

October 22, 2020

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

**RE: METROSE SUBDIVISION – 5100 AND 5150 BRISTOL ROAD
SITE PLAN AND STORMWATER CALCULATIONS REVIEW
TAX MAP NO. 055.02-3-119.100
CPN No. 20-051
MRB PROJECT NO.: 0300.12001.000 PHASE 213**

Dear Mr. Finch:

MRB has completed a review of the submitted Site Plan regarding the above referenced project, dated September 9, 2020, last revised September 21, 2020 and the Preliminary Stormwater Calculations dated September 24, 2020, both prepared by Marks Engineering, P.C. 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. A stormwater drainage easement to the Town of Canandaigua should be placed over the proposed stormwater facility and access way to provide means of access to the facility for emergencies.
2. The plat map should be updated to depict all existing easements and proposed easements. The existing sanitary sewer easement located on the Riedman-Wegmans LLC property across from proposed lots 2 & 3 should be added to the plans.
3. A sanitary sewer easement to Canandaigua Lake County Sewer District (CLCSD) should be shown over the proposed sanitary sewer.
4. All conservation easement requirements and analysis information should be added to the plans as a note.
5. Sheet EX100 should be revised to include the existing utilities, including electrical, sewer, water, and drainage. All easements including the right-of-way from Bristol Road and the sanitary sewer easement should be included on the plans.
6. There is an existing 20' right-of-way along the northern property line? What is the purpose of this and who is it too?

7. The site data table on sheet C100 appears to have an incorrect reported area for Lot 10. Lot 11 should be included in this table.
8. The limits of disturbance and associated acreage should be shown on the site plans with the area called out.
9. It appears that a watermain easement to the Town of Canandaigua is needed from its connection point along Bristol Road to where it enters the proposed right-of-way of "Road A." Please update the utility plans and the Plat map accordingly.
10. Even though a Typical Lateral Plan is provided, the proposed laterals and valves should be shown on the plans for lots 8, 9, and 10 located on Sheet C201.
11. The proposed cedar trail is located directly over the proposed watermain. Being that the watermain is to be dedicated to the Town, an alternative trail locations should be considered. Further dialogue with the Town Water Superintendent is required.
12. Is the trail to be cedar as labeled on the site plans or stone dust trail shown on the details? Please clarify and revise as needed.
13. The 15' wide public access easement along the eastern boundary line is to who? Who is responsible for maintenance of the trail? Will there be an H.O.A. created for this project? Please clarify. Also the 15' wide public access easement needs to be adjusted as shown, as it is not located over the entire length of the trail.
14. It is our understanding that the roadway is to be dedicated to the Town therefore, where the cedar/ stone dust trails enter the right-of-way it is required to be paved. Also all crosswalk locations should be shown on the plans.
15. Sanitary sewer and water demands need to be verified and calculations need to be provided for review.
16. A detail of the proposed street lights should be added to the plans. Also cut sheets from the design manufacturers should be provided.
17. A detail of the proposed sidewalk is to be added to the plans. The Town's detail is located in Appendix H-8.0 of the Town's Site Design & Development Criteria manual.
18. The plan set should include an erosion and sediment control plan. This plan should include a construction entrance shown along with all erosion and sediment control measures proposed during construction. A staging area, topsoil stockpile, and concrete washout area (if pouring of concrete will occur), should also be shown to verify if these will impact neighboring properties.
19. For the staging area it should be noted that there is no loading or unloading in the right-of-way. A note should be added to the plans.

20. The grading for the infiltration basin along with a detail and section view is to be provided on the plans. The infiltration basin should have a cleanout. This detail should also be provided.
21. The contours on sheet C302 for lot 10 need to be revised. Not only does this contouring seem to convey the water in an unpredictable pattern but the proposed contours are all labeled 852.
22. Where does the runoff get conveyed to for lots 9 and 10? The runoff appears to cross lot 10's driveway which could be an issue over time and during winter months. The grading in this area should be revised.
23. Consider adding a level spreader to subcatchment 2.7, lot 10.
24. All outlets should be protected with a rip-rap. The sizing calculations for the proposed culverts and details should be provided.
25. Existing tree/ vegetation locations as shown on the Plat Plan should also be shown on the grading plans and/or erosion and sediment control plans. The proposed clearing limits should also be labeled.
26. Seeding and stabilization related notes should be added to the plans.
27. All proposed downspout locations should be indicated on the plans. Where feasible they should be shown to tie into the proposed storm sewer system.

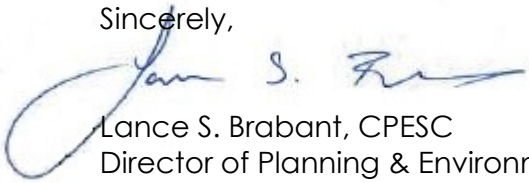
PRELIMINARY STORMWATER CALCULATIONS

28. The Town of Canandaigua stormwater maintenance agreement will be required to be completed and filed.
29. Since this project will be disturbing over 1 Acre of land a stormwater pollution prevention plan (SWPPP) will need to be provided with water quality and runoff reduction calculations provided.
30. The soil type for drainage area 1 should be determined and this information should be represented in the stormwater analysis.
31. The point of interest should be called out on the drainage maps. Consider adding arrows to demonstrate the flow of water.
32. The existing drainage map does not show where drainage area 2 conveys to.
33. Consider adding a narrative for the flow of stormwater on the site for the existing and the proposed site.
34. On the existing and proposed drainage map the end of sheet flow should be called out.
35. Pages 19 and 20 of 150 have the same title but are displaying different information. This should be revised to better identify the information that is being shown.

36. Subcatchment 2:2 sheet flow length is 300 feet, the maximum sheet flow is 150 feet pre-development and 100 feet post-development. This should be revised and recalculated.
37. The drainage map should have the node designations used in the HydroCAD model to make it easier to follow.
38. The stormwater modeling should show what the conditions are upstream to downstream.
39. The filter strip location should be shown on the plans with details.
40. The infiltration basin's lowest point is at a greater elevation than the invert of the outlet from 2.2B. This should be revised.

If you have any questions, comments or concerns regarding any of the above comments please call me at our office.

Sincerely,

A handwritten signature in blue ink, appearing to read "Lance S. Brabant", is written over a faint, light blue circular stamp.

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