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October, 2 2018

Sterling Environmental Engineering, P.C.
Mark P. Millspaugh, PE
24 Wade Road
Latham, NY 12110

Re: Heartwood Lodge, Gardiner, NY
Sterling File #2017-29

Dear Mark,

The following is submitted in response to your August 14, 2018 memo outlining the comments related to the SWPPP on the Proposed Heartwood Lodge in the Town of Gardiner, NY.

SWPPP:

1. The site plans have been added to the narrative and Table of Contents. Phasing Plan 1 and Phasing Plan 2 have been added to the Heartwood Site Plans. The Phasing Plans show erosion and sediment controls and sequencing.
2. The HydroCAD nodes names have been revised to be labeled as the 10 Discharge Points as indicated on the Pre and Post Development Maps. The pre and post development flows for the discharge points have been added to Section 4.1.2. The node name for each discharge point has been added to the cover sheet for Appendix H.7 & H.8.
3. The wording of the last paragraph has been revised.
4. We have added two phasing plans to the set of site plans and reference the plans in Section 2.3.5.
5. The wording has been revised.
6. Yes, lined roll-off containers are also acceptable for the concrete washout. We have added a note to section 3.5.
7. The SWPPP has been revised to add the Water Quality Basin terminology.
8. A rain garden detail has been added to sheet D-3 of the site plans. A proposed location for each of the rain gardens is now located on sheet SWP-1 of the site plans.
9. The Northern and Southern portion of the site has been defined in Section 4.3.
10. The wording has been revised in section 4.4.1.
11. The title of section 4.4.2 has been revised. The "wetland" word in Section 4.4.2 has been revised to be called an "Aquatic Bench". There is only approximately 200 square feet of wetland disturbance for the entire site. The wetland disturbance is caused by excavation for the installation of 8 force mains. There is no permit required for the limited wetland disturbance.

12. The inlets for Dry Swales #8 and #9 to Water Quality Basin #4 will be revised to have berms placed to increase travel time from the inlet to the pond to the outlet drainage basin.
13. The reference to the table has been removed.
14. The table mentioned in the 7th bullet of section 4.4.2 has been added.
15. Section 4.4.2 has been revised.
16. The design parameters have been added to the bullet.
17. The word "wetland" has been revised to read "Water Quality Basin".
18. The rain garden detail has been added to sheet D-3 of the Site Plans.
19. Section 4.4.3 has been revised.
20. The diaphragms and filter strips are not required for the rain gardens as proposed. The rain gardens proposed are only to be used to treat roof runoff from the Eco-cabins.
21. We have added a Dry Swale detail to the site plans.
22. The typo has been revised and per the Phasing Plans, disturbance will not exceed 5 acres.
23. All of the Dry Swales, Bio-retention Areas proposed are not true infiltration practices. Underdrains are to be provided for each of the Dry Swales and Bio-retention areas.
24. Appendix H:
 - a. The Post 2 Development Drainage map has been revised to not have two 2-41.
 - b. We have revised the Post 2 Development Drainage map to show drainage area 2-33A and 2-33B.
 - c. Dry Swale #5 has been deleted from the plans, because the parking area that the dry swale was treating was moved.
 - d. There are ten discharge points for the proposed project. The Pre and Post Drainage Maps have been revised to indicate the location of each of the discharge points. We have added a table in Section 4.1.2 to indicate the pre to post development flows for each of the discharge points. We also added a label to each of the HydroCAD Nodes names to indicate which nodes are discharge points.

If you have any questions on the above or need additional information, please contact our office.

Sincerely,



Caleb Carr

Medenbach and Eggers Civil Engineering and Land Surveying PC

Attachments:

2018 10 02 Heartwood SWPPP

Cc: Town of Gardiner Planning Board