



Also Doing Business As (DBA):



Kenneth D. Ellsworth, P.E.  
*Managing Member*

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*Architect*

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*Land Surveyor*

Kordian W. Wichtowski, R.A.  
*Architect*

September 6, 2016

William H. Illing, P.E.  
Superintendent of Public Works  
Town of Fallsburg  
5410 State Rte. 42  
PO Box 830  
South Fallsburg, New York 12779

RE: Site Inspection  
Evergreen Condominiums  
SBL No. 11-1-11.2 and 11.8-1-26.1  
11B-1-26.4 and 11-1-11.4

Dear Mr. Illing:

We performed an inspection of the above referenced project on August 31, 2016 to determine the extent of the work completed. The following identified work remain to be completed and/or requiring repair on the punch list dated June 26, 2015.

2. As-Built drawings have not been submitted.
4. Construction fencing was placed between Phase 1 and Phase 2 but "Do Not Enter" signs on the fence were not provided.
6. Final grade and seed eroded areas. The following areas need attention:
  - a. Area adjacent to Unit No.'s 10 and 11.
  - b. Repair erosion with additional stone at the outlet of ES-11 and outlet from CB-C2 entering the forebay.
  - c. The banks of detention Basin C.
  - d. Erosion between units exists in multiple locations.
  - e. The banks of detention Basin B.
  - f. Area right of station 44+00 to 45+00, adjacent to the proposed dry swale which is also not installed.
9. The required signage has not been installed.
13. A dumpster pad and dumpsters were placed at the intersection of Inner Circle Road and Road B instead of adjacent to Basin B.
14. Parking area in front of Units 191-181 (43-48 on plans) is not graded in accordance with the plan. Please confirm that the parking area does not exceed 5%.
17. Provide landscaping.

The following are additional comments:

1. Holes have developed in the asphalt adjacent to Unit No.'s 7 and 8 on the plans with indicates a very minimal thickness of binder.
2. No top is installed on OS-D9 in detention Basin C
3. Dry swales located adjacent to Unit No.'s 17-20 are not installed.
4. Water shut off valves for the main and individual services must be adjusted to grade.
5. A sidewalk has been constructed along the right side of the access pond to the community building which is not indicated on the plans.
6. The parking lot for the pool and community building has not been paved, striped and accessible signage has not been installed.

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7. The multipurpose court, paddle ball and hand ball courts are in a different location than shown on the plans.
8. Check dam between station 40+00 and 43+00 need to be repaired.
9. The required stone around and in detention Basin B is not installed in accordance with plans.
10. Sediment Basin B needs to be cleaned.
11. A new pipe from CB-DI has been installed to drain to detention Basin B which is not in accordance with the plans.
12. The 24" CPED from CB-DI to ES-DIA has not been installed.
13. The silt fence behind detention Basin B can be removed.
14. An additional pipe has been installed into detention Basin A.
15. A half pipe has been added from ES-AI to Basin A. Please explain.
16. The mailbox pad was installed adjacent to the cul-de-sac.
17. Speedbumps have been installed.

If you have any questions, please do not hesitate to contact our office.

Very truly yours,

Keystone Associates  
Architects, Engineers & Surveyors, LLC



Kenneth D. Ellsworth, P.E.  
Managing Member

KDE:mlw

CC: Mollie Messenger  
Paula Kay  
Kyle Ellsworth  
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