



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 1, 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 January 22, 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.

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

2. Swales are still indicated across the majority of the parking spaces. Please indicate culverts and revise the grading plan.
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.

Landscape and Lighting Plan (Dwg. No. 17)

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

Horizontal Alignment and Signage Plan (Dwg. No. 28)

1. Please remove the portion of the note above the revision block pertaining to "Final Locations", add No Parking Signs and Speed Limit signs shall be placed along all roads at a minimum of 300 feet spacing.

General

2. Provide earthwork computations.
3. Provide an Engineering Report and technical specifications.

6. (New Comment) Please specify the filler fabric referenced in the Typical Road, Half Section detail. Also, please show the subbase daylighting at the front slope of the ditch and the ditch bottom a minimum of 1 foot below the daylight point.

SWPPP

8. As stated in our January 9, 2018 comment letter, 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. Please provide once obtained.

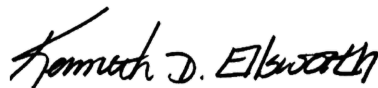
Stormwater Pond Details (Dwg. No's 22, 23 and 24 of 24)

- I. The basins are proposed with 2.2 inch, 2.6 inch, and 2.7 inch low flow orifices. Due to the multiple orifice design this is considered acceptable however, in the future please note that the Design Manual "recommends" a minimum of three (3.0) inch orifice to limit freezing and clogging issues.

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
Paula Kay, Esq.
Paige Bakken
Kyle Ellsworth