

EXHIBIT F (August 24, 2007)
BELLEAYRE RESORT AT CATSKILL PARK
WILDACRES AND HIGHMOUNT
STORMWATER QUANTITY AND QUALITY PROTOCOLS

The following provides the proposed methodologies to be employed and assumptions that will be used for advancing stormwater management design¹ for Wildacres resort and the alternative development plan for the lands that were formerly Highmount Estates.

A. Model Used

The Stormwater Model that will be used is the; HydroCAD Stormwater Modeling System, Version 7.1 or higher, by Applied Microcomputer Systems. The SCS TR-20 method will be utilized.

B. Storms Analyzed

The intensity of rainfall varies considerably during a storm as well as over geographic regions. To represent various regions of the United States, SCS developed four rainfall distributions (I, IA, II, and III) from available National Weather Service duration-frequency data. Type II is the type of storm that SCS has mapped for the Crossroads assemblage. Type II represents the most intense, short duration rainfall of the four different distributions.

The storms analyzed are those specified in the August 2003 New York State Stormwater Management Design Manual (the Manual). Those storms are:

1. The Water Quality volume, the 90% rainfall event totaling 1.3 inches as per Figure 4.1 of the Manual.
2. The Channel Protection Volume, 1-Year, Type II Design Storm having a 24-hour rainfall total of 3.5 inches as per Figure 4.4 of the Manual.
3. The Overbank Flood Control Volume, 10-Year, Type II Design Storm having a 24-hour rainfall total of 6.0 inches, as per Figure 4.5 of the Manual.
4. The Extreme Storm, 100-Year, Type II Design Storm having a 24-hour rainfall total of 8.0 inches as per Figure 4.6 of the Manual.

¹ This document, and all future stormwater design for the proposed project, will meet or exceed NYSDEC SPDES General Permit 02-01 requirements, the NYSDEC Design Guidelines, and the New York Standards and Specifications for Erosion and Sediment Control. As a result, general comments contained in Charles D. Silver's documents "Technical Comments on the Camarda Park Proposal to the Town of Carmel, NY" dated July 1, 2005 and SEQRA Comments of the New York City Watershed Inspector General to the Town of Patterson Planning Board" dated September 25, 2006 will be met.

5. The 25-Year Design Storm having a 24-hour rainfall total of 6.5 inches. The inclusion of this storm is a local and DEP requirement and will be required as the project moves through the respective reviews.

C. Identification of Design Points

A revised pre-development model will be created for use in predicting stormwater runoff at the proposed Design Points. Revised Design Points have been identified at points of interest where flows can be easily determined, locations that are down gradient of proposed development, and as close as possible to the areas of proposed development. Revised Design Points were identified during fall of 2006 field investigations and inspected again in the spring of 2007.

Design Point	Structure Type	Location
1	Drop inlet with 24" Smooth Steel Pipe	± 380' upgradient from mountain stream in village
2	Drop inlet with 24" Smooth Steel Pipe	± 720' upgradient (east) from Design Point 1
3	Drop inlet with 24" Smooth Steel Pipe	± 1920' upgradient (east) from Design Point 2
4	Drop inlet with 24" Smooth Steel Pipe	± 1040' upgradient (east) from Design Point 3
5	Drop inlet with 24" Smooth Steel Pipe	± 1100' upgradient (southeast) from Design Point 4
6	Drop inlet with 24" Smooth Steel Pipe	± 420' upgradient (southeast) from Design Point 5
7	4' x 3' Stone Culvert	± 70' downgradient (north) from Gunnison Road
8	(2) 18" Smooth Steel Pipes	± 190' downgradient (north) from Gunnison Road
9	2' x 3' Stone Culvert	± 890' downgradient (north) from Gunnison Road
10	5' x 8' Stone Culvert	± 1405' downgradient (north) of Gunnison Road
11	2' x 3' Stone Culvert	± 2105' downgradient (north) of Gunnison Road
12	CB w/ 24" CMP	At Intersection of Van Loan Road & Rte. 49A
13	12" Smooth Steel Pipe	Along Rte. 49A (below Highmount)
14	12" Smooth Steel Pipe	Along Rte. 49A (below Highmount)
15	12" Smooth Steel Pipe	Along Rte. 49A (below Highmount)

D. Pre-Development Subcatchment Mapping

Once the Design Points are chosen, individual subcatchments are derived from field observation and mapped data. The individual subcatchments include;

1. Areas of cover type taken from air photos and field observation, and vegetation community type mapping derived from field observation.
2. Soils types compiled from on-site high intensity soils mapping.
3. Time of concentration flow paths based on existing conditions and mapping. These will begin with a sheet flow segment, transitioning to shallow concentrated flow and channel flow where these conditions exist. Channel conditions were determined by field observation, and the position and orientation of channels was established using GPS data.

