



DRAFT Environmental Impact Statement
The Hills at Southampton
Mixed-Use Planned Development District (MUPDD)
Town of Southampton, Suffolk County New York
Volume II of II (Appendices)



July 2016

Draft Environmental Impact Statement
Volume I of II
THE HILLS AT SOUTHAMPTON
Mixed-Use Planned Development District (MUPDD)
Hamlet of East Quogue, Town of Southampton
Suffolk County, New York

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Comments to the Lead Agency are to be submitted by: _____

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TABLE OF CONTENTS

	<u>Page</u>
COVER SHEET	i
TABLE OF CONTENTS	ii
SUMMARY	S-1
Brief Description of the Proposed Project	S-1
Significant Beneficial and Adverse Impacts	S-7
Mitigation Measures	S-25
Issues of Controversy	S-34
Alternatives Considered	S-34
Permits and Approvals Required	S-37
1.0 DESCRIPTION OF THE PROPOSED PROJECT	1-1
1.1 Introduction	1-1
1.2 Project Overview	1-3
1.3 Project Description	1-7
1.3.1 Project Component Properties	1-7
1.3.2 Architecture and Aesthetics	1-7
1.3.3 Yield Analysis	1-8
1.3.4 Difference Between As-of-Right Yield and Proposed Yield	1-10
1.3.5 Use of Pine Barrens Credits	1-12
1.3.6 Conformance to Recommendations of Land Use Plans	1-13
1.3.7 Road Abandonments and Maintenance of Access to Outparcels	1-14
1.3.8 Long Island Workforce Housing Law	1-14
1.3.9 Summary	1-16
1.4 Project Background, Need, Objectives and Benefits	1-18
1.4.1 Site Zoning and Descriptions of the PDD and MUPDD Ordinances	1-18
1.4.2 Site and Application Background and History	1-20
1.4.3 Public Need and Municipality Objectives	1-25
1.4.4 Objectives of the Project Sponsor	1-26
1.4.5 Benefits of the Proposed Project	1-26
1.4.6 Community Benefits of the Proposed Project	1-34
1.5 Project Area Location	1-37
1.5.1 East Quogue LUP	1-40
1.5.2 Critical Resource/Environmental Area Designation	1-41
1.6 Project Design and Layout	1-41
1.6.1 Overall Site Layout, Components and Structures	1-45
1.6.2 Clearing & Grading and Drainage System	1-49
1.6.3 Vehicle Access, Internal Road System and Internal Circulation	1-57
1.6.4 Water Supply and Wastewater Disposal Systems	1-58
1.6.5 Landscaping, Lighting and Amenities	1-62
1.6.6 Open Space System	1-72
1.6.7 Sustainable Features	1-73

1.6.8	Site Ownership & Operations and Maintenance	1-75
1.7	Construction Process and Operations	1-77
1.7.1	Construction Schedule	1-77
1.7.2	Construction Process and Operations	1-79
1.7.3	Excess Soil Removal, Truck Trips and Impacts	1-80
1.7.4	Erosion Control Measures	1-82
1.7.5	Other Operations	1-83
1.8	Permits and Approvals Required	1-89
2.0	NATURAL ENVIRONMENTAL RESOURCES	2-1
2.1	Geological Resources	2-1
2.1.1	Existing Conditions	2-1
2.1.2	Anticipated Impacts	2-10
2.1.3	Proposed Mitigation	2-14
2.2	Water Resources	2-15
2.2.1	Existing Conditions	2-15
2.2.2	Anticipated Impacts	2-42
2.2.3	Proposed Mitigation	2-61
2.3	Ecological Resources	2-63
2.3.1	Existing Conditions	2-63
2.3.2	Anticipated Impacts	2-78
2.3.3	Proposed Mitigation	2-85
3.0	HUMAN ENVIRONMENTAL RESOURCES	3-1
3.1	Transportation Resources	3-1
3.1.1	Existing Conditions	3-1
3.1.2	Anticipated Impacts	3-9
3.1.3	Proposed Mitigation	3-17
3.2	Land Use, Zoning and Plans	3-18
3.2.1	Existing Conditions	3-18
3.2.2	Anticipated Impacts	3-26
3.2.3	Proposed Mitigation	3-53
3.3	Community Facilities and Services	3-61
3.3.1	Existing Conditions	3-61
3.3.2	Anticipated Impacts	3-65
3.3.3	Proposed Mitigation	3-72
3.4	Community Character	3-74
3.4.1	Existing Conditions	3-74
3.4.2	Anticipated Impacts	3-81
3.4.3	Proposed Mitigation	3-86
3.5	Cultural Resources	3-87
3.5.1	Existing Conditions	3-87
3.5.2	Anticipated Impacts	3-91
3.5.3	Proposed Mitigation	3-92

