



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

March 12, 2018

Mr. Kirk Rother, P.E.
Consulting Engineer, PLLC
5 Saint Stephens Lane
Warwick, New York 10990

RE: 290 Laurel Ave
SBL No. 36-1-33.1 and 33.7

Dear Mr. Rother:

We have completed our review of the construction drawings entitled "290 Laurel Ave" with the latest revision date of December 12, 2017 and offer the following comments:

Overall Duplex Development Plan (Sheet No. 1 of 14)

2. The sight distance for the northern driveway looking south is less than the suggested 250 feet, can this be improved by clearing?
4. Please add a note to the plan that no additional sidewalks or impervious areas may be constructed.
6. Under "Recreation" and "Lot Coverage", please coordinate the pool area (93' x 75') and the court (42 x 45).
9. (New comment) Please revise note No. 5 to indicate no alternative.

Existing Conditions Plan (Sheet No. 2 of 14)

1. Provide a stamp by a Licensed Surveyor (comment noted).
2. Prior to final approval, provide a copy of the final plat and documentation that it was filed with the County (comment noted).

Grading and Drainage Plan (Sheet No. 3 of 14)

7. Revise the slope between CB2 and CBI to 1.99%.

Utilities Plan (Sheet No. 4 of 14)

2. Please indicate that the sewage grinder will be installed in SMH 2. Provide the following notes for the sewage grinder detail.
 - a. Provide name and contact number to the Town for the HOA and caretaker.
 - b. The HOA shall operate and maintain the sewage grinder.
 - c. Provide the Town with a copy of the annual maintenance contract.
 - d. Notify the Town DPW within 24 hours of operational problems.
5. (New Comment) Please refer to Will Illing's email attached, dated January 22, 2018 for revised type and connection location near MH 94. Please indicate the Town's gravity and force main sewer lines. Review Town PS #12.

Lighting and Landscape Plan (Sheet No. 5 of 14)

1. Please provide a Licensed Landscape Architect's stamp on the final submission (comment noted).

58 Exchange Street
Binghamton, New York 13901
Phone: 607.722.1100
Fax: 607.722.2515
E-mail: info@keyscomp.com
www.keyscomp.com

Road and Utility Profiles (Sheet No. 6 of 14)

3. If the length of curve is correct at 291', is this curve intended to be unsymmetrical as the distance from the PVI and BVCS is different from the PVI and EVCS?

Erosion Control Plan (Sheet No. 7 of 14)

1. We will comment upon receipt of the SWPPP.

Erosion Control Details (Sheet No. 8 of 14)

1. We will comment upon receipt of the SWPPP.

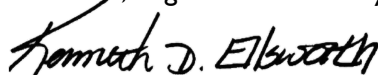
General

1. Provide an Engineering Report.
2. Provide earthwork computations.
5. A completed SWPPP and Notice of Intent should be provided for review. At a minimum, provide pre and post condition water quantity volume, runoff reduction volume (RRv) and channel protection volume (CPv) computations and a summary stating that conditions of the SPDES General Permit and Design Manual have been met.
6. Please note that a Summary of Stormwater Hydrology Table should be provided including time of concentration, runoff curve numbers, peak flows for each design storm event, pre and post hydrologic and hydraulic results.
7. With limited information provided for review, it is not clear whether the underground detention system will be used to treat water quantity and quality for the entire project, or if other practices will be utilized. Please provide applicable detail showing how Water Quality and RRv will be provided and whether all proposed impervious surfaces will be treated through the underground detention system (or others).
8. A minimum 0.5 inch/hour exfiltration rate is required for all infiltration practices. If using infiltration, please provide associated percolation testing data within the location of all proposed infiltration areas (as applicable).
9. Please review and verify appropriate discharges of the proposed clean water swale and clean water pipe discharge. Provide associated swale and pipe calculations.

If you have any questions, please contact our office.

