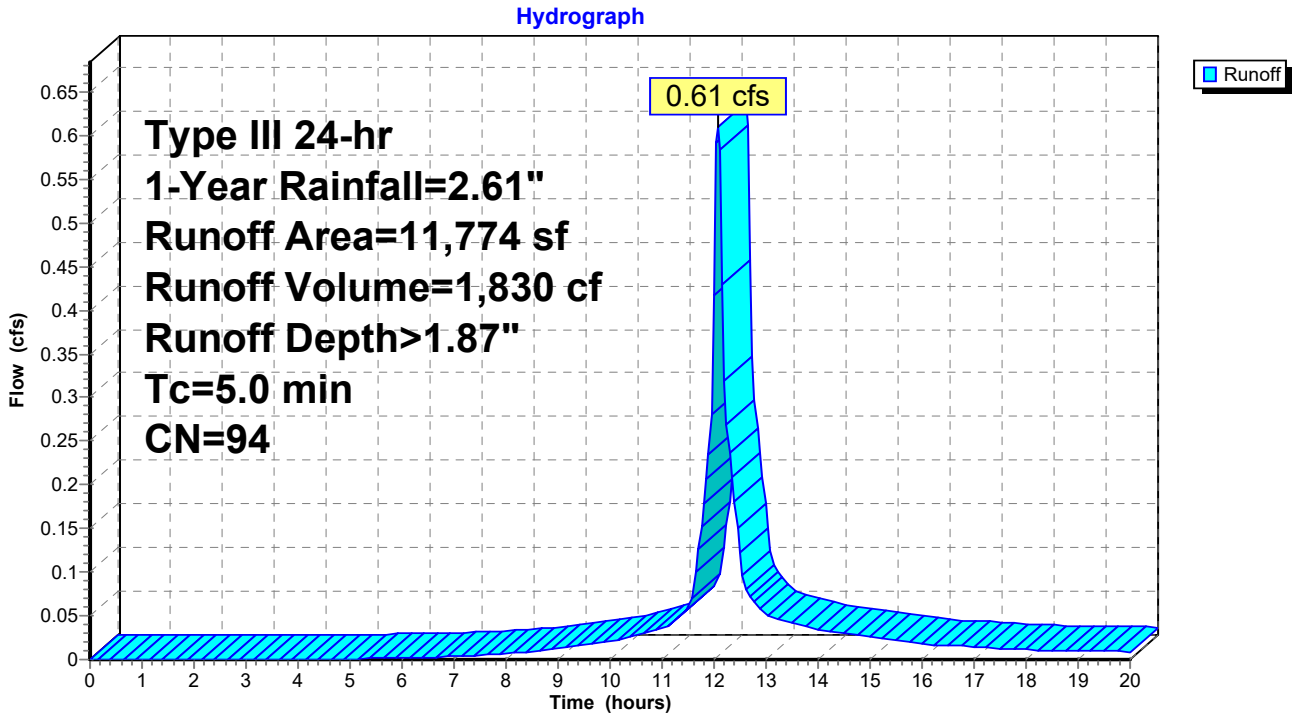
Runoff = 0.61 cfs @ 12.07 hrs, Volume= 1,830 cf, Depth> 1.87"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 1-Year Rainfall=2.61"

Area (sf)	CN	Description
9,066	98	Paved parking, HSG D
2,708	80	>75% Grass cover, Good, HSG D
11,774	94	Weighted Average
2,708		23.00% Pervious Area
9,066		77.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Direct**

Subcatchment DA10: Proposed Yard



Summary for Subcatchment DA11: Proposed Roof

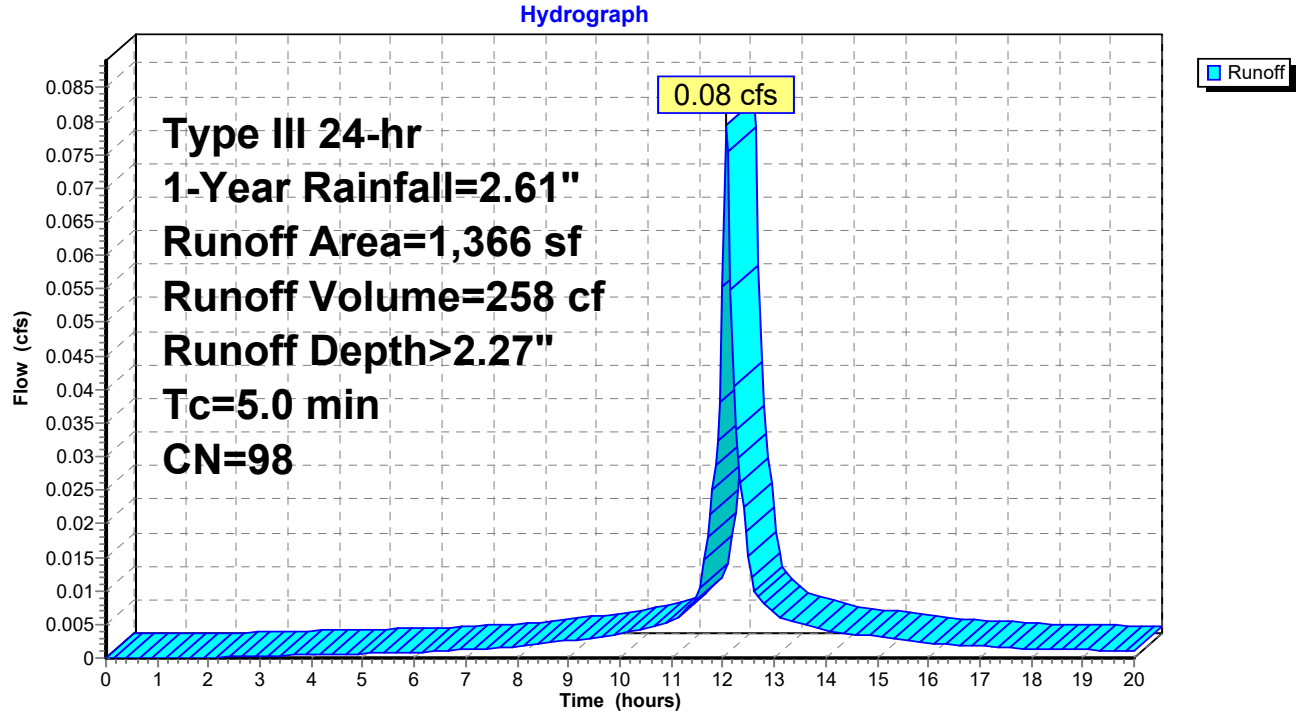
Runoff = 0.08 cfs @ 12.07 hrs, Volume= 258 cf, Depth> 2.27"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 1-Year Rainfall=2.61"

Area (sf)	CN	Description
1,366	98	Paved parking, HSG D
1,366		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Direct**

Subcatchment DA11: Proposed Roof



Summary for Pond 4P: Planter

Inflow Area = 1,366 sf,100.00% Impervious, Inflow Depth > 2.27" for 1-Year event
Inflow = 0.08 cfs @ 12.07 hrs, Volume= 258 cf
Outflow = 0.00 cfs @ 0.00 hrs, Volume= 0 cf, Atten= 100%, Lag= 0.0 min
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf

Routing by Stor-Ind method, Time Span= 0.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 181.86' @ 20.00 hrs Surf.Area= 400 sf Storage= 258 cf

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)
Center-of-Mass det. time= (not calculated: no outflow)

Volume	Invert	Avail.Storage	Storage Description
#1	179.07'	200 cf	**Media (Prismatic)** Listed below (Recalc) 500 cf Overall x 40.0% Voids
#2	181.57'	300 cf	**Ponding (Prismatic)** Listed below (Recalc)
		500 cf	Total Available Storage

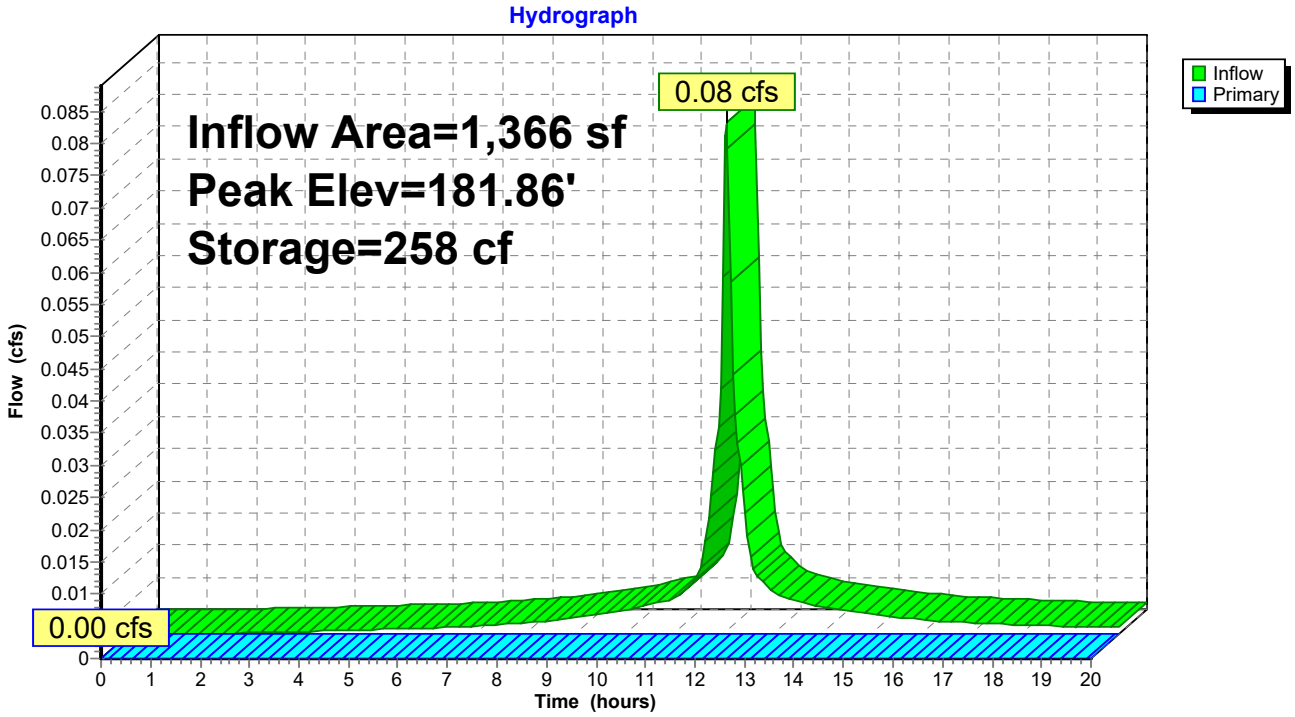
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
179.07	200	0	0
181.57	200	500	500

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
181.57	200	0	0
183.07	200	300	300

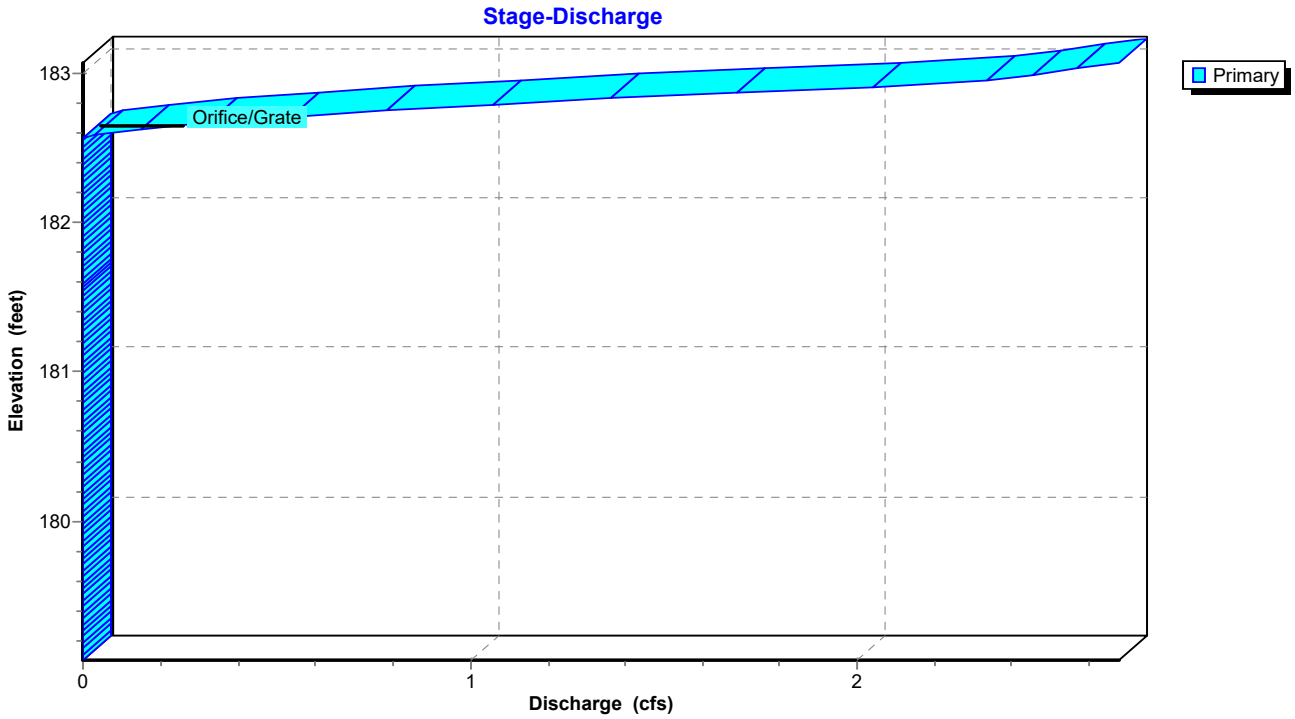
Device	Routing	Invert	Outlet Devices
#1	Primary	182.57'	**12.0" Horiz. Orifice/Grate** C= 0.600 in 12.0" Grate (100% open area) Limited to weir flow at low heads

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=179.07' (Free Discharge)
↑—**1=Orifice/Grate** (Controls 0.00 cfs)

Pond 4P: Planter



Pond 4P: Planter

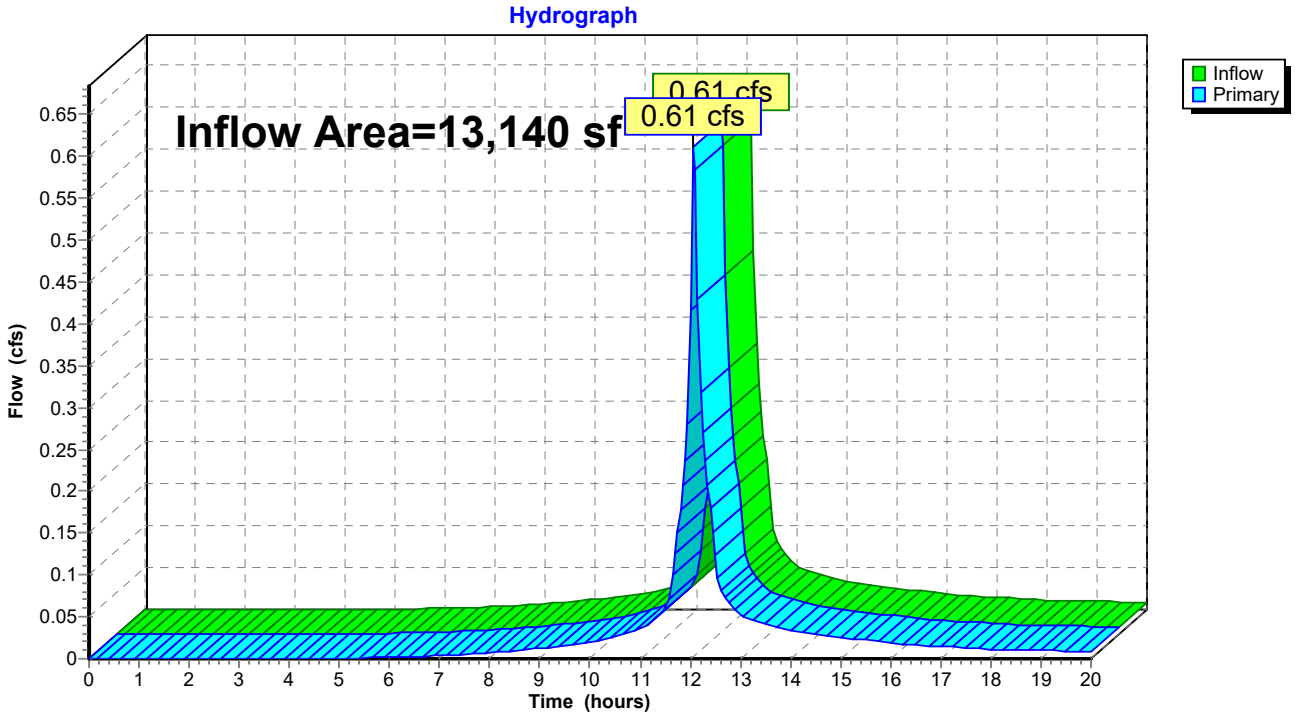


Summary for Link SDP1: Study Point

Inflow Area = 13,140 sf, 79.39% Impervious, Inflow Depth > 1.67" for 1-Year event
Inflow = 0.61 cfs @ 12.07 hrs, Volume= 1,830 cf
Primary = 0.61 cfs @ 12.07 hrs, Volume= 1,830 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-20.00 hrs, dt= 0.05 hrs

Link SDP1: Study Point



Summary for Subcatchment DA1: DA1

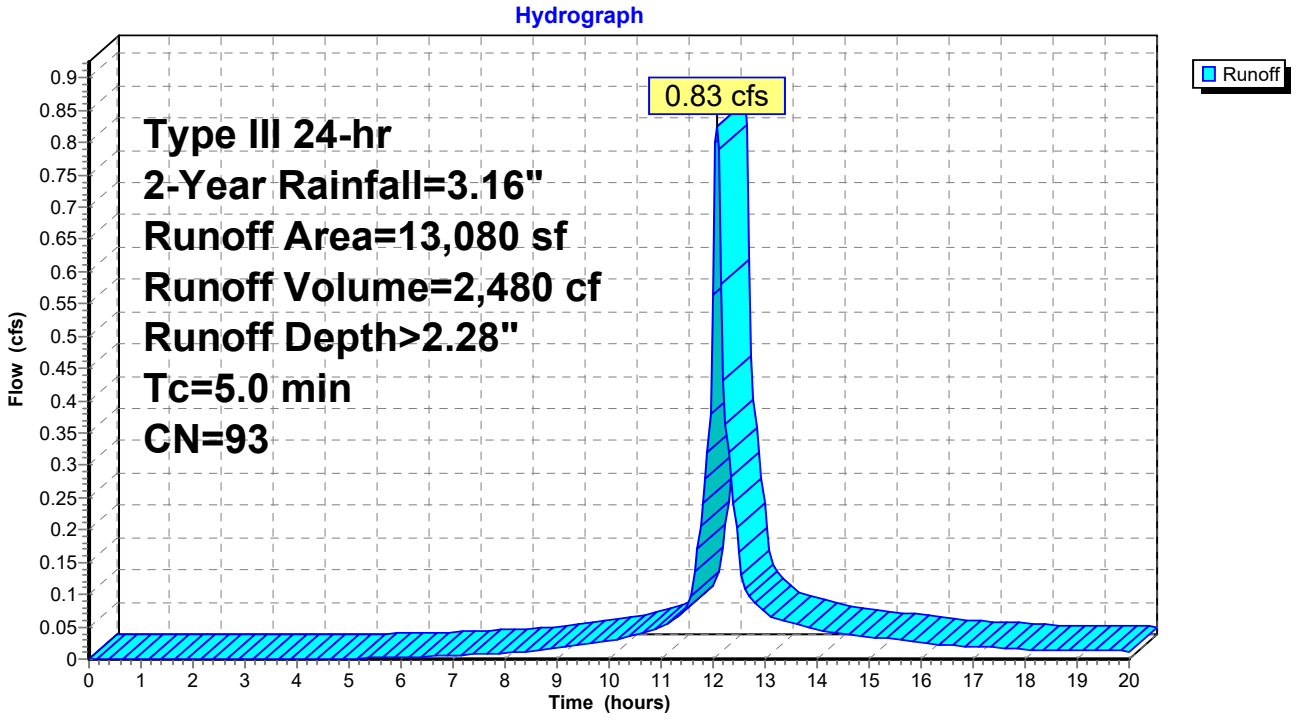
Runoff = 0.83 cfs @ 12.07 hrs, Volume= 2,480 cf, Depth> 2.28"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-Year Rainfall=3.16"

Area (sf)	CN	Description
4,298	98	Paved parking, HSG D
5,729	96	Gravel surface, HSG D
3,053	80	>75% Grass cover, Good, HSG D
13,080	93	Weighted Average
8,782		67.14% Pervious Area
4,298		32.86% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Direct**

Subcatchment DA1: DA1



Summary for Subcatchment DA10: Proposed Yard

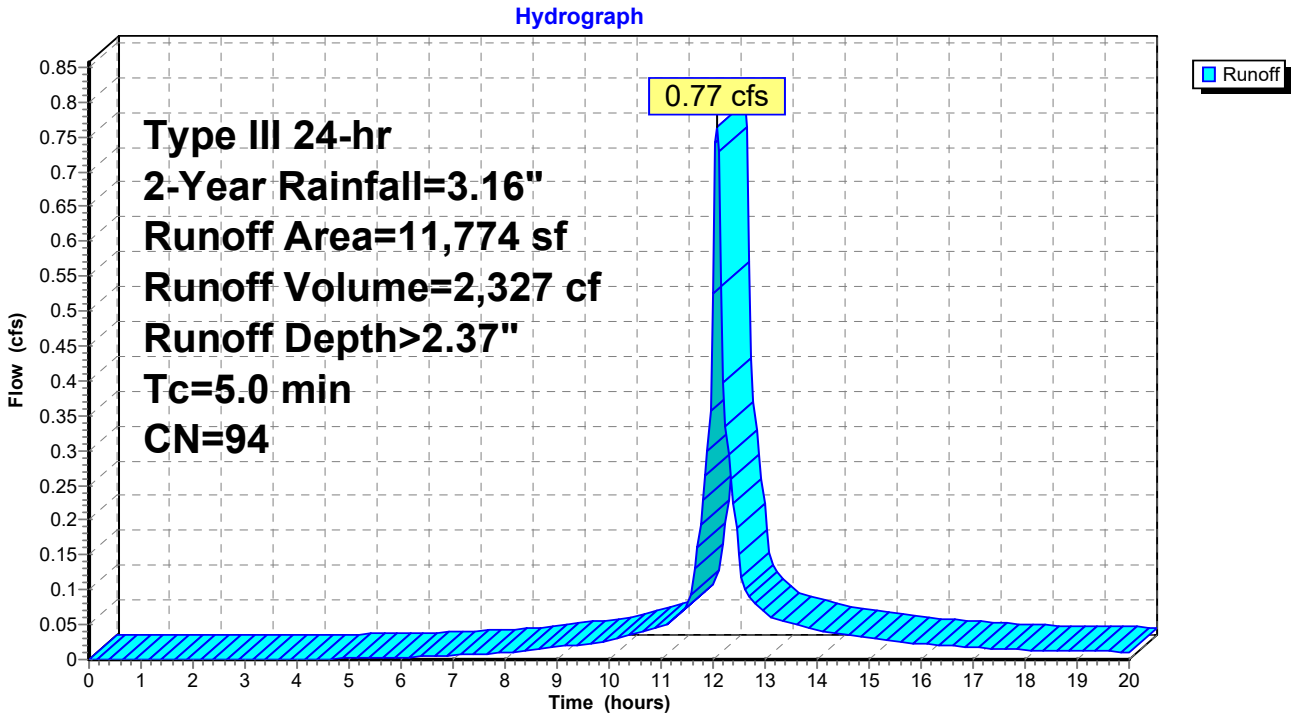
Runoff = 0.77 cfs @ 12.07 hrs, Volume= 2,327 cf, Depth> 2.37"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-Year Rainfall=3.16"

Area (sf)	CN	Description
9,066	98	Paved parking, HSG D
2,708	80	>75% Grass cover, Good, HSG D
11,774	94	Weighted Average
2,708		23.00% Pervious Area
9,066		77.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Direct**

Subcatchment DA10: Proposed Yard



Summary for Subcatchment DA11: Proposed Roof

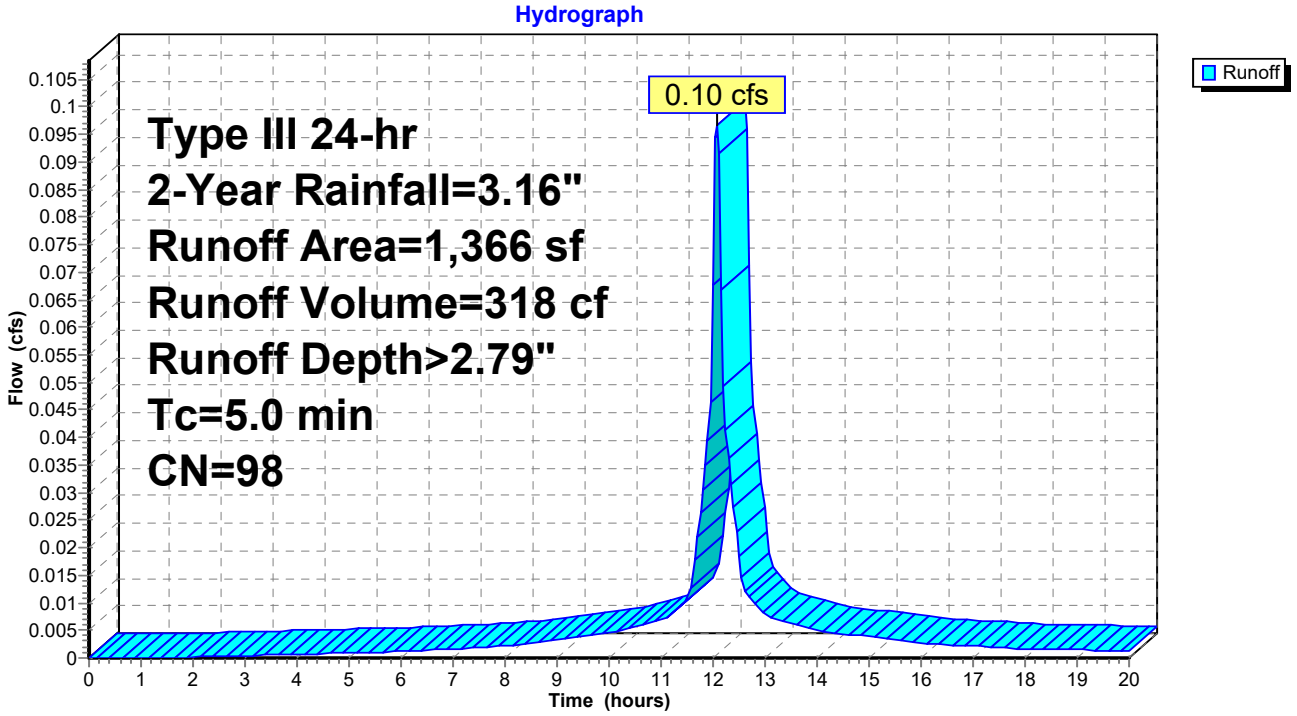
Runoff = 0.10 cfs @ 12.07 hrs, Volume= 318 cf, Depth> 2.79"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-Year Rainfall=3.16"

Area (sf)	CN	Description
1,366	98	Paved parking, HSG D
1,366		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Direct**

Subcatchment DA11: Proposed Roof



Summary for Pond 4P: Planter

Inflow Area = 1,366 sf,100.00% Impervious, Inflow Depth > 2.79" for 2-Year event
Inflow = 0.10 cfs @ 12.07 hrs, Volume= 318 cf
Outflow = 0.00 cfs @ 0.00 hrs, Volume= 0 cf, Atten= 100%, Lag= 0.0 min
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf

Routing by Stor-Ind method, Time Span= 0.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 182.16' @ 20.00 hrs Surf.Area= 400 sf Storage= 317 cf

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)
Center-of-Mass det. time= (not calculated: no outflow)

Volume	Invert	Avail.Storage	Storage Description
#1	179.07'	200 cf	**Media (Prismatic)** Listed below (Recalc) 500 cf Overall x 40.0% Voids
#2	181.57'	300 cf	**Ponding (Prismatic)** Listed below (Recalc)
		500 cf	Total Available Storage

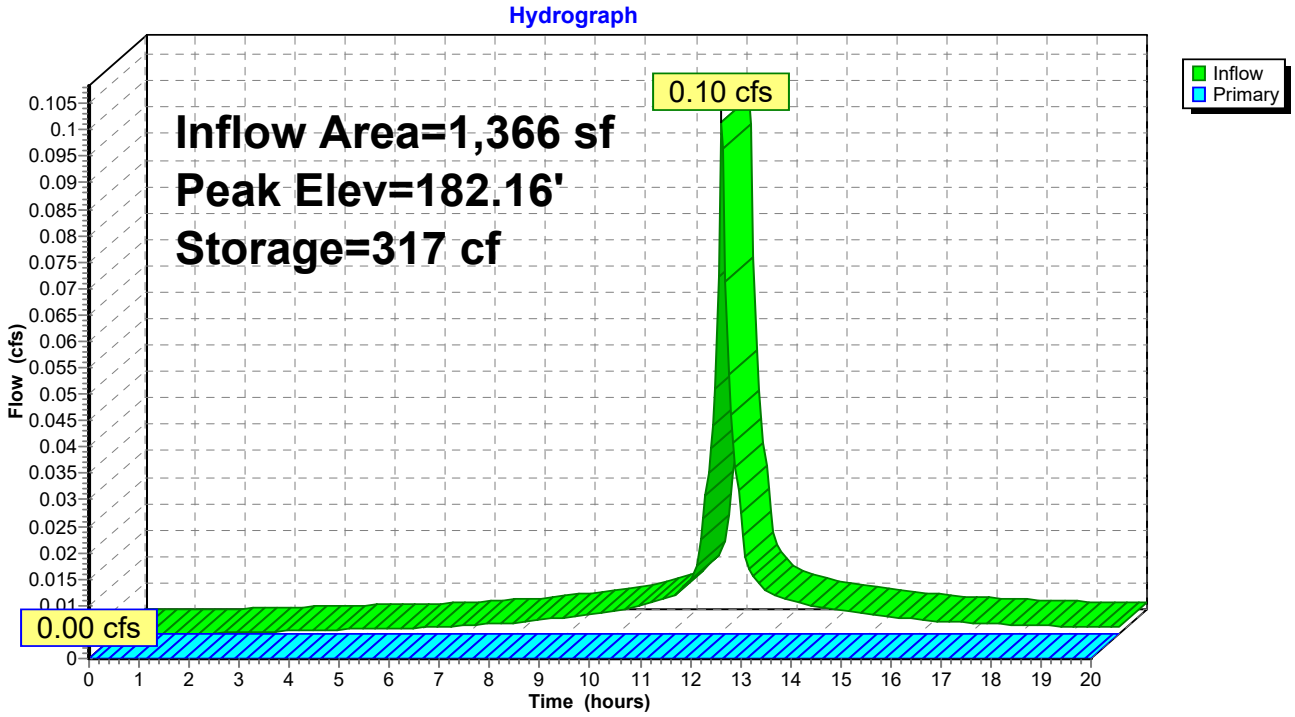
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
179.07	200	0	0
181.57	200	500	500

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
181.57	200	0	0
183.07	200	300	300

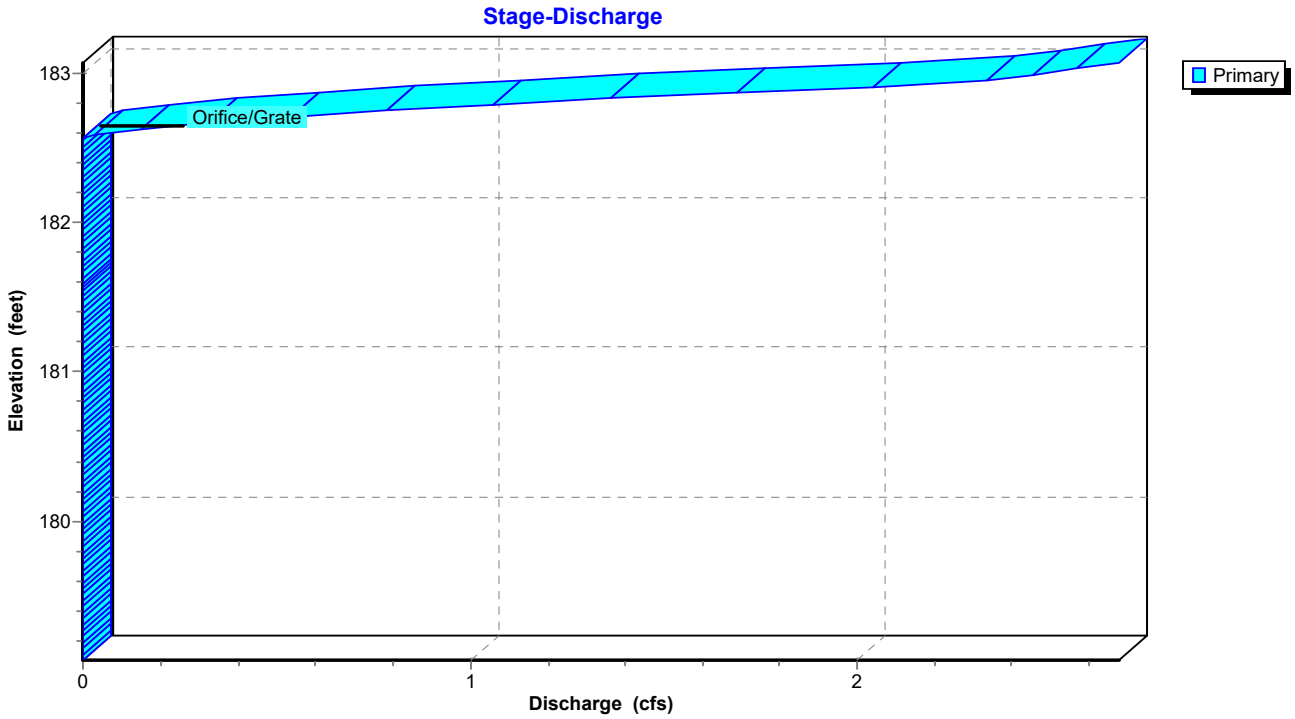
Device	Routing	Invert	Outlet Devices
#1	Primary	182.57'	**12.0" Horiz. Orifice/Grate** C= 0.600 in 12.0" Grate (100% open area) Limited to weir flow at low heads

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=179.07' (Free Discharge)
1=Orifice/Grate (Controls 0.00 cfs)

Pond 4P: Planter



Pond 4P: Planter

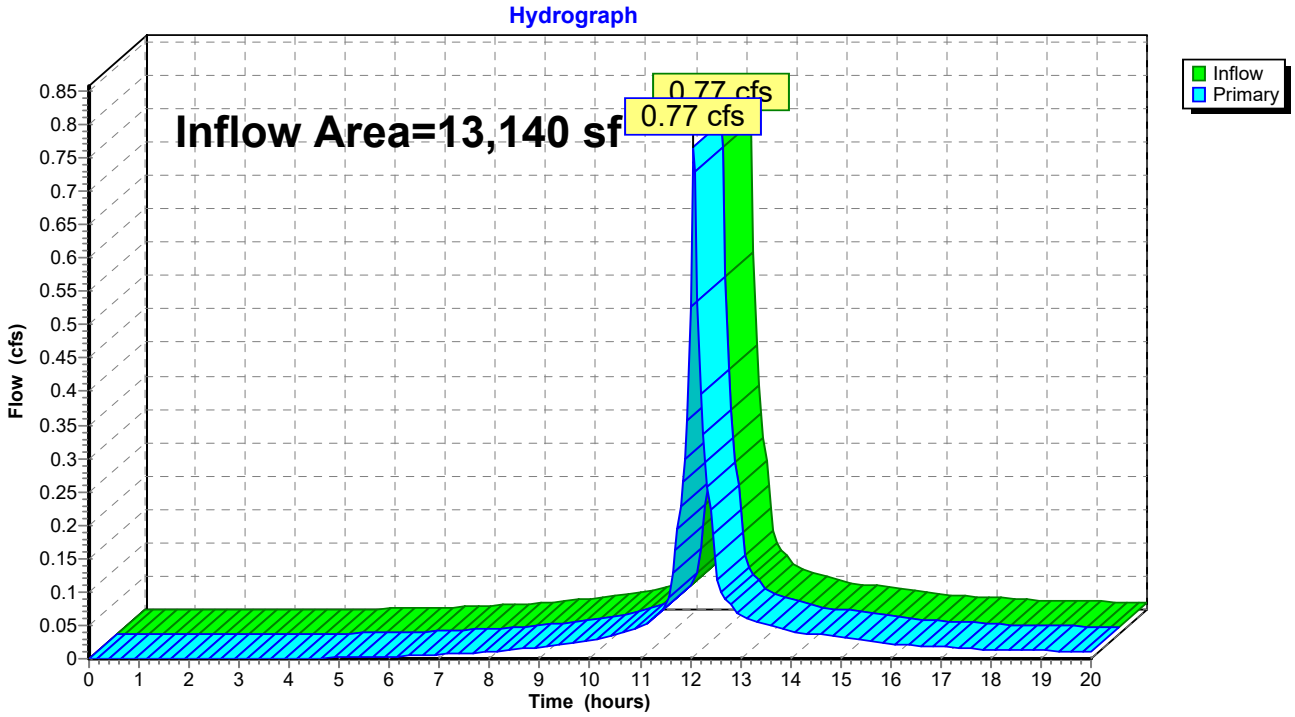


Summary for Link SDP1: Study Point

Inflow Area = 13,140 sf, 79.39% Impervious, Inflow Depth > 2.12" for 2-Year event
Inflow = 0.77 cfs @ 12.07 hrs, Volume= 2,327 cf
Primary = 0.77 cfs @ 12.07 hrs, Volume= 2,327 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-20.00 hrs, dt= 0.05 hrs

Link SDP1: Study Point



Summary for Subcatchment DA1: DA1

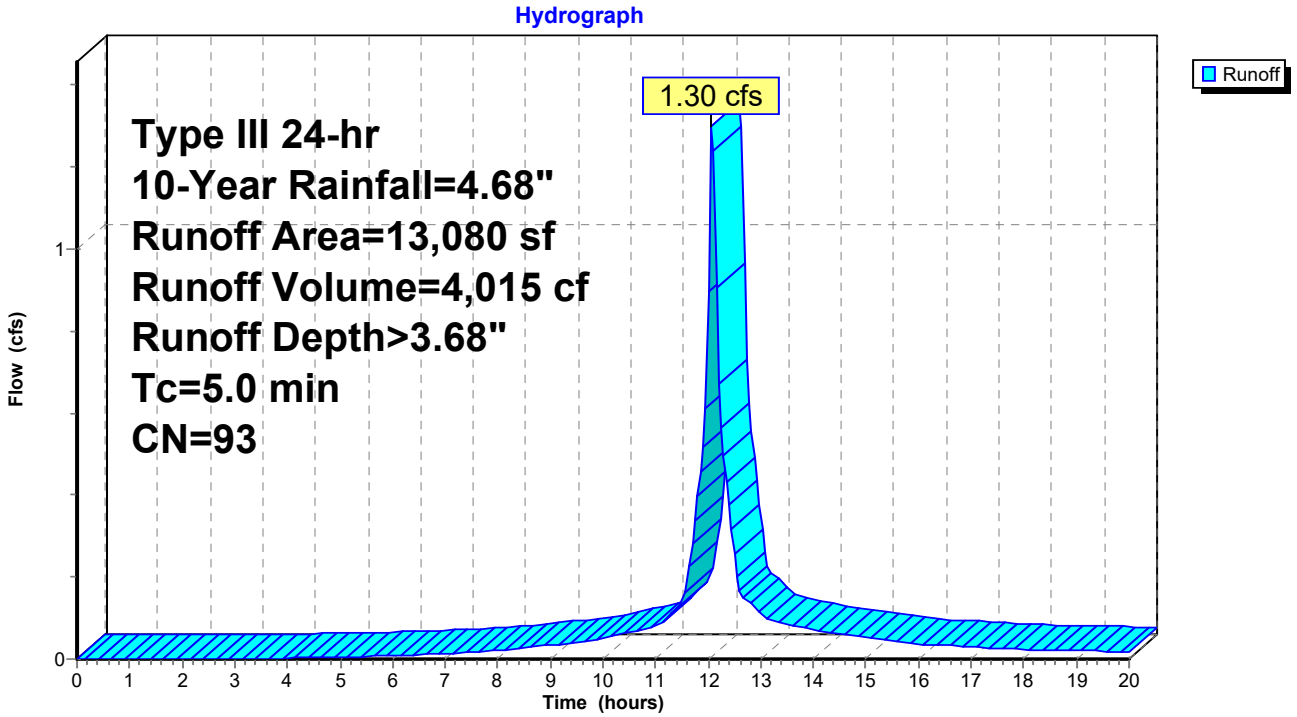
Runoff = 1.30 cfs @ 12.07 hrs, Volume= 4,015 cf, Depth> 3.68"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-Year Rainfall=4.68"

Area (sf)	CN	Description
4,298	98	Paved parking, HSG D
5,729	96	Gravel surface, HSG D
3,053	80	>75% Grass cover, Good, HSG D
13,080	93	Weighted Average
8,782		67.14% Pervious Area
4,298		32.86% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Direct**

Subcatchment DA1: DA1



Summary for Subcatchment DA10: Proposed Yard

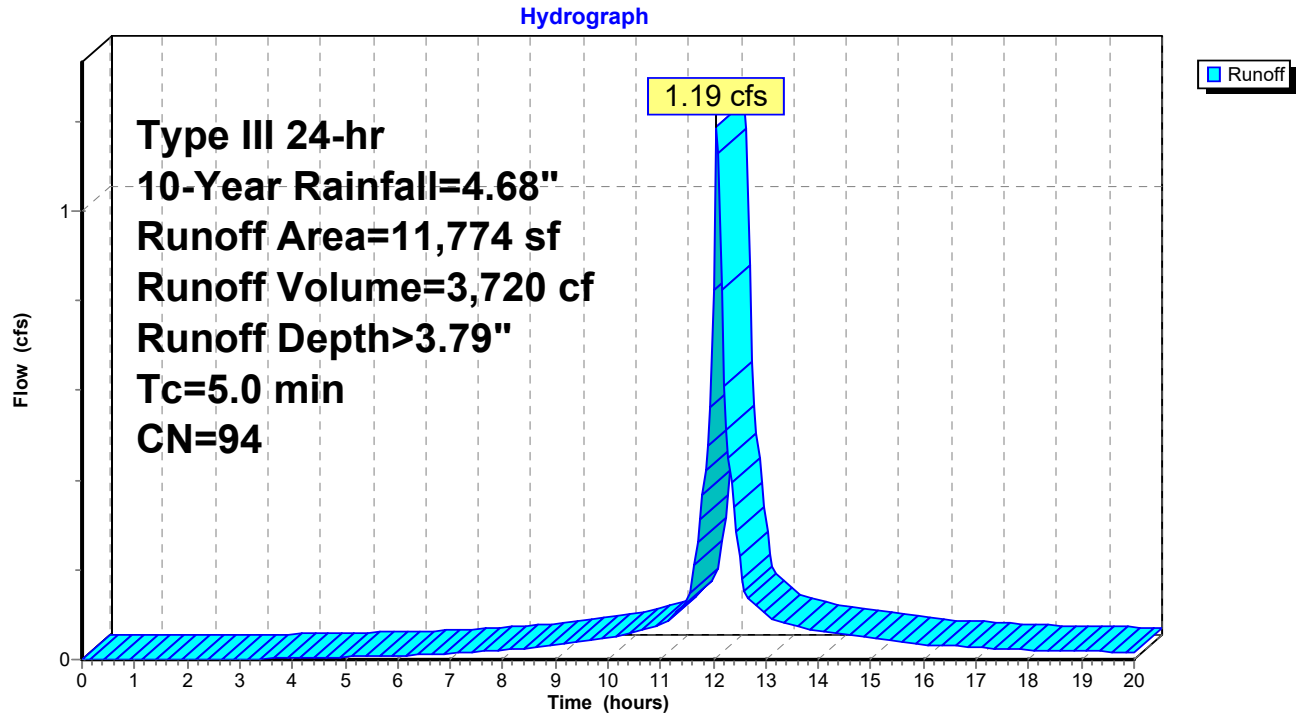
Runoff = 1.19 cfs @ 12.07 hrs, Volume= 3,720 cf, Depth> 3.79"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-Year Rainfall=4.68"

Area (sf)	CN	Description
9,066	98	Paved parking, HSG D
2,708	80	>75% Grass cover, Good, HSG D
11,774	94	Weighted Average
2,708		23.00% Pervious Area
9,066		77.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Direct**

Subcatchment DA10: Proposed Yard



Summary for Subcatchment DA11: Proposed Roof

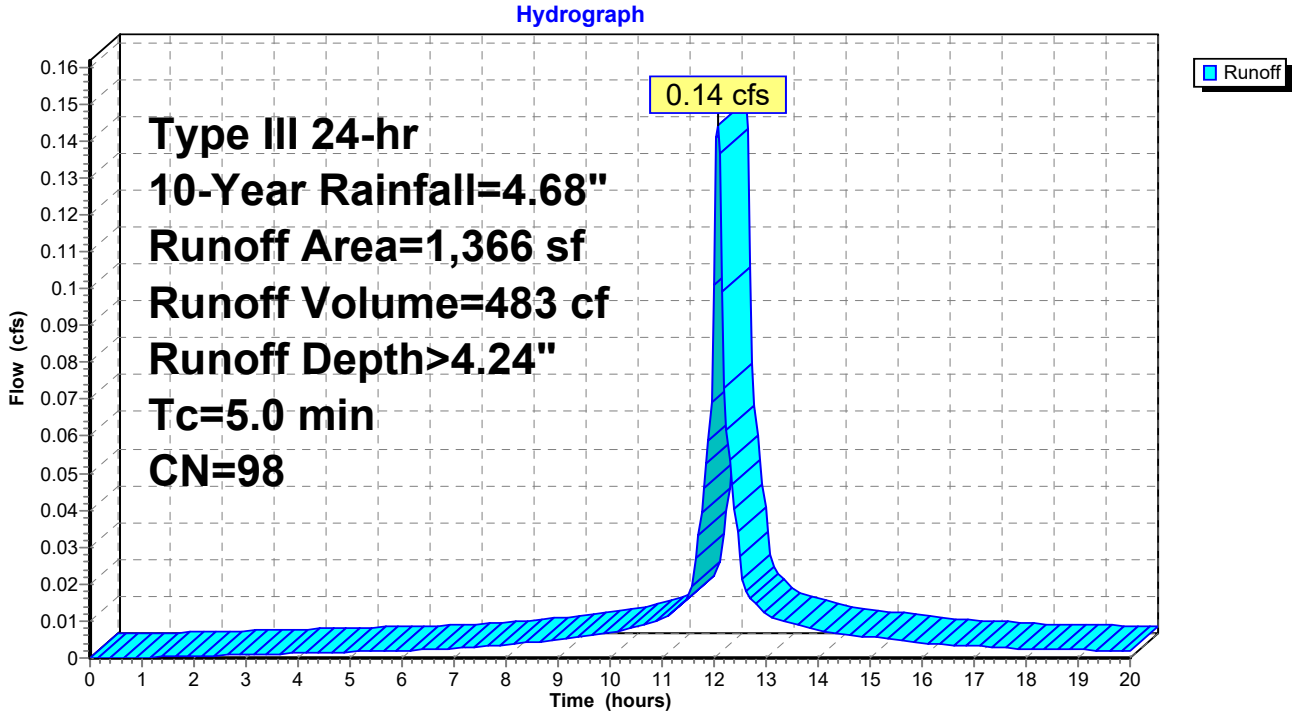
Runoff = 0.14 cfs @ 12.07 hrs, Volume= 483 cf, Depth> 4.24"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-Year Rainfall=4.68"

Area (sf)	CN	Description
1,366	98	Paved parking, HSG D
1,366		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Direct**

Subcatchment DA11: Proposed Roof



Summary for Pond 4P: Planter

Inflow Area = 1,366 sf,100.00% Impervious, Inflow Depth > 4.24" for 10-Year event
Inflow = 0.14 cfs @ 12.07 hrs, Volume= 483 cf
Outflow = 0.01 cfs @ 14.03 hrs, Volume= 82 cf, Atten= 95%, Lag= 117.7 min
Primary = 0.01 cfs @ 14.03 hrs, Volume= 82 cf

Routing by Stor-Ind method, Time Span= 0.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 182.58' @ 14.03 hrs Surf.Area= 400 sf Storage= 401 cf

Plug-Flow detention time= 517.7 min calculated for 82 cf (17% of inflow)
Center-of-Mass det. time= 252.2 min (973.2 - 721.0)

Volume	Invert	Avail.Storage	Storage Description
#1	179.07'	200 cf	**Media (Prismatic)** Listed below (Recalc) 500 cf Overall x 40.0% Voids
#2	181.57'	300 cf	**Ponding (Prismatic)** Listed below (Recalc)
		500 cf	Total Available Storage

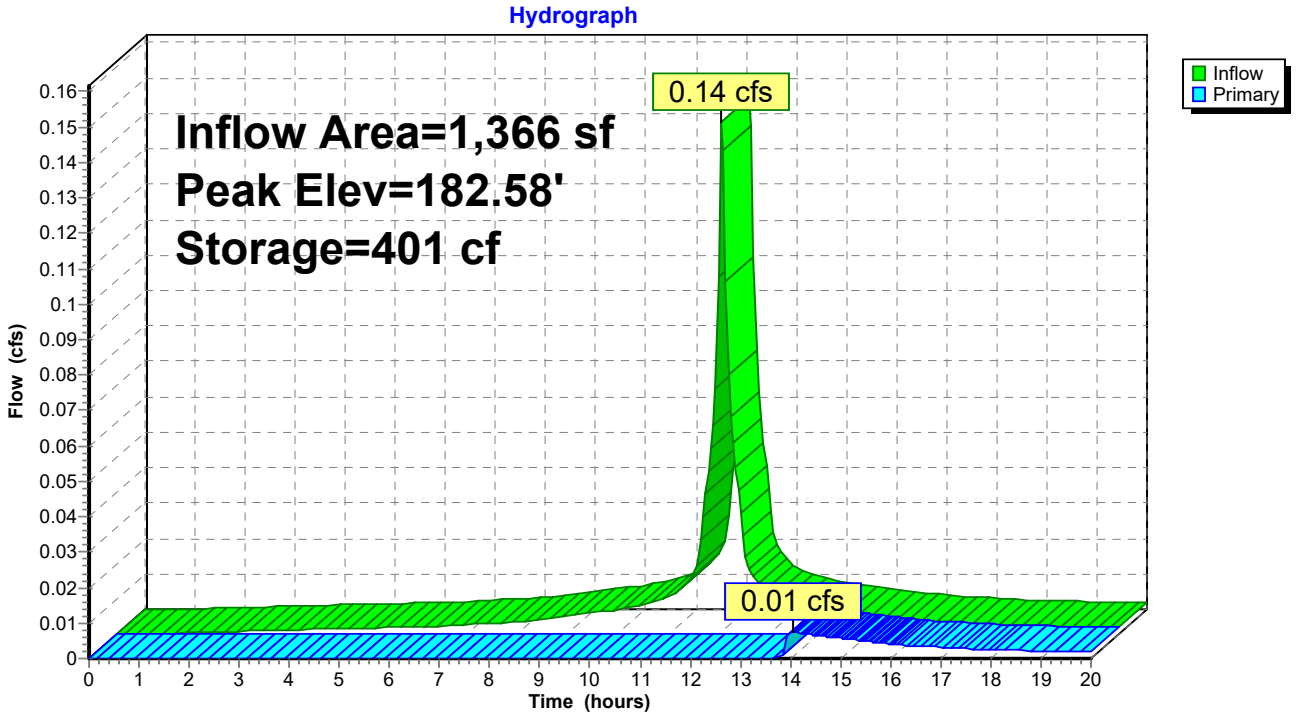
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
179.07	200	0	0
181.57	200	500	500

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
181.57	200	0	0
183.07	200	300	300

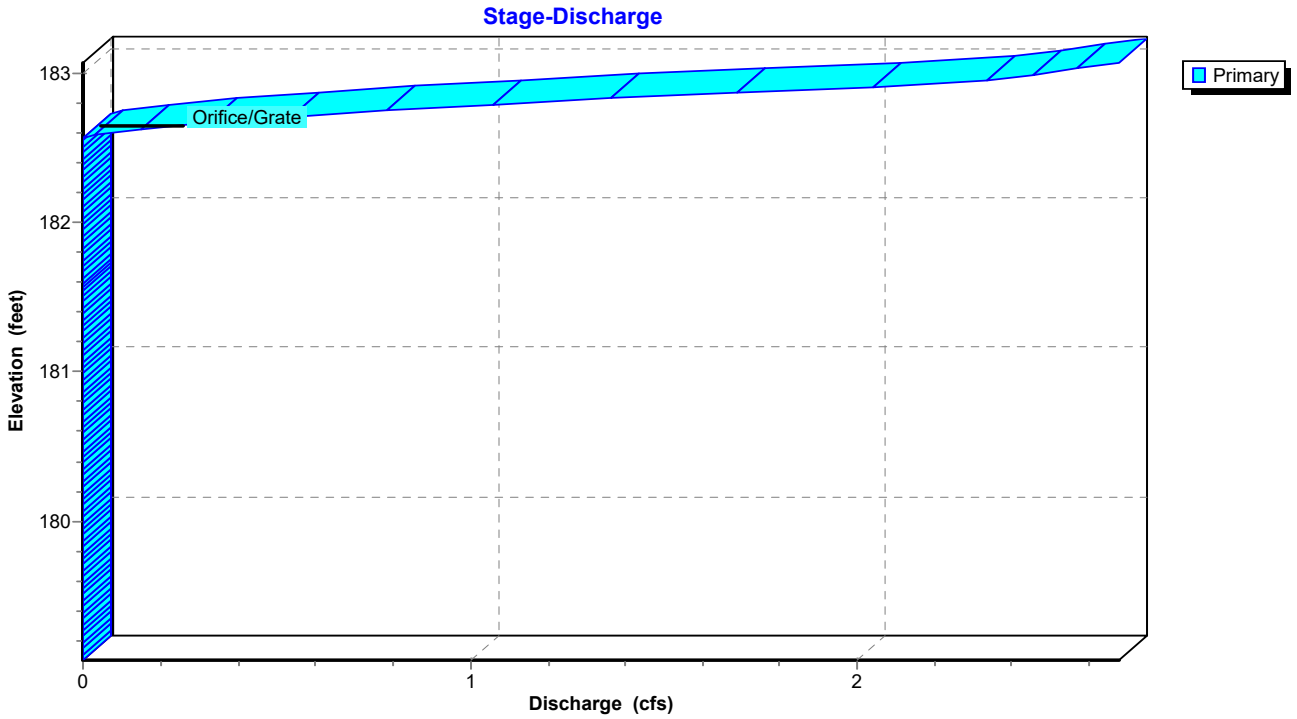
Device	Routing	Invert	Outlet Devices
#1	Primary	182.57'	**12.0" Horiz. Orifice/Grate** C= 0.600 in 12.0" Grate (100% open area) Limited to weir flow at low heads

Primary OutFlow Max=0.00 cfs @ 14.03 hrs HW=182.58' (Free Discharge)
↑—**1=Orifice/Grate** (Weir Controls 0.00 cfs @ 0.23 fps)

Pond 4P: Planter



Pond 4P: Planter

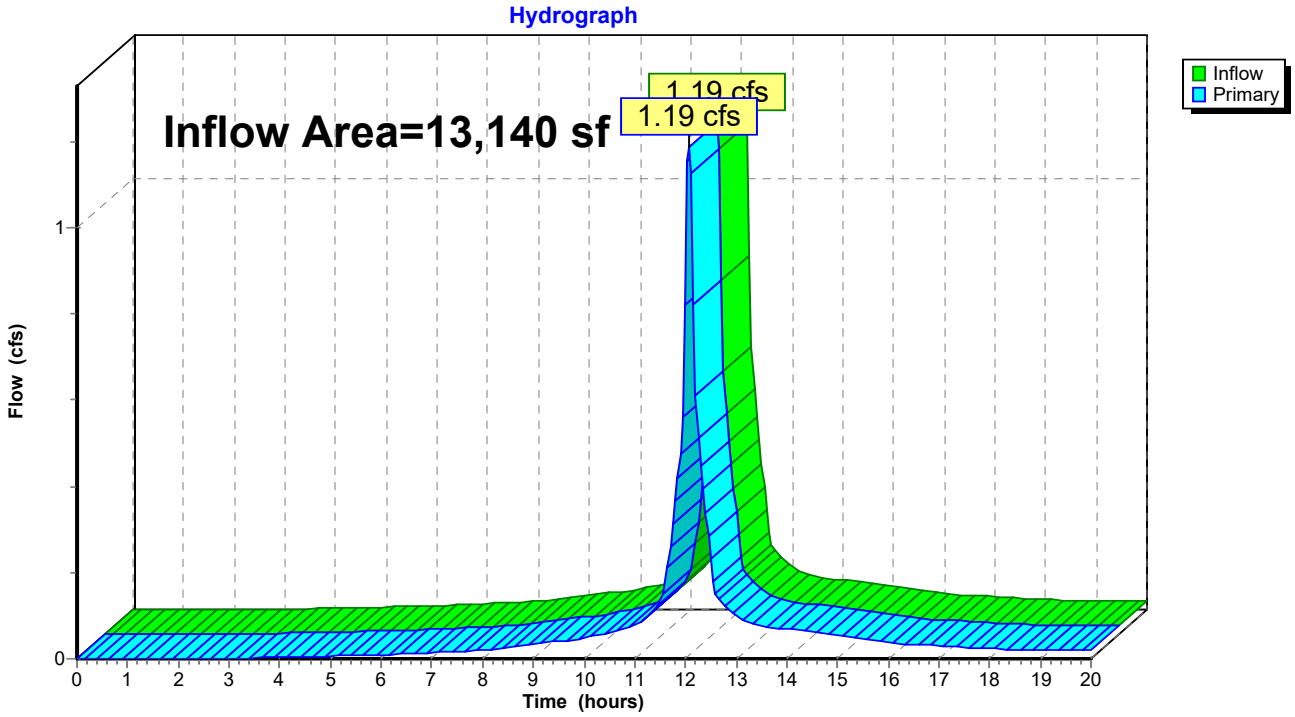


Summary for Link SDP1: Study Point

Inflow Area = 13,140 sf, 79.39% Impervious, Inflow Depth > 3.47" for 10-Year event
Inflow = 1.19 cfs @ 12.07 hrs, Volume= 3,802 cf
Primary = 1.19 cfs @ 12.07 hrs, Volume= 3,802 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-20.00 hrs, dt= 0.05 hrs

