1) SITE DESCRIPTION

Project Name & Location: Gan–Eden Residential Community
Town of Thompson
Sullivan County, NY

Applicant/Owner Name & Address: Gan–Eden Estates LLC
90 Woodbridge Center Dr.
Woodbridge NJ 07095

General Contractor: N/A

Description:
The existing project area to be disturbed consists of 199 acres of woodlands, rock outcrops and wetlands. Existing stormwater discharge drains directly off into wetlands that surround the site.

The project consists of the construction of 528 duplex dwellings residential community and its utility infrastructures. The stormwater management facilities will consist of 5 stormwater basins and 2625 feet in length of vegetated swale.

According to the SULLIVAN COUNTY SOIL SURVEY, soils present within the project site include Wellsboro (WIC), Stony Wellsboro (Wic), Palms (PA), and Stony Morris (SeB).

Runoff Coefficients:
The Rational Method runoff coefficient for the project is 74 for pervious area and 98 for impervious area.

Site Area:
The project area is approximately 145 acres, of which approximately 73 acres will be disturbed by construction activities.

2) SUPPORTING PLANS & ANALYSES

1. Site Plan Drawings, entitled as "Preliminary & Final Site Plan of Tax Lot Section 2, Block 1 – Lot 6.3 Town of Thompson, Sullivan County, New York, Prepared for Gan–Eden Estates LLC, Prepared by PAULUS, SOKOLOWSKI AND SARTOR, PC.
2. Hydrologic–Hydraulic Analysis in the report entitled as STORMWATER MANAGEMENT and POLLUTION PREVENTION PLAN by PS&S, PC.

3) CONSTRUCTION SEQUENCE:

* ALL PHASES/SUBPHASES SHALL FOLLOW THE BELOW SEQUENCE	*
1. INSTALL ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES AS SHOWN ON PLANS AND INDICATED IN NOTES.	2 WEEKS
2. INSTALL STABILIZED CONSTRUCTION ENTRANCE(S) AS SHOWN ON ON THE SOIL EROSION SEDIMENT CONTROL PLANS AND DETAILS.	1 WEEK
3. CLEAR SITE AND DEMOLISH EXISTING FEATURES IMMEDIATELY REMOVE DEBRIS FROM SITE.	2 WEEKS
4. CONSTRUCT SWM BASINS AS FOLLOWS a. CLEAR AND GRUB BASIN AREAS AND REMOVE DEBRIS FROM SITE. b. INSTALL DETENTION BASIN OUTLET PIPE. c. CONSTRUCT OUTLET STRUCTURE AND OTHER APPURTENANCES. d. STABILIZE ALL EXPOSED SOIL WITHIN DETENTION BASIN. e. STABILIZE ANY STOCKPILED MATERIAL. f. CONSTRUCT CONDUIT OUTLET PROTECTION.	2 MONTHS
5. STRIP, STOCKPILE AND STABILIZE TOPSOIL AT LOCATIONS AS SHOWN ON PLANS.	2 WEEKS
6. ROUGH GRADE SITE.	2 MONTHS
7. CONSTRUCT ALL UTILITIES. SOIL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSTALLED AS CONSTRUCTION PROGRESSES.	3 WEEKS
8. INSTALL CURBING AND SIDEWALK, BACKFILL AS SOON AS CURB HAS ATTAINED SUFFICIENT SUPPORTING STRENGTH. FINE GRADE PAVEMENT AREAS.	1 MONTH
9. INSTALL SUBBASE IF REQUIRED. INSTALL STABILIZED BASE.	2 MONTHS
10. CONSTRUCT PROPOSED BUILDINGS AS SHOWN ON PLAN	6 MONTHS
11. FINE GRADE AND STABILIZE ALL DISTURBED AREAS IN ACCORDANCE WITH THE MINIMUM STABILIZATION REQUIREMENTS INCLUDING MULCH ANCHORING	1 WEEK
12. CLEAN AND REGRADE DETENTION BASIN. INSTALL CONCRETE LOW FLOW CHANNEL IN THE DETENTION BASIN.	3 WEEKS
13. STABILIZE ANY REMAINING DISTURBED AREAS.	1 MONTH
14. CONVERT TEMP. SWALES TO DRY SWALES AFTER CONTRIBUTORY DRAINAGE AREA IS STABILIZED. a. REMOVE ACCUMULATED SEDIMENT FROM TEMPORARY SWALE. b. REMOVE LINER AND EXCAVATE TO SWALE SUBGRADE ELEVATION. c. INSTALL DRY SWALE IN ACCORDANCE WITH CONSTRUCTION DETAILS.	2 WEEKS
15. REMOVE ALL SOIL EROSION AND SEDIMENT CONTROL DEVICES.	2 WEEKS
16. INSTALL ALL SIGNS, FENCES, LIGHTING AND LANDSCAPING AS SHOWN ON THE PLANS.	1 MONTH
17. REMOVE AND REPLACE ALL BROKEN CURB, SIDEWALK AND DISTRESSED PAVEMENT.	3 WEEKS
18. INSTALL TOP COURSE PAVING.	3 WEEKS

