

Mr. Tim Wales, PE
City Engineer
City of Saratoga Springs
474 Broadway Saratoga Springs, New York 12866

June 18, 2018

Delivered via email: timothy.wales@saratoga-springs.org

Re: City Designated Engineer Services for Technical review of SWPPP and Site Plans – Initial Escrow
153 South Broadway Redevelopment
City of Saratoga Springs, Saratoga County, New York
City Project No. PB#18.031
Chazen Project No. 31804.08

Dear Tim:

The Chazen Companies (Chazen) are pleased to submit our estimate of funds that should be placed in escrow for the review of the following materials: Dear Tim:

The Chazen Companies (Chazen) have completed our review of the following materials received:

- Site Plan application package containing:
 - Project Narrative prepared by The LA Group, dated May 3, 2018.
 - Application for Site Plan Review (Including PUD), signed by representative of Kaplowitz from KCG Development.
 - Complete Streets Checklist, dated May 2, 2018.
 - SEQRA Full Environmental Assessment Form, signed by Anthony Ceroy from KCG Development, undated.
 - Site Plan Review Submittal Checklist, unsigned/dated
 - New Water Service Connection Agreement & Application Form, signed by Anthony Ceroy from KCG Development, undated.
 - Cost Estimate for LOC prepared by the LA Group dated May 3, 2018.
- Water Sewer Engineering Report, prepared by The LA Group, dated May 3, 2018
- Stormwater Pollution Prevention Plan, prepared by The LA Group, dated May 3, 2018.
- Site drawings entitled “153 South Broadway Redevelopment - Site Plan Application”, dated May 3, 2018, prepared by The LA Group, unless noted otherwise, consisting of the following 14 sheets:
 - Cover Sheet
 - Boundary and Topographic Survey, prepared by C.T. Male Associates, D.P.C. dated January 12, 2017
 - L-1.0 Site Preparation, Erosion & Sediment Control Plan
 - L-2.0 Layout & Materials Plan - Overall
 - L-2.1 Layout & Materials Plan - Enlargements
 - L-2.2 Lighting, Parking & Vehicle Maneuvering Plan
 - L-3.0 Grading, Drainage & Utilities Plan

- L-3.1 Grading Enlargements
 - L-4.0 Landscape Plan
 - L-5.0 Site Details
 - L-5.1 Site Details
 - L-5.2 Site Details
 - L-5.3 Site Details
 - L-6.0 Utilities Details
 - L-6.1 Utilities Details
 - L-6.2 Stormwater Details
- Architectural Plans, prepared by Carmina, Wood Morris, DPC, dated May 3, 2018 consisting of the following 7 sheets:
 - A-100 Ground Floor Plan
 - A-101 First Floor Plan
 - A-102 Second Floor Plan
 - A-103 Third Floor Plan
 - A-104 Fourth Floor Plan
 - A-500 Building Elevations
 - A-501 Building Elevations

Following are our observations / comments:

General:

1. The City's project number of 18.031 should be added to all site plan application documents.
2. There are many discrepancies between the Project Narrative, Full EAF, Water Sewer Engineering Report and Site Plans, i.e. the site plans indicated a 150-seat restaurant vs the 48-seats used in the Narrative, Engineers Report and FEAF; 15,850 sf commercial/retail/office space vs 27,000 sf; 273 parking spaces provided vs 244; etc. Please review all documents listed and revise for consistency.
3. Since the project will consume/generate more than 2,500 gpd of water/wastewater, NYSDEC must review and approve the plans for the service connections/extensions. Please provide a letter from NYSDEC approving the service connections/extensions for this project.
4. Based on a review of aerial photos, it appears that Mavis Tire is utilizing this property for parking.
 - a. Is there an easement or agreement in place allowing them to do this? If so, please explain how this will be accommodated or terminated.
 - b. Also, please provide documentation indicating how the Mavis site will meet the parking required by the City code with the elimination of these spaces.
 - c. The upper parking structure ramp is proposed to be constructed approximately 12' from the Mavis Tire building with the asphalt pavement to remain. Is this intended to remain a driveway to the rear of Mavis's building? If so, there is a door way that opens



onto this drive – bollards should be provided to protect the door from being hit when opened. Also, it is questionable if the retaining wall for the ramp can be constructed while protecting the pavement – please revise the site plans accordingly.

5. Based on a review of aerial photos, the neighboring building at the intersection of Union Street and Adelpia Street has a driveway and parking area that is located on the project site that are to be removed.
 - a. Is there an easement or agreement in place allowing them to do this? If so, please explain how this will be accommodated or terminated.
 - b. This building has 2 overhead doors facing the project site with only 20' of the asphalt to remain on-site. 20' is not adequate room to accommodate vehicles entering/exiting the overhead doors. Please revise site plans to provide the required room to utilize these doors.
 - c. Also, please provide documentation indicating how parking on this site meets that required by the City code with the elimination of these spaces.