E. Proposed Flow Paths

The flow paths within each subcatchment have been field verified to include existing culvert sizes and pitches, the geometry, cover type and slope of existing swales or ditches and the condition of cover types for sheet flow and shallow concentrated flow components. Reach segments will be included to link individual subcatchments together to create a path to the individual design points. Reaches will be described in a similar fashion as the time of concentration segments. A separate reach will be described for every significant change in cover type, slope or geometry.

These factors will combine to create a pre-development HydroCAD Model that will accurately predict the existing hydrology.

F. Proposed Methodology

The proposed stormwater management plan for the sites will be developed in accordance with the guidelines established in the Manual and the Rules and Regulations for the Protection from Contamination, Degradation, and Pollution of the New York City Water Supply and its sources, 10 NYCRR §128-3.9. The primary design goal is to meet the water quality objectives as discussed in the Manual. In order to achieve the primary goal of meeting water quality objectives, while at the same time mitigating potential impacts associated with increased stormwater runoff, the design of the stormwater management system will follow the guidelines presented in the Manual and 10 NYCRR §128-3.9.

The proposed ponds will be located in close proximity to the golf course and other proposed facilities and in locations that provide the best opportunity for treatment and flow attenuation. Subcatchments will be created around areas that contribute to the individual basins or proposed points such as catch basins or culverts. The subcatchments will be linked by reaches, which will be modeled, including pipes, culverts, swales and any facilities that will transmit runoff. The proposed flows associated with the five design storms will be treated and attenuated at or below the pre-development rates at each design point.

G. Construction phasing

This project is being administered under an individual industrial permit for construction stormwater discharges. The permit will be issued following a detailed evaluation by NYSDEC. Specific discharge points will be identified for water quality monitoring. An annual report will be prepared to report on any necessary maintenance or repairs.

The individual stormwater permit process incorporates a control program for both construction and operational phases of the project. During construction, temporary basins will be sized for the 10-year event and clean water will be diverted or protected during construction. A rigorous phasing and subphasing program is being implemented that incorporates rapid revegetation. Enhanced stormwater controls, including reinforced silt fence, extensive use of rolled erosion control products, temporary tarps to cover soil, wood cellulose bonded fiber matrix products (Eco Aegis, Eco Fibre, Soil Guard), along with an independent work force to repair temporary

stormwater facilities will be implemented. These types of construction phase measures are conceptually presented in materials prepared by Charles Silver (see Footnote 1 on page 1).

The stormwater modeling is making use of extensive site-specific soils data and regional information on runoff quality and quantity.

The following goals will be met by the construction phasing and erosion control/sediment control program:

1. Land disturbance will be divided into small compartments that can be rapidly constructed and stabilized.
2. Where possible, water flowing from areas up-slope of construction will be diverted away or around exposed construction areas to limit erosion and pollutant loading into relatively clean water.
3. Construction will be sequenced to maximize immediate permanent stabilization and utilize effective temporary stabilization where and when necessary.
4. The extent of areas of unstabilized soils are reflected in the phasing plans attached as an exhibit to the Agreement in Principle. Unstabilized areas will always be protected with enhanced erosion control measures in place. Construction phasing will attempt to disturb only 15 to 18 acres per phase.
5. The erosion control program will dictate the construction sequencing.

The construction phasing and erosion control plans will protect local surface water resources and the New York City drinking water supply, while at the same time allowing for the construction of the project to occur in a logical and controlled manner in a timeframe that does not make the construction of the project economically unfeasible.

The golf course at Wildacres is proposed to be built in a two-year period. A substantial amount of sod is proposed to be used. If enough sod is available and the timing is correct, 9 holes are proposed to be opened in the second year of development.

Central to the understanding of the overall process is the hierarchy of project phases, subphases or stages, and subcatchments.

- a. Phases – Phases represent various components of the Wild Acres project.
- b. Subphases or Stages – All subphases will have balanced cuts and fills. Some subphases will include the “transition areas” that tie together some contiguous golf holes (i.e., tee/green complexes, tee complexes, green complexes). It is important that these areas be graded at the same time in order to accurately create the golf course the way it was designed by the golf course architect.

