

RESIDENTIAL PROJECT REVIEW COMMITTEE ENGINEERING REVIEW	
Date	August 15, 2021 Updated October 28, 2021
Project Name	Alphonso Leonce
Street Location	5 Emmalon Avenue
Section, Block & Lot	122.12/4/67
<u>Engineering Comments:</u>	
<ul style="list-style-type: none"> ▪ Proposed expansion of existing paved driveway within rear of dwelling. Proposed driveway to be a gravel surface. A trench drain with no discharge, except for infiltration, is proposed at the roadway. A retaining wall is proposed along the upper gradient side of the driveway. ▪ The proposed trench drain with infiltration, through its bottom slab, is proposed where the driveway meets the roadway. This is a benefited mitigation of the stormwater, if adequate soil and percolation is available. Please contact our office to schedule testing. ▪ Existing asphalt is proposed to be replaced with a gravel surface. Also new expanded portion of driveway is proposed as a gravel surface. Driveway curb cut improvements will require a Curb Cut Permit from the North Castle Highway Department. I believe the Highway Department will request that the first ten (10) feet of the driveway be a finished asphalt surface. ▪ A retaining wall is proposed along the south, west and north edge of the driveway. The plan depicts a four (4) foot high maximum retaining wall. The topography provided does not permit the wall height to be accurately determined. If the wall height exceeds four (4) feet in height, the wall will need to be designed for overturning and sliding. In addition, the wall will need to be constructed under the supervision of you Design Professional who will need to certify the wall's conformance to the design. ▪ Three (3), 8' wide x 18' long parking spaces are shown on the plan. The Town Zoning Code specifies parking spaces to be 9' wide x 18' long and if enclosed by walls, spaces should be 10' wide by 20' long. The width of the drive aisle is not specified; however, it appears to be less than eight (8) feet wide. The single parking space at the roadway does not allow room for other vehicles to pass. Also, the ability of a vehicle to maneuver around the building should be illustrated. 	

Residential Project Review Committee
Leonce – 5 Emmalon Avenue
August 15, 2021
Updated October 28, 2021
Page 2 of 2

- The root system of a large tree on the neighboring property will likely be impacted with the excavation for the wall in the vicinity of Emmalon Avenue. Also, the wall can not be constructed without excavation onto the neighboring property. The applicant should confirm agreement with the neighboring property owner. Also, all trees to be removed should be listed on the plan.

Plan Reviewed, prepared by Theodore Laurence Strauss and Associates, dated September 11, 2021:

- Plot Plan, Site Details

Signed: _____

John Kellard

John Kellard, P.E.
Consulting Town Engineer