Very truly yours,

Keystone Associates
Architects, Engineers and Surveyors, LLC



Kenneth D. Ellsworth, P.E.
Managing Member

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

Ken Ellsworth

From: Will (Town of Fallsburg) <willing@fallsburgny.com>
Sent: Monday, January 22, 2018 4:05 PM
To: 'Kirk Rother'
Cc: Ken Ellsworth; Kyle Ellsworth
Subject: 36-1-33.1 290 Laurel Ave
Attachments: TownRoad34.TIF

Kirk,
Thanks for 290 Utility Plan
A water main map is attached, shows 10" diameter AC discharge pipe which travels over 4 miles to reach the Loch Sheldrake Tanks with minimum water elevation at 1644. The project will need a flow test.

We will not allow a dog house manhole; installing one at the location shown will undermine the adjacent force main piping. Also, DH MH's are generally not water tight and found unacceptable after install. This project should be tied into or near MH 94 if at all possible; this will take our PS # 12 out of the capacity analysis, please revisit design. To provide a new MH along a Town gravity main, the piping needs to be cut, MH installed and piping reconnected to new MH.

Same thoughts will apply to Prime Vista design.

Thank you Kirk,

Will

From: Kirk Rother [mailto:krother@kirkrother.com]
Sent: Monday, January 22, 2018 1:09 PM
To: Will (Town of Fallsburg)
Cc: PE Kenneth Ellsworth
Subject: Re: 36-1-33.1 290 Laurel Ave

Will,

Attached please find copy of latest Utility plan for 290 Laurel Ave. The proposed connection to the water main is on the north side of the booster station.

Kirk

On 1/19/2018 3:07 PM, Will (Town of Fallsburg) wrote:

Kirk,
Please send me copy of most current water and sewer plans for 290. A copy of the water pump station record for June 2017 is attached, please ignore the first entry under suction, it is incorrect. We have no hydrant flow data in proximity to the 290 project. Hydrant flow testing along the public highways is generally not conducted during winter months, your office should schedule a flow test this early spring as soon as weather is suitable, above freezing temperatures, to confirm needed flow is available.

A sewage grinder is needed on the 290 project site, please provide for.

Also send most current water and sewer plans for Prime Vista along with SBL number.
We can discuss further once I receive current plans to confirm your proposed connection points along
Town Mains.

Thank you,

Will

From: Kirk Rother [<mailto:kirk@optonline.net>]
Sent: Thursday, January 18, 2018 10:15 PM
To: Will (Town of Fallsburg)
Subject: Water pressure in Laurel Ave

