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April 4, 2017

Mr. Jay Sheers
Beacon Planning Board Chair
City of Beacon
1 Municipal Plaza
Beacon, NY 12508

RE: 119 Howland Avenue Subdivision
City of Beacon
Tax Map No. 6054-14-278498

Dear Mr. Sheers:

The applicant is looking to subdivide an existing 1.076 ± acre parcel, located at 119 Howland Avenue, into 3 residential parcels. We have reviewed the following plans as related to 119 Howland Avenue subdivision:

- Sheet 1 of 4, entitled "Subdivision Plat prepared for Jonathan Miller", dated February 21, 2017, as prepared by TEC Land Surveying.
- Sheet 2 of 4, entitled "Preliminary Subdivision Plan", dated March 28, 2017, as prepared by Hudson Land Design, PC.
- Sheet 3 of 4, entitled "Erosion and Sediment Control Plan", dated March 28, 2017, as prepared by Hudson Land Design, PC.
- Sheet 4 of 4, entitled "Construction Details", dated March 28, 2017, as prepared by Hudson Land Design, P.C.

Based upon our review of the above referenced submitted plans, we offer the following comments:

Subdivision Plat:

1. As the subdivision plat was revised since the last submission, the plan shall be provided with a revision date.

Subdivision Plan:

1. The existing hedges and landscaping across the front of the lots should be shown on the plans, and a reference made to hedges and landscaping that are to be removed or trimmed as per Note 14 on this plan, in order to allow for site distance. Although the response letter states that this information has been added to Sheet 1 and Sheet 2, the information was not found on either sheet.
2. The two notes stating "Replace Asphalt Curb", shall be revised to read "Replace Concrete Curb".
3. The rim elevations of the existing sanitary manholes shall be provided on the plan.
4. The proposed sewer lateral for Lot 3 traverses along the road right-of-way for almost 90 linear feet, before entering on the proposed lot. We would recommend that the alignment of the sewer lateral from Lot 3 be revised to provide a 45 degree bend outside of the house to direct the service towards the south-east corner of the parcel, and a minor bend at the property line to direct the sewer lateral to the manhole. This will reduce the length of the sewer lateral traversing the right-of-way to roughly 55 to 60 feet.
5. The note at the rear of Lot 2, with regards to the trees to be planted, calls for 16 arborvitae to be planted but the plan only shows 8. All 16 trees should be shown on the plan.
6. It is recommended that the sewer lateral inverts for the laterals from Lot 2 and 3 enter the manhole higher than the invert out of the manhole, to ensure pitch across the interior of the manhole.
7. The word "Departed" in Note 16 should be replaced with "Department".

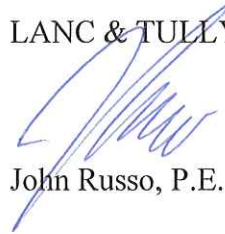
Construction Details:

1. The "Driveway Entrance Detail" should be revised to remove the sidewalk, as sidewalk is not present along the road.
2. The NYSDOT Item No. 304.05 material noted in the "Cast-In-Place Concrete Curb" details shall be revised to read NYSDOT Item No. 304.12.
3. All trench details shall have the hatching lightened, so as to be able to clearly read the information located within the hatched areas.
4. A construction detail for the connection of a sanitary sewer lateral connection to the sanitary sewer manhole should be provided on the plan.
5. The cleanout detail shows the cleanout pipe to extend 6 inches above grade. We would recommend that the cleanout pipe be lowered to just below grade level, and a valve box be provided over the cleanout pipe for protection against damage.

This completes our review at this time. Further comments may be forthcoming based upon future submissions. A written response letter addressing each of the above comments should be provided with the next submission. If you have any questions, or require any additional information, please do not hesitate to contact our office.

Very truly,

LANC & TULLY, P.C.



John Russo, P.E.

Cc: John Clarke, Planner
Nick Ward-Willis, Esq.
Tim Dexter, Building Inspector