

January 3, 2019

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

**RE: DEPAUL HORIZONS – 3132 STATE ROUTE 21  
PRELIMINARY SITE PLAN REVIEW  
TAX MAP NO. 97.02-1-40.200  
CPN No. 18-080  
MRB PROJECT No.: 0300.12001.000 PHASE 153**

Dear Mr. Finch:

MRB has completed a review of the submitted Preliminary Site Plan regarding the above referenced project, dated June 13, 2018, prepared by Parrone 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.

**SITE PLAN & GENERAL COMMENTS**

1. Survey information should be noted on the plans, including but not limited to: date of survey, name of surveyor, horizontal and vertical datum, and all references.
2. Color renderings of the proposed structure addition and site improvements should be provided to the Planning Board to assist in the review of the aesthetics of the site including the building materials and color scheme, signage (color, height illumination), green space areas and proposed landscaping.
3. The required and proposed setbacks shown on the zoning statistics table do not match what is shown on the site plans. Also, existing conditions should be shown within the table.
4. The erosion control notes refer to GP-0-10-001 whereas the current permit is GP-0-15-002. Please update accordingly.
5. An evaluation of vehicle turning movements demonstrating that there is adequate space available for emergency vehicles, disposal vehicles, etc. to maneuver around onsite without obstructing the internal traffic flow and emergency access to the site is to be provided.
6. Coordinate with the Town Code Enforcement Officer and Fire Marshal to determine the need for "NO PARKING – FIRE LANE" signs and pavement markings. The design engineer should also coordinate with the Town Code

Enforcement Officer to determine if emergency vehicle access and emergency egress is sufficient for the site or if improvements are needed. A copy of all correspondence is to be provided to the Town of Canandaigua Development Office and MRB Group.

7. Where a flush curb is proposed on the site plan, we suggest providing wheels stops to prevent vehicle incursions into the sidewalk area. Also, the flush curb transition near the ADA access isle furthest to the east may interfere with the functionality of that access isle. The start of the transition should be moved further east.
8. The pavement width of the existing western driveway and northern internal driveway should be labeled.
9. The proposed addition should be labeled on the plans with area, number of floors, and finish floor elevation (on the grading plans). All existing and proposed exterior doors should also be shown on the plans.
10. If the facility is to remain in operation during construction, then a phasing plan is to be provided demonstrating how resident access and parking will be provided during construction, including an ADA compliant means of access to the facility. All staging areas are to be identified on the plans.
11. A tree not marked for removal on the demolition plans appears to be missing on other sheets. Please clarify.

#### **UTILITY PLAN**

12. Please note that in accordance with the NYS Existing Building Code and NYS Fire Code, the proposed building addition may require an automatic sprinkler system. The design engineer should coordinate with the Town Code Enforcement Officer to determine the amount and type of fire protection systems required for the addition.
13. Please provide additional information regarding the water and sanitary sewer requirements for the proposed addition. Calculations should be provided to justify the sizing of the proposed combined water service. Coordination with the Town Water Superintendent is recommended. All comments from the Town Water Superintendent are to be addressed.
14. An additional water valve should be provided on the service leading into the building so as to allow the building service to be shut off without affecting the on-site hydrant.
15. The material and size of the existing and proposed sanitary forcemain should be labeled on the plans, and inverts of all proposed connections. All correspondences with the Canandaigua Lake County Sewer District regarding their review and approval of the proposed design are to be provided to the Town of Canandaigua Development Office.

16. A leader for a 6" PE pipe is shown near the proposed addition, however it does not appear to point to any pipe. Please clarify.
17. The existing sanitary sewer should be shown on the plans.
18. Please note that per the Town of Canandaigua Site Design and Development Criteria manual, the minimum size for storm sewer is 12" (unless justified with drainage calculations); and shall be smooth interior corrugated HDPE N12, PVC SDR-35, or 16 gauge corrugated steel. All storm pipe 12" or larger should connect only by manholes except where the primary sewer is 24" or greater.
19. A storm manhole should be provided to connect DI-1.1 and DI-1.2 to the 18" storm sewer. ST-3.0 should pick up the existing field inlet connecting between ST-3.0 and ST-2.0.
20. A 6" storm pipe near the addition appears to only connect to a storm cleanout. Please clarify.
21. The diameter of all manholes should be indicated on the plans or in the details.
22. The outlet control structure label indicates an invert of 879.0, whereas the OCS detail indicates 878.75, and the wet pond detail indicates 878.0. Please clarify. Also the OCS detail should show a trash rack.

