Former Miron Pre-Cast Facility

ULSTER, NEW YORK

Site Management Plan

NYSDEC Site Number: C356049

C.T. Male Associates Project Number 13.3169

Prepared for:

MHMG-KM Kingston, LLC, 1561 Ulster Properties, LLC, Ulster Commons I, LLC, Ulster Commons II, LLC, Ulster Commons III, LLC, Ulster Commons IV, LLC, and Ulster Commons V, LLC

Prepared by:

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Revisions to Final Approved Site Management Plan:

Revision #	Submitted Date	Summary of Revision	NYSDEC Approval Date

DECEMBER 2014

CERTIFICATIONS

SITE MANAGEMENT PLAN
FORMER MIRON PRE-CAST SITE
ULSTER, NEW YORK

I, Jeffrey A. Marx, PE, certify that I am currently a NYS registered professional engineer as defined in 6 NYCRR Part 375 and that this Site Management Plan was prepared in accordance with applicable statutes and regulations and in substantial conformance with the DER Technical Guidance for Site Investigation and Remediation (DER-10).

082100	DEC. 17, 2014	
NYS Professional Engineer #	Date	Signature

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1.0 INTRODUCTION AND DESCRIPTION OF REMEDIAL PROGRAM

1.1 INTRODUCTION

This document is required as an element of the remedial program at the Former Miron Pre-Cast Facility (hereinafter referred to as the "Site") under the New York State (NYS) Brownfield Cleanup Program (BCP) administered by New York State Department of Environmental Conservation (NYSDEC). The Site was remediated in accordance with Brownfield Cleanup Agreement (BCA) Index # C356049-09-12, Site # C356049, which was executed on November 8, 2012 and last amended on July 11, 2014.

1.1.1 General

MHMG-KM Kingston, LLC entered into a BCA with the NYSDEC to remediate a 10.76 acre property located in the Town of Ulster, Ulster County, New York. This BCA required the Remedial Party, MHMG-KM Kingston, LLC acting on behalf of all of the BCA parties (MHMG-KM Kingston, LLC, 1561 Ulster Properties, LLC, Ulster Commons I, LLC, Ulster Commons II, LLC, Ulster Commons III, LLC, Ulster Commons IV, LLC, and Ulster Commons V, LLC) to investigate and remediate contaminated media at the Site, which consists of multiple parcels as a result of a subdivision during the course of remedial construction. A Site Location Map is provided as Figure 1. A figure, prepared by The Chazen Companies, showing the Site boundaries of this 10.76-acre area subject to this plan is provided in Figure 2. The boundaries of the Site are more fully described in the metes and bounds Site description (Appendix A) that is part of the Environmental Easement that gets prepared and recorded after approval of this SMP.

After completion of the remedial work described in the Remedial Action Work Plan, some contamination was left in the subsurface at this Site, which is hereafter

referred to as "remaining contamination." This Site Management Plan (SMP) was prepared to manage remaining contamination at the Site until the Environmental Easement is extinguished in accordance with ECL Article 71, Title 36. All reports associated with the Site can be viewed by contacting the NYSDEC or its successor agency managing environmental issues in New York State.

This SMP was prepared by C.T. Male Associates Engineering, Surveying, Architecture & Landscape Architecture, D.P.C., on behalf of all of the remedial parties, in accordance with the requirements in NYSDEC DER-10 Technical Guidance for Site Investigation and Remediation, dated May 2010, and the guidelines provided by NYSDEC. This SMP addresses the means for implementing the Institutional Controls (ICs) and Engineering Controls (ECs) that are required by the Environmental Easement for the Site.

1.1.2 Purpose

The Site contains contamination left after completion of the remedial action. Engineering Controls have been incorporated into the Site remedy to control exposure to remaining contamination during the use of the Site to ensure protection of public health and the environment. An Environmental Easement granted to the NYSDEC, and recorded with the Ulster County Clerk, will require compliance with this SMP and all ECs and ICs placed on the Site. The ICs place restrictions on Site use, and mandate operation, maintenance, monitoring and reporting measures for all ECs and ICs. This SMP specifies the methods necessary ensure compliance with all ECs and ICs required by the Environmental Easement for contamination that remains at the Site. This plan has been approved by the NYSDEC, and compliance with this plan is required by the grantor of the Environmental Easement and the grantor's successors and assigns. This SMP may only be revised with the approval of the NYSDEC.

This SMP provides a detailed description of all procedures required to manage remaining contamination at the Site after completion of the Remedial Action, including: (1) implementation and management of all Engineering and Institutional Controls; and

(2) performance of periodic inspections, certification of results, and submittal of Periodic Review Reports.

To address these needs, this SMP includes three plans: (1) an Engineering and Institutional Control Plan for implementation and management of EC/ICs; (2) a Monitoring Plan for implementation of Site Monitoring; (3) an Operation and Maintenance Plan for implementation of Site Monitoring.

This plan also includes a description of Periodic Review Reports for the periodic submittal of data, information, recommendations, and certifications to NYSDEC.

It is important to note that:

- This SMP details the Site-specific implementation procedures that are required by the Environmental Easement. Failure to properly implement the SMP is a violation of the environmental easement, which is grounds for revocation of the Certificate of Completion (COC);
- Failure to comply with this SMP is also a violation of Environmental Conservation Law, 6 NYCRR Part 375 and the BCA (Index # C356049-09-12; Site # C356049) for the Site, and thereby subject to applicable penalties.

1.1.3 Revisions

Revisions to this plan will be proposed in writing to the NYSDEC's project manager. In accordance with the Environmental Easement for the Site, the NYSDEC will provide a notice of any approved changes to the SMP, and append these notices to the SMP that is retained in its files.

1.2 SITE BACKGROUND

1.2.1 Site Location and Description

The Site is located in the Town of Ulster County of Ulster, New York and was identified as Block 2 and Lot 7.1 on the Town of Ulster Tax Map 39.82. The Site is an approximately 10.76-acre area bounded by a recently constructed Tractor Supply Store, then undeveloped, wooded land and a bank to the north, Highway Route 209 westerly on-

ramp to the south, Ulster Avenue (a.k.a. State Route 9W) beyond which lies Adams Fairacre Farms to the east, and the Hudson Valley Business Center, a large office building with ancillary parking lot to the west (see Figures). The boundaries of the Site are more fully described in Appendix A – Metes and Bounds.

During the course of remediation and Site development, the Site was subdivided into multiple parcels to correspond to the four (4) new parcels resulting in four (4) new tax map numbers. As a result, the north BCP Site boundary was expanded for tax parcels 1581 and 1601 Ulster Avenue (Lots 1 and 5, respectively). Below is a list of the new parcels and associated street addresses:

- Tax Map Parcel No. 39.82-2-7.111 for 1561 Ulster Avenue (Lot 1)
- Tax Map Parcel No. 39.82-2-7.116 for 1571 Ulster Avenue (Lot 6)
- Tax Map Parcel No. 39.82-2-7.112 for 1581 Ulster Avenue (Lot 2)
- Tax Map Parcel No. 39.82-2-7.115 for 1601 Ulster Avenue (Lot 5)

1.2.2 Site History

Prior to the 1960s, it appears from historical aerial photographs that the Site was used for agriculture and private residence. Following Site development (1960s), the Site was used to manufacture concrete pre-cast structures (e.g., catch basins, dry wells, septic tanks) from the 1960s until the 1990s, and was also operated as an asphalt batch plant from the 1950s to the 1990s. A previous Phase I ESA report conducted in 2003 indicates the former office building on the northeastern part of the Site was used as a NYS Police barracks prior to the current owners taking ownership of the Site. The concrete pad in the northeast part of the Site was part of a former automotive repair and gasoline fueling station. The Site has remained vacant and unused since the mid-1990s.

Several environmental investigations have been conducted on the Site. The environmental investigations conducted by others are listed below and copies of these investigative reports were included as Exhibits 2 and 3 of the Remedial Investigation Report prepared by C.T. Male. Some of the previous assessments were not provided, but

are referenced and discussed in the subsequent studies as discussed below. Studies provided include:

- Spill Investigation, Miron Pre-Cast Property, 1561 Ulster Avenue, Town of Ulster, Ulster County, prepared by The Chazen Companies, dated December 23, 2009.
- Phase I Environmental Site Assessment (ESA) of the Former Miron Pre-Cast Facility, Town of Ulster, Ulster County New York, prepared by PVE Sheffler, dated October 21, 2011 (2011 PVE Phase I ESA). This ESA references other studies that were completed prior to the 2011 ESA; however, copies of these previous reports were not available.
- Remediation Work Plan of the Pre-Cast Building, Former Miron Site, 1561 Ulster Avenue, Kingston, New York, prepared by PVE Sheffler dated December 21, 2011.

The Site was registered to Miron Building Products, Inc. as a NYSDEC petroleum bulk storage (PBS) facility (PBS #3-601659) due to the use of seven (7) above ground and underground petroleum storage tanks totaling a fuel capacity greater than 1,100 gallons. There was a separate PBS registration (PBS #3-175986) to Miron Bldg. Products Co Inc. for registration of three (3) more petroleum storage tanks. With the completion of the remediation completed to date and records of tanks closed by removal by others, there are no known petroleum storage tanks left at the Site. The PBS registration status for both listings filed with NYSDEC is "Unregulated/Closed". The Site is also listed as a former NYSDEC petroleum spill Site for two incidents relating to petroleum released on-Site. Spill number 0312832 was reported in 2004 relative to a 4,000 gallon No. 2 fuel oil tank and NYSDEC reports indicate that approximately 100 tons of soil were removed and reagents were added to the excavation backfill to treat any remaining petroleum contaminated soil. This spill was closed on June 12, 2012 requiring no further action. Spill number 1200363 was reported when test pits completed at the Site as part of the remedial investigation revealed evidence of petroleum contamination

via PID screening of the excavated soil. As a result of the remediation performed under the BCP, this spill number was closed on June 18, 2014.

The central portion of the Site was formerly classified as a Class V Underground Injection Well under the USEPA's Underground Injection Control (UIC) program. It was investigated in 2004 and subsequently closed by USEPA.

1.2.3 Geologic Conditions

According to the Surficial Geologic Map of New York State, Lower Hudson Sheet, the soils within the Site are identified as lacustrine sand. Lacustrine sand is described as well-sorted sand deposits associated with large water bodies, generally a near-shore deposit or near a sand source. Thickness of this deposit varies between two (2) and 20 meters. According to the Lower Hudson Sheet of the Geologic Map of New York and USGS data, bedrock underlying the subject property is late Onondaga Limestone, consisting of Seneca, Morehouse and Nedrow units from the Onondaga and Ulster groups.

The soil classification described above is consistent with observations reported during advancement of test pits and test borings during the RI. The overburden generally consisted of loosely packed soils consisting primarily of sand, with varying percentages of silt, clay and gravel. Fill materials including cinders, brick, asphalt and concrete were observed to be intermingled with the soils in the upper horizons at several of the locations explored. Bedrock was not encountered during the field activities.

According to the map entitled "Unconsolidated Aquifers in Upstate New York, Lower Hudson Sheet" (Edward F. Bugliosi and Ruth A. Trudell, 1988`), the subject Site is not located within the confines of a primary aquifer.

Groundwater conditions were assessed through the advancement of test borings and test pits and the installation of permanent monitoring wells as part of the RI. Static groundwater levels were collected from monitoring wells installed during the course of the RI on April 19 and April 20, 2012. Based on the collected water level data, the water table across the Site from water levels ranges in depth from approximately 3.95 feet

below existing Site grades at monitoring well CTM GW-8 located on the southwestern portion of the Site, to 6.76 feet below existing Site grades at monitoring well CTM GW-10 located on the northwestern corner of the Site.

1.3 SUMMARY OF REMEDIAL INVESTIGATION FINDINGS

Prior to remediating the site, a Remedial Investigation (RI) was performed to characterize the nature and extent of contamination at the Site. The results of the RI are described in detail in the following report:

- Draft Remedial Investigation Report for the Former Miron Pre-Cast Site, Prepared by C.T. Male Associates, Dated June 2012.

Generally, the RI determined that semi-volatile organic compounds (SVOCs) and metals were detected in surface soils, volatile organic compounds (VOCs), SVOCs and metals were detected in subsurface soils, and VOCs, SVOCs, metals and one pesticide were detected in groundwater.

Below is a summary of Site conditions when the RI was performed in 2012.

1.3.1 Soil

Surface Soils

Prior to implementing remediation, four (4) SVOCs and two (2) metals (arsenic and manganese) were detected above SCGs at sampling location SS-42 near the western boundary of the Site. Toluene and lead were detected above their respective SCG at SS-46 on the southern portion of the Site. Copper was detected above its respective SCG at SS-22 on the eastern portion of the Site.

Subsurface Soils

Prior to implementing remediation, one (1) metal was detected above its respective SCG at one location, this being arsenic at TP-26 (4’ bgs). VOC and SVOC tentatively identified compounds (TICs) were detected in several of the subsurface soil samples throughout the Site suggesting the presence of weathered petroleum product.

1.3.2 Site-Related Groundwater

Prior to implementing remediation, seven (7) petroleum-type VOCs, three (3) petroleum-type SVOCs, three (3) metals and one (1) pesticide were detected in groundwater at the Site above their water quality standard for groundwater. Groundwater appeared to be most impacted in the eastern portion of the Site. VOC and SVOC TICs were detected in several of the groundwater samples throughout the Site suggesting the presence of weathered petroleum product.

1.3.3 Underground Storage Tanks

No underground storage tanks were physically identified during the completion of the remedial investigation phase of work completed at the Site.

1.4 SUMMARY OF REMEDIAL ACTIONS

The Site was remediated in accordance with the NYSDEC-approved Remedial Action Work Plan dated June 28, 2012.

The following is a summary of the Remedial Actions performed at the Site:

1. Excavation of grossly petroleum contaminated soil/fill in conjunction with Site development exceeding restricted residential SCOs. In addition to the removal of grossly contaminated soil, four (4) previously unidentified underground bulk oil storage tanks were encountered during site activity and removed and properly closed during site remediation activities.

2. Construction and maintenance of a cover system consisting of vegetated soil, pavement/subbase or concrete/subbase was implemented pursuant to the NYSDEC-approved Remedial Action Work Plan to prevent human exposure to remaining contaminated soil/fill remaining at the Site. Post-remediation data revealed that the Site met the Track 2 Restricted Residential Cleanup requirements and the Site was converted from a Track 4 to Track 2 Cleanup.

3. Execution and recording of an Environmental Easement to restrict land use and prevent future exposure to any contamination remaining at the Site.

4. Development and implementation of a Site Management Plan for long term management of remaining contamination as required by the Environmental Easement, which includes plans for: (1) Institutional and Engineering Controls, (2) monitoring, (3) operation and maintenance and (4) reporting;

Remedial activities were completed at the Site in 2014.

1.4.1 Removal of Contaminated Materials from the Site

The Final Engineering Report describes the contaminated materials removed from the Site as part of the remedial actions completed at the Site. These included demolition related materials (asbestos, concrete, wood, etc.), and other wastes such as underground storage tanks and their contents, and petroleum contaminated soil.

1.4.2 Site-Related Treatment Systems

No long-term treatment systems were installed as part of the Site remedy.

1.4.3 Remaining Contamination

Remaining contamination at the Site after completion of the remedial action is not expected. Remaining contamination includes soils that do not meet unrestricted use public health SCOs, but which generally meet restricted residential SCOs. The analytical results for the end point soil samples collected after excavating the areas of concern defined by the RI meet the applicable SCOs for Track 2 Cleanup, with a few minor exceptions. Figure 4 summarizes the lab results that exceed the Track 2 cleanup (restricted residential) SCOs. To characterize these minor exceptions, additional subsurface soil samples were collected from the upper 15 feet of unconsolidated soil for the purpose of supporting a request for a change in cleanup status form Track 4 to Track 2. Ten additional soil borings were advanced across the site at locations shown on Figure 5. Samples were collected from 8 to 15 feet below grade. The results of the supplemental sampling program indicated that the soils meet applicable SCOs, and the Department concurred that the remedial actions met the SCOs for Track 2 – Restricted Residential.

An orange snow fence like demarcation layer was installed generally two (2) feet or more below the soil cover system or below asphalt/subbase or concrete/subbase, prior to the Department's concurrence that the Track 2 Restricted Residential SCOs had been achieved. The imported soil and subbase was laboratory tested to document it met NYSDEC DER-10 requirements before use. The topographic elevations of the demarcation layer and final grades are presented as Figures 6 and 7 that resulted in the 2013/2014 Site development of the medical office building, paving and landscape areas. Any soils encountered below the first encounter of a demarcation layer shall be considered existing soils and must be handled in accordance with this SMP. Any soils above a demarcation layer may be considered clean imported fill based on analytical testing completed of these in-place soils (i.e., topsoil and select granular fill).

Contrary to the general Site condition of the demarcation layer being about 2 feet below final Site grades, the depth of the demarcation layer for buried utilities varies but follows the excavated trench used to install the utility. For instance, if a utility trench was seven feet wide and eight feet deep, the demarcation layer would have been draped along the sidewalls and floor of the utility trench and backfilled with tested clean imported fill. As such, utility work in the future would likely encounter imported materials rather than existing Site soils and the imported materials may be handled without restriction provided these soils are above the water table.

2.0 ENGINEERING AND INSTITUTIONAL CONTROL PLAN

2.1 INTRODUCTION

2.1.1 General

Since remaining contaminated soil and groundwater exist beneath the Site, Engineering Controls and Institutional Controls (EC/ICs) are required to protect human health and the environment. This Engineering and Institutional Control Plan describes the procedures for the implementation and management of all EC/ICs at the Site. The EC/IC Plan is one component of the SMP and is subject to revision by NYSDEC.

2.1.2 Purpose

This plan provides:

- A description of all EC/ICs on the Site;
- The basic implementation and intended role of each EC/IC;
- A description of the key components of the ICs set forth in the Environmental Easement;
- A description of the features to be evaluated during each required inspection and periodic review;
- A description of plans and procedures to be followed for implementation of EC/ICs, such as the implementation of the Excavation Work Plan for the proper handling of remaining contamination that may be disturbed during maintenance or redevelopment work on the Site; and
- Any other provisions necessary to identify or establish methods for implementing the EC/ICs required by the Site remedy, as determined by the NYSDEC.

2.2 ENGINEERING CONTROLS

2.2.1 Engineering Control Systems

2.2.1.1 Surface Cover System

Exposure to remaining contamination/existing soil/fill at the Site is prevented by a surface cover system placed over the Site. This cover system is comprised of a minimum of 24 inches of clean imported soil, asphalt pavement and imported subbase, or concrete and imported subbase sidewalks, and concrete building slabs. Post-remediation data revealed, however, that the Site met the Track 2 Restricted Residential Cleanup requirements and the Department approved the Applicants' request to change from a Track 4 Cleanup to a Track 2 Cleanup. The Excavation Work Plan that appears in Appendix B outlines the procedures required to be implemented when Site soil is disturbed.

2.2.1.2 Sub-slab Depressurization System

As a precautionary step, a sub-slab depressurization system (SSDS) was electively installed beneath the medical office building on-Site. The SSDS was designed by Optimus Architecture of Rhinebeck, New York. Drawings V-1 and V-2, showing the design of the system, are provided as Exhibit 1. C.T. Male observed the installation of the SSDS, which was generally installed in accordance with these design plans. There was some adjustment of the piping layout at the time of installation and also after installation due to building and other utility configurations but the overall layout of venting pipes through the building roof is similar.

Procedures for operating and maintaining the sub-slab depressurization system are documented in the Operation and Maintenance Plan (Section 4 of this SMP). Procedures for monitoring the system are included in the Monitoring Plan (Section 3 of this SMP). The Monitoring Plan also addresses severe condition inspections in the event that a severe condition, which may affect controls at the Site, occurs.

2.2.2 Criteria for Completion of Remediation/Termination of Remedial Systems

Generally, remedial processes are considered completed when effectiveness monitoring indicates that the remedy has achieved the remedial action objectives identified by the decision document. The framework for determining when remedial processes are complete is provided in Section 6.6 of NYSDEC DER-10.

2.2.2.1 Sub-slab Depressurization System (SSDS)

The SSDS will be operated in a passive mode (i.e., no fans) until such time there is data that documents the system must be converted to an active system. The active SSD system, if deemed necessary, will not be discontinued unless prior written approval is granted by the NYSDEC. In the event that monitoring data indicates that the SSD system is no longer required, a proposal to discontinue the SSD system will be submitted by the property owner to the NYSDEC and NYSDOH.

2.3 INSTITUTIONAL CONTROLS

A series of Institutional Controls is required by the Decision Document to: (1) implement, maintain and monitor Engineering Control systems; (2) prevent future exposure to remaining contamination by controlling disturbances of the subsurface contamination; and, (3) limit the use and development of the Site to restricted residential, commercial or industrial uses only. Adherence to these Institutional Controls on the Site is required by the Environmental Easement and will be implemented under this Site Management Plan. These Institutional Controls are:

- Compliance with the Environmental Easement and this SMP by the Grantor and the Grantor's successors and assigns;
- Engineering Controls must be operated and maintained as specified in this SMP;
- Engineering Controls must be inspected at a frequency and in a manner defined in the SMP.
- Data and information pertinent to Site Management of the Controlled Property must be reported at the frequency and in a manner defined in this SMP;

Institutional Controls identified in the Environmental Easement may not be discontinued without an amendment to or extinguishment of the Environmental Easement.

The Site has a series of Institutional Controls in the form of Site restrictions. Adherence to these Institutional Controls is required by the Environmental Easement. Site restrictions that apply to the Controlled Property are:

- The property may only be used for restricted Residential, Commercial and Industrial use provided that the long-term Engineering and Institutional Controls included in this SMP are employed.
- The property may not be used for a higher level of use, such as unrestricted restricted Residential use without additional remediation and amendment of the Environmental Easement, as approved by the NYSDEC;
- Future activities on the property that will disturb remaining contaminated material must be conducted in accordance with this SMP;
- The use of the groundwater underlying the property is prohibited without treatment rendering it safe for intended use;
- The potential for vapor intrusion must be evaluated for any buildings developed at the Site, and any potential impacts that are identified must be monitored or mitigated;
- Vegetable gardens and farming on the property are prohibited; and
- The Site owner or remedial party will submit to NYSDEC a written statement that certifies, under penalty of perjury, that: (1) controls employed at the Controlled Property are unchanged from the previous certification or that any changes to the controls were approved by the NYSDEC; and, (2) nothing has occurred that impairs the ability of the controls to protect public health and environment or that constitute a violation or failure to comply with the SMP. NYSDEC retains the right to access such Controlled Property at any time in order to evaluate the continued maintenance of any and all controls. This certification shall be submitted annually, or an alternate period of time that NYSDEC may allow and will be made by an expert that the NYSDEC finds acceptable.

