



Also Doing Business As (DBA):



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December 5, 2017

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

RE: New Pines Villas  
SBL No: 39-I-88.1 and 96.3

Dear Mr. Smith:

We have reviewed the preliminary construction drawings entitled "New Pines Villas, LLC" with a latest revision date of July 24, 2017, the SWPPP, dated October 6, 2017, and the Map, Plan and Engineering Report dated September 6, 2017. We understand that the drawings are incomplete and have attempted to have our following comments reflect that.

Title Sheet (Sheet No. T1 of 20)

1. Provide the approved Planning Board waiver request for the parking.
2. Provide a telephone number for the property owner/developer.
3. It is our understanding that the aerial survey provided by Robinson has not been accurate for final design in heavy wooded areas. Will additional ground topography survey be completed?
4. Provide a wetland delineation report.
5. Coordinate sheet titles with the List of Drawings.
6. Provide SBL numbers.
7. Show computations for recreation and lot coverage.

Preliminary Survey Map (Sheet No. S-1)

1. Provide a stamped boundary and topographic survey. Include the R.O.W. on Laurel Avenue and provide the 50' R.O.W.

Overall Site Plan (Sheet No. 1)

1. Are there development plans for Lot No. 2 (41.0 ac.) that will interface with this development?
2. Will the trees in the center be removed similar to Tribeca Estates? If so, please include in SWPPP.

Duplex Development Site Plan (Sheet No. 2)

1. Is the compactor large enough to support this size development? It also appears to be in a difficult location for access.
2. Multiple site items are located within the 110' undisturbed buffer. What is the intent of the buffer?

3. Sheet No. 1 indicates a two-way road and this sheet indicates one-way. From past comments, it appears the Town would prefer a two-way road.

#### Utilities Plan – West (Sheet No. 3)

1. Provide adequate valve spacing at a maximum spacing of 800 ft.
2. Provide an easement for the water meter.
3. Provide North arrow.

#### Utilities Plan – East (Sheet No. 4)

1. Provide pipe lengths and slopes on all sewer and storm lines.
2. Provide sewer and water laterals for each unit, shul, and men's and women's pool.
3. Provide another clean out on sanitary service from the pools.
4. Bends may be required on the water line in lieu of the degree of deflection shown. Please review.
5. Provide a match line between sheets. The sheets do not currently overlap.
6. Provide North arrow.

#### Grading and Drainage Plan – West (Sheet No. 5)

1. The grading indicates runoff from a large drainage area directed along the entrance drive to Laurel Avenue. Can Laurel Avenue accept this flow? A culvert under the entrance is required.
2. Grading is shown beyond the R.O.W. limit. Who will be responsible for maintaining the slope? Provide agreement from adjacent landowners.
3. Runoff is directed toward the court areas, please review.
4. Provide North arrow.

#### Grading and Drainage Plan – East (Sheet No. 6)

1. Provide a FFE on the Community Building/Shul.
2. Provide spot elevations indicating 2% or less in all directions at accessible spaces.
3. Please provide swales in-between homes.
4. Verify the ARB elevations correspond with the grading plan.
5. The existing drainage swale north of the Community Building/Shul is not addressed.
6. The detention basins do not appear to be constructed in accordance with the design manual. Please provide safety bench, aquatic bench, forebay, etc. Access for pond maintenance must also be provided and identified on the plan set.
7. Minor grading revisions suggested at several bioretention areas. Please provide contour data.

8. It does not appear the South Basin provides 12 inches of freeboard from the Top of Berm as the 100 year storm's peak elevation is 1231.59. Please provide.
9. Please confirm in the SWPPP that the runoff directed toward Tribeca Estates meets the SWPPP criteria of Tribeca Estates.
10. There appears to be a swale, west of Unit No's. 65 and 66 that should be directed to the new roadside swale.
11. Provide North arrow.

#### Site Plan Details (Sheet No. 7)

1. As discussed at the work session meeting, a redesign at the intersection at Laurel Avenue and Laurel Park Road needs to be addressed including sight distance.
2. Detail 3/7 should show as-built conditions of Tribeca.
3. Does the easement need to extend past existing manhole No. 9?
4. A legal document may be required to allow one development to accept sewage flows from another. Please contact Will Illing and Paula Kay to discuss.

#### Road Profiles (Sheet No. 8 and 9)

1. Provide K and AD values on all PVI points.
2. Please review slope to PVI at station 0+36.

#### Sewerline Profiles (Sheet No. 10 and 11)

1. Review the slope between MH7 and MH1.
2. We recommend you increase the slope from MH14 to MH15 to the Town's minimum of 0.50%.

