



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

November 21, 2017

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

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

Dear Mr. Rother:

We have completed our review of the construction drawings entitled "290 Laurel Avenue" with the latest revision date of August 29, 2017 and offer the following comments:

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

1. Provide a telephone number for the Record Owner.
2. Provide sight distances at the entrances. State the speed limit of Laurel Avenue.
3. Should there be a sidewalk connecting the parking lot near Unit No's. 8 and 9 to the interior sidewalk shown?
4. Should there be sidewalks from parking areas to the units?
5. Sheet number 11 is missing from the plan set. Please provide on future submission.
6. Please provide the correct dimensions for the "Courts" under "Lot Coverage Calculations".
7. Coordinate Sheet Index with Sheet Titles.
8. Please provide computations for the impervious area.

Existing Conditions Plan (Sheet No. 2 of 14)

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

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

1. Provide lengths, slopes and inverts on all storm water piping including the piping in-between and at the rear of the homes.
2. We are concerned with Unit No.'s 1 and 5 possibly being defined as three story units due to more than 50% of the perimeter has a grade greater than 6 feet below first floor, 6 feet away from the foundation. Please review.
3. Will the roof drains be tied into the storm system?
4. Provide spot elevations in the accessible parking areas indicating 2% or less.
5. Please provide FFE elevations on this sheet.
6. Provide a stamped retaining wall design for the retaining wall at the pools.
7. Revise the slope between CB2 and CBI to 1.99%.
8. Proposed contour 1244 adjacent to Station 8+00 is mislabeled. Please revise to 1242.

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

Utilities Plan (Sheet No. 4 of 14)

1. Please add a water valve between stations 5+00 and 6+00.
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.
3. Consider installing services to the playground should it become a Community Center.
4. Please relocate the water meter pit a minimum of 10 feet from the shoulder of the road. Provide the Town with an easement for access. Ductile Iron will be required from the tap through the meter pit. Please note.

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

1. Please provide a Licensed Landscape Architect's stamp on the final submission.
2. Please move the pole light at the northern entrance to maintain 0.5 FC at the ROW line.

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

1. The invert on CB 1 does not match the invert on the plans. Please revise.
2. Revise the slope from CB 2 to CB 1 as noted above.
3. The vertical curve at station 12+11.10 should be 300' and the EVCS Station should be 1361.10. Please revise.

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.

Water Details (Sheet No. 9 of 14)

1. The fire hydrant shall be Mueller Super Centurion 200, Model A-423 with a 5 1/4" main valve opening, 2 hose nozzles, and 1 pumper nozzle. The pumper nozzle shall be provided with an integral "Storz" 5" pumper connection. The hydrants shall be factory painted yellow.
2. Provide a detail for the doghouse manhole.
3. Please replace the water meter detail with the attached.

Details (Sheet No. 10 of 14)

1. Please maintain the gravel subbase thickness at 12" to daylight at a downslope or the front slope of a ditch. An 8" depth is also acceptable. Please revise the detail.

Road Centerline Plan (Sheet No. 14 of 14)

1. Provide a sign layout indicating no parking along the road, speed limit signs, stop signs, and accessible signage.

General

1. Provide an Engineering Report.
2. Provide earthwork computations.
3. Indicate how the project will be phased.
4. A Town work permit will be required for all work within the ROW.
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.

