



Also Doing Business As (DBA):



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October 23, 2017

Mr. Kirk Rother, P.E.
Consulting Engineer, PLLC
5 Saint Stephens Lanes
Warwick, NY 10990

RE: Rachves II
SBL No.: 14-1-31 and 21-1-2.1

Dear Mr. Rother:

We have reviewed the drawing set entitled "Rachves II" with a latest revision date of June 24, 2016 and the SWPPP updated June 2017, and offer the following comments:

Overall Site Plan (Sheet No. 1)

1. Review the Sheet Index and verify all sheets are provided and the titles match the plans. It appears that Sheet No. 21 is mislabeled as 1 of 1 and Sheet No. 22 is missing.
2. Revise text to indicate the larger barn to be demolished. The footprint is to be filled and graded to blend with existing contours. Landscaping trees to be provided.
3. Indicate driveway and parking for future caretaker dwelling in the existing barn on site.
4. What is proposed for the existing dwelling?

Existing Conditions Plan (Sheet No. 2)

1. Unit No.'s 12, 1a and 25 BFE/Footings are at or below the elevation of seepage indicated in the "Soil Test Results." Should the BFE be raised or will the contractor dewater and/or waterproof the foundation?
2. Provide a licensed Surveyor stamp on final drawings.

Grading and Drainage Plan (Sheet No's. 5 & 6)

1. Please indicate the FFE and BFE elevations.
2. Revise the slope between CB5 and CB3 to 0.49%.
3. Revise the slope between CB26 and CB28 to 3.14%.
4. Please relocate the chamber from below Road C.

Utilities Plan (Sheet No's. 7 & 8)

1. Provide an in line valve adjacent to Unit No. 49 and 12 ±.
2. Indicate approximate location of existing water main in Route 42. Show connection. Clean up offset line type.

3. Provide a clean out for laterals serving Unit No.'s 1, 4, 11, 12 and 13.
4. Indicate slope from Manhole No. 11 to Manhole No. 8 at 0.51%.
5. Please label the manhole receiving the force main, which is labeled on the profile as "Existing Fallsburg SMH #75". It appears that the Town's system is on the east side of Route 42. Is Manhole No. 75 on the west side of the road or is the manhole shown as a proposed manhole?
6. Label Route 42 and provide a North arrow.

Erosion Control Plan (Sheet No's. 9 & 10)

1. Verify silt fence is provided downgradient of all disturbed areas.
2. Please explain and/or correct where the identified clean water diversion swale flows and outlets.
3. Label, number, and dimension the four (4) temporary sediment traps and verify each has been sized per the standard of 3,600 cf per acre of drainage area.
4. Add Stabilized Construction Entrance and dust control symbols.

Lighting and Landscaping Plan (Sheet No.'s 11 & 12)

1. Are there lights proposed for the caretakers unit?

Erosion Control Details (Sheet No. 16)

1. Clarification of culvert locations should be made to the Rip Rap Outlet Sizing Chart.
2. A Sediment Trap Detail should be provided for all four (4) sediment traps. Currently, a detail is provided for Sediment Trap No. 1 (not currently labeled on Sheet No's. 9 & 10).

Details (Sheet No.'s 17 & 18)

1. The "Access Road With Parking Typical Cross Section" is not applicable as parking is not allowed along the road. Please remove or revise.
2. How will the soil material in the 8' grassed/landscaped boulevard remain in place and not wash out into the road? Consider curb or a grassed surface below the pavement.
3. Provide "No Parking Signs" and "Speed Limit Signs" (15 mph based on road alignment).
4. Revise "Fire Hydrant Detail" to indicate Mueller Super Centurion 200, Model A-423, 5 1/4" main valve opening, 2 hose nozzles and 1 pumper nozzle with integral "Storz" 5 inch pumper connection. The hydrant shall be painted yellow from the manufacturer.
5. Provide Pump Station detail.

Stormwater Details (Sheet No. 21)

1. The Town will not approve the waterproofing material as referenced in Note No. 1 in the “Typical Footing Drain” detail. Please remove.

Road Centerline (Sheet No. 25)

1. Please include all signs with their locations on the plan. Include “No Parking Signs,” “Speed Limit Signs,” and “Stop Signs” at a minimum.

SWPPP Report

1. The adjacent Neversink River is classified as a Class B(t) stream which stands for trout waters and is therefore subject to the State’s Protection of Waters regulations. Please state how these provisions have either been accomplished or are not applicable.
2. Section 1 states that a Phase IA/IB Cultural Resource Survey was performed on-site and determined that no artifacts were found and no further work was recommended. Please include relevant portions of the survey as an appendix to the SWPPP.
3. Section 4 describes how RRv is treated for all rooftop areas (via bioretention areas) as well as for catchments B and DI (via infiltration basins). However, a description of RRv treatment for catchments C and D2 via StormTech chambers should also be provided. Additionally, each practice and associated size should be labeled on the provided Drainage Analysis Map (Sheet No. 1 of 1) and Plan Set. Appendix C indicates Catchment C and D2 chambers as 3,456 sf and 1,920 sf, respectively, while the rooftops are treated via 225 sf or 250 sf bioretention areas, depending upon the home size.
4. Provide StormTech chamber sizing calculations as an appendix.
5. Define the contractor’s “stump disposal plan.” Note that permission must be specifically granted from the Town to bury wood material.
6. Section 6 states that greater than five (5) acres will be disturbed at any one time. Please provide a phasing plan indicating the phasing limits and maximum area of disturbance. Please note that specific permission will be required from the NYSDEC. Also, if construction phasing is not provided on the Plan Set, the plans should indicate that the contractor must follow sequencing provided in the SWPPP report.

Notice of Intent

1. Provide completed NOI. A blank version is currently provided in Appendix A.

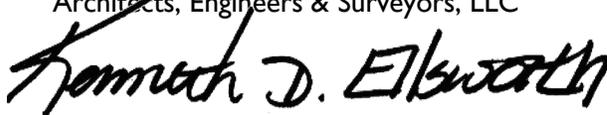
General

1. Please provide a response letter indicating how each aforementioned item was addressed. Note that reference to revision locations within the SWPPP and Plan Set help provide a streamlined review.
2. Provide an Engineering Report addressing the water and sewer utilities.

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

Very truly yours,

Keystone Associates
Architects, Engineers & Surveyors, LLC



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