4.0	OTHER REQUIRED SECTIONS	4-1
4.1	Construction-Related Impacts	4-1
	4.1.1 Noise	4-1
	4.1.2 Air Quality, Dust, Erosion and Sediment Control	4-3
	4.1.3 Trip Generation, Access, Parking, and Loading/Unloading & Staging Area Locations	4-4
	4.1.4 Excess Soil Removal and Disposition	4-5
	4.1.5 Potential Disruption to School Bus Movements	4-6
4.2	Cumulative Impacts	4-7
	4.2.1 Other Pending Projects	4-7
	4.2.2 Land Use Plans and Regulations	4-8
	4.2.3 Resource Impact Assessment	4-10
	4.2.4 Summary and Conclusion	4-12
4.3	Adverse Impacts that Cannot Be Avoided	4-13
4.4	Irreversible and Irrecoverable Commitment of Resources	4-13
4.5	Effects on the Use and Conservation of Energy Resources	4-14
4.6	Impact on Public Health	4-15
4.7	Growth-Inducing Aspects	4-15
4.8	Summary of Mitigation Measures	4-17
	4.8.1 Geological Resources	4-17
	4.8.2 Water Resources	4-18
	4.8.3 Ecological Resources	4-20
	4.8.4 Transportation Resources	4-21
	4.8.5 Land Use, Zoning and Plans	4-22
	4.8.6 Community Facilities and Services	4-22
	4.8.7 Community Character	4-24
	4.8.8 Cultural Resources	4-25
	4.8.9 Construction-Related Impacts	4-25
5.0	ALTERNATIVES CONSIDERED	5-1
5.1	Alternative 1: No Action	5-2
	5.1.1 Description of Alternative 1	5-2
	5.1.2 Comparison of Impacts vs. the Proposed Project, Alternative 1	5-2
5.2	Alternative 2: Development per Current Zoning & Regulatory Controls	5-7
	5.2.1 Description of Alternative 2	5-7
	5.2.2 Comparison of Impacts vs. the Proposed Project, Alternative 2	5-8
5.3	Alternative 3: Development per the East Quogue LUP	5-13
	5.3.1 Description of Alternative 3	5-13
	5.3.2 Comparison of Impacts vs. the Proposed Project, Alternative 3	5-15
5.4	Alternative 4: Reduced Density	5-20
	5.4.1 Description of Alternative 4	5-20
	5.4.2 Comparison of Impacts vs. the Proposed Project, Alternative 4	5-21
5.5	Alternative 5: Alternative Site Designs	5-24
	5.5.1 Description of Alternative 5	5-24
	5.5.2 Comparison of Impacts vs. the Proposed Project, Alternative 5	5-25

5.6	Alternative 6: Alternative Technologies	5-26
5.6.1	Description of Alternative 6	5-26
5.6.2	Comparison of Impacts vs. the Proposed Project, Alternative 6	5-26
5.7	Alternative 7: Lesser Impact Alternative	5-27
5.7.1	Description of Alternative 7	5-27
5.7.2	Comparison of Impacts vs. the Proposed Project, Alternative 7	5-28
5.8	Summary and Conclusion	5-28
6.0	REFERENCES	6-1
7.0	LIST OF ACRONYMS & ABBREVIATIONS	7-1

