

ARDEN CONSULTING ENGINEERS, PLLC

November 19, 2018

City of Beacon Planning Board
Attn: John Gunn, Chairman
1 Municipal Plaza
Beacon, NY 12508

**Re: Proposed 2-lot Residential Subdivision
SBL: 5954-50-687603
Dellaportas Enterprises I
Dennings Avenue
City of Beacon, NY**

Response to Comments

Dear Mr. Gunn:

We have obtained Dutchess County Health Department waivers for water and sewer separation distances associated with the referenced project. We are now seeking to continue the two-lot subdivision process with the City of Beacon Planning Board.

Below you will find responses to the comments from Lanc & Tully's 1/7/16 letter as well as the Frederick P. Clark letter dated 1/8/16.

Responses to Lanc & Tully Comment Letter dated January 7, 2016

1. The water that is running through the existing swale is collected in a 24" HDPE and routed to the existing stormwater piping on Dennings Avenue. It should be noted that this water appears to have always flowed in this direction and entered the stormwater piping on Dennings. The source of the water appears to be a combination of site runoff, neighboring roof and footing drains as well as seasonal groundwater. This water has been effectively collected in the aforementioned 24" HDPE pipe for several years now and routed to the storm water piping on Dennings Avenue. The water has not impacted the existing residence on the site to date, and it does not appear that the proposed residence located to the southeast of the swale will have an impact. Regardless, it is proposed to construct a 10" diameter HDPE french drain to intercept any groundwater in the area behind the proposed dwelling on lot 2 and route it to the 24" HDPE inlet pipe located behind the dwelling on lot 1.
2. A drainage study has been prepared and attached under cover of this letter. It is my understanding that the Contractor did not size the 24" HDPE pipe that was installed. The drainage study used a 25-year storm event which is typical for sizing drainage conveyance structures similar to this. The results of the HydroCAD model indicate the existing 24" HDPE pipe has adequate capacity to convey this flow to the 18" HDPE pipe. The 18" HDPE pipe appears to also be adequately sized for a 25-year storm event.

3. The locations of roof and footing drains have been shown on the revised plans. All of the roof and footing drains that were located have been plugged or re-routed and no longer drain onto the subject parcel.
4. The existing utilities along with material and size that service the existing dwelling on lot 1 have been shown.
5. An excavator exposed the area in question regarding the 24" HDPE pipe and the project surveyor mapped the location now shown on the plans.
6. The invert of the 24" drainage pipe at the rear of the parcel is now shown on the plans.
7. All utilities within Dennings Avenue have been shown on the plan with their respective pipe size and material.
8. The Grading & Utility plan has been increased to a scale of 1"=20'.
9. All existing and proposed utilities have been shown within the 25' wide strip along with the proposed easement. The project was reviewed by the Dutchess County Health Department (DCHD) and waivers were granted for the water and sewer separation distances currently shown. A copy of the DOH letter is attached.
10. The grading behind the proposed residence on lot 2 has been revised to provide a useable rear yard while also directing stormwater runoff away from the residence. Note 21 has been added to sheet one stating a geotechnical engineer shall design the retaining wall prior to issuance of a building permit.
11. The grading has been revised to account for all consecutive contours.
12. The project was reviewed by the Dutchess County Health Department and waivers were granted for the water and sewer separation distances currently shown.
13. The plan has been revised to depict a common driveway with a minimum width of 16'. A minimum width of 12' has been shown for lot 2 where the driveway branches off.
14. Existing and proposed easements have been shown on the subdivision plat on sheet 1. A copy of the operation and maintenance agreement for the common driveway is also included in this submission for review.
15. The proposed subdivision line now runs along the centerline of the common driveway to the point where each driveway branches off.
16. The location of the "parking area" for lot 2 is intended to be a driveway turnaround for the proposed garage. The parking area is greater than 5 feet from the side lot line.
17. The LSE has been provided and approved by the DCHD.

18. The comment is duly noted. We will address the maintenance agreement concern once feedback is obtained from the Planning Board.
19. An inlet protection detail has been placed on sheet 3 for catch basin protection during construction. A hay bale silt barrier detail has been added to the plan on sheet 3 for protection of the 24" HDPE pipe inlet.
20. The project was reviewed by the Dutchess County Health Department and waivers were granted for the water and sewer separation distances currently shown with associated construction details.
21. The comment is duly noted. We will address any fence concerns once feedback is obtained from the Planning Board.

Responses to Frederick P. Clark Comment Letter dated January 8, 2016

1. Comment duly noted.
2. We have attempted to show all existing features on the site. The vegetation on the site has been largely removed.
3. Setbacks are now labeled on the plat.
4. Sight distance lines are now shown on the plat.
5. An easement is now provided for the proposed common driveway, and an easement maintenance agreement is also provided for review and approval. An equal amount of road frontage is now provided for each lot.

Please place us on the next available Planning Board agenda to discuss this matter further.

Do not hesitate to contact us if there are any questions or concerns.

Sincerely,

Arden Consulting Engineers, PLLC



Michael A. Morgante, P.E.

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