



Also Doing Business As (DBA):



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December 1, 2016

Mr. Leonard Jackson, P.E.
Leonard Jackson Associates
Consulting Engineers
26 Firemens Memorial Drive
Pomona, New York 10970

RE: Orchards
SBL No. 12-1-11.1

Dear Mr. Jackson:

We have reviewed drawing numbers two (2) through nine (9) entitled "Orchards" with a latest revision date of November 4, 2016 and offer the following comments.

1. Thank you for submitting full size drawings indicating that the utilities have been relocated from under the tunnels.
2. As indicated on drawing number two (2), multiple changes have been made to the overall site plan. The below changes to the drawings will require Planning Board and our approval before construction begins.

We have the following comments:

Parking Lot along Road B:

1. Add radii and width of entrance.
2. Revise the turning area at the end of the lot to reflect a minimum of ten (10) feet.
3. Please review grading. The lot is graded flat for the first half and the 1532 contour does not tie back into existing.

Community Center and Pool Parking Areas:

1. Revise turn out area. See note Number 2 above.
2. Indicate the accessible spaces and route on the grading plan. Currently the grade appears to be 5% and must be 2% in the accessible spaces.
3. The grading around the building indicates a 1 on 1 slope. Please revise to a maximum of 1 on 2.
4. The first floor of the northwest corner of the building is greater than 6 feet above grade. Is this condition approved by the ARB?
5. Indicate the accessible route from the spaces to the entrance of the pool deck.
6. Indicate a high point in the parking area between contour lines 1588.
7. The retaining wall for the pool and grading cannot be within the setback.

Revisions to the Storage Tank System:

1. The fence and grading cannot be within the setback.

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Baseball Field:

1. Provide grading.
2. The field and grading cannot be within the setback.

Parking Area and Multi-Use Court:

1. Provide width of access drive and indicate radii.
2. Increase depth of turn out.
3. Provide accessible signage.
4. Indicate high point between contours 1628.
5. Indicate accessible route.
6. Grading cannot be within setback.

Volleyball Court:

1. Provide grading.

Treatment Plant:

1. Remove grading, piping and stone within setback.

Basin #1:

1. Basin #1 is shown on Drawing No. 7, but not on Drawing No's. 2 and 3. Please revise.

3. Provide an updated SWPPP indicating changes.

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

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