January 20, 2022

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

RE: ABDB SILVER SPRINGS LLC – 4351 TICHENOR POINT DRIVE
SITE PLAN REVIEW
TAX MAP NO. 126.16-1-1.100
CPN NO. 21-097
MRB PROJECT NO.: 0300.12001.000 PHASE 270

Dear Mr. Finch:

MRB has completed a review of the submitted Site Plan regarding the above referenced project, dated December 8, 2021, last revised December 17, 2021, prepared by Venezia & 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.

1. The Planning Board will need to discuss how this application complies with the Town's Shoreline Development Guidelines. The design professional has provided written notice describing how the proposed application complies with the Shoreline Development Guidelines for the Planning Board's review.
2. The proposed sanitary sewer improvements will need to be reviewed and approved by the Canandaigua Lake County Sewer District. All correspondences are to be forwarded to the Town.
3. The proposed work within the County Road 16 right of way will require review and approval from the Ontario County DPW. A copy of all correspondence with OCDPW is to be provided to the Town Development Office.
4. Based upon the length of the proposed driveway, it appears that the driveway may need to be widened to a minimum of 12' to comply with Town code. Please revise the plans accordingly.
5. The proposed water service size will need to be reviewed and approved by the Town of Canandaigua Highway & Water Superintendent. The directional drilling pits should be shown on the plans, and the actual connection point into the existing main should be shown as well. The Town of Canandaigua Typical Water Service Detail should be added to the plans. Please refer to the Town of Canandaigua Site Design and Development Guidelines.

6. All approved variances should be noted on the plans with the date(s) of the approval, the variance granted, and any associated conditions of approval.
7. The flood zone boundary elevations and mean high water line elevation should be noted on the plans. Due to being located within a flood zone, a FEMA Floodplain Development Permit will be required. A note should also be added to the plans stating that the owners are aware of the potential flooding of the property.
8. An existing shed is shown partially within the area of the proposed garage. Will this shed be removed? If so, please clarify on the plans. If not, please resolve this conflict.
9. A demolition plan should be provided. This should identify all removals. Utility removals should include information regarding any capping or other end treatment requirements.
10. The material of the proposed stepping paths should be indicated on the plans.
11. What appears to be a walkway on the west side of the proposed house suddenly terminates on one side. Please review and revise these lines and clarify what these lines represent.
12. The construction sequence should indicate when the stormwater management practices will be installed. In order to complete some of the site improvements, the temporary sediment trap will need to be removed. Please update the construction sequence accordingly and add some more detail.
13. All infiltration practices should be installed as late as possible in the sequence so as to prevent clogging with sediment or compaction. The infiltration areas should be fully encompassed by silt fence until all contributing areas and the meadows have achieved final stabilization.
14. A section of infiltration trench is shown underneath the proposed driveway. As infiltration practices cannot be compacted, this could result in the trench settling underneath the driveway from loading and causing premature failure of portions of the driveway, and/or portions of the infiltration trench could be compacted during installation of the driveway, resulting in reduced performance. Please adjust the alignment of the infiltration trench to be outside of the driveway areas as much as feasible. The infiltration trench detail should also include a section for portions of the trench under driveways.
15. The length of the eastern infiltration trench appears to be incorrectly labeled on the plans.
16. A suitable method of pretreatment should be provided for the proposed infiltration practices.

17. The drywell detail should more clearly indicate the dimensions of the stone fill area around the perforated basin.
18. The infiltration meadow detail shows an underdrain and observation well. These features should be shown on the plans. Also, two of the meadows are labeled as 700 square feet, however the sizes appear to be different. Also, the drainage calculations indicate different areas than what is indicated on the plans. Please resolve these discrepancies.
19. Has soil testing and exploration occurred? If so, please provide the result for review. If not, please add a note to the infiltration details indicating that soil infiltration testing and soil exploration is to be performed prior to installation, and that the bottom of the practice must have at least 3' of vertical separation from seasonally high groundwater.
20. The temporary topsoil stockpile should be fully encompassed by silt fence. Temporary check dams should also be provided for all proposed swales. Also a concrete washout area should be shown on the plans.
21. The extents of the proposed temporary diversion swale should be more clearly indicated on the plans. What is the width, depth, and slope? This should be noted.
22. As the proposed project includes disturbance area of greater than 1 acre, the project will be required to obtain coverage under the NYS SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-20-001, and shall include the preparation of an Erosion Control SWPPP. A draft SWPPP is to be provided for review and approval.

Drainage Calculations Comments

23. The drainage calculations need to demonstrate how the 2-year, 24-hour design storm will be mitigated.
24. The volumes provided by the infiltration trenches shall be limited to the storage volume provided between the bottom of the practice (687.5') and the lowest overflow/outlet invert (689.5'). The calculations should be adjusted accordingly. Also, the pipe volume calculation for the 147' trench refers to 191' of pipe. Please resolve this discrepancy.

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