2.3.1 Excavation Work Plan

The Site has been remediated for restricted Residential use. Any future intrusive work that will encounter or disturb the existing Site soils/remaining contamination will be performed in compliance with the Excavation Work Plan (EWP) that is attached as Appendix B to this SMP. Any work conducted pursuant to the EWP must also be conducted in accordance with the procedures defined in a Health and Safety Plan (HASP) and Community Air Monitoring Plan (CAMP) prepared for the Site. Prior to commencement of any intrusive work, the contractor shall determine the need for a HASP and CAMP based on their work relative to site conditions and if warranted, prepare for NYSDEC approval, a HASP and Site specific CAMP that is in current compliance with NYSDER-10, and 29 CFR 1910, 29 CFR 1926, and all other applicable Federal, State and local regulations. The HASP and Site specific CAMP, when applicable, will be updated and re-submitted with the notification provided in Section B-1 of the EWP. Any intrusive construction work will be performed in compliance with the EWP, and when applicable the HASP and CAMP, and will be included in the periodic inspection and certification reports submitted under the Site Management Reporting Plan (See Section 5).

The Site owner and associated parties preparing the remedial documents submitted to the State, and parties performing this work, are completely responsible for the safe performance of all intrusive work, the structural integrity of excavations, proper disposal of excavation de-water, control of runoff from open excavations into remaining contamination, and for structures that may be affected by excavations (such as building foundations). The Site owner will ensure that Site development activities will not interfere with, or otherwise impair or compromise, the engineering controls described in this SMP.

2.3.2 Soil Vapor Intrusion Evaluation

Prior to the construction of any enclosed structures located over areas that contain remaining contamination and the potential for soil vapor intrusion (SVI) has been identified, an SVI evaluation will be performed to determine whether any mitigation

measures are necessary to address potential exposure to vapors in the proposed structure. Alternatively, an SVI mitigation system may be installed as an element of the building foundation without first conducting an investigation. This mitigation system will include a vapor barrier and passive sub-slab depressurization system that is capable of being converted to an active system.

Prior to conducting an SVI investigation or installing a mitigation system, a work plan will be developed and submitted to the NYSDEC and NYSDOH for approval. This work plan will be developed in accordance with the most recent NYSDOH "Guidance for Evaluating Vapor Intrusion in the State of New York". Measures to be employed to mitigate potential vapor intrusion will be evaluated, selected, designed, installed, and maintained based on the SVI evaluation, the NYSDOH guidance, and construction details of the proposed structure.

Preliminary (unvalidated) SVI sampling data will be forwarded to the NYSDEC and NYSDOH for initial review and interpretation. Upon validation, the final data will be transmitted to the agencies, along with a recommendation for follow-up action, such as mitigation. Validated SVI data will be transmitted to the third party property owner, if applicable, within 30 days of validation. If any indoor air test results exceed NYSDOH guidelines, relevant NYSDOH fact sheets shall be provided to all tenants and occupants of the property within 15 days of receipt of validated data.

SVI sampling results, evaluations, and follow-up actions shall also be summarized in the next Periodic Review Report.

2.4 INSPECTIONS AND NOTIFICATIONS

2.4.1 Inspections

Inspections of all remedial components installed at the Site will be conducted at the frequency specified in the SMP Monitoring Plan schedule. A comprehensive Site-wide inspection will be conducted annually, regardless of the frequency of the Periodic Review Report. The inspections will determine and document the following:

- Engineering Controls continue to perform as designed;
- Engineering Controls continue to be protective of human health and the environment;
- Compliance with requirements of this SMP and the Environmental Easement; and
- Site records are complete and up to date;

Inspections will be conducted in accordance with the procedures set forth in the Monitoring Plan of this SMP (Section 3). The reporting requirements are outlined in the Periodic Review Reporting section of this plan (Section 5).

If an emergency, such as a natural disaster or an unforeseen failure of any of the ECs occurs, an inspection of the Site will be conducted within 5 days of the event to verify the effectiveness of the EC/ICs implemented at the Site by a qualified environmental professional as defined by NYSDEC.

2.4.2 Notifications

Notifications will be submitted by the property owner to the NYSDEC as needed for the following reasons:

- 60-day advance notice of any proposed changes in Site use that are required under the terms of the BCA, 6 NYCRR Part 375, and/or Environmental Conservation Law.
- 7-day advance notice of any proposed ground-intrusive activities pursuant to the Excavation Work Plan.
- Notice within 48-hours of any damage or defect to the foundation, structures or engineering control that reduces or has the potential to reduce the effectiveness of an Engineering Control and likewise any action to be taken to mitigate the damage or defect.
- Verbal notice by noon of the following day of any emergency, such as a fire, flood, or earthquake that reduces or has the potential to reduce the effectiveness of Engineering Controls in place at the Site, with written confirmation within 7 days

that includes a summary of actions taken, or to be taken, and the potential impact to the environment and the public.

- Follow-up status reports on actions taken to respond to any emergency event requiring ongoing responsive action shall be submitted to the NYSDEC within 45 days and shall describe and document actions taken to restore the effectiveness of the ECs.

Any change in the ownership of the Site or the responsibility for implementing this SMP will include the following notifications:

- At least 60 days prior to the change, the NYSDEC will be notified in writing of the proposed change. This will include a certification that the prospective purchaser has been provided with a copy of the BCA, and all approved work plans and reports, including this SMP
- Within 15 days after the transfer of all or part of the Site, the new owner's name, contact representative, and contact information will be confirmed in writing.

2.5 CONTINGENCY PLAN

Emergencies may include injury to personnel, fire or explosion, environmental release, or serious weather conditions.

Above grade waste materials and abandoned underground storage tanks were remediated during the remedial action completed for the Site. Buried drums and underground storage tanks are not expected to be present at the Site. If drums or tanks are found during any future ground intrusive work, excavation activities must cease and the Site owner and/or remedial party must notify NYSDEC prior to continuing. The drums and tanks shall be handled, removed and cleaned by appropriately trained personnel in accordance with all applicable federal, state and local regulations. Soils surrounding the tanks and drums shall be assessed for impacts in accordance with applicable NYSDEC guidance and regulation documents (i.e., Petroleum Bulk Storage, 6 NYCRR Part 375, CP-51, etc.).

2.5.1 Emergency Telephone Numbers

In the event of any environmentally related situation or unplanned occurrence requiring assistance the Owner or Owner's representative(s) should contact the appropriate party from the contact list below. For emergencies, appropriate emergency response personnel should be contacted. Prompt contact should also be made to a qualified environmental professional. These emergency contact lists must be maintained in an easily accessible location at the Site.

Table 2.5.1-1: Emergency Contact Numbers

Medical, Fire, and Police:	911
One Call Center:	811 (At least 2 days notice prior to excavation, but no more than 10 days notice)
Poison Control Center:	(800) 222-1222
Pollution Toxic Chemical Oil Spills:	(800) 424-8802
NYSDEC Spills Hotline	(800) 457-7362

Table 2.5.1-2: Contact Numbers

Name and Affiliation	Contact Information
Property Owner (1561 Ulster Avenue – Lot 1) MHMG-KM Kingston, LLC Jeff Kane (c/o Kirchhoff Properties)	Telephone: (845) 635-2000 Email: JKane@kirchhoffcompanies.com
Property Owner (1571 Ulster Avenue – Lot 2 & 1581 Ulster Avenue – Lot 6) 1561 Ulster Properties, LLC	Telephone: (845) 635-2000 Email: JKane@kirchhoffcompanies.com
Property Owner (1601 Ulster Avenue – Lot 5) Ulster Commons III, LLC	Telephone: (845) 635-2000 Email: JKane@kirchhoffcompanies.com
NYSDEC Matthew Hubicki	Telephone: (518) 402-9662 Email: matthew.hubicki@dec.ny.gov
Qualified Environmental Professional C.T. Male Associates Jeffrey A. Marx, PE	Telephone: (518) 786-7400 Email: j.marx@ctmale.com

* Note: Contact numbers subject to change and should be checked/updated as necessary

2.5.2 Map and Directions to Nearest Health Facility

Site Location: 1561, 1571, 1581 & 1601 Ulster Avenue

Nearest Hospital Name: Kingston Hospital

Hospital Location: 396 Broadway, Kingston, New York

Hospital Telephone: (845) 338-2500

Directions to the Hospital:

1. Turn right out of the Site onto US-9W

2. Slight right onto Ulster Avenue

3. Continue onto Albany Avenue/New York State Reference Rte 983F

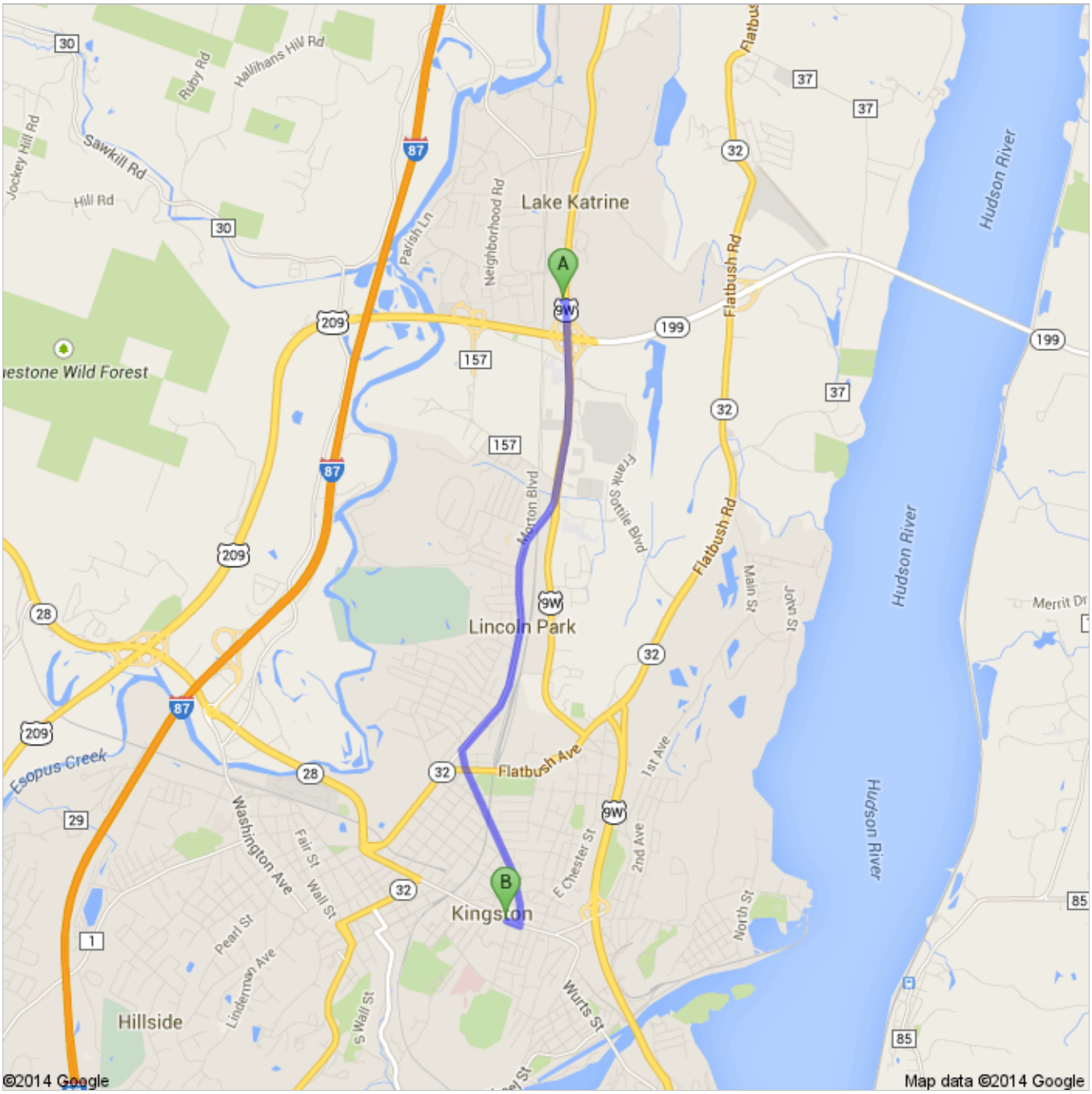
4. Turn left onto Foxhall Avenue

5. Turn right onto Broadway (hospital will be on the right)

Total Distance: (~3.9 miles)

Total Estimated Time: 11 minutes

Directions to HealthAlliance Hospital Broadway Campus
396 Broadway, Kingston, NY 12401
3.9 mi – about **11 mins**



2.5.3 Response Procedures

As appropriate, the fire department and other emergency response group will be notified immediately by telephone of the emergency. The emergency telephone number list is found at the beginning of this Contingency Plan (Table 2.5.1-1). The list will also post prominently at the Site and made readily available to all personnel at all times.

Petroleum spills must be reported to NYSDEC unless they meet **all** of the following criteria:

- The spill quantity is known to be less than 5 gallons; and
- The spill is contained and under the control of the spiller; and
- The spill has not and will not reach the State's water or any land; and
- The spill is cleaned up within 2 hours of discovery.

A spill is considered to have not impacted land if it occurs on a paved surface such as asphalt or concrete. A spill in a dirt or gravel parking lot is considered to have impacted land and is reportable.

3.0 SITE MONITORING PLAN

3.1 INTRODUCTION

3.1.1 General

The Monitoring Plan describes the measures for evaluating the performance and effectiveness of the remedy to reduce or mitigate contamination at the Site, and all affected Site media identified below. Monitoring of other Engineering Controls is described in Chapter 4, Operation, Monitoring and Maintenance Plan. This Monitoring Plan may only be revised with the approval of NYSDEC.

3.1.2 Purpose and Schedule

This Monitoring Plan describes the methods to be used for:

- Sampling and analysis of indoor air and soil vapor;
- Evaluating Site information periodically to confirm that the remedy continues to be effective in protecting public health and the environment; and
- Preparing the necessary reports for the various monitoring activities.

To address these issues, this Monitoring Plan provides information on:

- Reporting requirements;
- Annual inspection and periodic certification.

Annual monitoring of the performance of the remedy and overall reduction in contamination on-Site will be conducted for the first three (3) years. The frequency thereafter will be determined by NYSDEC. Monitoring programs are summarized in Table 3.1.2-1 and outlined in detail in Sections 3.2 and 3.3 below.

Table 3.1.2-1: Monitoring/Inspection Schedule

Monitoring Program	Frequency*	Matrix	Analysis
Soil Vapor	Every year after receiving COC. Reevaluate after second year of testing	Air	TO-15

* The frequency of events will be conducted as specified until otherwise approved by NYSDEC and NYSDOH

3.2 MEDIA MONITORING PROGRAM

3.2.1 Medical Office Building and Future Structures Soil Vapor Monitoring

Soil vapor monitoring will be performed on a periodic basis to assess the performance of the SSDS.

A network of sub slab monitoring points has been installed within the Medical Office Building (Lot 1) to facilitate collection of vapor samples from beneath the building slab. The network of on-Site vapor sampling points has been selected based on least use areas of the building such as closest and storage areas. In November 2014, sub-slab soil vapor, indoor air and outdoor are samples were collected and analyzed by EPA Method TO-15 SIM. The results of this sampling event are described in the Final Engineering Report prepared by C.T. Male Associates, and indicates the passive SSDS is providing protection (does not need to be upgraded to an active SSDS) based on this SVI sampling data. Another round of SVI will be completed next heating season to verify.

Construction of future buildings will include passive SSDS similar to the one presented above for the medical building, and will include the same SVI media sampling, and monitoring once their heating and cooling systems have been operational to determine if there is a need for upgrading those passive SSDS to an active systems.

The sampling frequency may be modified with the approval NYSDEC. The SMP will be modified to reflect changes in sampling plans approved by NYSDEC.

3.2.1.1 Sampling Protocol

All soil vapor sampling activities will be recorded in a field book or a sampling log. Other observations (e.g., sampling port integrity, etc.) shall be noted on the soil vapor sampling log. The sampling log will serve as the inspection form for the sub slab soil vapor monitoring point network.

The protocol for collecting sub slab samples shall be consistent with NYSDOH's Final Guidance for Evaluation Soil Vapor Intrusion in the State of New York. Samples will be an analyzed for a reduced list of volatile organic compounds by EPA TO-15. This list will be pre-approved by NYSDEC prior to sampling.

3.3 SITE-WIDE INSPECTION

Site-wide inspections will be performed on a regular schedule at a minimum of once a year. Site-wide inspections will also be performed after severe weather conditions that may affect Engineering Controls. During these inspections, an inspection form will be completed (Appendix C). The form will compile sufficient information to assess the following:

- Compliance with all ICs, including Site usage;
- An evaluation of the condition and continued effectiveness of ECs;
- General Site conditions at the time of the inspection;
- The Site management activities being conducted including, where appropriate, confirmation sampling and a health and safety inspection;
- Compliance with permits and schedules included in the Operation and Maintenance Plan; and
- Confirm that Site records are up to date.

3.4 MONITORING REPORTING REQUIREMENTS

Forms and any other information generated during regular monitoring events and inspections will be kept on file on-Site and/or at the current Owner's off-Site office. All

forms, and other relevant reporting formats used during the monitoring/inspection events, will be (1) subject to approval by NYSDEC and (2) submitted at the time of the Periodic Review Report, as specified in the Reporting Plan of this SMP.

All monitoring results will be reported to NYSDEC on a periodic basis in the Periodic Review Report. The report (or letter) will include, at a minimum:

- Date of event and personnel conducting sampling;
- Description of the activities performed;
- Type of samples collected (e.g., sub-slab vapor, indoor air, outdoor air, etc);
- Copies of all field forms completed (e.g., sampling logs, chain-of-custody documentation, etc.);
- Sampling results in comparison to appropriate standards/criteria;
- A figure illustrating sample type and sampling locations;
- Copies of laboratory data and the required laboratory data deliverables required for points sampled (or be submitted electronically in the NYSDEC format); and
- Any observations, conclusions, or recommendations;

Data will be reported in hard copy or digital format as determined by NYSDEC.

4.0 OPERATION AND MAINTENANCE PLAN

4.1 INTRODUCTION AND OVERVIEW

The Site remedy does not rely on any mechanical systems, such as an active sub-slab depressurization systems or air sparge/ soil vapor extraction systems to protect public health and the environment. Therefore, the operation and maintenance of such mechanical components is not included in this SMP.

The Site remedy did include at the Owner's discretion installation of a passive sub-slab depressurization system (SSDS) beneath the Medical Office building floor slab to mitigate the potential for soil vapors, if present. This system has no mechanical components at this time but has the ability to be upgraded in the future. For this reason, it needed to be described in this section for guidance on the operation and maintenance of the passive SSDS, which is minimal.

The design plans for this system are provided as Exhibit 1. The system is basically horizontally installed PVC perforated piping beneath and within the subbase material for the building concrete floor slab. The equally spaced and repetitive piping manifolds together to vertical PVC solid piping that extends through the interior portions of the building and vents out through the building's roof.

The operation and maintenance of SSDS is limited to the following:

- Label any and all exposed SSDS related PVC piping that is not protected within a wall or closet (i.e., at roof penetrations/exhaust)
- Periodically check exposed SSDS related PVC piping for cracks or damage that would jeopardize the seal and cause sub-slab vapors to enter the interior space of the building.
- Check and maintain adequate distance of SSDS piping from building air intakes on the roof as per NYSDOH guidance if new HVAC equipment is installed

5.0 INSPECTIONS, REPORTING AND CERTIFICATIONS

5.1 SITE INSPECTIONS

5.1.1 Inspection Frequency

All inspections will be conducted at the frequency specified in the schedules provided in Section 3 Monitoring Plan and Section 4 Operation and Maintenance Plan of this SMP. At a minimum, a Site-wide inspection will be conducted annually. Inspections of remedial components will also be conducted when a breakdown of any treatment system component has occurred or whenever a severe condition has taken place, such as an erosion or flooding event that may affect the ECs.

5.1.2 Inspection Forms, Sampling Data, and Maintenance Reports

All inspections and monitoring events will be recorded on the appropriate forms for their respective system which are contained in Appendix C. Additionally, a general Site-wide inspection form will be completed during the Site-wide inspection (see Appendix C for blank forms). These forms are subject to NYSDEC revision.

Applicable inspection forms and other records, including system maintenance reports, generated for the Site during the reporting period will be provided in electronic format in the Periodic Review Report.

5.1.3 Evaluation of Records and Reporting

The results of the inspection and Site monitoring data will be evaluated as part of the EC/IC certification to confirm that the:

- EC/ICs are in place, are performing properly, and remain effective;
- The Monitoring Plan is being implemented;
- Operation and maintenance activities are being conducted properly; and, based on the above items,

- The Site remedy continues to be protective of public health and the environment and is performing as designed in the RAWP and described in the FER.

5.2 CERTIFICATION OF ENGINEERING AND INSTITUTIONAL CONTROLS

After the last inspection of the reporting period, a qualified environmental professional or Professional Engineer licensed to practice in New York State, as defined in NYSDEC DER-10 will prepare the following certification:

For each institutional or engineering control identified for the Site, I certify that all of the following statements are true:

- The inspection of the Site to confirm the effectiveness of the institutional and engineering controls required by the remedial program was performed under my direction;
- The institutional control and/or engineering control employed at this Site is unchanged from the date the control was put in place, or last approved by the Department;
- Nothing has occurred that would impair the ability of the control to protect the public health and environment;
- Nothing has occurred that would constitute a violation or failure to comply with any SMP for this control;
- Access to the Site will continue to be provided to the Department to evaluate the remedy, including access to evaluate the continued maintenance of this control;
- Use of the Site is compliant with the environmental easement;
- The engineering control systems are performing as designed and are effective;
- To the best of my knowledge and belief, the work and conclusions described in this certification are in accordance with the requirements of the Site remedial program and generally accepted engineering practices; and
- The information presented in this report is accurate and complete.

- I certify that all information and statements in this certification form are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law. I, [name], of [business address], am certifying as [Owner or Owner's Designated Site Representative] and [I have been authorized and designated by all Site owners to sign this certification] for the Site.

The signed certification will be included in the Periodic Review Report described below.

