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August 20, 2021

Doug Finch  
Town Manager  
Town of Canandaigua  
5440 Routes 5 & 20 West  
Canandaigua, NY 14424

Re: Response to MRB Group Comments  
Pierce Brook Subdivision - CPN NO. 21-052  
MRB Project No.: 0300.12001.000 Phase 243  
Town of Canandaigua, County of Ontario

Dear Doug,

On behalf of our client, Morrell Builders, we are submitting this letter to address each comment received from the MRB Group.

***MRB GROUP COMMENTS – 08/04/2021***

***SEQR COMMENTS***

1. *The Full EAF Part 1 description should provide additional details regarding the proposed action, such as construction of utilities and roads.*

The description will be revised to include additional detail.

2. *Question C.3.a lists R-1-20 as one of the zoning districts the project site is in, however it is our understanding that the project site is only located within the SCR district.*

A portion of the project parcel is within the R-1-20 zoning district. Although the area of disturbance does not encroach into this zoning area, this portion of the parcel is included in the project as conservation area to be preserved. Also, the entire parcel, including this zoning area, was assessed, and utilized to calculate the density for this application. As such, we have included this zoning district in the answer to this question.

3. *Question D.2.g should be answered.*

An answer will be provided to this question.

*Going the distance for you.*

4. *Question E.3.a is answered no, indicating that the project site is not located within an agricultural district; however, per OnCor, the majority of parcel 97.02-1-52.100 does appear to be in an agricultural district.*

The parcel noted was formerly in an agricultural district, however, the district renewal was in 2020 and the owner petitioned the district, asking to be removed. The removal was granted, and an ONCOR map is attached, showing that both parcels subject to this application are not within the agricultural district.

#### **SUBDIVISION PLAT**

5. *The subdivision plat should show all proposed monuments, pins, pipes, and/or markers. Monuments shall be placed in accordance with the requirements described in the Town of Canandaigua Site Design and Development Criteria Manual (SDDC).*

The subdivision plans will be revised to show the required monumentation.

6. *The proposed right of ways should be labeled and note the width.*

A 60' R.O.W. width was dimensioned/labeled on the plans. More labeling will be provided to clarify the proposed R.O.W.

7. *The subdivision plat should show all existing and proposed easements, including conservation easements. The plans should also show all conservation markers.*

The easements will be added to the plans.

8. *Sheet C2.2 shows an area that appears to be proposed dedicated land over Parrish Street Extension whereas online mapping shows this area as already being a public right of way. Please clarify.*

Survey mapping shows the parcel deed ownership to the centerline of Parrish Street Extension. The dedicated parcel shown simply cleans up the ownership of this public right-of-way while creating the subdivision. This appeared to be the practice with other subdivisions along this right-of-way. We will work with Town staff during final section stage to show this area in a manner that works best for the project approval.

9. *What are the locations, spacing, and quantity of conservation area markers to be installed? The plans should provide this information.*

The conservation markers will be added to the plans.

***SITE PLAN, UTILITY PLAN, AND GENERAL COMMENTS***

- 10. The proposed NYS Route 21 curb cut will require review and approval from NYSDOT. A copy of all correspondence with NYSDOT is to be provided to the Town Development Office.*

Acknowledged. All correspondence with NYSDOT will be provided to the Town Development Office.

- 11. The plans show what appears to be a parking lot along NYS Route 21 with a public trail connection, however very little detailing or notation is provided regarding this area. Please clarify if this is or is not part of the proposed project.*

This was shown as an added park amenity. The plans will be updated to include additional detail for this area.

- 12. The public trails should include the width and material in the label. Easements may be required to ensure legal public access.*

Additional notation will be added to the trail labels. Easements will be added, as required, to meet the Town requirements as the final details are worked out.

- 13. All proposed downspout locations should be indicated on the plans and should discharge to splash blocks.*

Final section plans will include the final connection or dis-connection notations.

- 14. The proposed hydrants appear to be located within the proposed sidewalk.*

The mapping scale and legibility create symbols that are larger than the real object. With the hydrants, this sometimes gives the appearance of location in a sidewalk. Additional notation will be added to clarify the intended placement of the hydrants.

- 15. Additional information should be noted on the plans regarding the proposed water connections, including the method of road crossing.*

Additional notation will be added to the plans.

- 16. A table of utility structures should be provided on each utility plan sheet with the inverts listed.*

Structure tables will be provided.

