



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*

January 9, 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 November 20, 2017 and offer the following comments:

Cover Sheet (Dwg. No. 1)

2. (New Comment) We apologize for not noticing this on the prior review but the County noticed that there are two units labeled 28 in Section A. Also, the caretaker's quarters must be included in the unit count. Please revise.

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. Spot elevations were not provided for accessible spaces adjacent to A15. Please provide.
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 still within the wetlands at Stormwater Management Facility 2. Please revise.

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

4. Typically the master meter pit is adjacent to the public R.O.W. If the Town agrees to its proposed location the entire access road to the meter pit must be an easement as the road is private. We will confirm this location with Will Illing.
6. Please provide a copy of the Highway Work Permit.
7. Please coordinate the profile provided with the plan. Inverts and distances are different. Stationing must match distances.

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### 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.

### Offsite Sanitary Sewer (Dwg. No. 20)

2. Please label the plan and coordinate with the profile. The plan and profile still do not match for MH NR-3 and MH NR-1A. Please revise.

### General

1. Provide earthwork computations.
2. Provide an Engineering Report and technical specifications.
4. Please indicate locations of "No Parking and Speed Limit" signs along roads.
5. Place a note on the Grinder Pump Detail that the Grinder will be placed in Manhole No.'s 1 and 18.

### SWPPP

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.
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.

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

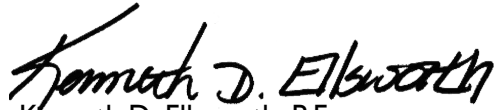
1. The basins are proposed with 2.2 inch, 2.6 inch, and 2.7 inch low flow orifices. Please note that the Design Manual "recommends" a minimum of three (3.0) inch orifice to limit freezing and clogging issues. Although

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

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