

February 7, 2023

Mr. Doug Finch, Town Manager  
Town of Canandaigua  
5440 Routes 5 & 20 West  
Canandaigua, New York 14424

**RE: UPTOWNE POINTE LOT #2 – 2361 BRICKYARD ROAD**  
**SITE PLAN REVIEW**  
**TAX MAP NO. 70.11-1-67.111**  
**CPN No. 22-047**  
**MRB PROJECT NO.: 0300.12001.000 PHASE 299**

Dear Mr. Finch:

MRB has completed a review of the submitted Site Plan regarding the above referenced project, dated August 18, 2022, last revised December 13, 2022 prepared by Venezia & Associates, and Stormwater Sizing and Management Plan dated September 30, 2022, last revised December 13, 2022, prepared by Joyce Consulting Group, PC. We offer the following comments for the Planning Board's consideration. A brief written response to each comment should be provided by the design engineer.

**Site Plan and General Comments**

1. It does not appear that the plans were updated to show the required stormwater maintenance access easement to the Town of Canandaigua over all stormwater management practices. Please update the plans to depict this easement on the plans.
2. The emergency vehicle turning movement analysis shows the rear tires tracking outside of the pavement when exiting the site. A wider apron may be required.
3. A note is to be added to the site plans indicating that any future expansions on Lot 2 or development on Lots 1, 3, 4, and 5 will be considered to be part of a larger common plan of development or sale and will require coverage under the NYS SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-20-001, and shall include preparation of a Stormwater Pollution Prevention Plan with full compliance with post-construction stormwater management requirements for all development associated with this subdivision, including Lot 2.
4. The dry swale soil media layer should meet the minimum layer depth of 2.5'. This may require decreasing the depth of the stone drainage layer. Also, the proposed grate elevations are greater than 0.5' above the proposed surface elevation, which exceeds the allowable temporary ponding of 0.5'.
5. Whilst it is understood that only building mounted lighting is proposed, this is still exterior lighting. As such, a lighting plan is required to be shown on the site plans

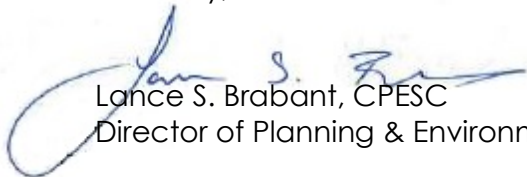
depicting all proposed site lighting and building lighting locations, as is a standard requirement for non-residential site plan applications in the Town of Canandaigua with exterior lighting. The lighting plan should include a lighting schedule and true photometric contours, along with photometric analysis demonstrating compliance with the Town's lighting uniformity requirements.

**Stormwater Sizing Report Comments**

6. The WQv/RRv provided by the proposed stormwater management practices should follow the sizing criteria/calculations for bioretention areas per the NYS Stormwater Management Design Manual. 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. RRv provided by bioretention areas is equal to 40% of the total treatment capacity.
7. The drainage maps for existing conditions and proposed conditions should be on separate pages, should have a minimum page size of 11"x17", and should be to scale.
8. The following comments pertain to the hydrology modeling:
  - a. Dry swales and bioretention areas are designed to provide slow filtering of runoff, whereas HydroCAD assumes all storage volumes to be instantly available. As such, it is not appropriate to include subsurface storage within the model, and the stormwater management area is to be modeled with only above surface storage. For more information, please refer to the rain garden modeling section of the HydroCAD support website.
  - b. The dry swales show an outlet grate invert of 797.60' whereas the plans show 797.67'. Also, the plans show the outlet pipe of dry swale 1 routing through the outlet pipe of dry swale 2, whereas the model shows the outlet culverts as being separated, and two of the three dry swale areas have outlet pipes with slopes greater than 0% whereas the model shows no slope. Please resolve these discrepancies so that the ponding capacities and outlet pipe capacities may be verified.

If you have any questions, comments or concerns regarding any of the above comments please contact me.

Sincerely,



Lance S. Brabant, CPESC  
Director of Planning & Environmental Services