- 17. It appears that numerous utility easements may be required where proposed dedicated utilities are outside of the right of way. Easements may also be required where a proposed utility runs within a few feet of the right of way line.*

Easements will be added to the plans.

- 18. All proposed services and laterals should be shown on the utility plans.*

A typical service layout detail will be added to the preliminary plans. Final section plans will include individual lot service layout.

- 19. The proposed watermain should bump out where required in order to maintain 10' horizontal separation from catch basins and other sewer structures and pipes.*

The plans will be revised as noted.

- 20. All proposed watermain fittings should be shown on the plans.*

Proposed watermain fittings will be included in the final section plans.

- 21. A detailed profile should be provided for the proposed watermain crossing of the existing stream. The method of stream crossing should be noted on the plans. Similar information should also be provided for the sanitary sewer crossing of the stream.*

Additional detail will be provided on these stream crossings.

- 22. A profile, cross sections, and details should be provided for the proposed bridge. Easements should be provided over each end of the bridge and adjacent areas to ensure sufficient access is provided for maintenance. The sidewalk may need to be brought in closer to the roadway within the bridge deck area. The deck area should also be indicated on the plans. Guiderail may also need to be provided ahead of the bridge. The design engineer should coordinate with the Town Highway Superintendent to determine the requirements for the proposed bridge.*

Greater detail for the bridge crossing will be provided on the final section plans and will include any feedback from coordination with the Town Highway Superintendent.

- 23. The bioretention area should include underdrains (unless soil testing demonstrates that the soils provide a suitable infiltration rate), and the bioretention soil area should be indicated on the plans. Any stone/riprap areas within the bioretention area should be shown on the plans as well.*

The plans will be updated to include additional information on the bioretention area.

**GRADING PLAN**

*24. Please provide additional slope labels, such as in the SWMF areas or between buildings.*

Additional slope labels will be added to the plans.

*25. Numerous parallel lines are shown on sheet C4.0 near units 10 through 17. Said lines cross through the proposed dwellings. Are these lines in error? If not, please clarify what is intended by these lines.*

These lines are not intended to be on this plan. The plan will be updated to remove these lines.

*26. All proposed riprap areas should be labeled with dimensions and inverts.*

The plans will be updated with additional dimensional information. Generally, the horizontal dimensions will be added to the utility plans, while elevations will be shown on the grading plans.

*27. Sufficient maintenance access meeting the criteria described in the Stormwater Management Design Manual (SWMDM) is to be provided for both SWMFs.*

Access locations will be added for the SWMF's.

*28. ES-2 appears to be set below grade. Please review the grading and reported invert.*

This will be reviewed and adjusted as necessary.

*29. Numerous areas, primarily on sheet C4.1, show proposed contour lines abruptly ending. Please review the proposed grading. Also, on sheet C4.1 by the proposed bridge, a 641 contour is missing between 642 and 640.*

These areas will be reviewed and updated as needed.

*30. Please label the bioretention area on the grading plans.*

A label will be added to the plan.

*31. It appears that the proposed grading around the eastern SWMF and bioretention area is incomplete. Please review the proposed contours, and also please provide additional contour labels, especially for the forebay and bioretention area.*

This area will be reviewed and updated as needed.

32. *The bridge and associated retaining walls should be shown on the grading plans with spot elevations where appropriate.*

The bridge and retaining walls will be added to the grading plans.

33. *A topsoil stockpile fully encompassed by silt fence should be shown on the plans.*

Topsoil stockpile location(s) will be added to the Erosion Control Plan.

34. *A construction staging area and concrete washout area should also be provided at the Parrish Street Extension entrance to support construction activities on that half of the project, especially prior to completion of the proposed bridge.*

These will be added to the plan.

35. *Silt fence should be provided along both sides of the stream.*

This will be reviewed and added as appropriate.

36. *Please review the silt fence near the two entrances to verify that full coverage is provided downslope of proposed disturbances.*

These areas will be reviewed and updated as needed.

37. *A gap should be provided in the silt fence at the discharge point of the small SWMF adjacent to Parrish Street Extension.*

This area will be updated on the plan.

38. *A limits of disturbance boundary should be shown on the erosion and sediment control plan, and the acreage noted on the plans.*

The disturbance limits / area will be added to the Erosion Control Plan.

39. *A more detailed view should be provided to show the erosion and sediment controls for the proposed bridge, and should also include phasing of the erosion and sediment controls as necessary to protect the stream.*

A more detailed view of the proposed bridge will be provided with final plans. A detailed erosion and sediment control sequence of construction for the bridge will also be provided on final plans.

