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August 8, 2018

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

RE: Edgewater
City of Beacon
Tax Map Nos. 5954-25-566983, 574979,
581985, & 5955-19-590022

Dear Mr. Gunn:

Our office has reviewed the following documents as submitted for the Edgewater project:

- Sheet 1 of 15, entitled "Site Plan", last revised July 31, 2018, as prepared by Hudson Land Design, TEC Land Surveying, Landscape Restorations, and Aryeh Siegel, Architect.
- Sheet 10 of 15, entitled "Grading and Utility Plan", last revised July 31, 2018, as prepared by Hudson Land Design.
- Sheet 13 of 15, entitled "Site, Landscaping and Erosion & Sediment Control Details", last revised July 31, 2018, as prepared by Hudson Land Design.
- Stormwater Pollution Prevention Plan for Edgewater, last revised July 31, 2018, as prepared by Hudson Land Design.

The applicant has reduced the total number of units to be constructed at the site from 307 to 246, a 65 unit reduction, due to the reduced buildable area after the deduction for steep slopes on site. Based upon our review of the submitted plans and documents, we offer the following comments:

General Comments:

1. The lower access drive from the project crosses over a 155± foot section of Branch Street that is a City Road. Presently, this section of road only serves as an access to the Bobbit parcel, but will eventually be one of the primary access drives to the proposed project providing access to the residents of the proposed project. The maintenance of this section of road (snow removal, pavement maintenance, etc.) should be discussed with the City of Beacon, but we would recommend that the maintenance of this section of Branch Street be the responsibility of the proposed development since it is being used as a primary access to the project.

2. The construction detail for the retaining wall system should be revised to note that the wall is to be design and sealed by a licensed engineer in the State of New York, and that the plans will be submitted to the Beacon Building Department prior to construction.
3. The stormwater cistern located in building 4 notes that a 12" diameter overflow pipe will be used preventing overtopping of the tank. The location of this pipe and the downstream connection point should be shown on the plans.
4. Maintenance requirements and schedule for the proposed bio-retention area should be provided on Sheet 10.
5. A Stormwater Management System Operation and Maintenance Plan should be prepared for the project, and should be included within the SWPPP.
6. The water quality volume calculations for the infiltration basin provided in Appendix F of the SWPPP note that the provided treatment capacity is from the HydroCAD model. This number doesn't appear to match the information in the HydroCAD model and should be checked.

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 Clark, Planner
Jennifer Gray, Esq.
Tim Dexter, Building Inspector