

August 31, 2022

Chairman Eickman and Planning Board members
Town of East Fishkill Planning Board
330 Route 376
Hopewell Junction, New York 12533

RE: Summit Woods

Chairman Eickman and Planning Board members,

This office is in receipt of a comment letter from CPL dated June 22, 2022 and offers the following response comments in **bold**:

There should be a drawing index provided similar to the Montage project.

Provided

2. There are many drawings in the set. Is this development phased? If so, we need to discuss with the Town how each phase will be filed in the DC Clerks office and what drawings will be filed in each phase. A phasing plan will need to be developed with a scope of work for each phase.

Forthcoming

3. The subdivision plats are prepared by Day Stokosa, but they are not the surveyor of record. Will the surveyor certify to the boundary on the D&S plans? On Montage the surveyors firm prepared the plats.

Formal plats are to be provided by the applicant's surveyor.

4. The plans have different scales, we recommend all plan sheets have the same scale, at least the engineering plans the plats can be different scale.

The plans are mostly 1"=100'. Where greater detail is required the plans are 1" = 60'. Going to a larger scale will increase the number of plans in the set. While I understand the important fact is the level of detail, some sheets don't require a larger scale. If specific sheets are not in a satisfactory scale, they will be revised on request.

5. On the grading plans, elevations of building should be noted to integrate the grading of the road and driveways. The grading plan should include all utility structures with rim elevations. Proposed contours are hard to read- consider a darker line weight. Spot grades may be needed in critical areas. Drawings should be larger scale.

Line weights have been darkened. Rim elevations are provided. Elevations are provided.

6. Any grading outside of the road right of way may require maintenance easements to the Town depending on the slope.

OK

7. Mass grading will be required to clear and grade the house sites at the time of road construction. This should be incorporated into the erosion and sediment control phasing plans.

This will be incorporated in the phasing.

8. Access to all stormwater facilities needs to be detailed and reviewed with the highway department. Several access driveways are close to dwellings. Access driveways to all maintenance areas of the facilities need to be provided. Details on fencing etc need to be shown.

Understood

9. Pump station locations should be detailed in a larger inset view to properly detail the grading, landscaping and layout components of the pump station.

When the components of each station are known, larger detail will be provided.

10. Why does there need to be a separate drainage plan and utility plan. I understand it may get crowded, but to see how all utilities fit within the road right of way its easier on one plan. Tables can be used for invert elevations or shown on profiles.

Everything is on each profile. Everything is on each profile, the labels for storm are not on the sanitary for clarity.

11. We did not see any sewer house laterals It is important to review sewer laterals to houses and potential elevation conflicts in the road with other utilities.

Provided

12. There are many profile drawings for road and utilities. Typically, one profile is shown, and all data provided to see where there may be conflicts. We can discuss further and DCDBCH should be consulted.

Plans are being forwarded to the health department under separate cover.

13. A Stormwater Pollution Prevention Plan should be submitted. We will review the erosion control plans at same time as SWPPP. Soil testing for stormwater facilities will need to be witnessed by our office.

SWPPP was submitted on November 11, 2021. A digital copy is provided in with this submission.

14. Construction details will be reviewed at a later time.

OK

15. Larger scale drawings may be needed to properly show all details. We also recommend that the layout and content of the drawings be reviewed with the DCDBCH to ensure they are in agreement with the content on the plans they will review.

OK

16. Notes and details need to be added for emergency access and reference made to the developers agreement between Montage and Summit Woods.

This will be added to the phasing notes for each project.

This office is in receipt of a comment letter from HVEA dated June 20, 2022 and offers the following response:

The road intersection grades have been revised.

The detail is updated on the digital set. The hard copies still reflect the sidewalk-less detail. Future submissions will be correct.

Guide rails shall be provided as necessary.

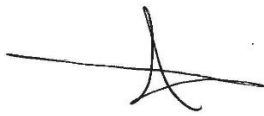
DOT is contacted under separate cover.
The structure has been relocated for future submissions.

Eight copies of the plan set are included in this submission. We look forward to discussing the project at the adjourned public hearing on September 13, 2022.

The road intersection grades have been revised.

Thank you for the consideration.

Sincerely,

A handwritten signature in black ink, appearing to be 'Amy Bombardieri', with a stylized, overlapping loop structure.

Amy Bombardieri
Day and Stokosa Engineering, P.C.
Amy@DayStokosaEng.com