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April 5, 2016

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

RE: 25 Townsend Street
City of Beacon
Tax Map No. 6055-03-383149

Dear Mr. Sheers:

Our office has reviewed the plans entitled "25 Townsend Street", as prepared by Hudson land Design, and consisting of the following sheets:

- Sheet 1 of 3, entitled "Existing Conditions", with the latest revision date of March 28, 2017.
- Sheet 2 of 3, entitled "Preliminary Subdivision Plan", with the latest revision date of March 28, 2017.
- Sheet 3 of 3, entitled "Subdivision Details", with the latest revision date of May 31, 2016.

Based on our review of the submitted plans, we offer the following comments:

1. A storm water pollution prevention plan (SWPPP) shall be prepared for the project.
2. The limits of disturbance should be shown on the plans, along with the size of the area of disturbance provided on the plan.
3. A construction phasing plan should be provided for the project.
4. The project will require Dutchess County Department of Health approval for the extension of the water distribution and sewer collection systems.
5. Water system pressures and fire flows for the proposed project should be provided.
6. The applicant is proposing a Homeowners Association for the maintenance of the stormwater ponds proposed as part of the project. This may be problematic regarding long range operations and maintenance. We would suggest the Applicant contact the Planning Board Attorney to discuss what alternatives may be available.

7. Sheet 1 should show DeSoto Avenue and Townsend Street, and DeSoto Avenue should be labeled.
8. Sheet 2 should include the Now or Formerly information as shown on Sheet 1.
9. Additional contour labels should be provided on the existing contours on Sheet 2.
10. The subdivision plan and utility profile shall be provided at larger scales.
11. The labeling on the subdivision plan and profile should be cleaned up so that it is legible and does not cross over other labeling.
12. The metes and bounds for each lot, easement, and the road right-of-way, shall be provided on the plan.
13. Based upon a previous consultant meeting between the City's consultants and the project engineer, it was determined that the extension of the road to the south-west towards the Highlands of Beacon property was not feasible. If so, a note to remove the proposed 50-foot right-of-way between Lots 8 and 9, should be shown on the plan.
14. It appears that a significant number of trees will need to be removed along the south-easterly side of the property to allow for the installation of the proposed drainage line across the rear of Lots 10 thru 13. While on the Applicant's property, these trees currently provide a substantial visual buffer for the neighboring properties. We would recommend the Applicant make every effort to preserve these trees or consider planting additional trees along the rear of these lots to provide for a buffer between the project site and the existing residents.
15. Additional grading should be provided around Lots 1 thru 8 to ensure stormwater runoff is directed away from the proposed dwellings.
16. The location of roof leader and footing drain discharges should be shown on the plan.
17. The grading for the driveway turn-around on Lot 6 should be revised.
18. The profile shows the sewer main to reach depths of 13+ feet. Given the proposed depth of the sewer main, we would recommend that the proposed pipe have thicker walls (SDR 26, SDR21, etc.), so as to reduce the chances of deflection of the pipe over time.
19. With regards to the proposed sewer system, the applicant's consultant should prepare a sewer study that evaluates the hydraulics of the receiving sewer collection system to ensure that sufficient capacity exists to accept the additional sewage generated by the proposed project. We would recommend that the analysis be conducted from the site to the sewage treatment plant, to ensure that the proposed project will not generate any sewer overflows. The applicant's consultant is requesting that this study be conducted by the City's consultants to allow for modeling of the sewer system. The applicant will need to provide the expected

sewer flows for the project, so that they can be provided to the City's consultant for modeling of the sewer system.

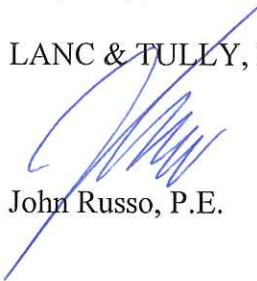
20. The profile should be updated to show the proposed water main, and the size of the water main should be noted on the plan. An additional profile should be provided for the storm drainage line proposed along the rear of Lots 10 thru 13, and to the stormwater pond.
21. The profile should be extended to start at the intersection of Townsend Street and DeSoto Avenue so that the grade of the existing road approach can be seen, and to clearly show how the proposed road will be tied in. Currently the profile starts at Sta. 0+50, and shows the road grade proposed at 11.7% for approximately 50 feet. Section 192-9, Paragraph D, of the City Code states "The grade of the street shall not be in excess of 10% nor less than 1%. By permission of the City Superintendent of Streets and the City Engineer only shall a grade of more than 10% be allowed due to topographic conditions. In no case shall a grade exceed 12% without special exception by resolution of the Planning Board." We would recommend that project consultant look at re-grading the first portion of the road to allow for a 10% grade. This may also require that the project consultant to look at reconstructing a portion of Townsend Road from the intersection of Desoto Avenue.
22. As drainage from the site sheet flows on to the neighboring parcel to the south-west, the applicant's consultant shall ensure that the proposed drainage does not provide a point discharge on to the neighboring parcel or negatively impact the neighboring parcel.
23. As noted in a prior review, there is a significant amount of cross-lot grading proposed. It is recommended that this grading to be completed prior to the sale of any of the individual lots or the building of any homes. This should be discussed with the Planning Board Attorney to determine how best to accomplish this.
24. The maintenance access around the stormwater facilities should be increased to ensure a vehicle can maneuver around the facility to allow for proper maintenance of the facility.
25. The grading in the stormwater pond area should be adjusted to ensure that there is access to drainage structure DMH-5, to allow for future maintenance.
26. The Planning Board should discuss whether there is or is not a need for sidewalks along the proposed project road. At present, no sidewalk exist along Townsend Road or DeSoto Avenue.
27. A Landscaping Plan and details should be provided for the project, showing the landscaping of the proposed island in the cul-de-sac and street trees along the road.
28. Cross-section details of the proposed stormwater facilities should be provided on the plan
29. The hatching on several of the construction details shall be lightened so that the text within these areas is legible.

30. The "Cul-De-Sac Detail" should be revised to match the proposed cul-de-sac shown on the plans.
31. The "Local Street Cross-Section Detail" shall be revised to reflect the use of NYSDOT Item No. 304.12, not 304.03.
32. Additional construction details shall be provided for sanitary sewer structures and drainage structures.

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: David Stolman, AICP, PP
Nick Ward-Willis, Esq.
Tim Dexter, Building Inspector