



## Delaware Engineering, PC

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June 1, 2023

Mr. Bruce Flower, Chairman and Planning Board Members (Via email)  
Town of Wappinger Planning Board  
Wappingers Falls, NY 12590

Subject: Chelsea Ridge Apartments WWTP Review  
Tax Parcel # 135689-6056-01-468615  
CPL # 14926.16

Dear Chairman Flower and Planning Board members:

We are in receipt of CPL Architecture's comments on the Chelsea Ridge WWTP Upgrade project offered by Jon Bodendorf, PE. We offer the following *responses* to his comments:

1. Are there any plans to expand the service area as part of this project? *No. The purpose of the project is to add redundancy and extend the longevity of the current plant.*
2. Please add a north arrow to all relevant sheets in the plan set. *A north arrow has been added to relevant sheets.*
3. Please make the notes in the upper right-hand corner more visible on sheets C10-C12. *The notes have been made more visible.*
4. Please add tree clearing notes to sheets C10-C12. The note should state that no tree clearing is permitted between November 1st and March 31st due to the Indiana Bat. *Tree clearing notes relevant to the Indiana Bat have been added.*
5. Based on the elevation provided, it appears that a wall is being proposed that exceed four feet in height. The engineer will have to provide wall details stamped by a licensed NYS Professional Engineer for review and approval. *See added Sheets S100 and S300.*
6. Please provide a sewer connection detail for the proposed 4" SDR-26 drainage pipe. *Sewer lateral connection detail has been added to Sht. C100*
7. The area of disturbance should include the installation of the proposed 4" drainage pipe. *The area of disturbance has been extended to include the drainage pipe. It now is 0.16 AC.*
8. ESC devices should be shown in the area around the proposed 4" drain line installation. *Silt fence has been added to the connection area.*

9. Please update the provided profile to show where the forcemain is in comparison to the proposed 4" drain line. *Approximate force main location has been added to the drain profile.*
10. Please revise the 201 contour on sheet C11. It is not clear where this contour is terminating. *Grading and contours in this area have been corrected.*
11. Please provide erosion control matting for any slope exceeding 25%. Please add an erosion control matting detail to the plan set. *Additional ESC details have been added on added Sht. C102*
12. Please provide level spreaders for all 6" drain pipes to daylight. *Level spreaders have been added to all discharge points.*
13. There is a fence shown on sheet C10. Is this fence to remain or be removed? Please clarify. *The fence is to be removed. A note has been added to Sht. C10*
14. Please add dimension to the proposed drive. *The drive is 16' wide along the new building. The remainder ties into the existing drive. A dimension has been added to Sht. C11*
15. Please denote any wooded areas in and around the project site. Any tree with a diameter of 12" or larger (measured at breast height) should be located and shown on the plans. *The tree lines have been added to the drawings. There are no trees 12" DBH or larger in the area of disturbance. The area to be cleared is underbrush and a few saplings.*
16. Please revise the roof drain detail to show a minimum of 18" of cover over the top of the pipe. *The detail has been revised to show a minimum of 18" of cover over roof drain lines.*
17. The "Project Location Address" on the SEAF does not match the address on the Application. Please clarify and revise as needed. *The actual street address of the WWTP is 27 Canterbury Lane (911 address?). Dutchess County Real Property identifies the parcel address as 85 Popula Blvd., thus the discrepancy.*
18. The plans appear to show a new exterior water spigot. Is this correct? If so, please clearly identify size and material. Please include any necessary details. Indicate if any backflow protection will be provided. *There is no new exterior water spigot, it is in the pump gallery. It will be 3/4" Type K copper. All water spigots at the facility are classified as non-potable water with existing backflow prevention installed on the building water service during the original construction. This spigot is an extension of the existing NPW system.*

Sincerely,



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