- c. Subcatchments – Each subphase includes subcatchments (which relate to the HydroCAD model). The subcatchments form the basis for designing the permanent and temporary, construction phase retention basins.

The phasing below describes a sequence for typical golf course construction. Simultaneously, work will continue at the hotel site.

Temporary sediment basins and other sediment controls will be installed in accordance with the construction details, stabilized and functional prior to mass earthwork.

- d. General Construction Phases

- (1) Construction stakeout and golf course centerline stakeout for entire phase.
- (2) Centerline clearing for Subphase 1.
- (3) Construction access and perimeter control for Subphase 1.
- (4) Temporary basins rough grade and stabilized in Subphase 1.
- (5) Tree harvest without grubbing in Subphase 1.
- (6) Stump grub, fine grade stormwater basins and stormwater swales, stabilizing swales with rock or geotextile in Subphase 1.
- (7) Rough and final grade Subphase 1.
- (8) Install permanent irrigation lines in Subphase 1.
- (9) 9A. Stabilize Subphase 1 with temporary measures as specified, and
- (10) 9B. Perform Steps 2, 3 and 4 in the Subphase 2.
- (11) Upon completion of temporary stabilization of Subphase 1, repeat Steps 5-8 in Subphase 2.
- (12) After permanent irrigation lines are installed in Subphase 2 immediately topsoil, install irrigation heads and install permanent stabilization (sod/seed) in Subphase 2.
- (13) Continue topsoiling and permanently stabilize into Subphase 1 which was previously temporarily stabilized.
- (14) Perform Steps 2 and 3 in the Subphase 3.
- (15) When a portion of Subphase 1 requires topsoiling and final stabilization, clear, but don't grub, a portion of Subphase 3.
- (16) After Subphase 1 is completely permanently stabilized, construct Subphase 3 through temporary stabilization (Steps 4 through 9A).
- (17) Continue construction through Subphases 4 then 5 and 6 using the same sequence described above for Subphases 1, 2 and 3.
- (18) Upon establishment of permanent cover, remove temporary drainage swales and basins. Convert appropriate temporary basins to be utilized during operations to their permanent condition (by Subphase).
- (19) Stabilize all remaining disturbed areas (by Subphase).
- (20) Remove perimeter erosion control after vegetation stabilization is established (by Subphase).

Whenever disturbed soil in an area in excess of 5 acres is to be left open for more than 7 days, temporary surface stabilization measures, including rapid mulching will be applied. In areas of disturbed soil less than 5 acres in size, the 14-day requirement would apply. If irrigation water is not yet available near the completion of any subphase, apply temporary stabilization measures such as high tack wood fiber bonded matrix (tackifier) and move to next Subphase. Minimal areas will be disturbed, and by phasing the project in this manner, the construction sequence can limit exposed soils yet progress in a logical fashion.

It is anticipated that construction work will occur six days a week and many activities will occur 10-12 hours daily especially during June and July in order to accomplish this segmented construction process within the construction season.

H. Sediment and Erosion Control Protocol

Central to the construction phasing and erosion control plan are a number of factors designed to mitigate potential impacts commonly associated with construction projects that involve large amounts of earthwork activities. These include:

1. Perimeter erosion control will be installed at the current work area prior to site disturbance.
2. All of the relatively small compartments of construction and soil disturbance will have temporary sediment basins designed to capture and hold all runoff from a storm with the volume and intensity that can be expected to occur from a 10-year, 24-hour, type II storm.
3. The runoff water captured in the temporary stormwater basins will be treated with Chitosan® flocculent to reduce stormwater turbidity prior to dewatering the stormwater basins when deemed necessary by the Erosion Control Superintendent. The Erosion Control Superintendent will notify the Independent Stormwater Monitor (Independent Monitor) that Chitosan® is being used. Use of Chitosan® will conform to the following requirements:

Water Treatment Chemical (WTC) Authorization (Draft SPDES Permit NY 027 0661)

The permittee is authorized to use Storm Klear Liqui-Floc (chitosan acetate) during construction periods only, for the treatment of stormwater which accumulates in any stormwater management pond, provided the following conditions are met.

