

April 22, 2021

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

**RE: ATL CONTRACTORS – 5351 EMERSON ROAD  
SITE PLAN, SUP & SWPPP REVIEW  
TAX MAP NO. 56.00-2-25.120  
CPN NO. 21-030  
MRB PROJECT NO.: 0300.12001.000 PHASE 225**

Dear Mr. Finch:

MRB has completed a review of the submitted Site Plan regarding the above referenced project, dated March 10, 2021, and project SWPPP dated March 22, 2021 all 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. Building elevations and/or architectural renderings (if not done so already) should be provided for the Planning Board's review. The size of the proposed building should be labeled on the plans.
2. The source and date of survey information should be noted on the plans. Also, the tax account numbers and ownership information of adjacent parcels should be noted on the plans.
3. All existing easements should include the grantee, and liber and page in the label.
4. All proposed utilities should be labeled with size, material, wall thickness standard, and inverts and slope (if applicable). All existing utilities should be labeled with the same information, if known.
5. A stormwater facility easement is to be provided to the Town of Canandaigua. Said easement should include a suitable route from a public right of way and be depicted on the plans. All proposed easements are to be provided to the Town Development Office and MRB Group for review.
6. All proposed man doors and overhead doors should be shown on the plans.
7. Will a dumpster be required for this site? If so, the plans are to be updated to depict the dumpster and enclosure location. A detail of the enclosure should be

provided. If no dumpster is proposed, please indicate how trash service will be provided.

8. Based upon the amount of parking spaces provided, a total of 3 ADA accessible spaces are required to be provided whereas only two are proposed. Also, the updated International Symbol of Accessibility should be utilized for all accessible spaces and signs, as required by NYS Building Code.
9. Is the proposed sidewalk to be flush with the adjoining pavement or will the sidewalks be raised? This is to be indicated on the plans and a sidewalk detail is to be provided. If the sidewalk is to be flush with the pavement, wheel stops are to be provided. If the sidewalk is raised, an ADA compliant ramp is to be provided at the ADA parking spaces.
10. Striped islands are shown at the corners of the building. Currently only lines are shown along the outer edge. Will internal striping be provided to further discourage parking? Making these areas into green spaces should be considered in order to improve visual appeal and reduce impervious area.
11. A statement of operations is to be provided and shall include the following information:
  - a. A description of the proposed business
  - b. The anticipated maximum number of employees on site
  - c. The hours and days of operation
  - d. Whether or not there will be any commercial vehicles associated with the business
12. A staging area and concrete washout area should be shown on the plans. The concrete washout area detail should also be revised to clarify the full extents of the liner. The minimum interior dimensions (8' by 8' by 2') should be noted in the detail. Please also add notes regarding separation from sensitive receptors, and/or include the NYS Blue Book pages in the SWPPP.
13. Temporary check dams should be provided at least every 2' of elevation change.
14. Silt fence should be provided to protect the proposed dry swales from sediment buildup and related clogging, or the dry swales must not be installed until all contributing drainage areas have achieved final stabilization.
15. All proposed downspout locations are to be shown on the plans.
16. The emergency spillway should be shown in greater detail and with all required proposed contours. The size of the spillway should be noted on the plans. A detail of the spillway is to be provided.

17. The pond outlet structure detail should have the inverts and elevations noted. Also, the top of grate elevation indicated does not match the label on the grading plan.
18. The pea stone filter should be shown and labeled on the plans.
19. A proposed 769 contour is shown at the southern end of the parking lot. This contour appears to end abruptly. Please review and revise the proposed grading or clarify how it is correct as shown.
20. Cleanouts should be provided for the proposed dry swale underdrains. The starting inverts of the underdrains are to be noted on the plans. End sections and riprap/stone should be provided at the discharge points of the underdrain in order to prevent erosion occurring from flows over the discharge point from flow within the swale and from the underdrain.
21. A landscaping plan and schedule is to be provided. In accordance with §220-37 of the Town Code, motor vehicle service stations and motor vehicle repair stations “. . . shall be screened from adjacent uses by a buffer area not less than 10 feet in depth composed of densely planted evergreen shrubbery, solid fencing, or a combination of both. . .”
22. If any exterior lighting is proposed, a lighting plan and schedule should be provided, along with full manufacturer cut sheets.
23. Detail #3 on C500 is unlabeled. Please identify what this detail is. Also, it appears that multiple pavement details are provided. If multiple pavements will be used, the plans should delineate where each pavement detail is used.
24. The dry swale detail is to be revised to show the bottom width actually proposed. The size of the perforated underdrain should be noted in the detail. Sand fill shall not be used. The fill material should be the NYSDOT bioretention and dry swale mix or a similar soil mix. The soil layer should be 30" deep.