- 40. Sizing calculations should be provided for all temporary sediment traps, and the dimensions of each trap should be indicated on the plans.*

Sizing calculations will be included for the sediment traps.

- 41. All stream and wetland boundaries should be clearly identified, and should be labeled with regulatory information such as jurisdiction, type, and any other identifiers.*

Additional information will be added for the wetland locations.

- 42. If the parking lot area and westernmost swale are part of this project, then erosion and sediment controls should be provided for these features. If the parking lot is part of this project, a detailed grading plan and site plan should also be provided for this improvement.*

Additional detail will be added to the plans for this area.

#### **ROAD PROFILES, LANDSCAPING PLAN, LIGHTING PLAN, AND DETAILS**

- 43. The proposed watermain should be labeled on the profile. All watermain/sewer crossings should be called out on the profile and the minimum separation distance labeled.*

These notations will be added to the plans.

- 44. A separate profile should be provided for the watermain starting around station 14+50 and ending around 16+50.*

An additional profile will be included for this length of watermain.

- 45. A landscaping schedule should be provided. Will any exterior lighting be provided? If so, a lighting plan with a lighting schedule should also be provided.*

A landscaping schedule will be provided. There is no lighting proposed on these plans.

- 46. Robust woody and herbaceous vegetation are an important component of bioretention area functionality and longevity. The landscaping plan is to be revised to provide landscaping/vegetation within all bioretention areas meeting the quantity requirements of the SWMDM.*

More detail will be included in the plans for vegetation/landscaping of the bio-retention.

- 47. The tree and shrub planting details should be replaced with the applicable Town of Canandaigua details.*

The details will be updated with the Town details.

48. *An outlet control structure detail should be provided (preferred), or label all inverts and orifice/pipe sizes in the detention area outfall structure detail.*

Outlet control structure details will be added to the plans.

49. *The watermain notes on sheet C9.2 should be revised to clarify which watermain material will be used.*

The notes will be updated.

### **ENGINEER'S REPORT**

50. *The storm sewer sizing calculations call out "Webster West Subdivision" in the header. Please revise to call out the correct project.*

The report will be updated as noted.

51. *In the storm sewer sizing calculations, the link summary reports the pipe between ST-18.0 and ST-19.0 as an 18" pipe whereas the plans show a 24" pipe.*

This will be reviewed, and updates incorporated as needed.

52. *Modeling or other calculations will need to be provided to demonstrate that the proposed watermain system is adequately sized to serve the proposed subdivision in domestic flow and fire flow conditions.*

Water system calculations will be provided.

### **SWPPP & DRAINAGE COMMENTS**

53. *All stabilization timing notes should be updated as necessary to indicate that in areas where soil disturbance activities have temporarily or permanently ceased, stabilization measures shall be initiated by the end of the next business day and completed within fourteen days (seven days if over 5-acres of disturbance, or three days if between November 15th and April 1st).*

The notes will be updated as noted.

54. *It is recommended that the applicable NYS Blue Book pages be included in the SWPPP, or that a copy of the NYS Blue Book be included with the SWPPP onsite.*

The update will be incorporated in the final SWPPP for permitting with Section 1.



55. *The following comments pertain to the hydrology modeling and drainage maps:*

- a. *The drainage/catchment maps should show Time of Concentration paths.*

The Time of Concentration paths will be added to the map.

- b. *Please verify that the CNs indicated on the proposed conditions map match those used in the modeling.*

These will be verified and updated as needed.

- c. *Reach and pond nodes should be identified on the drainage maps as the boundaries and locations of these elements are not easily identifiable.*

These will be added to the maps.

- d. *Per the provided NRCS soil mapping data, the site is primarily HSG B with some dual class HSG B/D soils. The hydrology modeling is to be revised to utilize the appropriate HSG classes.*

We agree that these classifications are shown by the NRCS mapping data. It is well known that this data can be inherently inaccurate on small scales. We performed many percolation tests on-site (as provided in the SWPPP), as well as soil test pits. Very little, if any, infiltration of water occurred, which was indicative of the soils observed in the test pits. As such, the models were run with HSG D soils to correctly model the conditions of the site. We feel this is the correct approach to the model.

- e. *Please clarify why some portions of the existing conditions are modeled as vegetation in "fair" condition or "poor" condition as opposed to "good" condition. In the case of EX-S2 (5S), the grass cover should be good condition based on 2019 imagery. This is also the case with EX-N2.3 (7S), and multiple others.*

These areas will be reviewed and updated as required.