Dosage – Runoff water collected in ponds shall be treated with chitosan based on the turbidity level and quantity of water being treated, at doses which result in a maximum concentration for the appropriate turbidity range, as follows:

<u>Pond Turbidity</u>	<u>Maximum Pond Concentration (mg/l)</u>
100-400	1.0
400-1400	1.1
1400-2400	1.2
2400-3400	1.3
3400-4400	1.4
4400-5000	1.5

Discharge – Stormwater treated with Storm Klear Liqui-Floc shall be discharged in accordance with the following requirements:

- No treated stormwater may be directly discharged to any surface water under any conditions.
- No treated stormwater may be discharged which exceeds a 50 NTU turbidity value, in any manner.
- Whenever possible, treated stormwater must be transferred from a stormwater management pond to an Irrigation Pond for future irrigation purposes.
- Stormwater which cannot be transferred to an Irrigation Pond, due to insufficient capacity or for any other reason, must be discharged to the ground (overland flow) at a location which is at least 300 feet from the nearest surface water, including intermittent streams, in an area which is fully vegetated at the disposal location and over the entire pathway to the surface water.
- Discharge of the treated stormwater to land must be performed in a manner which results in even and controlled distribution of the stormwater, and which will not result in scouring, channelization, or erosive velocities.

No other WTC may be used by the permittee without prior authorization, on a case-by-case basis, by the Department.

4. Temporary stabilization will be widely implemented during the construction process so that the amount of active construction and unstabilized soil never aggregates more than that presented in the construction phasing plans attached as an exhibit to the Agreement in Principle.
5. Erosion control measures and practices will be kept in place until the areas that they serve are permanently stabilized.

The following provides a description of how these plans will be implemented.

- a. There will be a dedicated erosion control team of 4 to 6 people plus supervisory personnel (Erosion Control Superintendent), whose primary role will be repairing, maintaining and upgrading erosion control devices such as silt fence, construction fence and wattles. These crews will be equipped with all the necessary equipment and supplies necessary to effectively maintain the erosion control devices. The site work contractor will install all

erosion controls and will also be responsible for maintaining the temporary sediment basins under the direction of the Erosion Control Superintendent.

- b. These crews will be directed by the Erosion Control Superintendent who will be a Certified Professional in Erosion and Sediment Control. The Independent Monitor will have the stop-work authority set forth in the Agreement in Principle.
- c. The Erosion Control Superintendent and the crew under their direction will not be employed by the site work contractor, but will be under independent contract to the developer and report directly to the developer's on-site representative.
- d. The site work contractor, as directed by the Erosion Control Superintendent will be responsible for constructing and structurally maintaining the construction phase sediment retention basins that will be constructed site-wide.
- e. The Erosion Control Superintendent will be the single point of contact for all issues related to on-site erosion and sediment control. This individual will be responsible for implementation of the construction pollution prevention plan, monitoring of the local watercourses during the construction process, and oversight on the progress of the construction project.

Given the complexity of the plan to construct the site it will be necessary to have a comprehensive process to share information on the construction process. A constant update of the construction process will be necessary. The contractors will have to closely monitor daily progress as it relates to all the construction tasks from site clearing to final grading. A common set of electronic plans will have to be maintained at a central location that is updated on a frequent basis in order to maintain accurate and up-to-date stormwater control reports.

Along with the administrative staff it can be anticipated that a significant amount of personnel time will have to be expended to carry out the monitoring requirements on the watercourses and of the stormwater control facilities including the retention basins along with the perimeter controls. Status reports on erosion control facilities as well as the water quality monitoring data will have to be compiled at a central location.

- f. All contractors and subcontractors are required to sign the SWPPP and adhere to its protocol. This ensures deliberate implementation of stormwater controls as the SWPPP is a contractual agreement.

Overall project phasing designed to control erosion by limiting the amount of construction at any given time.

The following are measures proposed to mitigate potential erosion.

