



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

October 26, 2017

Mr. Joseph J. Pfau, P.E.
Pietrzak and Pfau, PLLC
262 Greenwich Avenue, Suite A
Goshen, New York 10924

RE: Mountain Acres
SBL No: 42-1-11.1

Dear Mr. Pfau:

We have reviewed the construction documents entitled "Mountain Acres" with a latest revision date of July 26, 2017 and offer the following comments:

Cover Sheet (Dwg. No. 1)

1. Provide a telephone number for the record owner/applicant.

Existing Conditions (Dwg. No. 2)

1. Please provide a Licensed Surveyor's stamp on the final submission.
2. Separate survey maps and descriptions will be required for the parcel to be transferred to the Town for the development of a well and for the parcels required to revise the property line along County Route 54 and 56 to a consistent 25 feet from centerline. Please coordinate with the Town attorney for the required legal documents.

Grading Plan (1) (Dwg. No.'s 3, 4 and 5)

1. Provide spot elevations for all accessible parking indicating a slope of 2% or less in any direction.
2. A swale is indicated across the majority of the parking spaces. Please indicate culverts and revise the grading plan. Swales are also shown through sidewalks, please revise.
3. Grading Plan (3) indicates grading within the wetlands in two (2) locations. Please avoid the wetland or submit for a permit and provide a copy to the Town.
4. Provide Unit No's.

Utility Plan (Dwg. No.'s 6, 7 and 8)

1. Revise the length and slope from San MH 28 to 29. 224 feet at 5.04%.
2. Provide unit numbers.
3. Provide two (2) sanitary and water service laterals to the Duplex Units.
4. When the property boundary is revised to allow for a 25 foot R.O.W., the Town will require an easement to access the master meter pits. Please indicate on Dwg. No. 6 and 7. The meter pit should be shown in

line (not offset) with ductile iron pipe from the Town connection through the meter pits.

5. Provide lengths, slopes, and inverts into all stormwater management facilities (FIEI to SWMF-3, FIDI to SWMF-2).
6. Please provide a copy of the Highway Work Permit.
7. Provide a profile from sanitary manhole No. 1 to Town manhole MS-17.
8. Please provide an invert out for San MH 32.

Profile (Dwg. No.'s 11, 12, 13, 14, 15 and 16)

1. Although the profile indicates 5 feet of cover by scale, please indicate on each profile sheet.
2. Please provide a drop manhole detail for sanitary manhole 33.
3. Coordinate the plan and profile for sanitary manholes No. 2, 21 and 10 stationing.
4. The vertical curve data is missing on Dwg. No.'s. 14, 15 and 16. Please provide.
5. The vertical curves must begin/end at the edge of pavement of the intersecting road. Please revise.
6. Road "C" profile on Dwg. No. 15 is not complete.

Landscape and Lighting Plan (Dwg. No. 17)

1. Upon final submission, please provide a licensed Landscape Architect's stamp.
2. The lumin pattern extends past the property line adjacent to Anderman and Marra property. Please review.
3. The "Street Tree Location Detail" is not representative of the project and the notes are in the bar scale. Please revise.

Offsite Sanitary Sewer (Dwg. No. 20)

1. The slope from MH MS-14 to MH NR-1 should be 6.99%.
2. Please label the plan and coordinate with the profile.

General

1. Provide earthwork computations.
2. Provide an Engineering Report and technical specifications.
3. Provide horizontal alignment.
4. Provide sign location plan with sign details. Signs shall include at a minimum: Stop Signs, No. Parking Signs, Speed Limit Signs. The horizontal alignment plan may be used for sign locations.
5. Provide sight distance measurements from both entrances.

SWPPP

1. In Section 3.0 – Description of third existing drainage basin, the 6.65 acres of grass should be revised to 7.04 acres of grass in order to total 14.05 acres.
2. The pre-development drainage area map tallies to 120.50 acres yet the post-development drainage map areas tally to 162.65 acres. Written descriptions in Section IV tally to 120.5 acres, which matches the hydrology calculations. Please update the post drainage area map with the areas described in Section IV.
3. In Section IV, Subcatchment 5-S paragraph; correct three (2) to three (3).
4. In Section V, change Design Point No. 3's (Pond 3P) one year post flow from 7.84 to 7.85 to match the hydrology calculations. This is for clarification purposes and does not affect the SWPPP.
5. We recommend that a copy of the General Permit should be provided as an Appendix.
6. In Section VIII, please reference the NYSDEC's Spill Hotline (1-800-457-7362).
7. Although the provided WQv/RRv calculations were readily comprehensive, in the future, please consider use of the NYSDEC Runoff Reduction Worksheets in order to standardize submittals, as review of various internal calculation worksheets with hidden excel formulas often lengthens the SWPPP review process. The Worksheets can be found online at <http://www.dec.ny.gov/chemical/8694.html>. These worksheets have been designed with locked formula cells to incorporate restrictions identified within the Design Manual.
8. Although a "Typical Individual Dwelling Raingarden Layout" is provided within the SWPPP, locations of each raingarden should also be provided on the plan set with associated raingarden detail. The plans should show the size, location and roof leader notation.
9. Please provide NYS Standards and Specifications details for all Erosion and Sediment Control features to be utilized on-site.
10. It is noted that "Conservation of Natural Areas" will be placed into an easement. Please note that the Town requests receipt of all project related deed covenants.
11. Provide all channel sizing calculations.
12. Although water quantity values in the NOI were easily determined, in the future, please consider providing a Summary of Stormwater Hydrology table including a summary of areas, CN values, Tc values and storm event peak flows (including NOI summary values).
13. Please define the Contractor's stump disposal plan. Permission must be specifically granted from the Town to bury wood material.
14. Please provide the following figures: USGS Map, Location Map, Wetland Map, FEMA Flood Insurance Rate Map (FIRM), NYSDEC Environmental Resource Map, and Cultural Resource Information System (CRIS) Map.

Erosion and Sediment Control Plan (Dwg. No. 9 of 24)

1. Although a general note is provided, please add location of concrete washout(s) to the plan.

Erosion and Sediment Control Details (Dwg. No. 10 of 24)

1. The proposed temporary outlet structure detail should be revised to reference Sheet No.'s 22, 23 and 24.
2. Please explain where the low flow dewatering device and pipe outlet sediment trap device is used. Note the provided pond bottom elevation of 252.00 is incorrect. Also, please verify any pipe outlet sediment trap sizing. 2,160 cubic feet is shown on the detail.

Construction Phasing Plan (Dwg. No. 21 of 24)

1. In accordance with Part 11.C.3 of the General Permit, the phasing plan is required to generally identify cut and fill areas.

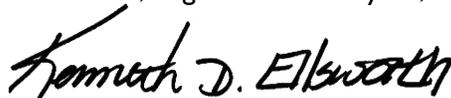
Stormwater Pond Details (Dwg. No's 22, 23 and 24 of 24)

1. The basins are proposed with 2.2 inch, 2.6 inch, and 2.7 inch low flow orifices. Please note that the Design Manual "recommends" a minimum of three (3.0) inch orifice to limit freezing and clogging issues. Although not required, please consider revising the orifice size and updating the SWPPP as applicable.

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:las

cc: Will Illing, P.E.
Mollie Messenger
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