



100 Wyman Road
Braintree, MA 02184
hello@joycecg.com
781.817.6120

December 13, 2022

Town of Canandaigua
Development Office
5440 Route 5 & 20 West
Canandaigua, NY 14424

RE: Uptowne Pointe Lot#2 – 2361 Brickyard Road
Site Plan Review – Tax Map No. 70.11-1-67.111
CPN No. 22-047

Dear Development Office:

On behalf of our client, Uptowne Pointe, LLC, Joyce Consulting Group, PC (JCG) is submitting the following information for your review and record prior to final endorsement of the Site Plans by the Planning Board and Town Development Office. The following information is prepared in response to additional comments on the Site Plan provided by the Town Engineer, MRB Group, and accompanies a revised Site Plan drawing set dated December 9, 2022.

The following comments were received from MRB Group, acting as the Town of Canandaigua Engineer, on October 21, 2022. We are providing the original comment from MRB in italic text along with our response in plain text for ease of the reader. Also note that comment responses noted as [VA] were prepared by Venezia and Associates, the project record Professional Land Surveyor.

1. *It does not appear that the plans were updated to include the required stormwater maintenance access easement to the Town of Canandaigua over all stormwater management practices. Please update the plans to depict this easement.*

The Applicant will provide the required easement plan under separate cover.

2. *A detail of the proposed gate and fence are to be added to the plans or provided on a separate cover.*

Comment noted; the Applicant will work with the intended site tenant to select desired gate/fence and provide a cut sheet to the Town of Canandaigua for record.

3. *Vehicle turning movement analysis should be provided either on the plans or separate cover, demonstrating the ability of an emergency vehicle to navigate the site, specifically the rear portion of the building.*

Based on revisions by the owner, reconfiguration of the building and parking area are included on the updated Site Plan; please also refer to updated Site Details for anticipated vehicle movement diagrams.

4. *A lighting plan is required to be shown on the site plans depicting all proposed site lighting and building lighting locations. The lighting plan should include a lighting schedule and true photometric contours, along with photometric analysis demonstrating compliance with the Town's lighting uniformity requirements.*

No stand-alone site lighting is proposed around the property, with the exception of dark sky compliant, building mounted, security lighting as previously noted on the application. Additional lighting plans may be submitted under separate cover to further depict intended lighting once the building tenant has selected specific fixtures. A note is on the Cover Sheet of the Site Plan set indicating that all proposed lighting shall meet Town requirements for dark sky compliance.

5. *A construction staging area and a concrete washout area (even if it may not be needed) is to be shown on the plans. This is a standard requirement for site plans in the Town of Canandaigua.*

A staging area and concrete washout area has been added to the Site Plan.

6. *The proposed locations of the silt fence/silt sock protecting the filtration areas should be shown on the plans. We understand that these areas may change during construction however, they need to be shown.*

Additional silt fence locations have been added to the Site Plan.

7. *It is our understanding that a landscaping plan will be provided on a separate cover. Please note that this should be provided to the Planning Board for review and approval as part of the site plan review. All landscaping is to be designed to meet the Town of Canandaigua's Town Code §220-76 landscaping requirements.*

Proposed lighting fixtures will be compliant with Town Code, a note indicating such has been added to the Site Plan. Light fixture cut sheets can be provided, as required, under separate cover.

8. *The WQv/RRv provided by the proposed stormwater management practices should follow the sizing criteria/calculations for bioretention areas. The amount of WQv provided by a practice should be the total storage volume (as calculated per approved methods) minus the RRv provided by the practice.*

Please refer to updated Stormwater Sizing report for revised calculations.

9. *Dual class soils are typically modeled as HSG D unless drained (i.e. farm tiles). As such, soils in their natural, undeveloped setting should generally be considered HSG D.*

Please refer to updated Stormwater Sizing report for revised calculations.

10. *The existing forest/woods area should be modeled as "good" condition.*

Please refer to updated Stormwater Sizing report for revised calculations.

11. *Full size drainage maps should be provided for both existing and proposed conditions.*

Please refer to updated Stormwater Sizing report for revised calculations.

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12. *Whilst compacted gravel surfaces may initially provide a slight amount of storage, over time these voids will be filled by sediment, dust, and other debris. As such, compacted gravel surfaces should be modeled as CN 98.*

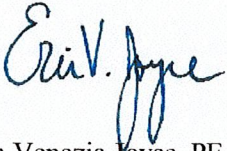
Please refer to updated Stormwater Sizing report for revised calculations.

13. *The modeling should also include the 1-year, 24-hour design storm.*

Please refer to updated Stormwater Sizing report for revised calculations.

We hope that this information allows for your further review and approval of the revised Uptowne Pointe Lot #2 construction plans. Should you have any questions regarding these documents, please feel free to contact us. We look forward to your review and comment.

Warm Regards,
JOYCE CONSULTING GROUP, PC



Erin Venezia Joyce, PE - Principal