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April 3, 2017

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

RE: 16 Church Street
City of Beacon
Tax Map No. 5954-28-885953

Dear Mr. Sheers:

The applicant proposing to subdivide an existing 0.33± acre parcel, located at 16 Church Street, into 2 residential parcels. We have reviewed the following plans as related to 16 Church Street subdivision:

- Boundary & Topographic Survey prepared by Daverne Judge-Darity, dated March 23, 2017, as prepared by Automated Construction Enhanced Solutions, Inc.
- Sheet 1 of 4 (GI101), entitled "Cover Sheet", with the latest revision date of March 27, 2017, as prepared by M.A. Day Engineering, PC.
- Sheet 2 of 4 (CS101), entitled "Preliminary Subdivision Plan", dated January 26, 2017, as prepared by M.A. Day Engineering, PC.
- Sheet 3 of 4 (CS102), entitled "Grading & Erosion Control Plan", dated January 26, 2017, as prepared by M.A. Day Engineering, PC.
- Sheet 4 of 4 (CS501), entitled "Construction Details", dated January 26, 2017, as prepared by M.A. Day Engineering, PC.

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

General Comments:

1. Based upon the I&I Study conducted by the applicant's engineer, it was found that a number of roof drains and the sump pit drain to the sanitary sewer line. As part of the project, the applicant shall disconnect all storm drainage connections from the City's sanitary sewer line. The plans should also show where the roof drains will drain to, as well as where the sump pit will drain to. Furthermore, Note No. 3 on Sheet 2 of 4 should be revised to state "Upon disconnection of the roof drains and sump pit from the sanitary line, the City of Beacon Building Department shall be contacted to verify that all disconnections have been made."
2. All sheets that have been revised shall be provided with a revision date.

Cover Sheet:

1. Note (b) under the zoning bulk regulations should be revised to specifically state what the zoning variance was issued for. We would also recommend that this note be added to the Subdivision Plat.

Subdivision Plat:

1. The driveway of the neighboring parcel to the north-east encroaches on proposed Lot 2 by approximately 2.5±feet. How will this be addressed?
2. The spot elevations shown on the survey drawing should be provided on the subdivision plat.
3. The location of the upstream manhole along North Elm Street should be provided on the plan, along with the rim and pipe invert(s) of the sewer line running along North Elm Street.
4. As the proposed dwelling unit for Lot 2 is proposed to have a basement, a note should be added to the plan that reads "Sump Pumps to be provided for footing drains, if necessary. The type of pump and methods used to ensure proper drainage shall be acceptable to the City of Beacon Building Department."
5. The location of the proposed clean-out on the sanitary sewer service for Lot 2 should be shown on the plan.
6. The plan should show where the proposed roof leaders and sump pits for Lots 1 and 2 will drain to.

Construction Detail Plan:

1. The concrete curb and driveway entrance details should note the Item #4 subbase material to be used within the road right-of-way as NYSDOT Item No. 304.12
2. As the existing water main is a 6" cast iron pipe, we would recommend that the water service detail be revised to include a tapping saddle. The detail shall note the make and model of the tapping saddle.

This completes our review at this time. Further comments may be forth coming 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