August 4, 2021

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

RE: PIERCE BROOK SUBDIVISION – STATE ROUTE 21 & PARRISH STREET EXTENSION
PRELIMINARY SUBDIVISION PLAT REVIEW
TAX MAP NO. 97.02-1-52.100 & 97.00-2-2.100
CPN NO. 21-052
MRB PROJECT NO.: 0300.12001.000 PHASE 243

Dear Mr. Finch:

MRB has completed a review of the submitted Subdivision Plat regarding the above referenced project, dated May 21, 2021, prepared by Marathon Engineering. 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.

SEQR COMMENTS

1. The Full EAF Part 1 description should provide additional details regarding the proposed action, such as construction of utilities and roads.
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.
3. Question D.2.g should be answered.
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.

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).
6. The proposed right of ways should be labeled and note the width.
7. The subdivision plat should show all existing and proposed easements, including conservation easements. The plans should also show all conservation markers.

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

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.
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.
12. The public trails should include the width and material in the label. Easements may be required to ensure legal public access.
13. All proposed downspout locations should be indicated on the plans and should discharge to splash blocks.
14. The proposed hydrants appear to be located within the proposed sidewalk.
15. Additional information should be noted on the plans regarding the proposed water connections, including the method of road crossing.
16. A table of utility structures should be provided on each utility plan sheet with the inverts listed.
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.
18. All proposed services and laterals should be shown on the utility plans.
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.
20. All proposed watermain fittings should be shown on the 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.
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.

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.

GRADING PLAN

24. Please provide additional slope labels, such as in the SWMF areas or between buildings.
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.
26. All proposed riprap areas should be labeled with dimensions and inverts.
27. Sufficient maintenance access meeting the criteria described in the Stormwater Management Design Manual (SWMDM) is to be provided for both SWMFs.
28. ES-2 appears to be set below grade. Please review the grading and reported invert.
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.
30. Please label the bioretention area on the grading plans.
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.
32. The bridge and associated retaining walls should be shown on the grading plans with spot elevations where appropriate.
33. A topsoil stockpile fully encompassed by silt fence should be shown on the plans.
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.
35. Silt fence should be provided along both sides of the stream.
36. Please review the silt fence near the two entrances to verify that full coverage is provided downslope of proposed disturbances.
37. A gap should be provided in the silt fence at the discharge point of the small SWMF adjacent to Parrish Street Extension.

38. A limits of disturbance boundary should be shown on the erosion and sediment control plan, and the acreage noted on the plans.
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.
40. Sizing calculations should be provided for all temporary sediment traps, and the dimensions of each trap should be indicated on the plans.
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.
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.

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.
44. A separate profile should be provided for the watermain starting around station 14+50 and ending around 16+50.
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.
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.
47. The tree and shrub planting details should be replaced with the applicable Town of Canandaigua 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.
49. The watermain notes on sheet C9.2 should be revised to clarify which watermain material will be used.

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.
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.

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.

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).
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.
55. The following comments pertain to the hydrology modeling and drainage maps:
    a. The drainage/catchment maps should show Time of Concentration paths.
    b. Please verify that the CNs indicated on the proposed conditions map match those used in the modeling.
    c. Reach and pond nods should be identified on the drainage maps as the boundaries and locations of these elements are not easily identifiable.
    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.
    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.
    f. Subcatchment EX-S1 (4S) should include a small section of wooded area in the CN calculation.
    g. For EX-N1.3 (8S), the length of sheet flow should be limited to 150' as the slope is not less than 1%.
    h. The bioretention area should be included in the proposed conditions model, or clarify where the bioretention area is accounted for if already included.
    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.
    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.

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

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.

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

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.

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

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

    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.

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.

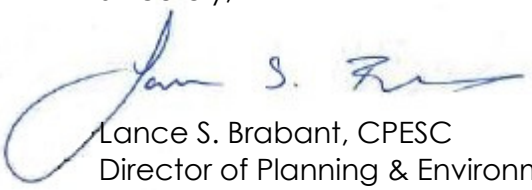
    b. The bioretention area worksheets should be provided.

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

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.

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