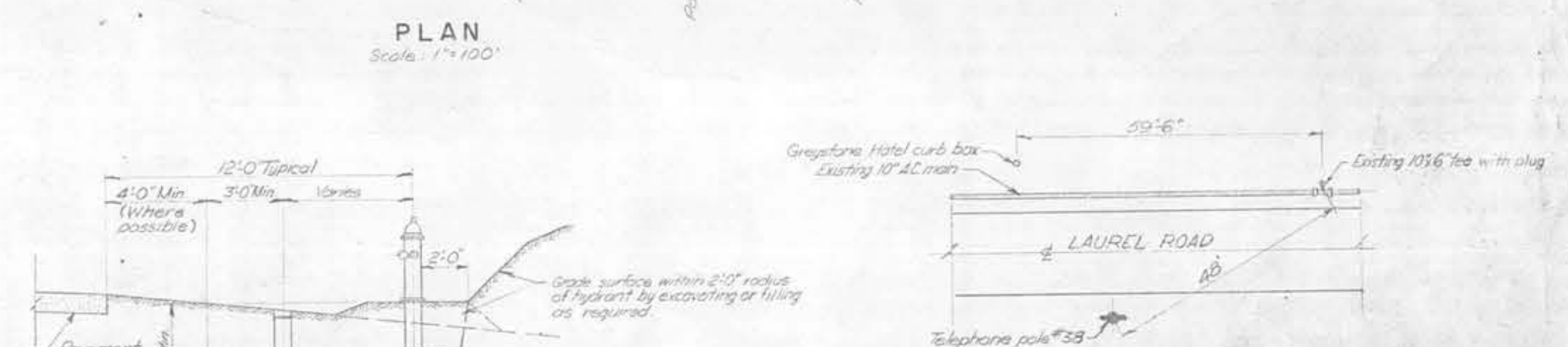
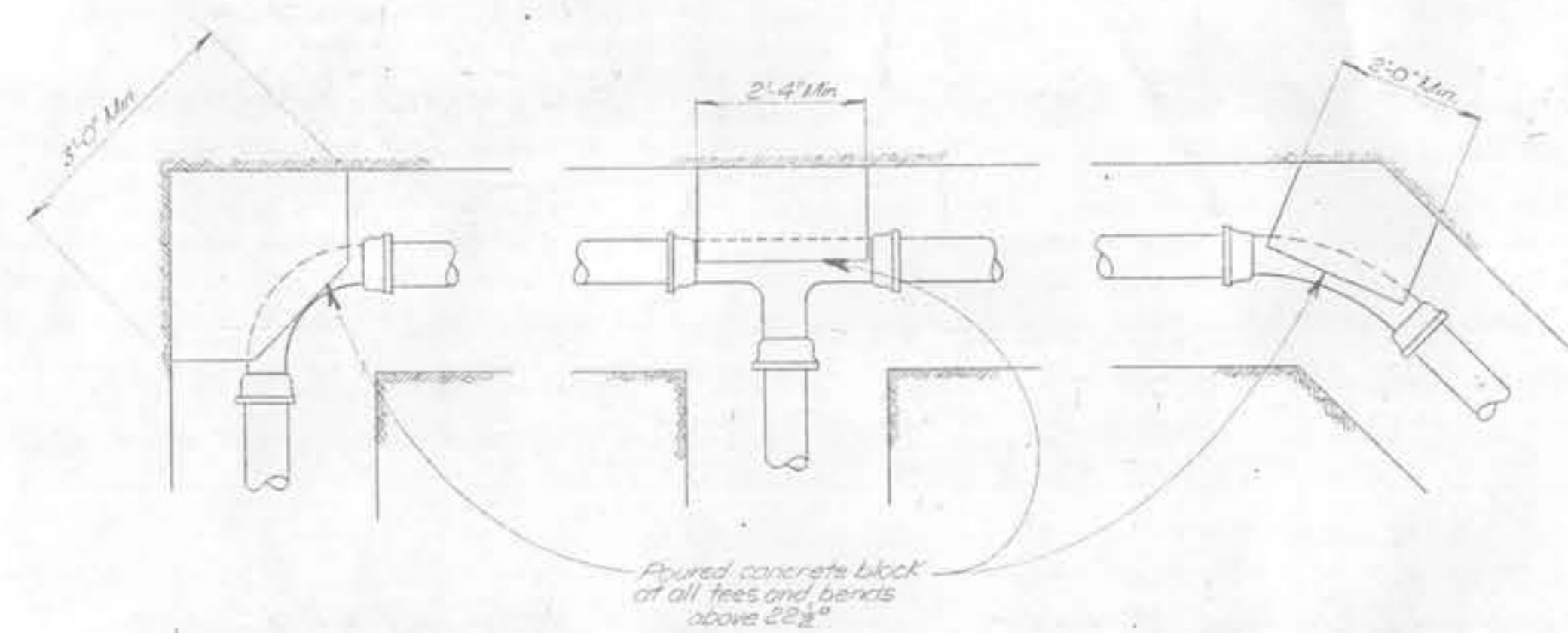