Link SDP1: Study Point



Summary for Subcatchment DA1: DA1

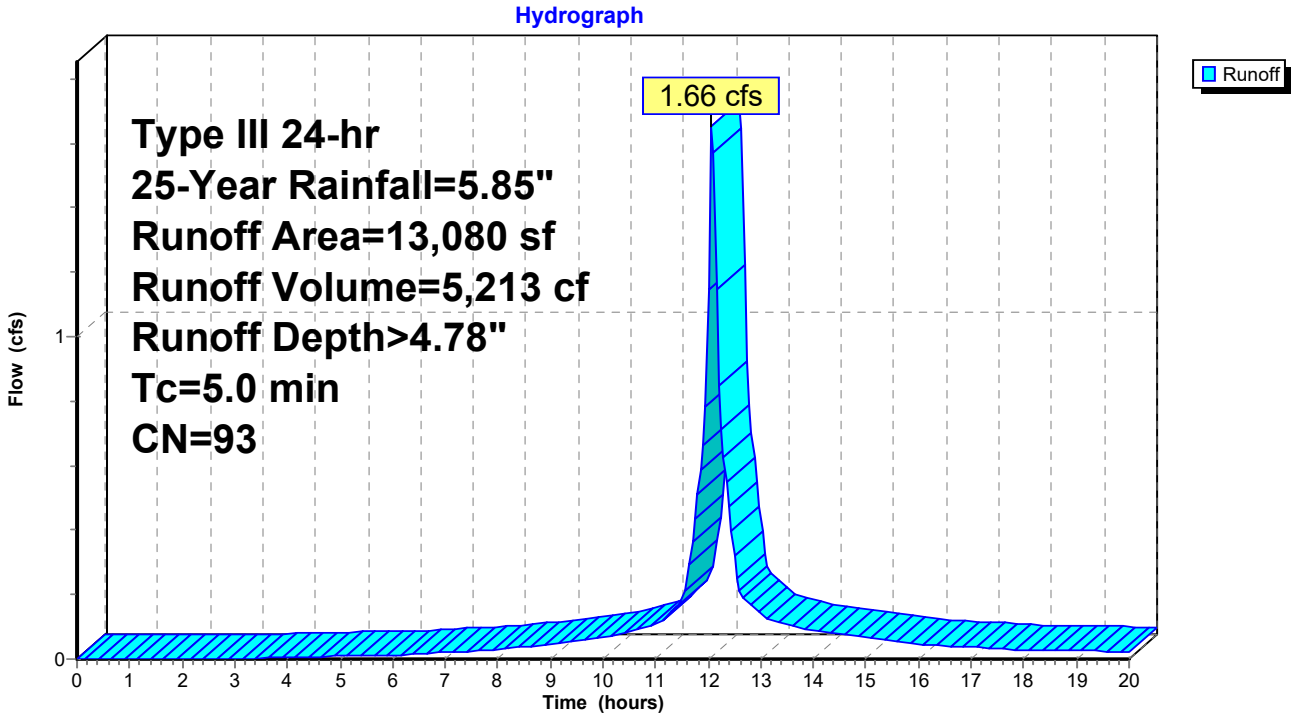
Runoff = 1.66 cfs @ 12.07 hrs, Volume= 5,213 cf, Depth> 4.78"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-Year Rainfall=5.85"

Area (sf)	CN	Description
4,298	98	Paved parking, HSG D
5,729	96	Gravel surface, HSG D
3,053	80	>75% Grass cover, Good, HSG D
13,080	93	Weighted Average
8,782		67.14% Pervious Area
4,298		32.86% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Direct**

Subcatchment DA1: DA1



Summary for Subcatchment DA10: Proposed Yard

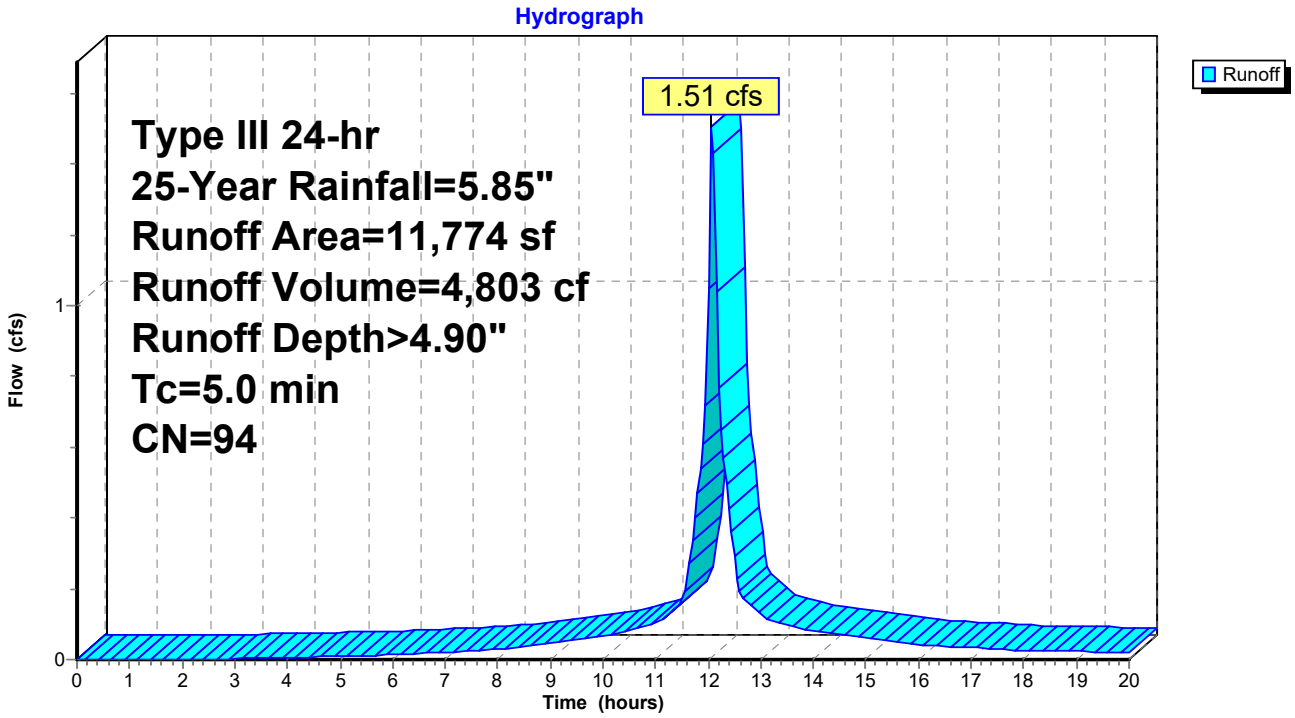
Runoff = 1.51 cfs @ 12.07 hrs, Volume= 4,803 cf, Depth> 4.90"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-Year Rainfall=5.85"

Area (sf)	CN	Description
9,066	98	Paved parking, HSG D
2,708	80	>75% Grass cover, Good, HSG D
11,774	94	Weighted Average
2,708		23.00% Pervious Area
9,066		77.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Direct**

Subcatchment DA10: Proposed Yard



Summary for Subcatchment DA11: Proposed Roof

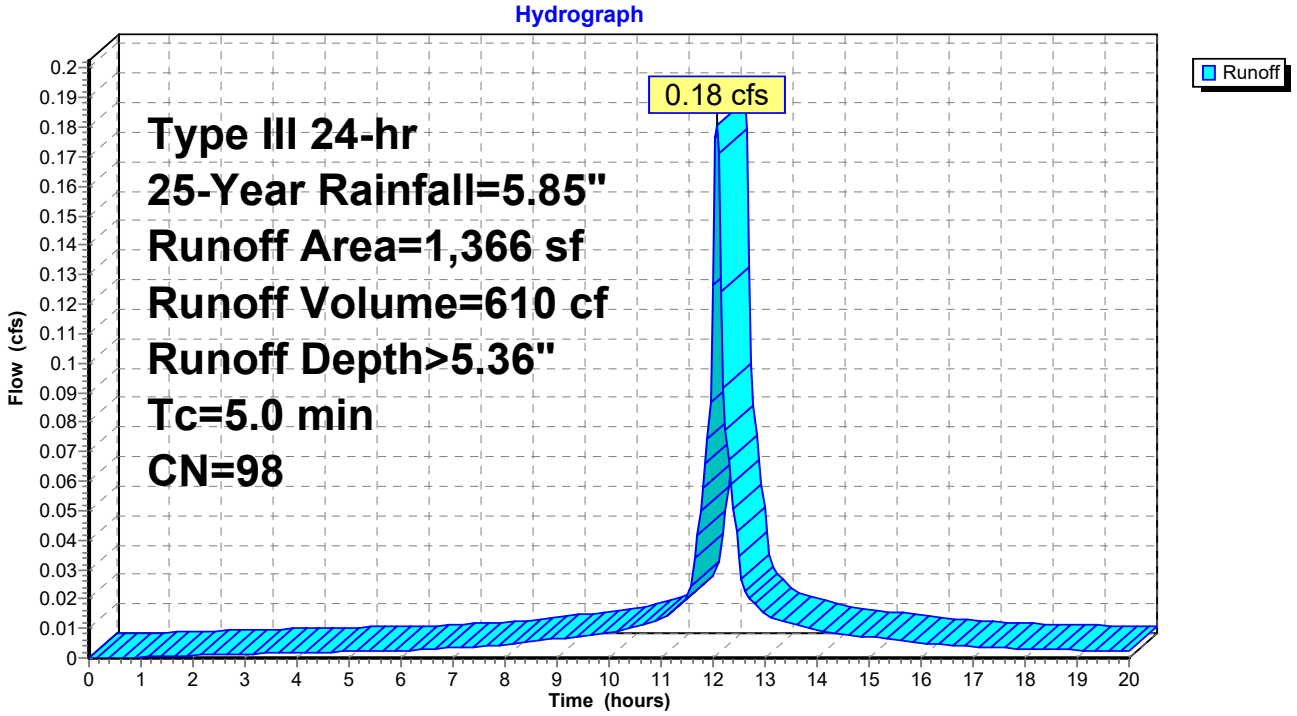
Runoff = 0.18 cfs @ 12.07 hrs, Volume= 610 cf, Depth> 5.36"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-Year Rainfall=5.85"

Area (sf)	CN	Description
1,366	98	Paved parking, HSG D
1,366		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Direct**

Subcatchment DA11: Proposed Roof



Summary for Pond 4P: Planter

Inflow Area = 1,366 sf,100.00% Impervious, Inflow Depth > 5.36" for 25-Year event
Inflow = 0.18 cfs @ 12.07 hrs, Volume= 610 cf
Outflow = 0.06 cfs @ 12.41 hrs, Volume= 209 cf, Atten= 67%, Lag= 20.3 min
Primary = 0.06 cfs @ 12.41 hrs, Volume= 209 cf

Routing by Stor-Ind method, Time Span= 0.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 182.60' @ 12.41 hrs Surf.Area= 400 sf Storage= 406 cf

Plug-Flow detention time= 313.4 min calculated for 209 cf (34% of inflow)
Center-of-Mass det. time= 154.7 min (872.2 - 717.4)

Volume	Invert	Avail.Storage	Storage Description
#1	179.07'	200 cf	**Media (Prismatic)** Listed below (Recalc) 500 cf Overall x 40.0% Voids
#2	181.57'	300 cf	**Ponding (Prismatic)** Listed below (Recalc)
		500 cf	Total Available Storage

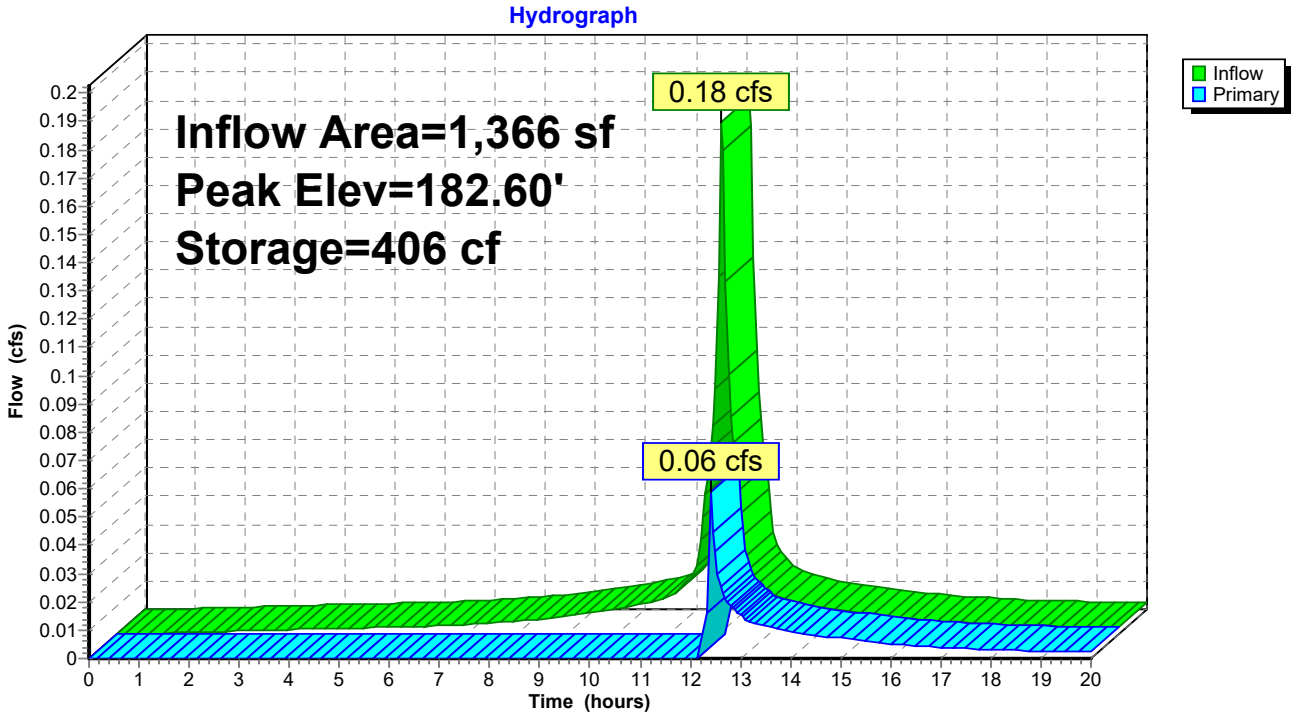
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
179.07	200	0	0
181.57	200	500	500

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
181.57	200	0	0
183.07	200	300	300

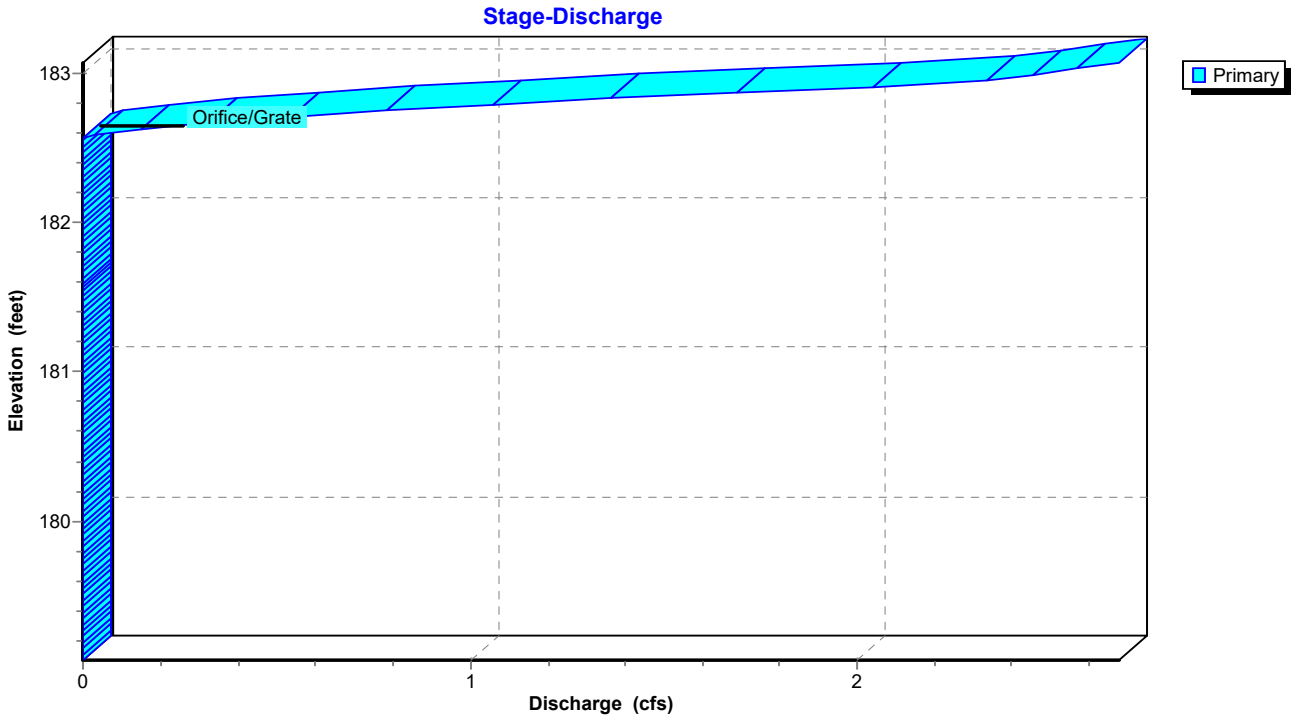
Device	Routing	Invert	Outlet Devices
#1	Primary	182.57'	**12.0" Horiz. Orifice/Grate** C= 0.600 in 12.0" Grate (100% open area) Limited to weir flow at low heads

Primary OutFlow Max=0.05 cfs @ 12.41 hrs HW=182.60' (Free Discharge)
1=Orifice/Grate (Weir Controls 0.05 cfs @ 0.56 fps)

Pond 4P: Planter



Pond 4P: Planter

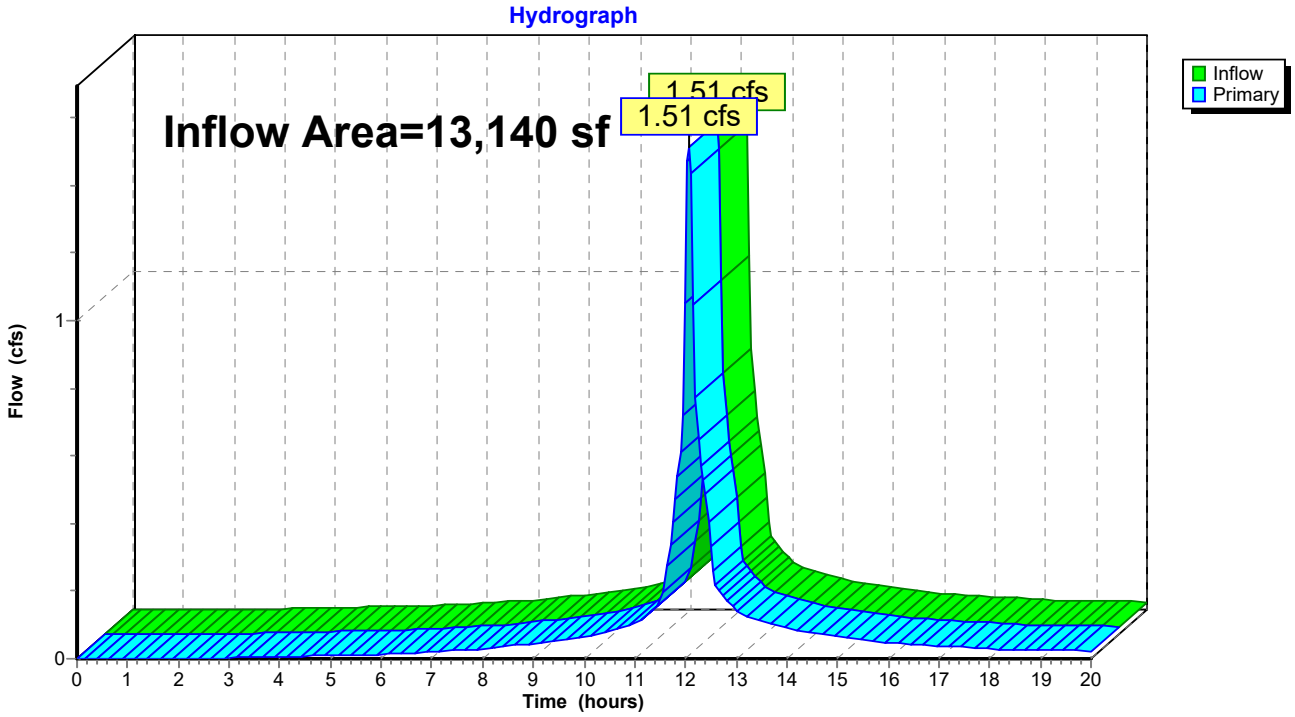


Summary for Link SDP1: Study Point

Inflow Area = 13,140 sf, 79.39% Impervious, Inflow Depth > 4.58" for 25-Year event
Inflow = 1.51 cfs @ 12.07 hrs, Volume= 5,012 cf
Primary = 1.51 cfs @ 12.07 hrs, Volume= 5,012 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-20.00 hrs, dt= 0.05 hrs

Link SDP1: Study Point



Summary for Subcatchment DA1: DA1

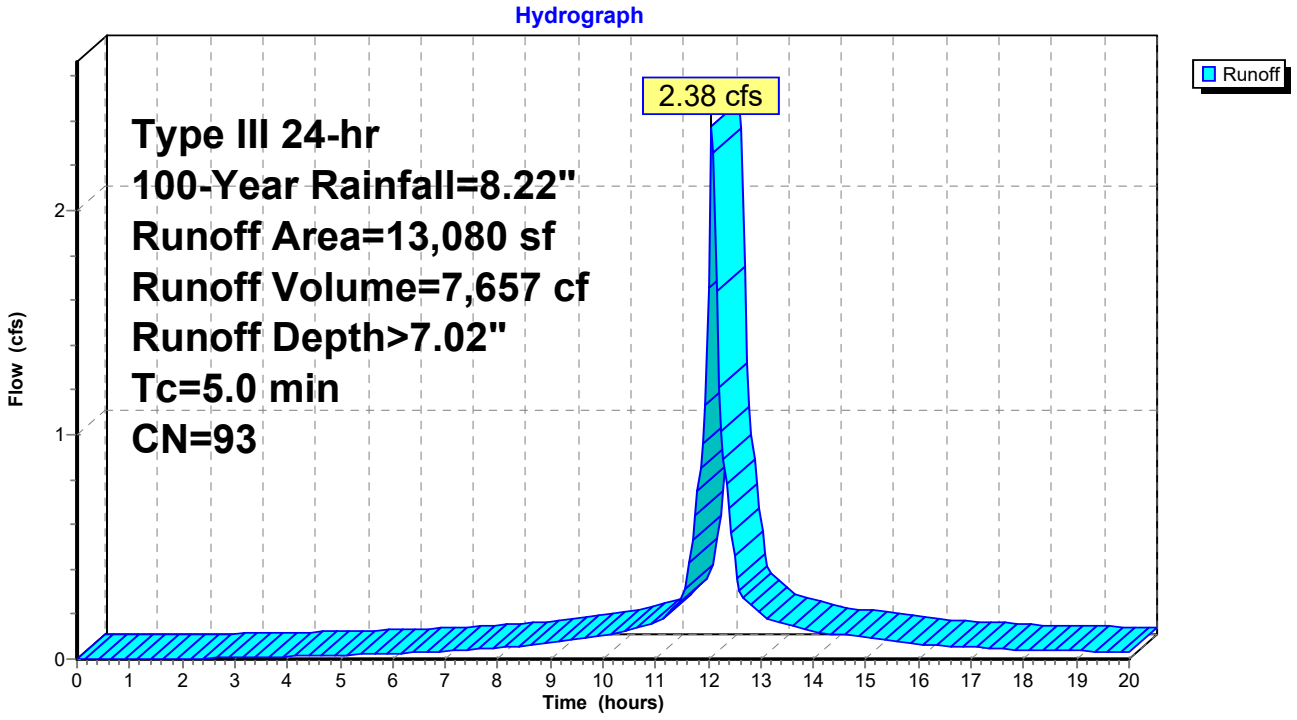
Runoff = 2.38 cfs @ 12.07 hrs, Volume= 7,657 cf, Depth> 7.02"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 100-Year Rainfall=8.22"

Area (sf)	CN	Description
4,298	98	Paved parking, HSG D
5,729	96	Gravel surface, HSG D
3,053	80	>75% Grass cover, Good, HSG D
13,080	93	Weighted Average
8,782		67.14% Pervious Area
4,298		32.86% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Direct**

Subcatchment DA1: DA1



Summary for Subcatchment DA10: Proposed Yard

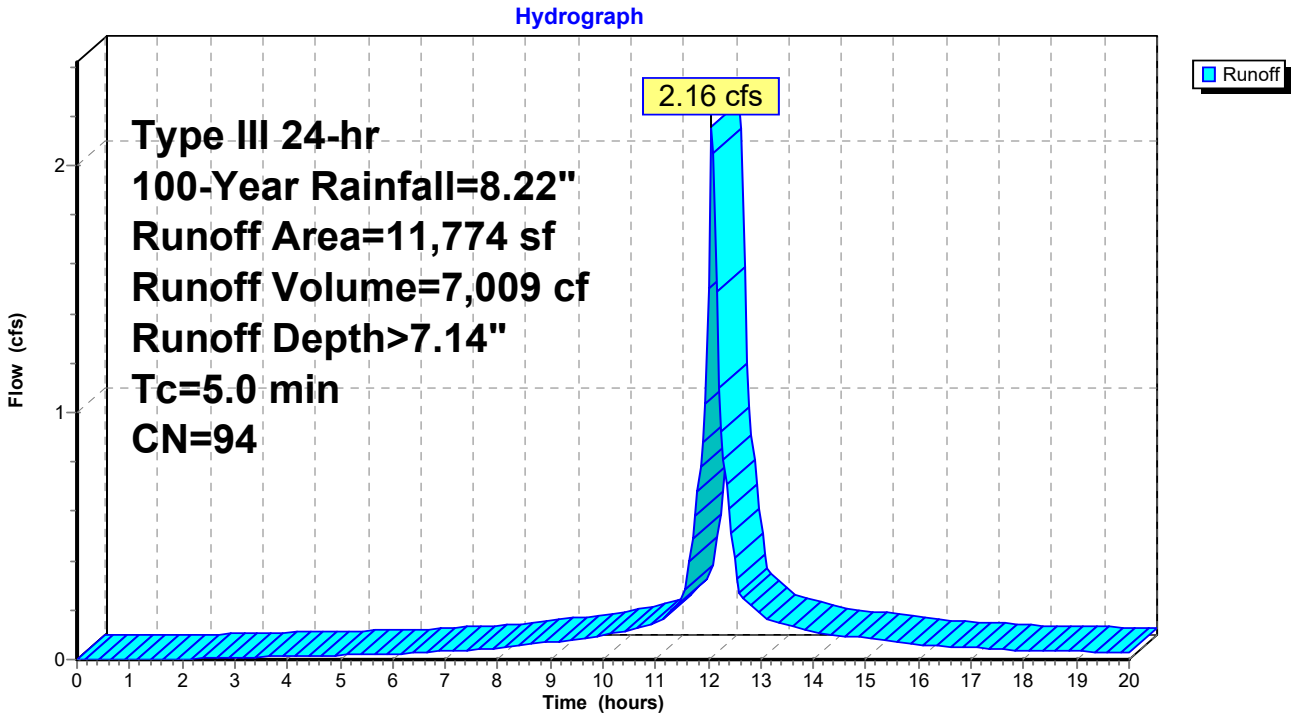
Runoff = 2.16 cfs @ 12.07 hrs, Volume= 7,009 cf, Depth> 7.14"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 100-Year Rainfall=8.22"

Area (sf)	CN	Description
9,066	98	Paved parking, HSG D
2,708	80	>75% Grass cover, Good, HSG D
11,774	94	Weighted Average
2,708		23.00% Pervious Area
9,066		77.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Direct**

Subcatchment DA10: Proposed Yard



Summary for Subcatchment DA11: Proposed Roof

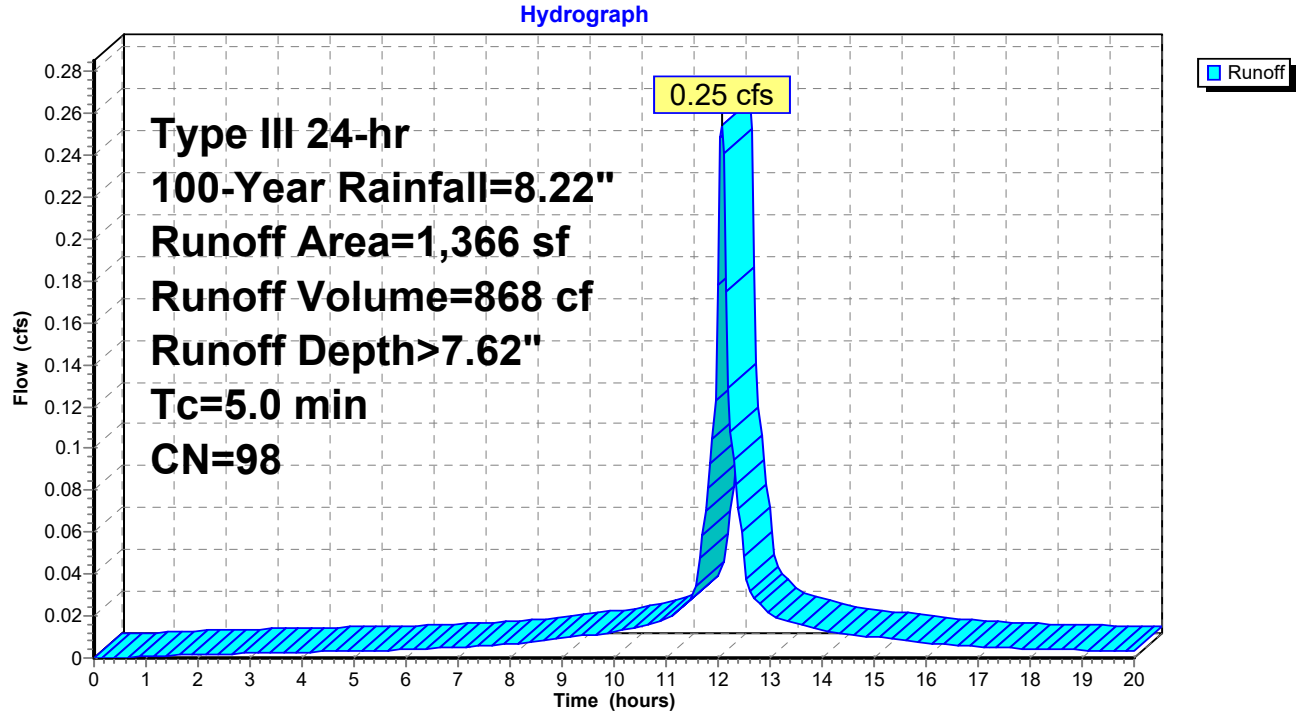
Runoff = 0.25 cfs @ 12.07 hrs, Volume= 868 cf, Depth> 7.62"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 100-Year Rainfall=8.22"

Area (sf)	CN	Description
1,366	98	Paved parking, HSG D
1,366		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Direct**

Subcatchment DA11: Proposed Roof



Summary for Pond 4P: Planter

Inflow Area = 1,366 sf,100.00% Impervious, Inflow Depth > 7.62" for 100-Year event
Inflow = 0.25 cfs @ 12.07 hrs, Volume= 868 cf
Outflow = 0.29 cfs @ 12.11 hrs, Volume= 467 cf, Atten= 0%, Lag= 2.2 min
Primary = 0.29 cfs @ 12.11 hrs, Volume= 467 cf

Routing by Stor-Ind method, Time Span= 0.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 182.66' @ 12.11 hrs Surf.Area= 400 sf Storage= 418 cf

Plug-Flow detention time= 209.6 min calculated for 467 cf (54% of inflow)
Center-of-Mass det. time= 106.7 min (819.6 - 712.9)

Volume	Invert	Avail.Storage	Storage Description
#1	179.07'	200 cf	**Media (Prismatic)** Listed below (Recalc) 500 cf Overall x 40.0% Voids
#2	181.57'	300 cf	**Ponding (Prismatic)** Listed below (Recalc)
		500 cf	Total Available Storage

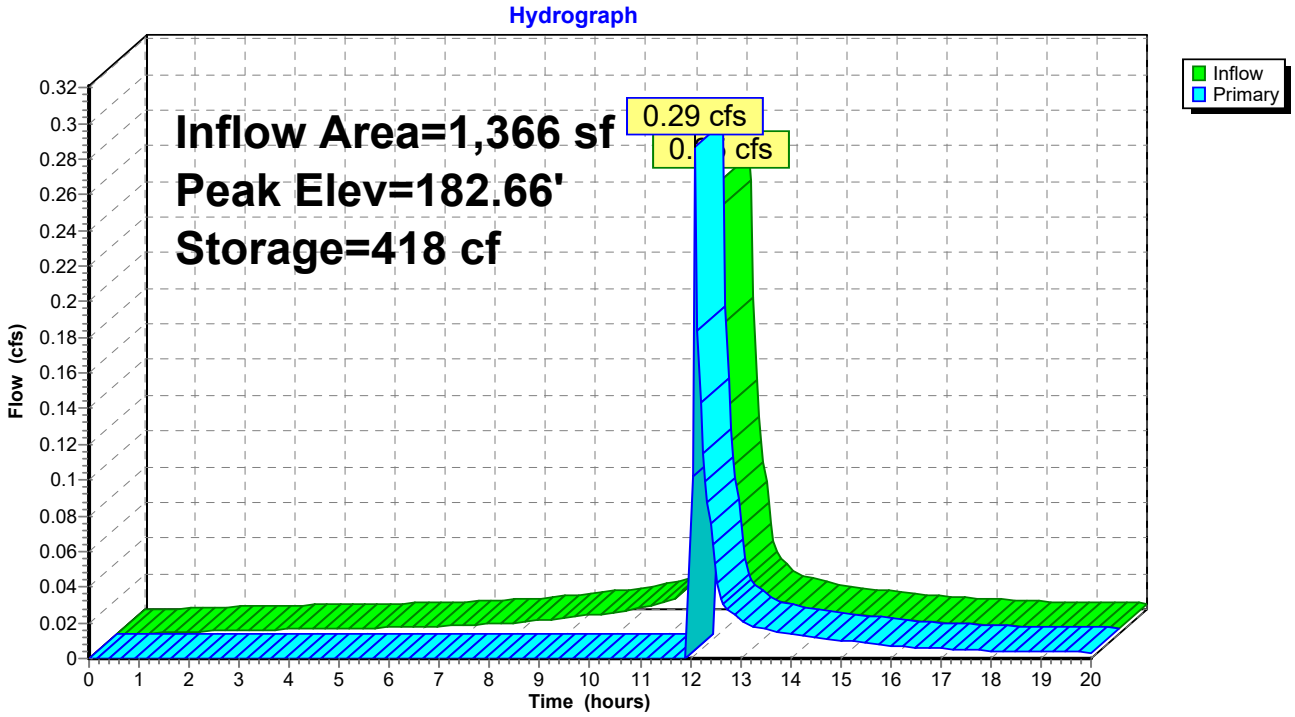
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
179.07	200	0	0
181.57	200	500	500

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
181.57	200	0	0
183.07	200	300	300

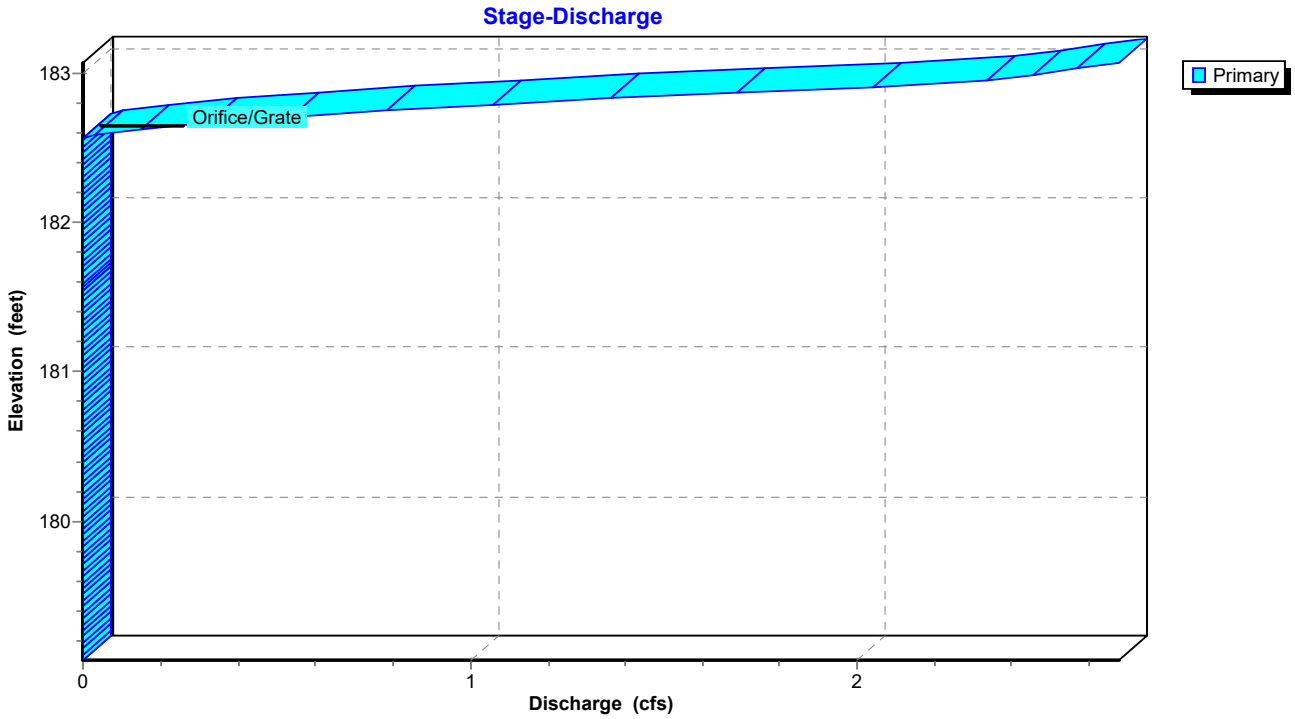
Device	Routing	Invert	Outlet Devices
#1	Primary	182.57'	**12.0" Horiz. Orifice/Grate** C= 0.600 in 12.0" Grate (100% open area) Limited to weir flow at low heads

Primary OutFlow Max=0.26 cfs @ 12.11 hrs HW=182.66' (Free Discharge)
↑—**1=Orifice/Grate** (Weir Controls 0.26 cfs @ 0.97 fps)

Pond 4P: Planter



Pond 4P: Planter

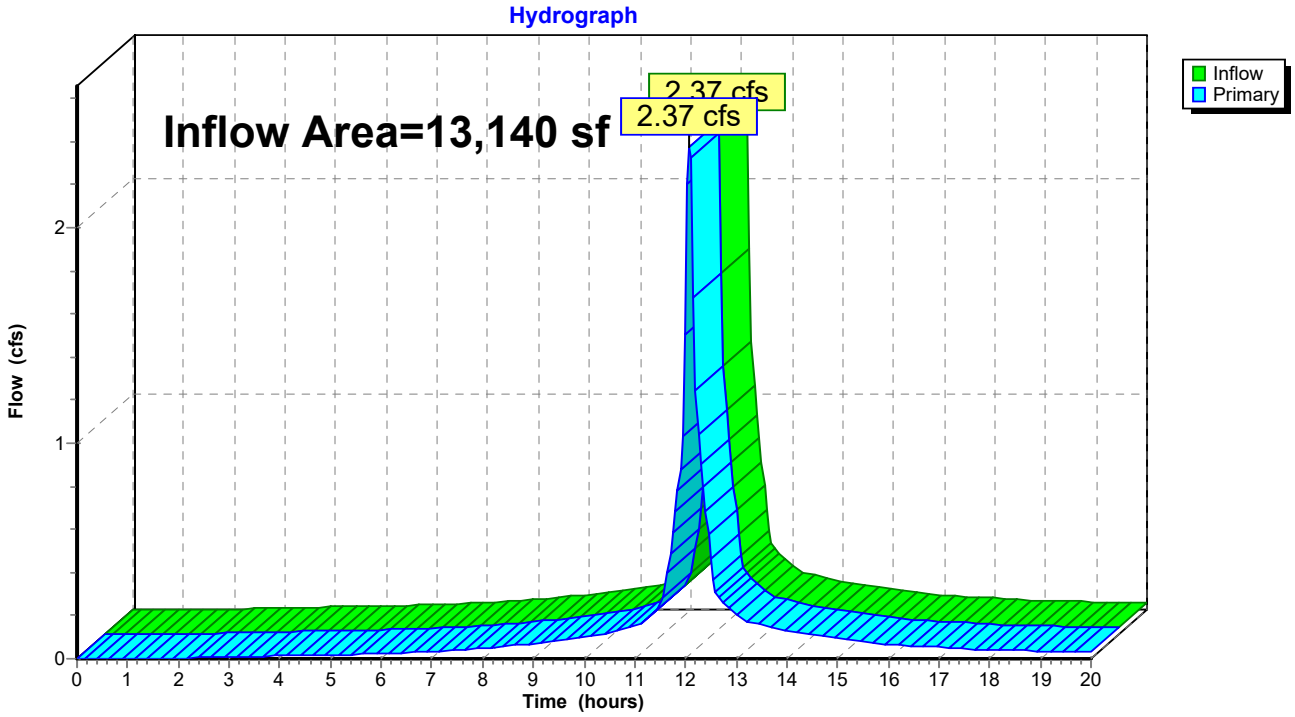


Summary for Link SDP1: Study Point

Inflow Area = 13,140 sf, 79.39% Impervious, Inflow Depth > 6.83" for 100-Year event
Inflow = 2.37 cfs @ 12.08 hrs, Volume= 7,476 cf
Primary = 2.37 cfs @ 12.08 hrs, Volume= 7,476 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-20.00 hrs, dt= 0.05 hrs

Link SDP1: Study Point



Civil & Environmental Engineering Consultants
174 Main Street, Beacon, New York 12508 (Main Office and Mailing Address)
13 Chambers Street, Newburgh, New York 12550 (Satellite Office)
Phone: 845-440-6926 Fax: 845-440-6637
www.HudsonLandDesign.com

December 17, 2021

Ms. Natalie Quinn
Planning Director
City of Poughkeepsie Planning Department
62 Civic Center Plaza
Poughkeepsie, NY 12601

Re: Site Plan
278-282 Main Street
Tax parcels: 6162-77-059084, 062084, 065083, 060075, & 068081
City of Poughkeepsie, NY

Dear Ms. Quinn:

On behalf of the Applicant for the above referenced project, Hudson Land Design (HLD) has revised the site plan and supporting materials in response to City of Poughkeepsie Department of Public Works & Engineering memo dated September 16, 2021. Below are responses to all comments and requests for additional information.

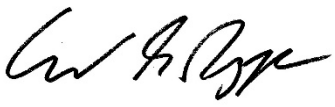
1. The anticipated water & sanitary sewer flows have been calculated as follows. The residential portion of the project will have 32 bedrooms with a flow of 110 gallons/day/bedroom, for a total flow of 3,520 gallons/day. The commercial portion of the project will have 320 seats with a flow of 35 gallons/seat/day, for a total flow of 11,200 gallons/day. The total flow for the entire project will be 14, 790 gallons/day.
2. Additional survey information will be provided in a future submission.
3. Using the City's GIS information, the water, sanitary sewer, and storm sewer piping has been added to the plans. Connections from the project to the City systems have been confirmed.
4. Our office has contacted Greg Bolner with CPL to coordinate the discharge point of stormwater system. Based on our conversations, the discharge point has been

moved to the existing stormwater manhole in Main Street. Sheet 8 and the Drainage report have been revised accordingly.

5. Existing water and sanitary sewer connections, including sizes, have been added to Sheet 8.
6. A dumpster and dumpster enclosure are proposed in the rear of the building. Details will be provided in a future submission.
7. The hay bales previously shown on the erosion & sediment control plan, Sheet 9, have been replaced with silt fence.
8. There are no known existing City utility easements across the subject properties and no easements are proposed as part of this application.
9. The three proposed restaurants on the first floor will each have a kitchen. We are proposing interior grease traps to be installed at every sink and dishwasher. Additional information on the design of the grease traps will be provided in a future submission.
10. A cost estimate for the site work will be provided in a future submission.

We look forward to discussing the project at the next available meeting. Should you have any questions or require additional information, please feel free to call me at 845-440-6926.

Sincerely,



Eric S. Rogge, P.E.
Senior Engineer

cc: Michael de Cordova (via email)
Aryeh Siegel (via email)
Lauren Butts (via email)
Daniel G. Koehler, P.E. (HLD File)

Drainage Report
for
278-282 Main Street

Prepared for:
Kirchner Realty, Inc.
2406 New Hackensack Road
Poughkeepsie, NY 12603

June 29, 2021
Revised November 2, 2021



Prepared by:
Hudson Land Design Professional Engineering, P.C.
174 Main Street
Beacon, NY 12508
Ph: (845) 440-6926
F: (845) 440-6637

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APPENDICES

APPENDIX A: DRAINAGE MAPS
APPENDIX B: SUPPORTING DATA
APPENDIX C: HYDROLOGIC MODELING

1.0 INTRODUCTION

The project is located at 278-282 Main Street in the City of Poughkeepsie, Dutchess County, New York. The project consists of three parcels, Tax ID: 6162-77-059084, 062084, 065083, 060075, & 068081 (+/-0.56 acres) and contains an existing sidewalk and vacant land. The project proposes renovations and an addition to existing 4 story building at 278-282 Main Street in downtown Poughkeepsie. A new 5th floor is being added, as well as 2 new stair towers and a new elevator. There are 24 apartments in addition to retail on the 1st floor. The existing Main Street façade is being renovated, and the east façade, facing the plaza, is getting completely upgraded with new windows and storefronts. The plaza is being developed as a multi-functional landscaped space for public use, and potential restaurant seating.

2.0 METHODOLOGY AND REGULATORY COMPLIANCE

The proposed project will result in 405 sqft of additional impervious area and approximately 13,100 sqft of disturbance, and therefore is not subject to the requirements of NYSDEC GP-0-20-001 General Permit for Construction Activities. Pre-development vs. post-development drainage analysis for the project was performed to evaluate stormwater runoff patterns and demonstrate that the post-development runoff rates to the existing stormwater discharge points do not exceed the pre-development runoff rates.

Runoff calculations were performed utilizing HydroCAD® version 10.00 published by HydroCAD Software Solutions, LLC. The software utilizes the principles of TR-55 and TR-20 to generate unit hydrographs. Rainfall events are generated utilizing Soil Conservation Service (SCS) Type III, 24-hour rainfall event for Dutchess County, NY. The Type III rainfall depths for the 1-Year, 2-Year, 10-Year, 25-Year and 100-Year rainfall events are 2.61, 3.16, 4.68, 5.85 and 8.22 inches, respectively. Rainfall Data can be found within Appendix B of this report.

3.0 SOIL CONDITIONS

A review of the Soil Survey of Dutchess County indicates that there are three types of soil present on the project site and its associated contributing drainage area. Table I below summarizes the characteristics of the soil types present within the drainage area.

Table I: Soil Types

Map Unit	Soil Names	Hydrologic Soil Group
Ur	Urban Land	N/A

Source: websoilsurvey.sc.egov.usda.gov

4.0 EXISTING DRAINAGE CONDITIONS

4.1 Design Points

Design Points represent the location where the majority of runoff from an area exits the site. The same design point is identified in post-development conditions, so that a comparison can be made between the pre-development and post-development conditions. One design point for the main project area was selected, and are as follows:

Table II - Stormwater Design/Discharge Point

SDP	Description
1	Existing stormwater collection system to the north and south of the project area

4.2 Existing Watershed Area

The pre-developed watershed is 13,080 sqft in total and includes vacant land and a sidewalk connecting Main Street to the Liberty Street parking area. In the drainage analysis model, the existing pre-development area is delineated as subcatchment 1. Drainage generally flows via sheet flow to the perimeter of the subcatchment, to the City of Poughkeepsie stormwater collection system. The City's stormwater collection system is located to the north and south of the project area.

The Time of Concentration (Tc) is less than 6 minutes, so a minimum of 6 minutes was used, and therefore the Tc is not graphically shown or listed on the drainage map. The watershed area contributing to the SDP is graphically shown and listed on the drainage map, and is also provided within the HydroCAD computations within Appendix C. A drainage map is included within Appendix A.

5.0 PROPOSED DRAINAGE CONDITIONS

5.1 Developed Watershed Area

The proposed project results in a total of approximately 13,100 sqft of disturbance due to the construction of building addition and multi-functional landscaped public plaza. The post-developed watershed area is 13,140 sqft in total and includes the building addition and landscaped space. The post development watershed was divided into two stormwater subcatchments; Subcatchment 10 and Subcatchment 11.

Subcatchment 10 consists of the landscaped public plaza. Soils in this subcatchment were assumed to be hydrologic soil group D. Drainage generally flows via sheet flow to the proposed stormwater collection system and conveyed to design point, SDP1, at the existing manhole in Main Street.

Subcatchment 11 consists of the proposed addition roof. The rooftop runoff is captured and conveyed to the proposed stormwater planter. The stormwater planter outlet is connected to the public plaza stormwater collection system.

The Time of Concentration (Tc) is less than 6 minutes for all analyzed subcatchments, so a minimum of 6 minutes was used, and therefore the Tc is not graphically shown or listed on the drainage map. The watershed area contributing to each SDP is graphically shown and listed on the drainage map. The hydrologic model can be found in Appendix C. A post-development drainage map is included within Appendix A.

6.0 DRAINAGE ANALYSIS CONCLUSIONS

The stormwater runoff rates at SDP1 under pre-development and post-development conditions are summarized below.

Table III - Stormwater Design/Discharge Point Comparison

SDP	1-Year (cfs)		2-Year (cfs)		10-Year (cfs)		25-Year (cfs)		100-Year (cfs)	
	Pre	Post	Pre	Post	Pre	Post	Pre	Post	Pre	Post
1	0.65	0.61	0.83	0.77	1.30	1.19	1.66	1.51	2.38	2.37

The runoff rates at the SDP1 decrease from pre-development to post-development conditions with the stormwater planter in place. The runoff from the proposed addition roof will be directed to the proposed stormwater planter.

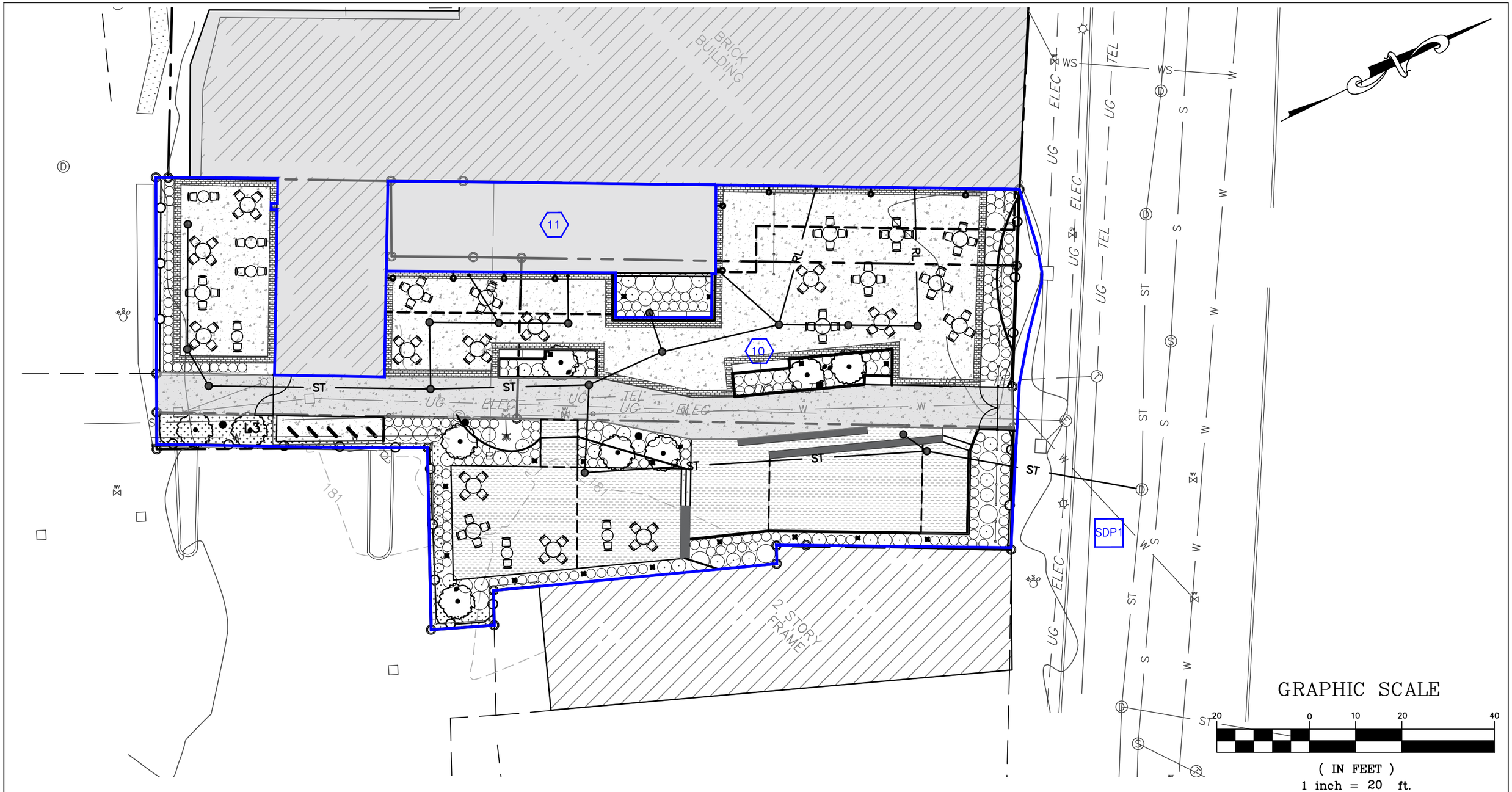
Supporting hydrologic analyses for pre-development and post-development conditions are included in Appendix C.

7.0 EROSION AND SEDIMENT CONTROL

Contractors shall adhere to the temporary and permanent erosion control measures as indicated on the plans. Repairs shall be made as necessary to remain in compliance with the New York State Standards and Specifications for Erosion and Sediment Control, 2016.

