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John J. O'Rourke, P.E., Principal
David E. Higgins, P.E., Principal
John Queenan, P.E., Principal

Rodney C. Knowlton, L.S., Principal
Jerry A. Woods, L.S., Principal

John D. Russo, P.E., Principal
John Lenc, P.E., L.S.
Arthur R. Tully, P.E.

September 7, 2018

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

RE: Penelope Hedges Subdivision
Tax Map: 6054-02-535593
31 Mountain Lane

Dear Mr. Gunn:

My office has reviewed the following in regards to the above subdivision application:

- Letter dated August 28, 2018 from Badey & Watson responding to previous comments.
- Five (5) Sheet Preliminary Plan Set with the latest revised date of August 28, 2018.

Based on our review of the above, we would like to offer the following comments:

1. Sight distances appear acceptable with the proposed grading. **This grading should be made part of the delineated disturbance area.**
2. Based water pressure calculations provided by Badey & Watson, a booster pump will be required at the proposed house to provide for adequate pressure. A note shall be added to Sheets 1 and 2 stating that the proposed dwelling on Lot 2 shall require a booster pump for the water system. The applicant's consultant should also consider increasing the size of the service line from 3/4" to a larger diameter to reduce the friction loss through the service line.
3. The applicant is proposing to plant four (4) new trees between the proposed septic field for Lot 2 and the road. We would further recommend that the applicant also look at installing additional trees on Lot 1 between the septic expansion area and the road, given that 40 trees are being removed as part of the project.
4. The project is for single-family homes and will disturb over 1 acre. Chapter 190-7B of the City Code describes the required contents of the SWPPP. This information is necessary for all land development activities, although the post-construction stormwater runoff controls component will not be necessary for this project. This should be a standalone document. The City of Beacon, as an MS4, will need to review and approve this SWPPP along with the NOI prior to submission to the NYSDEC.

5. We recommend that the dry wells be kept off-line until all contributing areas have been stabilized. The construction sequence should be revised to note the timing of the dry wells and stabilization.
6. The Drainage Detail on Sheet 2 includes thick red lines that appear to represent the shared access easement and property boundaries. These lines should be made thinner to improve legibility. There is also overlapping text that obscures some catch basin elevations. The locations of text should be revised to improve legibility.
7. The stormwater pipe from CB#2 is shown daylighting in the swale along the shared driveway before being recollected by CB#3. We recommend this pipe be directly connected to CB#3.
8. Although Sheet 2 notes that retaining walls are to be designed by a licensed engineer, the note should be expanded to state that all retaining wall designs shall be submitted to the City of Beacon Building Department for review prior to construction of walls. It shall also note that the construction of the walls shall be certified by a licensed engineer, and said certification provided to the building department upon completion of wall construction.

This completes our review at this time. Further comments may be provided based on future submissions. 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: Jennifer Gray, Esq.
Tim Dexter, Building Inspector
John Clarke, City Planner