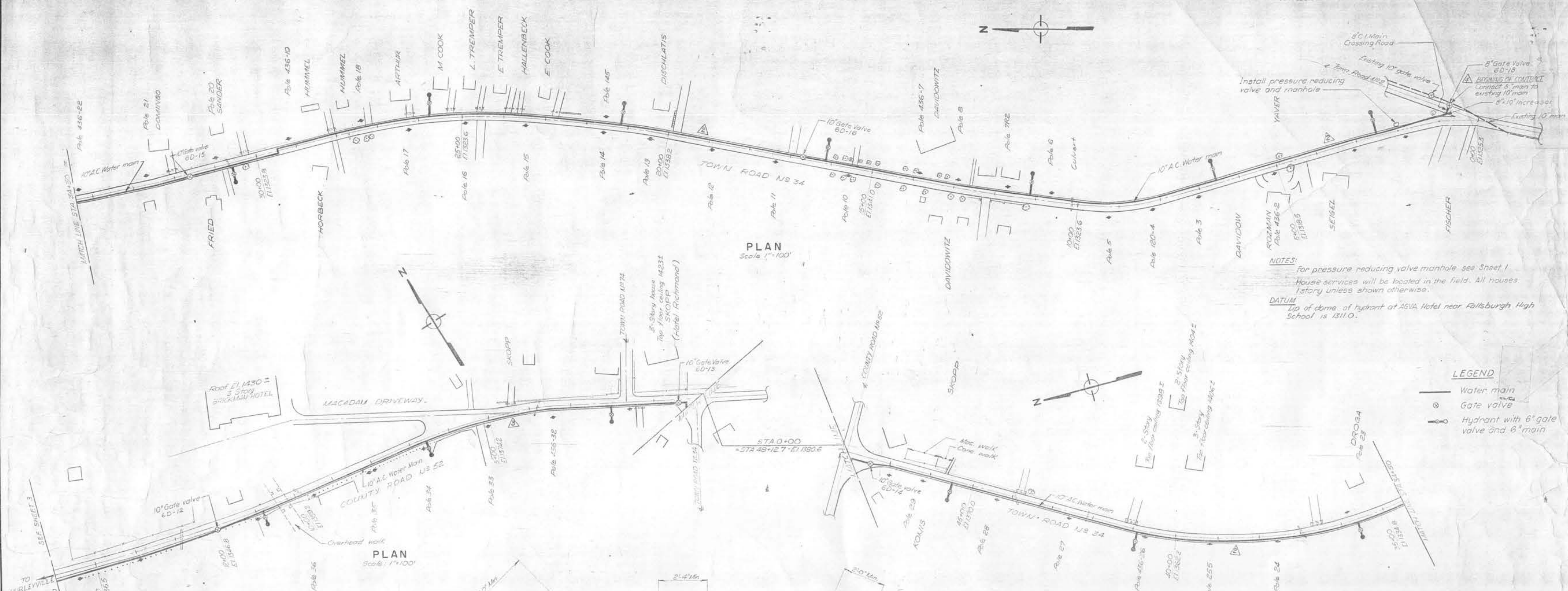
Hello Will,