APPENDIX A

DRAINAGE MAPS



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REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	11/2/21	PER CITY COMMENTS	ESR

SEAL

HUDSON LAND DESIGN
HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING P.C.
174 MAIN ST., BEACON, NEW YORK 12508
13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
PH: 845-440-6926
F: 845-440-6637

POST-DEVELOPMENT DRAINAGE MAP

278-282 MAIN STREET

278-282 MAIN STREET
CITY OF PEEKSKILL
DUTCHESS COUNTY, NEW YORK
TAX ID: 6162-77-060075, -065083, -062084

JOB #:	2021:007
DATE:	6/25/2021
SCALE:	1" = 20'
TITLE:	DR-2
SHEET:	2 OF 2

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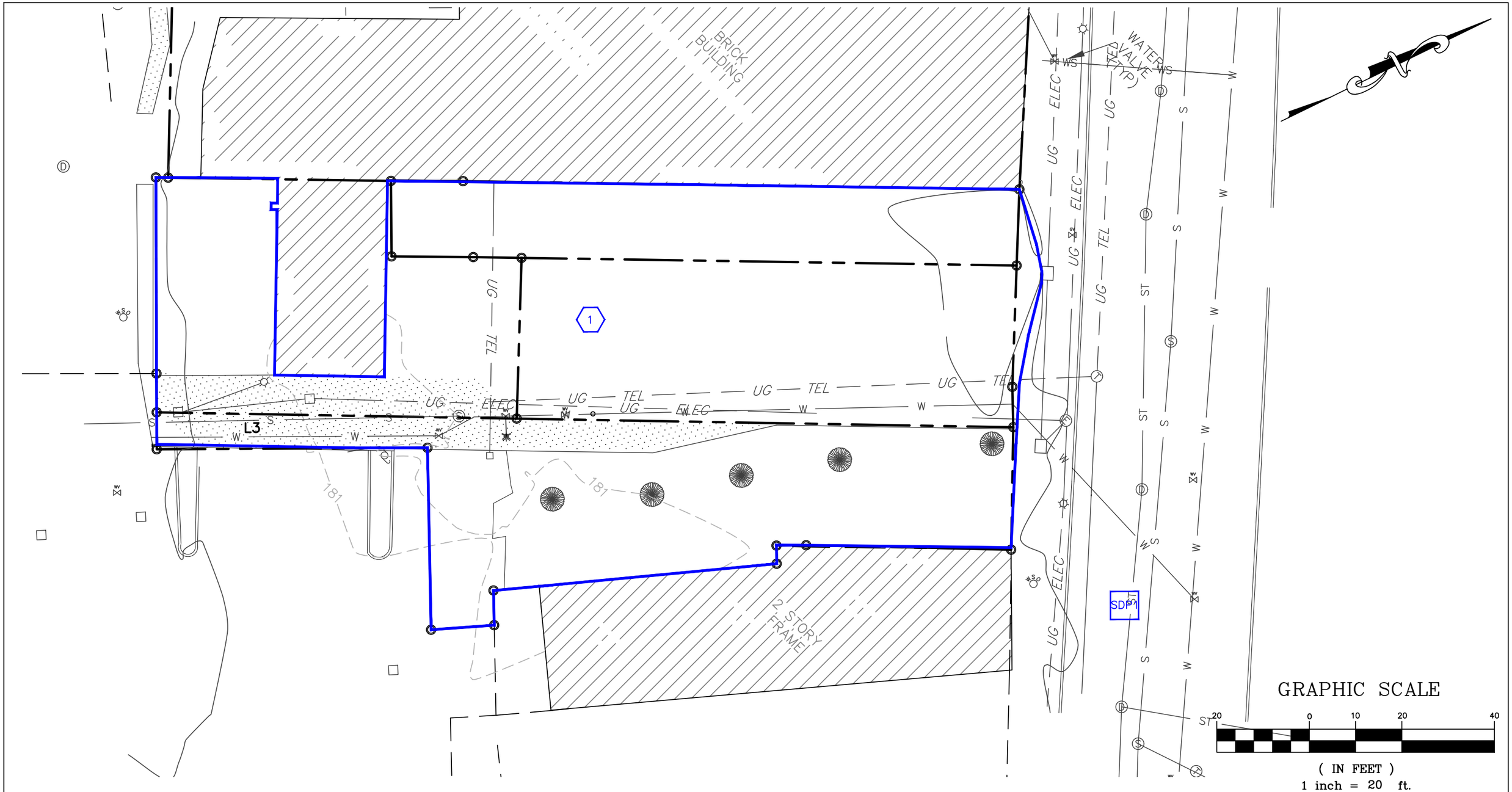

DRAWN BY: ESR		CHECKED BY: DGK	
REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	11/2/21	PER CITY COMMENTS	ESR

SEAL

HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING P.C.
174 MAIN ST., BEACON, NEW YORK 12508
13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
PH: 845-440-6926
F: 845-440-6637

PRE-DEVELOPMENT DRAINAGE MAP

278-282 MAIN STREET

278-282 MAIN STREET
CITY OF PEEKSKILL
DUTCHESS COUNTY, NEW YORK
TAX ID: 6162-77-060075, -065083, -062084

JOB #:	2021:007
DATE:	6/29/2021
SCALE:	1" = 20'
TITLE:	DR-1
SHEET:	1 OF 2

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APPENDIX B

SUPPORTING DATA

Extreme Precipitation Tables

Northeast Regional Climate Center

Data represents point estimates calculated from partial duration series. All precipitation amounts are displayed in inches.

Smoothing	Yes
State	New York
Location	
Longitude	73.928 degrees West
Latitude	41.703 degrees North
Elevation	0 feet
Date/Time	Tue, 22 Jun 2021 13:25:23 -0400

Extreme Precipitation Estimates

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.32	0.48	0.60	0.79	0.98	1.22	**1yr**	0.85	1.15	1.40	1.73	2.13	2.61	2.96	**1yr**	2.31	2.85	3.32	3.97	4.58	**1yr**
2yr	0.38	0.58	0.72	0.95	1.20	1.50	**2yr**	1.03	1.38	1.72	2.11	2.59	3.16	3.57	**2yr**	2.80	3.43	3.92	4.62	5.25	**2yr**
5yr	0.45	0.70	0.88	1.17	1.50	1.89	**5yr**	1.30	1.71	2.17	2.67	3.26	3.95	4.50	**5yr**	3.50	4.33	4.95	5.72	6.47	**5yr**
10yr	0.51	0.80	1.01	1.37	1.78	2.26	**10yr**	1.54	2.01	2.60	3.20	3.88	4.68	5.37	**10yr**	4.14	5.17	5.91	6.72	7.59	**10yr**
25yr	0.60	0.95	1.21	1.68	2.23	2.85	**25yr**	1.93	2.49	3.30	4.05	4.90	5.85	6.79	**25yr**	5.18	6.53	7.48	8.33	9.36	**25yr**
50yr	0.68	1.10	1.41	1.97	2.65	3.41	**50yr**	2.29	2.93	3.95	4.84	5.83	6.93	8.12	**50yr**	6.13	7.81	8.95	9.80	10.98	**50yr**
100yr	0.78	1.27	1.64	2.32	3.16	4.08	**100yr**	2.73	3.45	4.73	5.79	6.95	8.22	9.71	**100yr**	7.27	9.33	10.71	11.53	12.89	**100yr**
200yr	0.90	1.47	1.90	2.73	3.77	4.89	**200yr**	3.25	4.07	5.67	6.93	8.28	9.75	11.61	**200yr**	8.63	11.17	12.82	13.58	15.14	**200yr**
500yr	1.10	1.80	2.35	3.40	4.76	6.21	**500yr**	4.11	5.06	7.20	8.78	10.45	12.22	14.72	**500yr**	10.82	14.16	16.28	16.87	18.73	**500yr**

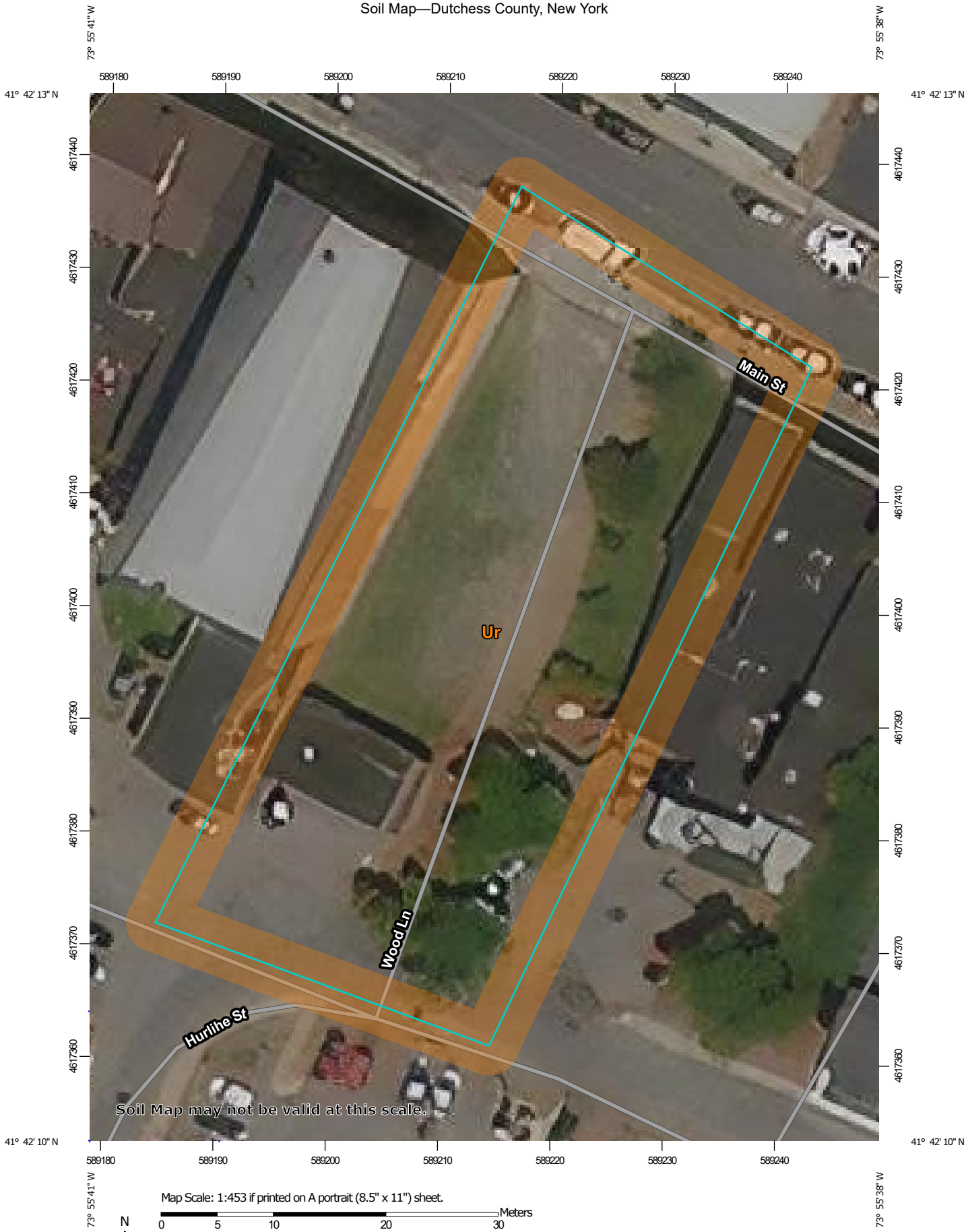
Lower Confidence Limits

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.28	0.42	0.52	0.70	0.86	1.03	**1yr**	0.74	1.01	1.21	1.53	1.91	2.33	2.57	**1yr**	2.06	2.47	3.07	3.60	4.09	**1yr**
2yr	0.37	0.56	0.69	0.94	1.16	1.36	**2yr**	1.00	1.33	1.54	1.97	2.50	3.05	3.46	**2yr**	2.70	3.33	3.81	4.56	5.18	**2yr**
5yr	0.41	0.64	0.79	1.09	1.38	1.59	**5yr**	1.19	1.56	1.80	2.32	2.88	3.67	4.15	**5yr**	3.24	3.99	4.68	5.42	6.14	**5yr**
10yr	0.46	0.71	0.88	1.23	1.59	1.78	**10yr**	1.37	1.74	2.02	2.59	3.20	4.18	4.75	**10yr**	3.70	4.57	5.40	6.14	6.96	**10yr**
25yr	0.54	0.82	1.02	1.45	1.91	2.05	**25yr**	1.65	2.00	2.33	2.87	3.67	4.99	5.67	**25yr**	4.41	5.45	6.48	7.27	8.23	**25yr**
50yr	0.60	0.92	1.15	1.65	2.22	2.27	**50yr**	1.91	2.22	2.63	3.18	4.09	5.70	6.49	**50yr**	5.05	6.24	7.41	8.26	9.34	**50yr**
100yr	0.69	1.04	1.30	1.88	2.58	2.54	**100yr**	2.22	2.48	2.96	3.52	4.56	6.54	7.42	**100yr**	5.79	7.14	8.48	9.37	10.61	**100yr**
200yr	0.78	1.18	1.50	2.16	3.02	2.82	**200yr**	2.61	2.76	3.33	3.91	5.07	7.48	8.52	**200yr**	6.62	8.19	9.69	10.66	12.04	**200yr**
500yr	0.95	1.41	1.81	2.63	3.74	3.27	**500yr**	3.23	3.20	3.91	4.49	5.85	8.98	10.22	**500yr**	7.95	9.83	11.57	12.63	14.27	**500yr**

Upper Confidence Limits

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.35	0.54	0.65	0.88	1.08	1.31	**1yr**	0.93	1.28	1.46	1.87	2.35	2.87	3.21	**1yr**	2.54	3.09	3.62	4.23	4.87	**1yr**
2yr	0.39	0.61	0.75	1.02	1.25	1.50	**2yr**	1.08	1.46	1.69	2.18	2.73	3.27	3.72	**2yr**	2.90	3.58	4.10	4.71	5.34	**2yr**
5yr	0.49	0.75	0.93	1.28	1.63	1.91	**5yr**	1.40	1.87	2.21	2.82	3.56	4.27	4.89	**5yr**	3.78	4.70	5.24	6.07	6.83	**5yr**
10yr	0.58	0.89	1.10	1.54	1.99	2.33	**10yr**	1.72	2.28	2.70	3.46	4.37	5.23	6.05	**10yr**	4.63	5.81	6.44	7.37	8.25	**10yr**
25yr	0.73	1.10	1.37	1.96	2.58	3.03	**25yr**	2.23	2.96	3.56	4.72	5.74	6.87	8.01	**25yr**	6.08	7.70	8.50	9.57	10.59	**25yr**
50yr	0.86	1.31	1.63	2.34	3.16	3.70	**50yr**	2.72	3.61	4.39	5.86	7.04	8.43	9.93	**50yr**	7.46	9.55	10.51	11.66	12.83	**50yr**
100yr	1.03	1.55	1.94	2.81	3.85	4.53	**100yr**	3.32	4.43	5.41	7.29	8.65	10.36	12.31	**100yr**	9.17	11.83	13.01	14.23	15.53	**100yr**
200yr	1.22	1.83	2.32	3.36	4.69	5.52	**200yr**	4.04	5.40	6.68	9.05	10.63	12.73	15.27	**200yr**	11.26	14.68	16.14	17.39	18.81	**200yr**
500yr	1.54	2.29	2.95	4.28	6.09	7.21	**500yr**	5.26	7.05	8.81	12.09	13.98	16.69	20.29	**500yr**	14.77	19.51	21.52	22.69	24.29	**500yr**

Powered by ACIS Northeast Regional Climate Center



Map Scale: 1:453 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 5 10 20 30

Feet
0 20 40 80 120

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Dutchess County, New York
Survey Area Data: Version 17, Jun 11, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 7, 2013—Feb 26, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

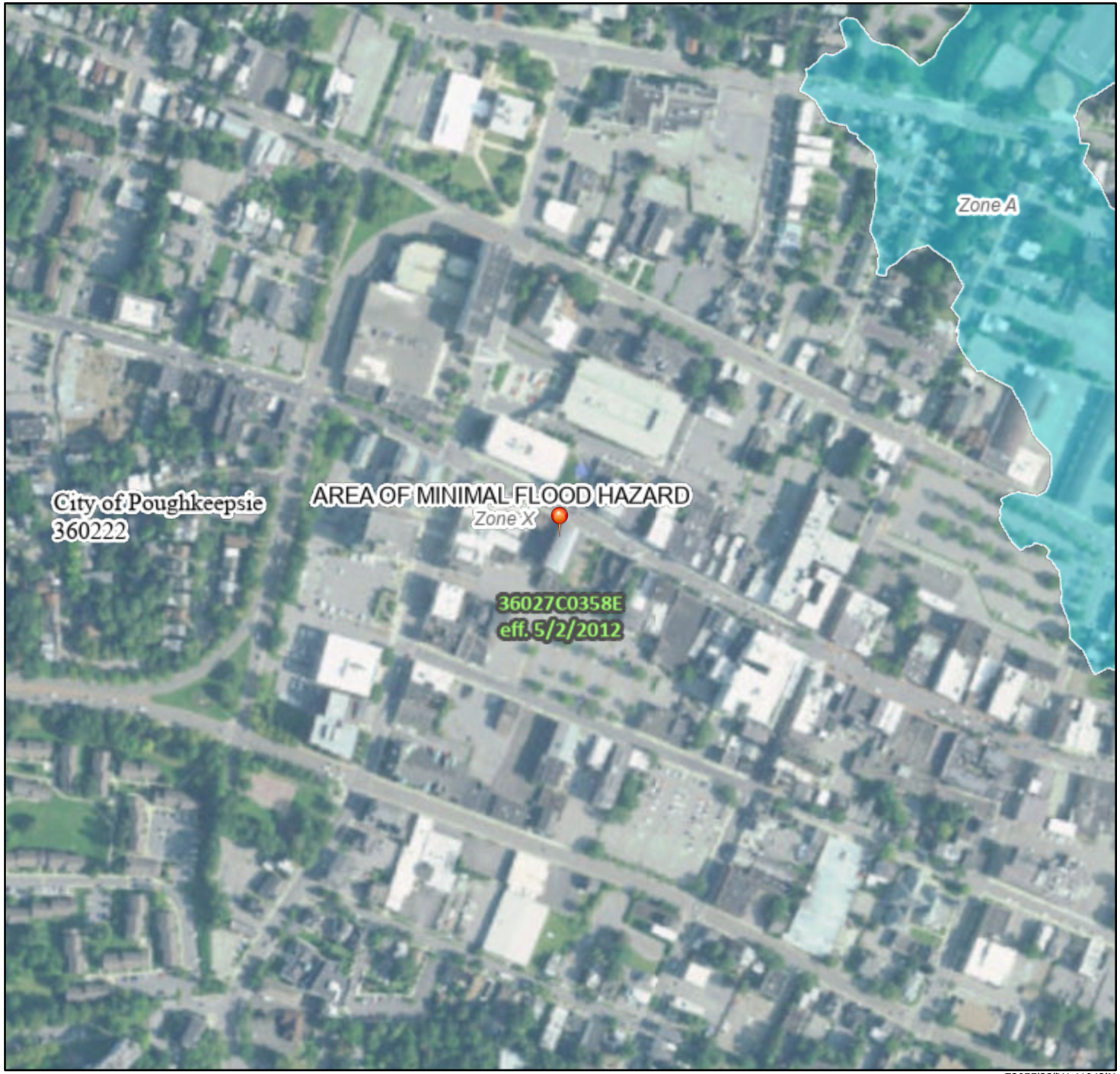
Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Ur	Urban land	0.5	100.0%
Totals for Area of Interest		**0.5**	**100.0%**

National Flood Hazard Layer FIRMette

FEMA

73°55'59"W 41°42'26"N



73°55'22"W 41°42'N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance / Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

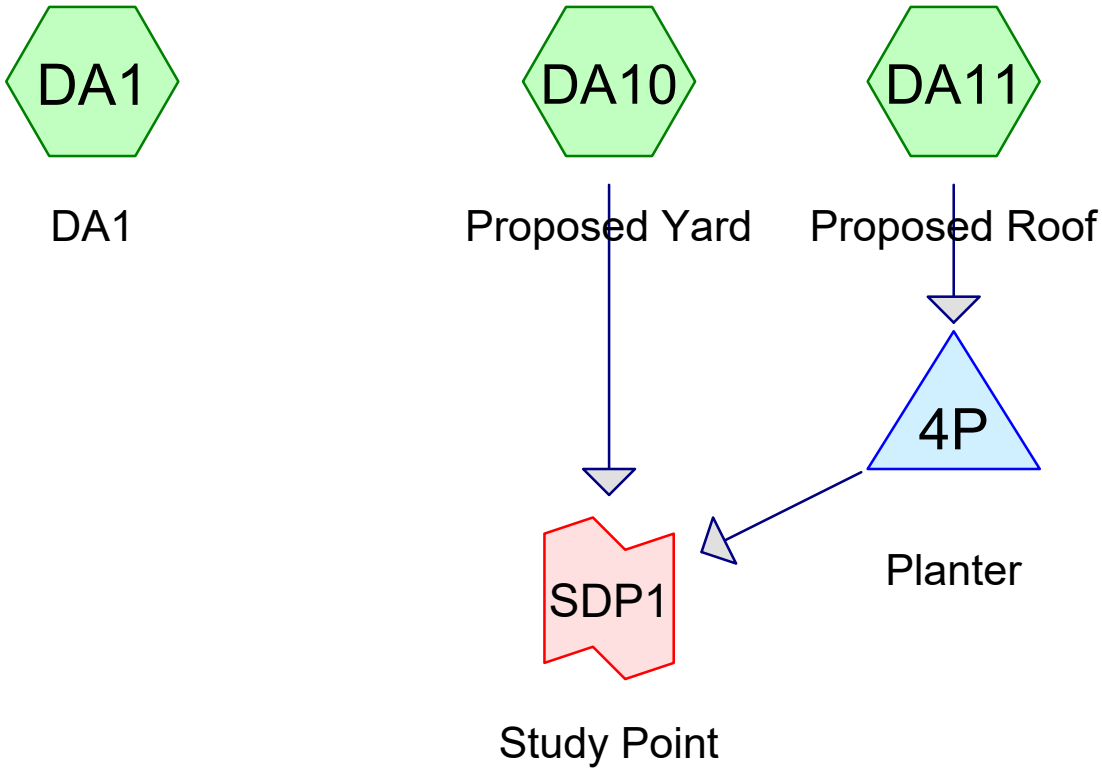
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 6/24/2021 at 4:13 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

APPENDIX C

HYDROLOGIC MODELING



Subcat Reach Pond Link

Routing Diagram for DeCordova Main Street
Prepared by Hudson Land Design Professional Engineering, P.C., Printed 6/24/2021
HydroCAD® 10.00-24 s/n 04797 © 2018 HydroCAD Software Solutions LLC

Summary for Subcatchment DA1: DA1

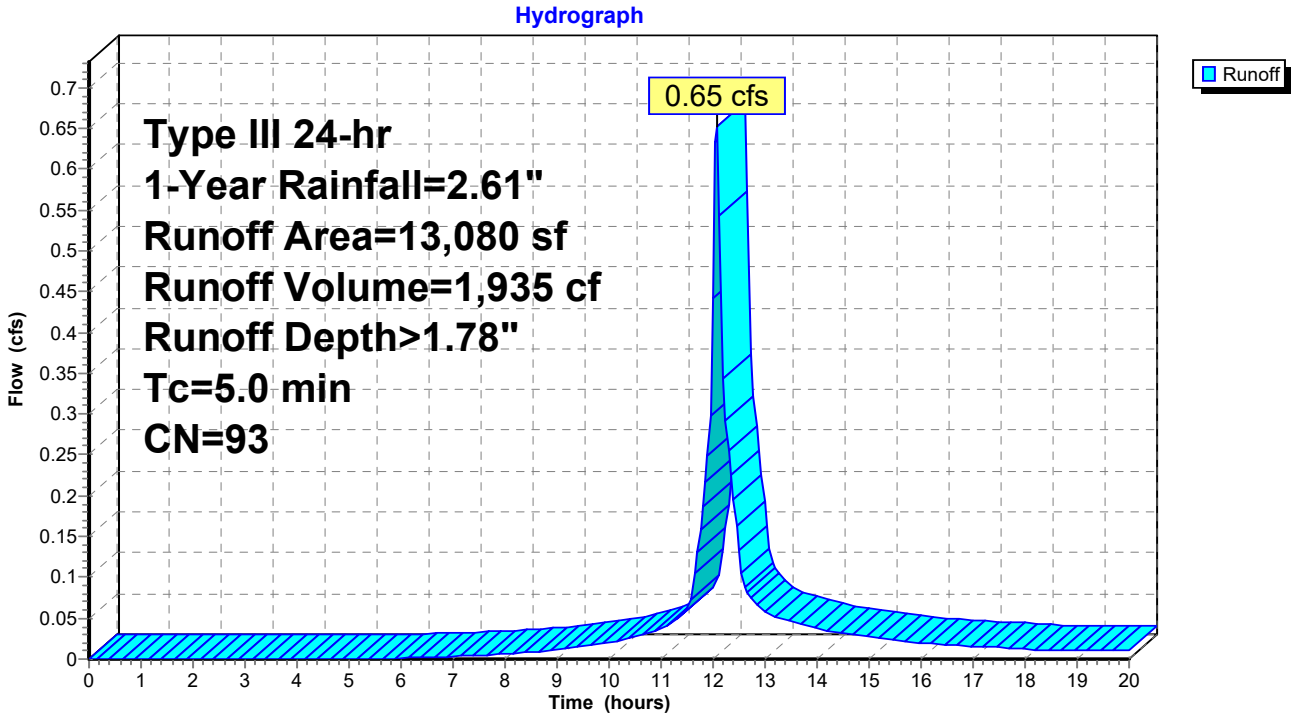
Runoff = 0.65 cfs @ 12.07 hrs, Volume= 1,935 cf, Depth> 1.78"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 1-Year Rainfall=2.61"

Area (sf)	CN	Description
4,298	98	Paved parking, HSG D
5,729	96	Gravel surface, HSG D
3,053	80	>75% Grass cover, Good, HSG D
13,080	93	Weighted Average
8,782		67.14% Pervious Area
4,298		32.86% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Direct**

Subcatchment DA1: DA1



Summary for Subcatchment DA10: Proposed Yard

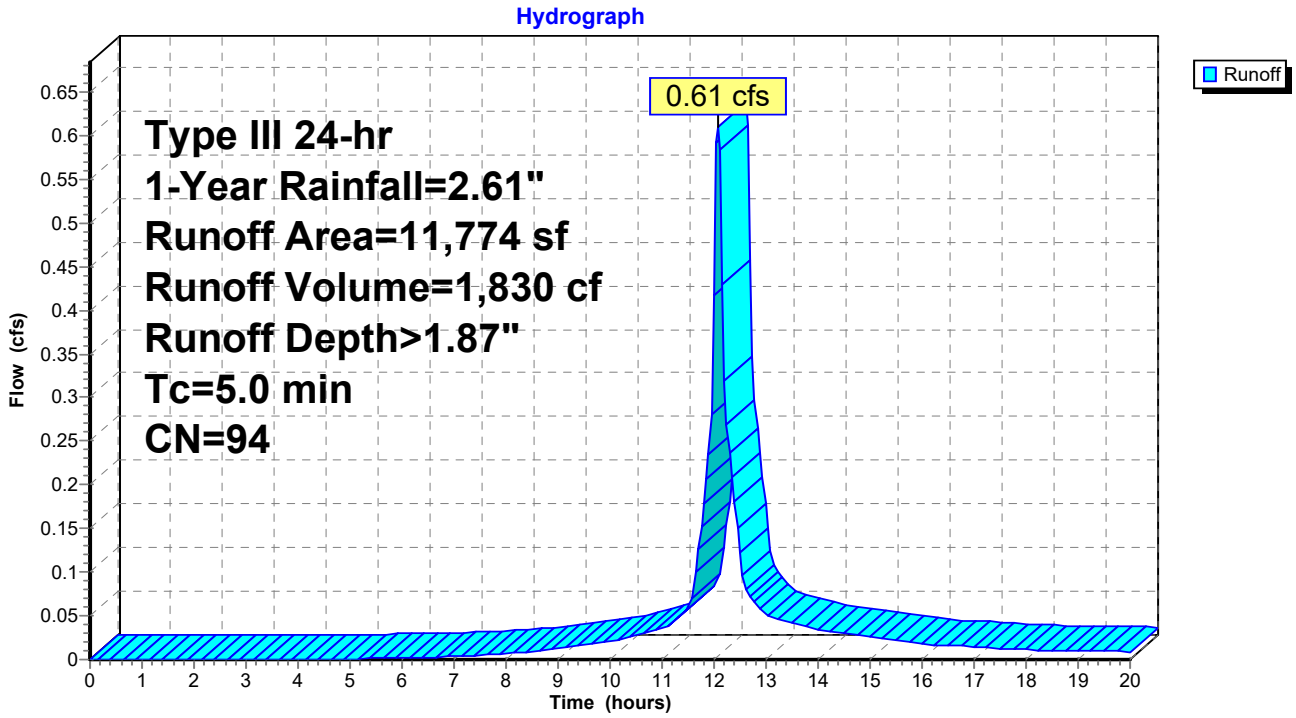
Runoff = 0.61 cfs @ 12.07 hrs, Volume= 1,830 cf, Depth> 1.87"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 1-Year Rainfall=2.61"

Area (sf)	CN	Description
9,066	98	Paved parking, HSG D
2,708	80	>75% Grass cover, Good, HSG D
11,774	94	Weighted Average
2,708		23.00% Pervious Area
9,066		77.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Direct**

Subcatchment DA10: Proposed Yard



Summary for Subcatchment DA11: Proposed Roof

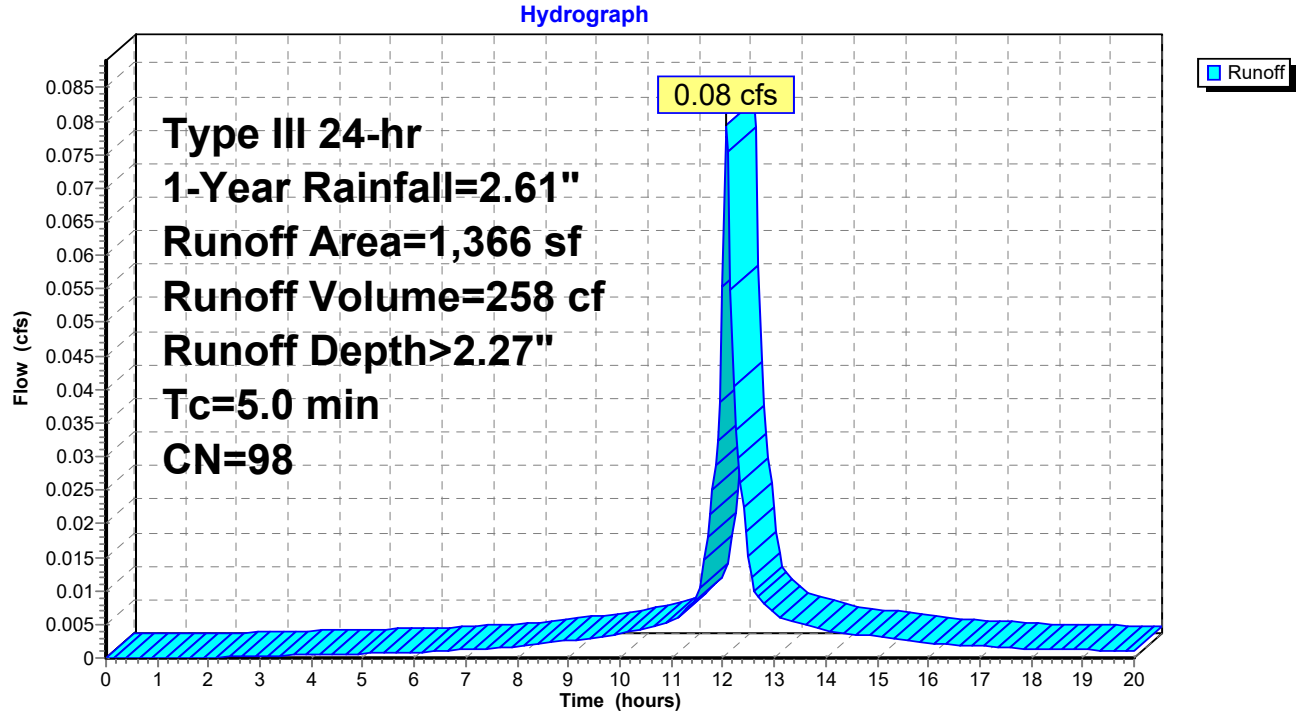
Runoff = 0.08 cfs @ 12.07 hrs, Volume= 258 cf, Depth> 2.27"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 1-Year Rainfall=2.61"

Area (sf)	CN	Description
1,366	98	Paved parking, HSG D
1,366		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Direct**

Subcatchment DA11: Proposed Roof



Summary for Pond 4P: Planter

Inflow Area = 1,366 sf,100.00% Impervious, Inflow Depth > 2.27" for 1-Year event
Inflow = 0.08 cfs @ 12.07 hrs, Volume= 258 cf
Outflow = 0.00 cfs @ 0.00 hrs, Volume= 0 cf, Atten= 100%, Lag= 0.0 min
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf

Routing by Stor-Ind method, Time Span= 0.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 181.86' @ 20.00 hrs Surf.Area= 400 sf Storage= 258 cf

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)
Center-of-Mass det. time= (not calculated: no outflow)

Volume	Invert	Avail.Storage	Storage Description
#1	179.07'	200 cf	**Media (Prismatic)** Listed below (Recalc) 500 cf Overall x 40.0% Voids
#2	181.57'	300 cf	**Ponding (Prismatic)** Listed below (Recalc)
		500 cf	Total Available Storage

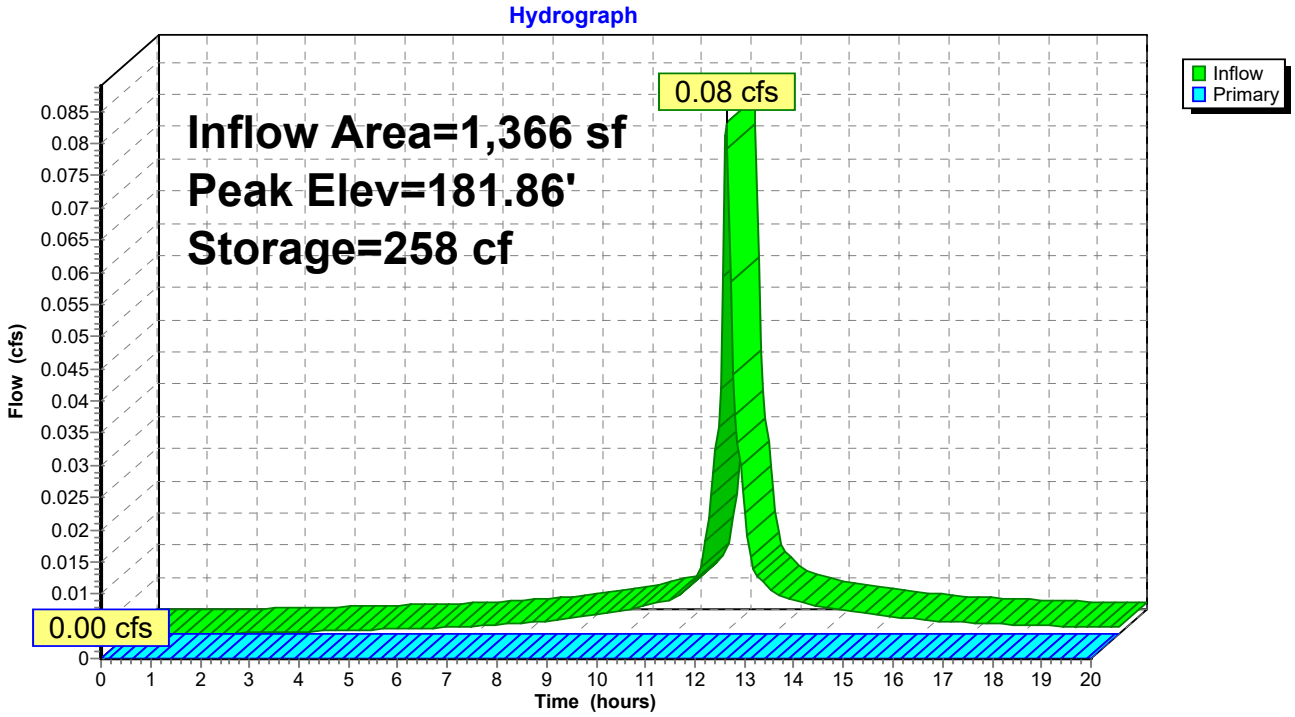
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
179.07	200	0	0
181.57	200	500	500

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
181.57	200	0	0
183.07	200	300	300

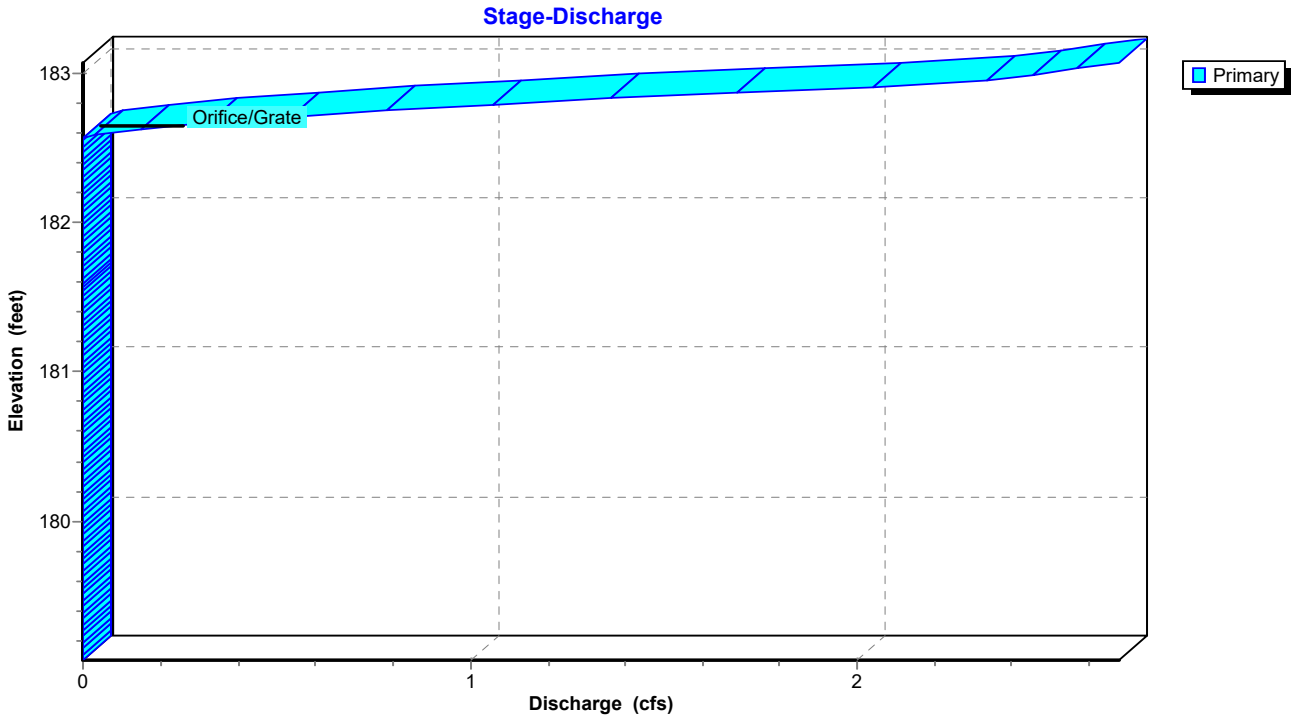
Device	Routing	Invert	Outlet Devices
#1	Primary	182.57'	**12.0" Horiz. Orifice/Grate** C= 0.600 in 12.0" Grate (100% open area) Limited to weir flow at low heads

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=179.07' (Free Discharge)
↑—**1=Orifice/Grate** (Controls 0.00 cfs)

Pond 4P: Planter



Pond 4P: Planter

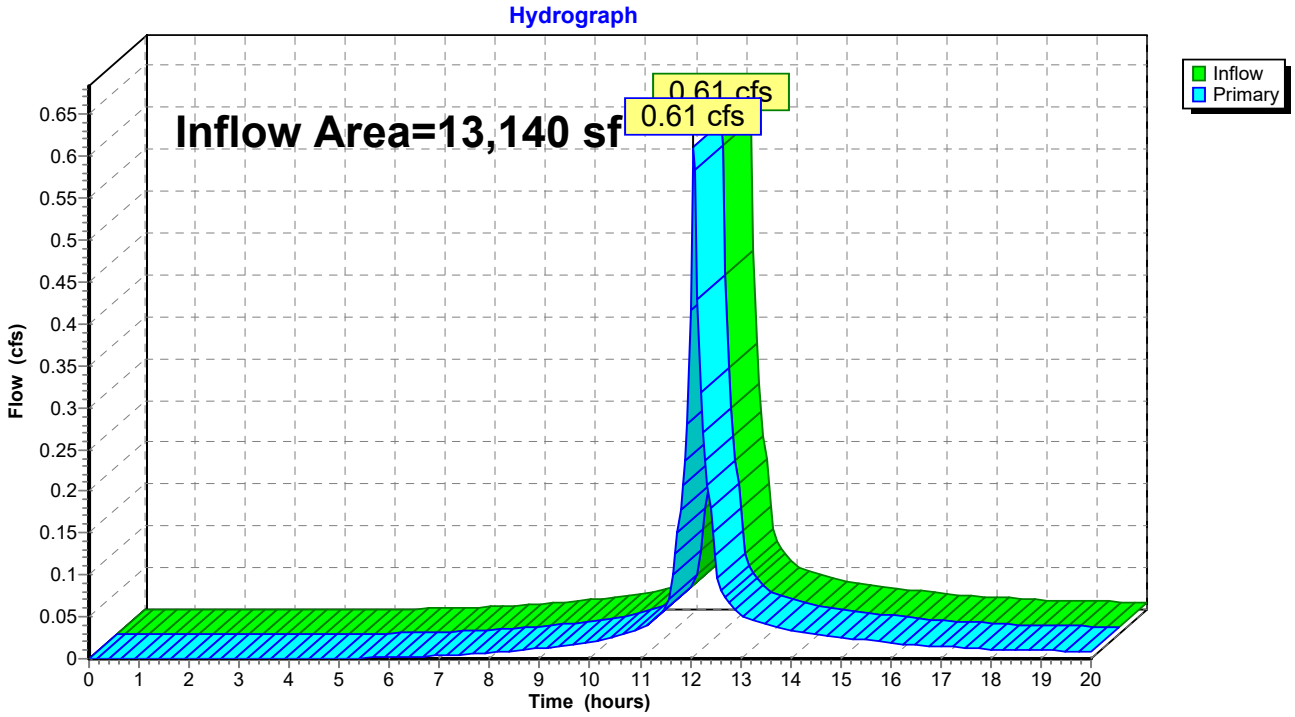


Summary for Link SDP1: Study Point

Inflow Area = 13,140 sf, 79.39% Impervious, Inflow Depth > 1.67" for 1-Year event
Inflow = 0.61 cfs @ 12.07 hrs, Volume= 1,830 cf
Primary = 0.61 cfs @ 12.07 hrs, Volume= 1,830 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-20.00 hrs, dt= 0.05 hrs

Link SDP1: Study Point



Summary for Subcatchment DA1: DA1

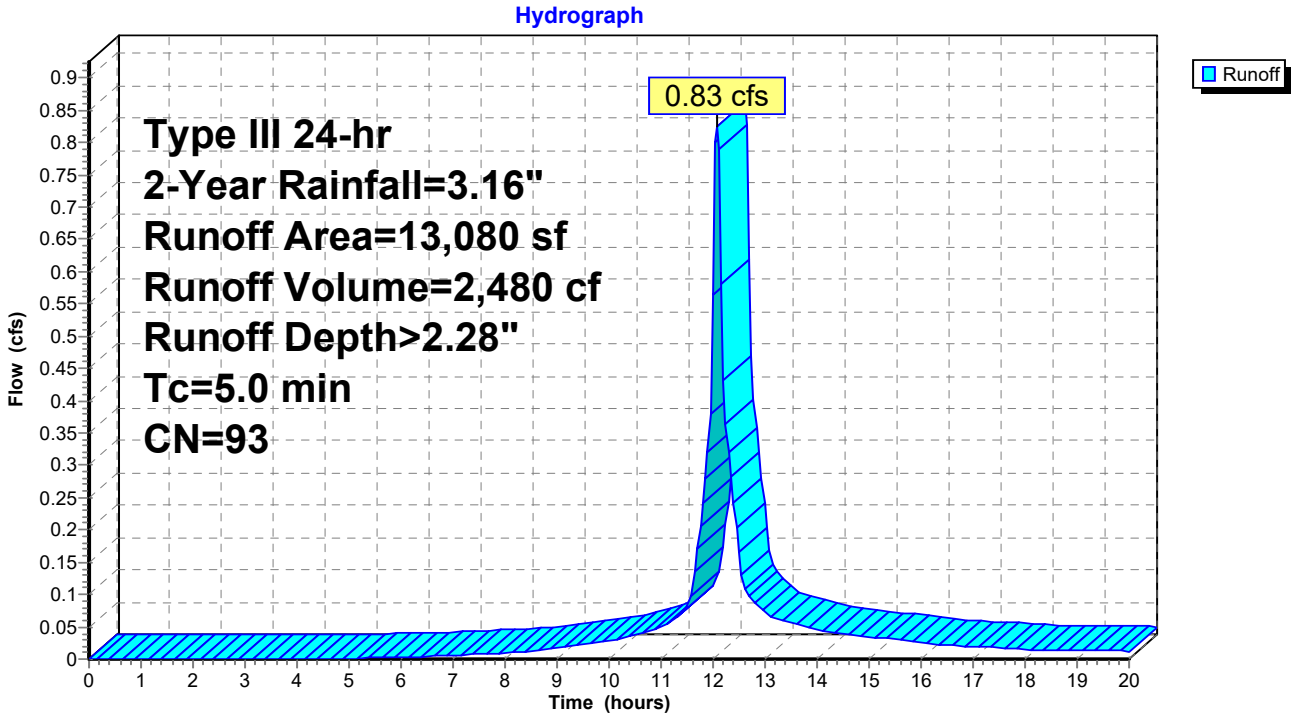
Runoff = 0.83 cfs @ 12.07 hrs, Volume= 2,480 cf, Depth> 2.28"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-Year Rainfall=3.16"

Area (sf)	CN	Description
4,298	98	Paved parking, HSG D
5,729	96	Gravel surface, HSG D
3,053	80	>75% Grass cover, Good, HSG D
13,080	93	Weighted Average
8,782		67.14% Pervious Area
4,298		32.86% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Direct**

Subcatchment DA1: DA1



Summary for Subcatchment DA10: Proposed Yard

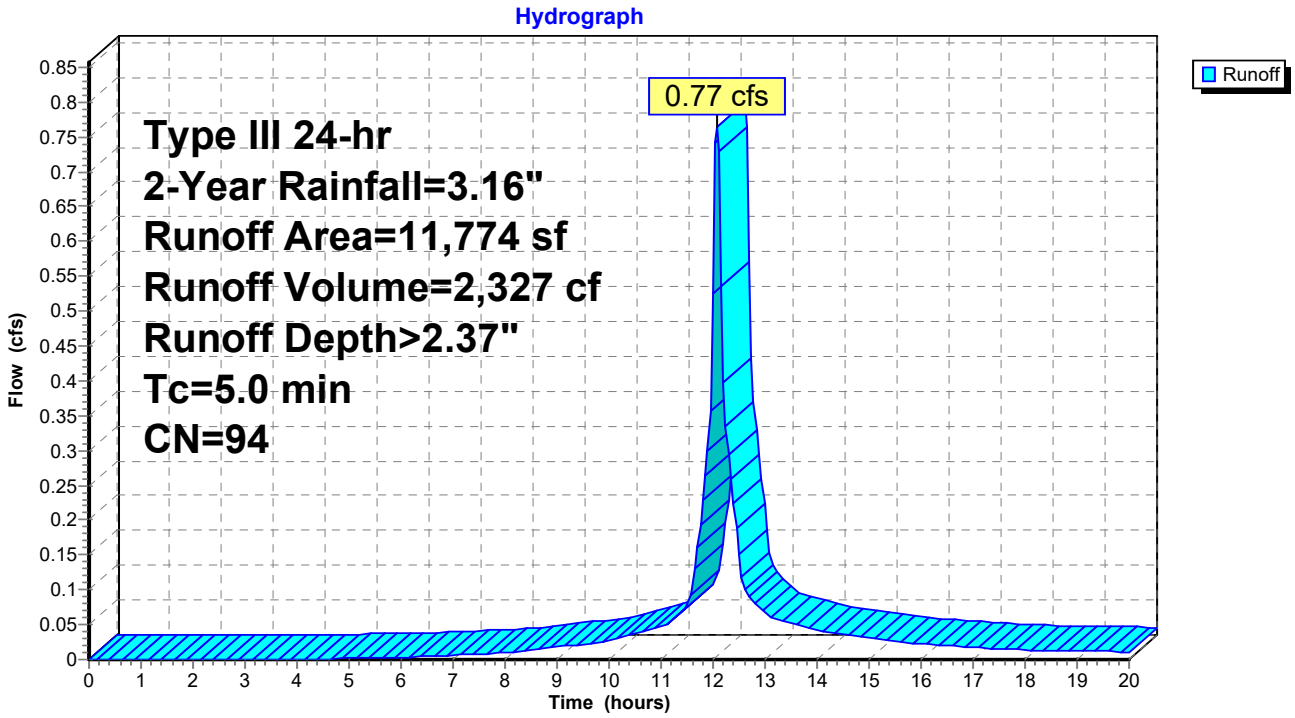
Runoff = 0.77 cfs @ 12.07 hrs, Volume= 2,327 cf, Depth> 2.37"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-Year Rainfall=3.16"

Area (sf)	CN	Description
9,066	98	Paved parking, HSG D
2,708	80	>75% Grass cover, Good, HSG D
11,774	94	Weighted Average
2,708		23.00% Pervious Area
9,066		77.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Direct**

Subcatchment DA10: Proposed Yard



Summary for Subcatchment DA11: Proposed Roof

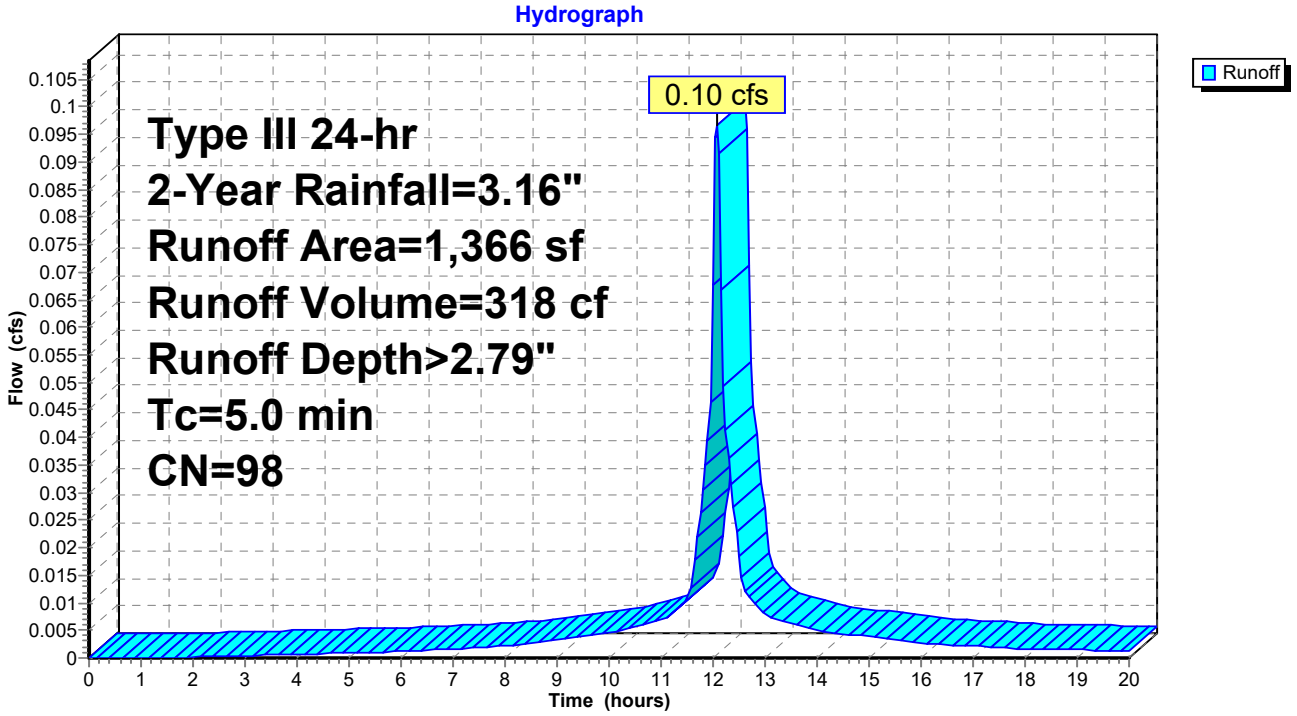
Runoff = 0.10 cfs @ 12.07 hrs, Volume= 318 cf, Depth> 2.79"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-Year Rainfall=3.16"

Area (sf)	CN	Description
1,366	98	Paved parking, HSG D
1,366		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Direct**

Subcatchment DA11: Proposed Roof



Summary for Pond 4P: Planter

Inflow Area = 1,366 sf,100.00% Impervious, Inflow Depth > 2.79" for 2-Year event
Inflow = 0.10 cfs @ 12.07 hrs, Volume= 318 cf
Outflow = 0.00 cfs @ 0.00 hrs, Volume= 0 cf, Atten= 100%, Lag= 0.0 min
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf

Routing by Stor-Ind method, Time Span= 0.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 182.16' @ 20.00 hrs Surf.Area= 400 sf Storage= 317 cf

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)
Center-of-Mass det. time= (not calculated: no outflow)

Volume	Invert	Avail.Storage	Storage Description
#1	179.07'	200 cf	**Media (Prismatic)** Listed below (Recalc) 500 cf Overall x 40.0% Voids
#2	181.57'	300 cf	**Ponding (Prismatic)** Listed below (Recalc)
		500 cf	Total Available Storage

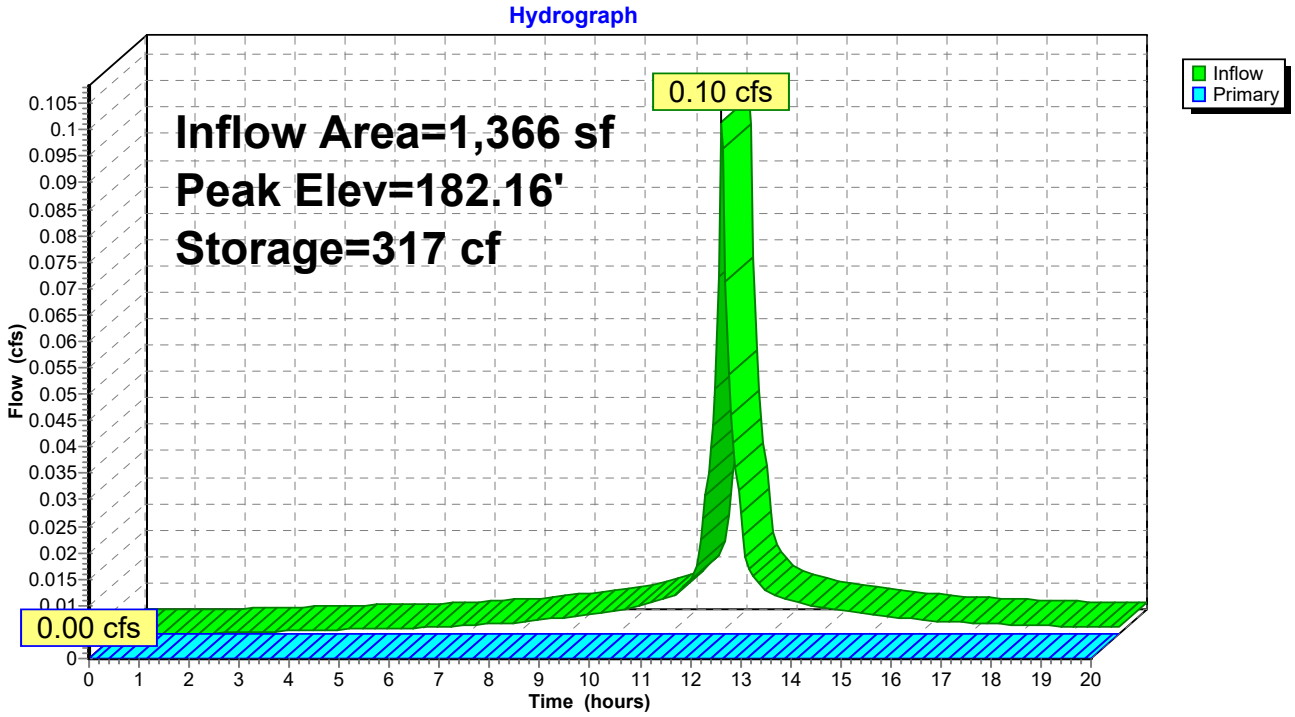
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
179.07	200	0	0
181.57	200	500	500

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
181.57	200	0	0
183.07	200	300	300

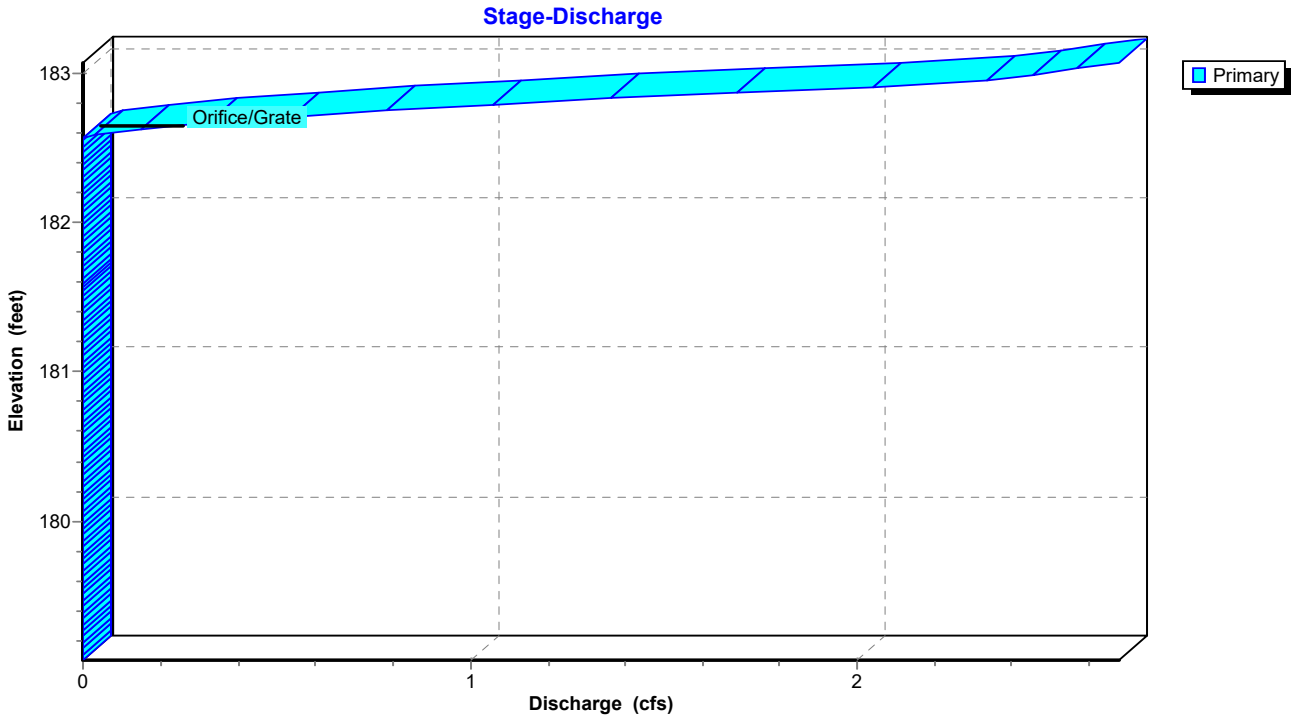
Device	Routing	Invert	Outlet Devices
#1	Primary	182.57'	**12.0" Horiz. Orifice/Grate** C= 0.600 in 12.0" Grate (100% open area) Limited to weir flow at low heads

