



Also Doing Business As (DBA):



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*Architect*

January 4, 2018

Mr. Kirk Rother, P.E.  
Consulting Engineer, PLLC  
5 Saint Stephens Lanes  
Warwick, NY 10990

RE: Rachves II  
SBL No.: 14-1-31 and 21-1-2.1

Dear Mr. Rother:

We have reviewed the drawings entitled "Rachves II" with a latest revision date of November 29, 2017 and offer the following comments:

Existing Conditions Plan (Sheet No. 2)

2. Provide a licensed Surveyor stamp on final drawings.

Grading and Drainage Plan (Sheet No's. 5 & 6)

5. (New Comment) You have raised the basement floor elevations to avoid seepage, please review the grading to confirm that the exposed foundation is in accordance with the ARB decision.

Details (Sheet No's. 17 & 18)

6. You have made the revisions requested however, the bottom of the ditch must be below the daylight point. Also, the subgrade must have a constant slope to the daylight point from the crown. The access road with parking detail indicates a low point which could collect water and adversely affect the longevity of the road. Please revise.

SWPPP Report

4. The E&SC plan shows two (2) phases: north loop and south loop, yet the NOI indicates that approximately 18 acres will be disturbed. Please provide a limit of disturbance (LOD) showing four (4) separate phases to ensure that less than five (5) acres will be disturbed at any one time.

Notice of Intent

1. In the future, please do not submit the NOI to the NYSDEC until our review is complete.

General

2. Provide an Engineering Report addressing the water and sewer utilities.

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

Very truly yours,

Keystone Associates  
Architects, Engineers & Surveyors, LLC

  
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KDE:ltm

CC: Will Illing  
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