Water Sewer Engineering Report:

6. The project lies upstream from the Saratoga County Sewer District Pump Station at Highrock Avenue and Warren Street, but the report is silent on the pump station and forcemain's ability to service the project. Please revise the report to discuss this and provide a letter from Saratoga County indicating that they can accommodate the projected flows from the development.
7. The sewer and water use needs to be updated to reflect 150-seat restaurant vs the 48-seats as well as the 15,850-sf commercial/retail/office space vs the 27,000-sf evaluated. Please revise the report accordingly.

New Water Service Connection Agreement & Application Form:

8. Please update the annual water use to reflect the revisions to the Water Sewer Engineering Report.

Survey:

9. The survey does not show the location of water mains, gas mains, water/gas/sanitary services to the existing diner as referenced in the various documents supporting the application. Please revise accordingly and provide a signed/sealed survey.

Site Plans:

10. Please update the sheet Index on the cover sheet to reflect all drawings in the package – L3.1 and L5.3 were not listed.
11. Please indicate the size and material of existing utilities which the project will tie into on the utility plans.

12. Please indicate the material, size, invert and slope of the building sewer proposed to tie into the sewer within Canfield Street. Also, same information needs to be provided on the grease trap serving the restaurant. Given the length of the building, will more than one building sewer be needed?
13. The plans do not indicate the locations of proposed transformer(s), switchgear, etc. Given the size and tenant makeup, will more than one transformer be required? Please indicate the proposed location(s) along with appropriate screening that will be installed.
14. The plans do not indicate the location of proposed gas service(s). Will there be one main service or will each tenant space be metered individually. Please indicate the location(s) for the gas meter(s) and if gang meters will be utilized please indicate appropriate screening.
15. The architectural plans indicate central trash rooms with overhead doors accessing loading areas – will exterior dumpsters be utilized? If so, please indicate the location on the site plans along with appropriate screening.
16. The parking shown on the site plans and architectural plans are not consistent.
 - a. The Architectural Plans indicate 214 parking spaces within the parking structure whereas the Site Plans indicate 219 spaces. The applicant also counts 25 on-street parking spaces that brings their total to 239 or 244 spaces depending on which drawings are correct. Please clarify and revise the plans and supporting application documents for consistency.
 - b. Additional dimensions are needed for the parking spaces within the parking structure – please update either the architectural plans or the site plans.
17. Regarding the 25 on-street parking spaces shown along Union Street, Canfield Street and So. Broadway: Will these spaces be public or restricted? Please indicate any required signage if the parking will be restricted.
18. Pavement will be sawcut and removed to accommodate proposed utility connections however the sawcut lines and limit of asphalt removal are not shown consistently on the sheets. Please revise accordingly.
19. The site lighting plan does not indicate the illumination levels along the southern property line where the ramps into the parking structure are proposed.
20. It is unclear from the site plans if the asphalt pavement between the Mavis Tire Center building and the proposed ramp from So. Broadway is to remain, be replaced or removed. It appears as if the proposed ramp is located within 13' of the Mavis Tire Building. Please dimension the plans accordingly and revise the Site Preparation Plan and other plans to clearly convey the intent.
21. The garbage truck and restaurant delivery vehicle maneuvering plan comments are as follows:
 - a. The plans indicate vehicles will back into the loading area off Union Street. The maneuvering plan provided shows vehicles turning right out of the site and entering oncoming traffic to clear the curb cut – please modify the curb cut to avoid this. Also, please provide maneuvering for a left turn out of the loading area.

