

September 4, 2019

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

RE: ROYAL CARWASH – 2586 STATE ROUTE 332
SITE PLAN REVIEW
TAX MAP NO. 70.16-4-6.100
CPN NO. 19-017
MRB PROJECT NO.: 0300.12001.000 PHASE 154

Dear Mr. Finch:

MRB has completed a review of the submitted revised Site Plan regarding the above referenced project, dated March 2019 and submitted to the Town Development Office July 18, 2019. We have also completed a review of the SWPPP dated March 2019, both prepared by Passero Associates. 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. The approval date of all variances granted by the ZBA should be noted on the plans.
2. Site plan note #11 states that sanitary sewer is provided by the Town of Farmington. Please note that this site is located within the Canandaigua Lake County Sewer District. Please revise the plans accordingly.

Utility Plan

3. Please note that the sanitary sewer aspects of the project will require review and approval from the Canandaigua Lake County Sewer District. A copy of all correspondence with the County is to be provided to the Town Development Office and MRB Group.
4. Sizing calculations should be provided for the oil/water separator.
5. Multiple pipes labeled as proposed irrigation sleeves are shown crossing underneath pavement areas; however, these pipes do not appear to lead to any irrigation lines within the landscaping areas. Please clarify.

Grading and Erosion & Sediment Control Plan

6. A topsoil stockpile completely enclosed by silt fence should be shown on the plans.

7. The sequence of construction should be expanded to include all construction activity items, such as but not limited to, paving, construction of the building, etc. The sequence should also note that infiltration/filtration practices are not to be installed until all contributing drainage areas have been permanently stabilized, and that these areas are to be protected from compaction and silt laden runoff during construction.
8. Additional top and bottom of curb labels, and curb transition labels should be added to the plans.
9. The sediment basin note should include sizing calculations based on incoming drainage area.
10. Silt fence should be extended along the west side of the SWMF just up to the emergency spillway/discharge pipe, but not crossing in front of these features.
11. The plans include labeling for a surface sand filter on the east side of the site, however no symbols, hatching, or linework show such a filter in that area. Please clarify.
12. The underdrains for the surface sand filter should be shown on the plans and should also include cleanout locations.

Lighting and Landscaping Plan, and Details

13. Full designer manufacturer cut sheets for all proposed lighting (building mounted and site) are to be provided. The lighting plan should include true photometric analysis. The 2 FC contour should also be included. A lighting schedule should also be provided.
14. The Town of Farmington (Canandaigua-Farmington Water District) Standard Details added to the plans are not legible and should be adjusted to ensure clarity. Also, it appears that there are some details left in the plan set which would potentially conflict with the standard details. These conflicting details should be removed or notation should be added to indicate where these details may apply.

SWPPP and Drainage Comments

15. As we have not yet received a revised SWPPP, the following comments from our previous letter have not yet been addressed and are still applicable: 33, 34, 35, 36, 42, 43, 44, 45, 46, and 47. Additional drainage comments may be provided upon receipt of a revised SWPPP.
16. As per our previous comment letter, as the side slopes into the SWMF are steeper than 1:4 in areas, the SWMF will require either a 15' safety bench or a perimeter fence, or the side slopes are to be adjusted to be 1:4 or flatter. Also, it appears that the aquatic bench may be too deep. The aquatic bench should have a maximum depth of 18".

17. As per our previous comment letter, the surface sand filter detail should show a topsoil layer as the surface layer rather than stone. A suitable form of pretreatment in accordance with the NYS Stormwater Management Design Manual (SWMDM) is required to be provided.
18. The Town of Canandaigua Stormwater Maintenance Agreement will be required for this project. Upon receipt of the revised SWPPP and its approval by both MRB and the Town of Canandaigua and MS4 SWPPP Acceptance Form will be prepared and the agreement forwarded.

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