We are preparing a brief Engineer's Report for the 290 Laurel project, which is the one that surrounds the water booster pump station on Laurel Ave. We will also eventually need data for the water main extension serving the Prime Vista project we had the Staff meeting about this afternoon. I presume with the booster station right there you have pressure - flow data available? Or do we need to coordinate a hydrant test in that area?

Also, on the 290 Laurel project I seem to recall you indicating that the Town has an existing grinder not far downstream from the project and that in lieu of installing a redundant grinder on the 290 Laurel site they could make a fair share contribution to the Town. Am I remembering this correctly?

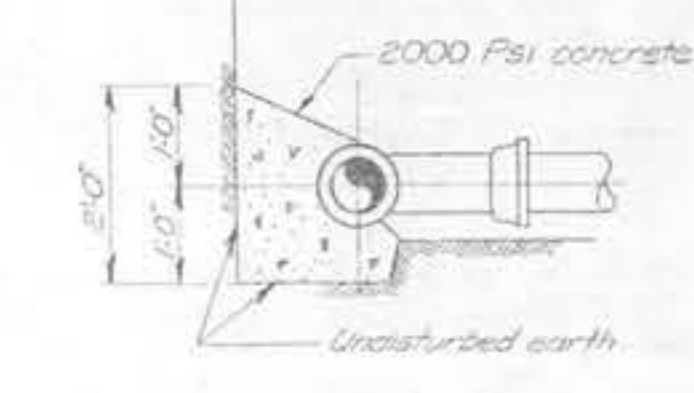
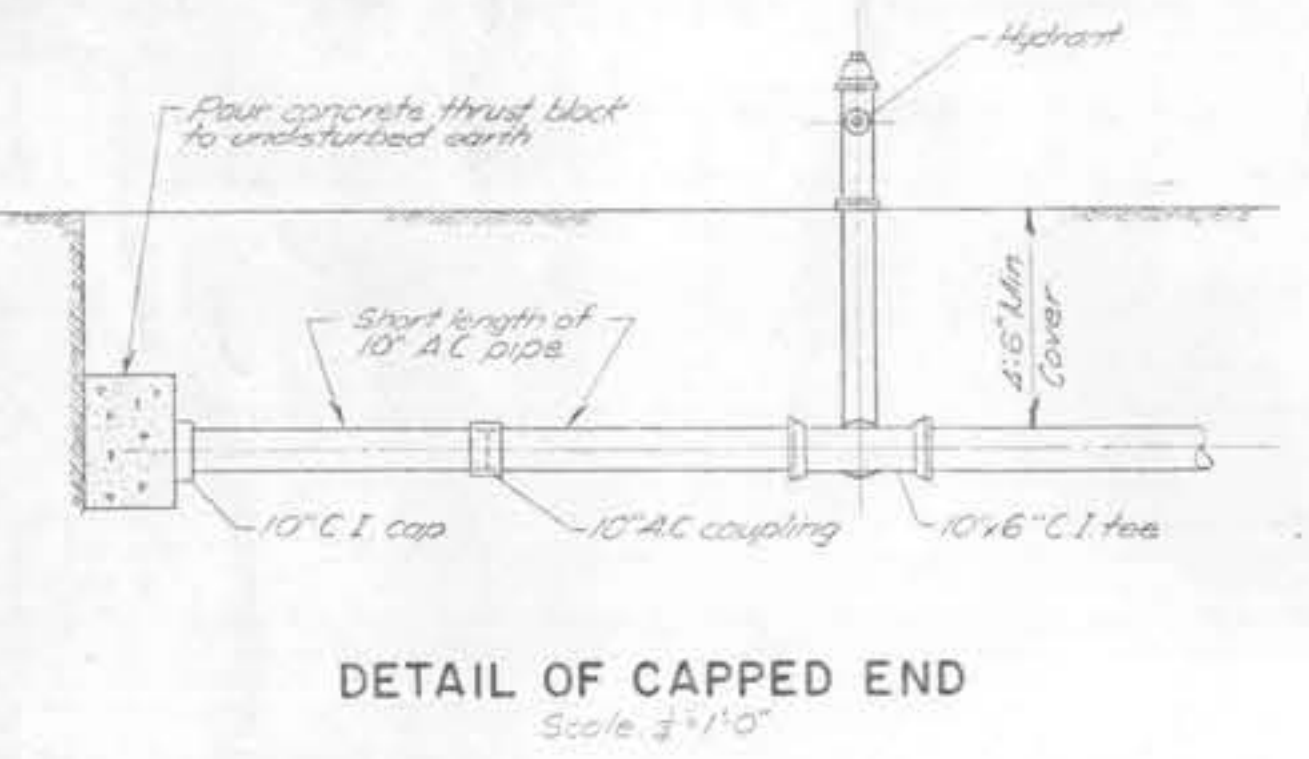
Thanks.

