

November 15, 2006

Marco Marzocchi  
The Widewaters Group  
5786 Widewaters Parkway  
DeWitt, N.Y. 13214

RE: Morris Associates Response Letter

Dear Marco:

We have received Morris Associates' comment letter dated November 1, 2006 and offer the following responses:

**General:**

1. The information requested has been attached on detail sheet C502.
2. The heavy duty pavement section is to be used for all the roadways shown on the plan, while the standard pavement section is to be used for parking lots. This has been labeled on the plans as such and the heavy duty pavement sections have been hatched with a dotted pattern.
3. As per the Report of Subsurface Exploration and Geotechnical Engineering Evaluation provided by John P. Stopen Engineering a 9" subbase is necessary for standard duty pavement and 11" subbase for heavy duty pavement. This is found on p.20 of the report.
4. The same Geotechnical report provides information on recommended binder and top course thickness. We have shown these on detail sheet C502.
5. Radii have been noted for all curves on the plan. The routes for delivery have been marked as Truck Route/Heavy Duty Pavement.
6. All pavement striping is shown on the site plan. Sign posts have been added to the plans.
7. Currently we do not have any specific information as of what the height of the buildings will be. All other required info per code has been included.
8. All the proposed construction is labeled Proposed Retail "A" through Proposed Retail "O" on the site plan. Also the proposed construction is delineated by a heavier line weight than the existing conditions line weight.
9. Traffic patterns and turning lanes have been added to the site plan.

**2. Parking Lots:**

1. The layout for the parking lot in question has been changed completely pursuant to the enclosed revised site plan.
2. The 10 foot wide spaces are provided in a contractor's only area as labeled on the site plans.
3. Handicapped parking space calculation has been added to the plans C102 and C103
4. Employee parking is provided within the general parking area.

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### 3. Sewer and Water:

1. 20 foot easements for sanitary sewer and watermain have been provided and are shown on the utility plans.
2. Backflow preventers will be located within each individual building, as such details will be provided with the architectural drawings. A note has been added to the plans stating as such.
3. Neptune T-10 remote read capable of going to radio water meters will be specified in each building.
4. Site is fed from the 12 " main that comes from Joslen Blvd. and crosses U.S. 9 in front of senior apartments just to the north of the project site.
5. All valves and valve boxes have been specified as Muller, US or Canadian made.
6. Watermains have been labeled on the utility plans as Ductile Iron Pipe class 52 (D.I. CL-52).
7. A note has been added stating all hydrants be Mueller Super Centurion 5<sup>1/4</sup>.
8. Weep holes will be plugged as noted.
9. It is the understanding of the developer that the Greenport Water Department will perform all shutdowns.
10. Taps, sleeves and valves are to be used when attaching to existing water main as shown on detail sheet C503.
11. Gravel is specified on the detail for all backfill around water lines.
12. Abandonment of existing sanitary sewer is at a manhole on our property, not at the at the property line.
13. Grease traps have been placed on the utility plan, where required. Once a specific tenant has been identified, detailed calculations will follow.
14. The water main layout has been modified and sufficient valves have been added in order to provide efficient shut-off sections in case of repair.
15. See response to question 14.
16. See response to question 14.

### 4. Stormwater Pollution Prevention Plan:

1. Stormwater Pollution Prevention Plan has been added and specific details on each practice are shown on the detail sheet C504. Also the stormwater pollution prevention plan notes are shown on the General Notes and Legend Plan (sheet C010).
2. The proposed development is to be constructed all in one phase. However, we have included a 2 phase SWPPP plan with the current package. In addition, we understand that we need to obtain a waiver from the NYSDEC for the 5 acre disturbance limitation.
3. Times of concentration and flow paths have been added to sheet DR-2, the Proposed Drainage Area Map.
4. The flows from drainage areas 2 and 2.1 were added together as illustrated in the drainage report. We didn't use reaches because they would increase the time of concentration and thereby decreasing the peak flows. Therefore, our analysis represents a worst case

scenario. We have discussed this approach with Morris Associates and they have indicated their agreement and will not require additional analysis.

