

### **Exhibit X.C.4 Storm Water**

Post construction storm water management practices were designed in accordance with the New York State Storm water Management Design Manual (NYSSMDM) provided by the NYSDEC, as well as the Town of Union municipal code and regulations as a Municipal Separate Storm Sewer System (MS4) regulated municipality. As a construction site disturbing more than one acre of land, the project is designed in accordance with the latest State Pollutant Discharge Elimination System (SPDES) General Permit for Storm water Discharges from Construction Activity (Construction Permit) GP-0-10-001. To comply, post-construction storm water discharges were addressed in the design and post-developed flow rates will be less than pre-development conditions.

This design provides for water quality protection volume, runoff reduction volume, channel protection, and peak flow attenuation of the 1-year, 10-year, and 100-year storm events.

As portions of this project are redevelopment of current facilities, drainage channels, vegetative swales, and storm water ponds with modifications will remain in place and be utilized. A storm water detention pond with water quality volume and quantity volume controls was developed in 2006 for the neighboring Homestead Village Subdivision owned and developed by Walsh. Phase 3 of this subdivision was never developed, however the main storm water pond accounted for it including nearly 30 homes and associated impervious areas (road, driveways, and rooftops). Phase 3 is eliminated by the Traditions project and this pond is to be utilized to the extent possible for water quality and quantity control the project.

The project design strives to promote infiltration methods, groundwater recharge, and alternative use of the storm water. In addition to existing storm water control measures to be utilized, installation of new mechanisms such as subsurface storage and infiltration chambers, storm water planters and infiltration beds, permeable concrete walkways, permeable filter strips at parking areas, and permeable pavers at the drop off areas will be utilized to mitigate storm water impacts. The lower half of the entrance road landscape mall will also act as a filter strip for the roadway.