

TOWN OF FALLSBURG
Pre-Construction Meeting

PBWS MEETING DATE: 3/22/17

SBL# 39.-1-84

MAP DATE: 12/20/16

PROJECT NAME: GAMBLE ESTATES

PRESENTORS: E. BREZEL, G. SMITH, L. CASTILLO, C. SUTTON

ATTENDANCE: K. ELLSOWRTH, K. ELLSWORTH, M. MESSENGER

ALL PUNCH LIST ITEMS AND FEES MUST BE RESOLVED PRIOR TO AN APPLICATION FOR LAND DISTURBANCE OR CONSTRUCTION ON THE PROPERTY.

Remarks:

- The SWPPP needs to be updated and approved by Keystone
- The NOI needs to be filed
- Fees need to be paid
- The lot line improvement needs to be filed with the Town, Stamped and Filed with the County
- Jim Bates will be doing the SWPPP inspections for the project
- The foundation grading was discussed. The grade next to the foundation has to be ½ " per foot a minimum of 6' from the foundation.
- Once the development is established then a grinder maintenance contract needs to be established with the HOA
- A smoke test on the existing bungalows needs to be completed
- The easement for the water and sewer main needs to be approved.
- The Phasing plan may be adjusted to accommodate fill locations
- Erosion control will be strictly enforced, there may be a need for sediment traps depending on the soil types. The check dams noted on the plans need to be installed.
- All rain gardens need to be installed per the plan
- Sheet 12 shows a stump burial location by Road A parking. The note on the plan shows this is an undisturbed buffer. May need to change wording undisturbed means there cannot be any construction, burial or alike in this area. If it is self-imposed then wording should be changed.
- SWPPP inspections cannot be stopped until an NOT is applied for and approved by the Engineers of record and the Town.
- All gutters will be incorporated into the subsurface water collection
- The approved site plans and values for grades and finished floors will be checked for compliance.

- Gamble Road plans are complete a contractor needs to be selected to complete the work. Keystone will be working with the developer to complete.
- Developer to send skirting suggestions to the building department for the old bungalows for approval.
- Glenn's punch list for the existing bungalows along with the building department email will be completed prior to any Temp. or CO on the houses.
- The building department will not entertain the idea of any Temporary or permanent CO's until the project is complete to the site plan, conditional resolution and all hazards are remedied.