

**TABLE OF CONTENTS**

*Glenmere Preserve  
FEIS is Comprised of 1 Volume*

**VOLUME I**

Narrative Table of Contents .....ii

List of Tables .....iii

List of Figures .....iv

List of Appendices .....v

<b>I.</b>	<b><u>EXECUTIVE SUMMARY</u></b> .....	1
I.1	Introduction .....	1
I.2	Project Description.....	1
I.3	Existing Conditions, Anticipated Impacts and Proposed Mitigation .....	7
I.4	Alternatives .....	15
I.5	Required Approval Process.....	16
<b>II.</b>	<b><u>TECHNICAL COMMENTS AND RESPONSES</u></b> .....	20
II.1	Executive Summary.....	20
II.2	Project Description.....	20
II.3	Existing Conditions, Anticipated Impacts and Proposed Mitigation .....	24
II.3.1	Land Use and Zoning.....	24
II.3.2	Visual Character .....	24
II.3.3	Vegetation and Wildlife.....	26
II.3.4	Wetlands and Surface Hydrology .....	31
II.3.5	Topography and Soils .....	33
II.3.6	Stormwater Management.....	33
II.3.7	Infrastructure and Utilities .....	34
II.3.8	Traffic and Transportation .....	35
II.3.9	Noise.....	36
II.3.10	Air Quality .....	37
II.3.11	Community Facilities.....	37
II.3.12	Fiscal Impacts .....	37
II.3.13	Cultural Resources .....	38
II.3.14	Construction Impacts .....	38
II.4	Alternatives .....	38
II.5	Potential Growth Inducing Aspects.....	38
II.6	Unavoidable Adverse Impacts .....	38
II.7	Project Impacts on Energy Use and Solid Waste Management .....	39
II.8	Irreversible and Irretrievable Commitments of Environmental Resources .....	39
<b>III.</b>	<b><u>PUBLIC COMMENTS AND RESPONSES</u></b> .....	40
III.1	Executive Summary.....	40
III.2	Project Description.....	40
III.3	Existing Conditions, Anticipated Impacts and Proposed Mitigation .....	41
III.3.1	Land Use and Zoning .....	41
III.3.2	Visual Character.....	41
III.3.3	Vegetation and Wildlife .....	42
III.3.4	Wetlands and Surface Hydrology .....	43
III.3.5	Topography and Soils .....	45
III.3.6	Stormwater Management .....	45
III.3.7	Infrastructure and Utilities .....	48
III.3.8	Traffic and Transportation .....	51
III.3.9	Noise .....	53
III.3.10	Air Quality .....	53
III.3.11	Community Facilities .....	54
III.3.12	Fiscal Impacts .....	55
III.3.13	Cultural Resources .....	68
III.3.14	Construction Impacts .....	68
III.4	Alternatives .....	68
III.5	Potential Growth Inducing Aspects.....	69
III.6	Unavoidable Adverse Impacts .....	69
III.7	Project Impacts on Energy Use and Solid Waste Management .....	70
III.8	Irreversible and Irretrievable Commitments of Environmental Resources .....	70

**LIST OF TABLES**

**Table 1:** Required Approvals ..... 15

**Table 2:** Secondary Required Approvals ..... 16

**Table 3:** Alternative Comparison Matrix ..... 55

**Table 4:** Anticipated Population..... 57

**Table 5:** Anticipated Tax Revenue..... 67

**Table 6:** Anticipated Net Fiscal Impacts by Taxing Jurisdiction ..... 68

**LIST OF FIGURES**

		<i>Following Page</i>
I-1	Existing Conditions Plan.....	3
I-2	Alternative 1F Site Plan .....	3
II-1	Existing Ecological Communities.....	30
II-2	Proposed Ecological Communities .....	30
II-3	Sub-Regional Watersheds Map.....	31
II-4	Slope Analysis .....	33
II-5	Soils Map .....	33

**LIST OF APPENDICES**

- A. Written Comment Letters
- B. Public Hearing Transcript
- C. Site Plan Alternative
- D. Updated Traffic Data
- E. Agency Correspondence
- F. Hydrological Assessment – Stormwater Management Study  
*Prepared by: Leggette Brashears & Graham, Inc.*  
*Dated: October 2007*
- G. Local Law No. 3 of 2011