



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 28, 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 October 25, 2017 and offer the following comments:

Overall Site Plan (Sheet No. 1)

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)

4. Please relocate the chamber from below Road C.

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

3. Provide a clean out for laterals serving Unit No.'s 1, 4, 11, 12 and 13. Existing clean outs to connections exceed 100 ft.
7. (New Comment) Provide an access easement for the water meter pit.

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

2. Please explain and/or correct where the identified clean water diversion swale flows and outlets.
5. (New Comment) Sheet No. 10 of 27 did not plot correctly. Please review.

Erosion Control Details (Sheet No. 16)

1. Clarification of culvert locations should be made to the Rip Rap Outlet Sizing Chart.

Details (Sheet No.'s 17 & 18)

1. Thank you for revising the detail, but we may have misunderstood the detail. If the detail was to reflect the perpendicular parking along the road, then it may be applicable. Please review.
5. Provide Pump Station detail.
6. (New Comment) Both road sections must show the subbase daylighting at the front slope of a swale or down slope. Please continue the subbase under the grass boulevard, crowned in the center for drainage.
7. (New Comment) Attached please find a revised detail for the water meter pit which reflects a Badger meter.

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.

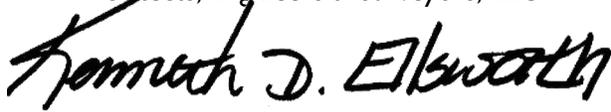
General

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

A handwritten signature in black ink that reads "Kenneth D. Ellsworth". The signature is written in a cursive, flowing style.

Kenneth D. Ellsworth, P.E.
Managing Member

KDE:ltm

CC: Will Illing
Paul E. Kay, Esq.
Mollie Messenger
Paige Bakken
Kyle Ellsworth
Mari Giurastante

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