5.3 PERIODIC REVIEW REPORT

A Periodic Review Report will be submitted to the Department every year, beginning fifteen months after the Certificate of Completion is issued. In the event that the Site is subdivided into separate parcels with different ownership, a single Periodic Review Report will be prepared that addresses the Site described in Appendix A (Metes and Bounds). The report will be prepared in accordance with NYSDEC DER-10 and submitted within 30 days of the end of each certification period. Media sampling results will also incorporated into the Periodic Review Report. The report will include:

- Identification, assessment and certification of all ECs/ICs required by the remedy for the Site;
- Results of the required annual Site inspections and severe condition inspections, if applicable;
- All applicable inspection forms and other records generated for the Site during the reporting period in electronic format;
- A summary of any discharge monitoring data and/or information generated during the reporting period with comments and conclusions;
- Data summary tables and graphical representations of contaminants of concern by media (groundwater, soil vapor), which include a listing of all compounds analyzed, along with the applicable standards, with all exceedances highlighted. These will include a presentation of past data as part of an evaluation of contaminant concentration trends;

- Results of all analyses, copies of all laboratory data sheets, and the required laboratory data deliverables for all samples collected during the reporting period will be submitted electronically in a NYSDEC-approved format;
- A Site evaluation, which includes the following:
    - The compliance of the remedy with the requirements of the Site-specific RAWP, ROD or Decision Document;
    - The operation and the effectiveness of all treatment units, etc., including identification of any needed repairs or modifications;
    - New conclusions or observations regarding Site contamination based on inspections or data generated by the Monitoring Plan for the media being monitored;
    - Recommendations regarding any necessary changes to the remedy and/or Monitoring Plan; and
    - The overall performance and effectiveness of the remedy.

The Periodic Review Report will be submitted, in hard-copy format, to the NYSDEC Central Office and Regional Office in which the Site is located, and in electronic format to NYSDEC Central Office, Regional Office and the NYSDOH Bureau of Environmental Exposure Investigation.

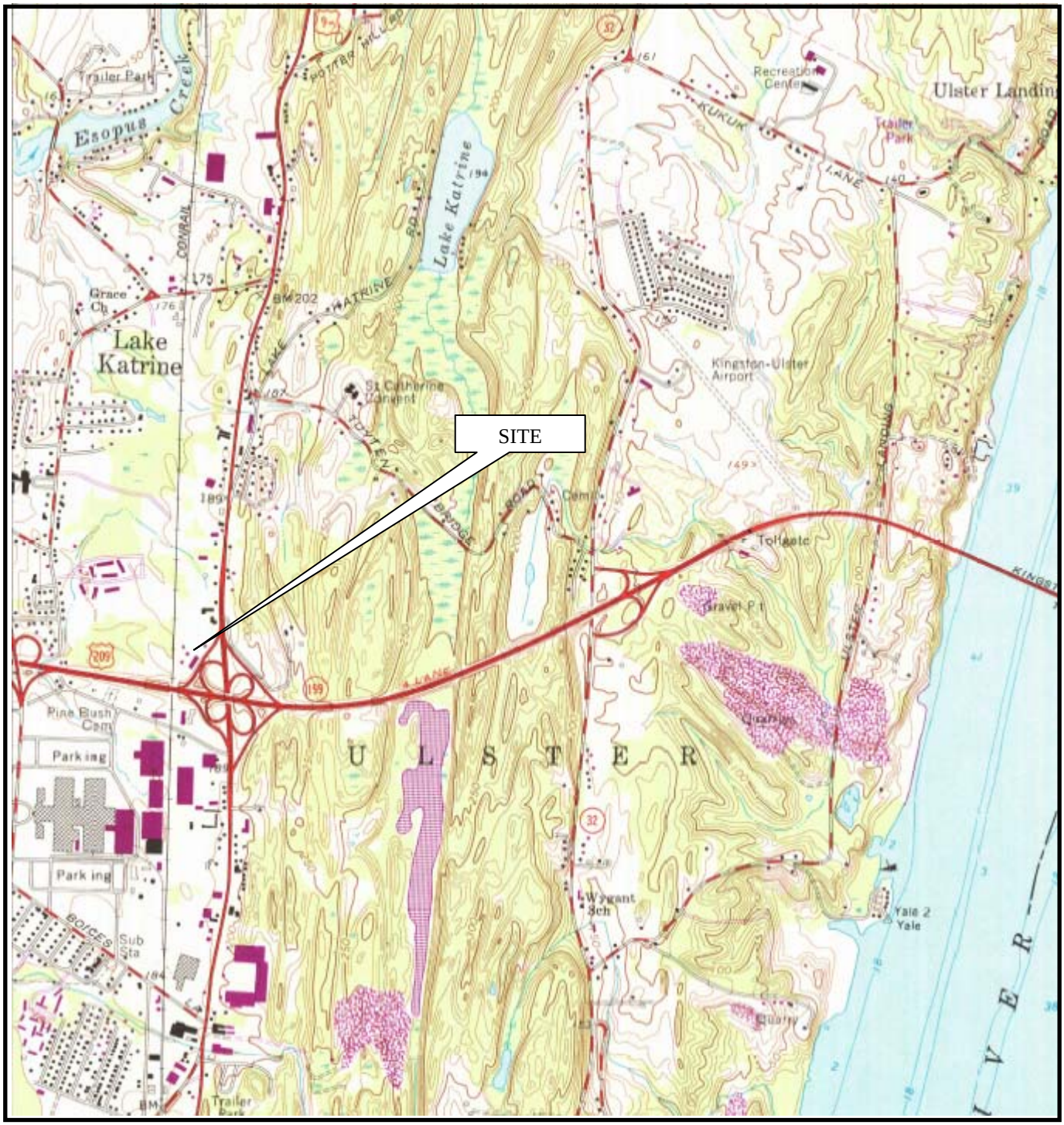
5.4 CORRECTIVE MEASURES PLAN

If any component of the remedy is found to have failed, or if the periodic certification cannot be provided due to the failure of an institutional or engineering control, a corrective measures plan will be submitted to the NYSDEC for approval. This plan will explain the failure and provide the details and schedule for performing work necessary to correct the failure. Unless an emergency condition exists, no work will be performed pursuant to the corrective measures plan until it is approved by the NYSDEC.

FIGURES

FIGURE 1

Site Location Map



MAP REFERENCE
United States Geological Survey
7.5 Minute Series Topographic Map
Quadrangle: Kingston East, NY
Date: 1980

N

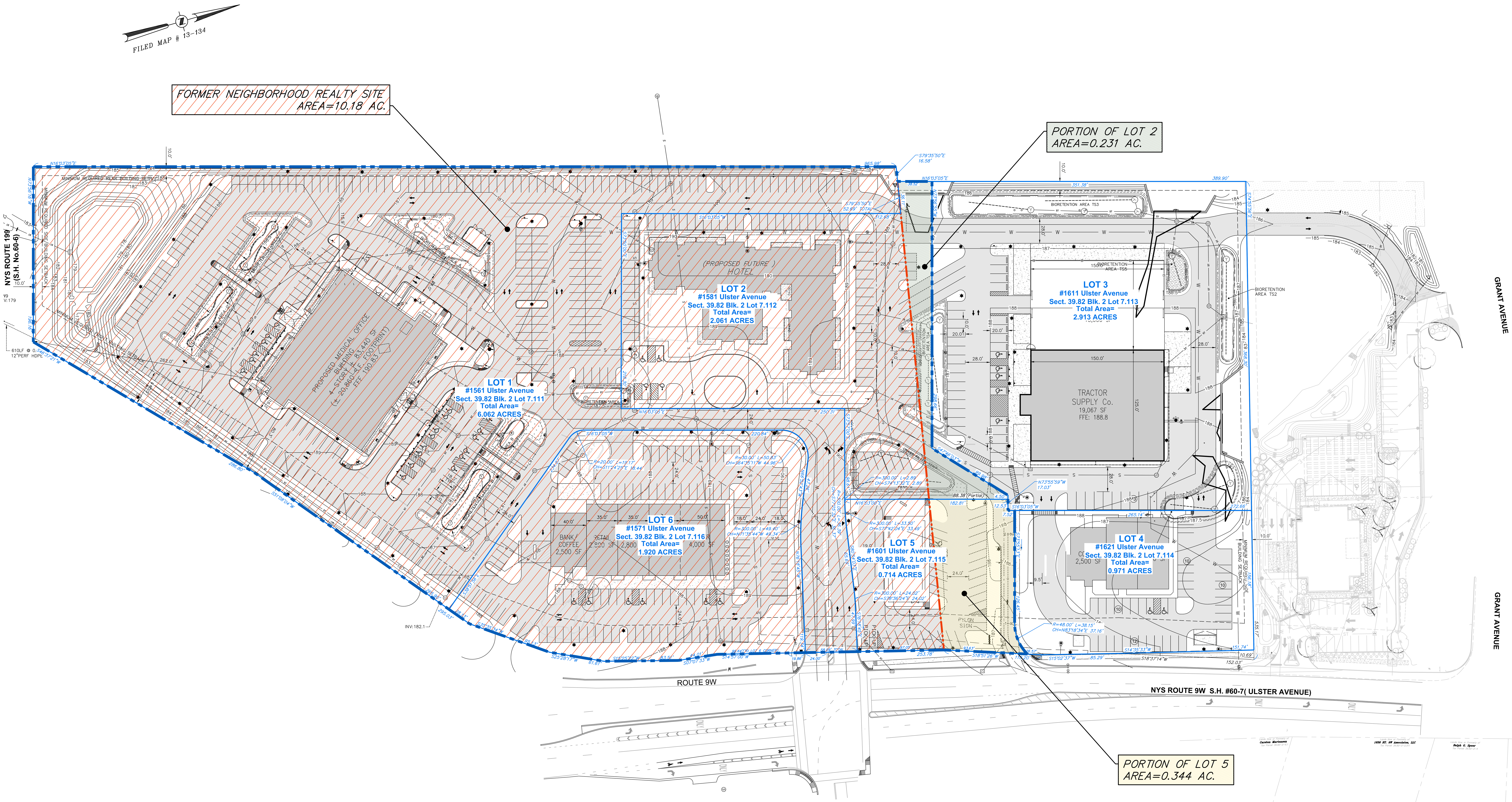
C.T.MALE ASSOCIATES
ENGINEERING, SURVEYING, ARCHITECTURE & LANDSCAPE ARCHITECTURE, P.C.
50 CENTURY HILL DRIVE
LATHAM, NY 12110

FIGURE 1 - SITE LOCATION MAP

TOWN OF ULSTER	ULSTER COUNTY, NY
SCALE: 1:2,000±	The locations and features depicted on this map are approximate and do not represent an actual survey.
DRAFTER: ASG	
PROJECT No: 12.2160	

FIGURE 2

Proposed BCP Site Boundary Amendment



LEGEND:

- EXISTING BCP BOUNDARY
- PROPOSED BCP BOUNDARY
- FORMER NEIGHBORHOOD REALTY SITE

MAP REFERENCE:

1. REFERENCE IS HEREBY MADE TO A CERTAIN MAP ENTITLED "1561 ULSTER AVENUE, (ROUTE 9W) SUBDIVISION PLAT MHMG-KM KINGSTON, LLC" FILED IN THE OFFICE OF THE ULSTER COUNTY CLERK ON OCTOBER 18, 2013 AS FILED MAP NO. 13-134.

2. REFERENCE IS HEREBY MADE TO A CERTAIN MAP ENTITLED "1561 ULSTER PROPERTIES, LLC MAP OF LOT CONSOLIDATION" FILED IN THE OFFICE OF THE ULSTER COUNTY CLERK ON MAY 16, 2013 AS FILED MAP NO. 13-65.

0 1 2 3
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Capital District Office: 547 River Street, Troy, New York 12180, Phone: (518) 273-0055
North Country Office: 375 Bay Road, Queensbury, New York 12804, Phone: (518) 812-0513

rev.	date	description

1561 ULSTER AVENUE, (ROUTE 9W)

PROPOSED BCP SITE BOUNDARY AMENDMENT

TOWN OF ULSTER, ULSTER COUNTY, NEW YORK

designed	checked
CJS	SJA
date 04/25/14	scale 1"=40'
project no. 81029.01	
sheet no. SK1 1 OF 1	

Drawing Name: X:\8\81000-81099\81029.01 MHMOB\survey\dwg\BCP SITE BNDY AMEND\00_SK1_81029-01_BCP-Site-Bndy-Amnd.dwg
Xref's Attached: xlayout_As-Built_10512; X_LAYOUT_81029.00-v4.0; X_GRAD_81029.00; X_UTIL_81029.00
Date Printed: Apr 25, 2014, 11:11am

FIGURE 3

Phase One Site Plan

SITE PLAN
SP-4
SCALE: 1" = 40'

PROPOSED PARKING COUNT

PARKING SPACES	398
HANDICAP PARKING SPACES	21
TOTAL PARKING SPACES	419

SITE PLAN NOTES:

GENERAL CONSTRUCTION:

1. THE CONTRACTOR SHALL PROTECT EXISTING PROPERTY LINE MONUMENTATION. ANY MONUMENTATION DISTURBED OR DESTROYED, AS JUDGED BY THE ENGINEER OR OWNER, SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE AND UNDER THE SUPERVISION OF A NEW YORK STATE LICENSED LAND SURVEYOR.
2. ALL PAVEMENT RESTORATION SHALL MEET AND MATCH EXISTING GRADES.
3. ALL SAWCUT LINES SHALL BE PARALLEL AND CURVILINEAR TO EXISTING OR PROPOSED CURBING AND SHALL BE A CONSTANT DISTANCE OF 18" MIN AWAY.
4. ALL ARCHITECTURE IS SUBJECT TO PLANNING BOARD REVIEW.
5. NOTIFY ENGINEER 48 HOURS PRIOR TO INITIALIZATION OF ANY WORK ON SITE.
6. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY CONDITIONS THAT VARY FROM THOSE SHOWN ON THE PLANS. THE CONTRACTOR'S WORK SHALL NOT VARY FROM THE PLANS WITHOUT PRIOR REVIEW FROM THE ENGINEER.
7. CONTRACTOR IS RESPONSIBLE FOR EMPLOYING AND MAINTAINING ALL TRAFFIC CONTROL AND SAFETY MEASURES DURING CONSTRUCTION.
8. CONTRACTOR IS RESPONSIBLE FOR PROPERLY & SAFELY MAINTAINING AREA BETWEEN ALL ADJOINING PROPERTIES.
9. NO WORK, STORAGE OR TRESPASS SHALL BE PERMITTED BEYOND THE SITE PROPERTY LINES OR PUBLIC RIGHT-OF-WAY.
10. ALL EXISTING LAWN AREA, CURBING, PAVING, SIDEWALKS, CULVERTS OR OTHER PUBLIC OR PRIVATE PROPERTY DAMAGED BY TRENCHING OR EXCAVATION OPERATIONS SHALL BE REPLACED OR REPAIRED TO A CONDITION EQUAL TO EXISTING, AS DESCRIBED IN CONTRACT DOCUMENTS OR AS ORDERED BY ENGINEER (AOBE). MAILBOXES, SIGN POSTS, ETC SHALL BE PROTECTED OR REMOVED AND REPLACED EXACTLY AS THEY WERE BEFORE BEING DISTURBED. REMOVE AND REPLACE AFFECTED CURBING AND SIDEWALK TO NEAREST JOINT. REMOVE PAVEMENT AND REPLACE TO SAW CUT LINE, SAW CUT IN STRAIGHT LINE TO POINT NEEDED TO BLEND GRADE, REMOVE LAWN AND REPLACE TO MINIMUM LIMIT OF EXCAVATION.
11. CONTRACTOR TO COORDINATE CONCRETE WALKS AND LANDINGS AT ENTRANCES WITH ARCHITECTURAL PLANS.

LAYOUT :

1. BUILDING DIMENSIONS TO BE TAKEN FROM ARCHITECTURAL BUILDING PLANS. NOTIFY THE ENGINEER OF ANY DEVIATION FROM CONDITIONS SHOWN ON THIS PLAN.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL FIELD LAYOUT. THE CONTRACTOR SHALL TAKE TIES TO ALL UTILITY CONNECTIONS AND PROVIDE MARKED-UP AS BUILT PLANS FOR ALL UTILITIES SHOWING TIES TO CONNECTIONS, BENDS, VALVES, LENGTHS OF LINES AND INVERTS. AS-BUILT PLANS SHALL BE REVIEWED BY THE OWNER AND THE ENGINEER AND THE CONTRACTOR SHALL PROVIDE ANY CORRECTION OR ADDITIONS TO THE SATISFACTION OF THE OWNER AND THE ENGINEER BEFORE UTILITIES WILL BE ACCEPTED.

PAVING:

1. NO VEHICULAR TRAFFIC OF ANY SORT SHALL BE PERMITTED ON THE SURFACE OF SUBBASE COURSE MATERIAL ONCE IT HAS BEEN FINE GRADED, COMPACTED, AND IS READY FOR PAVING. SUBBASE MATERIAL SO PREPARED FOR PAVING SHALL BE PAVED WITHIN THREE DAYS OF PREPARATION.
2. SUBBASE MATERIAL AND THE VARIOUS ASPHALT CONCRETE MATERIALS CALLED FOR IN THESE DRAWINGS SHALL CONFORM WITH THE REFERENCED SECTION OF THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED MAY 1, 2008. CONSTRUCTION SHALL BE AS FURTHER SET FORTH IN THOSE SPECIFICATIONS AND AS OTHERWISE PROVIDED FOR IN THESE DRAWINGS.
3. PLACE ASPHALT CONCRETE MIXTURE ON PREPARED SURFACE, SPREAD AND STRIKE-OFF USING A SELF-PROPELLED PAVING MACHINE, WITH VIBRATING SCREED. PLACEMENT IN INACCESSIBLE AND SMALL AREAS MAY BE BY HAND.
4. PROVIDE JOINTS BETWEEN OLD AND NEW PAVEMENTS OR BETWEEN SUCCESSIVE DAY'S WORK.
5. TACK COAT WHEN SPECIFIED OR CALLED OUT ON THE DRAWINGS OR REQUIRED BY THE REFERENCED SPECIFICATION SHALL CONFORM WITH THE FOLLOWING:
   A. TACK COAT SHALL MEET THE MATERIAL REQUIREMENTS OF 702-90 ASPHALT EMULSION FOR TACK COAT OF THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED MAY 1, 2008, SHALL BE APPLIED IN ACCORDANCE WITH SECTION 407 – TACK COAT SHALL BE IN ACCORDANCE WITH THOSE SPECIFICATIONS AND AS OTHERWISE PROVIDED FOR IN THESE DRAWINGS.
   B. REMOVE LOOSE AND FOREIGN MATERIAL FROM ASPHALT SURFACE BEFORE PAVING NEXT COURSE. USE POWER BROOMS, BLOWERS OR HAND BROOM.
   C. APPLY TACK COAT TO ASPHALT PAVEMENT SURFACES & AND SURFACES OF CURBS, GUTTERS, MANHOLES, AND OTHER STRUCTURES PROJECTING INTO OR ABUTTING PAVEMENT. DRY TO A "TACKY" CONSISTENCY BEFORE PAVING.
   D. TACK COAT ENTIRE VERTICAL SURFACE OF ABUTTING EXISTING PAVEMENT.
6. AFTER COMPLETION OF PAVING AND SURFACING OPERATIONS, CLEAN SURFACES OF EXCESS OR SPILLED ASPHALT, GRAVEL OR STONE MATERIALS TO THE SATISFACTION OF THE ENGINEER.

STRIPING:

1. STRIPE PAVEMENT AS INDICATED ON THE PLANS AND/OR IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS.
2. COLOR: DRIVE LANE DIVIDERS – WHITE OR AOBE
   NO PARKING ZONE WARNINGS – WHITE OR AOBE
   PARKING DIVIDERS – WHITE OR AOBE
   WALKING LINES – WHITE OR AOBE
   HANDICAP PARKING LINES & SYMBOL – BLUE

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North Country Office: 100 Glen Street, Glens Falls, New York 12801, Phone: (518) 812-0513

rev.	date	description
4	5/7/12	REVISED PER TOWN AND CLIENT COMMENTS
3	2/16/12	REVISED PER TOWN AND CLIENT COMMENT
2	1/13/12	REVISED PER TOWN COMMENTS
1	12/07/11	REVISIONS PER TOWN AND CLIENT COMMENT

ULSTER MHMG MEDICAL OFFICE BUILDING

PHASE ONE SITE PLAN

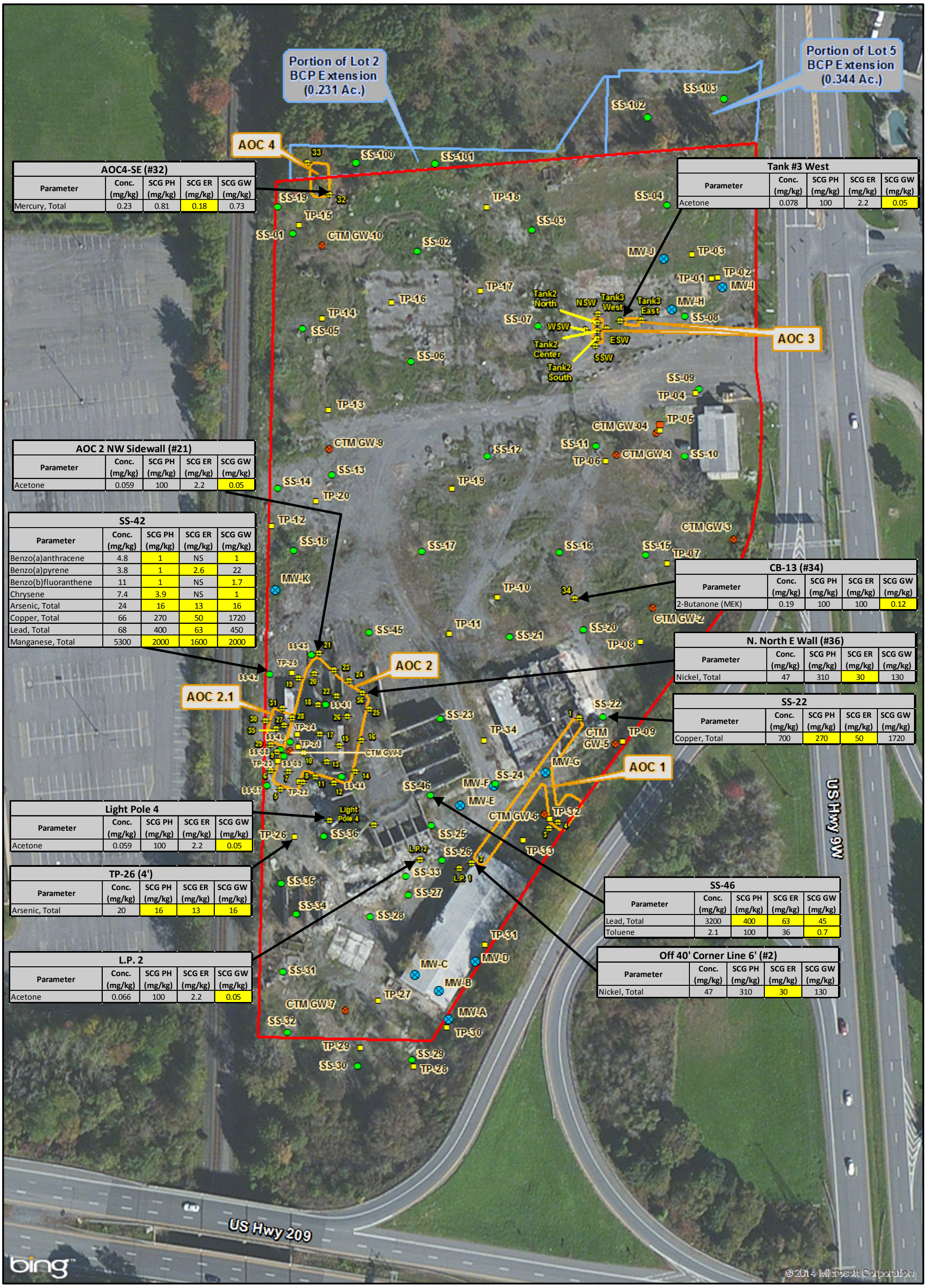
TOWN OF ULSTER, ULSTER COUNTY, NEW YORK

designed: HPS	checked: LB
date: 11/02/11	scale: AS NOTED
project no. 81029.00	
sheet no. SP4	5 OF 20