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=179.07' (Free Discharge)
1=Orifice/Grate (Controls 0.00 cfs)

Pond 4P: Planter



Pond 4P: Planter

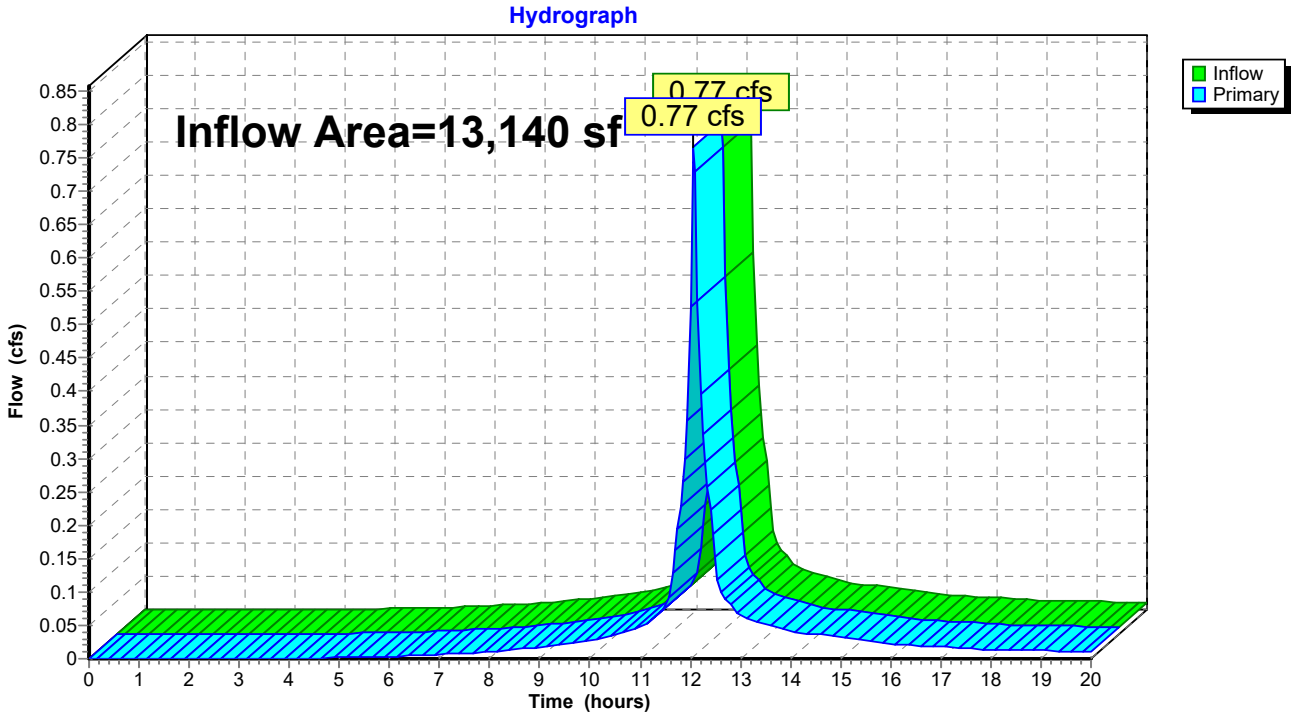


Summary for Link SDP1: Study Point

Inflow Area = 13,140 sf, 79.39% Impervious, Inflow Depth > 2.12" for 2-Year event
Inflow = 0.77 cfs @ 12.07 hrs, Volume= 2,327 cf
Primary = 0.77 cfs @ 12.07 hrs, Volume= 2,327 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-20.00 hrs, dt= 0.05 hrs

Link SDP1: Study Point



Summary for Subcatchment DA1: DA1

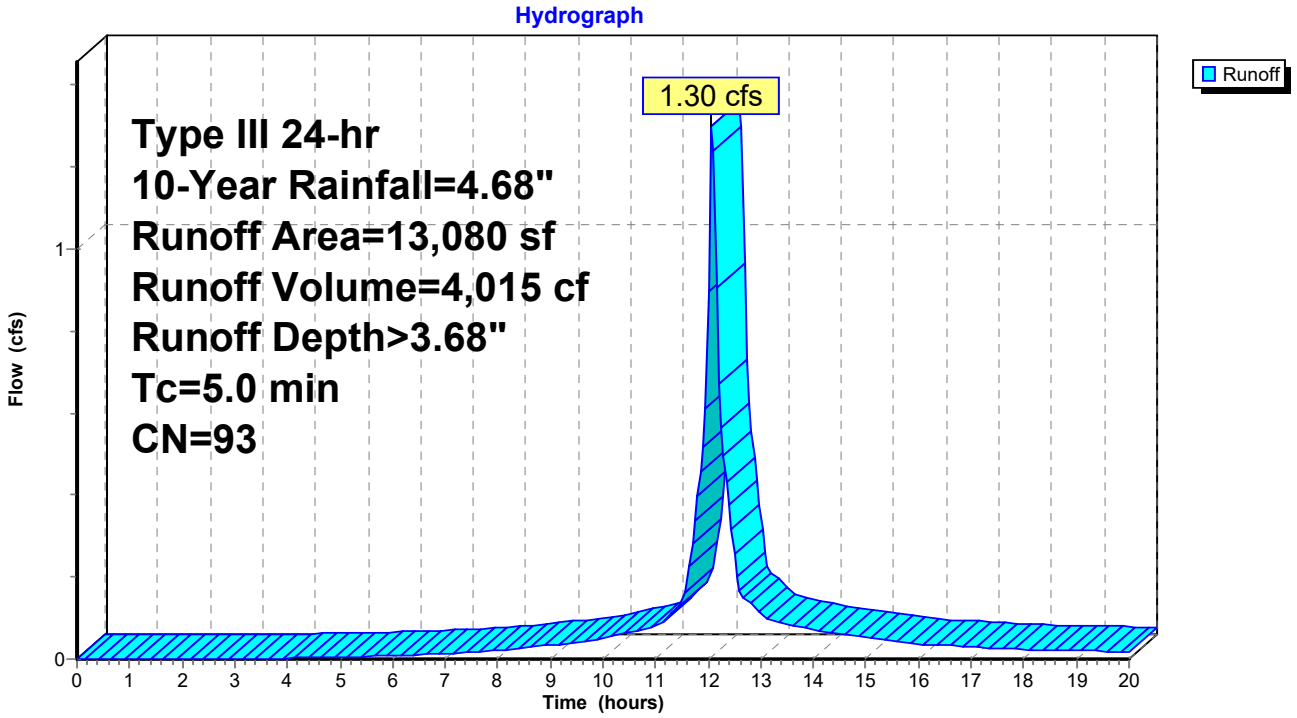
Runoff = 1.30 cfs @ 12.07 hrs, Volume= 4,015 cf, Depth> 3.68"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-Year Rainfall=4.68"

Area (sf)	CN	Description
4,298	98	Paved parking, HSG D
5,729	96	Gravel surface, HSG D
3,053	80	>75% Grass cover, Good, HSG D
13,080	93	Weighted Average
8,782		67.14% Pervious Area
4,298		32.86% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Direct**

Subcatchment DA1: DA1



Summary for Subcatchment DA10: Proposed Yard

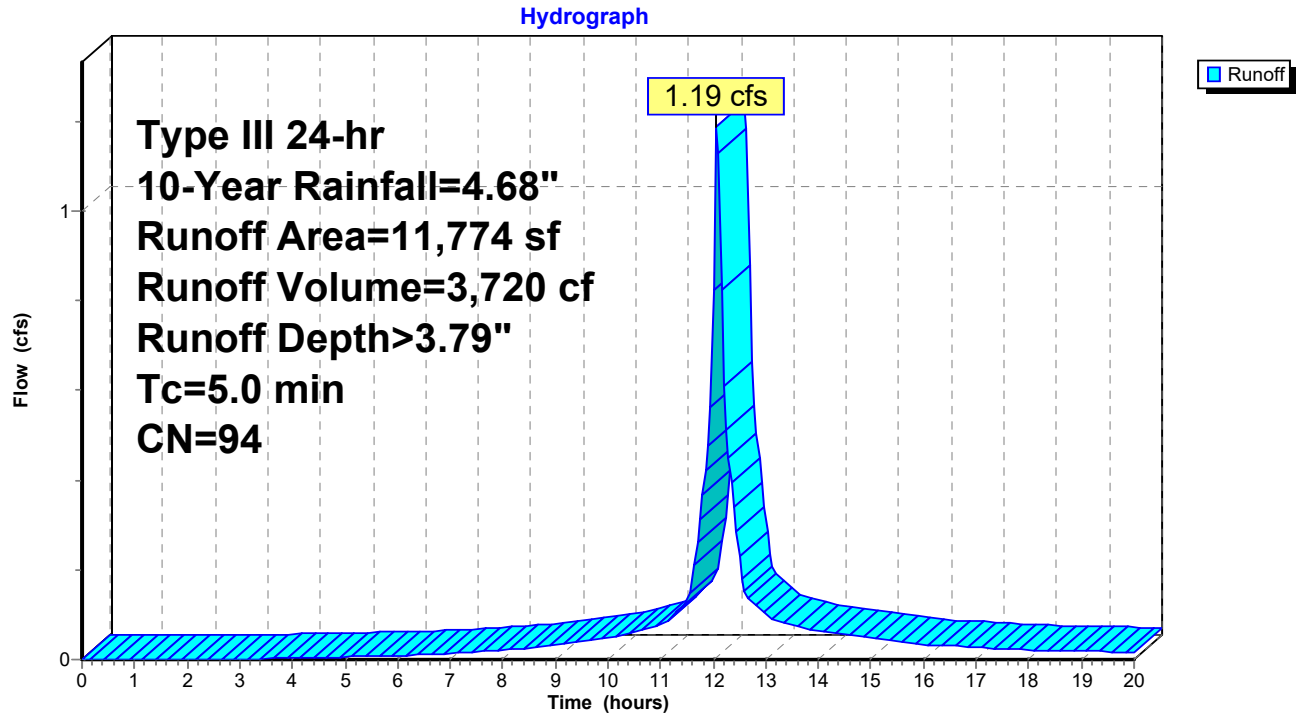
Runoff = 1.19 cfs @ 12.07 hrs, Volume= 3,720 cf, Depth> 3.79"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-Year Rainfall=4.68"

Area (sf)	CN	Description
9,066	98	Paved parking, HSG D
2,708	80	>75% Grass cover, Good, HSG D
11,774	94	Weighted Average
2,708		23.00% Pervious Area
9,066		77.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Direct**

Subcatchment DA10: Proposed Yard



Summary for Subcatchment DA11: Proposed Roof

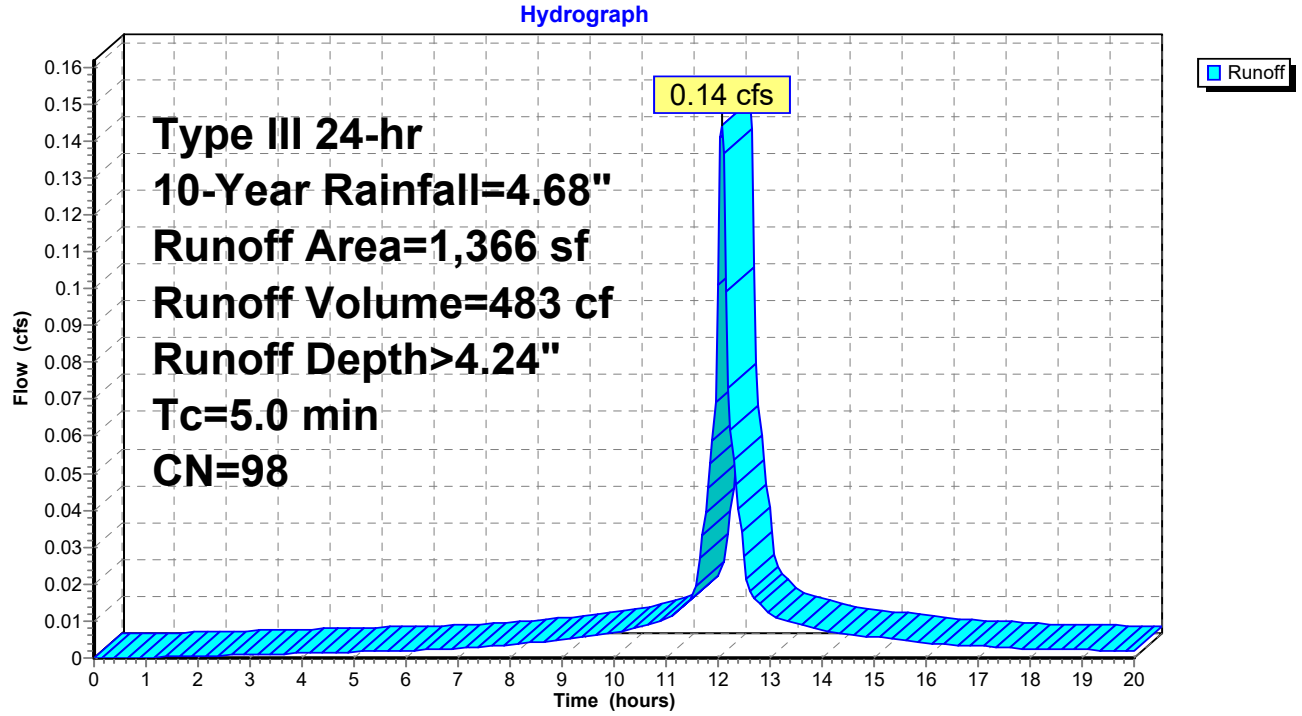
Runoff = 0.14 cfs @ 12.07 hrs, Volume= 483 cf, Depth> 4.24"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-Year Rainfall=4.68"

Area (sf)	CN	Description
1,366	98	Paved parking, HSG D
1,366		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Direct**

Subcatchment DA11: Proposed Roof



Summary for Pond 4P: Planter

Inflow Area = 1,366 sf,100.00% Impervious, Inflow Depth > 4.24" for 10-Year event
Inflow = 0.14 cfs @ 12.07 hrs, Volume= 483 cf
Outflow = 0.01 cfs @ 14.03 hrs, Volume= 82 cf, Atten= 95%, Lag= 117.7 min
Primary = 0.01 cfs @ 14.03 hrs, Volume= 82 cf

Routing by Stor-Ind method, Time Span= 0.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 182.58' @ 14.03 hrs Surf.Area= 400 sf Storage= 401 cf

Plug-Flow detention time= 517.7 min calculated for 82 cf (17% of inflow)
Center-of-Mass det. time= 252.2 min (973.2 - 721.0)

Volume	Invert	Avail.Storage	Storage Description
#1	179.07'	200 cf	**Media (Prismatic)** Listed below (Recalc) 500 cf Overall x 40.0% Voids
#2	181.57'	300 cf	**Ponding (Prismatic)** Listed below (Recalc)
		500 cf	Total Available Storage

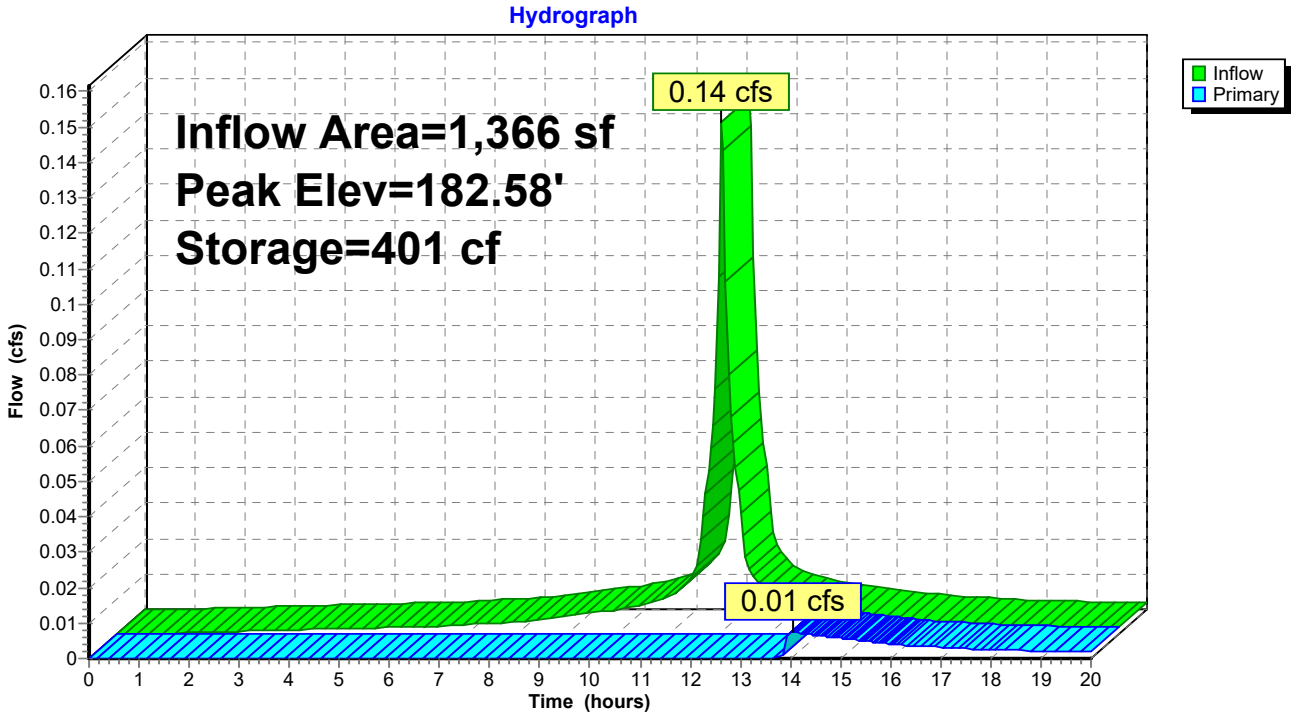
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
179.07	200	0	0
181.57	200	500	500

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
181.57	200	0	0
183.07	200	300	300

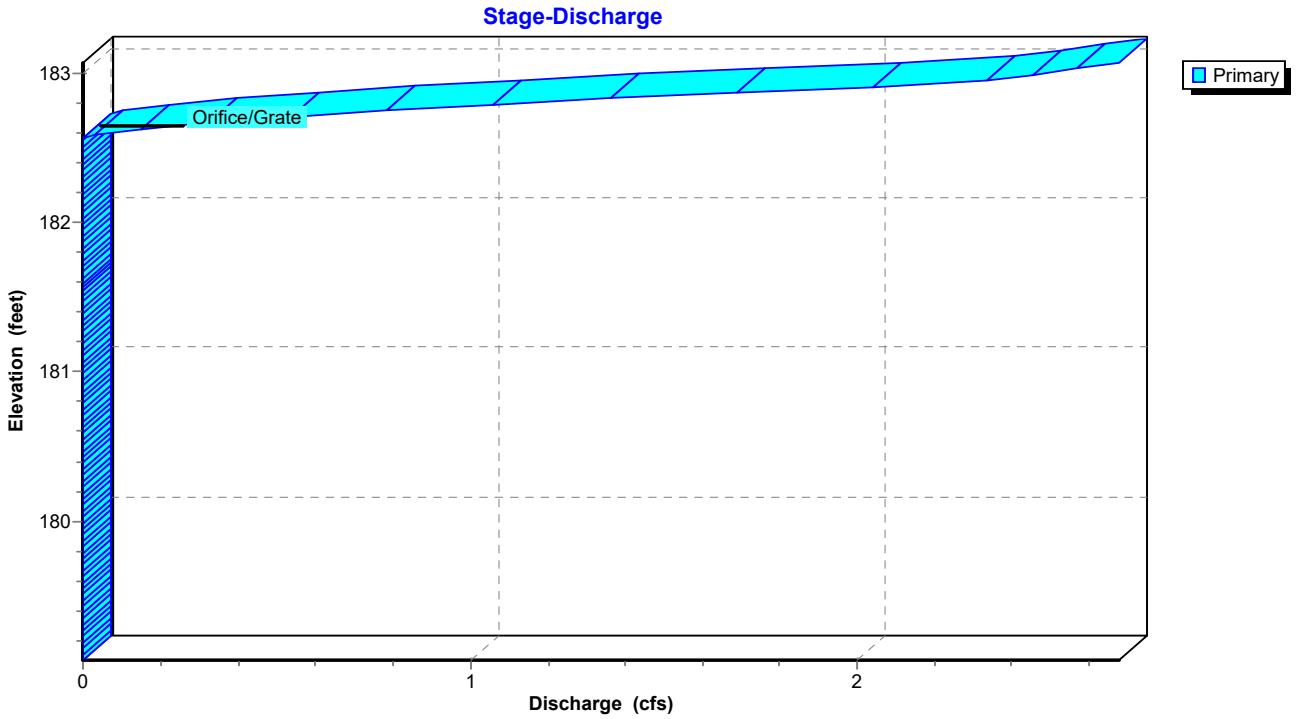
Device	Routing	Invert	Outlet Devices
#1	Primary	182.57'	**12.0" Horiz. Orifice/Grate** C= 0.600 in 12.0" Grate (100% open area) Limited to weir flow at low heads

Primary OutFlow Max=0.00 cfs @ 14.03 hrs HW=182.58' (Free Discharge)
↑—**1=Orifice/Grate** (Weir Controls 0.00 cfs @ 0.23 fps)

Pond 4P: Planter



Pond 4P: Planter

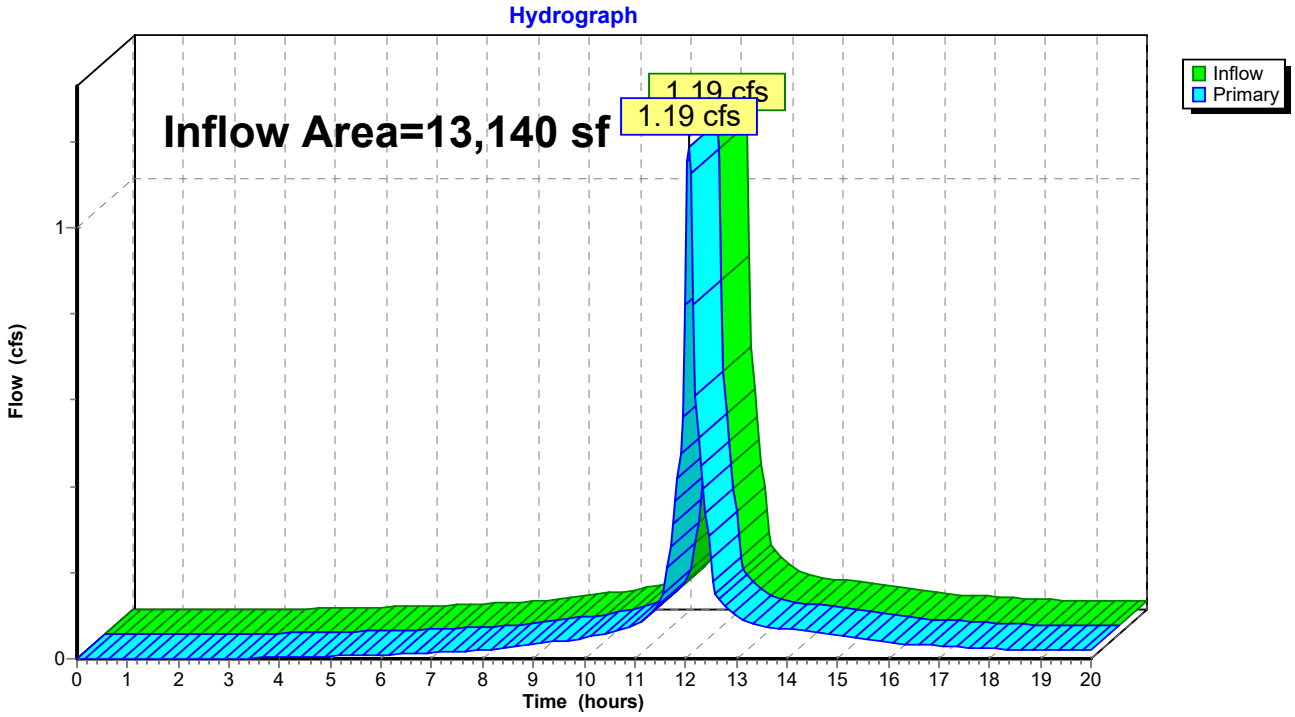


Summary for Link SDP1: Study Point

Inflow Area = 13,140 sf, 79.39% Impervious, Inflow Depth > 3.47" for 10-Year event
Inflow = 1.19 cfs @ 12.07 hrs, Volume= 3,802 cf
Primary = 1.19 cfs @ 12.07 hrs, Volume= 3,802 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-20.00 hrs, dt= 0.05 hrs

Link SDP1: Study Point



Summary for Subcatchment DA1: DA1

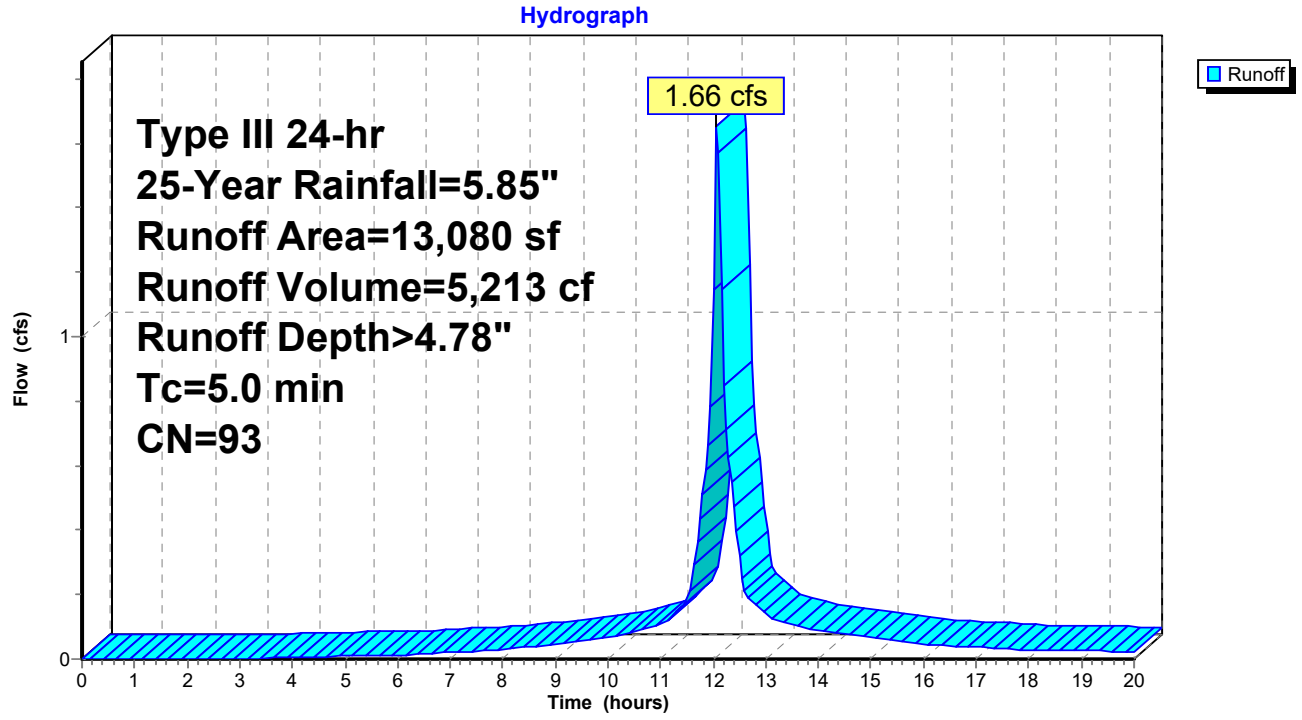
Runoff = 1.66 cfs @ 12.07 hrs, Volume= 5,213 cf, Depth> 4.78"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-Year Rainfall=5.85"

Area (sf)	CN	Description
4,298	98	Paved parking, HSG D
5,729	96	Gravel surface, HSG D
3,053	80	>75% Grass cover, Good, HSG D
13,080	93	Weighted Average
8,782		67.14% Pervious Area
4,298		32.86% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Direct**

Subcatchment DA1: DA1



Summary for Subcatchment DA10: Proposed Yard

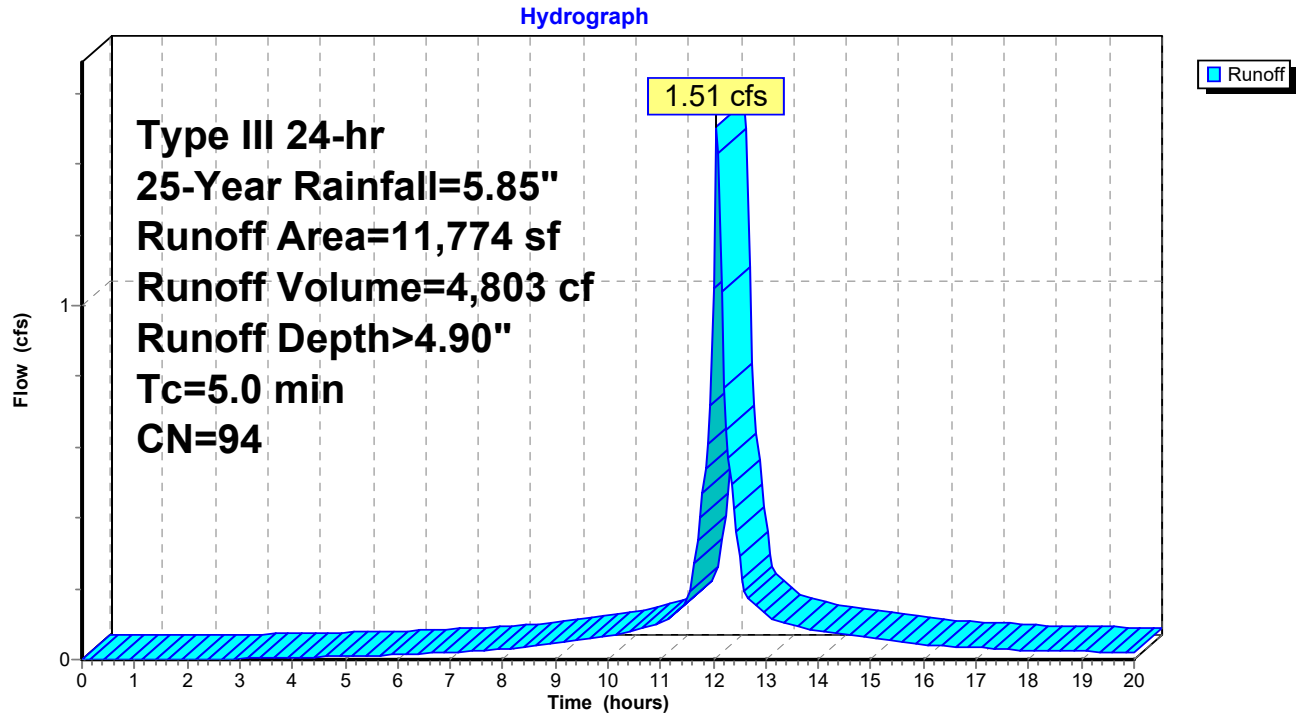
Runoff = 1.51 cfs @ 12.07 hrs, Volume= 4,803 cf, Depth> 4.90"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-Year Rainfall=5.85"

Area (sf)	CN	Description
9,066	98	Paved parking, HSG D
2,708	80	>75% Grass cover, Good, HSG D
11,774	94	Weighted Average
2,708		23.00% Pervious Area
9,066		77.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Direct**

Subcatchment DA10: Proposed Yard



Summary for Subcatchment DA11: Proposed Roof

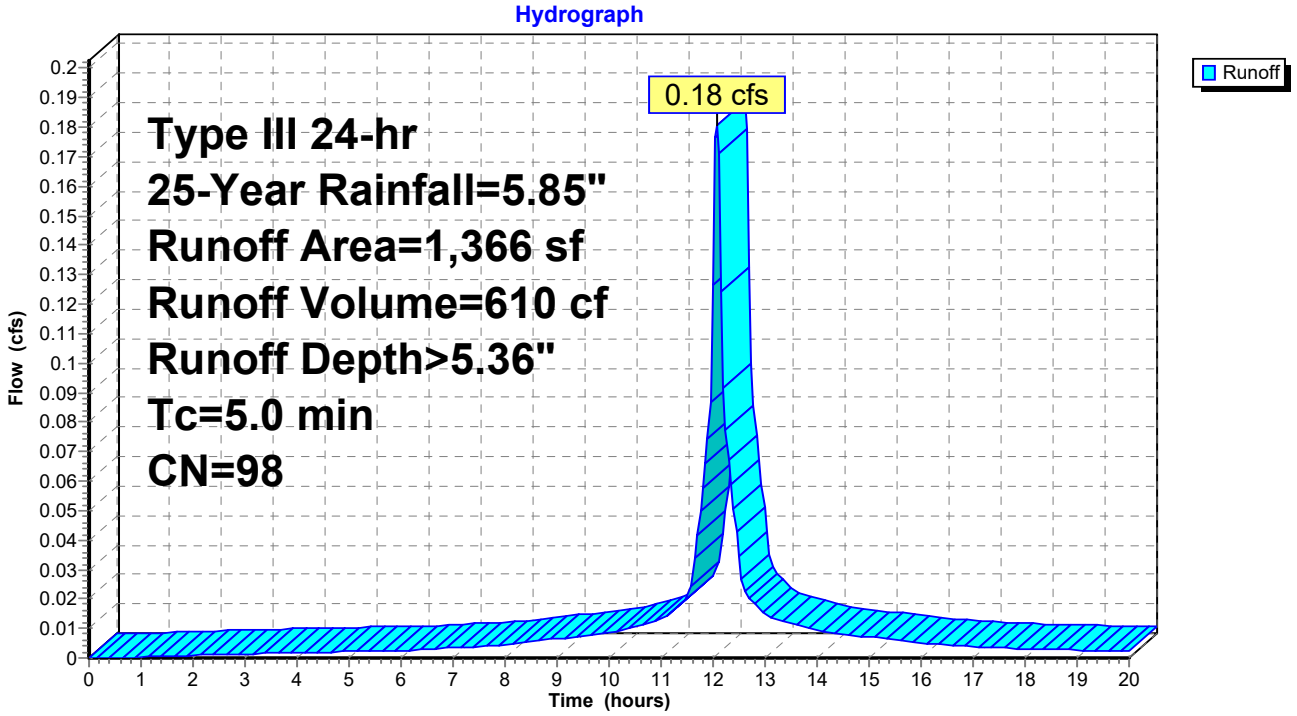
Runoff = 0.18 cfs @ 12.07 hrs, Volume= 610 cf, Depth> 5.36"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-Year Rainfall=5.85"

Area (sf)	CN	Description
1,366	98	Paved parking, HSG D
1,366		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Direct**

Subcatchment DA11: Proposed Roof



Summary for Pond 4P: Planter

Inflow Area = 1,366 sf,100.00% Impervious, Inflow Depth > 5.36" for 25-Year event
Inflow = 0.18 cfs @ 12.07 hrs, Volume= 610 cf
Outflow = 0.06 cfs @ 12.41 hrs, Volume= 209 cf, Atten= 67%, Lag= 20.3 min
Primary = 0.06 cfs @ 12.41 hrs, Volume= 209 cf

Routing by Stor-Ind method, Time Span= 0.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 182.60' @ 12.41 hrs Surf.Area= 400 sf Storage= 406 cf

Plug-Flow detention time= 313.4 min calculated for 209 cf (34% of inflow)
Center-of-Mass det. time= 154.7 min (872.2 - 717.4)

Volume	Invert	Avail.Storage	Storage Description
#1	179.07'	200 cf	**Media (Prismatic)** Listed below (Recalc) 500 cf Overall x 40.0% Voids
#2	181.57'	300 cf	**Ponding (Prismatic)** Listed below (Recalc)
		500 cf	Total Available Storage

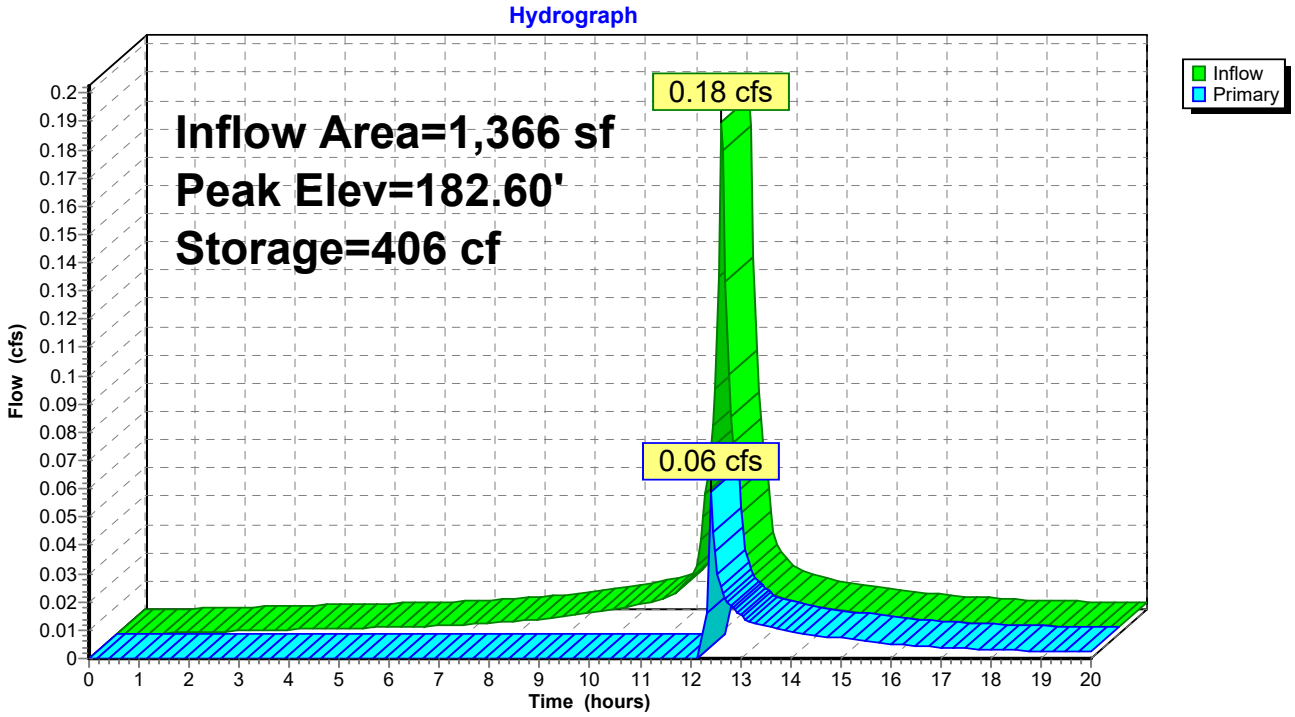
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
179.07	200	0	0
181.57	200	500	500

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
181.57	200	0	0
183.07	200	300	300

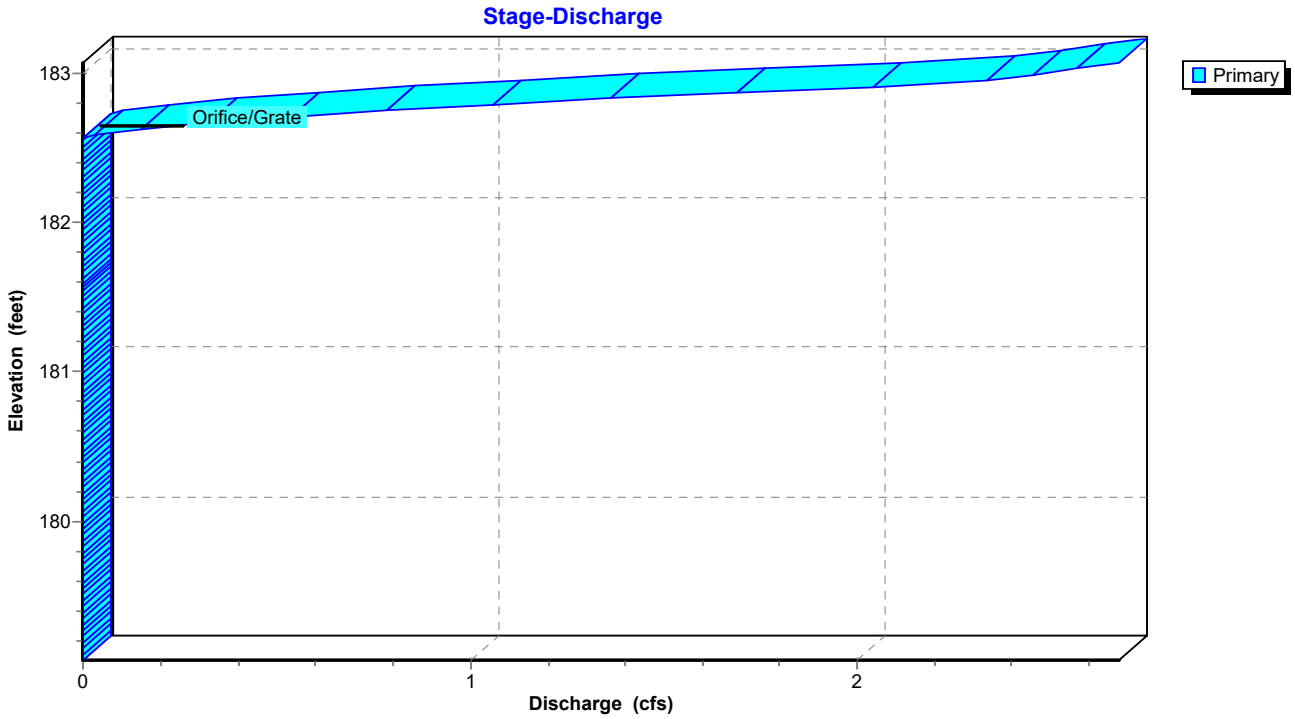
Device	Routing	Invert	Outlet Devices
#1	Primary	182.57'	**12.0" Horiz. Orifice/Grate** C= 0.600 in 12.0" Grate (100% open area) Limited to weir flow at low heads

Primary OutFlow Max=0.05 cfs @ 12.41 hrs HW=182.60' (Free Discharge)
↑—**1=Orifice/Grate** (Weir Controls 0.05 cfs @ 0.56 fps)

Pond 4P: Planter



Pond 4P: Planter

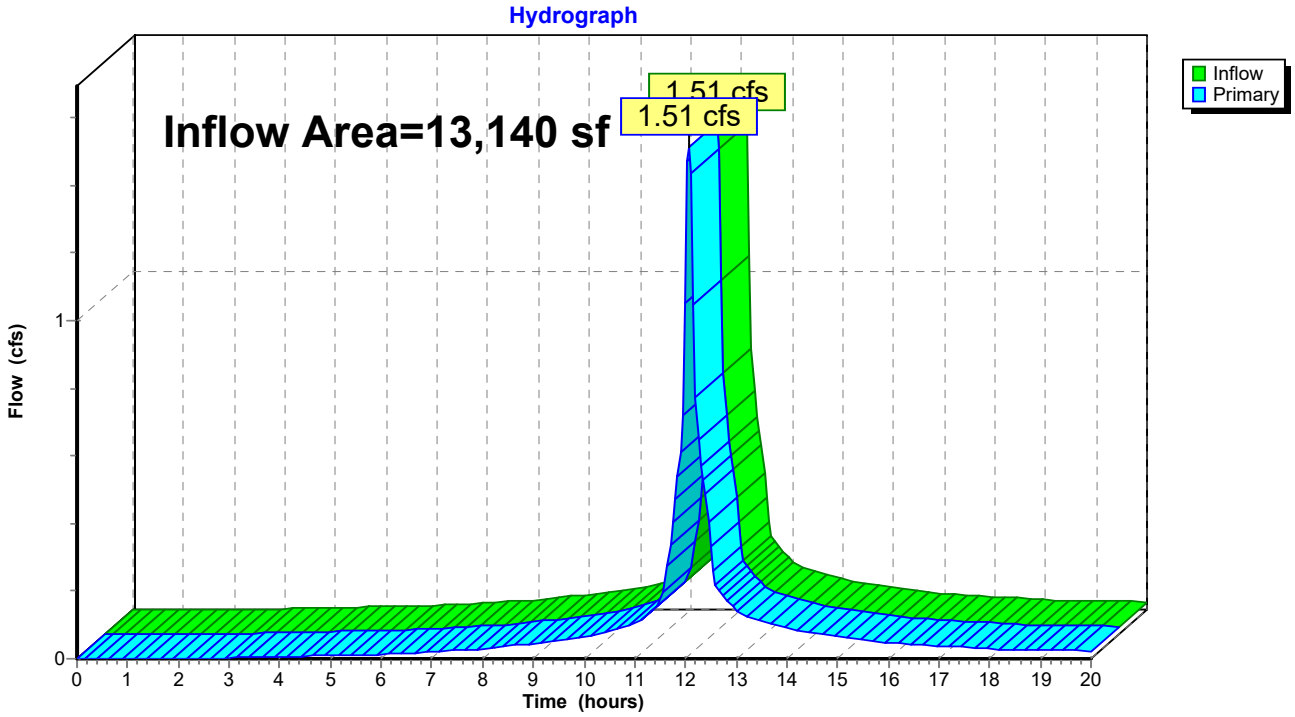


Summary for Link SDP1: Study Point

Inflow Area = 13,140 sf, 79.39% Impervious, Inflow Depth > 4.58" for 25-Year event
Inflow = 1.51 cfs @ 12.07 hrs, Volume= 5,012 cf
Primary = 1.51 cfs @ 12.07 hrs, Volume= 5,012 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-20.00 hrs, dt= 0.05 hrs

Link SDP1: Study Point



Summary for Subcatchment DA1: DA1

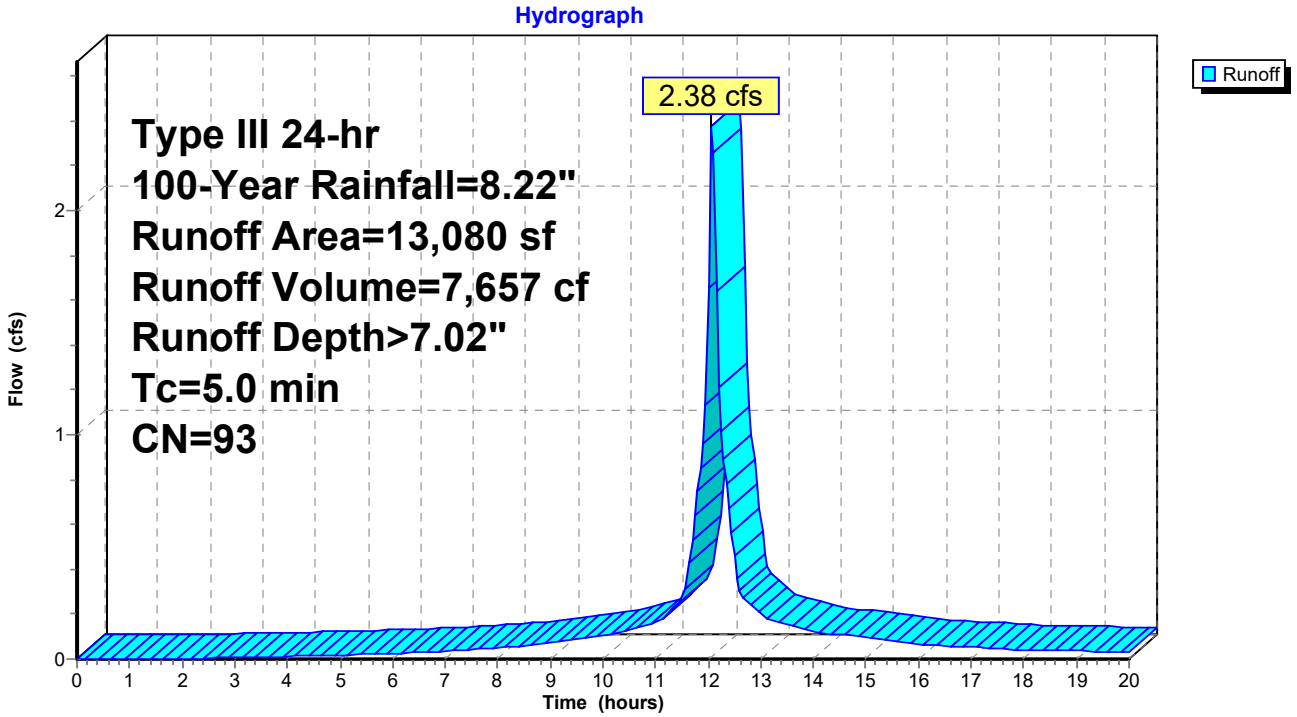
Runoff = 2.38 cfs @ 12.07 hrs, Volume= 7,657 cf, Depth> 7.02"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 100-Year Rainfall=8.22"

Area (sf)	CN	Description
4,298	98	Paved parking, HSG D
5,729	96	Gravel surface, HSG D
3,053	80	>75% Grass cover, Good, HSG D
13,080	93	Weighted Average
8,782		67.14% Pervious Area
4,298		32.86% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Direct**

Subcatchment DA1: DA1



Summary for Subcatchment DA10: Proposed Yard

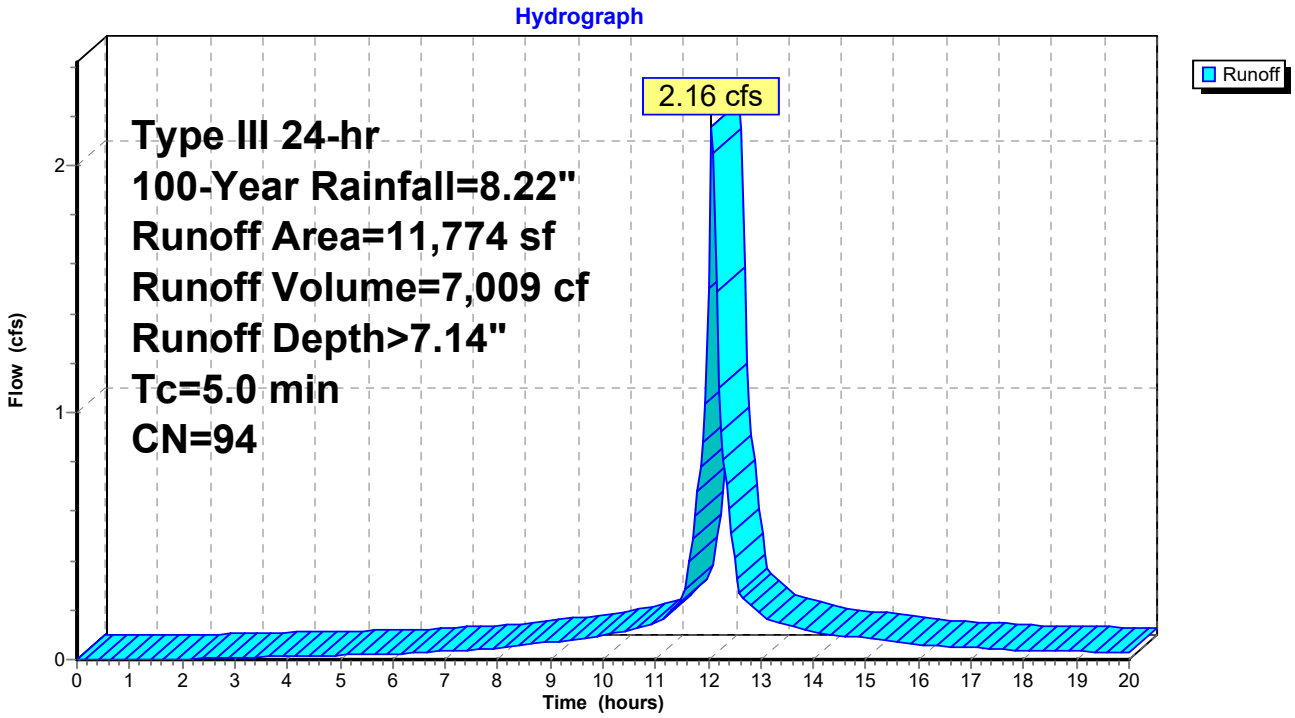
Runoff = 2.16 cfs @ 12.07 hrs, Volume= 7,009 cf, Depth> 7.14"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 100-Year Rainfall=8.22"

Area (sf)	CN	Description
9,066	98	Paved parking, HSG D
2,708	80	>75% Grass cover, Good, HSG D
11,774	94	Weighted Average
2,708		23.00% Pervious Area
9,066		77.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Direct**

Subcatchment DA10: Proposed Yard



Summary for Subcatchment DA11: Proposed Roof

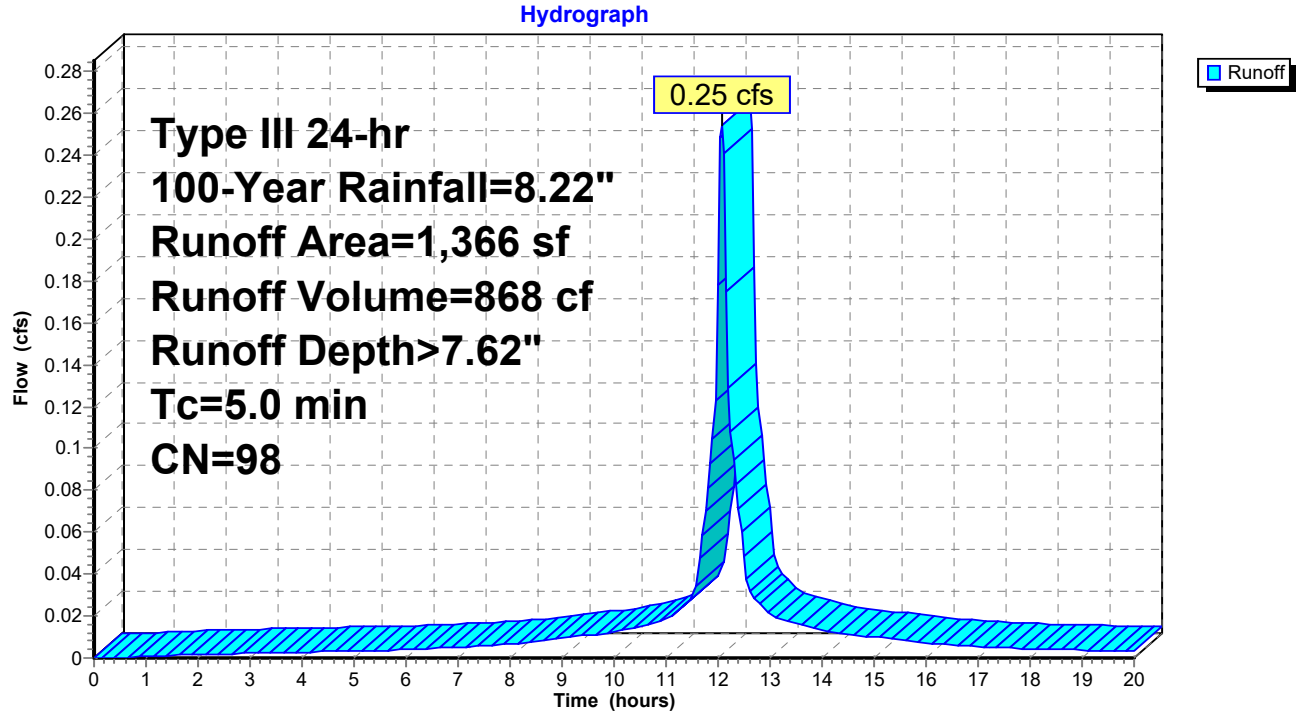
Runoff = 0.25 cfs @ 12.07 hrs, Volume= 868 cf, Depth> 7.62"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 100-Year Rainfall=8.22"

Area (sf)	CN	Description
1,366	98	Paved parking, HSG D
1,366		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Direct**

Subcatchment DA11: Proposed Roof



Summary for Pond 4P: Planter

Inflow Area = 1,366 sf,100.00% Impervious, Inflow Depth > 7.62" for 100-Year event
Inflow = 0.25 cfs @ 12.07 hrs, Volume= 868 cf
Outflow = 0.29 cfs @ 12.11 hrs, Volume= 467 cf, Atten= 0%, Lag= 2.2 min
Primary = 0.29 cfs @ 12.11 hrs, Volume= 467 cf

Routing by Stor-Ind method, Time Span= 0.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 182.66' @ 12.11 hrs Surf.Area= 400 sf Storage= 418 cf

Plug-Flow detention time= 209.6 min calculated for 467 cf (54% of inflow)
Center-of-Mass det. time= 106.7 min (819.6 - 712.9)

Volume	Invert	Avail.Storage	Storage Description
#1	179.07'	200 cf	**Media (Prismatic)** Listed below (Recalc) 500 cf Overall x 40.0% Voids
#2	181.57'	300 cf	**Ponding (Prismatic)** Listed below (Recalc)
		500 cf	Total Available Storage