* TIME SCHEDULE WILL VARY FOR EACH PHASE / SUBPHASE

4) CONTROLS

EROSION AND SEDIMENT CONTROLS STABILIZATION PRACTICES

Temporary Stabilization:
Topsoil stock piles and disturbed portions of the site where construction activity temporarily ceases for at least 21 days will be stabilized with temporary seed and mulch no later than 14 days from the last construction activity in that area. All gress seed mixtures and application rate shall comply with Town of Thompson requirements.

Permanent Stabilization
Disturbed portions of the site where construction activities permanently cease shall be stabilized with permanent seed no later than 14 days after the last construction activity. All grass seed mixtures and application rates shall comply with Town of Thompson requirements.

STRUCTURAL PRACTICES
Proposed methods include silt fences, haybale filters, gravel sediment filters, rip–rap, temporary sediment traps, level spreader, inlet protection, anti–tracking pads and. Refer to the Sediment & Erosion Control Plan and Construction Details sheets for the location and construction requirements of the proposed structural practices.

OTHER CONTROLS

Waste Materials:

All waste materials will be collected and stored in securely covered metal dumpsters rented from _____. **(note: name of carting company & destination of trash to be identified 30 days prior to commencement of work)** which is a solid waste management company in Sullivan County. The dumpsters will meet all Town of Thompson, Sullivan County, and New York State solid waste management regulations.

All trash and construction debris from the site will be deposited in the dumpsters. The dumpsters will be emptied as necessary, and the trash will be hauled off–site to proposed area by contractor. No construction waste materials will be buried on site. All personnel will be instructed regarding the correct procedure for waste disposal. Notices stating these practices will be posted in the office trailer and required areas. The individual who manages the day–to–day site operations, will be responsible for seeing that these practices are followed.

Hazardous Waste:

All hazardous waste materials will be disposed of in the manner specified by local or state regulation or by the manufacturer. Site personnel will be instructed in these practices, the individual who manages day–to–day operations, will be responsible for seeing that these practices are followed. **(note: Job supervisor shall be identified 30 days prior to commencement of work)**

Sanitary Waste:

All sanitary waste will be collected from the portable units by a licensed sanitary waste management contractor. **(note: Sanitary waste contractor be identified 30 days prior to commencement of work)**

Offsite Vehicle Tracking:

A stabilized construction entrance will be provided to help reduce vehicle tracking of sediments. Existing paved roadways located adjacent to the construction site entrances will be swept daily to remove any excess mud, dirt, or rock tracked from the site. Dump trucks hauling materials from the construction site will be covered with tarpaulin.

TIMING OF CONTROLS/MEASURES

As indicated in the Sequence of Major Activities, the stabilized construction entrances and other sediment and erosion controls will be constructed prior to earthwork activities on any part of the site. Areas where construction activity temporarily ceases for at least 21 days will be stabilized with a temporary seed and mulch within 14 days of the last disturbance. Once construction activity ceases permanently in an area, that area will be stabilized with permanent seed and mulch. After the entire site is stabilized, accumulated sediments will be removed from the sediment and erosion control structures and the controls will be removed.

CERTIFICATION OF COMPLIANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS

The stormwater pollution prevention plan reflects New York State Department of Environmental Conservation requirements for stormwater management and erosion and sediment control as established in Article 17, Titles 7,8 and Article 70 of the Environmental Conservation Law. To ensure compliance, this plan was prepared in accordance with guidelines issued with the SPDES General Permit for Stormwater Discharges From Construction Activities That Are Classified as "Associated With Construction Activity", published by the New York State Department of Environmental Conservation.

5) MAINTENANCE/INSPECTION PROCEDURES

Long Term Maintenance

The owner / operator will be responsible for long term maintenance of sediment and erosion control.

