



Also Doing Business As (DBA):



Kenneth D. Ellsworth, P.E.
Managing Member

Paul L. Bedford, AIA
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November 14, 2017

Mr. Lawrence Marshall, P.E.
Mercurio-Norton-Tarolli-Marshall
Engineering & Land Surveying, P.C.
45 Main Street, P.O. Box 166
Pine Bush, New York 12566

RE: Laurel Crest
SBL No. 56-1-3.1 and 39-1-90

Dear Mr. Marshall:

We have reviewed the construction documents titled "Laurel Crest" with a latest revision date of April 27, 2017 and offer the following comments:

Cover Sheet:

1. The Town is requesting that the wording for the entire variance be placed on this sheet.

Site Plan (Sheet 1 of 12):

2. Please submit an Engineering Report addressing static and dynamic parameters of the water system. In an email from Will Illing dated May 4, 2017, flow data from 2012 was given as an insight as to what to expect. In the email Will is requiring a current flow test witnessed by his staff. From this information, you can calculate or run a program that will predict static and dynamic fire flows at any point in the project, the results of which will go into the above required engineering report.
3. Provide sight distance measurements at northern entrance.
4. The plan indicates more than the required number of parking spaces, however we count 166 spaces. Please review and revise the parking provided to reflect the count.
6. Accessible spaces have been provided for both the pool and shul. Cross slopes exceed 2% for both spaces. Please revise.
7. Thank you for providing first floor elevations. Unit's 12A/B and 13A/B should be "1276", not "1376".
10. Thank you for the revised grading plan. Please indicate drainage swales between building No.'s 6 and 5, 7 and 8, 28 and 29, 29 and 30, and 31 and 32. The pool indicates a swale directing water to the south for one half of the length. Please show a swale for the remainder of the length. As a note, the ARB approval requires vinyl siding to 16 inches of grade. There are first floors that are 8 feet to 10 feet above grade.
11. The portion of 310-8.1C we are concerned about for this project states "The parking of motor vehicles is prohibited within fifteen (15) feet of any wall or portion thereof of a two or more family dwelling, which wall contains windows (other than bathroom or kitchen windows) with a sill height of less than eight (8) feet above the level of said parking space." The section of the code pertaining to "five or more vehicles..." pertains to pavement markings only, not the entire section.
16. Please provide actual dimensions on the site plan reflecting the zoning table.

Overall Survey Plan (Sheet 3 of 12):

3. Please indicate where you placed the benchmark on the site plan.

Access Driveway Details (Sheet 4 of 12):

- 3, 4 and 6. We will agree to leave the stationing as designed, but the intersecting road must be shown on the profile with its correct cross slope. A station and elevation will be required at this point with the tangent of the profile terminating at this point. To clarify, at the intersection of the Driveway A and B, Station 1+ 33± the cross slope of Driveway A must remain consistent, super elevated right, but Driveway B profile reflects just the opposite. The intersection will not be constructed as you have shown and the Town will rely on your drawings as construction drawings used in the field. Please revise all intersections accordingly.
5. Also, please provide a vertical curve which will transition the 2% slope into the 12% slope. Driveway C is shown as a normal crown which will direct runoff off the road but there is not a roadside swale. The runoff will be trapped on both sides of the intersection. Please revise.

Stormwater Details (Sheet No 5 of 12)

2. A 10 ft. berm is indicated in the detail but not reflected on the plan, please coordinate.

Erosion & Sediment Control Details (Sheet No 6 of 12)

1. We will reserve comment until receipt of final SWPPP.

Water, Sewer & Storm Sewer Plan (Sheet No 8 of 12)

2. Please submit the analysis regarding the capacity of the ditch.
5. With two 18" culverts and the detention basin outletting to the Town's ditch, please provide computations confirming the capacity of the 15" culvert under the southern access drive and the cross culvert under Laurel Avenue.
10. The water service to Unit No.'s 5, 6, 7 and 8 must be revised to indicate a service from the main to each unit (i.e. 5A and 5B).
11. Please provide a master water meter and pit in accordance with the attached detail. Provide an easement and access from the Town right of way to the Town.
12. Please include the attached individual water meter details as required by the Town.
13. The Town is requesting a sewage grinder be placed on the system prior to the Town connection. The manufacturer is Franklin Miller, Inc. (Taskmaster). Units shall be submersible and provided with an extra set of cutters. The control panel must have a run time meter.

Water & Sewer Details (Sheet 10 of 12):

3. (New Comment) Please revise the Typical Fire Hydrant Assembly Detail to reflect a Mueller Super Centurion 200, Model A-423, 5 1/4" main valve opening, two (2) hose nozzles and one (1) pumper nozzle. The pumper

nozzle shall be provided with integral "Storz" 5 inch pumper connection. The hydrants shall be ordered yellow and not painted in the field.

SWPPP:

1. Please submit the final SWPPP.

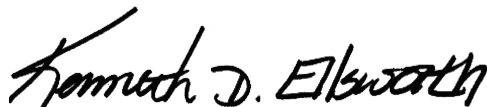
General:

2. Thank you for the signage details on Sheet No. 12 of 12. As requested, please provide the horizontal alignment for the driveways along with the intersection radius. Indicate "no parking" signs along the driveways, except where parallel parking is indicated.
4. Provide an engineer's report and material specifications.
5. Discuss with the Town if a sewage grinder is required.
6. Provide radii for all edges of pavement.
7. Provide earthwork computations.
8. How will clearing and grubbing material be handled, i.e. stumps buried or hauled off site?
10. (New Comment) Please coordinate the title sheet with the title on sheet No. 11 of 12.
11. (New Comment) Please include the Landscaping Plan dated February 8, 2017 as prepared by Stephen T. Esposito, Landscape Architect in the plan set.
12. (New Comment) The five commissioner's requested an analysis showing the turning movements of their fire truck around the site. Please provide.
13. (New Comment) Does the project have the final ARB approval for the retaining wall and fence at the top of the wall?

If you have any questions, please do not hesitate to contact our office.

Very truly yours,

Keystone Associates
Architects, Engineers & Surveyors, LLC



Kenneth D. Ellsworth, P.E.
Managing Member

KDE:las

cc: Will Illing
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