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August 3, 2018

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

RE: 32 Alice Street Subdivision
City of Beacon
Tax Map No. 6054-47-320616

Dear Mr. Gunn:

The applicant is proposing a 2-lot residential subdivision of a 0.47 ± acre parcel located at 32 Alice Street. We have reviewed the following documents and plans as related to the project:

- Report entitled "Drainage Report for 32 Alice Street Subdivision", dated July 31, 2018, as prepared by Hudson Land Design.
- Infiltration and Inflow (I&I) Investigation report dated July 23, 2018, as prepared by Hudson land Design.
- Sheet 2 of 4, entitled "Preliminary Subdivision Plan – 32 Alice St. Subdivision", with the latest revision date of July 31, 2018, as prepared by Hudson Land Design.
- Sheet 3 of 4, entitled "Erosion & Sediment Control Plan – 32 Alice St. Subdivision", with the latest revision date of July 31, 2018, as prepared by Hudson Land Design.
- Sheet 4 of 4, entitled "Construction Details – 32 Alice St. Subdivision", with the latest revision date of July 31, 2018, as prepared by Hudson Land Design.

Note that Sheet 1 of 4, entitled "Preliminary Subdivision Plat prepared for 32 Alice Street" as prepared by TEC Land Surveying was not included and therefore has not been reviewed at this time. Our previous comments of June 29, 2018 as related to this sheet still need to be addressed. Based upon our review of the drainage report, infiltration and inflow investigation, and plans, we offer the following comments:

General Comments:

1. As the project will require variances, we would recommend that the Planning Board refer the applicant to the Zoning Board of Appeals.
2. The Infiltration and Inflow report should be signed and sealed by a licensed professional.
3. Maintenance requirements for the proposed stormwater infiltrator system on Lot 2 and the rain garden on Lot 1 should be provided on the plans. We would further recommend that maintenance agreements be prepared for these systems and that the agreements be linked to the deeds of these parcels to ensure the perpetual maintenance of these systems in the future.

Sheet 2 of 4 (Subdivision Plan):

1. The Infiltration Table and Deep Test Hole Table should be updated to state that testing was observed by representatives of Lanc & Tully, P.C.
2. The "Legend" on the plan should be updated to state what the symbol "DB" illustrates as shown on the plan.
3. Additional elevation labels shall be provided on the contours.
4. The plan should note what the structure is located just prior to the stormwater system on Lot 2 as an inlet structure.

Sheet 3 of 4 (Erosion & Sediment Control):

1. The "Legend" on the plan should be updated to reflect the line type for proposed limit of disturbance as shown on the plan.

Sheet 4 of 4 (Construction Details):

1. An additional detail should be added to show what types of plants and soil material that will be used in the proposed rain garden.
2. Construction details for the proposed retaining wall should be provided on the plans.
3. The applicant's consultant may want to consider revising the driveway detail to show a 3" pavement section consisting of just top course.
4. On the detail labeled "Underground Detention System" there is a comment labeled Inlet Structure (Refer to Plans). This structure is not currently called out on the plans and should be updated accordingly.

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
Jennifer Gray, Esq.
Tim Dexter, Building Inspector