5. Proposed culverts and stream crossings are shown on the plans and the details regarding the stream crossings have been added to the plans (sheet C504). The culverts shown are for equalization characteristics.
6. Attached are the calculations for the two culverts.
7. Time of concentration for Area 1.1 has been provided in the Drainage Report on p. 2 of the proposed drainage conditions section.
8. The drainage report has been adjusted to reflect the suggested time of concentration.
9. Additional hydrographs for 1 and 2 yr. storm event have been provided.
10. All drainage structures have been labeled on the plans.
11. Outlet structures have been labeled on the plans.
12. This has been addressed in the drainage report and the dimensions adjusted.
13. Access points are now provided to all on-site stormwater facilities.
14. A landscaping plan for the stormwater detention basins is shown as part of the site landscaping plans.
15. Pursuant to attached Geotechnical report, the ground water and bed rock are below the water surface in the detention ponds.
16. The SWPPP review process is in progress.

## 5. Grading Plans:

1. The retaining walls details have been added to the drawings. They are anticipated to be modular block that will be design build by the selected manufacture. In addition, we are also evaluating using vegetative reinforced earth wall as a cost effective alternative. Once this analysis is complete, we will provide details if it determined to be a viable option. Regarding the run-off in the area mentioned south of Retail "A". Please note that we are significantly reducing the flow being sent off site via the closed drainage system in the parking lot. Therefore, the impact has been greatly reduced as a result of this project. Regarding protecting the wetlands to the north of Retail "B", as shown on the attached SWPPP drawings, we are providing stream protection. Also, we are currently reviewing these plans with the Army Corps of Engineers.
2. Regraded as suggested.
3. The wetlands are being protected by silt fence as shown on the sheets C140 -142 – Phase 1 SWPPP and C143 -145 – Phase 2 SWPPP.
4. We have included details for the wetland crossings on detail sheet C504.
5. The two outparcels have been shown on the plans as proposed retail stores.
6. We will provide all the submissions that will be made to the NYSDOT to the Town of Greenport as well.

## 6. Landscaping Plans:

1. The proposed landscaping along the southern side of the overall site has been modified to include additional plantings. Shrubs and evergreens were added to the planted areas.

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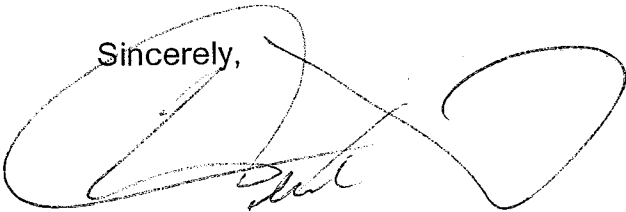
2. Sight lines have been preserved at all planted intersections and parking aisles.
3. A planting schedule, in accordance with the NYS Stormwater Management Design Manual, has been added along the detention ponds.
4. Additional landscape materials have been added to the southern property boundary to screen the north side of proposed Retail 'J'. Additional plant material has been added to the north and east sides of the combined existing parcels.
5. Additional shrub planting have been included within the tree screen adjacent to the senior apartments at the north side of the site.
6. Landscape material has been added along U.S. 9
7. An additional sheet which includes an overall landscape plan has been added to the document.

### 7. More General Plans:

1. The detention ponds have been provided with plenty of vegetation on the landscaping plan, which will prevent individuals from walking into those areas. A roadway for pond maintenance has been provided and added to the plans.
2. Plans for the reconstruction of U.S. 9 will be provided to the Planning Board when completed.
3. The entrance to the south-west corner of that parking lot has been redesigned accordingly.
4. All revisions have been incorporated to the new site plan which includes adding the northern most signalized intersection with Joslen Boulevard.
5. Information on the archaeological sites has been added on the plans and the federally regulated wetlands to remain on site are shown on the plans as such with no site, grading or utility impacts.
6. All easements have been added to the plans.
7. A project signage plan, including size, message and lighting, will be provided as soon as it is completed.
8. The lighting plan is in the design phase and it will be submitted to the Planning Board for their next meeting.

Please feel free to call if you have any questions or require additional information.

Sincerely,



Steven M. Boisvert, P.E.  
Associate

cc:

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