

LANC & TULLY, P.C.

To: Mayor Casale and the Beacon City Council

From: John Russo, P.E.

cc: Nick Ward-Willis, Esq.; Tim Dexter, Building Inspector; Anthony Ruggiero, Administrator; File

Date: November 26, 2018

Re: 23-28 Creek Drive - Beacon

We agree with the comments presented by John Clarke, and based upon our review of the submitted documents and concept plans for the above referenced project we offer the following additional comments:

1. The sanitary sewer main running through the project site is currently owned by the City and should be reflected as such. The plan should note the proposed ownership of the water main to be installed.
2. The plans should show a 20-foot easement over the lines (sewer, water, etc.) that will be owned by the City for access and maintenance. We would recommend that these be shown at this time to ensure that it does not impact any of the proposed layout for the site.
3. May wish to consider having an overflow structure for the proposed infiltration basin on the south side of the site that drains out to the creek. If the basin were to overflow as currently presented, it would flow over the spillway and flood the area and trail to the south of the project. Soil testing will need to be conducted to verify that the proposed system can actually be used.
4. The two trees shown to the south of the building are proposed to either side of the existing sewer main. Trees should not be planted over or in close proximity to the sewer and water utilities as the root systems from the trees eventually impact the utilities.
5. Consideration should be given to additional landscaping to the south end of the project.
6. Snow removal should be looked at to determine where snow will be stored. If removal is proposed, what is the time frame for removal after the storm event?