Kirk

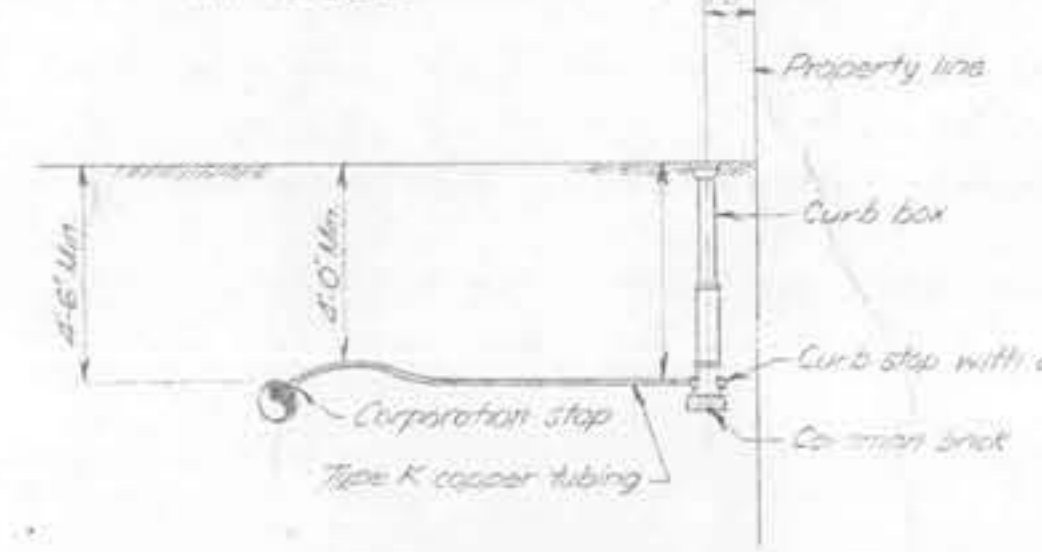


NOTES:
 For pressure reducing valve manhole see Sheet 1
 House services will be located in the field. All houses history unless shown otherwise.
DATUM:
 Lip of dome of hydrant at ASVA Hotel near Fallsburgh High School is 1311.0.

