



Also Doing Business As (DBA):



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February 7, 2018

Mr. Glenn L. Smith, P.E.  
Consulting Engineer, P.C.  
P.O. Box 156  
Monticello, New York 12701

RE: New Pines Villas  
SBL No: 39-I-88.1 and 96.3

Dear Mr. Smith:

We have reviewed the construction drawings entitled "New Pines Villas, LLC" with a latest revision date of January 15, 2018, the revised SWPPP, dated January 23, 2018, and the Map, Plan and Engineering Report dated December 22, 2017, and offer the following comments. The numbering reflects our December 5, 2017 review letter.

Title Sheet (Sheet No. T1 of 20)

5. Coordinate sheet titles with the List of Drawings. SW-2 does not match list of drawings.

Preliminary Survey Map (Sheet No. S-1)

1. Provide a stamped boundary and topographic survey. Include the R.O.W. on Laurel Avenue and provide the 50' R.O.W.

Grading and Drainage Plan – West (Sheet No. 5)

3. Runoff is directed toward the **proposed** court areas, please review.

Grading and Drainage Plan – East (Sheet No. 6)

3. Please provide swales in-between homes.
6. It is understood that the detention basins are "dry basins" and are designed appropriately. However, access for pond maintenance must be provided and identified on the plan set.

Site Plan Details (Sheet No. 7)

1. The Town is reviewing the design options.
3. Submit an Easement agreement for the common sanitary sewer line. Will Illing is requesting a letter of review and approval from the NYSDEC.

### Road Profiles (Sheet No.'s 8 and 9)

2. We calculated the slope from the PVC to the PVI at Sta. 0+36 to be 1.60%. Please provide AD and K values.

### Emergency Access Road Plan and Profile (Sheet No. 9A)

1. Provide AD and K values on profile.
2. The plan indicates an 18"  $\varnothing$  HDPE, the profile indicates 24"  $\varnothing$  HDPE. Please coordinate.
3. Provide typical road section with roadside swales.
4. Provide finished contours and show grading for roadside swales. Indicate Detail No.
5. Technically, past the official Town length of the road, half the road is on private property. Can this be resolved with an easement agreement?

### Erosion Control Details (Sheet No. 15)

3. Identify the Phase 2 boundary line around the access road construction from Station 33+00 to 44+00 and the detention basin.

### SWPPP

6. Section I.D.1 areas for Pre-1 and Pre-2 should be changed from 17.7 acres and 7.2 acres to 17.3 acres and 7.6 acres, respectively to remain consistent with the HydroCAD calculations.
12. In Section II.D.3, please explain the following statement and its applicability to the project "Cp detention is not required at sites where the resulting diameter of the ED orifice is less than three (3) inches (to prevent clogging)." Please indicate where this statement is identified in the Design Manual or other applicable reference material.
13. In Appendix D, there appears to be an extra RRV & Treated Volumes worksheet labeled as "I2D" in the bottom corner of the page. Please review and remove if not applicable.

### General

5. Acknowledged. Authorization of burial activities should be provided in the SWPPP, if obtained. The areas adjacent to Station 28+00 and 44+00 should be moved a minimum of 20 feet from the road.
8. Where will excess cut be placed?

Map, Plan and Engineering Report

2. Table 4-5 was not attached. Table 4-5 was referenced in "Compute Tribeca Estates Sewage Flows vs. Collection Pipe Capacities".

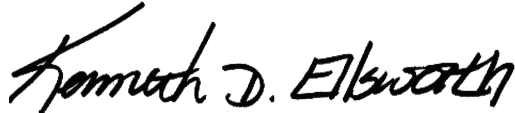
Planning

6. Acknowledged, waiting on Wildlife Study.

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:

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