TABLES

S-1	Identification of Component Properties, Proposed Project	S-1
S-2	Community Benefits	S-5
S-3	Existing vs. Proposed Habitats	S-14
S-4	Trip Generation, Proposed Project	S-16
S-5a	LOS Summary, Summer, Proposed Project, Unsignalized Intersections	S-17
S-5b	LOS Summary, Fall, Proposed Project, Unsignalized Intersections	S-18
S-6	Quantitative Comparison of Site and Development Characteristics & Impacts, Proposed Project and Alternatives 1-4	S-36
S-7	Permits and Approvals Required, Proposed Project	S-38
1-1	Identification of Component Properties, Proposed Project	1-1
1-2	Parcel Yields & Sanitary Wastewater Flows, Existing Zoning	1-10
1-3	Distribution of Acreages, Component Properties	1-13
1-4	Estimated Assessed Valuation	1-30
1-5	Summary of Key Fiscal Findings, Proposed Project	1-31
1-6	Summary of Key Economic Findings, Proposed Project	1-33
1-7	Community Benefits	1-38
1-8a	Site and Development Characteristics & Impacts, Existing Conditions/Alternative 1	1-42
1-8b	Site and Development Characteristics & Impacts, Proposed Project	1-43
1-8c	Detailed Site Coverages, Proposed Project	I-44
1-8d	Comparison of LOS, Unsignalized Intersections, Existing Condition/No-Build Condition vs. Proposed Project/Build Condition	1-46
1-9	Proposed Project Breakdown, Unit Types and Details	1-48
1-10	Anticipated Clearing & Grading, Hills South Parcel/Kracke Property	1-50
1-11	Sampling Regime Summary	1-52
1-12	Maximum Clearing Allowed Under CLUP, Prior Zonings & Acreages	1-53
1-13	Water Use & Sanitary Wastewater Generation, Proposed Project	1-60
1-14	Candidate Sustainability Strategy Measures, Proposed Project	1-73
1-15	Anticipated Construction Timeline	1-78
1-16	Range in Number of Truckloads, Removal of Excess Soil from Site	1-81
1-17	Construction Truckloads, Other Than Soil Removal	1-82

1-18	Permits and Approvals Required, Proposed Project	1-90
2-1	Soil Properties & Limitations	2-4
2-2	Slope Analysis, Project Site	2-10
2-3	Groundwater Quality Data, SCWA Spinney Road Upper Glacial Wells, July & August, 2014	2-17
2-4	On-Site Groundwater Quality Data	2-19
2-5	NYSDEC Surface Water Quality Classification	2-23
2-6	Suffolk County Station 070180 Water Quality Sample Results	2-24
2-7	USGS Station 01304745 Water Quality Sample Results	2-25
2-8	Nitrogen Impact Assessment Results	2-51
2-9	Habitat Quantities, Existing Conditions	2-64
2-10	Vegetative Species	2-68
2-11	Bird Species List	2-71
2-12	Mammal Species List	2-74
2-13	Amphibian & Reptile Species List	2-75
2-14a	Habitat Quantities, Existing Conditions vs. Proposed Project - Kracke Property and Hills South Parcel	2-79
2-14b	Habitat Quantities, Existing Conditions vs. Proposed Project - Hills North Parcel	2-79
2-14c	Habitat Quantities, Existing Conditions vs. Proposed Project - Parlato Property	2-79
2-14d	Habitat Quantities, Existing Conditions vs. Proposed Project - Project Site	2-80
3-1	Intersection Geometry	3-2
3-2a	Accident Summary, by Severity	3-3
3-2b	Accident Summary, by Type of Collision	3-4
3-3a	LOS Summary, Summer, Existing Conditions, Unsignalized Intersections	3-5
3-3b	LOS Summary, Fall, Existing Conditions, Unsignalized Intersections	3-6
3-4	Trip Generation, Proposed Project	3-11
3-5a	LOS Summary, Summer, Proposed Project, Unsignalized Intersections	3-12
3-5b	LOS Summary, Fall, Proposed Project, Unsignalized Intersections	3-13
3-6	Op29en Space Requirements, by Lot Size, As-of-Right Development	3-29
3-7	Anticipated Clearing & Grading, Hills South Parcel/Kracke Property	3-33
3-8	Conformance to CPB CLUP Standards & Guidelines for Land Use	3-55
3-9	Tax Generation and Allocation, Existing Conditions	3-62
3-10	Tax Generation and Allocation, Existing Conditions & Proposed Project	3-67
3-11	Average Ability to Perceive Changes in Noise Levels	3-77
3-12	Common Noise Levels and Reactions	3-78
3-13	Summary of Noise Survey Results, Hills South Parcel/Kracke Property, December 5, 2014	3-80
3-14	Summary of Sound Level Data (Leq)	3-84
4-1	Typical Construction Equipment Noise Levels	4-2
5-1	Quantitative Comparison of Site and Development Characteristics & Impacts, Proposed Project & Alternatives 1-4	5-3
5-2	Qualitative Comparison of Potential Impacts of Alternatives	5-4
5-3	Comparison of Community Benefits Anticipated	5-5