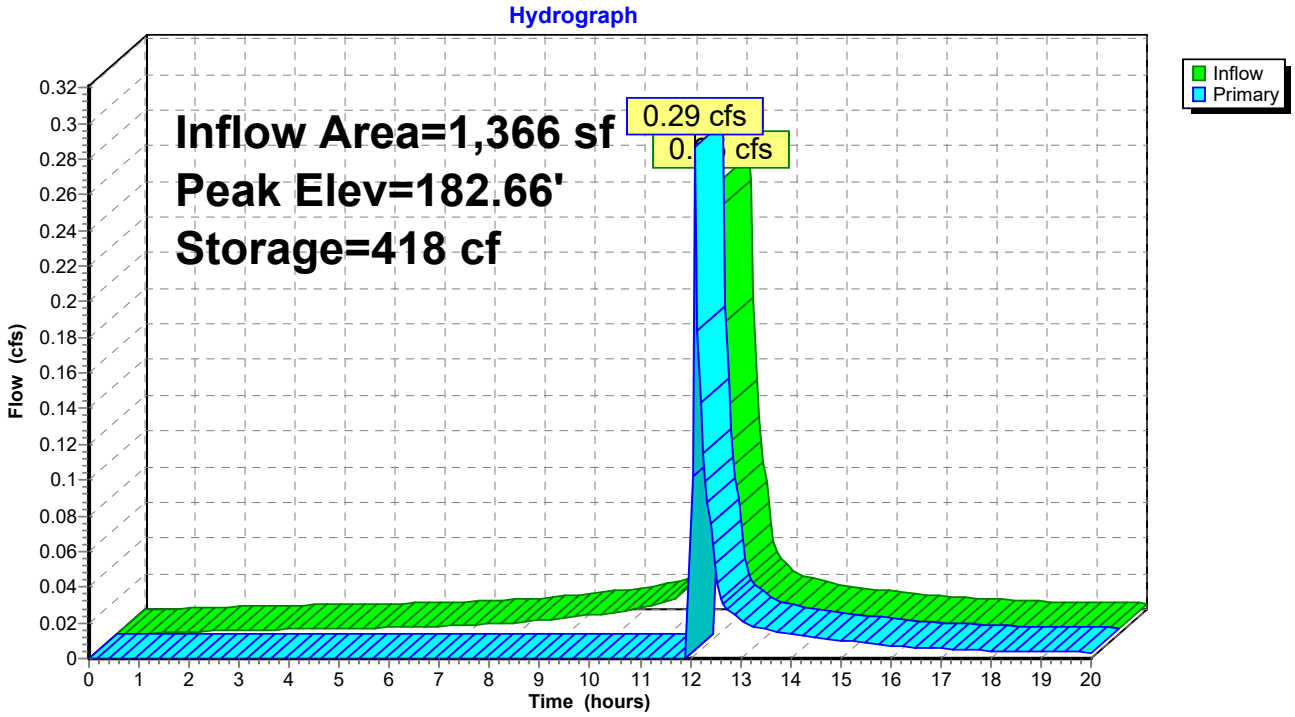
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
179.07	200	0	0
181.57	200	500	500

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
181.57	200	0	0
183.07	200	300	300

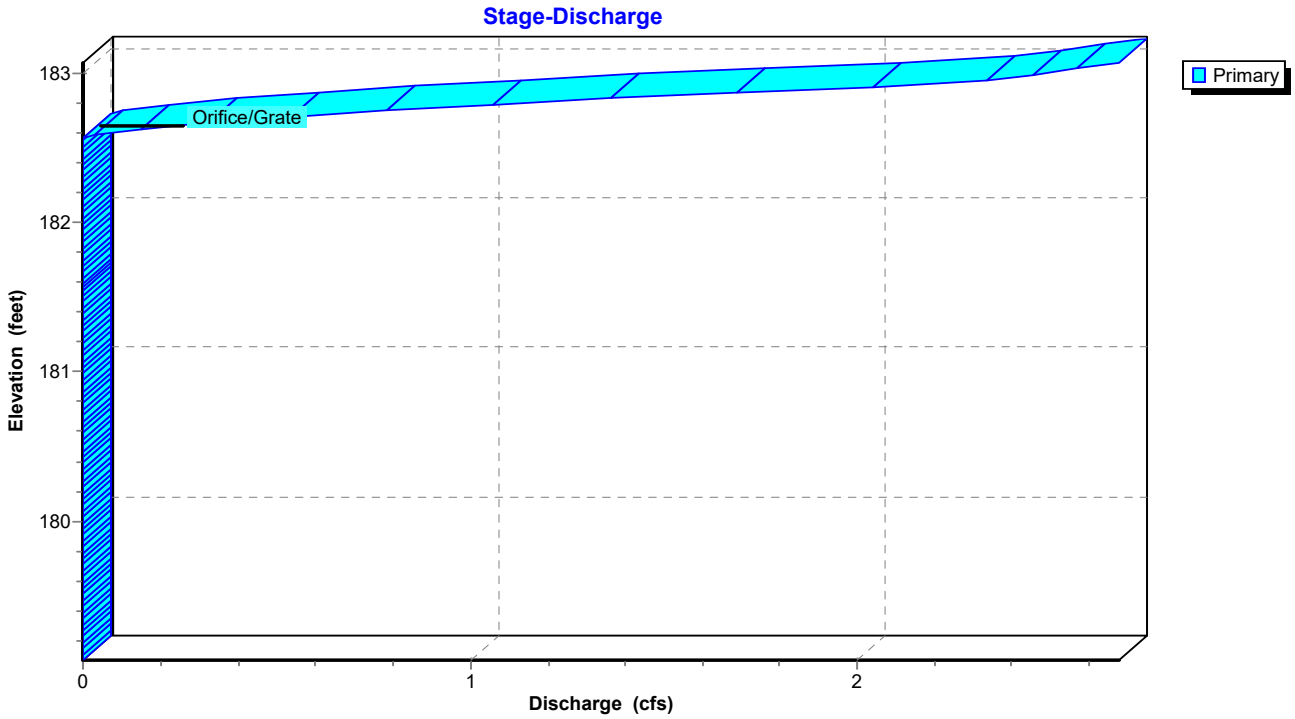
Device	Routing	Invert	Outlet Devices
#1	Primary	182.57'	**12.0" Horiz. Orifice/Grate** C= 0.600 in 12.0" Grate (100% open area) Limited to weir flow at low heads

Primary OutFlow Max=0.26 cfs @ 12.11 hrs HW=182.66' (Free Discharge)
↑—**1=Orifice/Grate** (Weir Controls 0.26 cfs @ 0.97 fps)

Pond 4P: Planter



Pond 4P: Planter

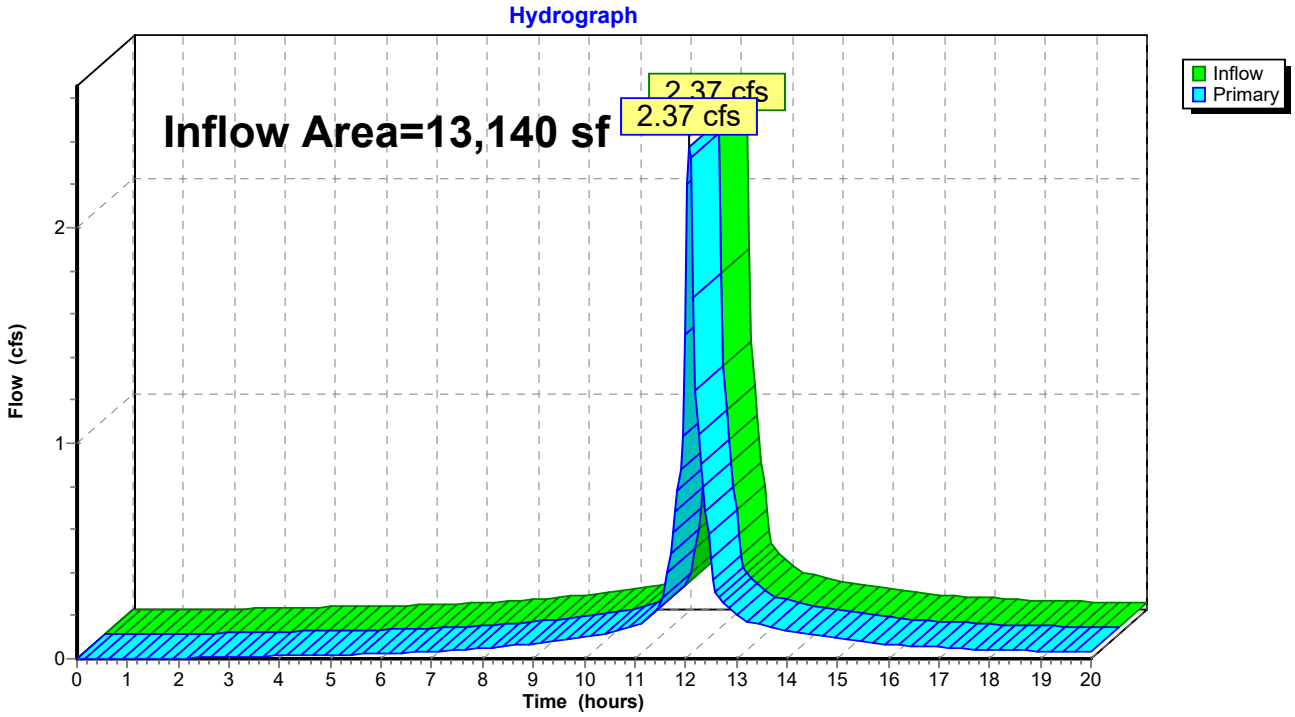


Summary for Link SDP1: Study Point

Inflow Area = 13,140 sf, 79.39% Impervious, Inflow Depth > 6.83" for 100-Year event
Inflow = 2.37 cfs @ 12.08 hrs, Volume= 7,476 cf
Primary = 2.37 cfs @ 12.08 hrs, Volume= 7,476 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-20.00 hrs, dt= 0.05 hrs

Link SDP1: Study Point



278-282 MAIN STREET

Poughkeepsie, New York

Basis of Design Products



Architect:

Aryeh Siegel, Architect

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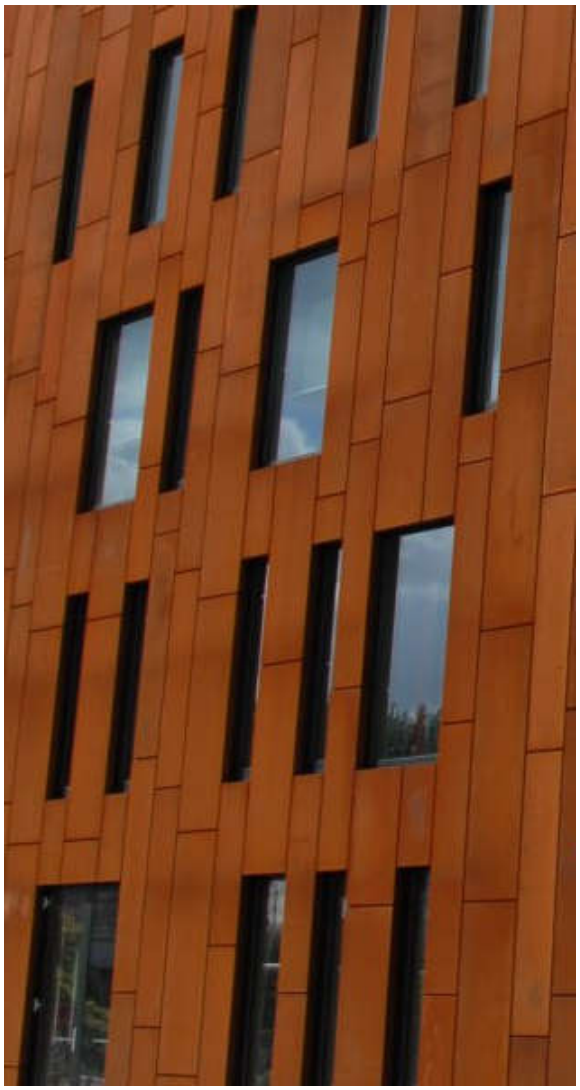
CORTEN

WESTERN STATES METAL ROOFING (RUSTWALL)





1

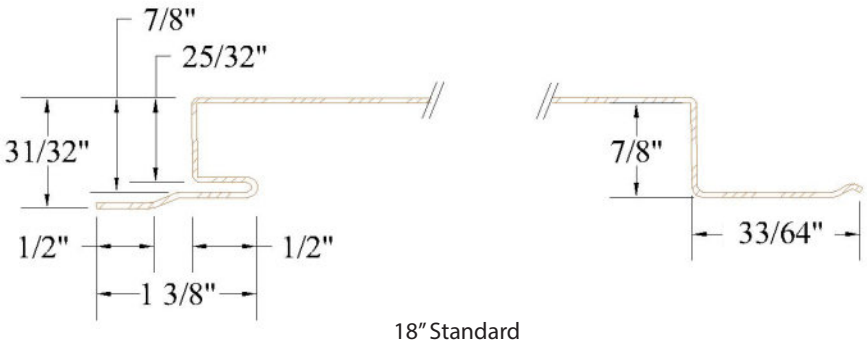
WESTERN STATES METAL ROOFING

901 W. Watkins St., Phoenix, AZ 85007
(855) 426-7836 | cortenroofing.com

Rustwall®

Available in A606-4 (aka Corten®) or Bare Cold Rolled Steel





18" Standard
Custom widths available upon request

SPECIFICATIONS

Material Type: Rustwall®
Rib Height: 1"
Standard Width: 18"
Custom Widths: 10", 12" 14" 16", 20"
Available Gauges:
- **A606-4 (aka Corten®):** 22
- **Bare Cold Rolled:** 22

Substrate: A606-4 or Bare Cold Rolled
Fasteners: Concealed
Panel Length: 1' to 35'
Installation: Over a solid substrate



RECOMMENDATIONS AND CAUTIONS

- A606-4 and Bare Steel performs best in environments with low humidity
- Load calculations and load tables DO NOT APPLY TO ANY A606 OR BARE STEEL PRODUCT.
- A606-4 should not be used with dissimilar metals other than stainless steel. This will decrease the lifespan of the product.
- Screws and clips for A606-4/Corten MUST be stainless steel. Screw head will be painted brown.
- Underlayment Should be a HIGH TEMPERATURE UNDERLAYMENT.
- Not recommended near salt spray environments and frequent rain locations as it will shorten the life expectancy of the products.
- Acid washing will degrade steel performance.
- Rust runoff will likely stain the surrounding surfaces.
- NO WARRANTIES FOR THESE PRODUCTS

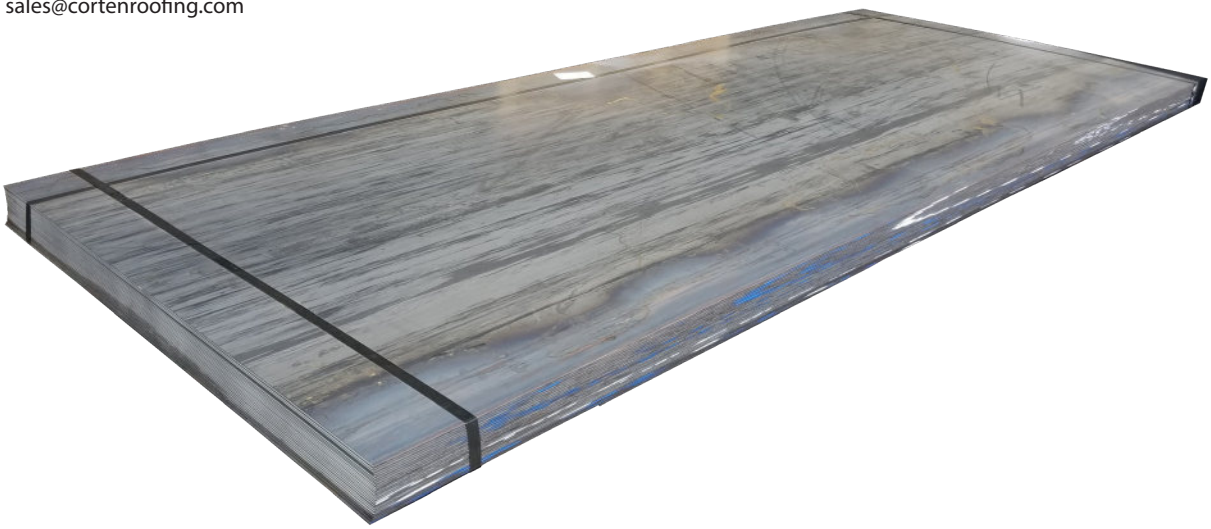
Material does not arrive pre-rusted. Panel will rust naturally with exposure to the weather. Use stainless steel fasteners with a painted brown screw head.

WESTERN STATES METAL ROOFING

901 W. Watkins St., Phoenix, AZ 85007
(855) 426-7836 | cortenroofing.com
sales@cortenroofing.com

CORTEN FLAT SHEETS
A606-4 AND A588 WEATHERING STEEL

48"/60"/72" Widths x 96"/120"/144" Lengths
Custom Widths and Lengths also Available.



Flat Sheets Availability Chart

Gauge/Thickness

Width	22	20	18	16	14	12	11	10	8	3/16"	1/4"	3/8"	1/2"	3/4"
72"	■	■	■	■	■	■	■	■	■	●	●	●	●	●
60"	■	■	■	●	●	●	●	●	●	●	●	●	●	●
48"	●	●	●	●	●	●	●	●	●	●	●	●	●	●
46"	●	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲
43"	●	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲
24"	●	●	●	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲
22"	●	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲
20"	●	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲
18"	●	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲
14"	●	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲

● In Stock ▲ Custom Order ■ Not Available

RECOMMENDATIONS AND CAUTIONS

- A606-4 and Bare Steel performs best in environments with low humidity
- A606-4 should not be used with dissimilar metals other than stainless steel. This will decrease the lifespan of the product.
- Screws and clips for A606-4/Corten MUST be stainless steel. Screw head will be painted brown.
- Roofing underlayment should be a HIGH TEMPERATURE UNDERLAYMENT.
- Not recommended near salt spray environments and frequent rain locations as it will shorten the life expectancy of the products.
- Acid washing will degrade steel performance.
- Rust runoff will likely stain the surrounding surfaces.
- NO WARRANTIES FOR THESE PRODUCTS

Material does not arrive pre-rusted. Panel will rust naturally with exposure to the weather. Use stainless steel fasteners with a painted brown screw head.

BRICK

GLEN-GERY BRICK (53-DD)
W/ HISTORIC MORTAR (G601)



2

Glen-Gery

PRODUCT PROFILE



Revised 1/2019

Glen-Gery Clay Thin Brick

(1/2", 3/4" and 1" thick)

General

Glen-Gery provides clay thin brick in a multitude of shades and textures to accommodate the visual and application requirements of most projects. Sizes range from 8 to 16 inch and from extruded to handmade providing the widest range of thin brick available for any application.

The thickness of the thin brick available is based on the method of manufacture and the desired texture/uniformity.

Extruded thin brick available in 1/2" thickness are typically extruded as thin brick with unique surface textures and colors meeting Type TBS tolerances.

Glen-Gery's greatest variety of thin brick are available in molded and extruded 3/4" thickness. This thickness allows units to be cut from full units often specifically manufactured with larger coring and thinner webs to facilitate cutting while reducing the quantity of raw material required for manufacture. Material cut from the thin brick can be ground and reused to manufacture thin or full size units. In addition, Glen-Gery's unique large scale custom cutting operation allows thin brick to be cut from a specific lot of full brick to ensure color matching of both full and thin brick.

Handmade thin brick are available in 1" thickness to accommodate the inherent variation expected from handmade units.

Today's thin brick are installed in a wide variety of different wall systems including thickset, thinset, metal panel systems (such as Glen-Gery Thin Tech® Panels) as well as precast and tilt-up concrete wall systems. The appearance of thin brick, as well as the method of manufacture, affects the potential use of the thin brick in the various wall systems available. The thickness of the individual thin brick typically has minimal, if any, effect on any of the applications.

While each of the three categories of thin brick previously listed can be installed in most of thin brick wall systems, the precast and tilt-up concrete wall systems require thin brick with very rigid tolerances and surface textures limited to smooth or velour (wirecut) textures. In addition the cleaning techniques utilized by concrete panel manufacturers may also limit colors typical of full size units. See additional information at the end of this Profile regarding thin brick for use with precast and tilt-up concrete wall systems.

Additional information is available from your Glen-Gery representative for each thin brick wall system.

Unit Specifications

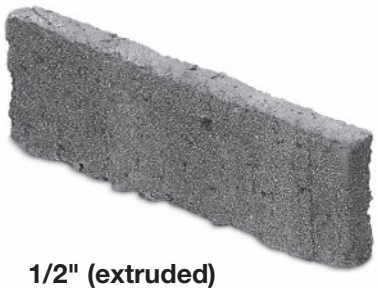
Glen-Gery thin brick are typically manufactured to conform to the requirements of American Society for Testing and Materials (ASTM) Standard Specification C 1088, Grade Exterior. Depending upon the particular product selected, Type TBA, TBS, or TBX may be available. These products also conform to the requirements of ASTM C 1088, Grade Interior. When specifying this product, the specifications should cite:

1) The product name and state "as manufactured by Glen-Gery Corporation."

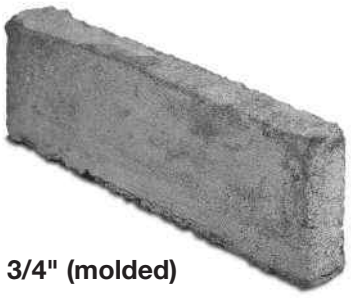
2) Conformance to the requirements ASTM C 1088, Grade Exterior.

3) The actual unit dimensions listed as thickness x height x length.

Example: Harding Blend thin brick as manufactured by Glen-Gery Corporation to conform to the requirements of ASTM C 1088, Grade Exterior, Type TBS. The units shall have dimensions of 3/4" X 2-1/4" X 7-5/8".



1/2" (extruded)



3/4" (molded)



3/4" (extruded)



1" (handmade)

Design Criteria

Size:

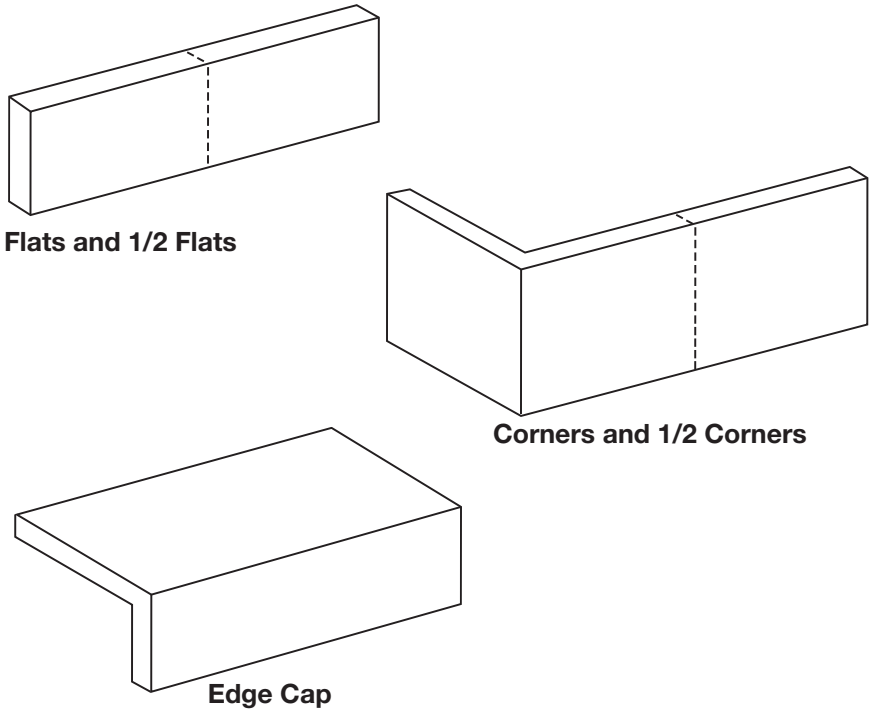
Table 1 provides the many sizes in which Glen-Gery manufactures thin brick.

Dimensional Tolerances:

Glen-Gery thin brick are manufactured to provide specific dimensional tolerances. The dimensional tolerances of the product are intended to be within the requirements of ASTM C 1088, Type TBS for general use. Some products (including but not limited to those manufactured at the Hanley Plant) are manufactured to meet Type TBX. Products with colors matching Handmade bricks are manufactured to meet Type TBA. The product ordered will generally contain a number of units which are over or under the specified dimensions.

CONTINUED ON PAGE 3

FIGURE A



Flats and 1/2 Flats

Corners and 1/2 Corners

Edge Cap

TABLE 1

Thin Brick Size, Coverage and Weight

Thin Brick Size	Specified Dimension						Thin Brick per square foot	Average Weight	
	Thickness (inches)	(mm)	Height (inches)	(mm)	Length (inches)	(mm)		per unit	(kg)
Queen	3/4	20	2-3/4	70	7-5/8	194	5.63	1.6	0.7
Lightweight Modular	3/4	20	2-1/4	57	7-5/8	194	6.75	1.0	0.5
Lightweight Engineer Modular	3/4	20	2-3/4	70	7-5/8	194	5.63	1.0	0.5
1/2-Modular (extruded)	1/2	13	2-1/4	57	7-5/8	194	6.75	0.7	0.3
3/4-Modular (extruded/molded)	3/4	20	2-1/4	57	7-5/8	194	6.75	1.1	0.5
Modular (handmade)	1	25	2-1/4	57	7-5/8	194	6.75	1.1	0.5
1/2-Engineer Modular	1/2	13	2-3/4	70	7-5/8	194	5.63	0.8	0.4
3/4- Engineer Modular	3/4	20	2-3/4	70	7-5/8	194	5.63	1.6	0.7
Econo	3/4	20	3-5/8	92	7-5/8	194	4.50	1.5	0.7
Standard	3/4	20	2-1/4	57	8	203	6.55	1.1	0.5
Engineer Standard	3/4	20	2-3/4	70	8	203	5.39	1.7	0.8
Handmade Oversized	1	25	2-3/4	70	8-1/2	216	5.00	1.7	0.8
King Narrow-Bed	3/4	20	2-3/4	70	9-5/8	244	4.55	1.5	0.7
Engineer King	3/4	20	2-3/16	71	9-5/8	244	4.55	1.5	0.7
King	3/4	20	3-5/8	92	9-5/8	244	4.55	1.5	0.7
Roman	3/4	20	1-5/8	41	11-5/8	295	6.00	1.0	0.5
Norman	3/4	20	2-1/4	57	11-5/8	295	4.50	1.5	0.7
Utility	3/4	20	3-5/8	57	11-5/8	295	3.00	2.4	1.1
Kingston	3/4	20	2-3/4	70	11-5/8	295	3.75	1.9	0.9
Viking			1-5/8	41	15-5/8	397	4.50	5.9	2.7
Saxon	3/4	20	2-1/4	57	15-5/8	397	3.38	2.0	0.9
Titan	3/4	20	3-5/8	92	15-5/8	397	2.25	3.0	1.4

Product Features

Light, strong and durable

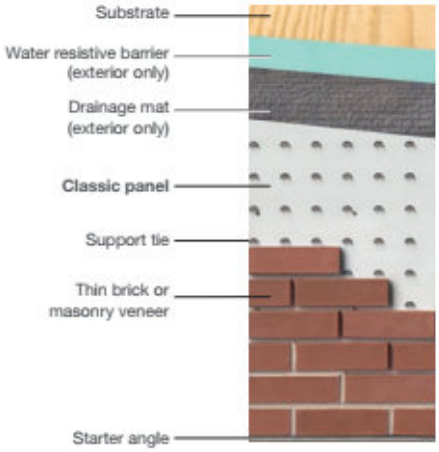
Glen-Gery is the only brick manufacturer to produce a thin veneer metal panel system for brick and stone that is suitable for exterior and interior usage. Offered in the traditional Classic and high-performance Elite series, each are tailored to the needs of specific applications. Glen-Gery Thin Tech products are offered with extended warranties lasting up to fifty years.



Classic

Ideal for interior applications.

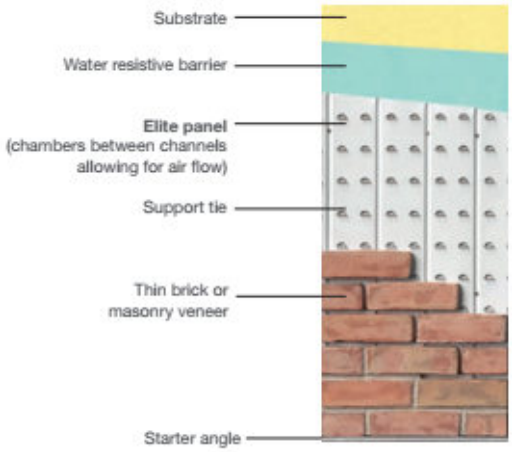
Thin Tech Classic offers the thinnest, most resilient masonry veneer support structure specifically designed to accommodate thin brick. The Classic series works in conjunction with traditional mortar to secure the veneer.



Elite

Ideal for exterior applications.

Thin Tech Elite is the most advanced masonry support system ever designed. It features all the advantages of the Classic series, but with enhanced product performance: superior drainage, ventilation, pressure equalization and bond strength.



Warranties

Thin Tech Classic: 25-year warranty.
Thin Tech Elite: 50-year warranty.

STOREFRONT

KAWNEER – TRIFAB 451T (BLACK)



3

TRIFAB® VG (VERSAGLAZE®)
TRIFAB® VG 450, 451 & 451T (THERMAL) FRAMING SYSTEMS &
TRIFAB® 451UT (ULTRA THERMAL) FRAMING SYSTEM

Design + Performance Versatility with Unmatched Fabrication Flexibility



Geisinger Professional Building
Jenkins Township, Pennsylvania
ARCHITECT
Mericle Commercial Real Estate Services
Wilkes-Barre, Pennsylvania
GLAZING CONTRACTOR
Sterling Glass, Inc., Scranton, Pennsylvania
PHOTOGRAPHER
© Perzel Photography Group

Trifab® VersaGlaze® is built on the proven and successful Trifab® platform – with all the versatility its name implies. There are enough framing system choices, fabrication methods, design options and performance levels to please the most discerning building owner, architect and installer. The 4.5" depth Trifab® VersaGlaze® Framing System family is available with non-thermal, thermal and ultra-thermal performance levels. The ultra-thermal Trifab® 451UT Framing System, is designed for the most demanding thermal performance and employs a dual Isolock® thermal break.

AESTHETICS

Trifab® VersaGlaze® Framing Systems offer designers a choice of front-, center-, back- or multi-plane glass applications. Structural silicone glazing (SSG) and weatherseal glazing options further expand designers' choices, allowing for a greater range of possibilities for specific project requirements and architectural styles. All systems have a 4-1/2" frame depth; Trifab® VersaGlaze® 450 has 1-3/4" sightlines, while Trifab® VersaGlaze® 451/451T and Trifab® 451UT have 2" sightlines.

With seamless incorporation of Kawneer entrances or windows, including GLASSvent® visually frameless ventilators, Trifab® framing can be used on almost any project. These framing systems can also be packaged with Kawneer curtain walls and overhead glazing, thereby providing a full range of proven, and tested, quality products for the owner, architect and installer from a single-source supplier.

ECONOMY

Trifab® VersaGlaze® 450/451/451T/451UT Framing Systems offer a variety of fabrication choices to suit your project:

- **Screw Spline** – for economical continuous runs utilizing two-piece vertical members that provide the option to pre-assemble units with controlled shop labor costs and smaller field crews for handling and installation. (available for all systems)
- **Shear Block** – for punched openings or continuous runs using tubular moldings with shear block clips that provide tight joints for transporting large pre-assembled multi-lite units. (available for 450/451/451T systems)
- **Stick** – for fast, easy field fabrication. Field measurements and material cuts can be done when metal is on the jobsite. (available for 450/451/451T systems)
- **Pre-glazed** – The combination of screw spline construction with pre-glazing in the shop accelerates installation and reduces field labor time while minimizing disruption to the surrounding area or existing tenants. Making it an exceptional choice for new or retrofit applications, particularly in urban areas or where space is limited. (available for 451/451T/451UT framing)



Brighton Landing
Cambridge, Massachusetts
ARCHITECT
ADD Inc., Cambridge, Massachusetts
GLAZING CONTRACTOR
Ipswich Bay Glass Company,Inc., Rowley, Massachusetts
PHOTOGRAPHER
© Gordon Schenck, Jr.

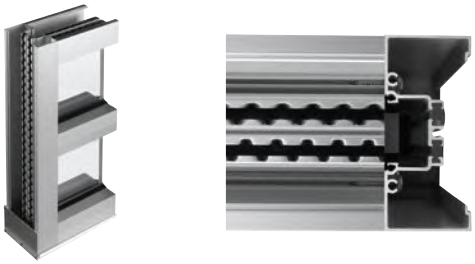
All systems can be flush glazed from either the inside or outside. The weatherseal option provides an alternative to SSG vertical mullions for Trifab® VersaGlaze® 450/451/451T. This ABS/ASA rigid polymer extrusion allows complete inside glazing and creates a flush glass appearance on the building exterior without the added labor of scaffolding or swing stages. Additionally, high-performance flashing options are engineered to eliminate perimeter sill fasteners and associated blind seals.

FOR THE FINISHING TOUCH

Architectural Class I anodized aluminum and painted finishes in fluoropolymer (AAMA 2605) and solvent-free powder coatings (AAMA 2604) offer a variety of color choices.

PERFORMANCE

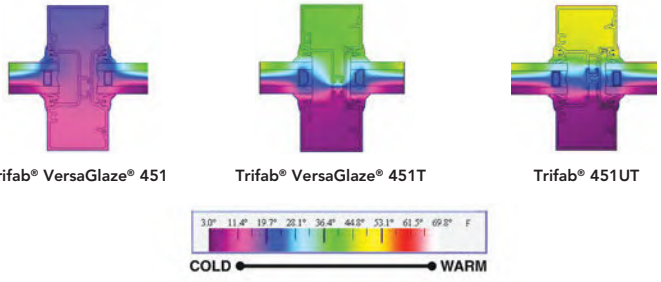
Kawneer's Isolock® thermal break technology creates a composite section, prevents dry shrinkage and is available on Trifab® VersaGlaze® 451T. For even greater thermal performance, a dual Isolock® thermal break is used on Trifab® 451UT.



Trifab® 451UT uses a dual Isolock® thermal break (right) and features a new high-performance sill design, which incorporates a screw-applied end dam (left), ensuring positive engagement and tight joints between the sill flashing and end dam.

U-factor, CRF values and STC ratings for Trifab® framing systems vary depending upon the glass plane application. Project-specific U-factors can be determined for each individual project. (See the Kawneer Architectural Manual or Kawneer.com for additional information.)

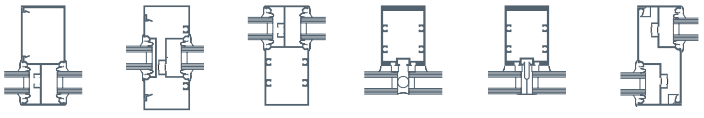
Thermal simulations showing temperature variations from exterior/cold side to interior/warm side.



Trifab® VersaGlaze® 451 **Trifab® VersaGlaze® 451T** **Trifab® 451UT**

PERFORMANCE TEST STANDARDS

Air Infiltration	ASTM E283
Water	AAMA 501, ASTM E331
Structural	ASTM E330
Thermal	AAMA 1503
Thermal Break	AAMA 505, AAMA TIR-A8
Acoustical	AAMA 1801, ASTM E1425



Front **Center** **Back** **SSG** **Weatherseal** **Multi-Plane**

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555 Guthridge Court
Norcross, GA 30092
770.449.5555
kawneer.com

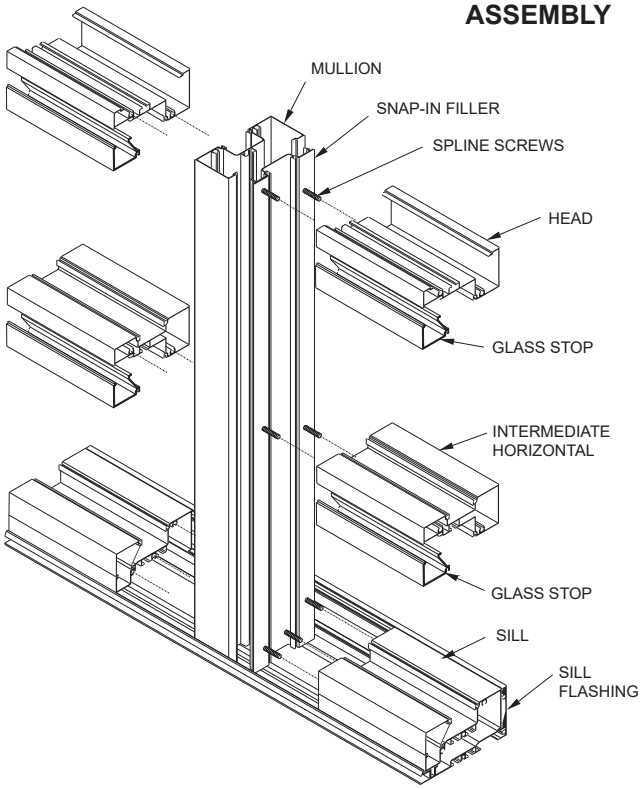
KAWNEER

ARCHITECTURAL SYSTEMS | ENTRANCES + FRAMING | CURTAIN WALLS | WINDOWS

Trifab® VG 451/451T Framing System

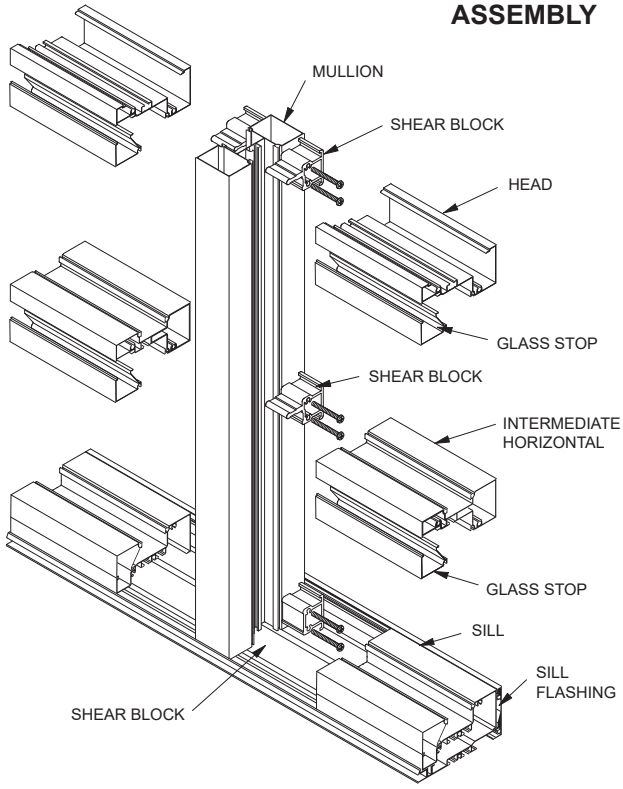
The split vertical in the **Screw Spline** system allows a frame to be installed from unitized assemblies. Screws are driven through the back of the verticals into splines extruded in the horizontal framing members. The Individual units are then snapped together to form a complete frame.

SCREW SPLINE ASSEMBLY

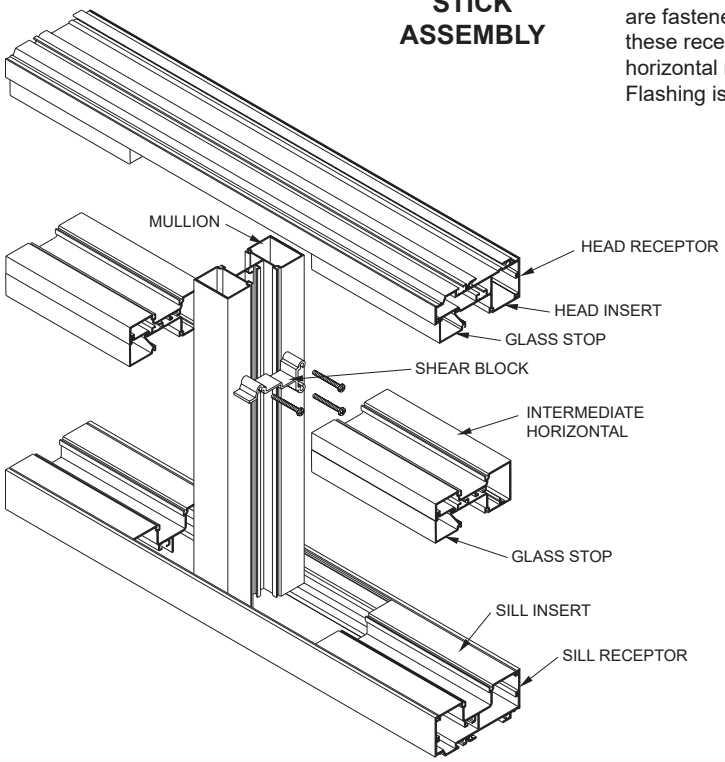


The **Shear Block** system of fabrication allows a frame to be pre-assembled as a single unit. Horizontals are attached to the verticals with shear blocks.

SHEAR BLOCK ASSEMBLY



STICK ASSEMBLY



The **Stick** system allows on-site construction. Head and sill receptors are fastened to the surround. Vertical mullions are then installed in these receptors and are held in place by snap-in inserts. Intermediate horizontal members are attached to the verticals with shear blocks. Flashing is not required.

NOTE:
If the end reaction of the mullion (mullion spacing (ft.) times height (ft.) times specified wind load (psf) divided by two) is more than 500 lbs., the optional mullion anchors must be used. (See page 16)

Laws and building and safety codes governing the design and use of Kawneer products, such as glazed entrance, window, and curtain wall products, vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

Kawneer reserves the right to change configuration without prior notice when deemed necessary for product improvement.

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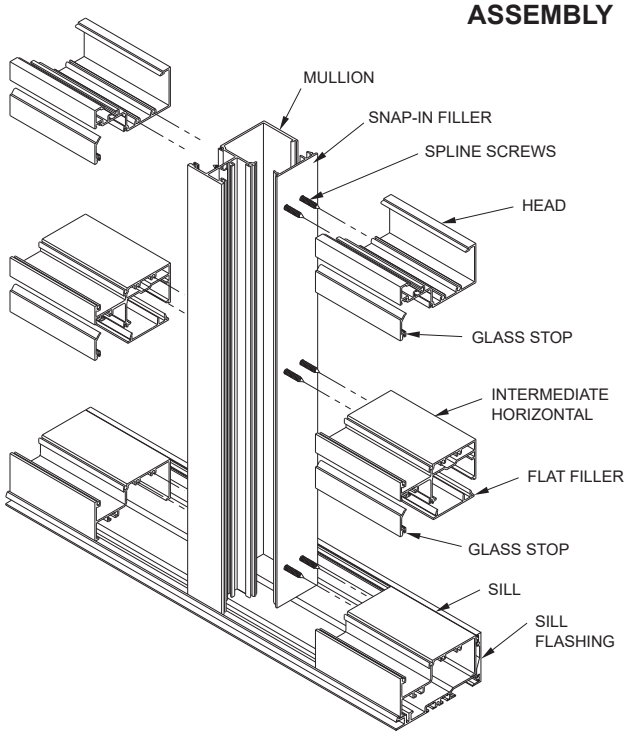
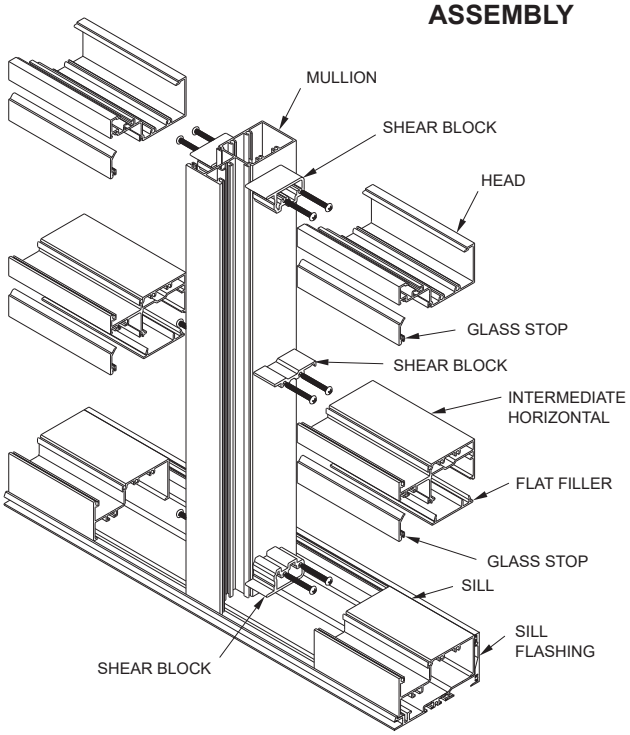
The split vertical in the **Screw Spline** system allows a frame to be installed from unitized assemblies. Screws are driven through the back of the verticals into splines extruded in the horizontal framing members. The Individual units are then snapped together to form a complete frame.

SCREW SPLINE ASSEMBLY

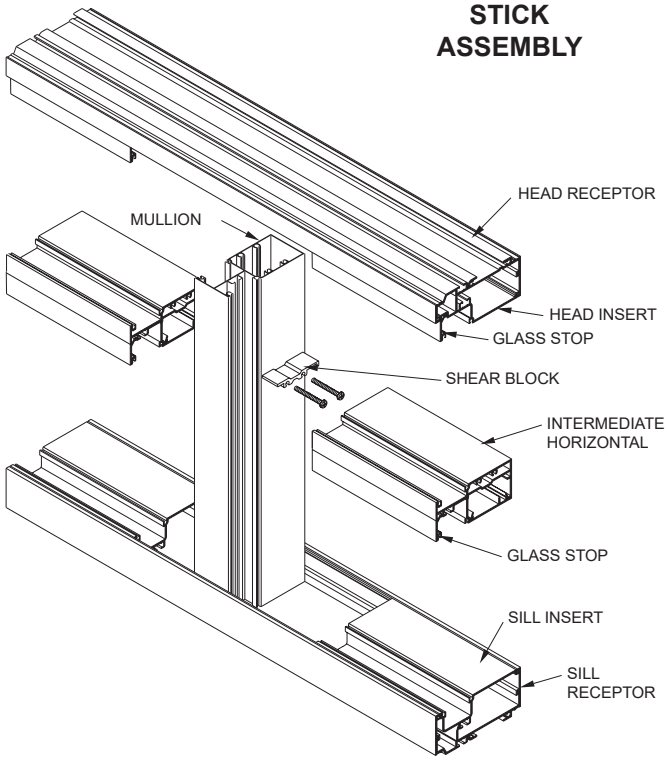


The **Shear Block** system of fabrication allows a frame to be pre-assembled as a single unit. Horizontals are attached to the verticals with shear blocks.

SHEAR BLOCK ASSEMBLY



STICK ASSEMBLY



The **Stick** system allows on-site construction. Head and sill receptors are fastened to the surround. Vertical mullions are then installed in these receptors and are held in place by snap-in inserts. Intermediate horizontal members are attached to the verticals with shear blocks. Flashing is not required.

NOTE:
If the end reaction of the mullion (mullion spacing (ft.) times height (ft.) times specified wind load (psf) divided by two) is more than 500 lbs., the optional mullion anchors must be used. (See page 38)

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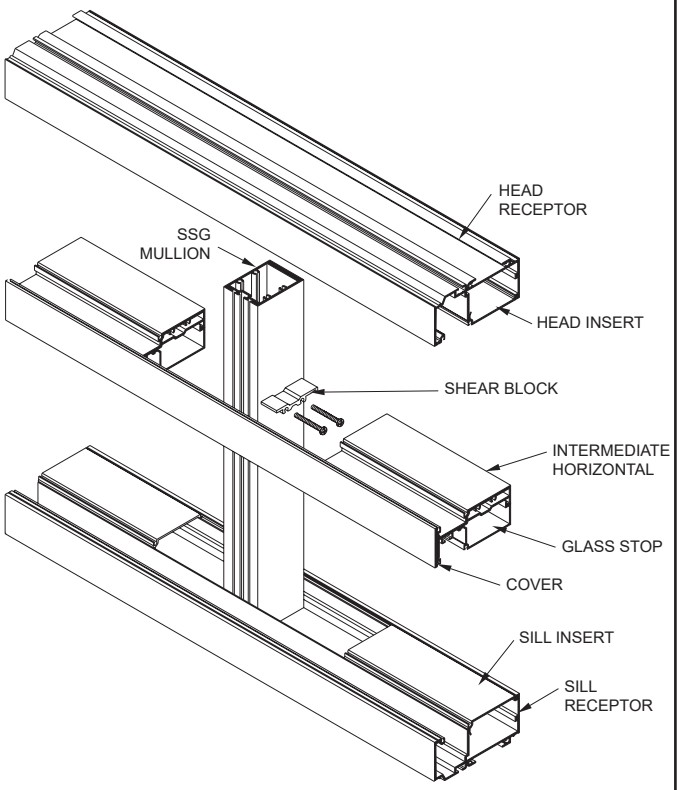
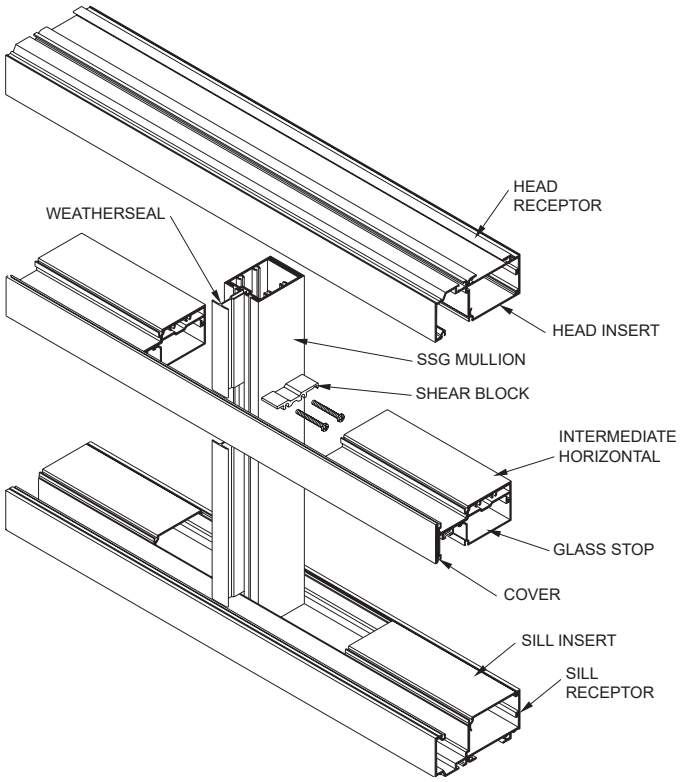
Trifab® VG 451/451T Framing System

The **Stick** system allows on-site construction. Head and sill receptors are fastened to the surround. Vertical mullions are then installed in these receptors and are held in place by snap-in inserts. Intermediate horizontal members are attached to the verticals with shear blocks. Flashing is not required.

STICK ASSEMBLY (SSG)



STICK ASSEMBLY (WEATHERSEAL)



NOTE:
If the end reaction of the mullion (mullion spacing (ft.) times height (ft.) times specified wind load (psf) divided by two) is more than 500 lbs., the optional mullion anchors must be used. (See page 38)

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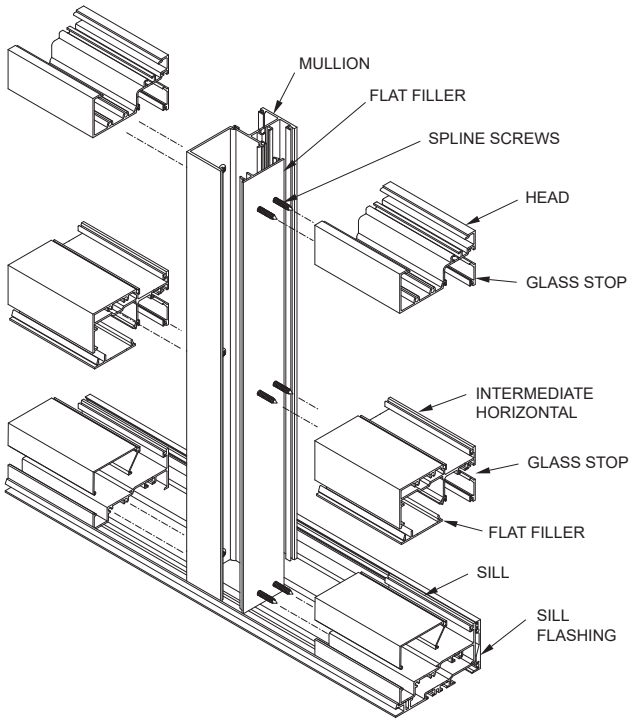
Trifab® VG 451/451T Framing System

PICTORIAL VIEW (BACK)

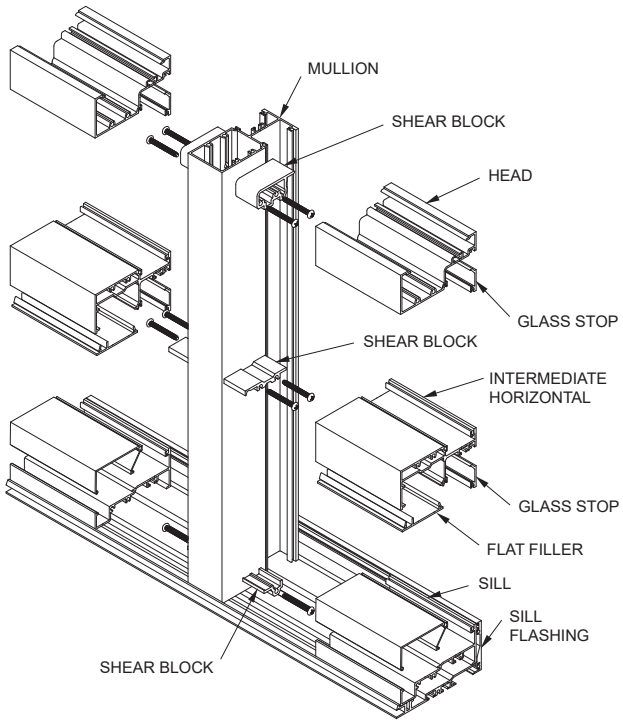
The split vertical in the **Screw Spline** system allows a frame to be installed from unitized assemblies. Screws are driven through the back of the verticals into splines extruded in the horizontal framing members. The Individual units are then snapped together to form a complete frame.

SCREW SPLINE ASSEMBLY

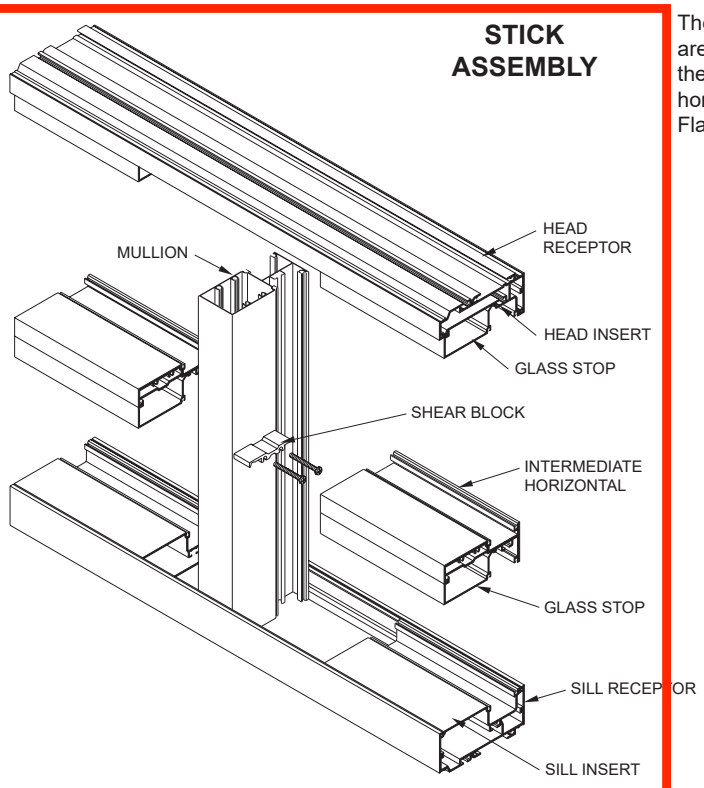


The **Shear Block** system of fabrication allows a frame to be pre-assembled as a single unit. Horizontals are attached to the verticals with shear blocks.

SHEAR BLOCK ASSEMBLY



STICK ASSEMBLY



The **Stick** system allows on-site construction. Head and sill receptors are fastened to the surround. Vertical mullions are then installed in these receptors and are held in place by snap-in inserts. Intermediate horizontal members are attached to the verticals with shear blocks. Flashing is not required.