SEDIMENT & EROSION CONTROL INSPECTION AND MAINTENANCE PRACTICES

1. All control measures will be inspected at least once each week and immediately following any storm event of 0.5 inches or greater.
2 All measures will be maintained in good working order. If a repair is necessary it will be initiated within 24 hours of report.
3 Built–up sediment will be removed from silt fence when it has reached one–third the height of the fence.
4 Silt fence will be inspected for depth of sediment, tears, to see if the fabric is securely attached to the fence posts are firmly in the ground. Temporary and permanent seeding and planting will be inspected for bare spots, washouts, and healthy growth.
5 A maintenance inspection report will be made after each inspection.

Job Supervisor will select individuals who MUST BE A CERTIFIED PROFESSIONAL and will be responsible for weekly (& after every ½ inch of rain) inspections, maintenance, and repair activities, and filling out the inspection and maintenance reports. Inspection reports shall summarize:

1. Name of inspector
2. Qualifications of inspector
3. Areas inspected, including measurements
4. Observed conditions
5. Changes necessary to the SWPPP

Personnel selected for inspection and maintenance responsibilities will receive training from the job supervisor. They will be trained in all the inspection and maintenance practices necessary for keeping the erosion and sediment controls used on site in good working order.

6) NON–STORM WATER DISCHARGES

Non–stormwater discharges are not expected.

7) INVENTORY FOR POLLUTION PREVENTION PLAN

The material or substances listed below are expected to be present on the site during construction:

1. Concrete
2. Detergents
3. Asphalt and Paving Materials
4. Seed, sod, and mulch
5. Masonry Block
6. Fertilizers
7. Petroleum Based Products
8. Cleaning Solvents
9. Wood
10. Geotextile Fabrics

8) SPILL CONTROL & PREVENTION

MATERIAL MANAGEMENT PRACTICES
The following are the material management practices that will be used to reduce the risk of spills or accidental exposure of materials and substances to stormwater runoff.

Good Housekeeping:
The following good housekeeping practices will be followed on site during the construction project:
– An effort will be made to store only enough product required to do the job.
– All materials stored on site will be stored in a neat, orderly manner in their appropriate containers and, if possible under a roof or other enclosure.
– Products will be kept in their original containers with the original manufacturer's label.
– Substances will not be mixed with one another unless recommended by the manufacturer.
– Whenever possible, all of a product will be used up before disposing of the container.
– Manufacturers' recommendations for proper use and disposal will be followed.
– The Job Supervisor will inspect daily to ensure proper use and disposal of materials on site.

Hazardous Products:

The following practices will be used to reduce the risks associated with hazardous materials:
– Products will be kept in original containers unless they are not resealable.
– Original labels and material safety data will be retained; they contain important product information.
– If surplus product must be disposed of, manufacturers' or local or State recommended methods for proper disposal will be followed.

Hazardous Products:

The following practices will be used to reduce the risks associated with hazardous materials:
– Products will be kept in original containers unless they are not resealable.
– Original labels and material safety data will be retained; they contain important product information.
– If surplus product must be disposed of, manufacturers' or local or State recommended methods for proper disposal will be followed.

PRODUCT SPECIFIC PRACTICES

The following product specific practices will be followed on site.

Petroleum Products:
All on site vehicles will be monitored for leaks and receive regular preventive maintenance to reduce the chance of leakage. Petroleum products will be stored in tightly sealed containers which are clearly labeled. Any asphalt substances used on site will be applied according to the manufacturers' recommendations.

Fertilizers:
Fertilizers used will be applied only in the minimum amounts recommended by the manufacturer. Once applied, fertilizer will be worked into the soil, but will be properly disposed of according to manufacturers' instructions or State and local regulations.

Paints:
All containers will be tightly sealed and stored when not required for use. Excess paint will not be discharged to the storm drainage system, but will be properly disposed of according to manufacturers' instructions or State and local regulations.

Concrete Trucks:
Concrete trucks will not be allowed to wash out or discharge surplus concrete or drum wash water on the site.

SPILL CONTROL PRACTICES

In addition to the good housekeeping and material management practices discussed in the previous sections of this plan, the following practices will be followed for spill prevention and cleanups:
– Manufacturers' recommended methods for spill cleanup will be clearly posted and site personnel will be made aware of procedures and the location of the information and cleanup supplies.
– Materials and equipment necessary for spill cleanup will be kept in the material storage area on site. Equipment and materials will include, but not be limited to, brooms, dust pans, mops, rags, gloves, goggles, kitty litter, sand, sawdust, and plastic and metal trash containers specifically for this purpose
– All spills will be cleaned up immediately after discovery.
– The spill area will be kept ventilated, and personnel will wear appropriate protective clothing to prevent injury from contact with a hazardous substance.
– Spills of toxic or hazardous material will be reported to the appropriate State or local government agency, regardless of the size of the spill.
– The spill prevention plan will be adjusted to include measures to prevent this type of spill from reoccurring and how to clean up the spill if there is another one. A description of the spill, what caused it, and the cleanup measures will also be included.