#### Road Geometry Plan (Sheet No. 12)

1. Provide a signage layout and legend. The road speed should be 15 mph based on horizontal alignment.

#### Construction Details (Sheet No. 13)

1. Provide the following details:
  - a. Stop sign.
  - b. One-Way sign.
  - c. No Parking sign.
  - d. Grinder.
  - e. Sanitary pump station.
  - f. Individual unit meters.
  - g. Tapping sleeve.

2. Revise the typical hydrant assembly to note: Fire hydrants are to be ordered yellow from the manufacturer.
3. The minimum depth of binder course in detail 12/13 should be 2”.

#### Construction Details (Sheet No. 14)

1. Clean up detail 4/14.

#### Erosion Control Details (Sheet No. 15)

1. Provide a construction sequence or reference the SWPPP’s construction sequence.
2. Provide a construction phasing plan showing less than five (5) acres of disturbance at any one time.

#### Lighting Plan (Sheet No. 18)

1. Another light is needed in the community building parking lot.
2. Adjust the second light pole from Laurel Avenue to avoid more than 1.0 fc over the R.O.W.

#### SWPPP

1. Show watershed boundaries and Tc paths on Sheet No. PST. A graphic scale should be provided for both the PRE and PST sheets as their scales are incorrect due to print reduction.
2. Section I: Refer to January 2015 Design Manual.
3. Section I: Note that a 5-day NOI submittal is required for electronic applications and 10-day submittals are required for paper applications.
4. The site is primarily composed of Swartswood and Wellsboro/Wurtsboro soils which are “C” type soils yet the site has been modeled as D type, which minimizes the required RRv. Please explain or revise as necessary.
5. Section I.C. states there is no need for a sensitivity survey yet Figure No. 3 – CRIS Map shows the site is an “open” consultation project. Has written determination been provided? If so, please include.
6. Section I.D.1 areas for Pre-1 and Pre-2 should be changed from 67 acres and 248 acres to 17.3 acres and 7.6 acres, respectively.
7. Section I.D.1’s DP-2 paragraph indicates the lack of WQv treatment for an 1,150 foot length of road. Please provide the required WQv/RRv treatment via swale or other practice. Since pre conditions exist as compacted roadway, this area could be modeled as “redevelopment” per Chapter 9 of the Design Manual.
8. In the future, please provide the Summary of Stormwater Hydrology peak flows to two (2) decimal places as provided in the Hydrocad modeling. The Pre-N Tc value should be changed from 32 to 22 cfs as provided in the Hydrology calculations.

9. The SWPPP should reference that no greater than five (5) acres will be disturbed at any one time unless approved by the NYSDEC and appropriate inspection frequencies are maintained. Reference should be made to the Phasing Plan.
10. Provide Standards and Specifications for all E&SC controls to be utilized on-site.
11. The NOI Questions Summary sheet should revise the Qf from 86 cfs to 84 cfs as provided in the Hydrology calculations.

#### Notice of Intent

1. Question No. 7 should be yes as the site will require a phasing plan.
2. Question No. 4 indicates that 12.0 acres of future impervious area yet a summary of the DP-1 and DP-2 Total WQv Worksheets total only 8.75 acres of future impervious areas. Please explain or revise as applicable.
3. Please verify that Question No. 6 is the NYSDOT and not the Town of Fallsburg.

#### General

1. Provide a stamped landscaping plan.
2. Provide detail and cross sections of the ponds showing construction in accordance with the design manual.
3. Provide a detail of the bioretention areas showing appropriate vegetation, underdrains, outlets, etc. as applicable. Some piping appears to enter and exit the Bioretention Areas S1 and N2 immediately. Please explain or verify these areas will provide sufficient treatment as modeled.
4. Provide the listed Sheet No.'s 16, 17, 19, 20 and SW-0 through SW-4.
5. As noted, permission must be granted from the Town to authorize the planned burial of stumps on-site. Such information should be referenced once it is obtained.
6. Provide channel design and pipe sizing calculations.
7. Provide adequate contours for convenient verification of elevations.
8. Provide earthwork computations.
9. Provide an Engineering Report for the water distribution.
10. Provide technical specifications.

#### Map, Plan and Engineering Report

1. Attachment No. 3 was not included in our copy.
2. Table 4-5 was not attached.

#### Planning

1. Please vary in offset and color the duplex units on site according to Architectural Review Board recommendation.

2. All anticipated sheds, gazebos, and classrooms shall be depicted on initial site plan.
3. Are there plans for a Homeowner's Association (HOA)?
4. Please provide proof of submission to Fallsburg Fire Commission.
5. The Planning Board would prefer to not have a gate on the emergency access road.
6. Send project to New York State Department of Environmental Conservation to screen for endangered species. Additional onsite walkthroughs may be necessary at the discretion of Planning Board members.

If you have any questions, please contact our office.

Very truly yours,

Keystone Associates  
Architects, Engineers & Surveyors, LLC



Kenneth D. Ellsworth, P.E.  
Managing Member

KDE:ltm

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