- (1.) Construction will be phased over a multi-year time period so as to reduce the amount of disturbed soil at any given time. Work on subsequent Phases will not begin until the area in the previous Phase is stabilized. Likewise, work on a subsequent subphase or stage will not begin until the area in the previous stage is nearly all stabilized (last 5 acres being stabilized).
- (2.) Temporary sediment basins will be located throughout the proposed development. These basins will be sized to capture and hold the runoff from a 10-year storm of 6 inches in 24 hours falling on bare soil.
- (3.) Fairway drains will be installed during construction, and during construction these drains will consist of a perforated standpipe surrounded by a gravel/rock jacket all surrounded by perimeter silt fence. These fairway drains will be piped to temporary sediment basins that will be converted to operational phase basins. During final stabilization the silt fence and stone/gravel jacket will be removed, the standpipe cut flush with finished grade and a grate placed over the inlet to the drain pipe.
- (4.) Any areas of disturbed soils or soil stockpiles that will not be worked on for a period of fourteen (14) consecutive days will be temporarily stabilized by hydroseeding with ryegrass and mulch. Preferred mulch materials are Eco Aegis® and Soil Guard®.
- (5.) Sod will be used in many areas to provide more rapid stabilization. Approximately 50 acres of sod will be used for golf course construction.
- (6.) Erosion control products will be chosen based on their suitability for the different slopes. Temporary stabilization will be widely utilized during the construction process to limit exposed soils in accordance with the phasing plan.
- (7.) The permanent irrigation system will be used where and when necessary to supplement precipitation and promote rapid germination and rooting of seeded and sodded areas. If irrigation water is not yet available, apply temporary stabilization measures as specified and move to next stage.
- (8.) NYCDEP will continue to monitor surface water on and around the Crossroads assemblage during and after construction. Any decreases in water quality that can be attributed to the proposed project will result in changes in construction or operations of the project in order to immediately restore local water quality.
- (9.) All erosion control measures will be maintained in good working order; if repair is necessary, it will be initiated within 24 hours of report.
- (10.) Built up sediment will be removed from silt fence when it has reached one-third the height of the fence.

- (11.) Silt fence will be inspected for depth of sediment, tears, to see if the fabric is securely attached to the fence posts, and to see that the fence posts are firmly in ground.
- (12.) All temporary sediment basins will be inspected for stability and integrity once a week or after a storm event of 0.5 inch or more. Any structural failure in sediment basins or trenches that serve them will be repaired within 24 hours after detection.
- (13.) All temporary sediment basins or trenches shall be cleaned out when one foot of sediment or half the design depth of the trap has accumulated. All spoils shall be removed to a stabilized upland area.
- (14.) Seeded and planted areas will be inspected for bare spots, washouts, and healthy growth. If necessary, spot reseeding or sodding will be implemented.
- (15.) A maintenance inspection report will be made after each inspection. Reports will be compiled and maintained on-site.

I. Pollutant loading protocol

1. Sedimentation Basins

Temporary stormwater detention basins will be constructed throughout the area of construction and will be large enough to capture and hold all of the runoff from the 10-year design storm.

Where necessary as approved by the Independent Monitor, basins will be pumped out to the irrigation ponds. Where this is not feasible due to distance and/or topography, the method to empty these basins will be to discharge the water to a spreader pipe laid out in the undisturbed wooded areas below the basins. The spreader pipe will be a four to six inch perforated coil drain pipe with a filter fabric sock around the pipe. The filter fabric sock will reduce spray from the pipe and reduce the potential for undermining the pipe or creating erosion. The sock will also allow the system to act as a soaker hose. The wooded area will polish the stormwater to assure that effluent quality will meet the ambient conditions of the local watercourses. A plan has been developed that allows for the basin dewatering to occur at rates that are the same or less than runoff rates that occur under existing conditions. Dewatering the basins at these rates will prevent erosion in the forested areas below the level spreaders from which dewatering discharges will be made.

2. Water Quality

The project is located within the watershed of one of New York City's water supply reservoirs, the Pepacton Reservoir, therefore the impacts that may result from increased nutrient loading to this Reservoir will be evaluated. Two sources are considered to cumulatively contribute to the overall nutrient export that may be expected from the project development, golf course fertilization and stormwater runoff.

The goal of the project's stormwater management program is to manage runoff water quality to minimize nutrient or contaminant export or closely match pre-development stormwater quality. This will be accomplished by locating stormwater management facilities throughout the project site and by maintaining a low density of development.

The stormwater management system will be composed of appropriate practices for water quality maintenance such as ponds, filtering practices, infiltration practices, and channels. Open channels on slopes over 15% will be rock lined to better manage the velocity of the runoff by providing rough channels.

The proposed pond designs will provide for settling while at the same time minimizing standing water to avoid thermal impacts. The ponds tend to be narrow so that the water is shaded as much as possible. Each pond will have multiple outlets to allow for dispersion of the stormwater events accumulated runoff as well as allowing for infiltration of stormwater captured in the detention ponds. It is necessary to release the stormwater in order to avoid thermal loading associated with standing water and to avoid adverse impacts to local coldwater stream life.

3. Phosphorus Loading

To estimate phosphorus loading at Wildacres a direct calculation method was created using site-specific data collected by NYCDEP. The NYCDEP has operated a stream water quality gauging station on the Big Indian site since 2001. Data sets of stream flow and water quality data have been assembled and approved for use up through 2003. In August 2004, the last evaluation of phosphorus loading was complete.