Drawing Name: X:\8\81000-81099\81029 - Kirchhoff Kingston MOB Project Due Diligence\ENG\DWG\05_SP4_SITE PLAN_81029.00.dwg
Xref's Attached: XBASE-ENG_81029-00; XBM_10512-01; xlayout_As-Built_10512; X_UTIL_81029.00; X_GRAD_81029.00; XTB_36x48_81029_00; X_LAYOUT_81029.00
Date Printed: Jan 16, 2013, 12:03pm

FIGURE 4

Summary of Remaining Contamination



AOC4-SE (#32)				
Parameter	Conc. (mg/kg)	SCG PH (mg/kg)	SCG ER (mg/kg)	SCG GW (mg/kg)
Mercury, Total	0.23	0.81	0.18	0.73

Tank #3 West				
Parameter	Conc. (mg/kg)	SCG PH (mg/kg)	SCG ER (mg/kg)	SCG GW (mg/kg)
Acetone	0.078	100	2.2	0.05

AOC 2 NW Sidewall (#21)				
Parameter	Conc. (mg/kg)	SCG PH (mg/kg)	SCG ER (mg/kg)	SCG GW (mg/kg)
Acetone	0.059	100	2.2	0.05

SS-42				
Parameter	Conc. (mg/kg)	SCG PH (mg/kg)	SCG ER (mg/kg)	SCG GW (mg/kg)
Benzo(a)anthracene	4.8	1	NS	1
Benzo(a)pyrene	3.8	1	2.6	22
Benzo(b)fluoranthene	11	1	NS	1.7
Chrysene	7.4	3.9	NS	1
Arsenic, Total	24	16	13	16
Copper, Total	66	270	50	1720
Lead, Total	68	400	63	450
Manganese, Total	5300	2000	1600	2000

CB-13 (#34)				
Parameter	Conc. (mg/kg)	SCG PH (mg/kg)	SCG ER (mg/kg)	SCG GW (mg/kg)
2-Butanone (MEK)	0.19	100	100	0.12

N. North E Wall (#36)				
Parameter	Conc. (mg/kg)	SCG PH (mg/kg)	SCG ER (mg/kg)	SCG GW (mg/kg)
Nickel, Total	47	310	30	130

SS-22				
Parameter	Conc. (mg/kg)	SCG PH (mg/kg)	SCG ER (mg/kg)	SCG GW (mg/kg)
Copper, Total	700	270	50	1720

Light Pole 4				
Parameter	Conc. (mg/kg)	SCG PH (mg/kg)	SCG ER (mg/kg)	SCG GW (mg/kg)
Acetone	0.059	100	2.2	0.05

TP-26 (4')				
Parameter	Conc. (mg/kg)	SCG PH (mg/kg)	SCG ER (mg/kg)	SCG GW (mg/kg)
Arsenic, Total	20	16	13	16

SS-46				
Parameter	Conc. (mg/kg)	SCG PH (mg/kg)	SCG ER (mg/kg)	SCG GW (mg/kg)
Lead, Total	3200	400	63	45
Toluene	2.1	100	36	0.7

L.P. 2				
Parameter	Conc. (mg/kg)	SCG PH (mg/kg)	SCG ER (mg/kg)	SCG GW (mg/kg)
Acetone	0.066	100	2.2	0.05

Off 40' Corner Line 6' (#2)				
Parameter	Conc. (mg/kg)	SCG PH (mg/kg)	SCG ER (mg/kg)	SCG GW (mg/kg)
Nickel, Total	47	310	30	130

0 100 200 FT

1 inch = 100 feet

N W E S

Project Number: 13.3169
Data Source: NYSGIS Clearinghouse, BING
Projection: State Plane NAD83 NYE (feet)
Date: June 09, 2014
File: Fig4_Param_Soil_Above_SCOs11x17.mxd
GIS: C Secor

Legend

- Endpoint Locations
- Existing Monitoring Well
- Monitoring Well Installed April 2012
- Surface Soil Samples
- Test Pits
- Drywell
- Approximate Site Boundary
- BCP Extension Areas (Lots #2 & #5)
- AOC Boundary

Map Notes:

1. **Parameter concentrations in mg/kg (parts per million)**
2. **The locations and features depicted on this map are approximate and do not represent a field survey.**
3. **NS = No NYS DEC Standard**

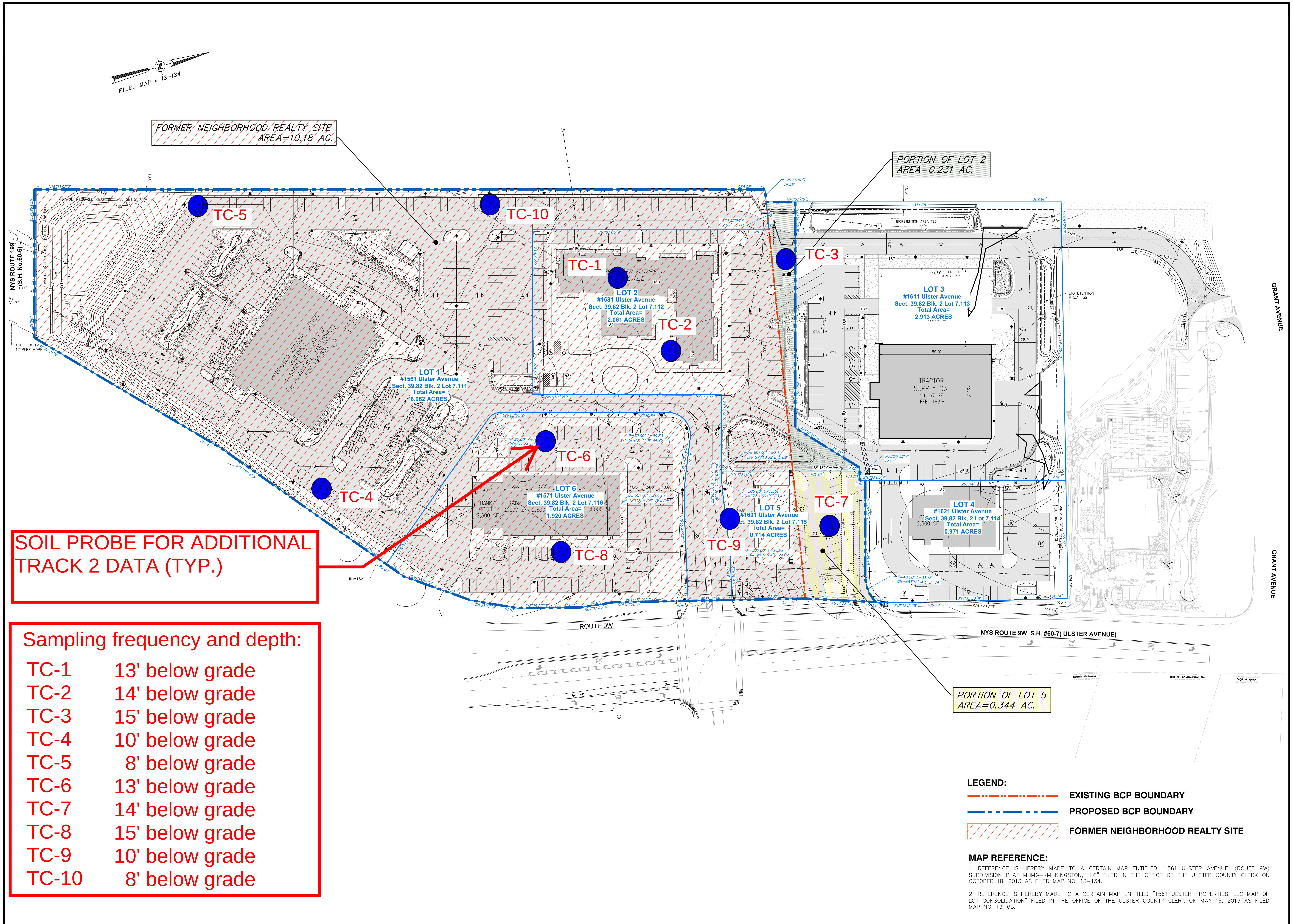
Figure 4: Parameters in Soils Above SCOs

Town of Ulster — **Ulster County, New York**

C.T. MALE ASSOCIATES
ENGINEERING, SURVEYING, ARCHITECTURE & LANDSCAPE ARCHITECTURE, D.P.C
50 CENTURY HILL DRIVE, LATHAM, NEW YORK 12110
(518) 786-7400 * FAX (518) 786-7299 * WWW.CTMALE.COM
FOUNDED IN 1910

FIGURE 5

Additional Track 2 Soil Probe Locations


FILED MAP # 13-134
FORMER NEIGHBORHOOD REALTY SITE
AREA=10.18 AC.
PORTION OF LOT 2
AREA=0.231 AC.
PORTION OF LOT 5
AREA=0.344 AC.
TC-1
TC-2
TC-3
TC-4
TC-5
TC-6
TC-7
TC-8
TC-9
TC-10
LOT 1
#1561 Ulster Avenue
Sect. 39.82 Blk. 2 Lot 7.111
Total Area=
6.062 ACRES
LOT 2
#1581 Ulster Avenue
Sect. 39.82 Blk. 2 Lot 7.112
Total Area=
2.061 ACRES
LOT 3
#1611 Ulster Avenue
Sect. 39.82 Blk. 2 Lot 7.113
Total Area=
2.913 ACRES
LOT 4
#1621 Ulster Avenue
Sect. 39.82 Blk. 2 Lot 7.114
Total Area=
0.971 ACRES
LOT 5
#1601 Ulster Avenue
Sect. 39.82 Blk. 2 Lot 7.115
Total Area=
0.714 ACRES
LOT 6
#1571 Ulster Avenue
Sect. 39.82 Blk. 2 Lot 7.116
Total Area=
1.920 ACRES
TRACTOR
SUPPLY Co.
19,067 SF
FFE: 188.8
PROPOSED MEDICAL OFFICE
NYS ROUTE 199
(S.H. No.60-6)
ROUTE 9W
NYS ROUTE 9W S.H. #60-7(ULSTER AVENUE)
GRANT AVENUE
SOIL PROBE FOR ADDITIONAL
TRACK 2 DATA (TYP.)
Sampling frequency and depth:
TC-1 13' below grade
TC-2 14' below grade
TC-3 15' below grade
TC-4 10' below grade
TC-5 8' below grade
TC-6 13' below grade
TC-7 14' below grade
TC-8 15' below grade
TC-9 10' below grade
TC-10 8' below grade
LEGEND:
EXISTING BCP BOUNDARY
PROPOSED BCP BOUNDARY
FORMER NEIGHBORHOOD REALTY SITE
MAP REFERENCE:
1. REFERENCE IS HEREBY MADE TO A CERTAIN MAP ENTITLED "1561 ULSTER AVENUE, (ROUTE 9W) SUBDIVISION PLAT MHMG-KM KINGSTON, LLC" FILED IN THE OFFICE OF THE ULSTER COUNTY CLERK ON OCTOBER 18, 2013 AS FILED MAP NO. 13-134.
2. REFERENCE IS HEREBY MADE TO A CERTAIN MAP ENTITLED "1561 ULSTER PROPERTIES, LLC MAP OF LOT CONSOLIDATION" FILED IN THE OFFICE OF THE ULSTER COUNTY CLERK ON MAY 16, 2013 AS FILED MAP NO. 13-65.

ORIGINAL SCALE IN INCHES

THE Chazen COMPANIES
Engineers/Surveyors
Planners
Environmental Scientists
Landscape Architects

CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., D.P.C.

1561 ULSTER AVENUE, (ROUTE 9W)
PROPOSED
BCP SITE BOUNDARY AMENDMENT
TOWN OF ULSTER, ULSTER COUNTY, NEW YORK

designed CJS	checked SJA
date 04/25/14	scale 1"=40'
project no. 81029.01	
sheet no. SK1 1 OF 1	

6270

FIGURE 6

Demarcation Layer Surface Elevations

FFE 190.83
INTERIOR PIER (BOTTOM OF CONCRETE)=186.83
ELEVATOR PIT (BOTTOM OF CONCRETE)=184.83
ALL DEMARCATION FABRIC INSIDE THE BUILDING FOOTPRINT IS AT THE BOTTOM OF THE INTERIOR PIER ELEVATION, EXCEPT THE ELEVATOR PIT WHERE DEMARCATION FABRIC IS AT THE BOTTOM OF THAT ELEVATION.

ALL DEMARCATION FABRIC IS LOCATED 4 INCHES BELOW INVERT ELEVATION OF ALL STORM DRAIN AND SANITARY SEWER

MID HUDSON MEDICAL BUILDING

TRACTOR SUPPLY BUILDING (UNDER CONSTRUCTION)

FUTURE DEVELOPMENT PENDING

FUTURE DEVELOPMENT PENDING

PAVED PARKING AREA

PAVED PARKING AREA

PAVED PARKING AREA

PAVED PARKING AREA

GRADED GRAVEL AREA

GRADED GRAVEL AREA

GRADED GRAVEL AREA

EDGE OF PAVEMENT

CONCRETE CURB

CONCRETE SIDEWALK

GUIDE RAIL

CHAINLINK FENCE

LIMITS OF DEMARCATION LAYER

TOP WATER SURFACE OF DETENTION POND

NYS ROUTE 9W

LEGEND

- PROPERTY BOUNDARY — PL —
- WATER MAIN
- SANITARY SEWER
- STORM SEWER
- EXISTING CATCH BASIN CB3
- EXISTING YARD DRAIN DY
- EXISTING MAN HOLES MH3
- EXISTING SEWER MAN HOLES SMH382
- EXISTING WATER VALVE
- EXISTING HYDRANT
- EXISTING SIDEWALK LIGHT
- EXISTING LIGHT POLE
- EXISTING ELECTRIC BOX EB
- EXISTING RETAINING WALL

SAMPLE GRID LOCATION:

186.5 (FINAL GRADE ELEVATION)
184.1 (DEMARCATION LAYER ELEV.)

ENGINEERING DESIGN

PREPARED BY:
MARK R. GRAMINSKI P.E. L.S. P.C.
CONSULTING ENGINEER & LAND SURVEYOR
13 ELM STREET
RED HOOK, NEW YORK 12571
(845) 758-2342
FILE: 1397

REVISIONS	NO.	DATE	DESCRIPTION

MARK R. GRAMINSKI L.S. # 49578

SHEET 1 OF 2

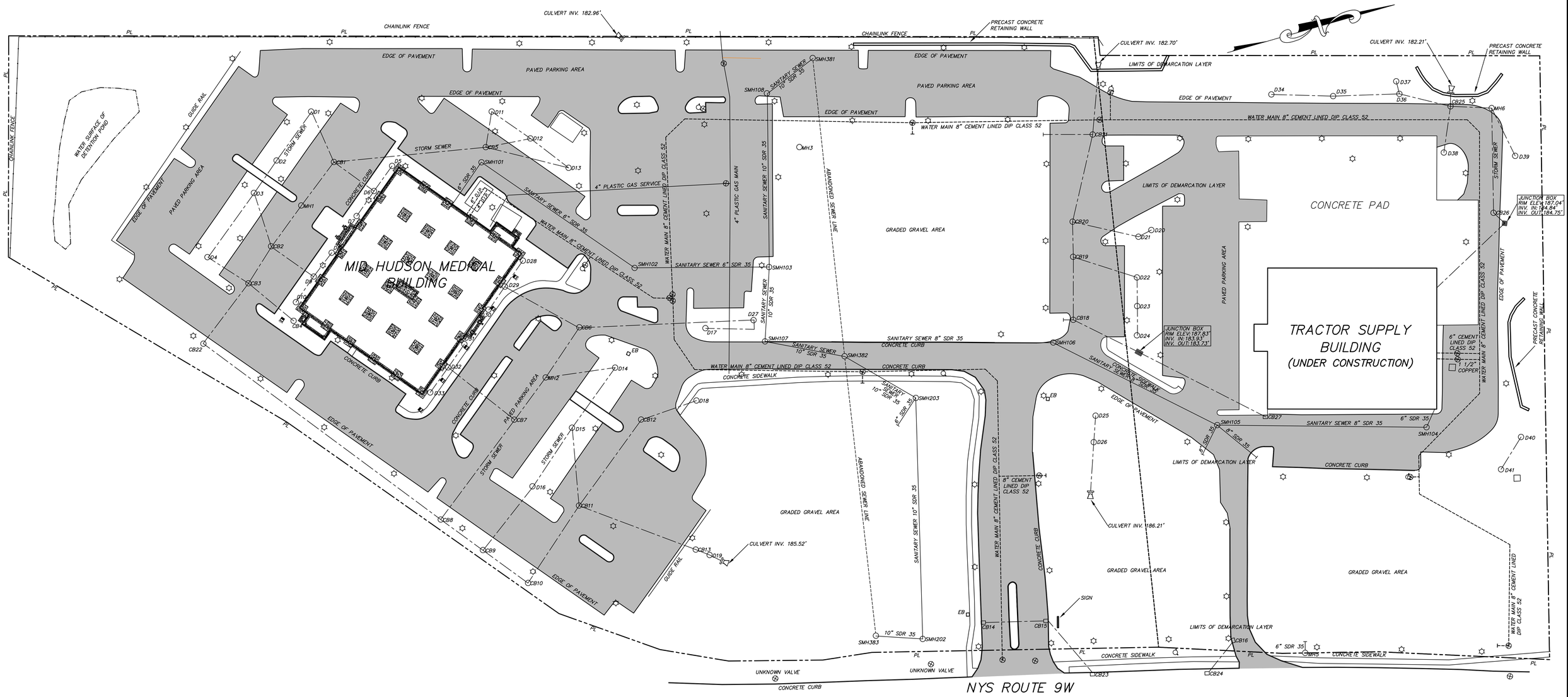
DEMARCATION LAYER ELEVATIONS
MHMG-KM KINGSTON LLC PROJECT
PREPARED FOR
AW COON and SON INC.

TOWN OF ULSTER, ULSTER COUNTY, NEW YORK
SCALE 1"=30' SEPTEMBER 9, 2014

30 15 0 30

FIGURE 7

Progress As-Built Drawing



LEGEND

- PROPERTY BOUNDARY — PL —
- WATER MAIN
- SANITARY SEWER
- STORM SEWER
- EXISTING CATCH BASIN ○ CB3
- EXISTING YARD DRAIN ○ D7
- EXISTING MAN HOLES ○ MH3
- EXISTING SEWER MAN HOLES ○ SMH382
- EXISTING WATER VALVE ⊗
- EXISTING HYDRANT
- EXISTING SIDEWALK LIGHT
- EXISTING LIGHT POLE ☼
- EXISTING ELECTRIC BOX □ EB
- EXISTING RETAINING WALL

NOTES:

1. WATER MAIN AND SANITARY SEWER LINES SHOWN ON THIS PLAN ARE BASED ON SURFACE LOCATION OF MANHOLES & VALVES.
2. AT ALL UTILITY TRENCHES DEMARCATION FABRIC ELEVATION IS 4" BELOW THE PIPE INVERT.

Yard Drains

Label	Rim Elev.	Invert In	Invert In	Invert In	Invert Out
D1	186.78	182.28			182.28
D2	186.41	181.61	181.59		181.56
D3	185.78	181.95	181.92		181.92
D4	186.81	182.31			182.21
D5	189.95				186.50
D6	189.96	186.79	186.79		184.04
D7	189.97				184.05
D8	189.96				186.43
D9	189.95	186.09	186.07		183.99
D10	189.92				186.37
D11	186.03	181.58			181.47
D12	186.15	181.40	181.40		181.40
D13	185.88	181.43			181.32
D14	186.16	181.51			181.51
D15	186.46	181.82	181.82		181.82
D16	186.30	181.64			181.64
D17	187.34				182.14
D18	187.23	183.94			181.99
D19	187.26	181.86			181.86
D20	186.89				183.13
D21	186.89	183.07	183.07		183.04
D22	186.76	183.02			182.92
D23	186.73	183.06			183.06
D24	186.70				183.13
D25	187.39				183.19
D26	188.26				183.46
D27	186.11				181.68
D28	189.99				186.57
D29	190.02	186.17	186.14		184.04
D30	189.99				186.42
D31	189.95				186.40
D32	189.98	186.18	186.13		184.08
D33	189.96				186.51
D34	185.60				182.83
D35	186.16	182.85			182.82
D36	186.26				183.57
D37	186.26				182.76
D38	186.20	182.61			182.61
D39	186.70	182.78			182.78
D40	187.18	183.21	183.21		183.21
D41	187.32	183.43			183.41

Catch Basins

Label	Rim Elev.	Invert In	Invert In	Invert In	Invert Out
CB1	188.72	180.52	180.52	180.47	180.37
CB2	188.92	180.17	179.67	179.17	178.67
CB3	188.51	180.08	180.06	180.06	180.02
CB4	189.82				183.39
CB5	188.15	181.95	181.65	181.65	181.65
CB6	188.59				
CB7	188.61	180.83	180.74		180.71
CB8	187.61	180.42	180.33		180.28
CB9	187.54	180.67	180.64		180.59
CB10	187.94	180.82			180.76
CB11	187.27	181.27	181.24	181.18	181.08
CB12	187.27	181.73			181.69
CB13	188.05	181.73			181.72
CB14	188.17				183.60
CB15	188.10	182.99			182.60
CB16	186.66				183.10
CB18	188.23	182.86	182.81	182.80	182.76
CB19	188.26	182.67	182.64		182.63
CB20	188.21	182.88	182.62		182.57
CB21	188.50	182.58	182.51		182.50
CB22	188.51	179.61			179.53
CB23	188.06				182.40
CB24	187.91				183.17
CB25	186.61	182.53	182.49	182.45	182.35
CB26	187.49	184.72			184.70
CB27	188.43	185.47			185.28

Man Holes

Label	Rim Elev.	Invert In	Invert In	Invert In	Invert Out
MH1	189.19	180.41	180.36	180.24	180.19
MH2	188.74				
MH3	189.74				184.02
MH5	188.09				
MH6	186.40	183.23	182.63		182.51
SMH101	188.74	183.94			183.92
SMH102	188.43	182.56			182.43
SMH103	188.37	174.78			174.76
SMH104	188.49	182.91			182.85
SMH105	188.19	182.12	182.11	182.03	181.77
SMH106	188.77	180.99			180.94
SMH107	187.83				
SMH108	188.95	174.43			174.38
SMH202	188.53	176.68	176.57		176.36
SMH203	189.53	183.56	175.66		175.63
SMH381	189.52	174.23			174.20
SMH382	188.84				
SMH383	188.82				

PREPARED BY:
MARK R. GRAMINSKI P.E. L.S. P.C.
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13 ELM STREET
RED HOOK, NEW YORK 12571
(845) 758-2342
FILE: 1397

NO.	DATE	DESCRIPTION

REVISIONS

MARK R. GRAMINSKI L.S. # 49578

SHEET 2 OF 2

PROGRESS AS-BUILT DRAWING

MHMG-KM KINGSTON LLC PROJECT

PREPARED FOR

AW COON and SON INC.