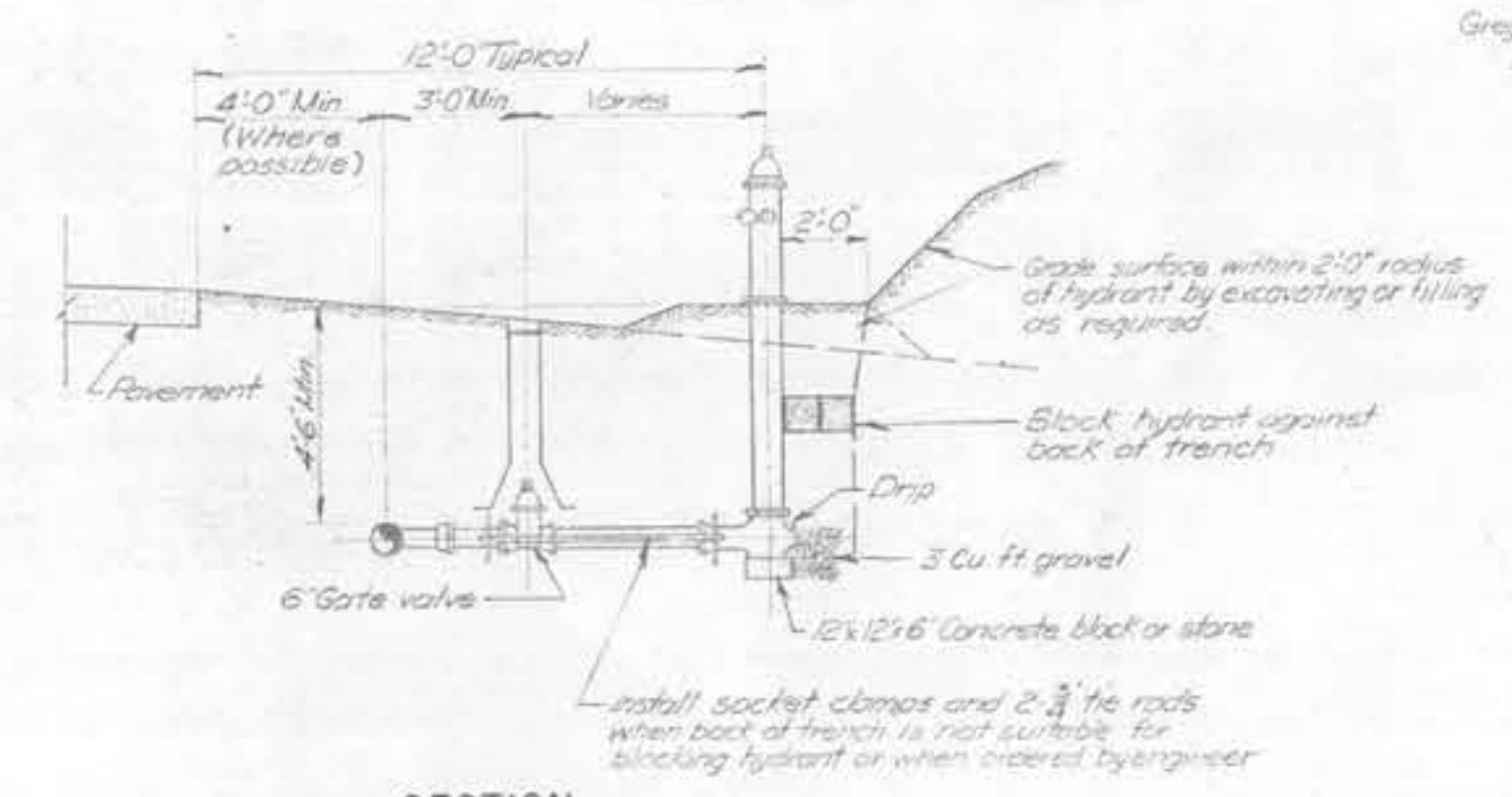
LEGEND
 — Water main
 ⊙ Gate valve
 ⊕ Hydrant with 6" gate valve and 6" main



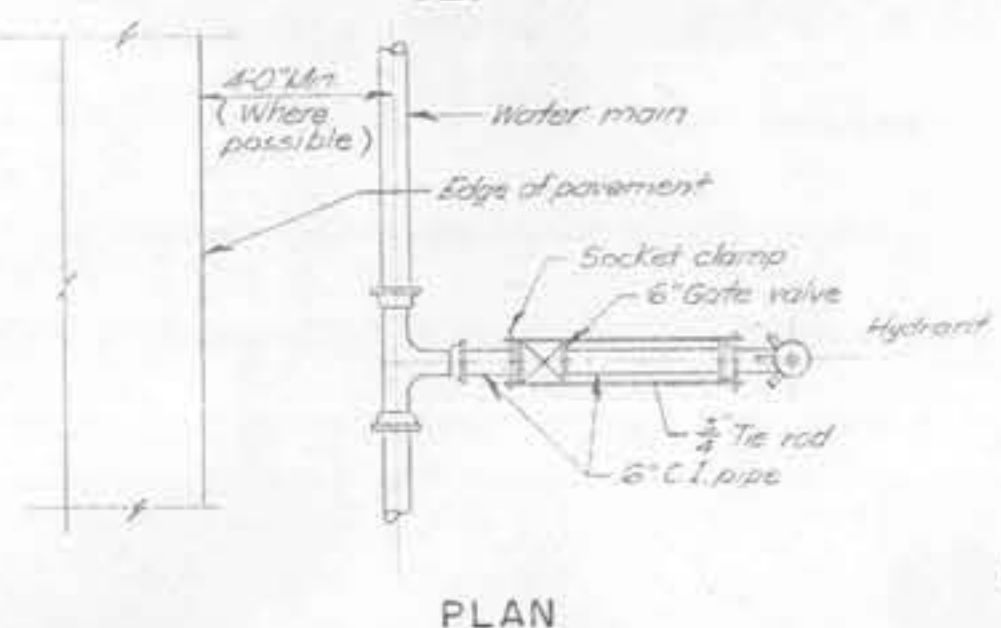
DETAIL OF CONCRETE THRUST BLOCK
 Not to scale