FIGURES

	Following Page
1-1a Regional Location Map	1-1
1-1b Local Location Map	1-1
1-2 Master Plan	1-2
1-3 Site & Area Conditions	1-7
1-4 Issues for Development	1-21
1-5 Recommended Land Use, East Quogue Final GEIS	1-25
1-6 Proposed Public Parking Lot, East Quogue Hamlet Center	1-39
1-7 Use of Lewis Road by Trucks for Construction Activities	1-51
1-8a Green Liner Schematic	1-55
1-8b Greens Liner Schematic	1-55
1-9 Contiguity of Open Space, with Addition of Project-Related Public and Private Open Space	1-73
2-1 Soils Map	2-1
2-2 Soil Boring Location Map	2-3
2-3a Topography	2-9
2-3b Slope Interval Map	2-10
2-4 Water Table Contour Map	2-15
2-5 Geologic Cross-Section	2-16
2-6 Source Water Assessment Program, Wellfield Map	2-21
2-7 NYSDEC Freshwater Wetlands Map	2-21
2-8 National Wetlands Inventory Map	2-21
2-9 Surface Water Classification Map	2-22
2-10 FEMA Flood Hazard Zone Map	2-22
2-11 Groundwater Management Zone Map	2-35
2-12 Habitat Map	2-63
2-13 Scrub Oak Map	2-76
3-1 Sight Line Analysis, Lewis Road	3-7
3-2 Community Services Map, Sidewalks and Crosswalks	3-7
3-3 Community Services Map, Public Transit	3-7
3-4 Land Use Map	3-18
3-5 Prior Zoning Map	3-19
3-6 Existing Zoning Map	3-20
3-7 Town Central Pine Barrens Overlay Zone Map	3-21
3-8 Recommended Land Use, SGPA Plan	3-23
3-9 NYS Coastal Area Boundary Map	3-26
3-10 Cultural Resources Sensitivity Map	3-40
3-11 Community Services Map, Public Schools	3-61
3-12 Community Services Map, Public Health and Safety	3-61
3-13 Community Services Map, Public Water Supply	3-61
3-14 Community Services Map, Park and Recreation Sites	3-61
3-15 Noise Study Sampling Locations Map	3-80
3-16 Depth of Perimeter Buffer	3-81
5-1a Alternative 2: Hills South Parcel/Kracke Property	5-1

5-1b	Alternatives 2 & 3: Parlato Property	5-1
5-2	Alternative 3	5-1
5-3	Alternative 4	5-1
5-4a	Alternative 7: Hills South Parcel/Kracke Property	5-1
5-4b	Alternative 7: Parlato Property	5-1

APPENDICES:

A Miscellaneous Documents

- A-1 List of Tax Lots, Outparcels & Ownership
- A-2 Environmental Assessment Form, Part 1, NP&V, LLC, January 5, 2015
- A-3 Declaration of Lead Agency Status, Southampton Town Board, March 24, 2015
- A-4 Final Scope of Draft EIS, Southampton Town Board, July 1, 2015
- A-5 Defining Seasonal Residents at Discovery Land Company Communities, NP&V, LLC, October 2015
- A-6 Materials Related to Draft Occupancy Covenant & Restrictions
- A-7 Parlato Property Development Rights Allocation Letters
- A-8 PDD Pre-Application Summary Report, Town Department of Land Management, Long Range Planning Division, December 6, 2013
- A-9 Letter of Understanding between Applicant and East Quogue UFSD, 8/20/15
- A-10 Hydrology Report, N&P, LLC, March 30, 2016 (*Appendix B, Model Input Data on accompanying CD*)
- A-11 Wastewater Treatment Analysis, N&P, LLP, July 27, 2015 and Supplement
- A-12 Groundwater Monitoring Analysis of Nitrogen Capture, PW Grosser Consulting, Inc., November 2015
- A-13 Discussion of Erosion Control Plans
- A-14 Spill Response Plan Materials
- A-15 Soil Boring Logs
- A-16 Land Use and Ground-Water Quality in the Pine Barrens of Southampton, Water Resources Program, Center for Environmental Research, Cornell University, November 1983
- A-17 Response to Town Scoping Document, SCWA, September 21, 2015