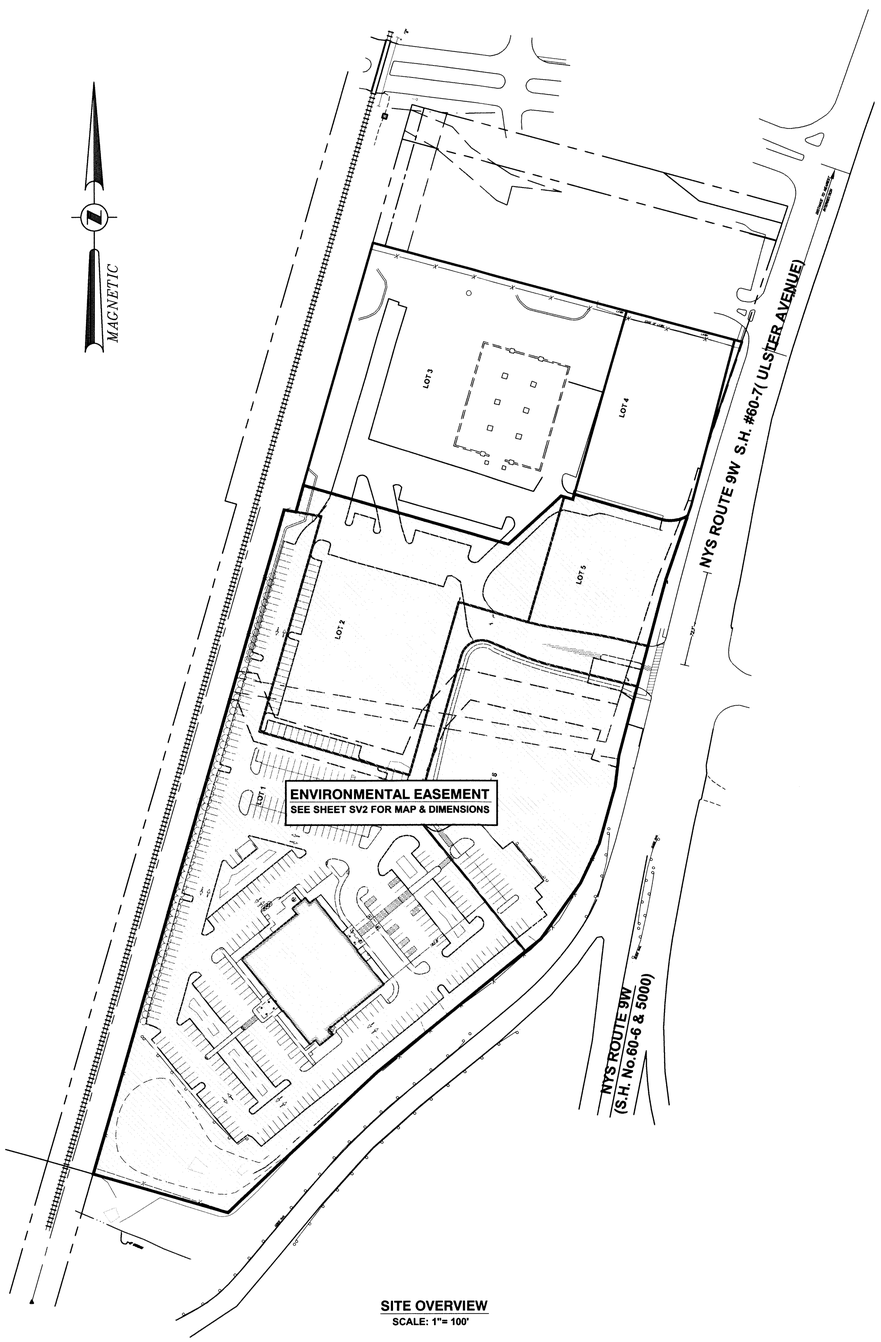
TOWN OF ULSTER — ULSTER COUNTY, NEW YORK

SCALE 1"=30' — SEPTEMBER 9, 2014

30 15 0 30

APPENDIX A

Metes and Bounds



SITE OVERVIEW
SCALE: 1"= 100'

SURVEY DESCRIPTION OF LOTS 1, 2, 5 & 6 FILED MAP #13-134 COMPRISING THE ENVIRONMENTAL EASEMENT, DEC BCP SITE NO. C356049:

LOT 1, FILED MAP #13-134

ALL that plot, piece or parcel of land situate and being in the Town of Ulster, County of Ulster, State of New York bounded and described as follows:

BEGINNING at a point on the westerly highway boundary of New York State Route 9W, said point being the northeasterly corner of the herein described parcel and said point being the southeasterly corner of Lot 5 as shown on a map entitled "Subdivision Plat MHMG-KM Kingston, LLC", dated July 10, 2013, prepared by the Chazen Companies and Filed in the Ulster County Clerk's office on October 18, 2013 as Filed Map #13-134; thence along the westerly highway boundary of New York State Route 9W, S 14°57'00" W 58.09 feet to the northeasterly corner of Lot 6 as shown on said Filed Map; thence along the division line between Lot 1 and Lot 6 as shown on said Filed Map, N 76°18'45" W 119.34 feet to the point of curvature of a tangent curve to the right having a radius of 300.00 feet; thence along said curve, a distance of 49.40 feet, having a chord bearing of N 71°35'44" W and a distance of 49.34 feet to the point of tangency; thence N 66°52'43" W 47.26 feet to the point of curvature of a tangent curve to the left having a radius of 30.00 feet; thence along said curve, a distance of 50.83 feet, having a chord bearing of S 64°35'11" W and a distance of 44.96 feet to the point of tangency; thence S 16°03'05" W 220.84 feet to the point of curvature of a tangent curve to the left having a radius of 20.00 feet; thence along said curve, a distance of 19.17 feet, having a chord bearing of S 11°24'25" E and a distance of 18.44 feet to the point of tangency; thence S 38°51'56" E 234.87 feet to a point on the northwesterly boundary of New York State Route 209 entrance ramp; thence along the northwesterly and northerly highway boundary of New York State Route 209, S 51°08'04" W 266.90 feet, S 46°37'21" W 286.80 feet and N 73°56'16" W 196.16 feet to a point on the easterly bounds of the lands now or formerly of New York Central Line, LLC as described in Book 1398 of deeds at page 1138; thence along the division line between the herein described parcel and said lands now or formerly of New York Central Line, LLC, N 16°03'05" E 965.98 feet to the northwesterly corner of the herein described parcel; thence continuing along the division line between the herein described parcel and the lands now or formerly of New York Central Line, LLC, and also along Lot 2 as shown on the above referenced map, S 79°35'50" E 52.69 feet to an angle point on the division line between Lot 1 and Lot 2 as shown on said Filed Map; thence continuing along the division line between Lot 1 and Lot 2 and also along Lot 5 as shown on said Filed Map, S 16°03'05" W 312.68 feet, S 73°50'00" E 218.30 feet, N 16°03'05" E 250.31 feet and S 73°57'00" E 98.61 feet to the point of curvature of a tangent curve to the left having a radius of 300.00 feet; thence along said curve, a distance of 36.39 feet, having a chord bearing of S 77°25'32" E and a distance of 36.37 feet to the point of tangency; thence S 80°54'03" E 65.69 feet to the point of curvature of a tangent curve to the right a radius of 300.00 feet; thence along said curve, a distance of 24.02 feet, having a chord bearing of S 78°36'24" E and a distance of 24.02 feet to the point of tangency; thence S 76°18'45" E 47.99 feet to the point or place of beginning.

CONTAINING: 6.062 ACRES OF LAND MORE OR LESS.

Being and intended to be all that parcel of land designated as Lot 1 as shown on a map entitled "Subdivision Plat MHMG-KM Kingston, LLC", dated July 10, 2013, prepared by the Chazen Companies and Filed in the Ulster County Clerk's office on October 18, 2013 as Filed Map #13-134.
Subject to a Traffic Signal Easement and a 30 foot wide Sewer Easement as shown on said Filed Map #13-134.
Also subject to a 20 foot wide Sewer Easement as described in Liber 1290 of Deeds at Page 1065 and Page 1085.
December 30, 2013

LOT 2, FILED MAP #13-134

ALL that plot, piece or parcel of land situate and being in the Town of Ulster, County of Ulster, State of New York bounded and described as follows:

BEGINNING at the northeasterly corner of the herein described parcel, said point being on the southerly bounds of Lot 3 as shown on a map entitled "Subdivision Plat MHMG-KM Kingston, LLC" dated July 10, 2013, prepared by the Chazen Companies and Filed in the Ulster County Clerk's office on October 18, 2013 as Filed Map #13-134; thence along the division line between Lot 2 and Lot 5 as shown on said Filed Map, S 16°03'00" W 182.81 feet to a point on the northerly bounds of Lot 1 as shown on said Filed Map and to a point on a non-tangent curve to the right having a radius of 300.00 feet; thence along the division line between lot 1 and Lot 2, along said curve, an arc length of 2.89 feet, having a chord bearing of N 74°13'32" W 2.89 feet to the point of tangency; thence N 73°57'00" W 98.61 feet, S 16°03'05" W 250.31 feet, N 73°50'00" W 218.30 feet, N 16°03'05" E 312.68 feet and N 79°35'50" W 36.11 feet to a point; thence along the division line between the herein described parcel and the lands now or formerly of New York Central Line, LLC as described in Book 1398 of deeds at page 1138, N 16°03'05" E 38.52 feet to a point; thence along the division line between Lot 2 and Lot 3 as shown on said Filed Map #13-134, S 73°56'55" E 298.66 feet, N 47°46'03" E 99.98 feet and S 73°55'59" E 4.50 feet to the point or place of beginning.

CONTAINING: 2.061 ACRES OF LAND MORE OR LESS.

Being and intended to be all that parcel of land designated as Lot # 2 as shown on a map entitled "Subdivision Plat MHMG-KM Kingston, LLC", dated July 10, 2013, prepared by the Chazen Companies and Filed in the Ulster County Clerk's office on October 18, 2013 as Filed Map #13-134.
Subject to a 30 foot wide Sewer Easement as shown on said Filed Map #13-134.
Also subject to a 20 foot wide Sewer Easement as described in Liber 1290 of Deeds at Page 1065 and Page 1085.
November 25, 2013
Revised December 30, 2013

LOT 5, FILED MAP #13-134

ALL that plot, piece or parcel of land situate and being in the Town of Ulster, County of Ulster, State of New York bounded and described as follows:

BEGINNING at a point on the westerly highway boundary of New York State Route 9W, said point being the southeasterly corner of the herein described parcel as shown on a map entitled "Subdivision Plat MHMG-KM Kingston, LLC" dated July 10, 2013, prepared by the Chazen Companies and Filed in the Ulster County Clerk's office on October 18, 2013 as Filed Map #13-134 and said point being the northeasterly corner of Lot 1 as shown on said Filed Map; thence along the division line between Lot 1 and Lot 5 as shown on said Filed Map, N 76°18'45" W 47.99 feet to the point of curvature of a tangent curve to the left having a radius of 300.00 feet; thence along said curve, a distance of 24.02 feet, having a chord bearing of N 78°36'24" W and a distance of 24.02 feet to the point of tangency; thence N 80°54'03" W 65.69 feet to the point of curvature of a tangent curve to the right having a radius of 300.00 feet; thence along said curve, a distance of 33.50 feet, having a chord bearing of N 77°42'04" W and a distance of 33.49 feet; thence along the division line between Lot 2 and Lot 5 as shown on said Filed Map, N 16°03'00" E 182.81 feet to the northwesterly corner of the herein described parcel; thence along the division line between Lot 3 and Lot 5 as shown on said Filed Map, S 73°55'59" E 12.53 feet and N 16°03'05" E 7.52 feet to the southwesterly corner of Lot 4 as shown on said Filed Map; thence along the division line between Lot 4 and Lot 5, S 73°55'13" E 126.45 feet to the point of curvature of a tangent curve to the left having a radius of 48.00 feet; thence along said curve, a distance of 38.15 feet, having a chord bearing of N 83°18'34" E and a distance of 37.16 feet to a point on the westerly highway boundary of New York State Route 9W; thence along the westerly highway boundary of New York State Route 9W, S 18°51'26" W 93.63 feet and S 14°57'00" W 97.05 feet to the point or place of beginning.

CONTAINING: 0.714 ACRES OF LAND MORE OR LESS.
Being and intended to be all that parcel of land designated as Lot 5 as shown on a map entitled "Subdivision Plat MHMG-KM Kingston, LLC", dated July 10, 2013, prepared by the Chazen Companies and Filed in the Ulster County Clerk's office on October 18, 2013 as Filed Map #13-134.
Subject to a Sewer Easement as described in Liber 1290 of Deeds at Page 1069.
December 30, 2013

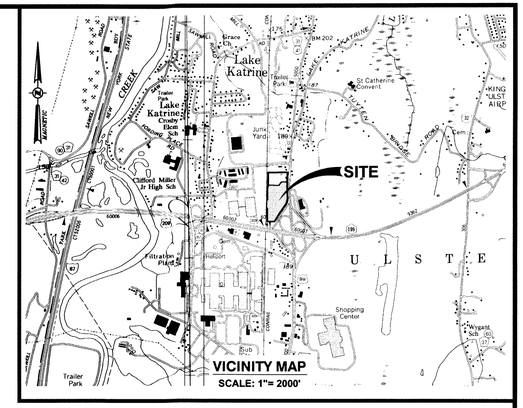
LOT 6, FILED MAP #13-134

ALL that plot, piece or parcel of land situate and being in the Town of Ulster, County of Ulster, State of New York bounded and described as follows:

BEGINNING at a point on the westerly highway boundary of New York State Route 9W, said point being the northeasterly corner of the herein described parcel as shown on a map entitled "Subdivision Plat MHMG-KM Kingston, LLC" dated July 10, 2013, prepared by the Chazen Companies and Filed in the Ulster County Clerk's office on October 18, 2013 as Filed Map #13-134 and said point being an angle point on the property line of Lot 1 as shown on said Filed Map; thence along the westerly highway boundary of New York State Route 9W and also along the northwesterly bounds of the New York State Route 209 entrance ramp, S 14°57'00" W 98.64 feet, S 07°07'33" W 44.01 feet, S 15°25'22" W 83.51 feet, S 25°28'17" W 61.61 feet, S 35°35'34" W 95.13 feet and S 51°08'04" W 28.13 feet to the southeasterly corner of the herein described parcel; thence along the division line between Lot 1 and Lot 6 as shown on said Filed Map, N 38°51'56" W 234.87 feet to the point of curvature of a tangent curve to the right having a radius of 20.00 feet; thence along said curve, a distance of 19.17 feet, having a chord bearing of N 11°24'25" W and a distance of 18.44 feet to the point of tangency; thence N 16°03'05" E 220.84 feet to the point of curvature of a tangent curve to the right having a radius of 30.00 feet; thence along said curve, a distance of 50.83 feet, having a chord bearing of N 64°35'11" E and a distance of 44.96 feet to the point of tangency; thence S 66°52'43" E 47.26 feet to the point of curvature of a tangent curve to the left having a radius of 300.00 feet; thence along said curve, a distance of 49.40 feet, having a chord bearing of S 71°35'44" E and a distance of 49.34 feet; thence S 76°18'45" E 119.34 feet to the point or place of beginning.

CONTAINING: 1.920 ACRES OF LAND MORE OR LESS.
Being and intended to be all that parcel of land designated as Lot 6 as shown on a map entitled "Subdivision Plat MHMG-KM Kingston, LLC", dated July 10, 2013, prepared by the Chazen Companies and Filed in the Ulster County Clerk's office on October 18, 2013 as Filed Map #13-134.
Subject to a Sewer Easement as described in Liber 1290 of Deeds at Page 1065 and Page 1085. Also subject to a Traffic Signal Easement as shown on said Filed Map #13-134.
December 30, 2013

TOTAL ACREAGE ENVIRONMENTAL EASEMENT = 10.76 ACRES



VICINITY MAP
SCALE: 1"= 2000'

NOTES:

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

SURVEYED FROM RECORD DESCRIPTION AND AS IN POSSESSION.

SUB-SURFACE STRUCTURES NOT VISIBLE OR READILY APPARENT ARE NOT SHOWN AND THEIR LOCATION AND EXTENT ARE NOT CERTIFIED.

BUILDINGS SHOWN HEREON SERVED BY UNDERGROUND UTILITIES.

FIELD SURVEY COMPLETED SEPTEMBER 23, 2014 BY CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., D.P.C.

MAP REFERENCE:

1. REFERENCE IS HEREBY MADE TO A CERTAIN MAP ENTITLED "1561 ULSTER AVENUE, (ROUTE 9W) SUBDIVISION PLAT MHMG-KM KINGSTON, LLC" FILED IN THE OFFICE OF THE ULSTER COUNTY CLERK ON OCTOBER 18, 2013 AS FILED MAP NO. 13-134.
2. REFERENCE IS HEREBY MADE TO A CERTAIN MAP ENTITLED "1561 ULSTER PROPERTIES, LLC MAP OF LOT CONSOLIDATION" FILED IN THE OFFICE OF THE ULSTER COUNTY CLERK ON MAY 16, 2013 AS FILED MAP NO. 13-65.

TAX PARCEL NUMBER, DEED REFERENCE & OWNER:

CURRENT TAX PARCELS:		DEED REFERENCE:		OWNER:
39.82-2-7.111	–	DEED DOC. NO. 20147-00006919	–	MHMG KM KINGSTON, LLC
39.82-2-7.112	–	DEED LIBER 5462 PAGE 67	–	1561 ULSTER PROPERTIES, LLC
39.82-2-7.115	–	DEED LIBER 5790 PAGE 135	–	ULSTER COMMONS III, LLC
39.82-2-7.116	–	DEED LIBER 5462 PAGE 67	–	1561 ULSTER PROPERTIES, LLC

FLOOD ZONE NOTE:

PARCELS SHOWN HEREON LIE WITHIN FLOOD "OTHER AREAS, ZONE X" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPPING (FIRM) FOR ULSTER COUNTY, NEW YORK; PANEL 480 OF 910, TOWN OF ULSTER 360866 0480 E, MAP NUMBER 36111C0780E EFFECTIVE DATE SEPTEMBER 25, 2009.
"OTHER AREAS, ZONE X" BEING DESCRIBED THEREON AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.".

TITLE REPORT:

REFERENCE IS HEREBY MADE TO SNEERINGER MONAHAN PROVOST REDGRAVE TITLE AGENCY, INC. TITLE NO. M-057353, HAVING AN EFFECTIVE DATE OF MARCH 25, 2014.

ENVIRONMENTAL EASEMENT NOTE:

THE ENGINEERING AND INSTITUTIONAL CONTROLS FOR THIS EASEMENT ARE SET FORTH IN THE SITE MANAGEMENT PLAN (SMP). A COPY OF THE SMP MUST BE OBTAINED BY ANY PARTY WITH AN INTEREST IN THE PROPERTY. THE SMP CAN BE OBTAINED FROM NYS DEPARTMENT OF ENVIRONMENTAL CONSERVATION, DIVISION OF ENVIRONMENTAL REMEDIATION, SITE CONTROL SECTION, 625 BROADWAY, ALBANY, NY 12233 OR AT derweb@gw.dec.state.ny.us.