#### **SWPPP**

25. The proposed project would be considered a stormwater hotspot under the NYS Stormwater Management Design Manual (SWMDM). As such, infiltration practices would not be permitted for use on this site. Filtration practices such as dry swales, bioretention, and rain gardens, as well as SWMFs, require an impermeable liner. The extents of all required liners are to be indicated on the plans and shown in the SWMF/SMP details.
26. The proposed SWMF should have the aquatic bench labeled. The aquatic bench should have a maximum depth of 1.5'. Also, the invert of the outlet pipe is 764.5' whereas the water surface elevation is indicated to be 764'. Please resolve this discrepancy.

27. The following comments pertain to the hydrology model:

- a. The existing and proposed conditions modeling area may need to be adjusted to include contributing drainage area (such as the roadway and any runoff from adjacent properties) and exclude drainage area bypassing the site (such as the southwest corner of the drainage model).
- b. The existing conditions model shows the site as being entirely grass cover in fair condition whereas aerial and street view imagery shows the site as having dense shrubs, trees, and other vegetation.
- c. The Tc calculations for the existing conditions should be limited to 150' of sheet flow (250' if slope is less than 1%). Based on image data of existing conditions, using short grass pasture for shallow concentrated flow does not appear to accurately model the existing conditions. Finally, based on the Tc path shown on the drainage map, it does not appear that channel flow should be included.
- d. The Tc for the proposed conditions should be limited to 100' of sheet flow as required by the SWMDM. The Tc path should end at the SWMF outlets as the outlets of the SWMF are modeled. Please review and verify the slope for the shallow concentrated flow segment and first channel flow segment.
- e. The proposed condition model should be split into three subcatchment areas: one subcatchment area for each dry swale, and one subcatchment area for the remaining portions of the site that bypass the dry swales.
- f. As previously mentioned, the proposed use is considered a stormwater hotspot. As such, the pond modeling should not include infiltration.
- g. The SWMF pond node's outlet pipe inverts do not match what is shown on the plans. The Ke used is significantly higher than what is typical. A Ke of 0.5 should be used. The plans shown a 12" SICPP pipe whereas the model uses a corrugated interior. Please resolve these discrepancies. Also, the top grate should be routed to the outlet culvert rather than exfiltration.

28. The following comments pertain to the GI Worksheets:

- a. As the proposed project is located within the Canandaigua Outlet watershed rather than the Canandaigua Lake watershed, the project does not need to follow enhanced phosphorus removal criteria. As such, the P value should be 1.00 inches.
- b. The drainage area should be split into three subcatchment areas: one subcatchment area for each dry swale, and one subcatchment area for the remaining portions of the site that bypass the dry swales.
- c. Each dry swale should have its own dry swale worksheet filled out.

- d. The infiltration basin worksheet should be removed. As previously mentioned, no infiltration will be permitted.
29. The CPv calculations should use the full drainage area. The SWPPP should also include WQv/CPv extended detention requirement calculations. The SWPPP should also demonstrate how the proposed project provides the required CPv and meets the extended detention requirements. Storage volumes in excess of the required CPv should not be used when determining the extended detention average flow rate.
30. The following comments pertain to the draft NOI:
- a. The owner/operators mailing address, phone number, email address, and federal tax ID is to be provided.
  - b. In question 1, the coordinates are incorrectly entered. Decimal points should be added.
  - c. The HSG percentages indicated in question 6 may be slightly off. Please review and revise if necessary.
  - d. The regulation number of the offsite stream should be noted in question 9.
31. The proposed project will be required to enter into a Stormwater Maintenance Agreement with the Town of Canandaigua.
32. The SWPPP needs to include information regarding the installation and maintenance of all proposed erosion and sediment controls. We would suggest that this be accomplished by including the applicable pages from the NYSDEC Blue Book.
33. Maintenance information should be provided for all proposed stormwater management practices.

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".

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