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June 6, 2018

Mr. John Gunn, 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. Gunn:

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 8, entitled "Existing Conditions and Demo Plan", with the latest revision date of May 29, 2018.
- Sheet 2 of 8, entitled "Preliminary Subdivision Plan", with the latest revision date of May 29, 2018.
- Sheet 3 of 8, entitled "Utility Plan", with the latest revision date of May 29, 2018.
- Sheet 4 of 8, entitled "Utility Plan & Profile", with the latest revision date of May 29, 2018.
- Sheet 5 of 8, entitled "Erosion & Sediment Control Plan", with the latest revision date of May 29, 2018.
- Sheet 6 of 8, entitled "Construction Details", with the latest revision date of May 29, 2018.
- Sheet 7 of 8, entitled "Construction Details", with the latest revision date of May 29, 2018.
- Sheet 7 of 8, entitled "Construction Details", with the latest revision date of May 29, 2018.

Based upon our review of the above referenced plans, and the project engineer's response letter of May 29th, 2018, we offer the following comments:

1. This project appears to disturb less than 5 acres and have less than 25% impervious cover, which the NYSDEC requires a SWPPP that only includes erosion control. However, the City of Beacon Code requires all projects that disturb over 2 acres to have a SWPPP that includes water quantity and water quality controls. See Chapter 190-7 of the City of Beacon Code for the requirements for a SWPPP. The SWPPP should be revised to include or calculate water quality treatment. *The applicant's consultant notes that the final SWPPP will be provided with the final subdivision plan.* The SWPPP should be submitted before final submission so that it can be reviewed, allowing for any revisions required to the SWPPP or plans prior to final submission.

2. The test results of the soil testing performed on August 23, 2017 shall be made part of the SWPPP. *The applicant's consultant notes that the soil testing results will be made part of the final SWPPP.*
3. The project will require Dutchess County Department of Health approval for the extension of the water distribution and sewer collection systems following SEQR determination. Copies of all submissions to outside agencies shall be submitted to the Planning Board.
4. 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. *The applicant noted that their attorney will work with the City's attorney regarding all required legal agreements related to the project.*
5. Sheet 1 of the plan set shall be revised that is Sheet 1 of 8, not Sheet 1 of 7 as currently noted.
6. The metes and bounds for each lot, easement, and the road right-of-way, shall be provided on the subdivision plan. *The applicant's consultant notes that the information requested will be provided on the final subdivision plat.*
7. The proposed maintenance access to the proposed stormwater facility will be across lands that are being dedicated to the City of Beacon as road right-of-way. As such, a license agreement will need to be acquired from the City of Beacon to allow for the location and use of the proposed maintenance access as currently shown on the plan. *The applicant noted that their attorney will work with the City's attorney regarding all required legal agreements related to the project.*
8. As previously noted, Sheet 1 entitled "The Existing Conditions and Demo Plan" should show the location of the existing water main in Townsend Street, along with any associated valves. This would include labeling the size of the water main and the pipe material.
9. Sheet 2 has a call out for the 50-foot right-of-way located off the end of the cul-de-sac, but this sheet also shows a dimension of 48.2 feet for the right-of-way. This dimension should actually read 50-feet, and it shall be verified that the right-of-way is actually 50-feet in width.
10. The lowest sewerable elevation (LSE) for each dwelling should be noted on the plans. *The applicant's engineer notes that this will be provided as part of the final submission.*
11. The utility plan shall note how connection to the existing water main will be made in Townsend. Will a wet-tap be required, or are valves present that would allow for the temporary shut-down of the existing line near the tie-in location to allow for the direct extension of the water line? Although the applicant's engineer notes that this is to be coordinated with the City Engineer and City Water Department, we believe that this should be addressed at this time, as this connection will also be reviewed by the Dutchess County Department of Health.

12. The Utility Plan should show the reconnection of the existing water hydrant near the entrance of the project site, as the installation of the new water main extension is shown to start roughly 8 feet prior to this hydrant. The plans should also show where the existing line that feeds the hydrant from the main water line is located.
13. We would recommend that the applicant's engineer run the proposed water line extension on the south side of the road and the sewer line on the north side of the road in order to eliminate the four (4) sewer main and water main crossings shown on the current utility layout. This would also eliminate the need to deepen the water main to 10 feet around Sta. 4+35.
14. An additional street cross-section detail should be added to the plans to reflect that portion of the road with a grass strip located between the curb line and the sidewalk.
15. Construction details for sidewalks without curbing shall be added to the plans.
16. Sheets 4 and 6 both show a construction detail for monolithic curb and sidewalk. We would recommend that one of the details be removed.

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