CERTIFICATION:

TO:
THE PEOPLE OF THE STATE OF NEW YORK ACTING THROUGH THEIR COMMISSIONER OF THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

0 1 2 3
ORIGINAL SCALE IN INCHES

STATE OF NEW YORK
STEVEN JAY ALEX
050016
LICENSED LAND SURVEYOR
STEVEN J. ALEX #50016

THE Chazen COMPANIES®
Engineers/Surveyors
Planners
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Poughkeepsie, New York 12601
Phone: (845) 454-3980

Capital District Office:
547 River Street
Troy, New York 12180
Phone: (518) 273-0055

North Country Office:
375 Bay Road
Queensbury, New York 12804
Phone: (518) 812-0513

rev.	date	description
2	10/15/2014	REVISED EASEMENT & SURVEY DESCRIPTIONS
1	5/27/14	Add additional Tax Parcel numbers

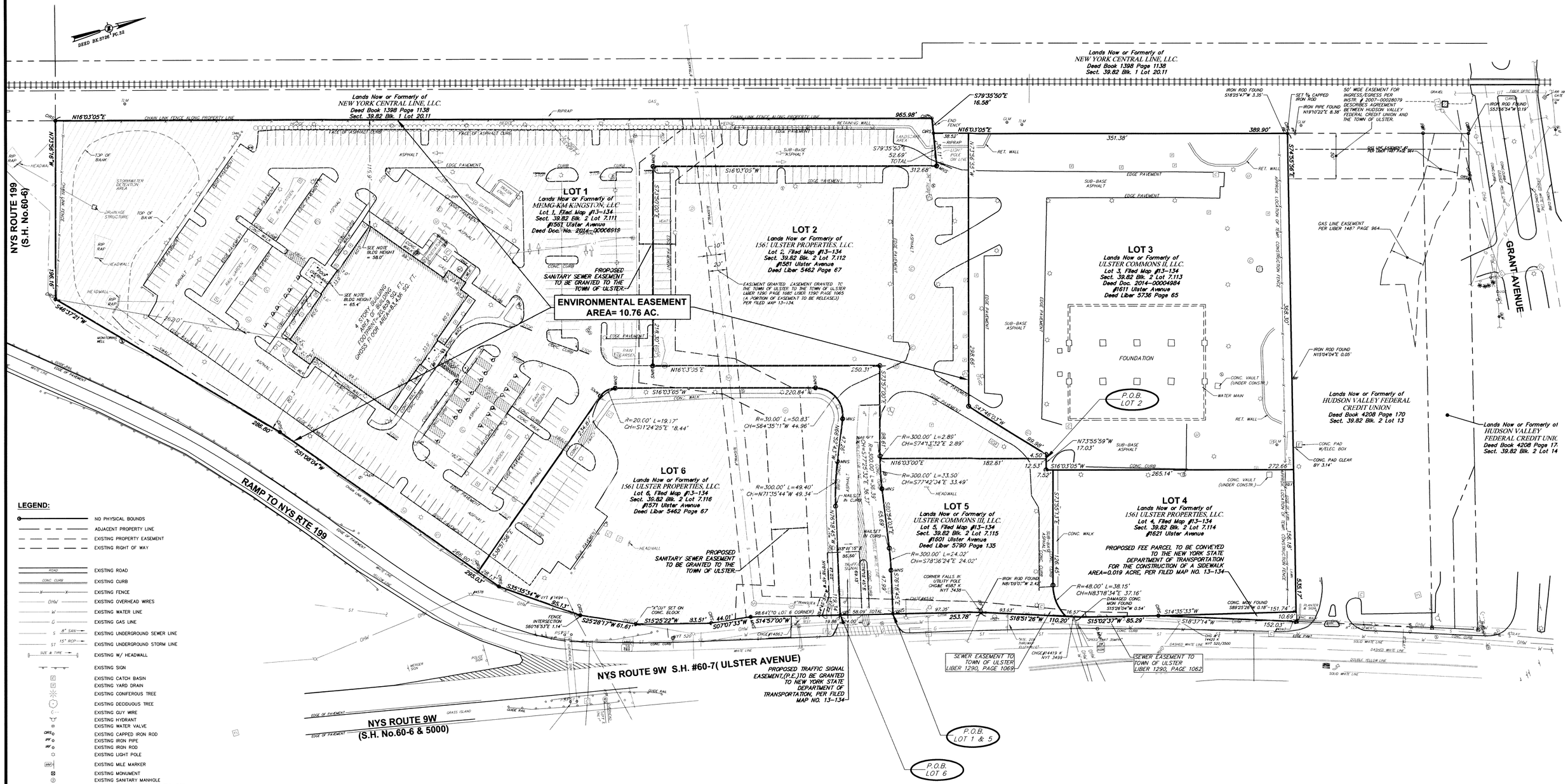
1561, 1571, 1581 & 1601 ULSTER AVENUE (ROUTE 9W)

ENVIRONMENTAL EASEMENT SURVEY DEC BCP SITE NO. C356049

TOWN OF ULSTER, ULSTER COUNTY, NEW YORK

designed	checked
CJS	SJA
date	scale
05/21/14	1"=100'
project no.	
81029.01	
sheet no.	
SV1	
1 OF 2	

Drawing Name: X:\$\81000-81099\81029.01 MHMOB\survey\dwg\NYSDEC_Environmental-Esmt-Map\05_SV1_81029-01_ENV-ESMT.dwg
Xref's Attached: XBASE-SVY-ASBUILT_81029-01_ENV-ESMT
Date Printed: Oct 27, 2014, 9:42am



LEGEND:

- NO PHYSICAL BOUNDS
- ADJACENT PROPERTY LINE
- EXISTING PROPERTY EASEMENT
- EXISTING RIGHT OF WAY
- ROAD — EXISTING ROAD
- CONC. CURB — EXISTING CURB
- X — EXISTING FENCE
- OHW — EXISTING OVERHEAD WIRES
- W — EXISTING WATER LINE
- G — EXISTING GAS LINE
- S 8" SAN — EXISTING UNDERGROUND SEWER LINE
- ST 15" RCP — EXISTING UNDERGROUND STORM LINE
- SIZE & TYPE — EXISTING W/ HEADWALL
- EXISTING SIGN
- C — EXISTING CATCH BASIN
- Y — EXISTING YARD DRAIN
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE
- EXISTING GUY WIRE
- EXISTING HYDRANT
- ⊗ EXISTING WATER VALVE
- CIRS — EXISTING CAPPED IRON ROD
- IPF — EXISTING IRON PIPE
- IRF — EXISTING IRON ROD
- EXISTING LIGHT POLE
- MM — EXISTING MILE MARKER
- ⊠ EXISTING MONUMENT
- Ⓢ EXISTING SANITARY MANHOLE
- TS — EXISTING TRAFFIC SIGNAL CONTROL BOX
- EXISTING TRAFFIC SIGNAL HEAD
- TSP — EXISTING TRAFFIC SIGNAL POLE
- EXISTING UTILITY POLE
- EXISTING UTILITY POLE W/ LIGHT
- MW — EXISTING MONITORING WELL
- PST — EXISTING POST
- EXISTING LIGHT POLE
- Ⓣ EXISTING TELEPHONE MANHOLE
- Ⓤ EXISTING UNKNOWN MANHOLE
- MB — EXISTING MAILBOX
- PROPOSED ENVIRONMENTAL EASEMENT

NOTE: LOT 3 & LOT 4 DO NOT REFLECT CURRENT SITE CONDITIONS.

40 0 40
SCALE IN FEET
1"=40'

10M 0 10M
SCALE IN METERS

0 1 2 3
ORIGINAL SCALE IN INCHES

I HEREBY CERTIFY THAT THIS SURVEY MAP IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED SEPTEMBER 23, 2014 AND THAT THIS SURVEY MAP WAS MADE BY ME OR UNDER MY DIRECTION, AND CONFORMS WITH THE MINIMUM STANDARD OF PRACTICE ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

STEVEN JAY ALEX
050016
STEVEN J. ALEX, L.S. #50016

THE Chazen COMPANIES®
Engineers/Surveyors
Planners
Environmental Scientists
Landscape Architects

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Phone: (518) 273-0055

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Queensbury, New York 12804
Phone: (518) 812-0513

rev.	date	description
2	10/15/2014	REVISED EASEMENT & SURVEY DESCRIPTIONS
1	5/27/14	Add additional Tax Parcel numbers

1561, 1571, 1581 & 1601 ULSTER AVENUE (ROUTE 9W)

ENVIRONMENTAL EASEMENT SURVEY
DEC BCP SITE NO. C356049

TOWN OF ULSTER, ULSTER COUNTY, NEW YORK

designed	checked
CJS	SJA
date 05/21/14	scale 1"=50'
project no. 81029.01	
sheet no. SV2 2OF 2	

Drawing Name: X:\8\81000-81099\81029.01 MHMOB\survey\dwg\NYSDEC_Environmental-Esmt-Map\05_SV1_81029-01_ENV-ESMT.dwg
Xref's Attached: XBASE-SVY-ASBUILT_81029-01_ENV-ESMT
Date Printed: Oct 27, 2014, 9:43am

APPENDIX B

Excavation Work Plan

APPENDIX B – EXCAVATION WORK PLAN

B-1 NOTIFICATION

At least 15 days prior to the start of any activity that is anticipated to encounter existing Site soil/remaining contamination, the Site owner or their representative will notify the Department. Currently, this notification will be made to:

Primary Contact

Chief, Site Control Section
New York State Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway, 11th Floor
Albany, New York 12233-7020

Secondary Contact

Matthew Hubicki, P.E.
Environmental Engineer I
New York State Department of Environmental Conservation
625 Broadway, 11th Floor
Albany, New York 12233-7014
matthew.hubicki@dec.ny.gov

This notification will include:

- A description of the work to be performed, including the location and areal extent, plans for Site re-grading, intrusive elements or utilities to be installed, estimated volumes of suspected contaminated soil, if any, to be excavated and any work that may impact an engineering control,
- A summary of environmental conditions anticipated in the work areas, including the nature and concentration levels of contaminants of concern, potential presence of grossly contaminated media, and plans for any pre-construction sampling;
- A schedule for the work, detailing the start and completion of all intrusive work,
- A summary of the applicable components of this EWP,

- A statement that the work will be performed in compliance with this EWP and 29 CFR 1910.120,
- A copy of the contractor's health and safety plan, in electronic format,
- Identification of disposal facilities for potential waste streams,
- Identification of sources of any anticipated backfill, along with all required chemical testing results unless backfill meets the criteria for NYSDER-10 waiver of testing.

B-2 SOIL SCREENING METHODS

Excavation activities may commence without the presence of a qualified environmental professional. Any contractor working needs to be made aware that there is a potential to encounter petroleum contamination in groundwater, and possibly in soil above the water table. Visual, olfactory and instrument-based soil screening will need to be performed by a qualified environmental professional when known or potentially contaminated material (remaining contamination) is encountered during site development. Clean imported fill has been placed around and above most utilities and therefore utility repairs will not require soil screening of excavated soils.

Soils will be segregated based on previous environmental data and screening results into material that 1) requires off-site disposal, 2) material that requires testing, 3) material that can be returned to the subsurface, and 4) cover soil material that can be used without restriction.

B-3 STOCKPILE METHODS

Stockpiles of Site soil will be continuously encircled with a berm and/or silt fence when not actively being handled for more than seven days unless other erosion controls are in-place to prevent a release of sediment during a storm event. Hay bales or other acceptable erosion and sediment control devices/methods will be used as needed near catch basins, surface waters and other discharge points in accordance with applicable stormwater regulations.

Stockpiles Site soil will be inspected at a minimum once each week and after every storm event. Results of inspections will be recorded in a logbook and maintained at the Site and available for inspection by NYSDEC.

B-4 MATERIALS EXCAVATION AND LOAD OUT

A qualified environmental professional or person under their supervision will not need to oversee invasive work performed at the Site within the upper 15 feet of the Site. A qualified environmental professional or person under their supervision shall oversee the excavation and load-out of all materials greater than 15 feet below grade; and also when materials less than 15 feet below grade when remaining contamination (i.e., discolored soil, petroleum, solvent or other obviously impacted soil, etc.) is identified. In the event that soils are excavated at the Site not under the observation of an environmental professional, the professional shall be consulted prior to removing any excavated materials for the Site for compliance of this SMP. The owner of the property and its contractors are solely responsible for safe execution of all invasive and other work performed under this Plan.

The presence of utilities and easements on the Site will be investigated by the owner of the property and/or its contractor. It will be determined by the qualified environmental professional whether a risk or impediment to the planned work under this SMP is posed by utilities or easements on the Site.

Loaded vehicles leaving the Site will be appropriately lined, tarped, securely covered, manifested, and placarded in accordance with appropriate Federal, State, local, and NYSDOT requirements (and all other applicable transportation requirements).

A truck wash or other sediment removing devices/methods will be operated on-Site to satisfy the requirements of the General Permit, when applicable. Locations where vehicles enter or exit the Site shall be inspected daily for evidence of off-site soil tracking.

B-5 MATERIALS TRANSPORT OFF-SITE

Transport of Site materials will be performed by licensed haulers in accordance with appropriate local, State, and Federal regulations, including 6 NYCRR Part 364 when applicable. Haulers will be appropriately licensed and trucks properly placarded.

Material transported by trucks exiting the Site will be secured with tight-fitting solid covers (not mesh). Loose-fitting canvas-type truck covers will be prohibited. If loads contain wet material capable of producing free liquid, truck liners will be used.

Truck transport routes are to be considered prior to future development. Appropriate truck route takes into account: (a) limiting transport through residential areas and past sensitive sites; (b) use of city mapped truck routes; (c) prohibiting off-site queuing of trucks entering the facility; (d) limiting total distance to major highways; (e) promoting safety in access to highways; and (f) overall safety in transport.

Trucks will be prohibited from stopping and idling in the neighborhood outside the project Site. Egress points for truck and equipment transport from the Site will be kept clean of dirt and other materials during Site remediation and/or development.

Queuing of trucks will be performed on-Site in order to minimize off-site disturbance. Off-site queuing will be prohibited.

B-6 MATERIALS DISPOSAL OFF-SITE

Soil/fill/solid waste determined to be contaminated and excavated and removed from the Site will be treated as regulated material and will be transported and disposed in accordance with all local, State (including 6 NYCRR Part 360) and Federal regulations. If disposal of soil/fill from this Site is proposed for unregulated off-site disposal (i.e. clean soil removed for development purposes), a formal request with an associated plan will be made to the NYSDEC. Unregulated off-site management of materials from this Site (other than surface cover soils above the demarcation layer) will not occur without formal NYSDEC approval.

Off-Site disposal locations for contaminated excavated soils will be identified in the pre-excavation notification. This will include estimated quantities and a breakdown by class of disposal facility if appropriate, i.e. hazardous waste disposal facility, solid

waste landfill, petroleum treatment facility, C/D recycling facility, etc. Actual disposal quantities and associated documentation will be reported to the NYSDEC in the Periodic Review Report. This documentation will include: waste profiles, test results, facility acceptance letters, manifests, bills of lading and facility receipts.

Non-hazardous contaminated soils taken off-site will be handled, at minimum, as a Municipal Solid Waste per 6 NYCRR Part 360-1.2. Material that does not meet Track 1 unrestricted SCOs is prohibited from being taken to a New York State recycling facility (6 NYCRR Part 360-16 Registration Facility).

B-7 MATERIALS REUSE ON-SITE

Chemical criteria for on-Site reuse of material have been approved by NYSDEC and are listed in NYSDEC DER-10 and 6 NYCRR Part 375. The qualified environmental professional will require that procedures defined for materials reuse in this SMP are followed and that unacceptable material does not remain on-Site. Criteria for soil reuse are as follows: 1) existing Site soils more than 15' below grade must be tested by an environmental professional to determine if they may be re-used on-site; 2) existing Site soils less than 15' below grade may be re-used on the site if excavated, preferably below the demarcation layer; 3) Soils above the demarcation layer are clean imported soils and may be re-used without restriction; and 4) grossly contaminated soils must be treated as a regulated material.

Any demolition material proposed for reuse on-Site will be sampled for asbestos and the results will be reported to the NYSDEC for acceptance. Concrete crushing or processing on-Site will not be performed without prior NYSDEC approval. Organic matter (wood, roots, stumps, etc.) or other solid waste derived from clearing and grubbing of the Site will not be reused on-Site.

B-8 FLUIDS MANAGEMENT

Unless testing has confirmed that contamination is below applicable standards, liquids to be removed from the Site, including excavation dewatering and groundwater monitoring well purge and development waters, will be handled, transported and

disposed in accordance with applicable local, State, and Federal regulations. Dewatering, purge and development fluids which are contaminated will not be recharged back to the land surface or subsurface of the Site, but will be managed off-Site.

Discharge of water generated during large-scale construction activities to surface waters (i.e. a local pond, stream or river) will be performed under a SPDES permit.

B-9 BACKFILL FROM OFF-SITE SOURCES

Materials proposed for import onto the Site will be approved by the qualified environmental professional and will be in compliance with provisions in this SMP, NYSDEC DER-10 and 6 NYCRR Part 375 prior to receipt at the Site.

The source of the imported backfill will need to be documented. Material from industrial sites, spill sites, or other environmental remediation sites or potentially contaminated sites will not be imported to the Site.

Imported soils will meet the backfill and cover soil quality standards established in 6 NYCRR 375-6.7(d). Based on an evaluation of the land use, protection of groundwater and protection of ecological resources criteria, the resulting soil quality standards are listed in Appendix 5 of NYSDEC DER-10, under the Restricted Residential Use column. Soils that meet 'exempt' fill requirements under 6 NYCRR Part 360, but do not meet backfill or cover soil objectives for this Site, will not be imported onto the Site without prior approval by NYSDEC. Solid waste will not be imported onto the Site. Imported soils will be stockpiled separately from excavated materials and covered to prevent dust releases.

Imported backfill shall be documented clean by analytical testing. Imported backfill will be analyzed according to the following schedule:

<table>
<tr><td colspan="4">Recommended Number of Soil Samples for Soil Imported to the Site</td></tr>
<tr><td>Contaminant</td><td>Volatile Organic Compounds</td><td colspan="2">Semi-volatile Organic Compounds, Inorganics & PCBs/Pesticides</td></tr>
<tr><td>Imported Backfill Quantity in Cubic Yards</td><td>Discrete Samples</td><td>Composite Samples</td><td>Discrete Samples/Composites</td></tr>
<tr><td>0 – 50</td><td>1</td><td>1</td><td rowspan="8">3-5 Discrete samples from different locations in the fill being provided will compromise a composite sample for analysis</td></tr>
<tr><td>51 – 100</td><td>2</td><td>1</td></tr>
<tr><td>101 – 200</td><td>3</td><td>1</td></tr>
<tr><td>201 – 300</td><td>4</td><td>1</td></tr>
<tr><td>301 – 400</td><td>4</td><td>2</td></tr>
<tr><td>401 – 500</td><td>5</td><td>2</td></tr>
<tr><td>501 – 800</td><td>6</td><td>2</td></tr>
<tr><td>801 – 1,000</td><td>7</td><td>2</td></tr>
<tr><td>> 1,000</td><td colspan="3">Add an additional two volatile organic compound discrete samples and one composite sample for each additional 1,000 cubic yards or consult with NYSDEC</td></tr>
</table>

B-10 STORMWATER POLLUTION PREVENTION

Prior to implementing any Site disturbance greater than one acre, a Stormwater Pollution Prevention Plan (SWPPP) will be prepared in accordance with the regulations for erosion and sediment controls and water quantity/quality controls. This will provide guidance to the contractor doing the construction activities. With the preparation of the SWPPP comes a requirement for submitting a Notice of Intent (NOI) to the NYSDEC upon completion of the SWPPP to document the project exists and gain permit coverage. The NOI will be completed with direction and input from the Site owner and/or remedial party. There is also a requirement to submit a Municipal Separate Sewer System (MS4)

SWPPP Acceptance Form to the Town of Ulster. This form is used by a regulated, traditional land use control MS4 to indicate acceptance of a SWPPP it has reviewed. In addition to the SWPPP, Erosion and Sediment Control (ESC) plans will be designed and prepared as applicable for implementing the construction activity in accordance with the current stormwater regulations.

When the larger than one acre of disturbance construction project is complete and has met the requirements of the construction permit, a Notice of Termination (NOT) form shall be completed and submitted to the Department.

For implementing construction activities with disturbance with less than one acre, erosion and sediment controls (i.e., silt fencing, hay bales, etc.) will be installed around the down gradient perimeter of the work areas and around temporary stockpiles of excavated soil and imported backfill. Erosion and sediment controls will be observed once a week, and corrective actions shall begin within one business day of contractor notification of deficiencies. Deficiencies include removal of accumulated sediments against silt fence, undercutting or erosion of the silt fence, and uncontrolled discharge off-site of turbid water. Corrective action shall be completed within a reasonable time frame. Results of inspections will be recorded in a logbook and maintained at the Site at the construction trailer or at the Owner's office and available for review by NYSDEC.

B-11 CONTINGENCY PLAN

If underground tanks, buried drums or other previously unidentified contaminant sources are found during post-remedial subsurface excavations or development related construction, excavation activities will be suspended until NYSDEC is notified and properly trained personnel and equipment are mobilized to address the condition.

Sampling will be performed on tank or drum contents, sediment and surrounding soils, etc. as necessary to determine the nature of the material and proper disposal method. Chemical analysis will be performed for full a full list of analytes (TAL metals; TCL volatiles and semi-volatiles, TCL pesticides and PCBs), or by the disposal facility's requirements, unless the Site history and previous sampling results provide a sufficient

justification to limit the list of analytes. In this case, a reduced list of analytes will be proposed to the NYSDEC for approval prior to sampling.

Identification of unknown or unexpected contaminated media identified by screening during invasive Site work will be promptly communicated by phone to NYSDEC's Project Manager. Reportable quantities of petroleum product will also be reported to the NYSDEC spills hotline within the two (2) hours. These findings will be also included in the periodic reports prepared pursuant to Section 5 of the SMP.

B-12 COMMUNITY AIR MONITORING PLAN

The NYSDEC shall be notified before any Site disturbance is to occur. If soils greater than 15' below grade are expected to be disturbed, the NYSDEC may require a Community Air Monitoring Plan (CAMP) to be prepared and submitted to the NYSDEC for approval prior to any planned Site disturbance. If required, the CAMP will be followed for any ground intrusive work in general accordance with the New York State Department of Health Generic CAMP dated June 2000, which is included as Appendix D of this SMP.

Monitoring for particulate dust, when handling soils greater than 15' below grade, will be conducted based on generally prevailing wind conditions. These locations will be adjusted on a daily or more frequent basis based on actual wind directions to provide an upwind and at least two downwind monitoring stations.

All readings must be recorded and be available for State (NYSDEC and NYSDOH) personnel to review. Exceedances of action levels listed in the CAMP will be reported to NYSDEC and NYSDOH Project Managers.

B-13 ODOR CONTROL PLAN

Nuisance odors were not encountered during the implementation of the remedy and during the disturbance of existing Site soils. Therefore, an odor control plan is not needed for future excavation at the Site. If nuisance odors are observed during future Site excavation work, actions should be implemented to mitigate off-site impacts from odors.

If needed, the odor control plan should be capable of controlling emissions of nuisance odors off-site and on-Site. Specific odor control methods to be used on a routine basis could include: (a) limiting the area of open excavations and size of soil stockpiles; (b) shrouding open excavations with tarps and other covers; and (c) using foams to cover exposed odorous soils. If odors develop and cannot be otherwise controlled, additional means to eliminate odor nuisances will include: (d) direct load-out of soils to trucks for off-site disposal; (e) use of chemical odorants in spray or misting systems; and, (f) implement monitoring for odors in surrounding neighborhoods.

If nuisance odors are identified at the Site boundary, or if odor complaints are received, work will be halted and the source of odors will be identified and corrected. Work will not resume until all nuisance odors have been abated. NYSDEC and NYSDOH will be notified of odor events and odor complaints about the project. Implementation of odor controls, including the halt of work, is the responsibility of the property owner's Remediation Engineer, and any measures that are implemented will be discussed in the Periodic Review Report.

If nuisance odors develop during intrusive work that cannot be corrected, or where the control of nuisance odors cannot otherwise be achieved due to on-Site conditions or close proximity to sensitive receptors, odor control will be achieved by sheltering the excavation and handling areas in a temporary containment structure equipped with appropriate air venting/filtering systems.

B-14 DUST CONTROL PLAN

A dust suppression plan that addresses dust management during invasive on-Site work that will disturb soils greater than 15' below grade will include, at a minimum, the items listed below:

- Dust suppression will be achieved though the use of dedicated on-Site water truck for road wetting. The truck will be equipped with a water cannon capable of spraying water directly onto off-road areas including excavations and stockpiles.

- Clearing and grubbing of larger sites will be done in stages to limit the area of exposed, unvegetated soils vulnerable to dust production.
- Gravel will be used on roadways to provide a clean and dust-free road surface.
- On-Site roads will be limited in total area to minimize the area required for water truck sprinkling.

APPENDIX C

Site-wide Inspection Form

C.T. MALE ASSOCIATES
Engineering, Surveying, Architecture & Landscape Architecture, D.P.C.