B Building Architecture-Related Documents

- B-1 Clubhouse Floor Plans & Renderings
- B-2 Residence Floor Plans & Renderings
- B-3 Precedent Imagery

C Historic Aerial Photographs of Component Parcels

- C-1 Hills Property
- C-2 Kracke Property
- C-3 Parlato Property

D Community Character-Related Documentation

- D-1 Photographs of Hills South Parcel/Kracke Property

- D-2 Photographs of Parlato Property
- D-3 Community Character Photos
- D-4 Photosimulations of Anticipated Visibility of Proposed Project
- D-5 Noise Study Documents
- E Environmental Site Assessments (portions)**
 - E-1 Hills Property, Phase I ESA
 - E-2 Kracke Property, Phase I ESA
 - E-3 Parlato Property, Phase I ESA
 - E-4 Hills Property, Phase II ESA
- F Fiscal & Economic Impact Analysis**, NP&V, LLC, July 1, 2016
- G SONIR Computer Model-Related Documents**
 - G-1 SONIR Model User's Guide
 - G-2 SONIR Model Results, Existing Conditions/Alternative 1
 - G-3 SONIR Model Results, Proposed Project
 - G-4 SONIR Model Results, Alternative 2
 - G-5 SONIR Model Results, Alternative 3
 - G-6 SONIR Model Results, Alternative 4
- H Traffic Impact Study**, N&P, LLP, Revised July 2016 (*appendices on accompanying CD*)
- I Community Services-Related Correspondence**
- J Integrated Turf Health Management Plan**, EQGC, 6/24/16 (*appendices on accompanying CD*)
- K Groundwater Monitoring Protocols**, NP&V, LLC, July 8, 2016
- L Water Resources-Related Documents**
 - L-1 Definition of Class 2 Freshwater Wetlands, NYSDEC
 - L-2 Definition of Tidal Wetlands, NYSDEC
 - L-3 Surface Water Quality
 - L-4 Materials Associated with Review of NYS Office of the Attorney General, Environmental Protection Bureau Document, "*Toxic Fairways: Risking Groundwater Contamination from Pesticides on Long Island Golf Courses*"
 - L-5 Nitrogen Mass Balance and Groundwater Modeling Analysis of Nitrogen Capture, P. W. Grosser, Inc.
- M Ecology-Related Documents**
 - M-1 Memorandum of Understanding to Town with Respect to Analysis Procedure, NP&V, LLC, July 28, 2015
 - M-2 Inspectors' Qualifications
 - M-3 POWER Computer Model Results
 - M-4 Breeding Bird Atlas Data
 - M-5 Christmas Bird Count Data
 - M-6 NHP Correspondence
 - M-7 Buck Moth Study, Hugh McGuinness, PhD.
 - M-8 Sample Bat Box Diagram & Conceptual Bat Box Locations
 - M-9 Letter of Non-Jurisdiction, NYSDEC, December 4, 2007

N Phase I Archaeological Investigation, Hills South Parcel/Kracke Property,
Tracker Archaeology Services, Inc., September 2015

IN POUCHES AT THE BACK OF THIS DOCUMENT:

Boundary Survey of Parcels A, D, E, F, G, H, I, J, K, L, M [Hills Property], N&P, LLP, April 5, 2016

Boundary Survey of Property, [Kracke Property], N&P, LLP, checked 4/5/16

Survey of Property, [Parlato Property], N&P, LLP, revised 4/6/16

Master Plan, VITA Planning and Landscape Architecture, March 24, 2016

Yield Map, Hills at Southampton [Hills and Kracke Properties], N&P, LLP, December 2014

Landscape Concept Plan, VITA Planning and Landscape Architecture, March 24, 2016

Preliminary Plant List, VITA Planning and Landscape Architecture, March 24, 2016

Color-Coded Master Plan, VITA Planning and Landscape Architecture, March 24, 2016

Conceptual Lighting Sketch, N&P, LLP, 2/29/2016

Erosion Control Plans, N&P, LLP, 3/14/16

APPENDICES