NOTE:
If the end reaction of the mullion (mullion spacing (ft.) times height (ft.) times specified wind load (psf) divided by two) is more than 500 lbs., the optional mullion anchors must be used. (See page 49)

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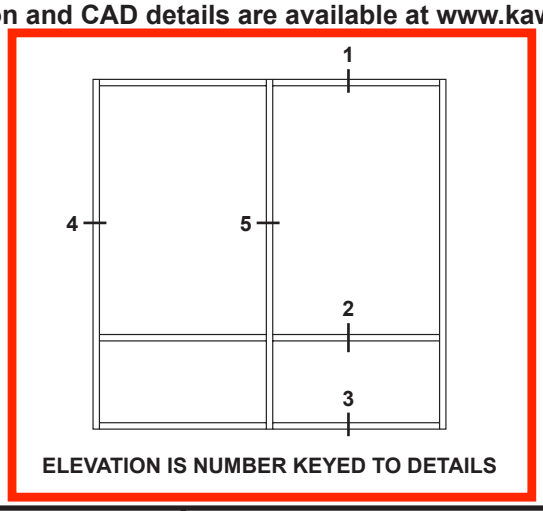
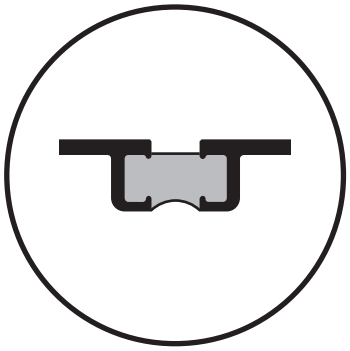
Trifab® VG 451/451T Framing System

BASIC FRAMING DETAILS (FRONT - Outside Glazed)

Additional information and CAD details are available at www.kawneer.com

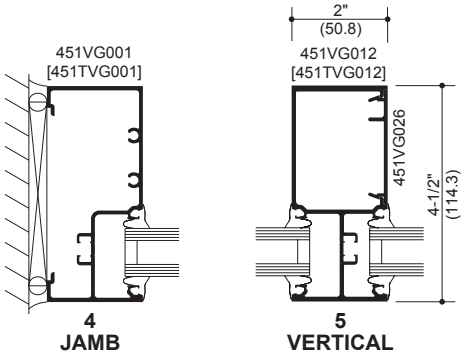


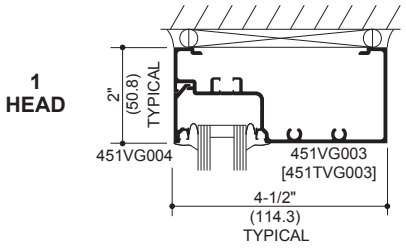
ELEVATION IS NUMBER KEYED TO DETAILS

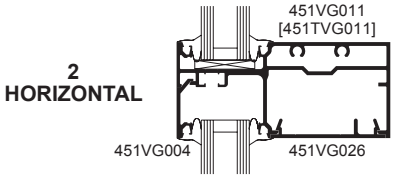


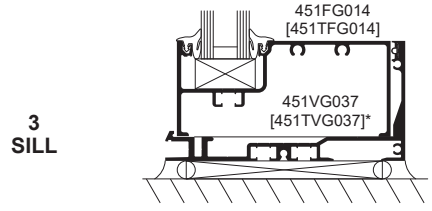
NUMBERS IN BRACKETS ARE THERMALLY BROKEN MEMBERS

SCREW SPLINE



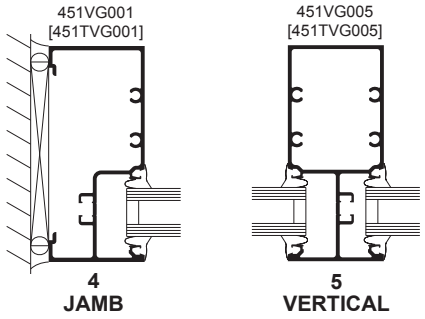


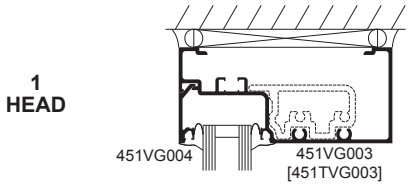


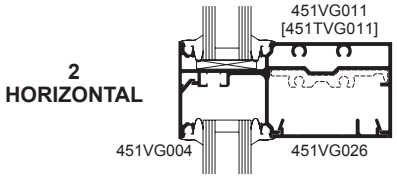


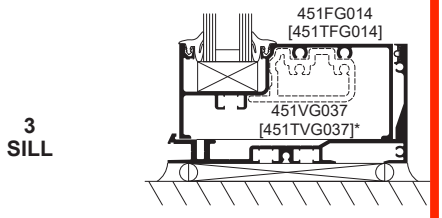
*HP Sill Flashing shown with optional gasket.

SHEAR BLOCK



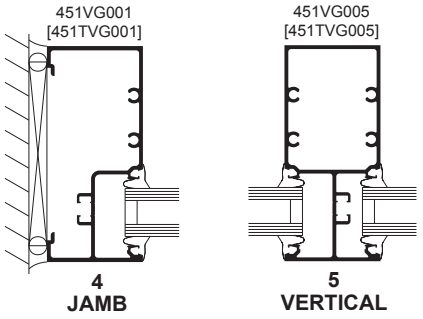


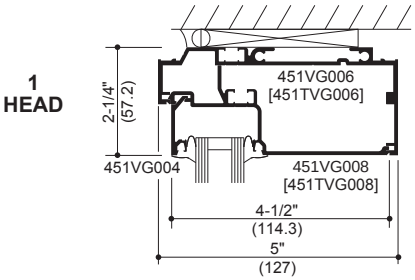


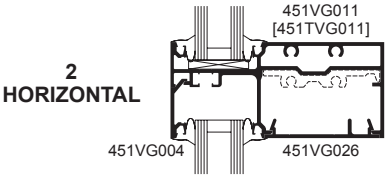


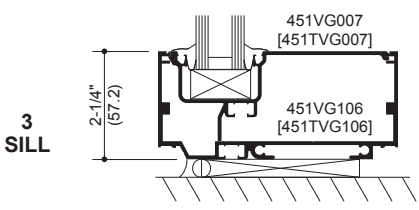
*HP Sill Flashing shown with optional gasket.

STICK









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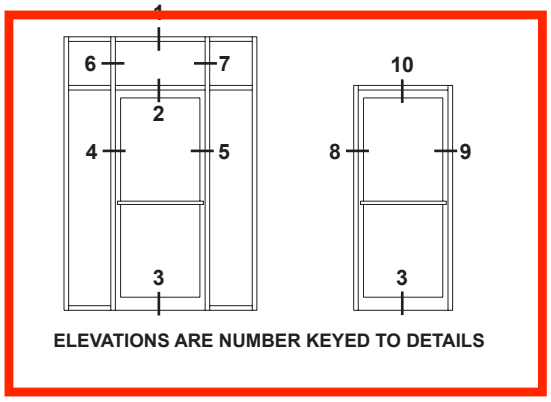
Additional information and CAD details are available at www.kawneer.com

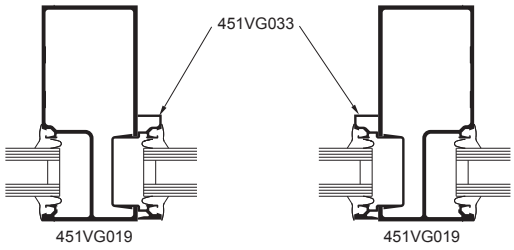
Trifab® VG 451 FRAMING INCORPORATING KAWNEER® "190" DOORS.

DOOR FRAMING NON-THERMAL ONLY

NOTE: OTHER TYPES OF KAWNEER DOORS MAY BE USED WITH THIS FRAMING SYSTEM. SEE ENTRANCE DETAILS FOR ADDITIONAL INFORMATION.

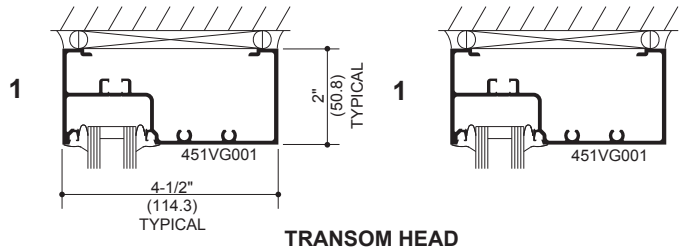


ELEVATIONS ARE NUMBER KEYED TO DETAILS

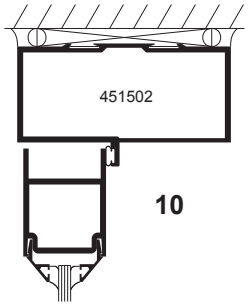


6 TRANSOM JAMBS 7

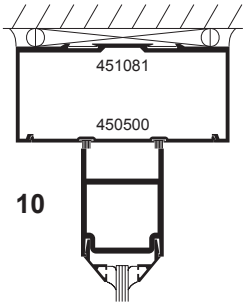
Transom area for both double or single acting doors with glass surround. Jambs above transom bar are routed out to accept glass holding insert.



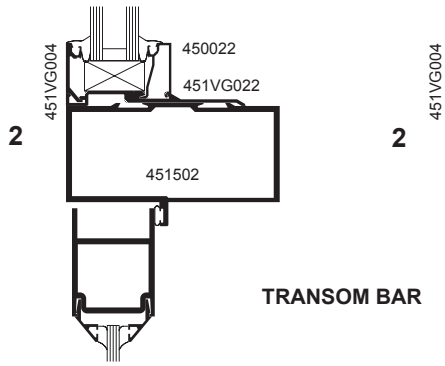
TRANSOM HEAD

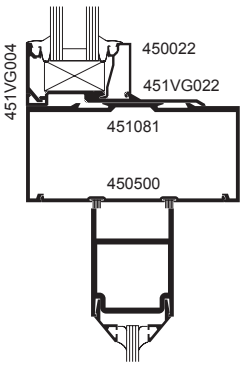


SINGLE ACTING HEADER

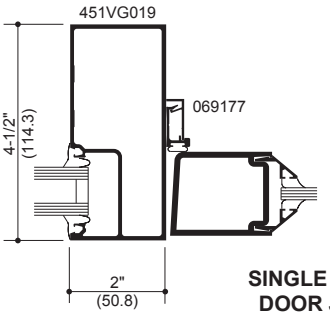


DOUBLE ACTING HEADER





TRANSOM BAR



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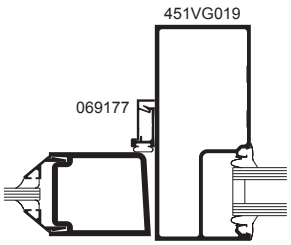
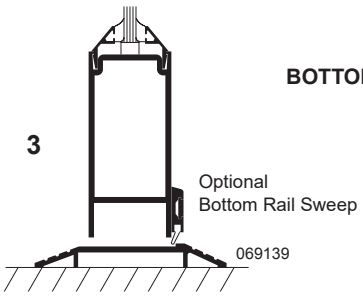
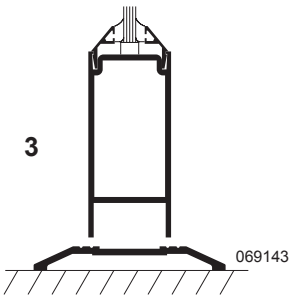


SINGLE ACTING DOOR JAMBS 5

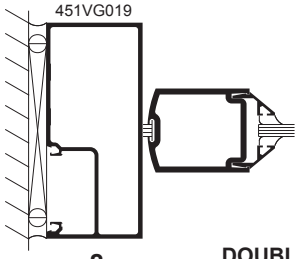


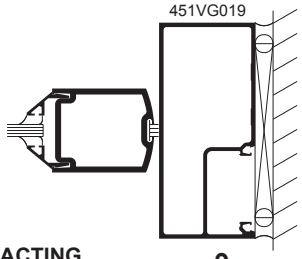
SINGLE ACTING

BOTTOM RAIL



DOUBLE ACTING





DOUBLE ACTING DOOR JAMBS

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ALUMINUM CLAD WOOD WINDOWS

LINCOLN CASEMENT & FIXED (BLACK)



4



TECHNICAL GUIDE

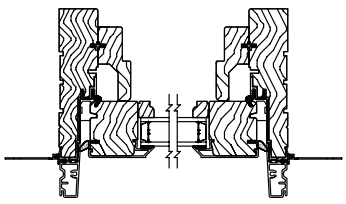
LINCOLN WOOD PRODUCTS, INC.

03/2020

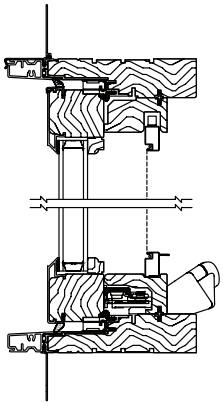
This data accurate as of 03/2020. Reference www.lincolnwindows.com for most current information.

Casement

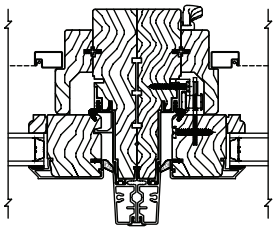
Scale: 2"=1' (all sections)



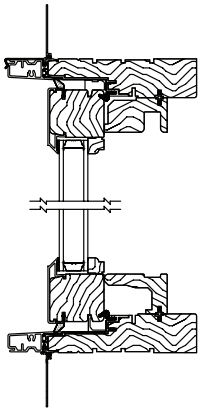
Clad Horizontal Section



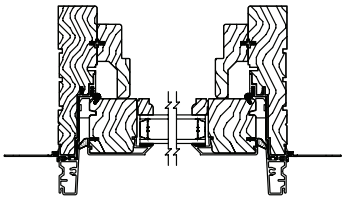
Clad Vertical Section



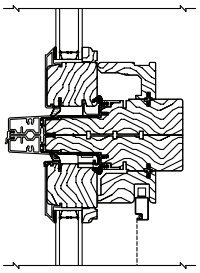
Clad Vertical Mull
Horizontal Section



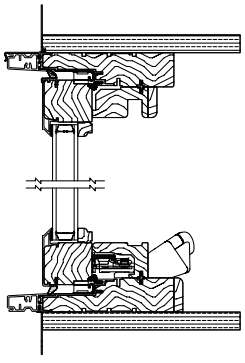
Clad Studio
Vertical Section



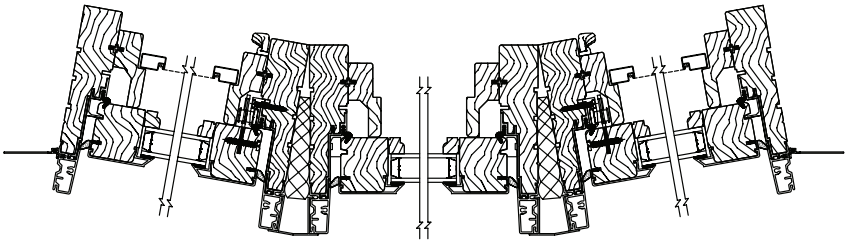
Clad Studio
Horizontal Section



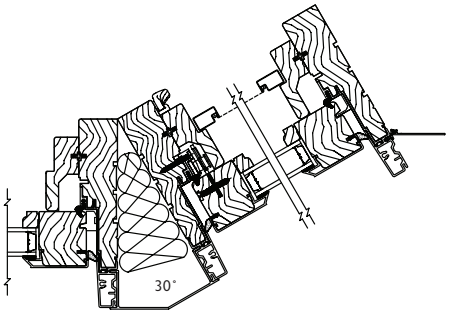
Clad Horizontal Mull
Vertical Section



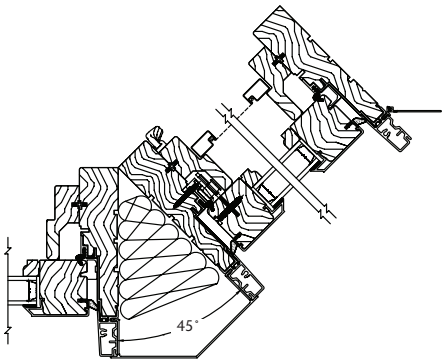
Clad Bow & Bay
Vertical Section



Clad Bow Horizontal Section



Clad 30° Bay Mull Horizontal Section

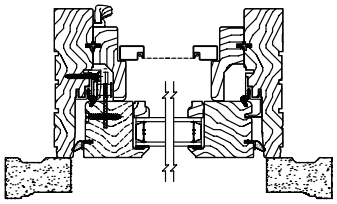


Clad 45° Bay Mull Horizontal Section

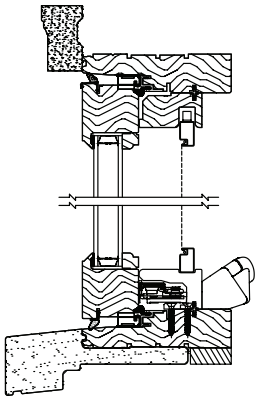
2 CROSS SECTIONS

Casement

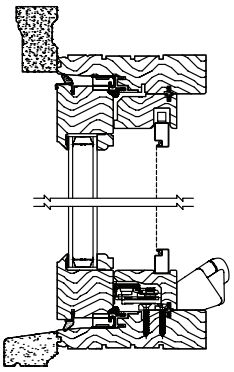
Scale: 2"=1' (all sections)



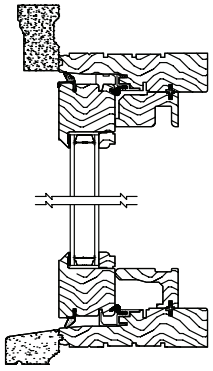
Primed Horizontal Section



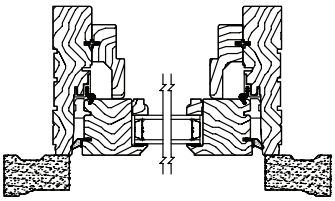
Primed with 2" Sill Nosing Vertical Section



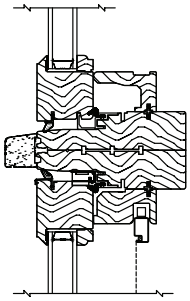
Primed Vertical Section



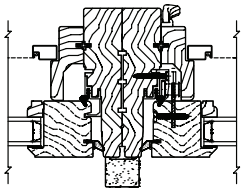
Primed Studio Vertical Section



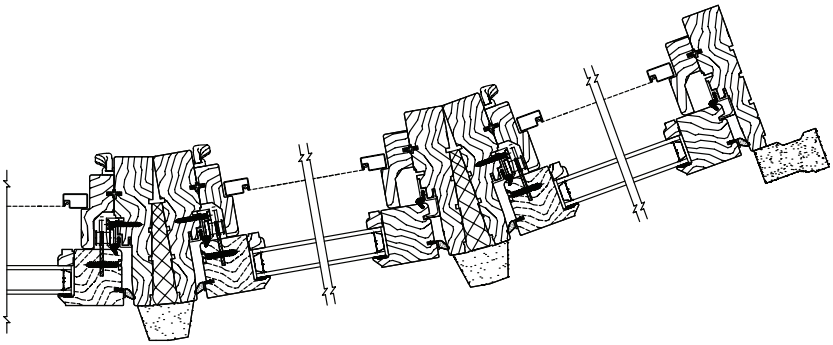
Primed Studio Horizontal Section



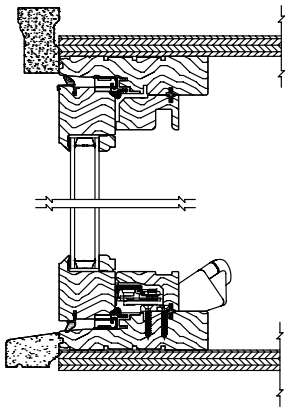
Primed Horizontal Mull Vertical Section



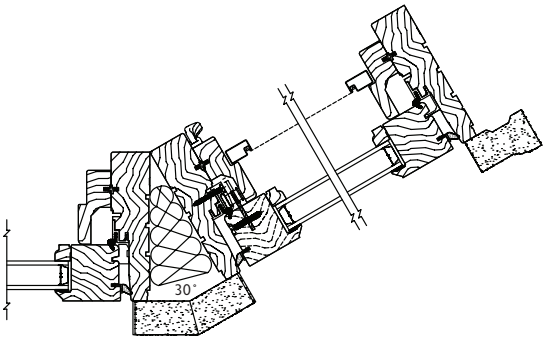
Primed Vertical Mull Horizontal Section



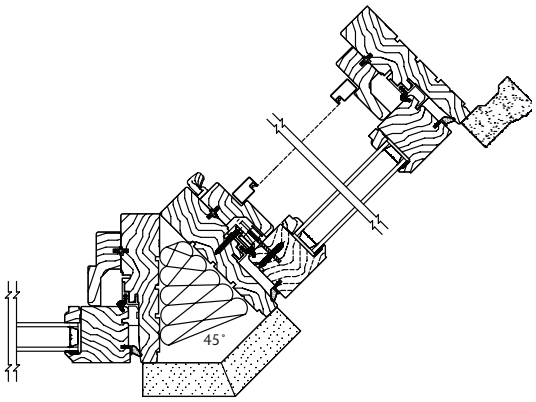
Primed Bow Mull Horizontal Section



Primed Bow & Bay Vertical Section



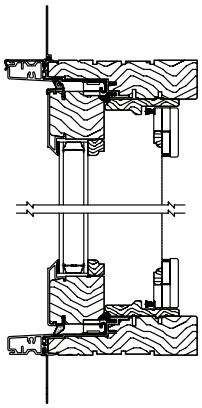
Primed 30° Bay Mull Horizontal Section



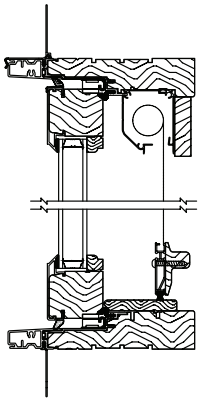
Primed 45° Bay Mull Horizontal Section

Casement - Push-Out Hardware

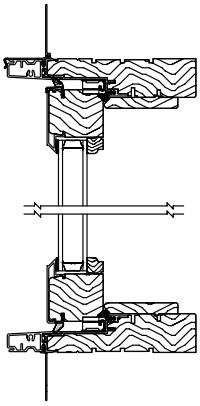
Scale: 2"=1' (all sections)



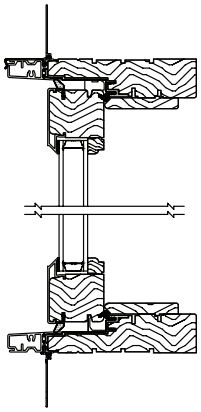
Clad Push-Out with
Wood Screen
Vertical Section



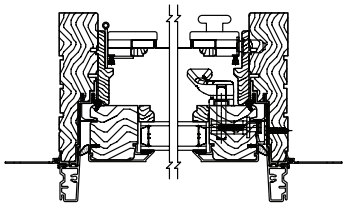
Clad Push-Out with
Retractable Screen
Vertical Section



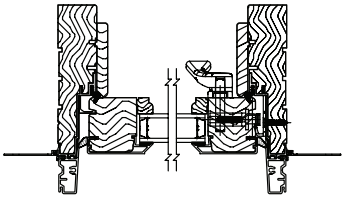
Clad Push-Out with
No Screen
Vertical Section



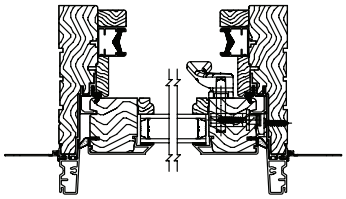
Clad Push-Out Studio
Vertical Section



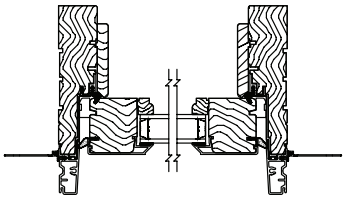
Clad Push-Out with
Wood Screen
Horizontal Section



Clad Push-Out with
No Screen
Horizontal Section



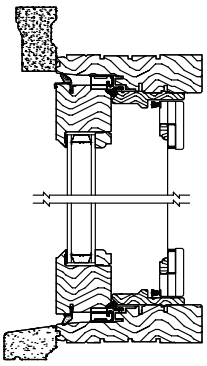
Clad Push-Out with
Retractable Screen
Horizontal Section



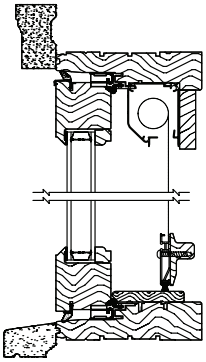
Clad Push-Out Studio
Horizontal Section

Casement - Push-Out Hardware

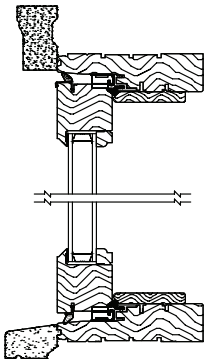
Scale: 2"=1' (all sections)



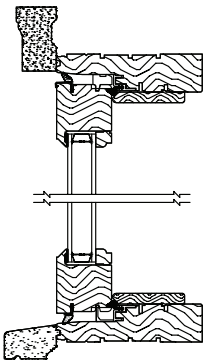
Primed Push-Out with
Wood Screen
Vertical Section



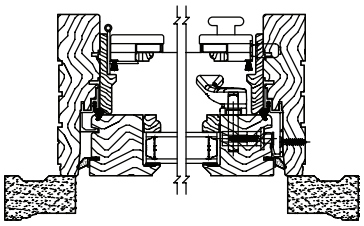
Primed Push-Out with
Retractable Screen
Vertical Section



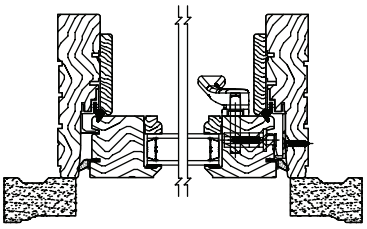
Primed Push-Out with
No Screen
Vertical Section



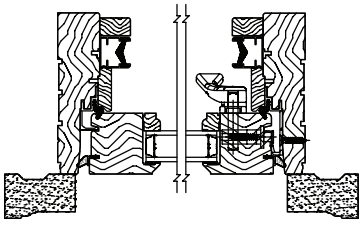
Primed Push-Out Studio
Vertical Section



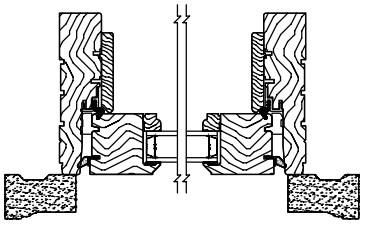
Primed Push-Out with
Wood Screen
Horizontal Section



Primed Push-Out with
No Screen
Horizontal Section



Primed Push-Out with
Retractable Screen
Horizontal Section

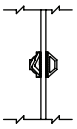


Primed Push-Out Studio
Horizontal Section

Grille Options

Not Scaled

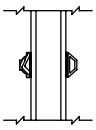
Simulated Divided Lites

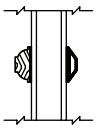

5/8" SDL
Single Glazed

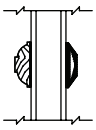

7/8" Profiled SDL
Single Glazed

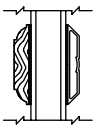

1-1/8" SDL
Single Glazed

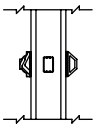

2" SDL
Single Glazed

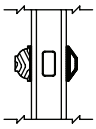

5/8" SDL
w/o Internal Grille

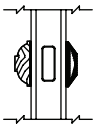

7/8" SDL
w/o Internal Grille

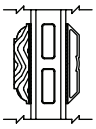

1-1/8" SDL
w/o Internal Grille

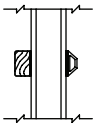

2" SDL
w/o Internal Grille

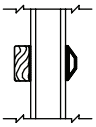

5/8" SDL
with Internal Grille

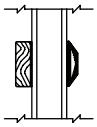

7/8" SDL
with Internal Grille

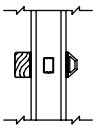

1-1/8" SDL
with Internal Grille

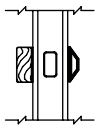

2" SDL
with Internal Grille

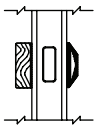

5/8" Square interior SDL
w/o Internal Grille

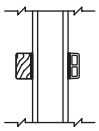

7/8" Square interior SDL
w/o Internal Grille

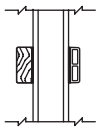

1-1/8" Square interior SDL
w/o Internal Grille

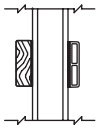

5/8" Square interior SDL
with Internal Grille

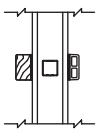

7/8" Square interior SDL
with Internal Grille

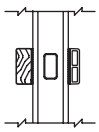

1-1/8" Square interior SDL
with Internal Grille

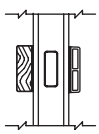

5/8" Square Int/Ext SDL
w/o Internal Grille


7/8" Square Int/Ext SDL
w/o Internal Grille

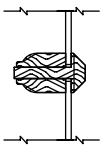

1-1/8" Square Int/Ext SDL
w/o Internal Grille

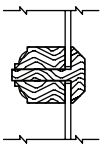

5/8" Square Int/Ext SDL
with Internal Grille

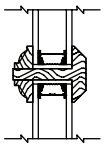

7/8" Square Int/Ext SDL
with Internal Grille


1-1/8" Square Int/Ext SDL
with Internal Grille

True Divided Lites


7/8" True Divided Lite
Single Glazed


1-1/4" True Divided Lite
Single Glazed


1-1/4" True Divided Lite

METAL RAILING

WAGNER COMPANIES (BLACK)



5

Square Tube Flush Weld Elbows

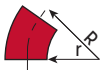
Stock ***Square Tubing Elbows*** have a .083" wall ***Tubing*** except as noted. Contact **Wagner** regarding availability of other radii and wall thicknesses – ***rfq@mailwagner.com.***

r = Inside Radius
R = Center Line Radius
C-C = Center to Center Diameter

Made in **MILWAUKEE**

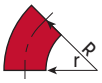
STEEL	A53, A500
ALUMINUM	6063
Upon request:	
STAINLESS STEEL	Type 304

35° Elbow



Square Tube	r	R	STEEL
1.50"	3 3/4"	4 1/2"	6360
2.00"	7"	8"	6380†

45° Elbow



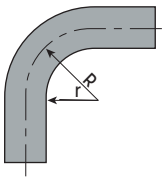
Square Tube	r	R	STEEL
1.25"	3 1/8"	3 3/4"	**6332**
1.50"	3 3/4"	4 1/2"	6362
2.00"	7"	8"	6382†

90° Elbow



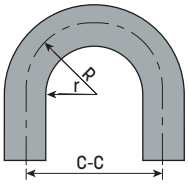
Square Tube	r	R	STEEL
1.00"	2 1/2"	3"	**6306**
1.25"	3 1/8"	3 3/4"	**6336**
1.50"	3 3/4"	4 1/2"	**6366**
2.00"	7"	8"	**6386†**

90° Elbow with Two 2" Tangents



Square Tube	r	R	STEEL	ALUMINUM
1.00"	2 1/2"	3"	**6308**	6408
1.25"	3 1/8"	3 3/4"	6338	
1.50"	3 3/4"	4 1/2"	**6368**	
2.00"	7"	8"	6388†	

180° Elbow with Two 2" Tangents



Square Tube	r	R	C-C	STEEL	ALUMINUM
1.00"	2 1/2"	3"	6"	6313ß	6413
1.25"	3 1/8"	3 3/4"	7 1/2"	**6343ß**	
1.50"	3 3/4"	4 1/2"	9"	6373ß	
2.00"	7"	8"	16"	6393†ß	

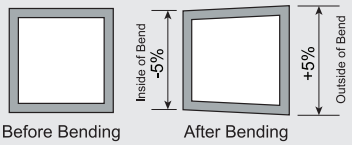
ß Available with two untrimmed tangents.
Add a **B** at the end of the number when ordering

Deformity Issues with Stock Bends

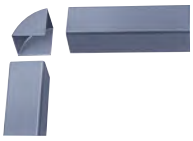
The process of bending ***Pipe*** and ***Tube*** results in unavoidable deformation.

In ***Square*** and ***Rectangular*** Tube sections, the ***Tube*** will tend towards a trapezoidal deformation. The deformation may be as much as -5% on the inside of the bend and +5% on the outside of the bend.

This may be avoided by ordering ***Elbows with Tangents*** since the tangent sections will be unaffected by the bending process.

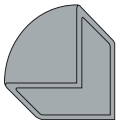


Square Tube Flush Weld Corner



No Miter – No Sharp Corners

This cost-cutting corner simplifies fit-up and shortens fabrication. Simply square cut your ***Tubing.***



Radius equals the tube size. Not recommended for ***Square Corner Extruded Tube.***

Square Tube	Wall Thick.	STEEL	ALLOY 304 STAINLESS
1.00"	.080"	**9210**	**9212**
1.25"	.080"	**9215**	9217
1.50"	.080"	**9220**	**9222**
2.00"	.080"	**9225**	**9227**
4.00"	.104"	**3900136B**	





Elbows *are supplied with a mill finish. They are also available galvanized, zinc plated, anodized or polished to a satin or bright finish.*

† Denotes .120" wall.

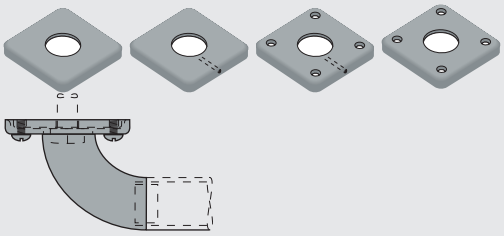
Square Flush Base Flanges

Available in Steel, Aluminum Alloy 3003 and Stainless Steel Type 304. Contact **Wagner** at ***rfq@mailwagner.com*** regarding availability in Brass, Bronze, Alloy 316 Stainless Steel and finishes.

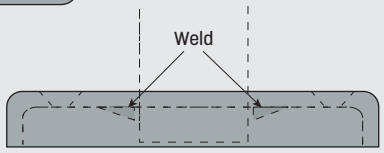
These ***Flanges*** may be combined with square or round ***Elbows*** from pages 39 - 46 to create ***Wall Returns*** as noted below.

Square Flanges with Round Holes

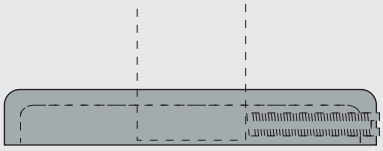
To order ***Square Flanges*** with round holes for ***Pipe*** or ***OD Tubing***, add **P** after the fitting number for ***Pipe*** of that size or **T** after fitting number for ***Round Tube*** of that size.



Returns with ***Square Flush Base Flanges*** and ***Elbows***



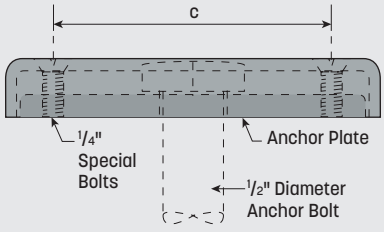
Floor or Wall Cover Plate



Threaded Flanges with Set Screw

Square Floor and Wall Formed Flanges with Anchor Plate

When an ***Anchor Plate*** is used with a ***Flange***, fasten ***Plate*** to floor then attach ***Flange*** to ***Plate*** with four 1/4-20 screws provided.



Cover Flange Size	c	Hole Dia.	Height	Thick.	Stainless Steel Thick.
3" × 3"	2"	5/16"	1/2"	10 Ga.	11 Ga.
3 3/4" × 3 3/4"	2 3/4"	5/16"	1/2"	10 Ga.	11 Ga.
5 3/16" × 5 3/16"	3 3/4"	7/16"	7/16"	16 Ga.	16 Ga.

Plain Flange

Tube Size	Cover Flange Size	10 GA. STEEL	.125" ALUMINUM	304 STAINLESS
3/4" × 3/4"	3" × 3"	**8701**	**8771**	8841
1" × 1"	3" × 3"	**8708**	8778	8848
1 1/4" × 1 1/4"	3" × 3"	**8715**	**8785**	**8855**
1 1/2" × 1 1/2"	3 3/4" × 3 3/4"	**8722**	**8792**	**8862*†**
1 3/4" × 1 3/4"	3 3/4" × 3 3/4"	**8734**	8804	8874
2" × 2"	3 3/4" × 3 3/4"	**8729**	**8799**	**8869**
2 1/2" × 2 1/2"	5 3/16" × 5 3/16"	**88057***	88027*	**88097***
3" × 3"	5 3/16" × 5 3/16"	**88064***	**88034***	88004*
1" × 1 1/2"	3 3/4" × 3 3/4"	**8750**		**8890**
1" × 2"	3 3/4" × 3 3/4"	**8757**	8827	**8897**
1 1/2" × 2"	3 3/4" × 3 3/4"	8764	8834	**89004**



8708

* Also available from stock with a satin finish. Order **8862.4**

† Also available in 316 Alloy.

Plain Flange with Set Screw†

Tube Size	Cover Flange Size	10 GA. STEEL	.125" ALUMINUM	304 STAINLESS
3/4" × 3/4"	3" × 3"	**8704**		**8844**
1" × 1"	3" × 3"	**8711**	**8781**	**8851**
1 1/4" × 1 1/4"	3" × 3"	**8718**		**8858**
1 1/2" × 1 1/2"	3 3/4" × 3 3/4"	**8725**	**8795**	**8865** †
1 3/4" × 1 3/4"	3 3/4" × 3 3/4"	**8736**	**8806**	
2" × 2"	3 3/4" × 3 3/4"	**8732**	**8802**	**8872** †
1" × 1 1/2"	3 3/4" × 3 3/4"	**8753**		
1 1/2" × 2"	3 3/4" × 3 3/4"	**8767**		



8718

† Also available in 316 Alloy.

Flange with Four Countersunk Holes

Tube Size	Cover Flange Size	10 GA. STEEL	.125" ALUMINUM	304 STAINLESS
3/4" × 3/4"	3" × 3"	**8702**		
1" × 1"	3" × 3"	**8709**	8779	8849
1 1/4" × 1 1/4"	3" × 3"	**8716**	8786	**8856**
1 1/2" × 1 1/2"	3 3/4" × 3 3/4"	**8723**	**8793**	**8863**
1 3/4" × 1 3/4"	3 3/4" × 3 3/4"	**8735**	**8805**	**8875**
2" × 2"	3 3/4" × 3 3/4"	**8730**	**8800**	8870
3" × 3"	5 5/16" × 5 5/16"	88065*		
1" × 1 1/2"	3 3/4" × 3 3/4"	**8751**		8891



8709

Flange with Set Screw† and Four Countersunk Holes

Tube Size	Cover Flange Size	10 GA. STEEL	304 STAINLESS
1 1/4" × 1 1/4"	3" × 3"		**8859**
1 1/2" × 1 1/2"	3 3/4" × 3 3/4"	**8726**	**8866**
2" × 2"	3 3/4" × 3 3/4"	**8733**	



8719

Universal Anchor Plate

Tube Size	Plate Size	STEEL	304 STAINLESS
3/4" × 3/4"	2 5/8" × 2 5/8"	**8706**	**8846**
1" × 1"	2 5/8" × 2 5/8"	**8706**	**8846**
1 1/4" × 1 1/4"	2 5/8" × 2 5/8"	**8706**	**8846**
1 1/2" × 1 1/2"	3 3/8" × 3 3/8"	**8727**	**8867**
1 3/4" × 1 3/4"	3 3/8" × 3 3/8"	**8727**	**8867***
2" × 2"	3 3/8" × 3 3/8"	**8727**	**8867***
1" × 1 1/2"	3 3/8" × 3 3/8"	**8727**	**8867***
1" × 2"	3 3/8" × 3 3/8"	**8727**	**8867***
1 1/2" × 2"	3 3/8" × 3 3/8"	**8727**	**8867***



8727

All ***Anchor Plates*** are 3/16" thick with 1/4" × 3/8" ***Bolts.***

*Available in 316 Alloy

NUMBERS IN BOLD TYPE are typically in stock. Other items may not be available for immediate shipment or are modified-to-order - requiring a minimum quantity and a longer lead time. Visit shop.wagnercompanies.com for availability.

Square Tube Flanges

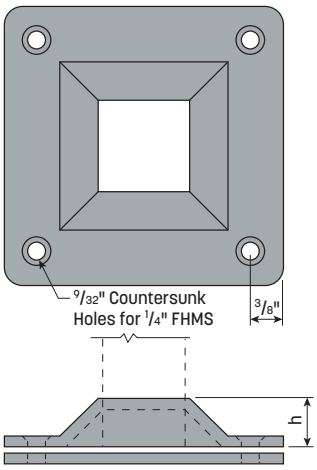
	Standard Alloys	Thickness
Steel	1006-1010	as noted
Aluminum	3003	as noted



8045-NH



8041





8057

Other alloys are available on special request. Supplied with a mill finish. Contact **Wagner** *at* ***rfq@mailwagner.com*** *regarding polishing, plating, galvanizing, anodizing or special finishes.*

Plain Flange – No Mounting Holes

Tube Size	Base Size	Height	Thickness	STEEL	ALUMINUM
3/4" × 3/4"	3 3/4" × 3 3/4"	7/8"	10 Ga.	**8041-3NH**	8042-3NH*
1" × 1"	3 3/4" × 3 3/4"	7/8"	10 Ga.	**8041-NH**	**8042-NH***
1 1/4" × 1 1/4"	3 3/4" × 3 3/4"	7/8"	10 Ga.	**8045-NH**	**8046-NH***
1 1/2" × 1 1/2"	3 3/4" × 3 3/4"	7/8"	10 Ga.	**8047-NH**	**8048-NH***
2" × 2"	5" × 5"	1"	7 Ga.	**8051-NH**	**8052-NH**
2 1/2" × 2 1/2"	5" × 5"	1"	7 Ga.	8049-NH	**8050-NH**
3" × 3"	5" × 5"	5/8"	7 Ga.	**8096-NH**	**8098-NH**
1" × 1 1/2"	5" × 5"	1"	7 Ga.	8053-NH	

* Thickness = 3/16"

Flange with Four Countersunk Holes

Tube Size	Base Size	Height	Thickness	STEEL	ALUMINUM
3/4" × 3/4"	3 3/4" × 3 3/4"	7/8"	10 Ga.	8041-3	8042-3*
1" × 1"	3 3/4" × 3 3/4"	7/8"	10 Ga.	**8041**	**8042***
1 1/4" × 1 1/4"	3 3/4" × 3 3/4"	7/8"	10 Ga.	**8045**	**8046***
1 1/2" × 1 1/2"	3 3/4" × 3 3/4"	7/8"	10 Ga.	**8047**	**8048**
2" × 2"	5" × 5"	1"	7 Ga.	**8051**	**8052**
2 1/2" × 2 1/2"	5" × 5"	1"	7 Ga.	**8049**	**8050**
1" × 1 1/2"	5" × 5"	1"	7 Ga.	8053	**8054**
1" × 2"	5" × 5"	1"	7 Ga.	8055	
1 1/2" × 2"	4" × 4"	1"	7 Ga.	**8055-2**	

* Thickness = 3/16"

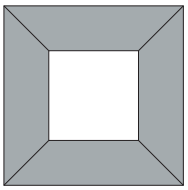
Anchor Plate

Anchor Plate includes four 1/4" × 5/16" ***Flat Head Machine Screws*** (FHMS).

Flange Size	Height	Thickness	STEEL
3 3/4" × 3 3/4"	3/16"	3/16"	**8057**
5" × 5"	3/16"	3/16"	**8043**

Cover Plate

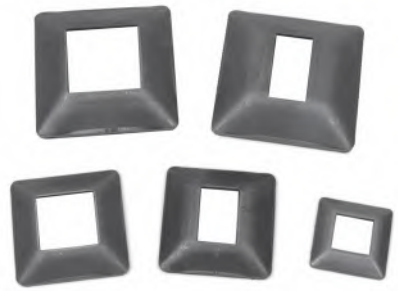
	Standard Alloys	Thickness
Steel	1006-1010	1/8"
Aluminum	3003	1/8"







8081



Other alloys are available on special request. Supplied with a mill finish. Contact **Wagner** *at* ***rfq@mailwagner.com*** *regarding polishing, plating, galvanizing, anodizing or special finishes.*

Slip-On Cover Plate

Tube Size	Base Size	Height	Thickness	STEEL	ALUMINUM
3/4" × 3/4"	2" × 2"	7/16"	10 Ga.	8077	**8078**
1" × 1"	2" × 2"	3/8"	10 Ga.	**8079**	8080
1 1/4" × 1 1/4"	3" × 3"	5/8"	10 Ga.	**8081**	**8082**
1 1/2" × 1 1/2"	3" × 3"	5/8"	10 Ga.	**8083**	**8084**
2" × 2"	4" × 4"	13/16"	7 Ga.	**8085**	**8086**
[illegible]	[illegible]	[illegible]	[illegible]	**8089**	8090
1" × 2"	4" × 4"	7/8"	7 Ga.	**8091**	8092
1 1/2" × 2"	4" × 4"	7/8"	7 Ga.	8091-2	8092-2

Disks and Plates

Items on this page are stocked for quick shipment at competitive prices. Call **Wagner** for large quantity pricing. ***Disks*** and ***Plates*** are supplied in mill finish. They can be supplied in special finishes, custom sizes and hole configurations. Any custom size ***Disk*** or ***Plate*** can be ***Laser Cut.*** Contact ***rfq@mailwagner.com*** for details and pricing.

Laser Cut Custom Disks, Plates and Hole Configurations Are Available.



D321H

Blank Plates with Radius Corners and Holes

Four 7/16" Holes for 3/8" ***Bolt.***

Diam.	Thick.	STEEL	ALUMINUM	304 STAINLESS
2 5/8"	3/16"	**D321H***		**D323H***
3 3/8"	3/16"	**D324H**		**D326H**
4"	1/4"	**D480H**	**D481H**	D482H†
4 5/8"	1/4"	**D484H**	D485H	D486H†

*Denotes items that have four 5/16" holes.
†Denotes items that have 3/16" thickness.



3206-1

Plates with Radius Corners

Dimensions	Thick.	STEEL	ALUMINUM	304 STAINLESS	BRASS
1" × 1"	1/8"	**3206-1**	**3206-1A**	**3206-1SS**	
1 1/4" × 1 1/4"	1/8"	**3207-1**	**3207-1A**	**3207-1SS**	
1 1/2" × 1 1/2"	1/8"	**3220-D**	**3220-DA**	3220-DSS	
2" × 2"	1/8"	**3221-D**	**3221-DA**	**3221-DSS**	
2 5/8" × 2 5/8"	3/16"	3221-1D	3221-1A	3221-1SS	BRS3221-1D
3 3/8" × 3 3/8"	3/16"	**3221-2D**	3221-2A	3221-2SS	BRS3221-2D
5" × 5"	3/16"	3221-3D	3221-3A		BRS3221-3D
4" × 6"	3/16"	D372			
4" × 4"	1/4"	**D480**	D481	**D482†**	D483
4 5/8" × 4 5/8"	1/4"	D484		D486†	

†Denotes items that have 3/16" thickness.



D135H

Round Disks with Holes

Three 5/16" Holes.

Diam.	Thick.	STEEL	ALUMINUM	304 STAINLESS
3"	1/8"	D135H	**D136H**	D137H
3"	1/4"	**D143H**	D144H	**D145H**
3 1/2"	1/4"	**D173H**	**D174H**	D175H
4"	1/4"	**D203H**	D204H	**D205H**
4 1/2"	1/4"	**D246H**	D247H	D248H



D500

Heavy Round Disks

Steel Only.

Diam.	Thick.	STEEL
3"	3/8"	**D500**
3"	1/2"	D501
4"	3/8"	**D502**
4"	1/2"	D503
5"	3/8"	D504
5"	1/2"	D505
6"	3/8"	D506
6"	1/2"	D507

Blank Round Disks

Disks are available in other diameters, thicknesses and alloys contact **Wagner**



D015

Diameter	Thickness	STEEL	ALUMINUM	304 STAINLESS	C26000 BRASS
1"	1/8"	**D001**	**D002**	**D003**	**D004**
1"	1/4"	**D009**		D011	D012
1 1/4"	1/8"	**D015**	**D016**	**D017**	**D018**
1 1/4"	1/4"	**D023**	**D024**	**D025**	D026
1 5/16"	1/8"	**D030**	D031	**D032**	D033
1 5/16"	3/16"	**3227**	**3247**	**3267**	
1 5/16"	1/4"	D035	D036	D037	**D038**
1 1/2"	1/8"	**D045**	**D046**	**D047**	**D048**
1 1/2"	3/16"	**D049**	D050	D051	
1 1/2"	1/4"	**D053**	D054	**D055**	D056
1 5/8"	1/8"	**D060**	**D061**	**D062**	D063
1 5/8"	3/16"	**3228**	**3248**	**3268**	
1 5/8"	1/4"	**D065**	**D066**	**D067**	
1 3/4"	1/8"	**D069-1**	D069-2	**D069-3**	**D069-4**
1 3/4"	1/4"	**D071-1**	D071-2	D071-3	D071-4
1 7/8"	1/8"	**D075**	D076	**D077**	**D078**
1 7/8"	3/16"	**3229**	**3249**	**3269**	
1 7/8"	1/4"	**D080**	D081	**D082**	D083
2"	1/8"	**D090**	**D091**	**D092**	**D093**
2"	3/16"	**D094**	**D095**	**D096**	D097
2"	1/4"	**D098**	**D099**	**D100**	**D101**
2 3/8"	1/8"	**D105**	D106	**D107**	D108
2 3/8"	3/16"	**3230**	**3250**	**3270**	D109
2 3/8"	1/4"	**D110**	**D111**	D112	D113
2 1/2"	1/8"	**D120**	D121	**D122**	**D123**
2 1/2"	1/4"	**D128**	**D129**	**D130**	D131
2 7/8"	1/8"	**D132-1**	D132-2	D132-3	D132-4
2 7/8"	3/16"	**D133-1**	D133-2	D133-3	
2 7/8"	1/4"	**D134-1**	D134-2	D134-3	
3"	1/8"	**D135**	**D136**	**D137**	**D138**
3"	3/16"	**D139**	D140	**D141**	D142
3"	1/4"	**D143**	**D144**	**D145**	D146
3 1/4"	1/8"	**D150**	D151	D152	D153
3 1/4"	3/16"	**D154**	**D155**	D156	
3 1/4"	1/4"	**D158**	**D159**	D160	**D161**
3 1/2"	1/8"	**D165**	D166	**D167**	**D168**
3 1/2"	3/16"	**D169**	**D170**	**D171**	D172
3 1/2"	1/4"	**D173**	D174	**D175**	D176
3 3/4"	1/8"	**D180**	D181	D182	
3 3/4"	1/4"	D188	D189	**D190**	
4"	1/8"	**D195**	D196	**D197**	D198
4"	3/16"	**D199**	D200	**D201**	D202
4"	1/4"	**D203**	**D204**	**D205**	D206
4 1/8"	1/4"	D218			
4 1/4"	1/8"	**D225**	D226	D227	D228
4 1/4"	1/4"	**D233**		D235	
4 1/2"	1/8"	**D240**	**D241**	D242	**D242D**
4 1/2"	3/16"	**D243**	**D244**	**D245**	
4 1/2"	1/4"	**D246**	**D247**	**D248**	D248D
4 11/16"	1/4"		D264		
5"	1/8"	**D285**	D286	D287	D288
5"	1/4"	**D293**	D294	**D295**	D296
5 1/8"	1/8"	D300	D301	D302	D303
5 1/8"	1/4"	**D308**	D309	D310	
6"	1/4"	**D327-1**	D328-1	D329-1	
6 1/8"	1/8"	**D330**	**D331**	D332	
6 1/8"	1/4"	**D338**	D339		
6 5/8"	3/16"	**D345**	**D346**	D347	
7"	1/8"	**D360**	**D361**	D362	
7"	1/4"	**D368**	**D369**	D370	D371
8"	1/8"	**D400**	D401	D402	
8"	1/4"	**D406**	D407	D408	
9"	1/4"	**D436**	D437		
10"	1/8"	D450	D451	D452	
10"	1/4"	D456	D457		
12"	1/8"	**D470**	D471	D472	
12"	1/4"	**D476**	D477		

NUMBERS IN BOLD TYPE are typically in stock. Other items may not be available for immediate shipment or are made-to-order - requiring a minimum quantity and a longer lead time. Visit shop.wagnercompanies.com for availability.

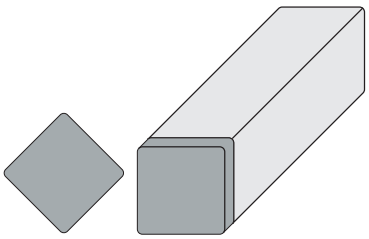


Post Cap - Pressed

Pressed, except as noted. Pressed ***Caps*** have radius corners. When used with Aluminum architectural ***Tubing,*** you will need to relieve corners to drive on ***Cap.***

Tube Size	STEEL	PRE - GALV. STEEL	ZINC PLATED STEEL	ALUMINUM	STAINLESS
3/4" × 3/4"	**5174**			5175	5176
1" × 1"	**5150**			5152	5154
1 1/4" × 1 1/4"	**5162**			5163	**5164**
1 1/2" × 1 1/2"	**5156**			5158	**5160**
2" × 2"	**5100**			**5101**	**5103**
2 1/2" × 2 1/2"	**5104**	**G5104***		**5105**	**5111**
3" × 3"	**5106**	G5106*		**5107**	**5109**
3 1/2" × 3 1/2"	**5112**			5113	**5115**
4" × 4"	**5120**	G5120*	**PL5120**	**5121**	**5123**
3/4" × 1 1/2"	5170				
1" × 2"	**5165**			**5166**	5167
3" × 4"	**5124**				
3" × 6"	5132				
4" × 6"	**5136**				
5" × 5"	**5147**			5147A	
6" × 6"	**5149**			5149A	

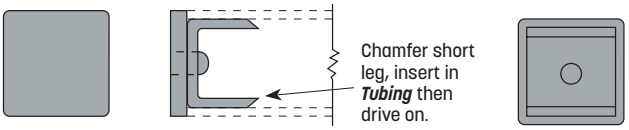
*Manufactured from pre-galvanized sheet - 18GA



Flush Square Tubing Weld-On Cap

Contact **Wagner** regarding availability in Stainless Steel.

Tube Size	Thickness	STEEL	ALUMINUM
1" × 1"	1/8"	**3206-1**	**3206-1A**
1 1/4" × 1 1/4"	1/8"	**3207-1**	**3207-1A**
1 1/2" × 1 1/2"	1/8"	**3220-D**	**3220-DA**
2" × 2"	1/8"	**3221-D**	**3221-DA**



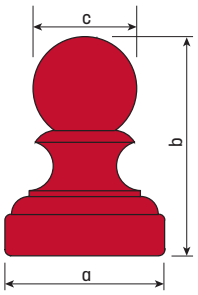
Flush Square Tubing Drive-On Cap

Tube Size	.073"/.083" WALL STEEL	.120" WALL STEEL	.120" WALL GALV. STEEL	.188" WALL STEEL	.125" WALL ALUMINUM
1" × 1"	**3206**	**3206-11**			**3206-A**
1 1/4" × 1 1/4"	**3207**	**3207-11**			3207-A
1 1/2" × 1 1/2"	**3204**	**3204-11**	G3204-11		**3204-A**
2" × 2"	**3202**	**3202-11**		**3202-188**	**3202-A**

Cast Post Cap

Cast ***Caps*** have radiused outside corners and round inside corners.

ALUMINUM	Satin Finish
BRONZE	Satin Finish
CAST IRON	As Cast





BC4040

Ball Cap

Slips over square ***Post*** - size as noted.

a	b	c	CAST IRON	To Fit
1 3/8"	2 1/4"	1 1/8"	**BC1010**	1" × 1"
2 3/8"	3 3/4"	1 3/4"	**BC2020**	2" × 2"
3 1/2"	4 1/2"	2"	**BC3030**	3" × 3"
4 1/2"	5 1/2"	2 3/4"	**BC4040**	4" × 4"

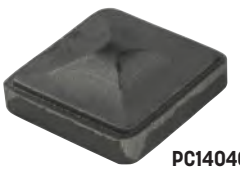


PC12050

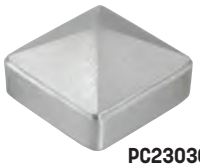
Rectangular - Cast Iron

Round Inside Corners.

Tube Size	CAST IRON
2" × 5"	**PC12050**
3" × 5"	**PC13050**
4" × 6"	**PC14060**



PC14040



PC23030



PC52020

Square - Cast

Round Inside Corners.

Tube Size	CAST IRON	ALUMINUM	BRONZE
1" × 1"	**PC11010**		
1 1/2" × 1 1/2"	**PC11515**		
2" × 2"	**PC12020**		PC52020
2 1/2" × 2 1/2"	**PC12525**		
3" × 3"	**PC13030**	**PC23030**	
4" × 4"	**PC14040**		

NUMBERS IN BOLD TYPE are typically in stock. Other items may not be available for immediate shipment or are made-to-order - requiring a minimum quantity and a longer lead time. Visit shop.wagnercompanies.com for availability.

BUILDING MOUNTED LIGHT

BARN LIGHT ELECTRIC – ‘AERO SHALLOW BOWL GOOSENECK LIGHT’
FINISH: BLACK
LIGHT SOURCE: 100-WATT LAMP (2700K)



6

REV 08.08.19

AERO SHALLOW BOWL GOOSENECK LIGHT

BARN LIGHT QUICK SHIP COLLECTION

Max Weight: 10.0 lbs

PROJECT NAME 278-282 Main St.

PROJECT TYPE

SPS-0333

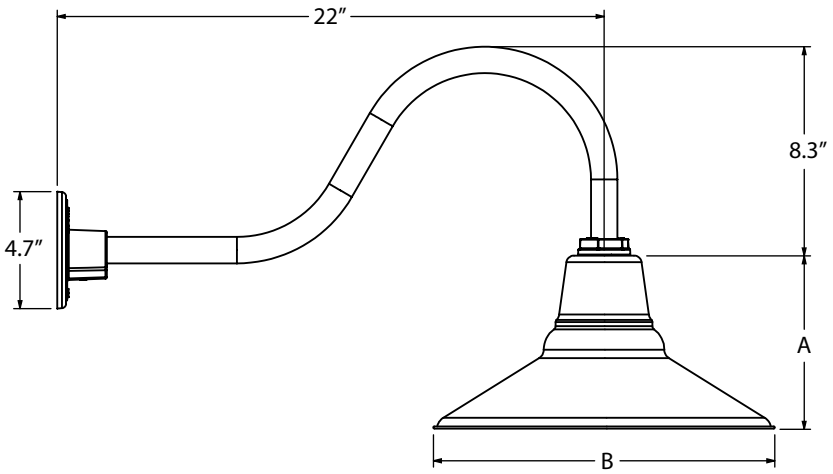
BLE - QS - G - SBA12 (A) - 100 (B) - G26 (C) - NA (D)

Order Example: BLE - QS - G - SBA16 - 975 - G1 - NA

A - SHADE SIZE		B - FINISHES		C - GOOSENECK ARMS	D - WIRE CAGE	
SBA12	12″ Aero Shade	*POWDER COAT FINISHES[1]:*		*GOOSENECK OPTIONS:*	**NA**	None/No Wire Cage
SBA16	16″ Aero Shade	**100**	Black	**G1**	**WC**	Wire Cage[2]
		200	White	**G15**		
		300	Dark Green	**G22**		
		975	Galvanized	**G26**		

IMPORTANT: *(1) All Powder Coat finished shades, Galvanized excluded, feature a white interior (2) If selected, wire cage finish will match selection in Section B*

DIMENSIONAL DRAWING



SHOWN WITH:
12" SHADE & G22 GOOSENECK ARM

SHADE CODE	HEIGHT (A)	DIAMETER (B)
SBA12	6.25″	12″
SBA16	7.75″	16″

LIGHT SOURCE

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. To obtain an IES file specific to your project, please contact the factory.