- b. The plan indicates that vehicles entering the parking structure ramp from So. Broadway will drive in and out of the ramp but will need to do multi point turns to exit the loading area off the ramp. It appears as if the curb cut needs to be widened at the loading area to avoid trucks jumping the curbs. Also, please provide maneuvering plan for a left turn out of the loading area.
 - c. The maneuvering plan provided only shows vehicles turning left into and left out of the ramp off So. Broadway without problems. Please provide maneuvering plan for a right turn in and right turn out. If this movement shows vehicles entering oncoming traffic to clear the curb cut – please modify the curb cut to avoid this.
22. If work is proposed on the neighboring property, a temporary construction easement will be necessary. Please provide documentation that the neighbor will grant the easement.
23. Please provide additional spot elevations and elevations at the top and bottom of wall elevations along the parking structure ramps.
24. There appears to be a trench drain proposed within the ramp leading from Union Street, however no information is shown on the grading, drainage and utility plan. Please provide.
25. There also is no rim or invert information for the lower level parking structure storm sewer system – please provide.
26. Comments on the underground infiltration chambers proposed along Union Street are as follows:
- a. Detailed spot elevations over the SWM system should be provided – the stone dust walk appears to have a 4.2% cross slope where it crosses the chambers near diversion structure. Also, the rim elevation of DMH-2 appears to be 1 foot too low given the contours.
 - b. The falling head permeability tests results and deep test pit data completed by Dente Engineering supporting the design of the system needs to be added to the site plans.
 - c. There are inconsistencies between the elevation information presented on the utility plan and the details for the diversion structure, chambers and outlet control structure. Please confirm all information is consistent between the plans and the HydroCAD model.
 - d. Please confirm that diversion structure can be fabricated with the 12” and 15” inlet pipes at the same elevation and angle – it appears that they are too close. Also, please confirm that the 24” outlet pipe to the isolator will fit in relation to the concrete weir.
 - e. It is unclear how the two rows of chambers closest to Union Street receive water since the manifold piping is not shown connecting to them or the outlet control structure. Please clarify and if necessary modify the HydroCAD model accordingly for consistency.
27. Regarding the storm water planter in the main entry plaza:
- a. Details for the system must be provided showing the relationship of the retaining wall footings, footing drains, etc.

- b. Additional spot elevations need to be provided within the limits of the storm water planter on Sheet L-3.1.
 - c. Detail 2/L-5.2 shows a 4" perforated wall drain that will be essentially at the same elevation as the yard drains. Please confirm and revise details and SWM system design accordingly.
 - d. The elevation of the 6" outlet pipe from the storm water planter appears as if will be at the same elevation as the wall footing. Please confirm and revise details accordingly.
 - e. The location, size and number of scuppers that will penetrate the upper retaining wall needs to be identified. It appears from the grading that the majority of storm water will drain along the plaza toward Canfield and So. Broadway, not into the storm water planter. Please revise accordingly.
 - f. The lower plaza storm water drains into a plant bed without first being treated. Please advise how this new impervious area is treated, and document within the SWPPP.
28. A 12" storm sewer is proposed running parallel to the west side of the parking structure that is located beneath a swale and discharges into CB-5. This pipe collects runoff from the upper parking structure deck but does not show the inverts of these connections. Please revise plan to show this information. It is recommended that a cleanout should be provided at the end of the pipe so that it can be cleaned in the future. Please provide details for this as well.
29. There appears to be inconsistency between the architectural plans and the site plans regarding finished floor elevations at doorways, particularly the entry corridor off Canfield Street (Architectural Plans indicate 312.62 and site plans indicate 313.00). Please verify and label all entry elevations.

SWPPP

30. The overall pre- and post-development watershed boundaries are inconsistent. The post- development watershed is less than pre- development watershed which results in a reduction in the runoff for site. Please revise the SWPPP and HydroCAD model accordingly.
31. The upper parking structure and the majority of the roof from the Canfield Street wing discharges to the infiltration system, however the lower level parking structure, entry ramp and the roof of the So. Broadway wing do not. Also, there are two roof drains from the So. Broadway wing that discharge directly into the So. Broadway storm sewer system without treatment.
- a. Please revise the SWPPP to describe which of the methodologies outlined in Chapter 9 of the SWMDM is being applied to this development.
 - b. Please revise the SWPPP to clearly indicate the areas being treated, those that are not being treated and how this satisfies the requirements of a redevelopment project.
 - c. Also, please revise the SWPPP to include backup for the areas presented in the Stormwater Practice Sizing worksheet.

32. Requirements for temporary and permanent seeding, as stated in the project SWPPP, need to be added to the erosion control plan on Sheet L-1.0.
33. The project is located within an area indicated as containing listed, threatened, or endangered species or a critical habitat. The applicant has noted in the SWPPP that they are seeking a determination from DEC on this matter. That determination must be forwarded to the City when received and included in the SWPPP, and the applicant must take any actions that may be required to address permit eligibility under Part I.F.4 of the SPDES General Permit GP-0-15-002.
34. The Stormwater Management Practice Maintenance Log was missing from Appendix E of the copy of the SWPPP received by our office. Please add.
35. The site area listed in the NOI is not consistent with that listed in the EAF or on the site plans. Please revise and update the stormwater management design as appropriate.

In order to expedite and simplify the review of revised materials we would appreciate if the next submission be accompanied by a response letter that describes the revised materials and how our comments were/were not integrated.

If you have any comments, questions or need additional information, please do not hesitate to contact this office at 518-273-0055.

Sincerely,



James J. Connors, P.E., Principal
Sr. Director, Engineering Services

cc: Jennifer Nechamen, Chazen
File