

July 17, 2019

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

RE: HALLSTEAD DENTAL – 3240 MIDDLE CHESHIRE ROAD
SITE PLAN REVIEW
TAX MAP No. 97.02-2-2.100
CPN No. 19-044
MRB PROJECT No.: 0300.12001.000 PHASE 167

Dear Mr. Finch:

MRB has completed a review of the submitted Site Plan regarding the above referenced project, dated June 2019, last revised June 19, 2019, prepared by Thornton Engineering, LLP. 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.

1. The horizontal datum referenced is to be noted on the plans.
2. The zoning information table should be revised to include existing site conditions. Also, the information regarding the required number of parking spaces should include the calculations.
3. All existing and proposed utilities should be clearly identified on the plans with size, material, thickness ratio (DR/SDR), and slope and inverts (if applicable).
4. All existing doors and proposed doors (if any) are to be shown on the plans. It appears that the route from two of the accessible parking spaces leads to an area with existing stairs. Please note that a ramp may need to be provided if there are no wheelchair accessible routes into the building.
5. The existing water service (3/4") is shown to be within 3 feet of the existing leach field. As such, the design engineer shall coordinate with the Town Water Superintendent to determine if the service needs to be relocated and/or upsized to meet current standards.
6. Will the office remain open during construction? If so, the plans should demonstrate how the public will be protected during construction and the construction sequence should indicate any phasing necessary to complete the work. A construction staging area should be identified on the plans.

7. Please note that as the project results in land disturbance of greater than 20,000 square feet, in accordance with the Town of Canandaigua Site Design and Development Criteria standards, the project is to provide water quality stormwater management practices that shall be designed to manage the impacts of a 2-year storm. Please also note that if the project creates 5,000 square feet or more of cumulative parking area, the project shall be required to mitigate the 10-year design storm as well.
8. Hydrology modeling and water quality requirement calculations should be provided for the proposed project, along with sizing calculations for each proposed stormwater practice.
9. Please note that infiltration testing is required to be performed for all proposed infiltration practices, such as the proposed dry well and proposed rain gardens if without underdrains.
10. The temporary topsoil stockpile shown to the west of the parking lot should be relocated outside of the proposed swale. All temporary topsoil stockpiles are to be fully enclosed by silt fence.
11. The silt fence shown at the end of the swale to the south of the building should be removed. Check dams should be provided for all proposed swales at a spacing of 1 check dam for every 2' in elevation change.
12. The surface elevation, temporary ponding height, and location and inverts of overflow devices of the rain gardens should be shown/noted on the plans.
13. Pretreatment should be provided for all proposed stormwater management practices. It is suggested that a settling chamber be considered as pretreatment for the proposed dry well, and that gravel diaphragms be provided at the edge of the parking lot on all sides which would drain towards a rain garden or dry well inlet.
14. A note is to be added to the plans indicating that all stormwater infiltration and filtration practices (rain gardens and dry wells) are only to be constructed after all upstream areas have been fully stabilized. The locations of the proposed practices are to be delineated with orange construction fencing, and no vehicles shall be permitted to traverse these areas. The construction sequence should be revised per the above.
15. The rain garden detail is to be revised to show a maximum temporary ponding height of 6". Geotextile should fully encase the stone drainage layer, and should be provided on all sides of the soil media. Suitable plantings are to be shown on the plans for the rain gardens.
16. Further detailing should be provided for the proposed illuminated flagpole. A note should be added to the plans stating that all flagpole lighting shall be sufficiently shielded and aimed so that the light sources do not create glare towards the roadway or neighboring properties.

17. Full manufacturer cut sheets are to be provided for all proposed exterior lighting. All existing exterior lighting is to be shown on the plans, including building mounted light fixtures. Any exterior light fixtures to remain are required to meet the Town of Canandaigua Town Code.
18. The following notes regarding phosphorous use should be added to the plans:
- No Phosphorous shall be used at planting time unless soil testing has been completed and tested by a Horticultural Testing Lab and the soil tests specifically indicate a phosphorous deficiency that is harmful, or will prevent new lawns and plantings from establishing properly.
 - If soil tests indicate a phosphorous deficiency that will impact plant and lawn establishment, phosphorous shall be applied at the minimum recommended level prescribed in the soil test following all NYS DEC requirements.

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

Sincerely,



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