OPTION	WATTAGE	LUMENS *Avg. value, actual value dependent on bulb used	CRI	VOLTAGE	DIMMING
INCANDESCENT (MED E26)					
E26	200W Max	*3000	*100	120 VAC	Bulb Dependant

QUICK SHIP COLLECTION

REV 09.27.18

POWDER COAT FINISHES

To ensure every space receives its ideal look, Quick Ship Lights are available with some of our most popular finish options. 200-White and 100-Black coordinate with nearly every design sensibility, while 300-Dark Green offers a classic touch of color. For an industrial-inspired style, 975-Galvanized gives the fixture an authentic rugged character.

With the exception of 975-Galvanized, Quick Ship Shades feature a white interior. All powder coat finishes are applied entirely by hand in our Florida-based manufacturing facility, indicative of our commitment to quality.



100 BLACK

200 WHITE



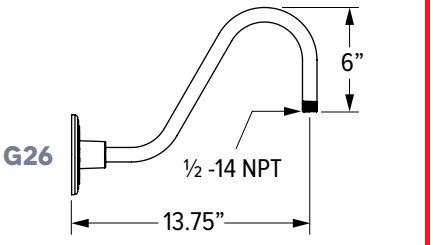
300 DARK GREEN

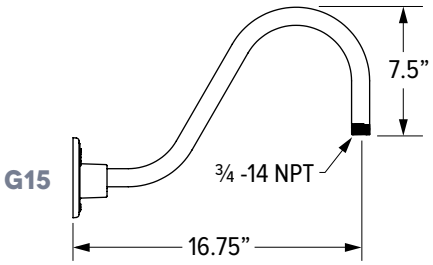


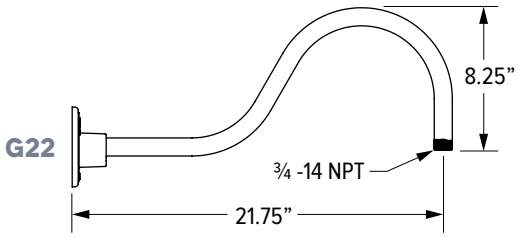
975 GALVANIZED

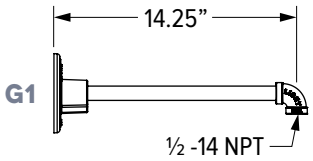
MOUNTING OPTIONS: GOOSENECK LIGHTS

With iconic barn style, these gooseneck arms position the shade away from the mounting surface and protect the wiring in exterior and high-traffic installations.









SALES@BARNLIGHT.COM (800) 407-8784 320 KNOX MCRAE DRIVE, TITUSVILLE, FL 32780 BARNLIGHT.COM

Date: _____ Customer: _____

Project: _____

Type: _____ Qty: _____

selux

Discera 4
Gen5



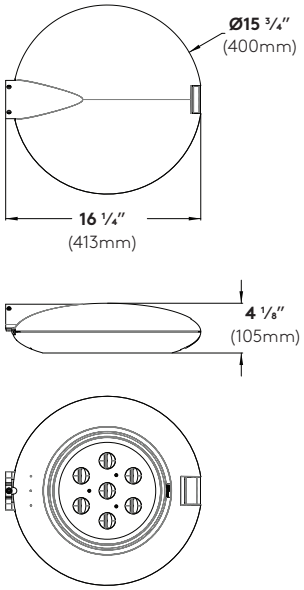
Order Code: DSC4L - _____ - S1 - _____ - _____ - 3000K - _____ - BK - 120 _____

Pole Order Code: _____ - _____ - _____ - _____ * See pages 6 and 7

DSC4L	Series	**DSC4L** Discera 4 Gen5							
_____	Optics	**R1** Type I	**R2** Type II	**R3** Type III	**R3W** (Wide) Type III	**R4** Type IV	**R5R** (Round) Type V	**DG** Diffuse Flat Glass	
S1	Mounting	**S1** Single Short Arm Mount	**S2** Double Short Arm (180° Mount	**L1** Single Long Arm Mount	**L2** Double Long Arm Mount (180°)	**SW** Short Arm Wall Mount	**LW** Long Arm Wall Mount	**LG1** Single Long Arm Mount with Gusset	**LG2** Double Long Arm Mount with Gusset (180°)	**LGW** Long Arm Wall Mount with Gusset
_____	Comfort Light Engine (DG)	**MP350** nominal 33W/2965lm	**MP530** nominal 48W/4443lm	**MP700** nominal 61W/5613lm	**MP900** nominal 79W/6951lm					*Based on 3000K CCT
_____	Technical Light Engine (R1-R5R)	**5G350** nominal 32W/3,357lm	**5G530** nominal 47W/4,875lm	**5G700** nominal 62W/6,325lm	**5G900** nominal 78W/7,548lm					*Based on R1 optics and 3000K CCT
3000K	CCT	**27**[1] 2700K	**30**[1] 3000K	**40** 4000K						[1] 2700K and 3000K IDA Approved *For Amber and other CCTs please consult factory
_____	Power Cord Length	**12** 12'	**15** 15'	**18** 18'	**20** 20'	**25** 25'	**XX**[2] XX'			[2] Add length of arm and height of pole to determine power cord length.
BK	Finish	**WH** White	**BL** Semi-Matte Black	**BK** Black	**BZ** Bronze	**SV** Silver	**SP** Specify Premium Color			
120	Voltage	**UNV**[3,4] 120-277V	**120** 120V	**240** 240V	**277** 277V	**347**[3,4] 347V	**480**[3,4] 480V			[3] Not available with HLXX option [4] Step down transformer provided. 5G900 and MP900 not available at 480V.
_____	Options	**DM**[6] Dimming (0-10V)	**HL30**[5,6] Hi-Lo Switching Low Output 30%	**HL50**[5,6] Hi-Lo Switching Low Output 50%	**HS**[8] House Side Shield (180°)	**TLR**[6] 7-pin NEMA socket	**TLRP** Twist Lock Photocell 3-Pin with Photocell	**TLRLL**[6] Twist Lock Receptacle 7-Pin with Lutron Limelight Sensor		[5] 120V, 240V, 277V only [6] DM, HLXX, or TLR only. Cannot be combined. [7] Only available with 120/230/240/277V. Consult factory for 208/347/480V [8] Type I, II, III, and IV only
		BS Bird Spikes (consult factory)	**MS**[7] **Motion Sensor** (Meets Title 24 Requirements) See page 7 for order code							

IP65 IK09

DSC4L



EPA = 0.43ft² (0.04m²)
Weight = 16 lbs. (7.3kg)

(Shown with R1)

Specifications

Fixture Housing - Made from high pressure die cast, low copper aluminum alloy.

Gasketing - Continuous silicone gasket provides weatherproofing, dust and insect control at all luminaire connections.

LED Array - High flux LEDs mounted to PC boards and attached to aluminum heat sink for maximum LED\performance and life. CCT tolerance 3-step binning for 2700K, 3000K, and 4000K. CRI minimum 80. Complete light engine can be removed easily for future upgrade.

LED Optics - Technical Optics (R1, R2, R3, R3W, R4, and R5R) use Selux signature light pattern acrylic lens holder to secure proprietary silicone optics. Internal micro house side shield available for distributions types I, II, III & IV. Comfort Optics (DG) use mid-power LEDs and highly diffuse dish for uniformity and glare control.

LED Driver - LEDs are driven by RoHS compliant constant current programmable LED driver. Driver includes 0-10V dimming to 10%, meets the requirements of IP65. Driver assembly located inside the head.

Glass Lens - Tempered glass lens protects and seals optical chamber to IP65.

Toolless Latch - Toolless stainless steel latch for easy access to light engine.

Access Door - Lower casting features a stainless steel hinge that attaches to upper casting on mounting arm side. Other side is secured with toolless latch for ease of maintenance.

Surge Protection - Designed to protect luminaire from electrical surge (20kA).

Exterior Luminaire Finish -
Selux utilizes a high quality Polyester Powder Coating. All Selux luminaires and poles are finished in our Tiger Drylac certified facility and undergo a five stage intensive pretreatment process where product is thoroughly cleaned, phosphated and sealed. Selux powder coated products provide excellent salt and humidity resistance as well as ultra violet resistance for color retention. All products are tested in accordance with test specifications for coatings from ASTM and PCI.

Standard exterior colors are White (WH), Black (BK), Semi-Matte Black (BL), Bronze (BZ), and Silver (SV). Selux premium colors (SP) are available, please specify from your Selux color selection guide.

5 Year Limited LED Luminaire Warranty - Selux offers a 5 Year Limited Warranty to the original purchaser that the Selux LED luminaire shall be free from defects in material and workmanship for up to five (5) years from date of shipment. This limited warranty covers the fixture, LED driver, and LED light engine when installed and operated according to Selux instructions. Fixture suitable for ambient temperatures between -40°C (-40°F) and 40°C (104°F). For details and exclusions, see "Selux Terms and Condition of Sale."

Listings and Ratings: Luminaire and LEDs tested to IP65, IK09 and IESNA LM-79-08 standards. LEDs tested to LM-80 standards. LEDs tested at 25°C ambient temperature.

Visit selux.us for our LED End of Life recycling policy.

For Buy American compliance on poles, please consult the factory.

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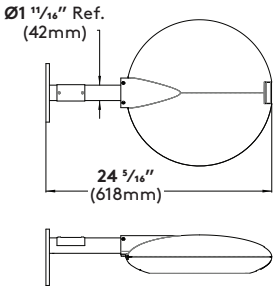
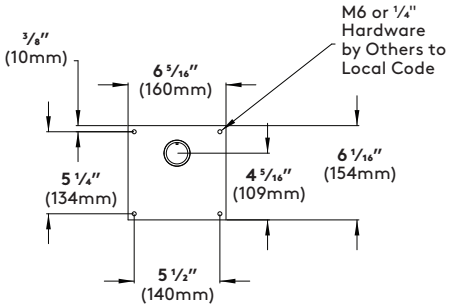
In a continuing effort to offer the best product possible, we reserve the right to change, without notice, specifications or materials that in our opinion will not alter the function of the product. Specification sheets found at www.selux.us are the most recent versions and supercede all other printed or electronic versions.

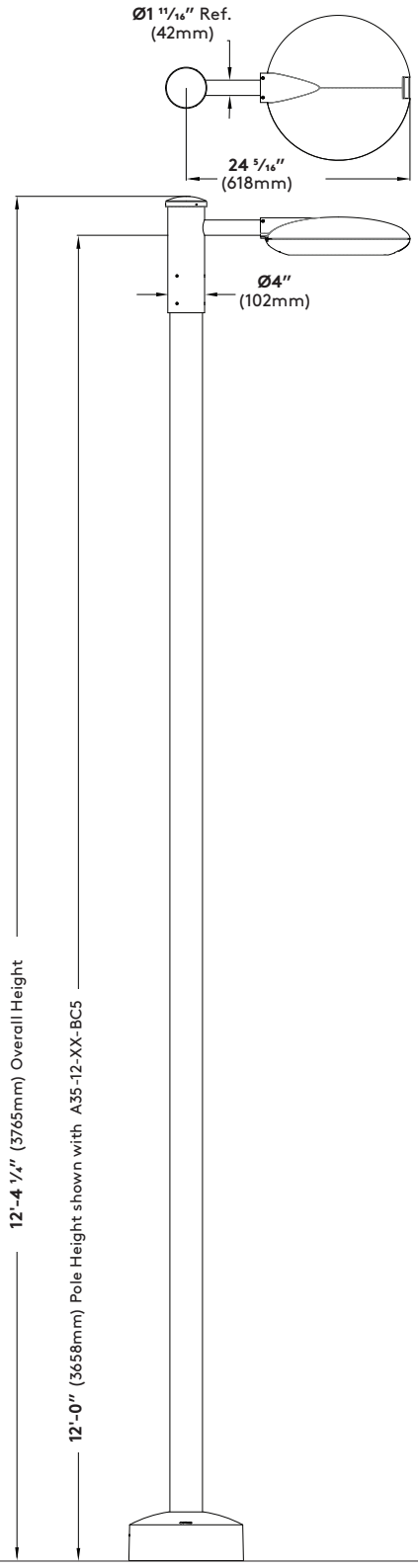
Mounting

SW Short Arm Wall
EPA = 0.39ft² (0.04m²)
Weight = 23 lbs. (10kg)

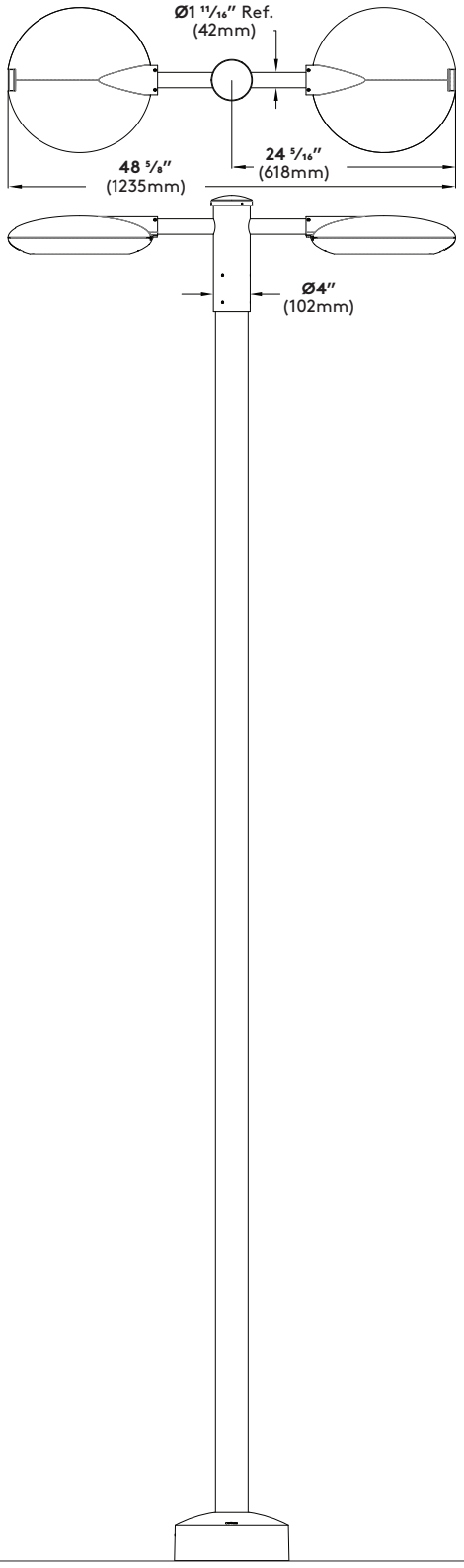




S1 Single Short Arm
EPA = 0.47ft² (0.05m²)
Weight = 23 lbs. (10kg)



S2 Double Short Arm
EPA = 1.05ft² (0.10m²)
Weight = 46 lbs. (21kg)



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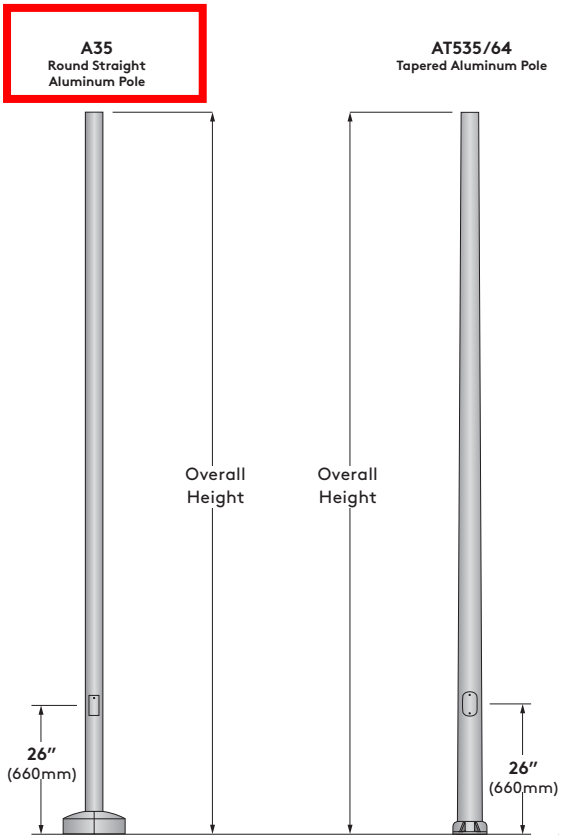
Pole Information

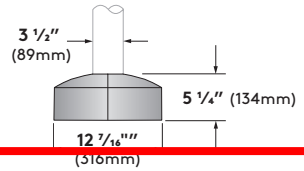
Refer to pole specification sheets for construction details, anchorage information and additional options.



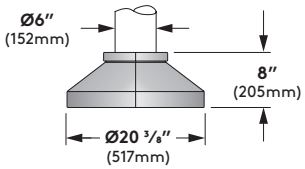
Optional Base Covers for Poles

Die cast aluminum, one or two-piece field installable base covers.

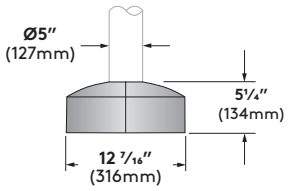
BC5 Standard Base Cover (A35)
Die cast aluminum, two-piece field installable base cover.



BC9 Optional Base Cover (AT64)
Die cast aluminum, two-piece field installable base cover.



BC3 Optional Base Cover (AT535)
Die cast aluminum, two-piece field installable base cover.



Pole Data Chart

Pole Series	Bolt Circle	EPA Information (ft2)											Pole Height	Finish	Options
		85 mph	90 mph	100 mph	110 mph	120 mph	130 mph	140 mph	150 mph	160 mph	170 mph	180 mph			
A35 3 ½" Round Straight Aluminum Pole	7-¾"	7.4	6.4	4.9	3.8	2.9	2.2	1.8	1.5	1.2	1.0	0.9	**10** 10ft	WH White BK Black BL Semi-Matte Black BZ Bronze SV Silver SP Specify Pre-mium Color	BC3 Decorative Cast Aluminum Base Cover (AT535 poles only) BC5 Decorative Cast Aluminum Base Cover (A35 pole only) BC9 Decorative Cast Aluminum Base Cover(AT64 poles only) REC GFCI Receptacle with weatherproof cover (120V only) REC2 GFCI Receptacle with padlockable in-use cover (120V only) REC3 USB & Duplex Receptacle with weatherproof cover REC4 USB & Duplex Receptacle with weatherproof padlockable in-use cover MS* Motion Sensor with Optional Photocell (Meets Title 24 Requirements) T35 3 ½" Tenon (Required for AT64 poles for arm mounting) * See page 7 to specify motion sensor details
A35 3½" Round Straight Aluminum Pole	7-¾"	5.6	4.8	3.5	2.6	1.8	1.3	0.9	0.7	0.6	-	-	**12** 12ft		
AT535 5" to 3 ½" Round Tapered Aluminum Pole	8-⅝"	15.2	13.4	10.5	8.4	6.9	5.8	4.9	4.2	3.6	3.2	2.8			
A35 3-½" Round Straight Aluminum Pole	7-¾"	4.2	3.5	2.4	1.6	1.0	0.5	-	-	-	-	-	**14** 14ft		
AT535 5" to 3 ½" Round Tapered Aluminum Pole	8-⅝"	12.8	11.2	8.7	6.9	5.5	4.6	3.8	3.3	2.8	2.4	2.1			
A35 3 ½" Round Straight Aluminum Pole	7-¾"	2.7	2.1	1.2	0.6	-	-	-	-	-	-	-	**16** 16ft		
AT535 5" to 3 ½" Round Tapered Aluminum Pole	8-⅝"	10.5	9.1	6.9	5.4	4.3	3.4	2.9	2.4	2.0	1.7	1.5			
AT535 5" to 3 ½" Round Tapered Aluminum Pole	8-⅝"	10.7	9.2	7.0	5.4	4.2	3.4	2.8	2.3	2.0	1.7	1.4	**18** 18ft		
AT64 6" to 4" Round Tapered Aluminum Pole	9-½"	13.6	11.9	9.2	7.3	6.0	4.9	4.2	3.5	3.0	2.6	2.2			
AT64 6" to 4" Round Tapered Aluminum Pole	9-½"	11.4	9.9	7.5	5.9	4.7	3.9	3.2	2.7	2.3	1.9	1.6	**20** 20ft		

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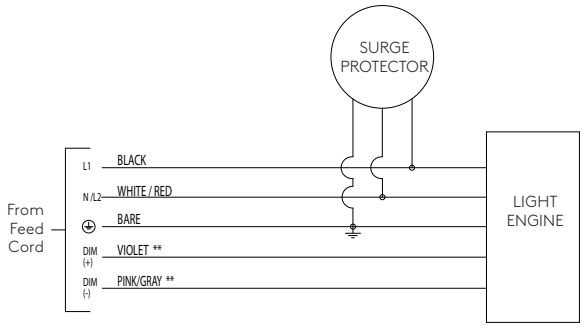
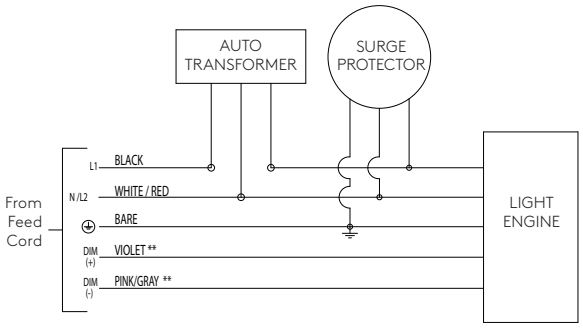
Wiring Diagrams

Standard Wiring (120V-277V)
**When dimming is not required, cap dimming wires

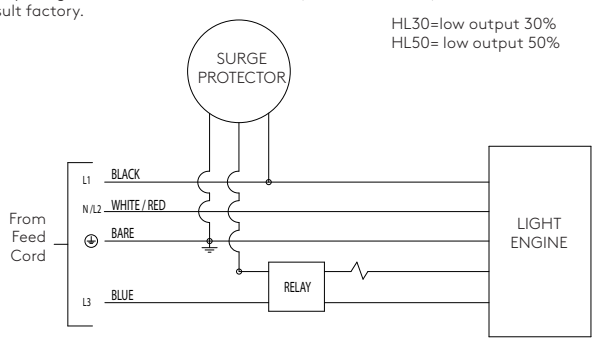


Standard Wiring (347V-480V with Step-Down Transformer)
**When dimming is not required, cap dimming wires

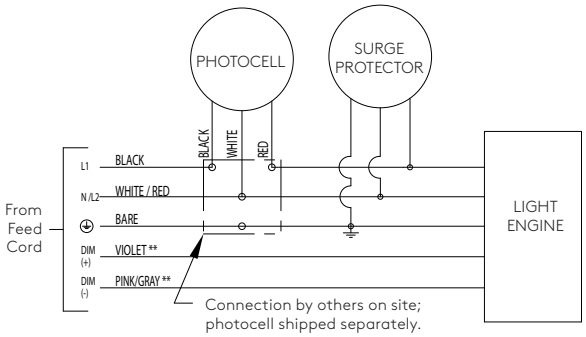


Hi-Lo Switching Option (HL) Wiring HL30 and HL50 Only
120V, 240V, 277V. When blue is energized, light output will be at "Lo" level. Specify low-level by using one of the 2 levels listed below (i.e. HL30 or HL50). For other combinations, consult factory.

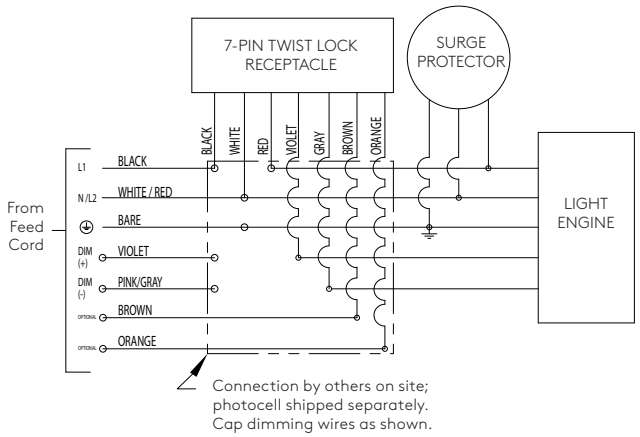
HL30=low output 30%
HL50= low output 50%



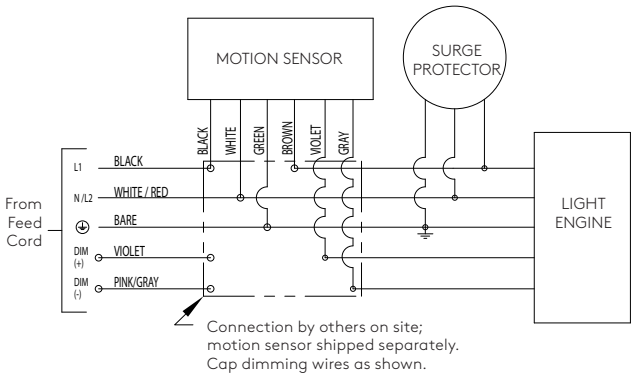
Photocell Option (TLRP) Wiring
**When dimming is not required, cap dimming wires



7-Pin Twist Lock Receptacle (TLR) Wiring



Motion Sensor Option (MS) Wiring (120V-277V)



Wire Designation Table		
Source Voltage (VAC)	**Wire Color**	**Wire Designation**
120V, 277V, or 347V	Black	L1
	White	Neutral
208V, 240V, or 480V	Black	L1
	Red	L2
UNV (120V-277V)	Black	L1
	White	Neutral (120V/227V or 208V/240V)

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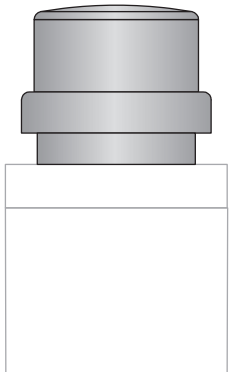
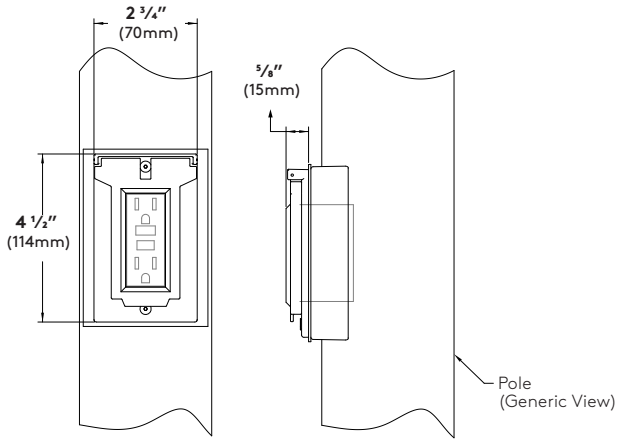
Optional Accessories

TLR and TLRP (7-pin twist-lock receptacle and twist-lock photocell)
Note: Photocell is available for all arm mounting configurations except wall mount (SW and LW)

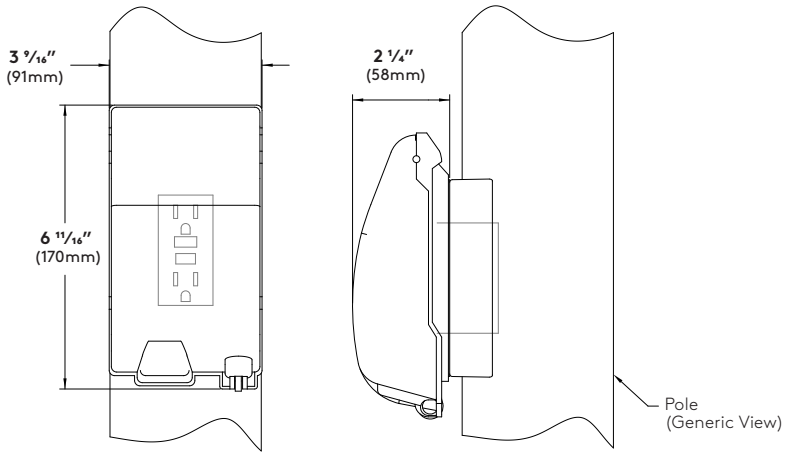


REC and REC3



Cover shown in the closed position

REC2 and REC4



Cover shown in the closed position

GFCI Receptacle (REC) - 120V 15A GFCI duplex receptacle with weatherproof, self-closing cover; located 36" (915mm) o.c. from base of pole, in-line with hand hole. Receptacle is intended only for portable tools or other portable equipment to be connected to outlet only when attended by operating personnel (120V only).

USB & Duplex Receptacle (REC3) (not shown) - 120V 20A duplex receptacle with USB combination ports. (1) type A and (1) type C high power 5A, 5V USB outlets. With weatherproof, self-closing cover; located 36" (915mm) o.c. from base of pole, in-line with hand hole. Receptacle is intended only for portable tools or other portable equipment to be connected to outlet only when attended by operating personnel.

REC3 does not incorporate GFCI (Ground Fault Circuit Interrupter) protection, and shall be powered by a GFCI protected branch circuit (by others).

GFCI Receptacle (REC2) - 120V 15A GFCI duplex receptacle with weatherproof, self-closing, padlockable in-use cover; located 36" (915mm) o.c. from base of pole, in-line with hand hole. Receptacle is intended only for portable tools or other portable equipment to be connected to outlet only when attended by operating personnel (120V only).

USB & Duplex Receptacle (REC4) (not shown)- 120V 20A duplex receptacle with USB combination ports. (1) type A and (1) type C high power 5A, 5V USB outlets. With weatherproof, self-closing padlockable in-use cover; located 36" (915mm) o.c. from base of pole, in-line with hand hole. Receptacle is intended only for portable tools or other portable equipment to be connected to outlet only when attended by operating personnel.

REC4 does not incorporate GFCI (Ground Fault Circuit Interrupter) protection, and shall be powered by a GFCI protected branch circuit (by others).

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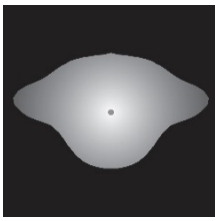
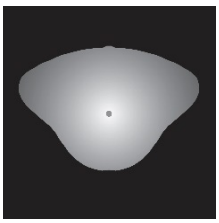
Photometry



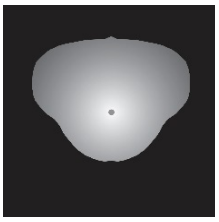
R1 - Gen5 Distribution Type I/II

Light Engine	Lumens	CCT	Input Watts	lm/W
5G350	3,357	3000K	32	105
5G530	4,875	3000K	47	104
5G700	6,325	3000K	62	102
5G900	7,548	3000K	78	97



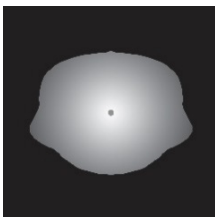
R2 - Gen5 Distribution Type II

Light Engine	Lumens	CCT	Input Watts	lm/W
5G350	3,355	3000K	32	105
5G530	4,854	3000K	47	103
5G700	6,321	3000K	62	102
5G900	7,543	3000K	78	97



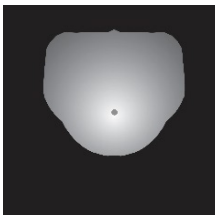
R3 - Gen5 Distribution Type III

Light Engine	Lumens	CCT	Input Watts	lm/W
5G350	3,533	3000K	32	110
5G530	4,875	3000K	47	104
5G700	6,657	3000K	62	107
5G900	7,943	3000K	78	102



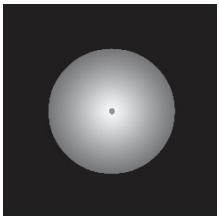
R3W - Gen5 Distribution Type III (Wide)

Light Engine	Lumens	CCT	Input Watts	lm/W
5G350	3,409	3000K	32	107
5G530	4,932	3000K	47	105
5G700	6,423	3000K	62	104
5G900	7,664	3000K	78	98



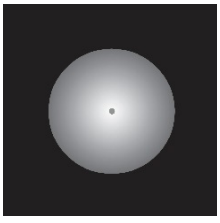
R4 - Gen5 Distribution Type III/IV

Light Engine	Lumens	CCT	Input Watts	lm/W
5G350	3,342	3000K	32	104
5G530	4,835	3000K	47	103
5G700	6,297	3000K	62	102
5G900	7,513	3000K	78	96



R5R - Gen5 Distribution Type V (Round)

Light Engine	Lumens	CCT	Input Watts	lm/W
5G350	3,624	3000K	32	113
5G530	5,243	3000K	47	112
5G700	6,297	3000K	62	102
5G900	7,513	3000K	78	96



DG - Diffuse Glass Distribution Type V (Round)

Light Engine	Lumens	CCT	Input Watts	lm/W
MP350	3,399	3000K	33	103
MP530	4,944	3000K	48	103
MP700	6,283	3000K	61	103
MP900	7,943	3000K	77	103

Photometry

CCT Multiplier	
2700K	0.962
3000K	1.000
4000K	1.063

TM-21 Lifetime Calculation					
Light Engine[2]	Ambient Temp (°C)	Lumen Maintenance (% at hours)			Reported L_{90}[1]
		25K	50K	60K	
5G350	25°C	99.8%	99.8%	99.8%	L_{90}(12K) > 70,000 hours
	40°C	99.8%	99.8%	99.8%	L_{90}(12K) > 70,000 hours
5G530	25°C	99.8%	99.8%	99.8%	L_{90}(12K) > 70,000 hours
	40°C	99.1%	98.5%	98.0%	L_{90}(12K) > 73,000 hours
5G700	25°C	99.8%	99.8%	99.8%	L_{90}(12K) > 70,000 hours
	40°C	99.1%	98.5%	98.0%	L_{90}(12K) > 73,000 hours
5G900	25°C	99.1%	98.5%	98.0%	L_{90}(12K) > 73,000 hours
	40°C	96.6%	95.0%	93.8%	L_{90}(12K) > 73,000 hours

[1] Calculated in accordance with IESNA TM-21-11, projected values are within six times (6x) the IESNA LM-80-08 test duration
[2] Thermal measurements based on Order Code: DSC4L-R4-xx-5Gxxx-30-xx-SV-xx-UNV

TM-21 Lifetime Calculation						
Light Engine[2]	Ambient Temp (°C)	Lumen Maintenance (% at hours)				Reported L_{70}[1]
		25K	50K	75K	90K	
MP350	25°C	97.4%	94.5%	91.8%	90.2%	L_{70}(15K) > 90,000 hours
	40°C	96.0%	92.2%	88.5%	86.4%	L_{70}(15K) > 90,000 hours
MP530	25°C	96.3%	92.8%	89.4%	87.5%	L_{70}(15K) > 90,000 hours
	40°C	94.9%	90.1%	85.5%	82.9%	L_{70}(15K) > 90,000 hours
MP700	25°C	95.2%	90.8%	86.5%	84.0%	L_{70}(15K) > 90,000 hours
	40°C	92.7%	85.3%	78.6%	74.8%	L_{70}(15K) > 90,000 hours
MP900	25°C	93.1%	86.1%	79.6%	76.0%	L_{70}(15K) > 90,000 hours
	40°C	83.1%	68.6%	56.7%	50.5%	L_{70}(15K) > 47,000 hours

[1] Calculated in accordance with IESNA TM-21-11, projected values are within six times (6x) the IESNA LM-80-08 test duration
[2] Thermal measurements based on Order Code: DSC4L-DG-X-MPxxx-30-XX-BL-UNV

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SONOMA
EB3036

BOLLARDS

PROJECT





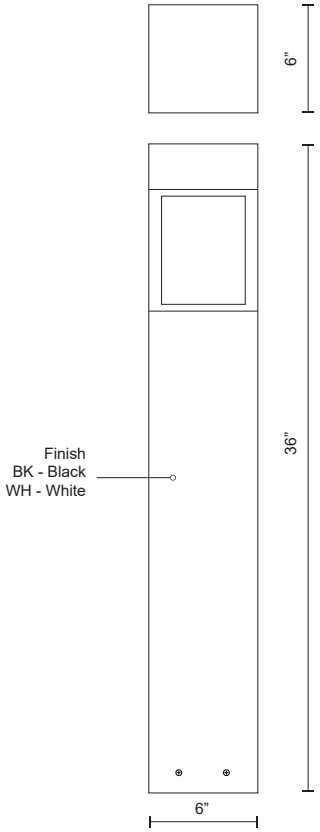
EB3036-BK
Black



EB3036-WH
White

DESCRIPTION

Designed to emulate rectilinear architectural forms the Sonoma exterior bollard radiates light downwards through the four openings in the structure. The gaps serve to elevate the die-cast aluminum square housing higher while providing ample space to radiate the LED luminance. Available in two heights and a curated collection of finishes for a cultivated exterior environment.



SPECIFICATION DETAILS

* For custom options, consult factory for details.

Fixture Dimensions	L6" x W6" x H36"
Light Source	LED
Wattage	12W
Total Lumens	1000lm
Delivered Lumens	BK-562lm*; WH-843lm*;
Voltage	120V
Color Temperature	3000K
CRI (Ra)	>90
Optional Color Temps	2700K - 5000K Available, Minimum Order Quantities Apply
LED Rated Life	50,000 hours
Dimming	100% - 10%, ELV Dimmer (Not Included)
Diffuser Details	Clear Glass Diffuser
Location	Wet
Warranty	5 Years

KUZCO

19054 28TH AVENUE
SURREY - BC V3Z 6M3
CANADA

WWW.KUZCOLIGHTING.COM

COMMENT

1300 Industrial Road, Unit #19
San Carlos, CA 94070
FREE CALL 1-866-695-5862 US & Canada
info@lumascape.com

LUMASCAPE USA INC.

LS782LED Astelia

At Grade

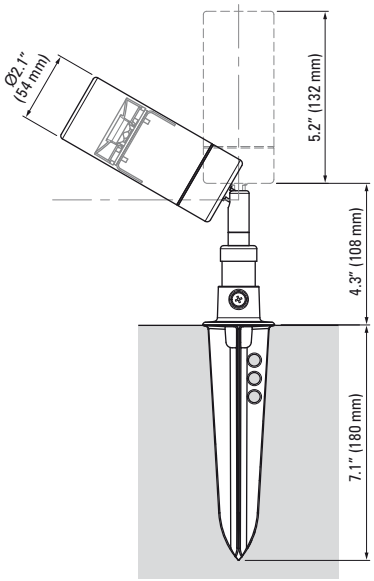
humantouch™ microantileach™

CADdetails d5 Dimmable IP65 c ETL US LISTED Intertek

The Astelia is an excellent option for LED landscape lighting, featuring aim and tilt adjustability, a choice of finishes and long service life. The Astelia features new Lumascape d5 driver technology as a standard inclusion, providing a high level of control: When high output is required, it can be deployed in its full output, 6 W configuration; If a lower level of light is required, it can be set as low as 0.6 W, (either by the factory or in the field).



LS782LED Astelia



Specifications

Lamp Source	6 W LED □ White (4 300 K typical) ■ Warm white (3 000 K typical) ■ Blue (470 nm)
Approved Use	Suitable for wet locations
Control Options	0-10 V (current sourcing) PWM On-site or factory-programmable brightness
IP Rating	IP65
Construction	Powder coated aluminum ■ Black ■ Silver Polished copper
Installation Type	Spike mount
Remote Transformers / Power Supplies *Order separately*	Refer to Technical Data section for application specific options
Ambient Operating Temperature	-4 °F to 104 °F (-20 °C to 40 °C)
Photometrics	Refer to www.lumascape.com

Any luminaire can become hot - take care with appropriate use and placement

LS782LED → [ ] → [ ] → 13-DIM → [ ]

LAMP

Description	Wattage	Color	Code
LED	6 W	White (4 300 K typical)	6W4
		Warm white (3 000 K typical)	6H6
		Blue (470 nm)	6B4

OPTICAL SYSTEM

Beam		Code
Narrow	14°	NR
Narrow Medium	25°	NM
Medium	30°	ME
Wide	40°	WD

INPUT VOLTAGE

Description	Code
0-10 V or PWM Dimmable Driver, 12-15 V, 60 Hz or 12-24 V DC	13-DIM[1]

[1] Requires appropriate transformer.

FINISH

Description	Material	Code
Black, powder coated	Aluminum	CB
Silver, powder coated	Aluminum	CS
Polished	Copper	CU

Dimmable Wiring Diagram Reference

Input Voltage	LED Color	Control Type	Wiring Diagram
13-DIM	Single Color	PWM	2,3,4

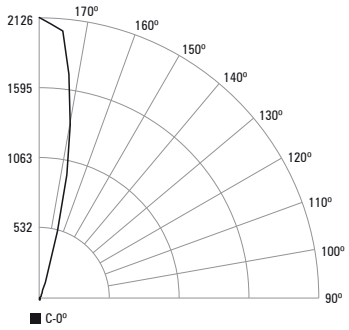
Photometrics

Photometric data is based on test results from a NIST traceable testing lab. IES data is available at www.lumascape.com.
Note: No depreciation factor is applied to the data shown.

LS782LED 4 300 K 25° Beam Angle

Power Input	7.1
Lumens	403
Efficacy	57 lm/W

Polar Candela Distribution



	C 0°	C 15°	C 30°	C 45°	C 60°	C 75°	C 90°
90°	0	0	0	0	0	0	0
100°	0	0	0	0	0	0	0
110°	0	0	0	0	0	0	0
120°	0	0	0	0	0	0	0
130°	3	1	1	2	1	4	2
140°	15	17	18	25	25	23	17
150°	36	39	39	39	40	39	39
160°	287	224	202	216	273	319	202
170°	1433	1446	1447	1425	1407	1392	1404
180°	2126	2126	2126	2126	2126	2126	2126

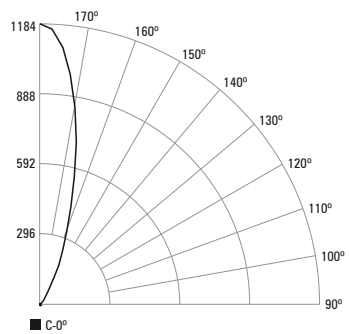
Illuminance at a Distance

ft	Center Beam fc	Beam Ø
5	85	2 ft
10	21.3	4 ft
15	9.4	7 ft
25	3.4	11 ft
30	2.4	13 ft
40	1.3	18 ft
50	0.9	22 ft

LS782LED 4 300 K 30° Beam Angle

Power Input	6.9
Lumens	365
Efficacy	53 lm/W

Polar Candela Distribution



	C 0°	C 15°	C 30°	C 45°	C 60°	C 75°	C 90°
90°	0	0	0	0	0	0	0
100°	0	0	0	0	0	0	0
110°	0	0	0	0	0	0	0
120°	0	0	0	0	0	0	0
130°	3	3	3	3	3	3	4
140°	19	18	16	16	18	20	23
150°	81	89	96	94	88	87	89
160°	315	326	333	334	333	333	333
170°	821	834	841	841	841	839	850
180°	1184	1184	1184	1184	1184	1184	1184

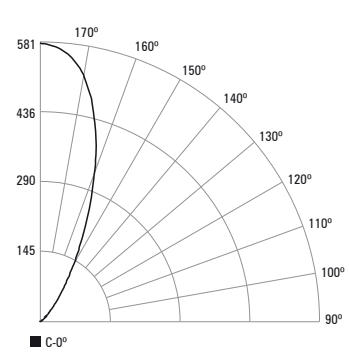
Illuminance at a Distance

ft	Center Beam fc	Beam Ø
5	47.4	3 ft
10	11.8	5 ft
15	5.3	8 ft
25	1.9	13 ft
30	1.3	16 ft
40	0.7	21 ft
50	0.5	27 ft

LS782LED 4 300 K 40° Beam Angle

Power Input	7.5
Lumens	359
Efficacy	48 lm/W

Polar Candela Distribution

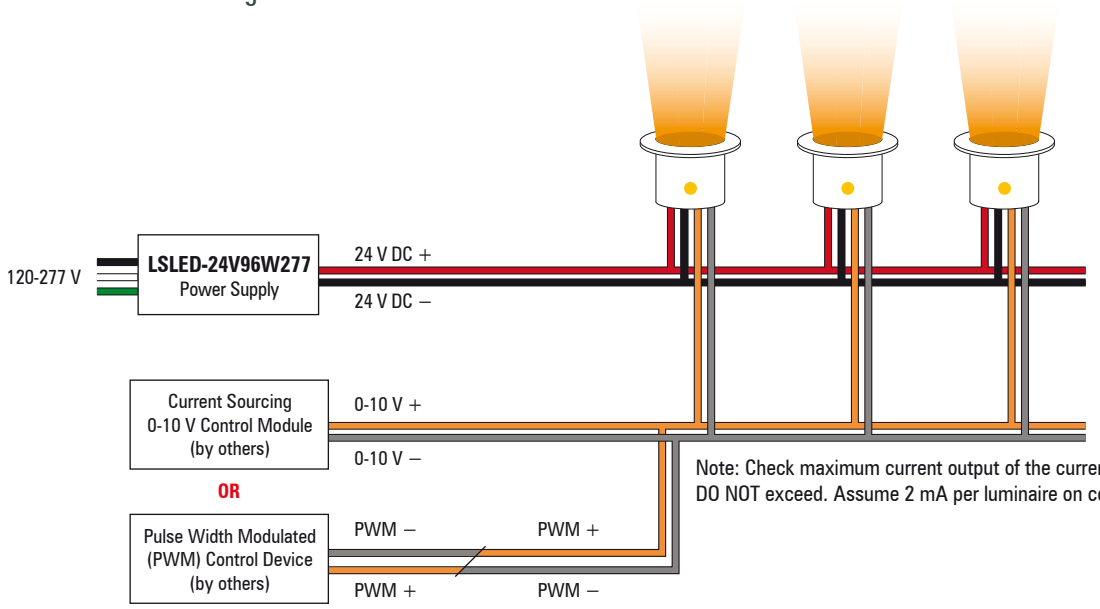


	C 0°	C 15°	C 30°	C 45°	C 60°	C 75°	C 90°
90°	0	0	0	0	0	0	0
100°	0	0	0	0	0	0	0
110°	0	0	0	0	0	0	0
120°	1	1	1	1	0	0	0
130°	16	15	13	12	12	13	14
140°	51	48	44	41	41	45	48
150°	147	140	129	121	119	123	127
160°	336	325	312	300	291	287	286
170°	523	517	512	506	501	498	497
180°	581	581	581	581	581	581	581

Illuminance at a Distance

ft	Center Beam fc	Beam Ø
5	23.2	4 ft
10	5.8	7 ft
15	2.6	11 ft
25	0.9	18 ft
30	0.6	22 ft
40	0.4	29 ft
50	0.2	36 ft

Diagram 2 - 0-10 V Dimming Via Current Sourcing Module, or Pulse Width Modulated Dimming (PWM) - Low Voltage LED Luminaire with d5 Driver on 24 V DC Circuit

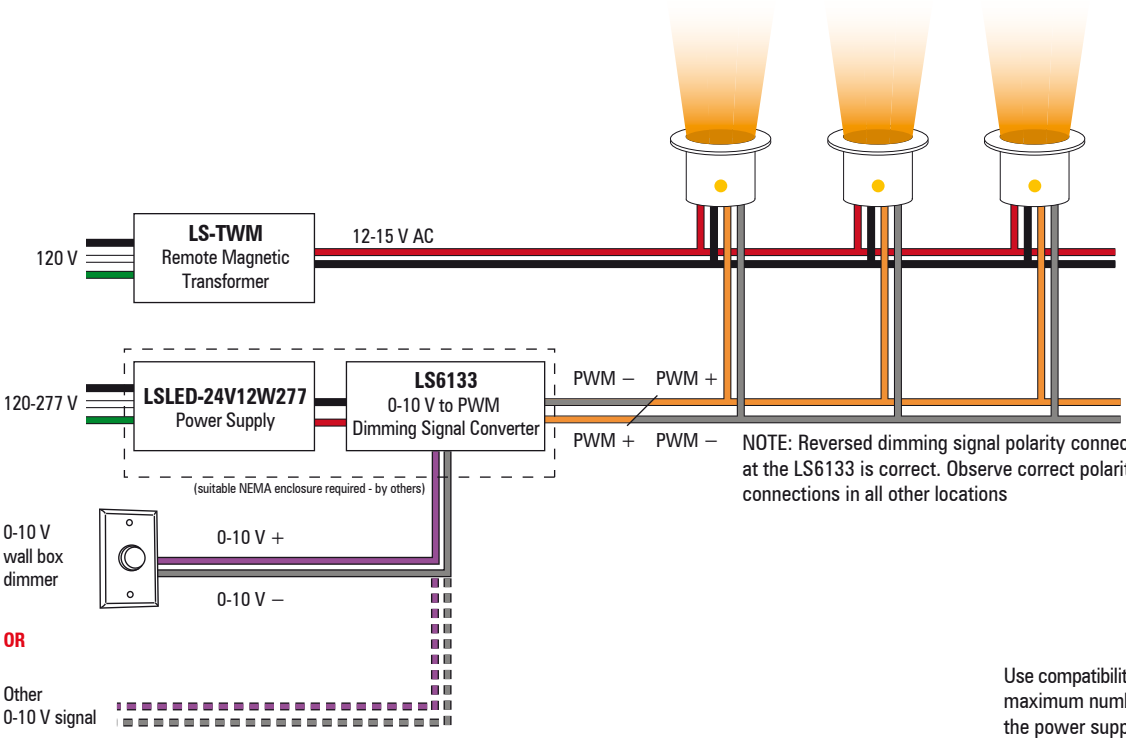


Note: Check maximum current output of the current sourcing module. DO NOT exceed. Assume 2 mA per luminaire on control circuit.

NOTE: Reversed dimming signal polarity connection at the PWM Control device is correct. Observe correct polarity connections in all other locations

Use compatibility table to determine maximum number of luminaires the power supply can support.

Diagram 3 - 0-10 V Dimming - Low Voltage LED Luminaire with d5 Driver on 12-15 V AC Circuit



NOTE: Reversed dimming signal polarity connection at the LS6133 is correct. Observe correct polarity connections in all other locations

Use compatibility table to determine maximum number of luminaires the power supply can support.

NOTE: The above diagrams are intended to show electrical pathways between luminaires and ancillary devices. These diagrams are not intended to show type or color of cord/wire, wire gauge or approved use of the cord/wire supplied with luminaires.

Consult the luminaire-specific cutsheet or the factory for detailed specifications.

Transformers and Power Supplies for Low Voltage LED Luminaires

The following list of transformers and power supplies are for use with luminaires specifically described as being compatible with either 12 V AC (wirewound only) transformers or with 12-24 V DC power supplies. Compatibility will be noted in the ordering code of the luminaire concerned, and will typically be referenced by Voltage Code '13' or '13-DIM'. In the case of '13-DIM' additional components may be required. Refer to the applicable wiring diagram/s.

Compatibility with each transformer or power supply is indicated by the value mentioned, representing the maximum number of luminaires that may be powered from each transformer or power supply. Please note, this does not take into consideration voltage drop or ampacity limits of the branch circuit. For assistance, please contact factory.

	Wall Mounted Landscape Lighting Transformers			Wall Mounted Transformers				Class 2 Power Supply	Direct Burial Transformer
	LS-TWM-1-300	**LS-TWM-2-600**	**LS-TWM-3-900**	**LS-TWM-50**	**LS-TWM-100**	**LS-TWM-150**	**LS-TWM-250**	**LSLED-24V96W277**	**LS-TDB1-300**
Input Voltage	120 V, 60 Hz	120 V, 60 Hz	120 V, 60 Hz	120 V, 60 Hz	120 V, 60 Hz	120 V, 60 Hz	120 V, 60 Hz	120-277 V, 50/60 Hz	120 V, 60 Hz
Output Voltage	12/13/14/15 V 60 Hz	12/13/14/15 V 60 Hz	12/13/14/15 V 60 Hz	12 V, 60 Hz	12 V, 60 Hz	12 V, 60 Hz	12 V, 60 Hz	24 V DC	12.5 V, 60 Hz
Wattage	1 x 300 W circuit	2 x 300 W circuits	3 x 300 W circuits	50 W	100 W	150 W	250 W	96 W	300 W
LS782LED	23	46	69						23

Transformers for Landscape Lighting Applications

LS-TWM-1-300

Magnetic transformer - wall mounted

Input	120 V
Rating	300 W
Output	12/13/14/15 V
Output Circuits	1
Protection	Electrostatic shield, magnetic breaker
Approvals	UL, CUL
NEMA Rating	3R
Construction	Stainless steel
Dimensions	**H** 17.6" (447 mm) **W** 6.8" (173 mm) **D** 6.19" (157 mm)
Weight	27 lb (12.3 kg)

LS-TWM-2-600

Magnetic transformer - wall mounted

Input	120 V
Rating	600 W
Output	12/13/14/15 V
Output Circuits	2
Protection	Electrostatic shield, magnetic breaker
Approvals	UL, CUL
NEMA Rating	3R
Construction	Stainless steel
Dimensions	**H** 17.6" (447 mm) **W** 6.8" (173 mm) **D** 6.19" (157 mm)
Weight	29 lb (13.2 kg)

LS-TWM-3-900

Magnetic transformer - wall mounted

Input	120 V
Rating	900 W
Output	12/13/14/15 V
Output Circuits	3
Protection	Electrostatic shield, magnetic breaker
Approvals	UL, CUL
NEMA Rating	3R
Construction	Stainless steel
Dimensions	**H** 18.6" (472 mm) **W** 7.8" (198 mm) **D** 6.19" (157 mm)
Weight	34 lb (15.5 kg)

LS-TDB1-300

Magnetic transformer - direct burial

Input	120 V
Rating	300 W
Output	12.5 V
Output Circuits	1
Protection	Circuit breaker
Approvals	ETL (US and Canada)
NEMA Rating	12
Construction	Reinforced composite
Dimensions	**H** 9" (229 mm) **W** 9" (229 mm) **D** 7" (178 mm)
Weight	8 lb (3.6 kg)

Control Related Equipment

LS6133

0-10 V to PWM translator - NEMA enclosure required (by others)

Input	24 V DC
Rating	96 W max
Output	4 A max
Output Circuits	1
Approvals	UL, CUL Recognized, Class 2
IP Rating	IP66
Dimensions	**H** 5.2" (132 mm) **W** 1.3" (33 mm) **D** 1" (25 mm)
Weight	0.2 lb (0.1 kg)

LS67100

DMX to PWM translator - dry location only

Input	24 V DC
Rating	4 x 60 W max
Output	4 x 2.5 A max
Output Circuits	4
Approvals	UL, CUL
IP Rating	N/A
Dimensions	**H** 11.25" (286 mm) **W** 4.6" (117 mm) **D** 3.2 (82 mm)
Weight	0.5 lb (0.2 kg)

REV 08.08.19

AERO SHALLOW BOWL GOOSENECK LIGHT

BARN LIGHT QUICK SHIP COLLECTION

Max Weight: 10.0 lbs

PROJECT NAME _____

PROJECT TYPE _____

SPS-0333

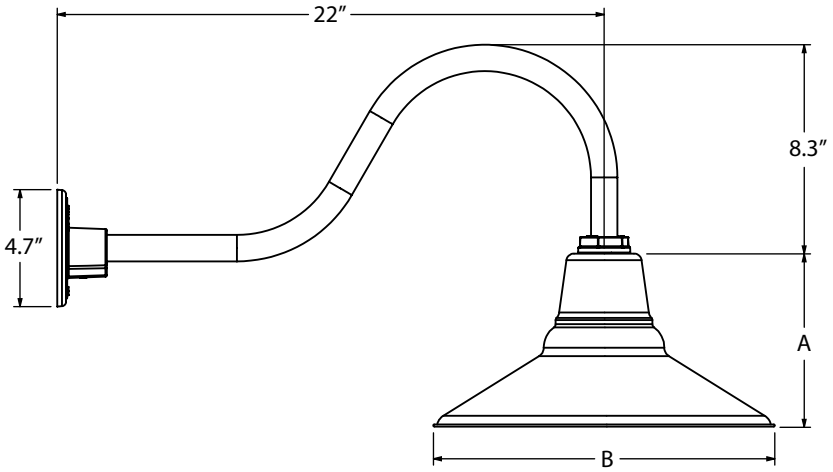
BLE - QS - G - SBA12 (A) - 100 (B) - G22 (C) - NA (D)

Order Example: BLE - QS - G - SBA16 - 975 - G1 - NA

A - SHADE SIZE		B - FINISHES		C - GOOSENECK ARMS	D - WIRE CAGE	
SBA12	12″ Aero Shade	*POWDER COAT FINISHES[1]:*		*GOOSENECK OPTIONS:*	**NA**	None/No Wire Cage
SBA16	16″ Aero Shade	**100**	Black	**G1**	**WC**	Wire Cage[2]
		200	White	**G15**		
		300	Dark Green	**G22**		
		975	Galvanized	**G26**		

IMPORTANT: *(1) All Powder Coat finished shades, Galvanized excluded, feature a white interior (2) If selected, wire cage finish will match selection in Section B*

DIMENSIONAL DRAWING



SHOWN WITH:
12" SHADE & G22 GOOSENECK ARM

SHADE CODE	HEIGHT (A)	DIAMETER (B)
SBA12	6.25″	12″
SBA16	7.75″	16″

LIGHT SOURCE

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. To obtain an IES file specific to your project, please contact the factory.

