



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 22, 2018

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 revised construction documents entitled "Mountain Acres" with a latest revision date of March 13, 2018 along with the Engineering Report dated March 2018 and offer the following comments:

Existing Conditions (Dwg. No. 2)

1. 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. The above must be completed prior to the issuance of certificates of occupancy.

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

2. We accept note No. 16 indicating 15" HDPE culverts are to be provided for all driveways with a minimum slope of 1%.

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

6. Please provide a copy of the Highway Work Permit. We understand that the permit has been initiated and that you are discussing the Ownership of the sewer line in C.R. 54.

Landscape and Lighting Plan (Dwg. No. 17)

1. Upon final submission, please provide a licensed Landscape Architect's stamp.

SWPPP

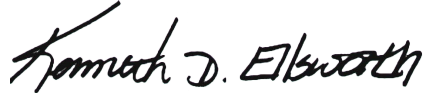
8. We will accept that each rain garden will not be shown on the plan however, after the foundation is set and prior to utility services installed the specific layout of the raingardens must be staked on the lot.
10. It is noted that "Conservation of Natural Areas" will be placed into an easement. Please note that the Town requests receipt of all project related deed covenants. Please provide once obtained.

It is our understanding that you will be emailing stamped plans and a stamped SWPPP to us. We will have six (6) copies of the plans and four (4) copies of the SWPPP printed for final approval and distribution to the Town.

If you have any questions, please 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 style with a large initial 'K'.

Kenneth D. Ellsworth, P.E.
Managing Member

KDE:las

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