- f. *Subcatchment EX-S1 (4S) should include a small section of wooded area in the CN calculation.*

This will be updated as noted.

- g. *For EX-N1.3 (8S), the length of sheet flow should be limited to 150' as the slope is not less than 1%.*

The model will be updated as required.

- h. The bioretention area should be included in the proposed conditions model, or clarify where the bioretention area is accounted for if already included.*

The bioretention area is included in the proposed drainage catchment PR-DA2 but is not modeled as a separate ponding/infiltrating feature. This is a conservative approach, increasing storm flow to the pond and thus requiring greater detention. We will add the bioretention into the model as requested and update the calculations.

- i. If a parking area on the western side of the project is actually proposed then EX-N2.2 (10S) and EX-N2.3 (7S) should include this in the proposed conditions model.*

The intent is for this area to be a pervious parking surface to allow rainwater to soak through, rather than run off, mimicking pre-development conditions, thus not requiring separate area modeling. Clarifications will be added to the documents.

- j. SWMFs should be modeled as impervious area equal to the permanent water elevation surface area. The design engineer should provide confirmation that the SWMFs are modeled as such.*

This will be reviewed and updated as needed.

- k. The time of concentration should be calculated for PR-DA1 and PR-DA2.*

This will be reviewed and updated as needed.

- l. A pond node labeled "street flow pond" is included in the proposed conditions, however it's not clear what this is referring to. Please clarify.*

The documents will be updated to clarify this.

- m. The emergency spillway dimensions for the east pond node (22P) does not match what is shown on the plans.*

This will be reviewed, and updates made as required.

**56. The following comments pertain to the draft NOI:**

- a. The tax map numbers should be entered as one whole tax map number in each box rather than a portion of each number in each box.*

This will be reviewed and updated as required.

- b. The total site area should include contributing drainage area.*

This will be reviewed and coordinated with the Town Review Engineer. Updates will be made as required.

- c. The percentages of HSGs indicated in question 6 do not match the NRCS soil mapping results provided.*

We agree that this does not match the classification is shown by the NRCS mapping data. It is well known that this data can be inherently inaccurate on small scales. We performed many percolation tests on-site (as provided in the SWPPP), as well as soil test pits. Very little, if any, infiltration of water occurred, which was indicative of the soils observed in the test pits. As such, the models were run with HSG D soils to correctly model the conditions of the site. We feel this is the correct approach to the model. It is noted that the percentages in the NOI do not match the model and the NOI information will be updated to match what was modeled.

- d. Will any permits be required for the proposed watermain and roadway crossing of the existing stream? If so, this should be indicated in questions 40 and/or 41.*

No permits are anticipated at this time for the crossings.

*57. The following comments pertain to Water Quality and Runoff Reduction requirements and calculations, and the NYSDEC Green Infrastructure worksheets:*

- a. In the enhanced phosphorus removal calculations on sheet 1 of 2, under "parameters" the drainage area is listed as 122.9 acres whereas under the WQv requirement calculation directly below, only 94.79 acres is used for the total contributing drainage area. Please clarify and revise as necessary.*

This will be reviewed and updated as required.

- b. The bioretention area worksheets should be provided.*

These sheets will be added.

c. *The minimum RRv calculation should show the site as primarily HSG B.*

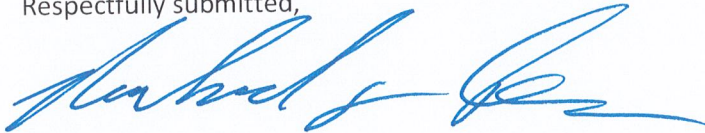
We agree that this classification is shown by the NRCS mapping data. It is well known that this data can be inherently inaccurate on small scales. We performed many percolation tests on-site (as provided in the SWPPP), as well as soil test pits. Very little, if any, infiltration of water occurred, which was indicative of the soils observed in the test pits. As such, the models were run with HSG D soils to correctly model the conditions of the site. We feel this is the correct approach to the model.

58. *Calculations should be provided for the CPv requirements of the site as a whole. The orifice sizing calculations should indicate the numbers used for PWS and NWS, and should also indicate the meaning of these acronyms.*

This will be reviewed and updated as required.

Please do not hesitate to contact our office with any questions.

Respectfully submitted,



Richard Tiede  
MARATHON ENGINEERING

cc:

Scott Morrell, Morrell Builders  
Jeff Morrell, Morrell Builders  
Lance Brabant, CPESC, MRB Group