OPTION	WATTAGE	LUMENS *Avg. value, actual value dependent on bulb used	CRI	VOLTAGE	DIMMING
INCANDESCENT (MED E26)					
E26	200W Max	*3000	*100	120 VAC	Bulb Dependant

SPECIFICATIONS

CERTIFICATIONS, LISTINGS & WARRANTY

MADE IN THE USA
Manufactured and Hand-Crafted in Our 60,000 Square Foot Facility Located in Titusville, FL

CSA LISTED FOR WET LOCATIONS

LIMITED WARRANTY
For Additional Information on Our Limited Warranty, Please See Our Terms & Conditions

DESIGN

AERO SHALLOW BOWL SHADE
Hand-Spun from High Purity 0.050" Thick 3003-O Temper Aluminum

POWDER COAT FINISHES
Polyester Powder Coat Finishes Are Electro-Statically Applied and Thermocured

GOOSENECK
1/2" Nominal (0.84" Actual) or 3/4" Nominal (1.05" Actual) Sch 40, 6063 Aluminum Gooseneck



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Specifications are subject to change without notice

RAZER RD

WEB PIN 729









©2021 Beta-Calco Inc.
Specifications are subject to change without notice

GENERAL SPECIFICATION

Product Overview:

- Sleek robust design
- Available with 2 beam angles, 3° narrow and 75° wide
- Direct, indirect or direct/indirect light distributions
- Ideally suited for entryways and building facades

Body and trim: Die-cast aluminum.
Finish: Powder coated.
Lens: Tempered safety glass.
Gaskets: Heat resistant silicone.
External screws: 304 stainless steel.
Ambient temperature operating range: -13°F (-25°C) to 95°F (35°C)
Drivers: Integral, HPF electronic for 120-277V, (EU-240V).
Mechanical: Mounts directly over a 2" x 3" electrical junction box (by others - North America only).
Delivered Lumens: Delivered lumens & LPW based on 4000K (min 80 CRI).

MOUNTING & OPTICS



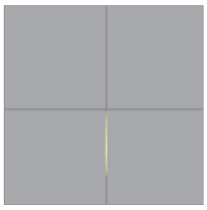
Ext-Wall Downlight



Ext-Wall Up/Down



Ext-Wall Uplight



3°



75°

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HOW TO ORDER

A SPECIFY LUMINAIRE

Code	Light Direction
RARD1W01	One Direction
RARD2W01	Two Direction

Additional Information

Stainless steel screw on Direction A.

B SPECIFY BEAM ANGLE (DIRECTION ONE)

Code	Beam	Wattage	Delivered lms
BA00	Not required		
BA03	3°	3W	59
BA75	75°	7W	482

C SPECIFY BEAM ANGLE (DIRECTION TWO)

Code	Beam	Wattage	Delivered lms
BB00	Not required		
BB03	3°	3W	59
BB75	75°	7W	482

D SPECIFY CRI

CR80	CRI 80+

E SPECIFY CCT

CTA00	Not required
CTA30	3000K
CTA35	3500K
CTA40	4000K

F SPECIFY VOLTAGE

V1	120/277V
V2	240V [1]

Additional Information

[1] Not available in North America.

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Specifications are subject to change without notice

G SPECIFY DIMMING

DA00	Not required
DA10	0-10V Dimming (10%) [1]

Additional Information

[1] Dimming not availabe for direct only version using 3° narrow beam.

H SPECIFY FINISH

FA02	Black Metallic - Textured
FA20	Silver Metallic - Textured
FA27	Wood grain - Light Cherry [1]
FB28	Wood grain - Dark Walnut [1]
FA44	Midnight Blue Metallic - Textured
FA46	Charcoal Metallic - Textured
FA47	Bronze Metallic - Textured
FA53	Red Metallic - Textured

Additional Information

[1] Longer lead times may apply, consult factory. Note: Wood grain pattern will vary pre fixture.

EXAMPLE CODE

RARD2W01/BA03/BB75/CR80/CTA35/CTB35/V1/DA10/FA46

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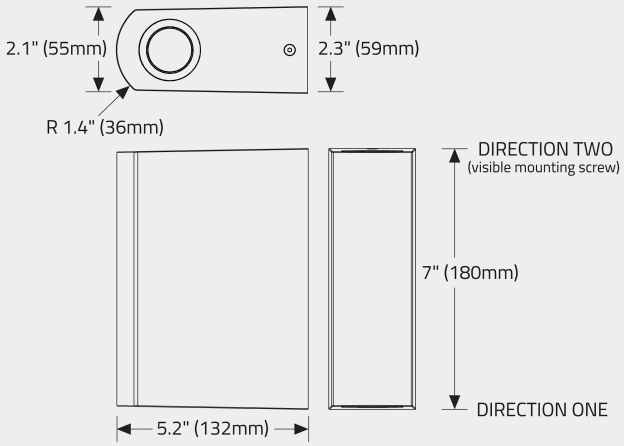
Specifications are subject to change without notice

DIMENSIONAL DIAGRAMS



APPROVALS

THE CITY OF POUGHKEEPSIE

DEPARTMENT OF PUBLIC WORKS & ENGINEERING

SITE PLAN REVIEW
Form #2

1. Date: January 5, 2022

2. Name of Site Plan: 278-282 Main Street

3. Address or Location: 278-282 Main Street

4. Owner: Kirchner Realty, Inc.

5. Engineer/ Architect: Aryeh Siegel, Architect
Hudson Land Design, Eric S Rogge, P.E., Engineer

6. Yes ☐ No ☐ The site plan as forwarded by the Planning Department is acceptable and will be signed off on with no condition(s).

7. Yes ☐ No ☐ The site plan as forwarded by the Planning Department is acceptable and has been signed off on with no condition(s).

8. Yes ☒ No ☐ The applicant should be notified that the Dept. of Public Works/Engineering requires the following comment(s) be addressed:

Correspondence dated 12/17/2021 from Hudson Land Design, Eric S. Rogge, P.E., indicates the following comments to be addressed in a future submission. The comments below are outstanding and have not been addressed with drawings dated 11/2/2021:

1. Provide updated drainage report. Design professional/ developer required to meet with City Fire Department to establish fire suppression water needs. Developer to demonstrate what is being requested is achieved.
2. Provide and show on site plan detail of proposed dumpster containment pad and screening.
3. Provide size, maintenance schedule and location of grease traps on site plan.
4. Provide an estimate of costs for site work.

Joseph T. Kane
Assistant Civil Engineer

MARCUS J. MOLINARO
COUNTY EXECUTIVE

EOIN WRAFTER, AICP
COMMISSIONER

COUNTY OF DUTCHESS

DEPARTMENT OF PLANNING AND DEVELOPMENT

December 9, 2021

To: Planning Board, City of Poughkeepsie
Re: ZR21-350, 278-282 Main Street Site Plan
Lot: 059084/062084/065083/060075/068081, Main Street

The Dutchess County Department of Planning and Development has reviewed the subject referral within the framework of General Municipal Law (Article 12B, §239-l/m).

ACTION

The applicant is seeking site plan approval to convert a building for ground-floor retail/restaurant space and 24 upper-floor residential units. The proposal includes construction of a fifth story and elevator tower addition, associated façade renovations, and site alterations to pedestrian areas, lighting, and landscaping.

COMMENTS

The photometrics illustrate that lighting levels are too high throughout most of the site. The proposed plaza area east of the building shows footcandle levels ranging from 2-9+, with areas closer to the building ranging upwards of 18 footcandles. Though the notion that "brighter must be safer" sounds logical, it is actually safer to focus on creating even levels of lighting that avoid pockets of shadow and bright areas of glare. Evenly lit areas averaging approximately 1 footcandle are adequate for pedestrian safety; levels ranging from 2-5 footcandles are only necessary in high security areas (e.g. around bank ATM machines), and above 5 footcandles should be avoided altogether.



The applicant is proposing numerous uplighting fixtures on the east building façade. We question the assertion that these fixtures would be "dark sky compliant" because the cornice overhang would block them from causing light pollution (as heard at 11/16/21 Planning Board meeting). The fixtures would be located approximately 30 feet below the cornice line of the building, and as shown in the light spillage graphic at right (source https://betacalco.com/products/razer-rd/configuratior) provided on the manufacturer's website, light will cast back at an angle away from the building façade, thus likely clearing the cornice and negatively impacting the night sky. We strongly encourage the applicant to remove these and any other uplighting from the site. If the Board is inclined to allow them, they could be set to a timer to ensure they turn off at a certain time every night.

RECOMMENDATION

The Department recommends that the Board rely upon its own study of the facts in the case with due consideration of the above comments.

Eoin Wrafter, AICP, Commissioner
By

Heather M. LaVarnway, CNU-A, Senior Planner

Dutchess County Department of Planning and Development

Fax Info Only		
To	Date	#pgs
Co./Dept.	From	
Fax #	Phone #	

239 Planning/Zoning Referral - Exemption Communities

Please Fill in this section

Municipality: **City of Poughkeepsie**

Referring Agency: **Planning Board**

Tax Parcel Numbers(s): **0590840000, 0620840000, 0650830000, 0600750000, 0680810000**

Project Name: **278-282 Main Street**

Applicant: **Kirchner Realty, Inc/Michael DeCordova**

Address of Property: **278 Main St, Poughkeepsie, NY 126010000**

Exempt Actions:*
239 Review is NOT Required

- Administrative Amendments (fees, procedures, penalties, etc.)
- Special Permits for residential uses (accessory apts, home occupations, etc.)
- Use Variances for residential uses
- Area Variances for residential uses
- Renewals/Extension of Site Plans or Special Permits that have no changes from previous approvals

No Authority to review these Actions

- Subdivisions / Lot Line Adjustments
- Interpretations

☐ Exempt Action submitted for informal review

Actions Requiring 239 Review

- ☐ Comprehensive/Master Plans
- ☐ Zoning Amendments (standards, uses, definitions, district regulations, etc.)
- ☐ Other Local Laws associated with zoning (wetlands, historic preservation, affordable housing, architectural review, etc.)
- ☐ Rezonings involving all map changes
- ☐ Architectural Review
- ☑ Site Plans (all)
- ☐ Special Permits for all non-residential uses
- ☐ Use Variances for all non-residential uses
- ☐ Area Variances for all non-residential uses
- ☐ Other (Describe):

Parcels within 500 feet of:

- ☐ State Road:
- ☐ County Road:
- ☐ State Property (with recreation area or public building)
- ☑ County Property (with recreation area or public building)
- ☐ Municipal Boundary
- ☐ Farm operation in an Agricultural District

Date Response Requested: **12/13/2021**

Entered By: **Knauss, Judith**

These actions are only exempt in municipalities that signed an intermunicipal agreemment with Dutchess County to that effect.

For County Office Use Only

Response From Dutchess County Department of Planning and Development

No Comments:

- ☐ Matter of Local Concern
- ☐ No Jurisdiction
- ☐ No Authority
- ☐ Withdrawn
- ☐ Incomplete - municipality must resubmit to County
- ☐ Exempt from 239 Review
- ☐ None

Comments Attached:

- ☑ Local Concern with Comments
- ☐ Conditional
- ☐ Denial
- ☐ Incomplete with Comments- municipality must resubmit to County
- ☐ Informal Comments Only (Action Exempt from 239 Review)

Date Submitted: **11/18/2021**	Notes:	☐ Major Project
Date Received: **11/18/2021**		Referral #: **ZR21-350**
Date Requested: **12/13/2021**		
Date Required: **12/17/2021**	☐ Also mailed hard copy	Reviewer: Heather M. LaV
Date Transmitted: **12/9/2021**		

MARCUS J. MOLINARO
COUNTY EXECUTIVE

EOIN WRAFTER, AICP
COMMISSIONER

COUNTY OF DUTCHESS

DEPARTMENT OF PLANNING AND DEVELOPMENT

October 7, 2021

To: Planning Board, City of Poughkeepsie
Re: ZR21-273, 278-282 Main Street Site Plan
Lot: 059084/062084/065083/060075, Main Street

The Dutchess County Department of Planning and Development has reviewed the subject referral within the framework of General Municipal Law (Article 12B, §239-l/m).

ACTION

The applicant is seeking site plan approval to convert an existing building to include ground-floor commercial/restaurant space and 24 residential units on the upper floors. The proposal includes construction of a fifth story and elevator tower addition, associated façade renovations, and site alterations to pedestrian areas, lighting and landscaping.

COMMENTS

No lighting details, photometrics, or fixture specification sheets were included, though "pedestrian light fixtures" are located on the site plan, and the building elevations shown on Sheet 10 indicate uplighting is proposed "at bottom of each pier location above 2nd floor". The Board and applicant should ensure that overall site lighting levels are evenly distributed and range from 0.1-1.0 footcandles, and that all fixtures are downlit, fully shielded, dark-sky compliant, and have a color temperature no higher than 3,000K.

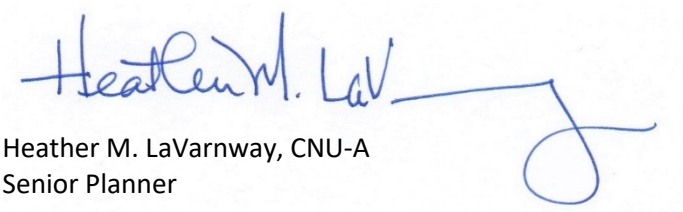
Some of the architectural elevation details are incomplete or difficult to evaluate as shown. Labels are missing from the "Typical Storefront Section" on Sheet 10, and the color renderings shown on Sheet 11 are small, making details difficult to discern. Fully labeled elevations, along with larger color renderings of the views shown as well as each façade elevation would aid in understanding the proposed architectural additions/changes to this building. Notes on Sheet 10 and 11 indicate the existing brick on the east façade would be painted charcoal gray while the brick on the west façade is to be covered with stucco cladding and the north/south facades are to remain and be cleaned/refurbished. However, the color renderings appear to show a gray façade color on all sides except on the new elevator tower. The applicant should clarify the proposed façade treatments for each side of the building and ensure any representative renderings accurately reflect what is proposed.

The functionality of the outdoor area east of Wood Lane is unclear. The seating area in the southern portion is almost fully enclosed by the adjacent building (blank wall) and proposed planters; it appears to be programmed for outdoor dining, however no restaurant is adjacent to this space. The remainder of the area closer to Main Street includes large concrete steps with seat walls. On a day-to-day basis, what is the expectation for how residents and the public would use this space? In addition, we note the proposed gates at each end of Wood Lane. Given how these parcels provide a natural connection between Main Street and a large public parking lot to the south, consideration could be given to retaining a more open and inviting approach to this pedestrian area.

RECOMMENDATION

The Department recommends that the Board rely upon its own study of the facts in the case with due consideration of the above comments.

Eoin Wrafter, AICP, Commissioner
By



Heather M. LaVarnway, CNU-A
Senior Planner

Dutchess County Department of Planning and Development

Fax Info Only		
To	Date	#pgs
Co./Dept.	From	
Fax #	Phone #	

239 Planning/Zoning Referral - Exemption Communities

Please Fill in this section

Municipality: **City of Poughkeepsie**

Referring Agency: **Planning Board**

Tax Parcel Numbers(s): **0590840000, 0620840000, 0650830000, 0600750000, 0680810000**

Project Name: **278 - 282 Main Street**

Applicant: **Kirchner Realty, Inc / Michael DeCordova**

Address of Property: **278 Main St, Poughkeepsie, NY 126010000**

**Exempt Actions:*
239 Review is NOT Required**

- Administrative Amendments (fees, procedures, penalties, etc.)
- Special Permits for residential uses (accessory apts, home occupations, etc.)
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- Area Variances for residential uses
- Renewals/Extension of Site Plans or Special Permits that have no changes from previous approvals

No Authority to review these Actions

- Subdivisions / Lot Line Adjustments
- Interpretations

☐ Exempt Action submitted for informal review

Actions Requiring 239 Review

- ☐ Comprehensive/Master Plans
- ☐ Zoning Amendments (standards, uses, definitions, district regulations, etc.)
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- ☐ Special Permits for all non-residential uses
- ☐ Use Variances for all non-residential uses
- ☐ Area Variances for all non-residential uses
- ☐ Other (Describe):

Parcels within 500 feet of:

- ☐ State Road:
- ☐ County Road:
- ☐ State Property (with recreation area or public building)
- ☑ County Property (with recreation area or public building)
- ☐ Municipal Boundary
- ☐ Farm operation in an Agricultural District

Date Response Requested: **9/20/2021**

Entered By: **Quinn, Natalie**

These actions are only exempt in municipalities that signed an intermunicipal agreemment with Dutchess County to that effect.

For County Office Use Only

Response From Dutchess County Department of Planning and Development

No Comments:

- ☐ Matter of Local Concern
- ☐ No Jurisdiction
- ☐ No Authority
- ☐ Withdrawn
- ☐ Incomplete - municipality must resubmit to County
- ☐ Exempt from 239 Review
- ☐ None

Comments Attached:

- ☑ Local Concern with Comments
- ☐ Conditional
- ☐ Denial
- ☐ Incomplete with Comments- municipality must resubmit to County
- ☐ Informal Comments Only (Action Exempt from 239 Review)

Date Submitted: **9/8/2021**	Notes: **Hand-delivered to DCP 9/8.**	☑ Major Project
Date Received: **9/8/2021**		Referral #: **ZR21-273**
Date Requested: **9/20/2021**		
Date Required: **10/7/2021**	☐ Also mailed hard copy	Reviewer: Heather M. LaV
Date Transmitted: **10/7/2021**		

THE CITY OF POUGHKEEPSIE

DEPARTMENT OF PUBLIC WORKS & ENGINEERING

SITE PLAN REVIEW

Form #1

1. Date: September 16, 2021

2. Name of Site Plan: 278-282 Main Street

3. Address or Location: 278-282 Main Street

4. Owner: Kirchner Realty, Inc.

5. Engineer/ Architect: Aryeh Siegel Architect

6. Yes ☐ No ☐ The site plan as forwarded by the Planning Department is acceptable and will be signed off on with no condition(s).

7. Yes ☐ No ☐ The site plan as forwarded by the Planning Department is acceptable and has been signed off on with no condition(s).

8. Yes ☒ No ☐ The applicant should be notified that the Dept. of Public Works/Engineering requires the following comment(s) be addressed:

1. Provide utility report verifying sanitary sewer capacities are sufficient for proposed development. Design professional/ developer required to meet with City Fire Department to establish domestic and fire suppression water needs. Developer to demonstrate what is being requested is achieved.
2. Provide and show on site plan survey boundary information, adjoiners and any found or placed property corner monuments.
3. Provide and show on site plan size of existing sanitary and water pipe utility information. This information can be obtained from the Office of the City Engineer. Provide flow direction arrows and verify direction/ connection point of sanitary sewer main to Cannon Street, Main Street and/ or both.
4. Applicant's design professional to contact Greg Bolner w/ CPL, Engineer of Record, for the existing project at the Liberty Street Parking Lot GIGP Project. Design Professional should verify Design Point of Stormwater design will remain valid and not changed/ modified as part of that project. Verify adequate capacity at connection point and downstream to Main Street storm sewer.
5. Show existing water and sanitary sewer connection(s) from building to main. Provide and show location of water meter(s).
6. Provide and show on site plan detail of proposed dumpster containment pad and screening.
7. E&SC Plan indicates use of hay bales at the south end of the site. Provide NYS Standards & Specifications for E&SC approved practice at this location.
8. Show and indicate City utility easements on site plan.
9. Any proposed food prep areas within development requires properly sized and design grease trap. Provide size, maintenance schedule and location on site plan, if applicable.
10. Provide an estimate of costs for site work.

Joseph T. Kane
Assistant Civil Engineer

505 Main Street
Poughkeepsie, NY 12601

Poughkeepsie Fire Department

To : Planning Department

From : Fire Chief Johnson

Date : 09/04/ 2021

Subject : SITE PLAN REVIEW

SITE PLAN NAME **278 Main Street**
LOCATION **278 Main Street**

__X__ The Site Plan as forwarded by the Zoning Administrator is acceptable and will be signed with conditions*.

_____ The Site Plan as forwarded by the Zoning Administrator is acceptable and has been signed without conditions.

_____ The Site Plan as forwarded by the Zoning Administrator is unacceptable and will not be signed until the following items are satisfied:

_____

_____

*Conditions: (1) A Standpipe / Sprinkler system will be installed as per Code,
(2) An approved Fire alarm system will be installed throughout
(3) An approved Fire suppression system will be installed in all cooking areas as per Code and connected to Alarm system (commercial Kitchens)
(4) A Knox box entry system will be installed, and keys supplied for building
(5) For Public Assembly areas, occupancy permits, will be required.
(6) Where Elevators are installed, a FEO K1 Fire Dept override key shall be installed.
(7) All site driveways, entries and parking areas must meet Fire Apparatus Turning radius formulas

Fire Chief

Fire Headquarters
(845)451-4079
(845)451-4191Fax

)UGHKEEPSIE POLICE DEPARTMENT

SITE PLAN REVIEW

DATE: 09-08-2021

PROJECT NAME: 278-282 Main Street

PROJECT ADDRESS: 278-282 Main Street

☒ **THE SITE PLAN IS ACCEPTABLE AND WILL BE SIGNED WITH NO CONDITIONS**

☐ **THE SITE PLAN IS UNACCEPTABLE AS SUBMITTED. THE PLAN WILL BE SIGNED IF THE FOLLOWING CONDITIONS ARE SATISFIED.**

CONDITIONS:

RECEIVED

SEP 09 2021

APPROVED BY CHIEF THOMAS PAPE OR AGENT:	DATE:
	9-8-21

CITY OF POUGHKEEPSIE, NEW YORK

Application for Site Plan, Special Permit & Facade Approval

OFFICE USE ONLY
CODE: PLSF
ID #_____
FEE: _____ Total, from: $500, plus $_____ ($150 per 1000 square feet of floor area), plus $_____ ($35 per number of required parking spaces), plus $_____ ($500 for special permit, if applicable)

I. **PROPERTY ADDRESS:** 39 Pershing Ave.

II. **PROPERTY OWNER:** 39 Pershing Ave., City of Poughkeepsie,
ADDRESS:

NY, 12601 (state and zip code)

PHONE NUMBER: 845-541-2110 (include area code)

III. **NAME OF APPLICANT:** Mr. Jesus Valencia

ADDRESS: 39 Pershing Ave., City of Poughkeepsie,

NY, 12601 (state and zip code)

PHONE NUMBER: 845-541-2110 (include area code)

EMAIL ADDRESS: cristofvalencia03@gmail.com

(If applicant is NOT the owner, proof of owner's consent to the application MUST be provided.)

IV. **CONSULTANT:** Paul Tirums

ADDRESS: 16 Friendship Lane, Poughkeepsie,

NY 12601 (state and zip code)

PHONE NUMBER: 914-490-4588 (include area code)

V. **PROPOSED USE or FAÇADE CHANGE** (Summarize proposed use or uses):

Two family residence

VI. **ZONING DISTRICT:** General Commercial District (C-3)

(Proceed to XVII for special permit & façade approval only)

Revised July 2018: Previous Editions Obsolete

PROJECT INFORMATION

New construction: _____(yes) X (no) Existing house + rear addition

Change of use: X (yes) _____ (no)

Expansion/addition: X (yes) _____ (no)

Alteration: X (yes) _____ (no)

Cost of Construction: $ $160,000

LOT AND BULK INFORMATION:

Lot area: 0.17 (acres) 7441 (square feet)

Building Footprint: N/A (proposed square feet for new construction)

690 (existing square feet for change of use/expansion)

318 (additional proposed square feet for expansion)

1008 (total building footprint, square feet)

Lot Coverage: 13.5 (percentage, building coverage only)

Gross Floor Area: N/A (proposed square feet for new construction)

1190 (existing square feet for change of use/expansion)

388 (additional proposed square feet for expansion)

1578 (total gross floor area, square feet)

Building Height: 2 (stories) _____ (feet)

Floor Area Ratio: 0.212 (ratio of gross floor area divided by lot area)

VIII. PROJECT PARKING INFORMATION

A) Number of Off-Street Parking Spaces required: 4

B) Number of Off-Street Parking Spaces provided: 5

C) Waiver Requested: _____ (Yes) X (No)

Is municipal parking available within 600 feet? _____ (Yes) _____ (No)

If yes, name all such municipal facilities: _____

_____

_____

(If a waiver is requested based on proximity to municipal facilities, a written request for such waiver, addressed to the City Planning Staff and the Chairman of the Planning Board, must be submitted with the application.)

If a private parking facility is to be utilized, is such facility within 600 feet?

_____ (Yes) _____ (No)

If yes, provide the address of the facility, name of the property owner, number of spaces in the lot, number of spaces available for lease, and length of lease. Attach copy of lease. Additional information may be required by the Planning Board):

_____

_____

_____

_____

IX. RESIDENTIAL PROPOSALS

A) Type of Development: multiple residence rental
(Townhouse, condominium, multiple residence rental, etc.)

B) Unit Breakdown:

Number of efficiency or "studio" units: 0

Number of one (1) bedroom units: 0

Number of two (2) bedroom unit's 2

Number with three or more bedrooms: 0

Total number of units: 2

C) Is funding public? ____ Yes X No

If yes, describe funding source: _____

X. OFFICE PROPOSALS (N/A Medical/Dental N/A Professional N/A Business)

A) Number of Employees: _____

B) Number of doctors/dentists/medical practitioners: _____

C) Days/Hours of Operation: _____

XI. SERVICE BUSINESS PROPOSALS

A) Specify Business: N/A
(e.g., laundromat, drycleaner, beauty parlor, travel agency, banks)

B) Number of Employees: _____

C) Number of Washing Machines (for laundromat): _____

D) Days/Hours of Operation: _____

XII. MERCANTILE PROPOSALS (Retail N/A Wholesale N/A)

A) Type of Mercantile (specify): _____

B) Number of Employees: _____

C) Days/Hours of Operation: _____

XIII. STANDARD RESTAURANT/FAST FOOD RESTAURANT/COFFEE SHOP/DONUT SHOP/NIGHTCLUB/DISCOTHEQUE/BAR PROPOSALS

A) Specify Use: N/A

B) Number of seats (excluding bar stools and outdoor seating): _____

C) Meals served (i.e., breakfast, lunch, dinner): _____

D) Type of Menu: _____

E) Days/Hours of Operation: _____

F) Entertainment (live and/or recorded): _____

G) Will the restaurant contain a bar/lounge?: _____ Yes _____ No

H) If yes, how many seats at the bar? _____

I) Is a drive-through window proposed? _____

J) Is a walk-up window proposed? _____

K) Is an outdoor seating area proposed? _____

L) If yes, how many seats are proposed? _____

M) If yes, is outdoor cooking proposed? _____

XIV. INDUSTRIAL/COMMERCIAL PROPOSALS (Automobile repair, taxi, motor vehicle sales, warehouse, manufacturing, animal hospital, research facilities, etc.)

A) Specify Use: N/A

B) Number of shifts (if any): _____

C) Number of employees: _____
(If shifts are proposed, list number of employees per shift)

E) Number of work bays (if automobile repair): _____

F) Days/Hours of operation: _____

XV. **EDUCATIONAL/INSTITUTIONAL/RECREATIONAL PROPOSALS** (e.g., Museums, Theatres, Conference Centers, Hotels, Motels, Hospitals, Nursing Homes, Assisted Living Facilities, Nursery Schools, Private Schools, Day Care Centers, Places of Worship, Marinas, Membership Clubs, etc.)

A) Specify: N/A

B) Number of shifts (if any): _____

C) Number of employees: _____
(If shifts are proposed, list number of employees per shift)

D) Number of beds (hospitals, nursing homes, etc): _____

E) Number of seats in largest assembly space: _____

F) Number of classrooms (schools): _____

G) Number of rental units (hotels, motels, etc.) _____

H) Number of boat slips/courts (e.g., tennis, handball, etc.), alleys: _____

I) Days/Hours of Operation: _____

XVI. **PROPOSALS NOT MENTIONED ABOVE** (Please be specific):

N/A

XVII. **APPLICANT CERTIFICATION**

I, Jesus Valencia, certify that the this application has addressed the objectives outlined in the Zoning Ordinance with consideration given to the public health, safety and welfare; the comfort and convenience of the public in general or the residents or users of the proposed development and of the immediate neighborhood.

The applicant certifies that all information contained herein is accurate and complete as of the date of this application.

Jesus Valencia

Signature of Applicant

Dec 28 - 2021

Date

Considerations for Special Permit Request and Waiver Request

We are requesting the issuance of a special permit to convert the existing 39 Pershing Ave. single-family building to a two-unit building (Section 19-3.24(2)(b)(9)). In accordance with Section 19-6.2, the following considerations have been addressed:

- All proposed structures, equipment or material shall be readily accessible for fire and police protection.
  The proposed property at 39 Pershing Ave. will follow all the fire safety requirements, including having or exceeding the required number of entry ways and exits, and having the required number of fire alarms. The proposed property is easily locatable for fire and police forces. The owner shall ensure all safety equipment is kept in good order and shall ensure that the entryway and stairway is kept clear.
- The proposed use is of such location, size and character that, in general, it will be in harmony with the appropriate and orderly development of the district in which it is proposed to be situated and will not be detrimental to the orderly development of adjacent properties in accordance with the zoning classification of such properties.
  This property has been vacant and abandoned for several years, and has become an eyesore. Developing this property into the proposed use, which includes repairing and revamping the exterior, will be in-line with the character of its adjacent properties. The size and exterior of the proposed building, will be similar to the residential buildings adjacent to it.

As part of this special permit request, we are also requesting a waiver for the front and right setback. We are proposing to keep the footprint of the existing structure and extend the house at the rear side, and therefore we are not altering the front or right setback distances as the house has been at the current location since it was constructed in 1910.

Paul Tirums, P.E.
Consultant Engineer

16 Friendship Lane
Poughkeepsie, N.Y. 12601 Cell (914) 490-3269

December 29, 2021

The City of Poughkeepsie Planning Department
ATTN: **Natalie Quinn,** Planning Director & J**udy Knauss,** Deputy Zoning Administrator
62 Civic Center Plaza
Poughkeepsie, New York 12601

Project: Multi-Family (2) House Special Permit Request
Tax Map No. 131300-6062-76-951217-0000
39 Pershing Avenue
Poughkeepsie, N.Y. 12601

RE: Special Permit Plan Submittal

Dear Ms. Quinn & Ms. Knauss,

This Special Permit submittal to the City of Poughkeepsie Planning Department is for Mr. Jesus Valencia, the property owner of the currently vacant (and dilapidated) single family at 39 Pershing Avenue. He is requesting approval from the City of Poughkeepsie to allow for the existing house to be updated and approved to a (2)-family house. The existing house is in need of renovations and Mr. Valencia's desire is to include a small addition on the rear side of the building and utilize the house as a 2-family house. Both sewer and water connections exist and are currently utilized for this building. Included in this submission are copies of the following:

- Special Permit Application
- Special Permit narrative
- Waiver Request
- Short EAF
- Site Plan Sheet
- Site Plan Check Sheet & Checklist
- Site/Building Photos
- Proposed 2-Family House Plans (11" x 17")

Please place these requests and this Project on the next available Planning Board meeting. If there are any questions please contact me.

Sincerely,

Paul Tirums, P.E.

Paul Tirums, P.E.
Consultant Engineer

16 Friendship Lane
Poughkeepsie, N.Y. 12601 Cell (914) 490-3269

December 29, 2021

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62 Civic Center Plaza
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Project: Multi-Family (2) House Special Permit Request
Tax Map No. 131300-6062-76-951217-0000
39 Pershing Avenue
Poughkeepsie, N.Y. 12601

RE: Waiver Request for Special Permit Plan Submittal

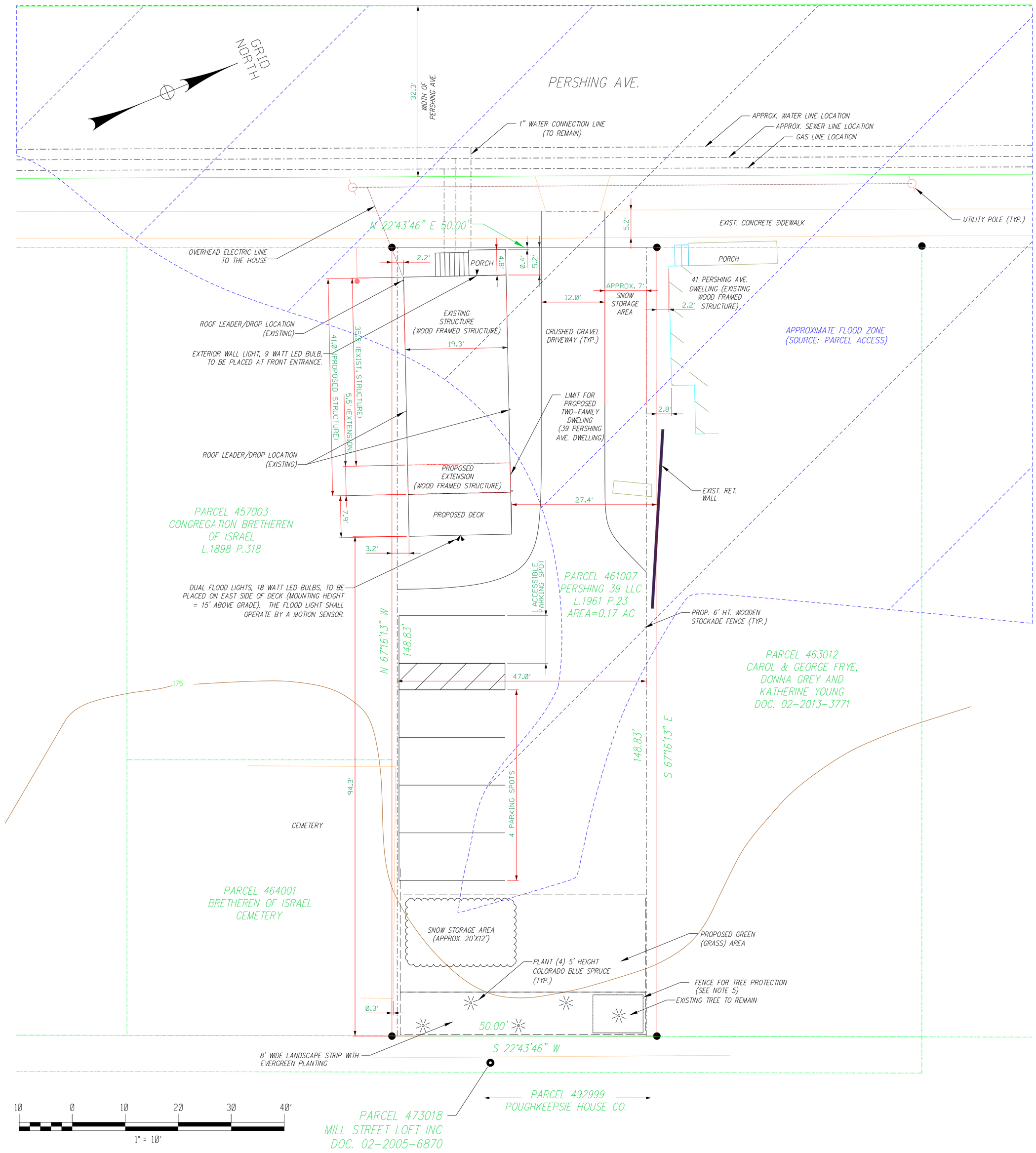
Dear Ms. Quinn & Ms. Knauss,

We are requesting a waiver for the following site plan elements for the 39 Pershing Avenue site located in Poughkeepsie, NY. We are requesting the below listed waivers due to the limited scope of the project, and the cost of the required work would cause an unnecessary burden to the home owner without providing benefit to the City of Poughkeepsie.

- Existing Features - Sanitary sewer: Invert Elevations of nearest sanitary sewer and existing conditions; Diameter of connecting and downstream lines
    - There is an existing line from Pershing Avenue to the existing structure. There are no new proposed sewer connections. The existing condition is sufficient to provide the required service.
- Proposed Features - Drainage: Stormwater Management System
- Proposed Features - Water Supply: Meter location; Water valve required at main and at property/curb line
- Proposed Features – Erosion and Sediment Control: Best Management Practices (BMPs)
- Provide an Isometric Footcandle Distribution Diagram, maximum illuminance levels shown in footcandle measurements on a grid of the site showing readings in every ten-foot square, overlaid on the site plan

Thank you,

Paul Tirums, P.E.

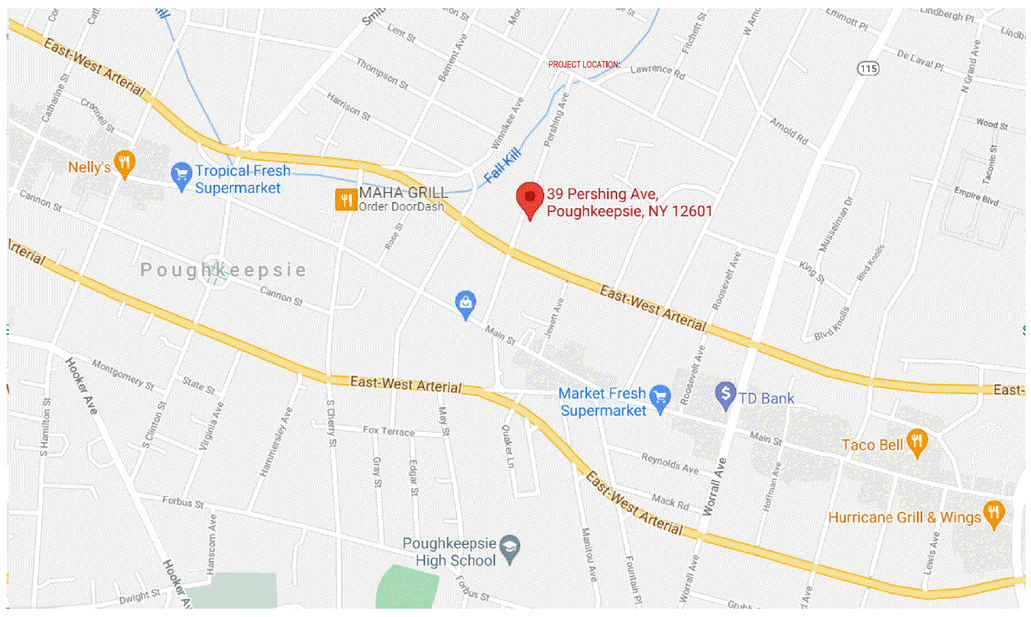


PROPOSED PROPERTY LAYOUT WITH OFFSETS			
LOCATION:	39 PERSHING AVE, POUGHKEEPSIE, NY 12601		
PROPOSED USE:	TWO-FAMILY DWELLING		
AREAS (SF):	1510		
YARDS/SETBACKS (FT.):			
SIDE	EXISTING	PROPOSED	REQUIRED*
FRONT (FRONT OF PORCH)	0.4'	0.4'	10'
FRONT (FRONT OF HOUSE)	5.2'	5.2'	10'
LEFT	28.0'	27.4'	10'
RIGHT	2.2'	2.2'	10'
REAR	120.0'	94.3'	20'

*REQUIREMENTS ARE PER CHAPTER 19, SECTION 19-3.24 GENERAL COMMERCIAL DISTRICT (C-3)

LOT AND BULK REQUIREMENTS			
LOCATION:	39 PERSHING AVE, POUGHKEEPSIE, NY 12601		
PROPOSED USE:	TWO-FAMILY DWELLING		
PARAMETER	REQUIREMENT*	PROPOSED	COMPLIANCE
MINIMUM LOT AREA	NONE	0.17 ACRES	YES
MINIMUM REQUIRED FRONTAGE	40 FT	50 FT	YES
MINIMUM REQUIRED YARDS	**	**	**
MAXIMUM FAR	2.0	0.2	YES
MAXIMUM LOT COVERAGE	60%	14%	YES

*REQUIREMENTS ARE PER CHAPTER 19, SECTION 19-3.24 GENERAL COMMERCIAL DISTRICT (C-3)
**SEE PROPOSED PROPERTY LAYOUT WITH OFFSETS TABLE FOR MINIMUM REQUIRED YARDS AND PROPOSED YARDS/SETBACKS



PROJECT LOCATION

N.T.S.

NOTES:

1. THE APPLICANT, PERSHING 39 LLC, HAS THE FINANCIAL CAPABILITIES TO CARRY OUT THE PROPOSED WORK SHOWN ON THIS SITE PLAN.
2. THE EXISTING HOUSE ALREADY HAS IN PLACE ALL NECESSARY OVERHEAD & UNDERGROUND UTILITIES. THERE WILL BE NO NEW OVERHEAD OR UNDERGROUND UTILITIES (WATER, SEWER, ETC.) GOING TO THE HOUSE.
3. THERE WILL BE NO CHANGES TO THE EXISTING GRADES. WE ARE PROPOSING THE DRIVEWAY TO REMAIN GRAVEL. THEREFORE, THERE IS NO ADDITIONAL STORM WATER AS A RESULT OF THIS PROJECT, AND THEREFORE, WE ARE NOT REQUIRED TO MAKE ANY STORMWATER IMPROVEMENTS.
4. FOR THIS PROPOSED TWO-FAMILY STRUCTURE, A CONNECTION TO THE CITY FIRE ALARM SYSTEM IS NOT REQUIRED.
5. PRIOR TO THE START OF CONSTRUCTION OR EXCAVATION, TREES TO BE RETAINED SHALL BE PROTECTED BY SILT FENCE, SNOW FENCE, CONSTRUCTION FENCE, OR EQUAL, WHICH WILL BE PLACED AT THE DRIP LINE OR SEVERAL FEET BEYOND. HOWEVER, THE FENCING SHALL NOT CROSS PUBLIC SIDEWALKS. NO STORAGE OR STOCKPILING OF CONSTRUCTION MATERIALS, DEBRIS OR EQUIPMENT SHALL OCCUR WITHIN THE FENCED AREA.
6. THERE ARE NO EXISTING EASEMENTS, RIGHTS-OF-WAY, SETBACKS, RESERVATIONS, OR REARS DEDICATED TO PUBLIC USE FOR THIS PROPERTY. THERE ARE ARE NO EXISTING COVENENTS OR DEED RESTRICTIONS WITHIN, ADJACENT OR OTHERWISE PERTAINING TO THE PROPERTY.
7. FIRE HYDRANT LOCATED APPROXIMATELY 160 FT. AWAY FROM PROPERTY, ON THE OPPOSITE SIDE OF THE ROAD.
8. WATER METER LOCATION AT THE FRONT BASEMENT WALL.
9. ELECTRIC METER LOCATED AT THE FRONT LEFT CORNER ALONG THE LEFT SIDE OF THE HOUSE.

OWNER'S NAME & ADDRESS

PERSHING 39 LLC
MR. JESUS VALENCIA
39 PERSHING AVE
POUGHKEEPSIE, NY 12601

THE PROPERTY INFORMATION SHOWN IS BASED ON THE SURVEY MAP PREPARED BY CARNEY RHINEVAULT DATED MAY 12, 2021.

PERSHING 39 LLC
SITE PLAN
PROPOSED TWO-FAMILY HOUSE

TAX MAP PARCEL # 131300-6162-80-461007-0000
39 PERSHING AVE,
CITY OF POUGHKEEPSIE, N.Y. 12601
DUTCHESS COUNTY, NY
ZONING CODE: C-3 (GENERAL COMMERCIAL DISTRICT)
SCHOOL DISTRICT: POUGHKEEPSIE CITY SD

SHEET	SCALE	DATE	BY:
1 OF 1	1" = 10'-0"	12/1/2021	PAUL TIRUMS, P.E. 16 FRIENDSHIP LANE POUGHKEEPSIE, N.Y. 12601

39 PERSHING AVENUE

PROPOSED FLOOR PLANS AND ELEVATION VIEWS

It is a violation of law for any person, unless they are acting under the direction of a licensed Professional Engineer, to alter an item in any way. If an item bearing the stamp of a licensed Professional Engineer is altered, the altering Engineer shall stamp, date and sign the document.

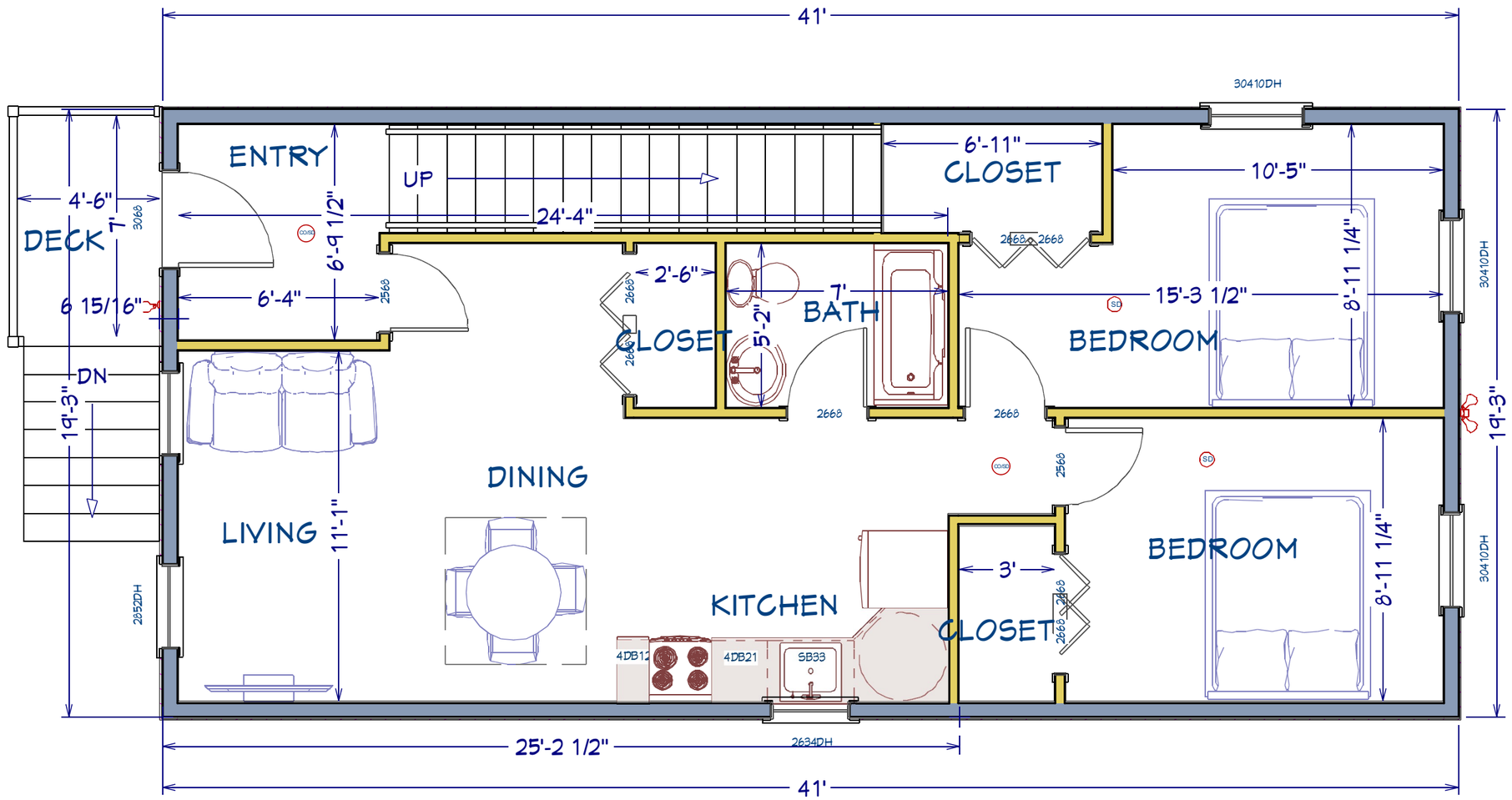
39 Pershing Avenue
Poughkeepsie, NY

DRAWINGS BY:
PAUL TIRUMS, P.E.
16 FRIENDSHIP LANE
POUGHKEEPSIE, N.Y. 12601
(914) 490-3269

DATE: 11/13/2021

SCALE: N.T.S.

SHEET: A-1



FIRST FLOOR PROPOSED PLAN
[TWO-BEDROOM APARTMENT]

Scale: 1/4" = 1'-0"

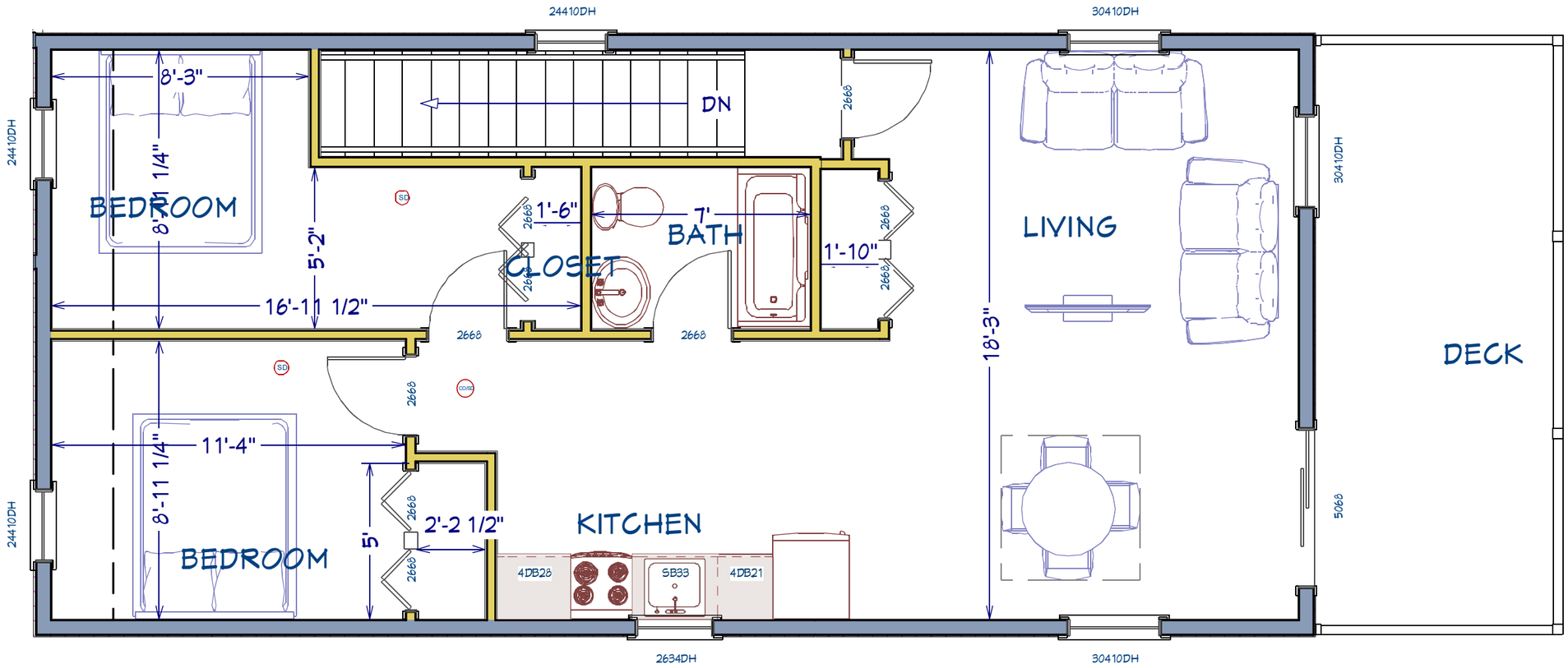
It is a violation of law for any person, unless they are acting under the direction of a licensed Professional Engineer, to alter an item in any way. If an item bearing the stamp of a licensed Professional Engineer is altered, the altering Engineer shall stamp, date and sign the document.

39 Pershing Avenue
Poughkeepsie, NY

DRAWINGS BY:
PAUL TIRUMS, P.E.
16 FRIENDSHIP LANE
POUGHKEEPSIE, N.Y. 12601
(914) 490-3269

DATE:	SCALE:
11/13/2021	1/4"=1'-0"

SHEET: A-2



SECOND FLOOR PROPOSED PLAN
[TWO-BEDROOM APARTMENT]

Scale: 1/4" = 1'-0"

It is a violation of law for any person, unless they are acting under the direction of a licensed Professional Engineer, to alter an item in any way. If an item bearing the stamp of a licensed Professional Engineer is altered, the altering Engineer shall stamp, date and sign the document.

39 Pershing Avenue
Poughkeepsie, NY

DRAWINGS BY:
PAUL TIRUMS, P.E.
16 FRIENDSHIP LANE
POUGHKEEPSIE, N.Y. 12601
(914) 490-3269

DATE:	SCALE:
11/13/2021	1/4"=1'-0"

SHEET: A-3



ISOMETRIC VIEW
(NORTH-WEST CORNER)

It is a violation of law for any person, unless they are acting under the direction of a licensed Professional Engineer, to alter an item in any way. If an item bearing the stamp of a licensed Professional Engineer is altered, the altering Engineer shall stamp, date and sign the document.

39 Pershing Avenue
Poughkeepsie, NY

DRAWINGS BY:
PAUL TIRUMS, P.E.
16 FRIENDSHIP LANE
POUGHKEEPSIE, N.Y. 12601
(914) 490-3269

DATE: 11/13/2021

SCALE:

SHEET: A-4



ISOMETRIC VIEW
(SOUTH-EAST CORNER)

It is a violation of law for any person, unless they are acting under the direction of a licensed Professional Engineer, to alter an item in any way. If an item bearing the stamp of a licensed Professional Engineer is altered, the altering Engineer shall stamp, date and sign the document.

39 Pershing Avenue
Poughkeepsie, NY

DRAWINGS BY:
PAUL TIRUMS, P.E.
16 FRIENDSHIP LANE
POUGHKEEPSIE, N.Y. 12601
(914) 490-3269

DATE: 11/13/2021

SCALE:

SHEET: A-5



FRONT VIEW
(WEST SIDE)

PROPOSED COLORS/MATERIALS FOR FACADE

Siding = White 4" vinyl lap siding
Roofing = 30-year black timberline architectural shingles
Windows trim = White
Doors = Navy blue



REAR VIEW
(EAST SIDE)

It is a violation of law for any person, unless they are acting under the direction of a licensed Professional Engineer, to alter an item in any way. If an item bearing the stamp of a licensed Professional Engineer is altered, the altering Engineer shall stamp, date and sign the document.

39 Pershing Avenue
Poughkeepsie, NY

DRAWINGS BY:
PAUL TIRUMS, P.E.
16 FRIENDSHIP LANE
POUGHKEEPSIE, N.Y. 12601
(914) 490-3269

DATE: 11/13/2021

SCALE:

SHEET: A-6



LEFT VIEW
(NORTH SIDE)



RIGHT VIEW
(SOUTH SIDE)

It is a violation of law for any person, unless they are acting under the direction of a licensed Professional Engineer, to alter an item in any way. If an item bearing the stamp of a licensed Professional Engineer is altered, the altering Engineer shall stamp, date and sign the document.

39 Pershing Avenue
Poughkeepsie, NY

DRAWINGS BY:
PAUL TIRUMS, P.E.
16 FRIENDSHIP LANE
POUGHKEEPSIE, N.Y. 12601
(914) 490-3269

DATE: 11/13/2021

SCALE:

SHEET: A-7

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

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

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

Part 1 – Project and Sponsor Information

Name of Action or Project:
Converting Single Family Dwelling to a Two-Family Dwelling

Project Location (describe, and attach a location map):
39 Pershing Ave., Poughkeepsie, NY, 12601

Brief Description of Proposed Action:
The proposal is to convert a vacant single-family dwelling into a two-family dwelling, containing a two-bedroom apartment on the first floor and a two-bedroom apartment on the second floor.

Name of Applicant or Sponsor:	Telephone: 845-541-2110
Jesus Valencia	E-Mail: cristofvalencia03@gmail.com

Address:
39 Pershing Ave., Poughkeepsie, NY, 12601

City/PO:	State:	Zip Code:
Poughkeepsie	NY	12601

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Need site plan and special permit approval from City of Poughkeepsie Planning Board	☐	☑

3. a. Total acreage of the site of the proposed action? 0.16 acres
   b. Total acreage to be physically disturbed? 0 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.16 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

5. ☑ Urban ☐ Rural (non-agriculture) ☐ Industrial ☑ Commercial ☐ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☑ Other(Specify): Residential (urban)
   ☑ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		
If Yes, identify:	☑	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation services available at or near the site of the proposed action?	☐	☑
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☑

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements?		
If the proposed action will exceed requirements, describe design features and technologies: House will be renovated and insulated to meet all current Energy Code & Building Requirements	☐	☑

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water:	☐	☑

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment:	☐	☑

	NO	YES
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	☐	☑
The property is near the following NR Building: the Poughkeepsie Almshouse and City Infirmary (NR Number: 90NR00432).		
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☐	☑

	NO	YES
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☐	☑
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☑	☐
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres:		
Fall Kill, a riverine, is located at least 370' away from 39 Pershing Ave. The proposed action will not encroach into this waterbody.		

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☐ Wetland ☑ Urban ☐ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100-year flood plan?	☐	☑
17. Will the proposed action create storm water discharge, either from point or non-point sources?	☑	☐
If Yes, a. Will storm water discharges flow to adjacent properties?	☐	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☐	☐
If Yes, briefly describe: _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	☑	☐
If Yes, explain the purpose and size of the impoundment: _____		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	☑	☐
If Yes, describe: _____		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	☑	☐
If Yes, describe: _____		

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Jesus Valencia Date: 12/28/21

Signature: _____ Title: owner

PRINT FORM

39 Pershing Ave House (front)





Driveway for 39 Pershing Ave

39 Pershing Ave; back yard & back section of driveway





Rear view of house

39 Pershing Ave. - Side View





Front view.

Side and rear view of house





Neighboring house to 39 Pershing Ave.