50 Century Hill Drive, Latham, NY 12110
518.786.7400 FAX 518.786.7299 www.ctmale.com

FORMER MIRON PRE-CAST SITE (C356049)
SITE MANAGEMENT PLAN (SMP) INSPECTION FORM

Date of Inspection _____

Personnel Performing Inspection _____

Weather Conditions _____

Institutional Controls (List)
- Site Management Plan Implementation
- Groundwater Use Restriction Without Treatment
- Use Restriction (Restricted Residential)
- Vegetable Garden and Farming Prohibition

Engineering Controls (List)
- Sub-Slab Depressurization Systems

This SMP Inspection Form shall be utilized to document the observations on Lots 1, 2, 5 and 6 (total of 10.76 acres) of the Former Miron Pre-Cast Site located on Ulster Avenue in the Town of Ulster, Orange County, New York. These observations are to confirm the following:

- The institutional control and/or engineering control employed at this Site is unchanged from the date the control was put in place, or last approved by the Department;
- Nothing has occurred that would impair the ability of the control to protect the public health and environment;
- Nothing has occurred that would constitute a violation or failure to comply with any SMP for this control;

- Access to the Site will continue to be provided to the Department to evaluate the remedy, including access to evaluate the continued maintenance of this control;
- Use of the Site is compliant with the environmental easement;
- The engineering control systems are performing as designed and are effective;

General Surface Condition

Has the overall condition of the cover system changed from the previous inspection? Yes ☐ No ☐

If Yes, provide detail below and identify on Site Plan

Is there evidence that the site been disturbed for utility repair or construction? Yes ☐ No ☐

If Yes, provide detail below and identify on Site Plan

Groundwater Use

Is there evidence of groundwater use? Yes ☐ No ☐
If Yes, provide detail below

If groundwater use is occurring, is there treatment? Yes ☐ No ☐
If Yes, provide type of treatment below

If groundwater treatment is occurring, did NYSDEC and NYSDOH approve such treatment? Yes ☐ No ☐
If Yes, provide detail on their approval below

Site Use

Is there evidence of site use for activities not allowed by the restricted residential use BCP definition? Yes ☐ No ☐

If Yes, provide detail below

Is there evidence of site use for gardening or farming on-site? Yes ☐ No ☐

If Yes, provide detail below

Sub-slab Depressurization System (SSDS) – Medical Office Building (Lot 1)

Is there any evidence of damage to the existing SSDS? Yes ☐ No ☐
If Yes, provide detail below

Is the system operating in passive or active mode? Active ☐ Passive ☐
If active, describe condition of fans and record any relevant data being collected to document pressure differential.

Sub-slab Depressurization System (SSDS) – Fast Food Restaurant (Lot 5)

Is there any evidence of damage to the existing SSDS? Yes ☐ No ☐
If Yes, provide detail below

Is the system operating in passive or active mode? Active ☐ Passive ☐
If active, describe condition of fans and record any relevant data being collected to document pressure differential.

Sub-slab Depressurization System (SSDS) – Retail Space (Lot 6)

Is there any evidence of damage to the existing SSDS? Yes ☐ No ☐
If Yes, provide detail below

_____

_____

_____

_____

_____

Is the system operating in passive or active mode? Active ☐ Passive ☐
If active, describe condition of fans and record any relevant data being collected to document pressure differential.

_____

_____

_____

_____

_____

APPENDIX D

Generic NYSDOH Community Air Monitoring Plan

Appendix 1A
New York State Department of Health
Generic Community Air Monitoring Plan

Overview

A Community Air Monitoring Plan (CAMP) requires real-time monitoring for volatile organic compounds (VOCs) and particulates (i.e., dust) at the downwind perimeter of each designated work area when certain activities are in progress at contaminated sites. The CAMP is not intended for use in establishing action levels for worker respiratory protection. Rather, its intent is to provide a measure of protection for the downwind community (i.e., off-site receptors including residences and businesses and on-site workers not directly involved with the subject work activities) from potential airborne contaminant releases as a direct result of investigative and remedial work activities. The action levels specified herein require increased monitoring, corrective actions to abate emissions, and/or work shutdown. Additionally, the CAMP helps to confirm that work activities did not spread contamination off-site through the air.

The generic CAMP presented below will be sufficient to cover many, if not most, sites. Specific requirements should be reviewed for each situation in consultation with NYSDOH to ensure proper applicability. In some cases, a separate site-specific CAMP or supplement may be required. Depending upon the nature of contamination, chemical- specific monitoring with appropriately-sensitive methods may be required. Depending upon the proximity of potentially exposed individuals, more stringent monitoring or response levels than those presented below may be required. Special requirements will be necessary for work within 20 feet of potentially exposed individuals or structures and for indoor work with co-located residences or facilities. These requirements should be determined in consultation with NYSDOH.

Reliance on the CAMP should not preclude simple, common-sense measures to keep VOCs, dust, and odors at a minimum around the work areas.

Community Air Monitoring Plan

Depending upon the nature of known or potential contaminants at each site, real-time air monitoring for VOCs and/or particulate levels at the perimeter of the exclusion zone or work area will be necessary. Most sites will involve VOC and particulate monitoring; sites known to be contaminated with heavy metals alone may only require particulate monitoring. If radiological contamination is a concern, additional monitoring requirements may be necessary per consultation with appropriate DEC/NYSDOH staff.

Continuous monitoring will be required for all ground intrusive activities and during the demolition of contaminated or potentially contaminated structures. Ground intrusive activities include, but are not limited to, soil/waste excavation and handling, test pitting or trenching, and the installation of soil borings or monitoring wells.

Periodic monitoring for VOCs will be required during non-intrusive activities such as the collection of soil and sediment samples or the collection of groundwater samples from existing monitoring wells. “Periodic” monitoring during sample collection might reasonably consist of taking a reading upon arrival at a sample location, monitoring while opening a well cap or

overturning soil, monitoring during well baling/purging, and taking a reading prior to leaving a sample location. In some instances, depending upon the proximity of potentially exposed individuals, continuous monitoring may be required during sampling activities. Examples of such situations include groundwater sampling at wells on the curb of a busy urban street, in the midst of a public park, or adjacent to a school or residence.

VOC Monitoring, Response Levels, and Actions

Volatile organic compounds (VOCs) must be monitored at the downwind perimeter of the immediate work area (i.e., the exclusion zone) on a continuous basis or as otherwise specified. Upwind concentrations should be measured at the start of each workday and periodically thereafter to establish background conditions, particularly if wind direction changes. The monitoring work should be performed using equipment appropriate to measure the types of contaminants known or suspected to be present. The equipment should be calibrated at least daily for the contaminant(s) of concern or for an appropriate surrogate. The equipment should be capable of calculating 15-minute running average concentrations, which will be compared to the levels specified below.

1. If the ambient air concentration of total organic vapors at the downwind perimeter of the work area or exclusion zone exceeds 5 parts per million (ppm) above background for the 15-minute average, work activities must be temporarily halted and monitoring continued. If the total organic vapor level readily decreases (per instantaneous readings) below 5 ppm over background, work activities can resume with continued monitoring.

2. If total organic vapor levels at the downwind perimeter of the work area or exclusion zone persist at levels in excess of 5 ppm over background but less than 25 ppm, work activities must be halted, the source of vapors identified, corrective actions taken to abate emissions, and monitoring continued. After these steps, work activities can resume provided that the total organic vapor level 200 feet downwind of the exclusion zone or half the distance to the nearest potential receptor or residential/commercial structure, whichever is less - but in no case less than 20 feet, is below 5 ppm over background for the 15-minute average.

3. If the organic vapor level is above 25 ppm at the perimeter of the work area, activities must be shutdown.

4. All 15-minute readings must be recorded and be available for State (DEC and NYSDOH) personnel to review. Instantaneous readings, if any, used for decision purposes should also be recorded.

Particulate Monitoring, Response Levels, and Actions

Particulate concentrations should be monitored continuously at the upwind and downwind perimeters of the exclusion zone at temporary particulate monitoring stations. The particulate monitoring should be performed using real-time monitoring equipment capable of measuring particulate matter less than 10 micrometers in size (PM-10) and capable of integrating over a period of 15 minutes (or less) for comparison to the airborne particulate action level. The equipment must be equipped with an audible alarm to indicate exceedance of the action level. In addition, fugitive dust migration should be visually assessed during all work activities.

1. If the downwind PM-10 particulate level is 100 micrograms per cubic meter (mcg/m^3) greater than background (upwind perimeter) for the 15-minute period or if airborne dust is observed leaving the work area, then dust suppression techniques must be employed. Work may continue with dust suppression techniques provided that downwind PM-10 particulate levels do not exceed 150 mcg/m^3 above the upwind level and provided that no visible dust is migrating from the work area.

2. If, after implementation of dust suppression techniques, downwind PM-10 particulate levels are greater than 150 mcg/m^3 above the upwind level, work must be stopped and a re-evaluation of activities initiated. Work can resume provided that dust suppression measures and other controls are successful in reducing the downwind PM-10 particulate concentration to within 150 mcg/m^3 of the upwind level and in preventing visible dust migration.

3. All readings must be recorded and be available for State (DEC and NYSDOH) and County Health personnel to review.

December 2009

APPENDIX E

Responsibilities of Owner and Remedial Party

Responsibilities

This page may be used when site management responsibilities are to be carried out by multiple parties. For example, it can be used when a Remedial Party does not own the site property, and, therefore, must share site management and/or reporting obligations with a site owner, or when the State is operating a remedial system or otherwise carrying out site management.

The responsibilities for implementing the Site Management Plan ("SMP") for the [Insert Site Name] site (the "site"), number [Insert Site Number], are divided between the site owner(s) and a Remedial Party, as defined below. The owner(s) is/are currently listed as:
[Insert site owners' names, contacts and addresses] (the "owner").

Solely for the purposes of this document and based upon the facts related to a particular site and the remedial program being carried out, the term Remedial Party ("RP") refers to any of the following: certificate of completion holder, volunteer, applicant, responsible party, and, in the event the New York State Department of Environmental Conservation ("NYSDEC") is carrying out remediation or site management, the NYSDEC and/or an agent acting on its behalf. The RP is:
[Insert RP's name, contact and address].

Nothing on this page shall supersede the provisions of an Environmental Easement, Consent Order, Consent Decree, agreement, or other legally binding document that affects rights and obligations relating to the site.

Site Owner's Responsibilities:

1) The owner shall follow the provisions of the SMP as they relate to future construction and excavation at the site.

2) In accordance with a periodic time frame determined by the NYSDEC, the owner shall periodically certify, in writing, that all Institutional Controls set forth in a(n) [Select one-Environmental Easement, Deed Restriction, Environmental Notice]remain in place and continue to be complied with. The owner shall provide a written certification to the RP, upon the RP's request, in order to allow the RP to include the certification in the site's Periodic Review Report (PRR) certification to the NYSDEC.

3) In the event the site is delisted, the owner remains bound by the [Select one-Environmental Easement, Deed Restriction, Environmental Notice] and shall submit, upon request by the NYSDEC, a written certification that the [Select one-Environmental Easement, Deed Restriction, Environmental] is still in place and has been complied with.

4) The owner shall grant access to the site to the RP and the NYSDEC and its agents for the purposes of performing activities required under the SMP and assuring compliance with the SMP.

5) The owner is responsible for assuring the security of the remedial components located on its property to the best of its ability. In the event that damage to the remedial components or

vandalism is evident, the owner shall notify the site's RP and NYSDEC in accordance with the timeframes indicated in Section [2.4.2]-Notifications.

6) In the event some action or inaction by the owner adversely impacts the site, the owner must notify the site's RP and the NYSDEC in accordance with the time frame indicated in [Section 2.4.2]- Notifications and (ii) coordinate the performance of necessary corrective actions with the RP.

7) The owner must notify the RP and the NYSDEC of any change in ownership of the site property (identifying the tax map numbers in any correspondence) and provide contact information for the new owner of the site property/ies. 6 NYCRR Part contains notification requirements applicable to any construction or activity changes and changes in ownership. Among the notification requirements is the following: Sixty days prior written notification must be made to the NYSDEC. Notification is to be submitted to the NYSDEC Division of Environmental Remediation's Site Control Section. Notification requirements for a change in use are detailed in Section 2.4 of the SMP. A 60-Day Advance Notification Form and Instructions are found at http://www.dec.ny.gov/chemical/76250.html.

8) If an owner has a written agreement to perform work for the RP, a description of the activities may be inserted here. (The corresponding agreement should also be included in the SMP.) The owner will [insert activities here: maintain fences, conduct mowing, etc] on behalf of the RP. The RP remains ultimately responsible for maintaining the engineering controls.

9) If the site remedy requires the installation, operation, and/or maintenance of an on-site vapor intrusion mitigation system insert the following: Until such time as the NYSDEC deems the vapor mitigation system unnecessary, the owner shall operate the system, pay for the utilities for the system's operation, and report any maintenance issues to the RP and the NYSDEC.

10) If the site remedy requires the installation, operation, and/or maintenance of a drinking water treatment system, insert the following: Until such time as the NYSDEC deems the drinking water treatment system unnecessary, the owner shall operate the drinking water treatment system, pay for the utilities and report any maintenance issues to the RP and the NYSDEC.

11) In accordance with the tenant notification law, within 15 days of receipt, the owner must supply a copy of any vapor intrusion data, that is produced with respect to structures and that exceeds NYSDOH or OSHA guidelines on the site, whether produced by the NYSDEC, RP, or owner, to the tenants on the property. The owner must otherwise comply with the tenant and occupant notification provisions of Environmental Conservation Law Article 27, Title 24.

Remedial Party Responsibilities

1) The RP must follow the SMP provisions regarding any construction and/or excavation it undertakes at the site.

2) The RP shall report to the NYSDEC all activities required for remediation, operation, maintenance, monitoring, and reporting. Such reporting includes, but is not limited to, periodic review reports and certifications, electronic data deliverables, corrective action work plans and reports, and updated SMPs.

3) Before accessing the site property to undertake a specific activity, the RP shall provide the owner advance notification that shall include an explanation of the work expected to be completed. The RP shall provide to (i) the owner, upon the owner's request, (ii) the NYSDEC, and (iii) other entities, if required by the SMP, a copy of any data generated during the site visit and/or any final report produced.

4) If the NYSDEC determines that an update of the SMP is necessary, the RP shall update the SMP and obtain final approval from the NYSDEC. Within 5 business days after NYSDEC approval, the RP shall submit a copy of the approved SMP to the owner(s).

5) The RP shall notify the NYSDEC and the owner of any changes in RP ownership and/or control and of any changes in the party/entity responsible for the operation, maintenance, and monitoring of and reporting with respect to any remedial system (Engineering Controls). The RP shall provide contact information for the new party/entity. Such activity constitutes a Change of Use pursuant to 375-1.11(d) and requires 60-days prior notice to the NYSDEC. A 60-Day Advance Notification Form and Instructions are found at http://www.dec.ny.gov/chemical/76250.html .

6) The RP shall notify the NYSDEC of any damage to or modification of the systems as required under Section [2.4.2]- Notifications] of the SMP.

7) The RP is responsible for the proper maintenance of any installed vapor intrusion mitigation systems associated with the site, as required in Section [X] or Appendix[X] (Operation , Monitoring and Maintenance Manual) of the SMP.

8) The RP is responsible for the proper monitoring and maintenance of any installed drinking water treatment system associated with the site, as required in Section [X] or Appendix [X](Operation , Monitoring and Maintenance Manual).

9) Prior to a change in use that impacts the remedial system or requirements and/or responsibilities for implementing the SMP, the RP shall submit to the NYSDEC for approval an amended SMP.

10) Any change in use, change in ownership, change in site classification (*e.g.*, delisting), reduction or expansion of remediation, and other significant changes related to the site may result in a change in responsibilities and, therefore, necessitate an update to the SMP and/or updated legal documents. The RP shall contact the Department to discuss the need to update such documents.

Change in RP ownership and/or control and/or site ownership does not affect the RP's obligations with respect to the site unless a legally binding document executed by the NYSDEC releases the RP of its obligations.

Future site owners and RPs and their successors and assigns are required to carry out the activities set forth above.

EXHIBITS

EXHIBIT 1a

Sheet V1: SubSlab Depressurization System

GENERAL INSTALLATION NOTES

1. AGGREGATE PLACEMENT. PLACE COARSE AGGREGATE EVENLY UNDER THE ENTIRE SLAB, TAKING CARE NOT TO INTRODUCE ANY FINE MATERIAL. IF THE AGGREGATE IS PLACED ON TOP OF A MATERIAL WITH EXCESSIVE FINES AND COMPACTION OF THE AGGREGATE IS REQUIRED FOR STRUCTURAL OR OTHER CODE CONSIDERATIONS, A GEOTEXTILE FABRIC OR AN ADDITIONAL REINFORCED VAPOR RETARDER MAY BE PLACED BENEATH THE AGGREGATE. WHERE GAS CONVEYANCE PIPING SYSTEMS ARE INSTALLED, AGGREGATE MUST EXTEND A MINIMUM OF 6 INCHES OVER THE TOP OF THE PIPING.

2. SOIL-GAS-RETARDER MEMBRANE. A SOIL-GAS-RETARDER MEMBRANE SHALL BE PLACED OVER THE AGGREGATE OR OTHER PERMEABLE MATERIAL PRIOR TO PLACEMENT OF THE SLAB. THE SOIL-GAS RETARDER SHALL BE PLACED UNDER THE ENTIRE SOIL-CONTACT AREA OF THE FLOOR IN A MANNER THAT MINIMIZES THE REQUIRED NUMBER OF JOINTS AND SEAMS. CARE SHALL BE TAKEN TO PREVENT DAMAGE TO THE MEMBRANE DURING THE CONSTRUCTION PROCESS. CCEPTABLE SOIL-GAS-RETARDER MEMBRANES SHALL CONSIST OF A SINGLE LAYER OF POLYETHYLENE, NOT LESS THAN 0.010-INCH (10 MILS) THICK WITH A MAXIMUM PERM RATING OF 0.3. POLYVINYL CHLORIDE (PVC), ETHYLENE PROPYLENE DIENE MONOMER (EPDM), NEOPRENE OR OTHER NON-DETERIORATING, NON-POROUS MATERIAL MAY BE USED INSTEAD OF POLYETHYLENE, PROVIDED THE INSTALLED THICKNESS OF THE ALTERNATE MATERIAL HAS GREATER OR EQUAL TENSILE STRENGTH, RESISTANCE TO WATER-VAPOR TRANSMISSION, RESISTANCE TO PUNCTURE, AND RESISTANCE TO DETERIORATION DETERMINED IN ACCORDANCE WITH ASTM E 154 . THE MEMBRANE SHALL BE PLACED TO MINIMIZE SEAMS AND TO COVER ALL OF THE SOIL BELOW THE BUILDING FLOOR.

3. TAPE: TAPE USED TO INSTALL THE SOIL-GAS RETARDER SHALL HAVE A MINIMUM WIDTH OF 2 INCHES AND SHALL BE PRESSURE SENSITIVE VINYL OR OTHER NON-DETERIORATING PRESSURE SENSITIVE TAPE COMPATIBLE WITH THE SURFACES BEING JOINED. PAPER TAPE AND/OR CLOTH TAPE SHALL NOT BE USED FOR THESE PURPOSES.

4. MASTIC: MASTIC USED TO INSTALL THE SOIL-GAS RETARDER SHALL BE COMPATIBLE WITH THE SURFACES BEING JOINED, AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS FOR THE MATERIALS, SURFACE CONDITIONS AND TEMPERATURES INVOLVED. MASTIC MAY BE USED TO JOIN SECTIONS OF MEMBRANE TO ONE ANOTHER OR TO ELEMENTS OF THE BUILDING FOUNDATION, OR TO SEAL PENETRATIONS IN THE MEMBRANE.

5. SEAMS BETWEEN PORTIONS OF THE SOIL-GAS RETARDER SHALL MAINTAIN A MINIMUM OF 12 INCHES OF LAP WHEN CONCRETE IS PLACED. THIS MAY BE ACCOMPLISHED BY SECURING THE LAPPED EDGES OF THE MEMBRANE WITH TAPE OR MASTIC OR USING LARGER UNSECURED OVERLAPS PRIOR TO PLACING CONCRETE.

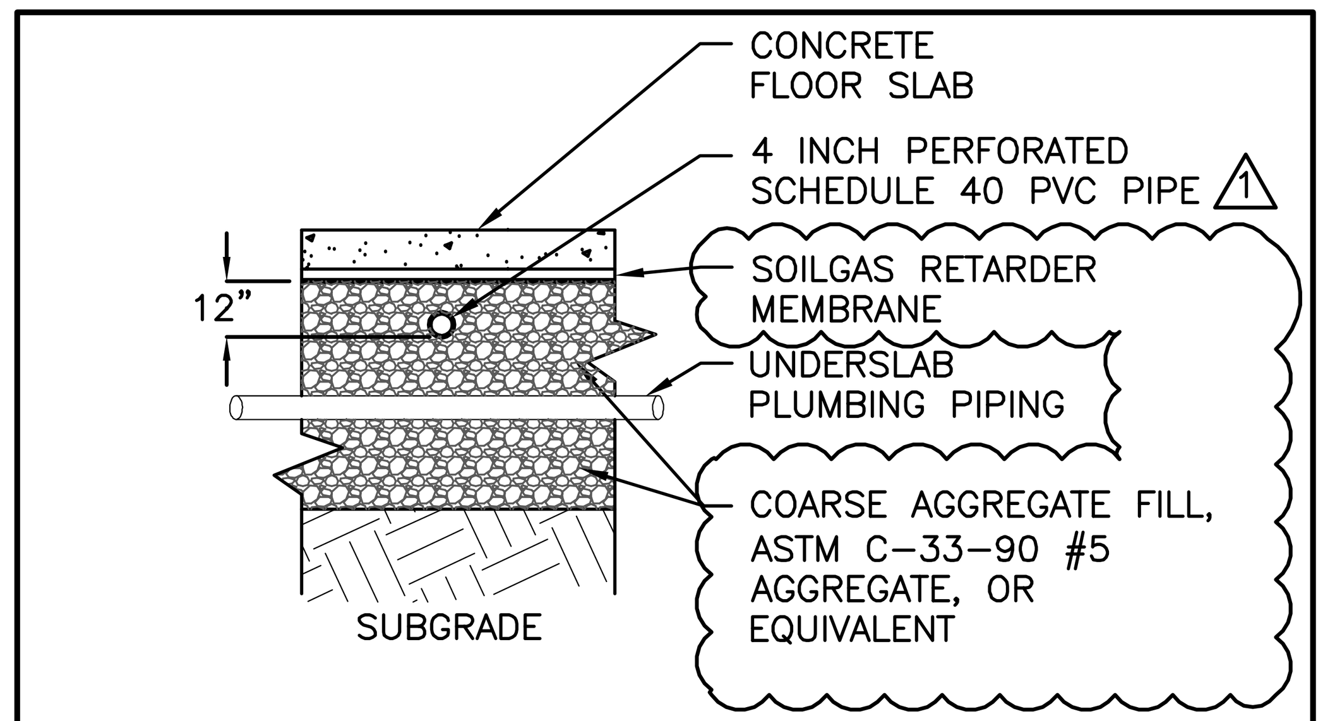
6. SLAB EDGES AND JOINTS. THE SOIL-GAS RETARDER SHALL FULLY COVER THE SOIL BENEATH THE BUILDING FLOOR. WHERE THE SLAB EDGE IS CAST AGAINST A FOUNDATION WALL OR GRADE BEAM, THE SOIL-GAS RETARDER SHALL CONTACT THE FOUNDATION ELEMENT, AND SHALL NOT EXTEND VERTICALLY INTO THE SLAB MORE THAN ONE HALF THE SLAB THICKNESS.