HOUSE SERVICE DETAIL
 Scale: 3/4"=1'-0"

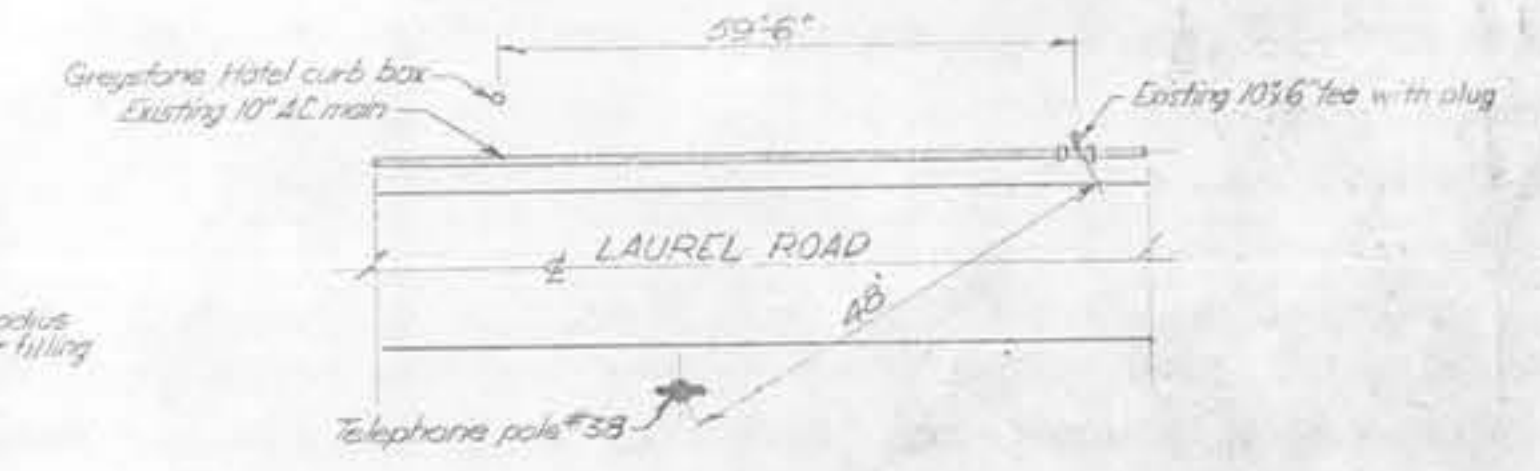


SECTION



PLAN

HYDRANT DETAIL
 Scale: 3/4"=1'-0"



LOCATION OF EXISTING PLUGGED 10"x6" C.I. TEE
 Scale: 1 1/2"=20'

▲	Revised as built	7-19-75	L.M.D.A.C.
▲	Revised route on County Road No. 52	7-14-76	E.K. E.S.
▲	Revised route on Town Road No. 34	7-14-76	E.K. E.S.
▲	Revised route on Road No. 52	2-10-76	P.B. J.E.U.
NO.	REVISION	DATE	CHECKED BY

SOUTH FALLSBURG - LOCH SHELDRAKE WATER DISTRICTS
 TOWN OF FALLSBURG, N.Y.
 CONTRACT 13
 EXTENSION NO. 6D
 TOWN ROAD 34 AND DETAILS
 SCALE AS NOTED
 SEPT. 1971
 ALEXANDER POTTER ASSOCIATES
 CONSULTING ENGINEERS
 BY:

DESIGNED BY J.E.U.
 DRAWN BY E.G.
 CHECKED BY J.E.U.