



ORANGE COUNTY DEPARTMENT OF PUBLIC WORKS

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Commissioner

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VIA E-MAIL: mam@ardenconsulting.com

October 2, 2020

Michael Morgante, P.E.
Arden Consulting Engineers, PLLC
P.O. Box 340
Monroe, NY 10949

Re: 1251 Kings Highway LLC
County Road 13 (Kings Highway) & County Road 82 (Bellvale Rd)
Town of Chester, SBL: 17-1-99.221
OCDPW Review #19-0046

Dear Mr. Morgante:

This Department has reviewed the site plan prepared by your office last revised September 8, 2020. Please note the following comments to be addressed:

1. Provide three (3) concrete monuments at the following points along the right-of-way.
 - a. Southern most corner along CR 13 between bearings N86°03'41"W and N05°59'21"E.
 - b. At the intersection of CR 13 & 82 between bearings N15°55'28"E and 86°48'44"E.
 - c. Eastern most corner along CR 82 between bearings S70°40'50"E and S01°23'56"E.
2. Provide a concrete monument detail.
3. Sight distance for the Lot 2 driveway is limited looking to the left due to existing grades along the line of sight. Provide a line of sight profile from the driver's eye to an object in the northbound lane on County Road 13 that is 610 feet in length. Provide grading on the site plan that will provide a clear line of sight the minimum required distance of 610 feet. Finished grades along the line of sight should be 2 feet below the line of sight with a 10-foot offset minimum.
4. Commercial driveways:
 - a. Each entrance should be revised to provide a 10' tangent that is offset from the travel lane (white line) by 10-feet. Currently each entrance is laid out with a 10' tangent that is offset from the edge of pavement by 10-feet.
 - b. The culverts for each entrance need to be located at a point that provides the shortest length of drainage pipe practical. Relocate the proposed driveway culverts up the throat of each entrance and realign the roadside drainage ditch. A 167 LF trench drain (Lot 2) and a 162 LF culvert (Lot 3) puts an unnecessary maintenance burden on the County DPW. Please attempt to keep the culverts within the County ROW but if necessary, provide a maintenance easement or land dedication.

5. On Lot 2, it appears that stormwater runoff from all proposed site pavement north of the proposed building and drainage structure CB 4A is proposed to be discharged, via shallow concentrated flow, to the County ROW. This condition cannot be approved by this office. The driveway and loading area runoff must be collected internally, to the extent practical, within the project site. A low point should be created in the driveway throat with catch basins to collect site runoff. Runoff should be released to the rear of the property to more closely match predevelopment conditions.
6. Lot 2 & 3 Driveway Profiles:
 - a. The existing grade profile should be shown to the centerline of the County Road.
 - b. The finished grade profile should begin at the edge of the travel lane (white line). Provide a -6% grade from the white line for 6 feet (shoulder grade) and a -2% grade thereafter for a minimum distance of 25-feet from the white line. Where applicable, a low point is required to be created a minimum distance of 25-feet from the white line (Lot 2).
 - c. The contractor will be required to install full depth pavement in the shoulder area by saw cutting at the white line and replacing the shoulder asphalt. Indicate this with a note or show a saw cut line on the site plan.
7. Label the site sign for lots 2 and 3 on sheets 4 and 5 "Proposed site sign location (see OCDPW Standard Note 18 – sheet 20).
8. Confirm that no landscaping is proposed within 10-feet of any sight distance triangle.
9. Add OCDPW standard notes 17 and 18 to landscaping sheets 8 and 9.
10. Increase the scale of the 'OCDPW Entrance Lot 1' site plan (sheet 19). Provide culvert design information and show grading for a swale into and out of the driveway culvert.
11. Revised the 'Stabilized Construction Entrance Detail' Sheets 13 and 20 to require a construction entrance length of 100 feet minimum for Lots 2 & 3 (Commercial Lots).
12. Revise the title of Sheet 21.
13. Provide a copy of the SWPPP.

We have attempted to make this review as complete as possible; however, upon submitting revised plans and the nature of the revision, further comments may be required. Please provide one (1) hard copy and a digital copy (pdf) of all submitted materials.

Should you have any questions, please contact this office at your earliest convenience.

Yours truly,
Orange County Department of Public Works



Anthony Trochiano, P.E.
Principal Engineer

copy: Travis Ewald, PE, Deputy Commissioner (via e-mail)
Michael Villarosa, PE, Principal Engineer (via e-mail)
Mike Carroll, Senior Engineer (via e-mail)

Megan Tennermann, AICP, OC Planning (via e-mail)
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