6. PENETRATIONS. ALL OBJECTS THAT PASS THROUGHTHE CONCRETE SLAB SHALL BE SEALED GAS TIGHT. AT ALL POINTS WHERE PIPES, CONDUITS, REINFORCING BARS OR OTHER OBJECTS PASS THROUGH THE SOIL-GAS-RETARDER MEMBRANE, THE MEMBRANE SHALL BE FITTED TO WITHIN ½ INCH OF THE PENETRATION AND SEALED WITH TAPE OR MASTIC TO THE PENETRATION. WHEN PENETRATIONS OCCUR WITHIN 24 INCHES OF A SOIL-DEPRESSURIZATION-SYSTEM MAT OR PIT, THE GAP BETWEEN THE PENETRATING OBJECT AND THE SOIL-GAS-RETARDER SHALL BE TAPED CLOSED. WHEN NECESSARY TO MEET THIS REQUIREMENT A SECOND LAYER OF THE MEMBRANE, CUT SO AS TO PROVIDE A MINIMUM 12-INCH LAP ON ALL SIDES, SHALL BE PLACED OVER THE OBJECT AND SHALL BE SEALED TO THE SOIL-GAS RETARDER WITH A CONTINUOUS BAND OF TAPE.

7. CUTS AND TEARS. ALL DAMAGED PORTIONS OF THE SOIL-GAS-RETARDER MEMBRANE SHALL BE SEALED WITH TAPE OR WITH A PATCH MADE FROM THE SAME OR COMPATIBLE MATERIAL, CUT SO AS TO PROVIDE A MINIMUM 12-INCH LAP FROM ANY OPENING, AND TAPED CONTINUOUSLY ABOUT ITS PERIMETER.

8. MASTIC MAY BE USED TO JOIN SECTIONS OF SOIL-GAS RETARDER TO ONE ANOTHER OR TO ELEMENTS OF THE BUILDING FOUNDATION, OR TO SEAL PENETRATIONS IN THE SOIL-GAS RETARDER.

9. ALL OBJECTS THAT PASS THROUGH THE SLAB SHALL BE SEALED GAS TIGHT. A SEALANT RESERVOIR, APPROPRIATELY DIMENSIONED TO ACCOMMODATE ANY DIFFERENTIAL MOVEMENT BETWEEN THE OBJECT AND THE CONCRETE, SHALL BE FORMED CONTINUOUSLY AROUND THE OBJECT, AND THE JOINT SHALL BE SEALED WITH A FIELD MOLDED ELASTOMERIC SEALANT. WHERE PIPES OR OTHER PENETRATIONS ARE SEPARATED FROM THE CONCRETE BY FLEXIBLE SLEEVES, THE SLEEVE SHALL BE REMOVED TO PROVIDE BONDING OF THE SEALANT TO THE OBJECT. WHERE STAKES ARE USED TO SUPPORT PLUMBING, ELECTRICAL CONDUITS OR OTHER OBJECTS THAT WILL PENETRATE THE SLAB, THE STAKES SHALL BE SOLID, NON-POROUS AND RESISTANT TO DECAY, CORROSION AND RUST. SPECIAL CARE MUST BE TAKEN TO AVOID HONEYCOMBING BETWEEN MULTIPLE OR GANGED PENETRATIONS.



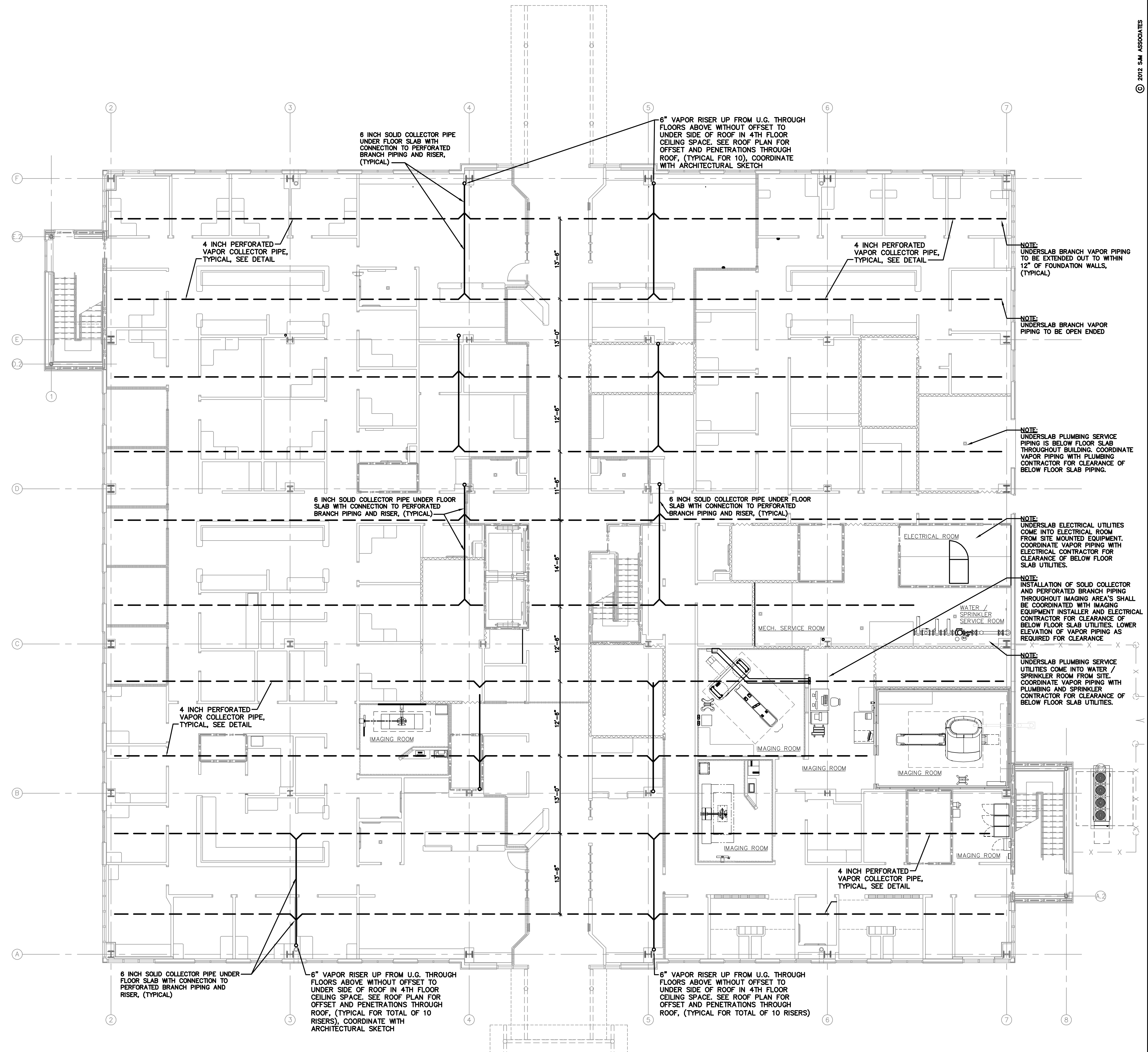
UNDERSLAB VAPOR COLLECTION LATERAL

NOT TO SCALE

GENERAL VAPOR COLLECTION PIPING SYSTEM NOTES:

1. VAPOR COLLECTION LATERALS SHALL BE FOUR INCH SCHEDULE 40 PERFORATED PVC PIPE WITH SOLVENT WELDED JOINTS.
2. HEADER PIPING SHALL BE SCHEDULE 40 PVC SOLID PVC PIPE WITH SOLVENT WELDED JOINTS. SEE DRAWINGS FOR REQUIRED SIZES.
3. PIPE CONNECTIONS SHALL BE MADE WITH "WYE" FITTINGS.
4. CRUSHED AGGREGATE MEETING SIZE #5 SPECIFICATIONS AS DEFINED IN ASTM C-33-90 SHALL BE USED AS UNDERSLAB FILL MATERIAL. AGGREGATE FILL SHALL PROVIDE VOID SPACE OF APPROXIMATELY 50%. THE AGGREGATE SHALL BE IN THE RANGE OF ½ TO 1 INCH DIAMETER WITH LESS THAN 10 PERCENT PASSING THROUGH A ½ INCH SIEVE.
5. CONTRACTOR RESPONSIBLE FOR PROVIDING ALL FITTINGS AND FASTENERS AS REQUIRED FOR A COMPLETE INSTALLATION.
6. A SIEVE ANALYSIS SHALL BE PROVIDED FOR ALL FILL MATERIAL DEMONSTRATING COMPLIANCE WITH ASTM C-33-90 #5 SPECIFICATIONS AS DEFINED ABOVE. MATERIAL SHALL NOT BE PLACED UNTIL SIEVE ANALYSIS HAS BEEN APPROVED.

2 VAPOR COLLECTION SYSTEM NOTES AND U.G. PIPE DETAIL
1/8=1'-0"



1 UNDERSLAB VAPOR COLLECTION PIPING
1/8=1'-0"

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SCALE	DATE	DRAWN BY:	CHKED. BY:
AS NOTED	04/30/12	SJM	SJM

#	DATE	REVISIONS
	6/7/13	ISSUED FOR CONSTRUCTION
1	6/11/13	AGGREGATE DESCRIPTION & GENERAL NOTES

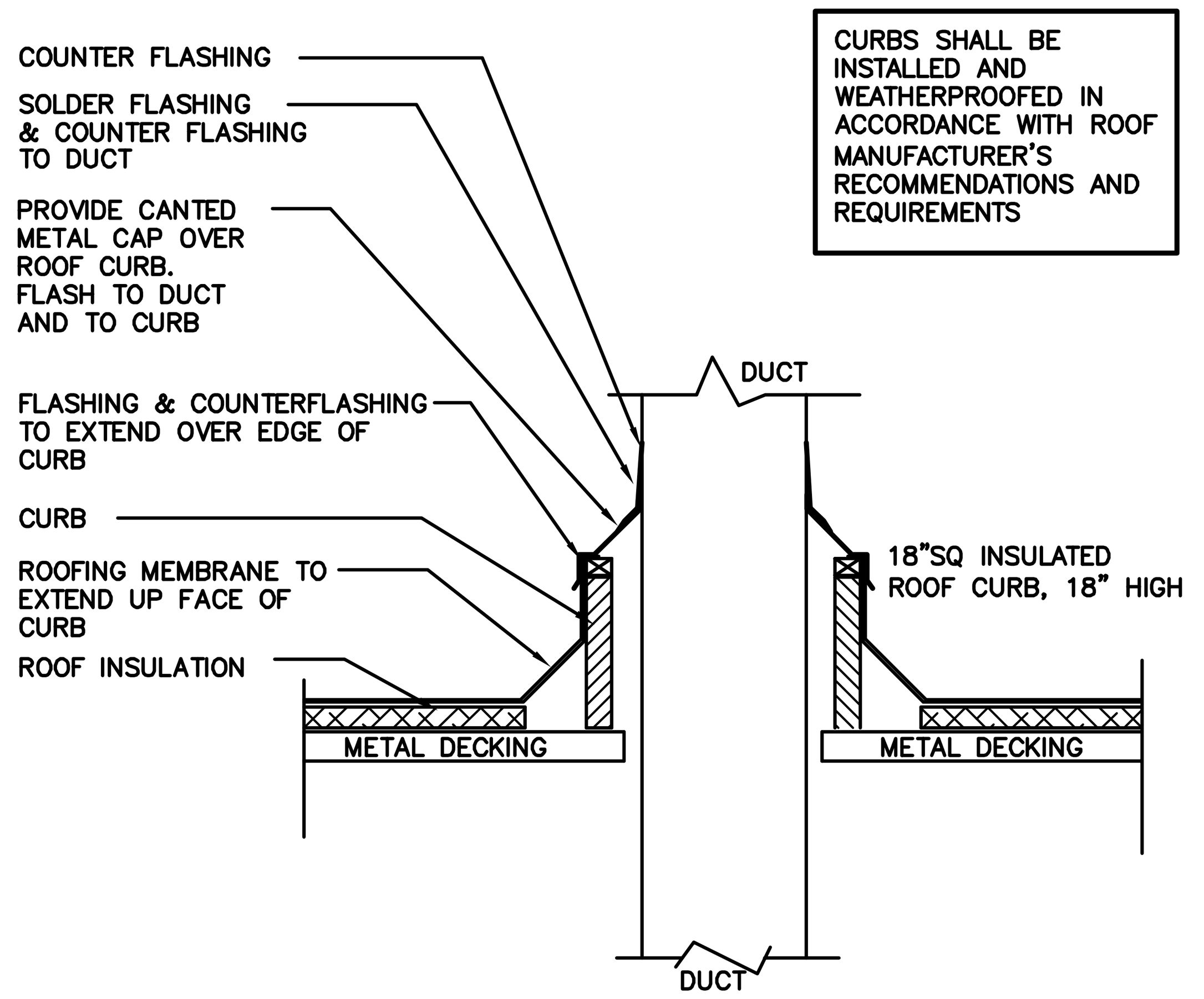
PROJECT   PROJECT #: 1014
New Construction for:
MID-HUDSON MEDICAL GROUP
1561 ULSTER AVE.
LAKE KATRINE, NEW YORK

DRAWING TITLE
UNDERSLAB VAPOR COLLECTION PIPING AND RISERS TO ROOF

DRAWING NUMBER:
V-1

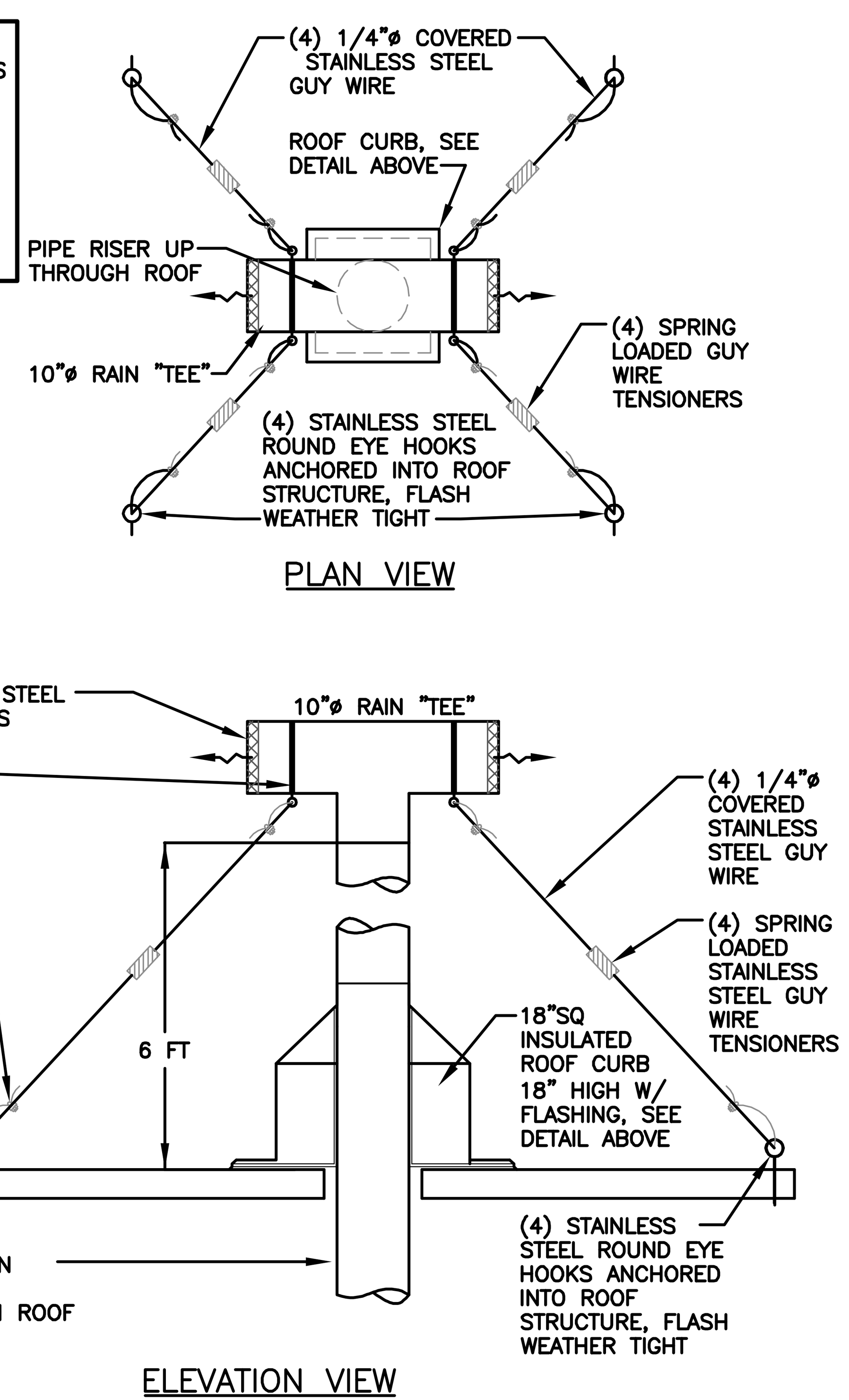
EXHIBIT 1b

Sheet V2: SubSlab Depressurization System

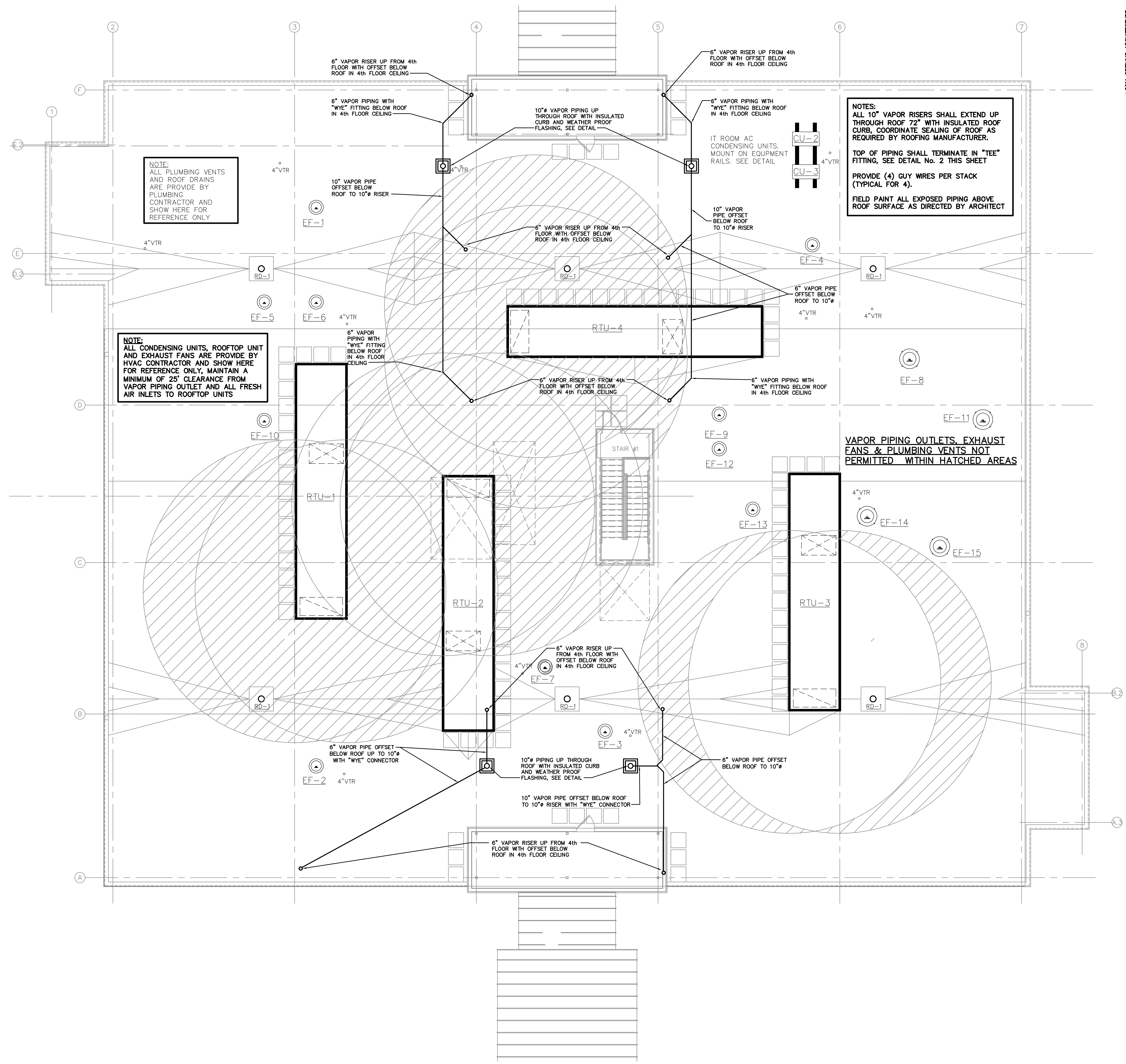


3 INSULATED ROOF CURB FOR DUCT PENETRATION
M7 SCALE: N.T.S.

COORDINATE INSTALLATION AND LOCATIONS OF CURBS AND GUY WIRES WITH OTHER ROOF MOUNTED EQUIPMENT (INCLUDING, BUT NOT LIMITED TO, RTUS, EXHAUST FANS, PV PANELS)



2 VAPOR PIPING PENETRATION THROUGH ROOF DETAILS
N.T.S.



1 ROOFTOP VAPOR PIPING PLAN
1/8"=1'-0"

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SCALE	DATE	DRAWN BY:	CHKED. BY:
AS NOTED	05/30/13	KDG	SJM

#	DATE	REVISIONS
	6/7/13	ISSUED FOR CONSTRUCTION

PROJECT #: 1014

PROJECT
New Construction for:
MID-HUDSON MEDICAL GROUP
1561 ULSTER AVE
LAKE KATRINE, NEW YORK

DRAWING TITLE
VAPOR COLLECTION PIPING AND RISERS TO ROOFTOP PLAN AND DETAILS

DRAWING NUMBER:

V-2