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May 3, 2018

Mr. John Gunn  
Beacon Planning Board Chair  
City of Beacon  
1 Municipal Plaza  
Beacon, NY 12508

RE: Ferry Landing at Beacon  
Beekman Street  
City of Beacon  
Tax Map No. 5954-33-556840

Dear Mr. Gunn:

The applicant is proposing the development of 6 residential town house units on a 0.56 acre parcel located in the "Linkage District" zone at the intersection of Beekman Street and Ferry Street. We have reviewed the "Drainage Easement" description, "Preliminary Plat for Ferry Landing at Beacon", dated March 30, 2018, as prepared by John Post, L.S., along with the plan set entitled "Ferry Landing at Beacon" consisting of the following plans as prepared by Michael Wolfe, Architect:

- Sheet 1 of 9, entitled "Site Information Plan", dated March 30, 2018.
- Sheet 2 of 9, entitled "Existing Site Plan", dated March 30, 2018.
- Sheet 3 of 9, entitled "Site Development Plan", dated March 30, 2018.
- Sheet 4 of 9, entitled "Site Grading Plan", dated March 30, 2018.
- Sheet 5 of 9, entitled "Site Utility Plan", dated March 30, 2018.
- Sheet 6 of 9, entitled "Utility Profile Plan", dated March 30, 2018.
- Sheet 7 of 9, entitled "Sight Distance Plan", dated March 30, 2018.
- Sheet 8 of 9, entitled "Site Details Plan", dated March 30, 2018.
- Sheet 9 of 9, entitled "Site Details Plan", dated March 30, 2018.

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

General Comments:

1. The drainage easement description for the portion of the easement along Ferry Street should be revised to reflect a distance of 47.75 feet through the HOA parcel. The description currently notes a distance of 37.60 feet. The subdivision plat and description should be consistent.

2. A double check valve shall be installed on each water service. A construction detail shall be added to the plan for this, and the double check valve shall be approved by the City of Beacon.
3. Construction details for the proposed "Steel Curbing", as called out on Sheet 3 shall be provided on the detail sheets.

Sheet 2 of 9 (Existing Site Plan):

1. The existing  $\frac{3}{4}$ " water service that enters the site from Beekman Street, near the intersection of Ferry Street, shall be noted as to be abandoned. Abandonment of the service shall be done in accordance with City of Beacon Water Dept. requirements.
2. The limits of exposed rock shall be clearly delineated on the plan. At present, there is a call out for exposed rock that points to a topographic line.

Sheet 3 of 9 (Site Development Plan):

1. The proposed lighting shall be shield so that there is not light spillage on to the neighboring parcels.
2. We would recommend that the sidewalk proposed along the front of the project site on Beekman Street be run directly behind the curb line so as to be consistent with the other sidewalks along the road.
3. The plan should note the installation of ADA compliant ramps at either end of the sidewalk along the front of the project site.

Sheet 4 of 9 (Site Grading Plan):

1. Additional spot elevations should be provided through the parking lot to show how drainage is directed towards the 3 catch basins located with the drive.
2. Silt fencing should be installed along a portion of Ferry Street due to the grading proposed in this area.
3. The "Stabilized Construction Entrance" detail in the top left corner has additional lines above the detail that should be removed, as they do not appear to be associated with the detail.

Sheet 5 of 9 (Site Utility Plan):

1. It is recommended that an additional catch basin be added to the south side of the entrance along the curb line to catch water from the site, and to also catch water running along the south edge of Beekman Street towards the entrance.

2. ADA compliant ramps should be called out on either end of the sidewalk proposed along the front of the project site.
3. There is currently an existing 8" sewer line that extends into the site from the sewer manhole located on the north side of Beekman Street, to service this parcel only. It should be noted on the plan that this line is a private line and shall be owned and maintained by the HOA.
4. The sewer line that enters the site should be extend straight to a point between Units 1 and 2, and then a bend put on the line to redirect the line along the front of the building.
5. Unit #2 should be labeled as such.
6. We would recommend that a catch basin be installed along the curb line on Ferry Street, instead of a drainage manhole. This will allow for the collection of storm water running down along the edge of Ferry Street.

Sheet 7 of 9 (Sight Distance Plan):

1. The sight distance should be labeled on the lines.
2. We would recommend a table be provided on the plan noting the required sight distances and the proposed sight distances.
3. The sight distance measurement should be for the actual sight distance that can be achieved, not just to show meeting the minimum required.

Sheet 8 of 9 (Site Details Plan):

1. "Typical Sewer Service Detail" should be modified to note the use of SDR 35 PVC pipe.
2. All trench details shall be modified to note the use of NYSDOT Item No. 304.12 for backfill within the City's road right-of-way. Material shall be backfilled in 8" maximum lifts and tamped to at least 95% proctor.
3. "Typical Water Service Detail" should be modified to note the corporations and curb valves to be manufactured by Mueller and shall be of the compression type.
4. The concrete sidewalk and curb details shall be modified to meet the requirements of the City's specifications. The details shall also note the strength of concrete to be 4,000psi.



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  
Jennifer Gray, Esq.  
Tim Dexter, Building Inspector