



Also Doing Business As (DBA):



Kenneth D. Ellsworth, P.E.
Managing Member

Paul L. Bedford, AIA
Architect

Rodney L. Carey, L.S.
Land Surveyor

Kordian W. Wichtowski, R.A.
Architect

May 1, 2017

Mr. Glenn L. Smith, P.E.
Consulting Engineer, P.C.
P.O. Box 156
Monticello, New York 12701

RE: Gamble Estates
SBL No. 39-1-84 & 39-1-88.1

Dear Mr. Smith:

We have completed our review of the revised Stormwater Pollution Prevention Plan (SWPPP) with a latest revision date of March 14, 2017 and associated comment response letter dated March 28, 2017 and offer the following comments:

SWPPP

4. For clarification purposes, please verify Sheet SW-1's reference to the treatment swale detail as 5/SW-3, as the Stormwater Details have been provided as both SW-2 (SWPPP's slip sheet insert noting detail 5/SW-2) and SW-3 (SWPPP's VI. Appendices noting detail 5/SW-3). Also, please update the detail to remove reference to "Sunny Athletic Fields."
7. Following preparation of this revised SWPPP, on March 29, 2017 Will Illing emailed you stating that "he does not approve of burying stumps or any type of debris on this property as it is too close and upgradient from our primary Town water supply Well No. 3." Although you accepted these conditions and replied via email stating that you will pass the information along to the contractor and the Brezels, please update the SWPPP to remove any references to burial activities.

NOI/NOT

1. Accepted.
2. In the future, we suggest that the Q_{peak} values be provided to two (2) decimal places and are not rounded as currently shown.
3. Accepted. See below Comment No. 5.
4. Accepted.
5. Accepted. For future projects, in the SWPPP text please clarify the use of rooftop disconnect as an area reduction practice. Generally describe the location and the area (acreage) reduced. Please describe any reductions from the Total WQ_v so it can be easily determined why the final NOI value may vary from the calculated Total WQ_v . This will help limit confusion regarding WQ_v values.
6. Accepted.

General

13. As the Town of Fallsburg straddles both the Type II and Type III Rainfall Distributions, the Town is requesting that all project sites within the Town be modeled conservatively as a Type II storm. Use of Type III distributions or custom synthetic rainfall distributions such as Northeast Regional Climate Center (NRCC) Storm Type C or others is considered prohibited. We respectfully request the project site be remodeled using a Type II distribution and update any features as such.
14. In addition to earlier comments, please provide the channel calculations for the off-site diversion swale. Drainage swale systems shall be designed to convey the peak rate of runoff from a 10-year storm frequency. All storm drainage systems and site grading shall also be designed to convey any overflow runoff from the swale systems to the intended point of discharge from a 25-year storm frequency, except where greater design storm frequencies are required. Provided calculations should clearly show that these objectives have been achieved.

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

Very truly yours,

Keystone Associates
Architects, Engineers and Surveyors, LLC



Kenneth D. Ellsworth, P.E.
Managing Member

TMO:ltm

cc: Will Illing, P.E.
Mollie Messenger
Paige Bakken
Paula Kay, Esq.
Kyle Ellsworth
Mari Giurastante

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