To create the direct calculation, forest runoff characteristics from Big Indian in the undeveloped condition were utilized. To estimate the runoff quality for a developed site, NYCDEP 1997 (Guidance for Phosphorus Offset Pilot Program, March 1997) was consulted to obtain runoff values for developed areas.

The direct calculation found in the attached document "Total Phosphorus Loading Calculations and Comparisons," August 24, 2004 was determined to be the method with the greatest level of consensus among commenting parties.

This direct method calculation incorporates site specific and regional data. A comparison with the NYCDEP 1997 simple method was completed (see Table B, and pages 9 of 36, 13 of 36, 21 of 36, 25 of 36, 29 of 36, Table 3 and Figure 2).

4. DEP Pollutant Analysis

Pollutant loading analyses will also be performed in accordance with 10 NYCRR §128-3.9.

J. Post Construction Stormwater Controls

In general, stormwater control consisting of a series of road side swales, cross culverts, stormwater micropool extended detention basins and bioretention will be used to capture, convey and detain stormwater runoff from the developed portions of the project site. By creating positive drainage through site grading within each of the subcatchments, the proposed stormwater control systems are capable of reducing post-development runoff rates from a 1, 10, 25 and 100-year storm.

No existing surface waterbodies will be impounded. The ponds used to store irrigation water will be isolated dug ponds and not associated with any of the streams or brooks on the project site. Water levels in the ponds can be controlled by irrigation withdrawals and the amount of replenishment provided so that there is always reserve capacity in the ponds to accept runoff from storm events without the ponds discharging to surface water resources. Sufficient freeboard will be maintained in the irrigation ponds so that they can contain the runoff from the 100-year storm from the areas that drain to them.

The stormwater system for the proposed site will utilize on-site storage with outlet devices to regulate the stormwater discharge. The system is designed to discharge from the storage basins to the existing drainageways. The proposed peak runoff for the project is designed to not exceed the pre-development peak runoff conditions for the 1, 10, 25 and 100-year design storm event.

The majority of the stormwater will be directed through proposed detention basins which will control the release rate from the basins. The detention basins will also serve to capture stormwater contaminants and treat the water quality volume.

The objectives of the stormwater management plan will be to:

- Prevent increased runoff from developed land to reduce potential flooding and flood damage.
- Minimize the erosion potential from new construction.
- Increase water recharge.
- Enhance the quality of stormwater runoff to prevent water quality degradation and preserve water quality in receiving water bodies, including City water supply reservoirs.

These objectives will be accomplished through the implementation of the following:

1. Stormwater impacts associated with clearing and grading, along with the development of golf holes, roads and buildings will be mitigated. This will be achieved through the use of devices such as swales, roadside ditches, catch basins, pipes and micropool extended detention basins. The stormwater facilities will control the 25-year, Type II storm event while withstanding the discharge from a 100-year event.

2. The stormwater system for the proposed project will utilize on-site storage with outlet devices to regulate the stormwater discharge. The system will be designed to discharge from the storage basins to the existing drainageways. The proposed peak runoff for the project is designed to not exceed the pre-development peak runoff conditions for 1, 10, 25 and 100-year design event.
3. The stormwater management system for the project will be designed in accordance with the Manual and 10 NYCRR §128-3.9. This includes peak flow attenuation and water quality treatment through control of the water quality volume.
4. The majority of the stormwater will be directed through proposed ponds. These ponds will also serve to capture and treat water quality volume contaminants.
5. The drainage system will be designed so that it will not adversely affect downstream or adjacent properties.
6. A detailed site re-vegetation and stabilization plan will be developed that will re-establish vegetation quickly after final grade is achieved.
7. Implementation of the operational phase Stormwater Management Plan will result in no net increase in runoff volume to existing drainageways.
8. All operational phase stormwater ponds and bioretention will be maintained in accordance with Section 6.16 and 6.46 of the NYSDEC Stormwater Design Manual and the maintenance requirements included with the stormwater management design report. This includes such things as sediment removal, trash racks, and pond drains.

Materials removed as part of detention basin maintenance will be used on site. As part of golf course maintenance, the application of very thin layers of coarse topdressing to the golf course turf is typical. Much of the materials that will accumulate in the detention basins will be sand from road sanding. Therefore this material will be suitable for topdressing material on the golf course.

Two annual inspections will be conducted after completion of the project. They will take place in April and September of each year. Any necessary repairs will occur during the growing season. An annual report will be prepared to report on any maintenance or required repairs.