#### **GRADING & EROSION CONTROL PLAN**

23. Please note that all steep slope areas (1:3 or steeper) are to be stabilized with an erosion control blanket and steep slope seed mix. These areas should be identified on the plans.
24. All disturbances, including erosion and sediment controls, are to be included within the limits of disturbance line. Silt fence, proposed grading, and utilities were noted to be outside of the limit line. Also, the limit line is to be labeled and the acreage of disturbance included in the label.
25. Silt fence should be extended further along the northeast side of the project boundary. Also, provide silt fence downslope of the proposed 890 contour in the northwest corner. All silt fence should terminate with J-hook ends.
26. A construction staging area should be shown on the erosion control plans.
27. The construction sequence should be revised as follows:
  - a. Installation of "perimeter sediment controls", and "clearing and grubbing" occur twice in the construction sequence. Please clarify.
  - b. Constructing the addition should be added to the sequence.
  - c. Rain gardens are included in the sequence whereas the plans only show bioretention. Please clarify.

- d. Construction of all filtering and infiltration stormwater practices is only to occur once all upstream areas are fully stabilized, or all upstream areas must be diverted around the practice.
  - e. Final cleaning of the SWMF should be added to the sequence.
28. Top of curb, bottom of curb, curb cuts, and all transitions should be noted on the Grading Plan. Spot elevations should be provided to demonstrate compliance with slope requirements for the ADA parking spots and access isles.
29. All stormwater practices should be labeled, and inverts should be provided for the bottom of all stormwater practices.
30. DI-1.2 is shown as being the only catch basin to intercept runoff from the parking lot and the uphill grass area. A second catch basin should be considered in the parking lot area.

**LIGHTING, LANDSCAPING, AND DETAILS**

31. Full manufacturer cut sheets for all proposed lighting (building mounted and site) are to be provided. Are there any existing or proposed building mounted lights? If so, they are to be shown on the plans.
32. Please note that the maximum allowable light trespass into the public R.O.W. at site access points is 1.0 foot-candle. Both entrances are currently shown with light trespass in excess of this limit.
33. For the purpose of safety, additional site lighting should be considered along the sides and rear of the building where there are existing and proposed walkways shown without any lighting. Lighting should also be considered near the SWMF.
34. 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.
35. The attached details should be added to the plans:
- a. Town of Canandaigua Standard Notes
  - b. Watermain Pressure Test
  - c. Typical Water Service
  - d. Watermain Thrust Block Schedule
  - e. Hydrant unit



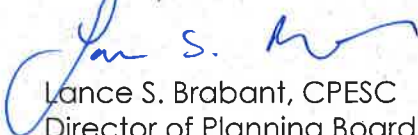
- f. Temporary disinfection/sampling tap/blow-off
- g. Watermain/sewer crossing detail

**STORMWATER/ SWPPP**

36. It is our understanding that the proposed site improvements will require disturbance over the 1-acre threshold and therefore the project will be required to comply with the NYSEC General Permit 0-15-002 requirements regarding stormwater mitigation. A project SWPPP is to be provided with future project submissions.
37. Decompaction of the site in conformance with the NYS Stormwater Management Design Manual Table 5.3 are to be indicated on the plans.
38. The SWMF should be revised as follows:
- a. All inlet points which contribute 10% or greater of the total inflow into the pond are to be routed into a forebay which is separate from the required deep pool area.
  - b. An aquatic bench is to be provided around the whole of the SWMF within the limits of the permanent pool elevation. Where slopes are steeper than 4:1, a safety bench is also to be provided.
  - c. The permanent pool elevation, WQv elevation, and all design storm elevations are to be noted on the Grading Plan.
  - d. A proposed contour in the deep pool area is labeled as 890. This appears to be incorrect.
  - e. The invert of the emergency spillway is to be labeled.
  - f. A maintenance access path of at least 12' in width is to be provided to the forebay, deep pool, and outlet control structure.
39. Please note that per the NYS Stormwater Management Design Manual (SWMDM), pretreatment is to be provided for the bioretention area. This is to be shown and labeled on the plans.
40. The Town of Canandaigua Stormwater Maintenance Agreement is to be completed and forwarded to the Town.

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 Board and Environmental Services