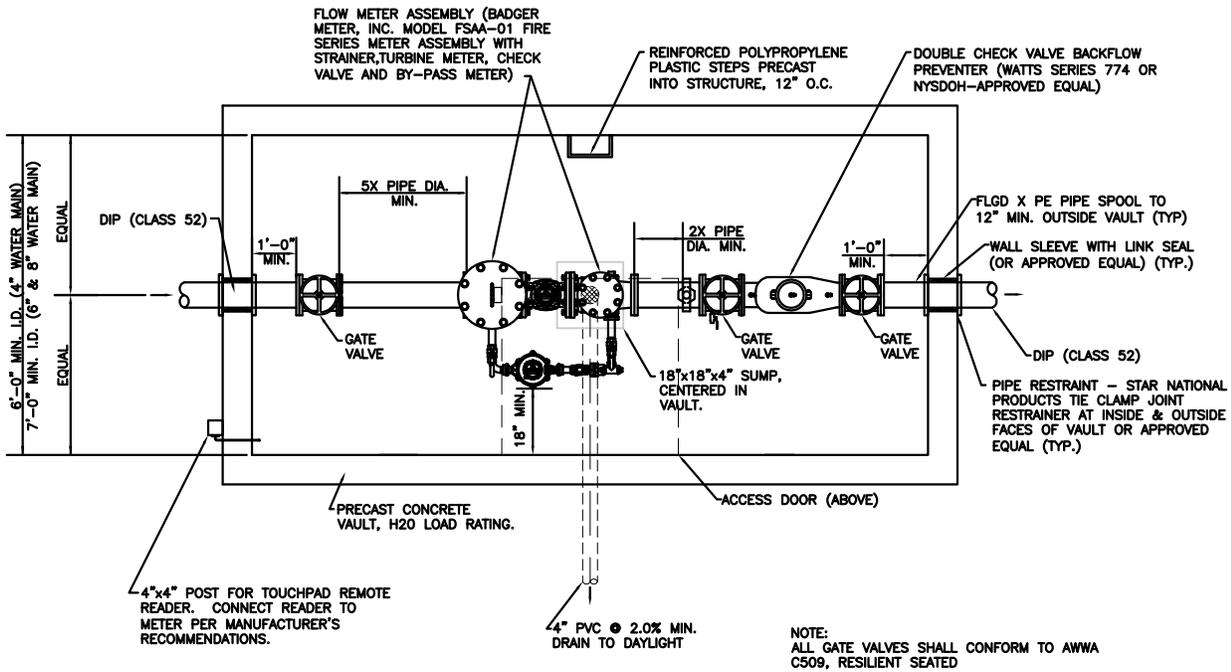
Very truly yours,

Keystone Associates
Architects, Engineers and Surveyors, LLC

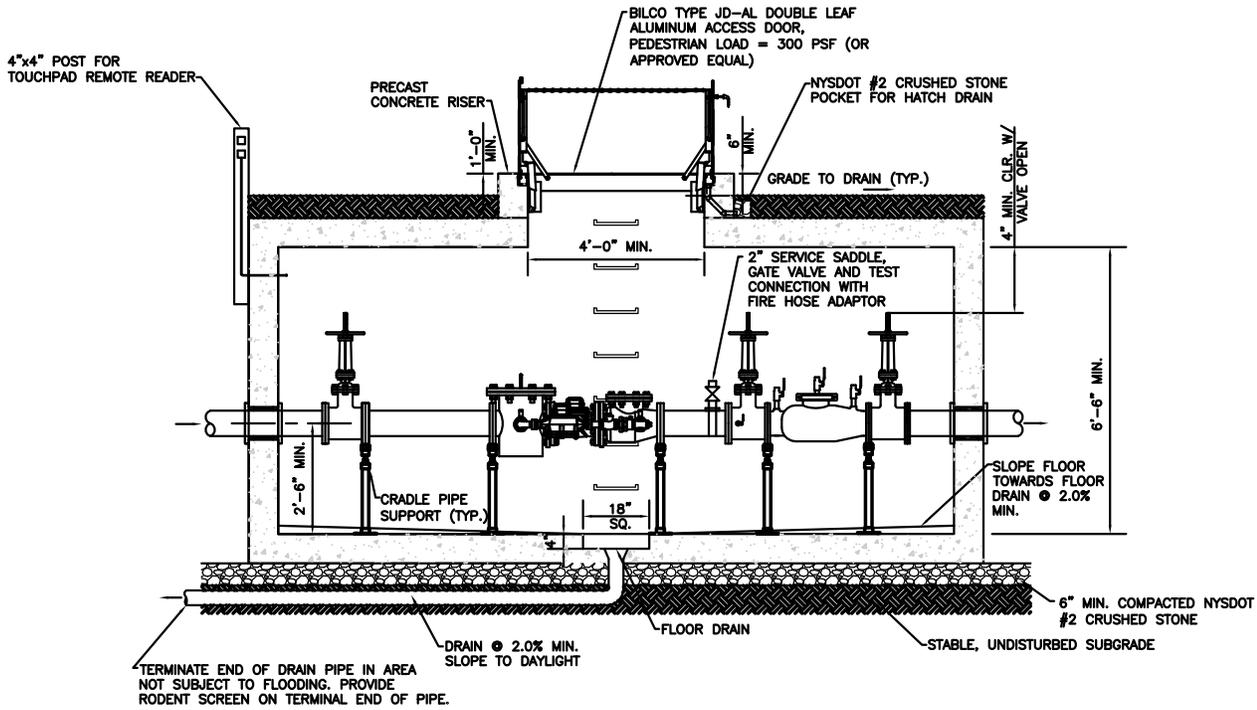


Kenneth D. Ellsworth, P.E.
Managing Member

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



INTERIOR PLAN



ELEVATION

NOTES:

1. DETAIL APPLICABLE FOR NON-HEALTH HAZARD APPLICATIONS ONLY. DETAIL NOT APPLICABLE FOR HEALTH HAZARD APPLICATIONS WHERE REDUCED PRESSURE ZONE (RPZ) BACKFLOW PREVENTER IS REQUIRED BY AUTHORITY HAVING JURISDICTION.
2. METER AND BACKFLOW PREVENTER MANUFACTURER & MODEL NUMBER TO BE APPROVED BY AUTHORITY HAVING JURISDICTION.
3. SUMP PUMP WITH 12" DEEP SUMP SHALL BE USED WHERE GRAVITY DRAINAGE TO DAYLIGHT IS NOT POSSIBLE.

METER/BACKFLOW PREVENTER VAULT

N.T.S.