Spill will be documented in the spill control and prevention log as below item (9)

Job Supervisor responsible for the day–to–day site operations, will be the spill prevention and cleanup coordinator. He will designate at least three other site personnel who will receive spill prevention and cleanup training. These individuals will each become responsible for a particular phase or prevention and cleanup. The names of the responsible spill personnel will be posted in the material storage area and in the office trailer on site.

9) SPILL CONTROL & PREVENTION LOG

Date of Spill	Material Spilled	Spill Location	Cause	Cleanup	Agency Reported (Toxic/Hazardous)	Reoccurrence Prevention Measure

10) POLLUTION PREVENTION PLAN CERTIFICATION

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Signed: _____
Site Contractor
Date: _____

Note:
General Contractor shall be identified 30 days prior to commencement of work

11) CONTRACTOR'S CERTIFICATION

"I certify under penalty of law that I understand and agree to comply with the terms and conitions of the pollution prevention plan for the construction site identified in such plan as a condition of authorization to discharge storm water. I also understand that the operator must comply with the terms and conditions of the New York State Pollutant Discharge Elimination System ("SPDES") general permit for storm water discharges from construction activities and that it is unlawful for any person to cause or contribute to a violatoin of water quality standards."

Note:
Site Work Contractor shall be identified 30 days prior to commencement of work

Site Work Contractor

(Signature)_____ (Company)_____

(Name) _____ (Street/Address)_____

(Title) _____ (City, State, Zip)_____

(Date) _____ (Phone Number)_____

General Contractor

(Signature)_____ (Company)_____

(Name) _____ (Street/Address)_____

(Title) _____ (City, State, Zip)_____

(Date) _____ (Phone Number)_____

It is a violation of NYS Education Law, Article 145 Section 7209.2, for any person, unless he is acting under the direction of a licensed professional engineer or land surveyor, to alter in any way an item bearing the seal of an engineer or land surveyor. If an item bearing the seal of a licensed professional engineer or land surveyor is altered, the altering engineer or land surveyor shall affix to the item his seal and the notation "altered by" followed by his signature and the date of such alteration, and a specific description of the alteration.

ALL DIMENSIONS MUST BE VERIFIED BY THE CONTRACTOR. NOTIFY PAULUS, SOKOLOWSKI AND SARTOR OF ANY CONFLICTS, ERRORS, AMBIGUITIES OR DISCREPANCIES IN THE CONTRACT DRAWINGS OR SPECIFICATIONS BEFORE PROCEEDING WITH CONSTRUCTION.

ALL DIMENSIONS SHALL BE AS NOTED IN WORDS OR NUMBERS ON THE CONTRACT DRAWINGS. DO NOT SCALE THE DRAWINGS TO DETERMINE DIMENSIONS.

THESE CONTRACT DRAWINGS CONTAIN DATA INTENDED SPECIFICALLY FOR THE NOTED PROJECT AND CLIENT. THEY ARE NOT INTENDED FOR USE ON EXTENSIONS OF THIS PROJECT OR FOR REUSE ON ANY OTHER PROJECT.

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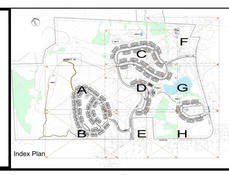

Index Plan

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SIGNATURE 7/1/2016 DATE

REVISIONS/ISSUES

REV	DATE	DESCRIPTION
1	02/10/16	PRE–ISSUE FOR TEAM REVIEW
2	05/11/16	PRELIMINARY SITE PLAN REVIEW
3	07/5/16	SUBMISSION TO PLANNING BOARD

PROJECT TITLE
PRELIMINARY & FINAL SITE PLAN
Gan-Eden Estates
TOWN OF THOMPSON SULLIVAN COUNTY NEW YORK

TAX LOT SECTION 2, BLOCK 1/ LOT 6.3

SHEET TITLE
STORMWATER POLLUTION PREVENTION PLAN

INITIAL DATE 12/04/2015	JOB NO. 01895/0053
SCALE AS SHOWN	B/O
DRAWN CY/FM	SHEET NO. C-24
CHKD. AG/LAD	78 OF 79

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