



Via Overnight Delivery

August 13, 2019

City of Plattsburgh Planning Board
Community Development Office
41 City Hall Place
Plattsburgh, NY 12901

Attention: Shelise Marbut

**Re: McDonald's Rebuild
424 Margaret Street
City of Plattsburgh, NY**

Dear Ms. Marbut,

On behalf of our client, McDonald's USA, LLC, we are pleased to submit this response to comments summary for the above referenced project. This summary is in response to the various comments received in the Laberge Group's letter dated August 9, 2019, with our responses shown in italics. As part of this response, enclosed please find:

- Twelve (12) 11" x 17" copies of the Preliminary Site Improvement Plans revised 8/13/19
- Six (6) full-sized copies of the Preliminary Site Improvement Plans dated revised 8/13/19
- Twelve (12) 8 1/2"x11" copies of the Car Turn Simulation Exhibit.
- One (1) CD with all submitted materials

Sheet C-2:

1. General Notes # 1, third bullet item, revise the date of the SWPPP to the most recent version.
The date of the SWPPP has been updated.

Sheet C-3:

2. The project proposes the complete removal of existing trees along the lake side property line. Retaining as many of these mature trees as possible and supplementing them with the proposed landscaping will assist in mitigating the heat island effect by shading building and pavement surfaces, and deflecting radiation from the sun. Therefore, the following trees currently designated To Be Removed (TBR), should be protected and retained by the project without effect to the proposed layout, grading or utilities:

- 2.1. Triple 8" Poplar;
- 2.2. Twin 8" Box Elder;
- 2.3. 14" Box Elder;
- 2.4. 26" Poplar;
- 2.5. Twin 16" Poplar;
- 2.6. Twin 20" Poplar;
- 2.7. 18" Poplar; and
- 2.8. 16" Poplar.

The majority of the trees referenced are under stress due to a flood event several years ago that resulted in significant erosion around the root systems. As such, they have become a hazard with branches regularly falling



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onto the property. As safety concern, the trees need to be removed. However, the plans have been updated to preserve the twin 8" box elder and 14" box elder, which have not been a problem.

Sheet C-4:

3. Additional consideration should be given to pedestrians that would be walking from their parked cars along the southern property line to the building sidewalk. A delineated walk way from the parking to the building sidewalk should be provided. Provide either a cut in the proposed island or a concrete sidewalk on same with crosswalk pavement markings.
A painted crosswalk has been added to assist pedestrians that are parked in the southern portion of the site.
4. The proposed parking that fronts on Margaret Street may experience a condition that would result in vehicles being blocked in their parking spaces by queued vehicles in the drive thru lane. Provide vehicle turning movement exhibits that demonstrate parked vehicles are able to back out and proceed while vehicles are queued in the drive thru lane.
An exhibit has been enclosed that illustrates a typical vehicle backing out of parking stall while vehicles are queued for the drive thru. There is sufficient room for both vehicles movements. More importantly, it is rare that cars would be queued in the drive thru all the way back to the drive aisle along west side of the property.

Sheet C-5:

5. Provide a table of the test pit information on the drawings for future reference, include date testing was conducted, existing grade elevations, ground water elevation, soils descriptions, etc. Label the Test pits to provide an identification that links to the table.
Test pit information has been added to Sheet C-5 as requested.
6. Label the riprap outfalls on Sheet C-5.
Rip-rap outfalls have been labeled as requested.
7. Continue the riprap out fall protection to the property line for the pond overflow and pond's 3"HDPE normal flow pipe. Consider the following design enhancements to the 3" solid wall HDPE: continue the outlet pipe to a tee then to perforated pipe sections secured under light stone filling under the pond's overflow riprap to increase normal flow diffusion and reduce the long-term erosion potential of the outfall to the lake.
A tee has been provided at the outlet with perforated pipe sections under light stone fill as requested.
8. Increase the width of the riprap outfall protection at the outfall of the stormwater planter underdrains and consider the design enhancement as noted above for the pond outlet.
A tee has also been provided at the stormwater planter outlet with perforated pipe sections under light stone fill as requested.
9. Understanding the Applicant's unwillingness to propose improvements to the existing concrete lined ditch at the southern property line to the Lake in order to avoid additional permitting; the existing condition may be maintained provided additional flow diffusing is implemented at this location.
Flow diffusing has been implemented as requested.



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10. Clarify the spot and contour grading of the "bio-filter strip" to fully show the design intent for construction by providing sections with elevations.

More information has been included in the bio-filter strip section detail.

Sheet C-9:

11. Indicate trees to remain and be protected (see Sheet C-3 comment).

Trees to remain and be protected have been noted as requested.

12. Question 27a of the Notice of Intent indicates disturbed areas will be restored per Table 5.3 of the NYS Stormwater Management Design Manual (Design Manual). Indicate the areas to receive soils restoration and provide the soils restoration specifications on this sheet.

Soil restoration specifications have been added to the sheet as well as callouts for the areas receiving this treatment.

Sheet C-12:

13. Provide an additional note and detail to the ADA Curb Ramp Detail for raised truncated dome warning. The detectable warning shall extend the full width of the curb ramp.

The ADA curb ramps are not required to have detectable warning strips. Sheet C-15 includes the detail for the detectable warning surface/truncated domes which are in place where the sidewalk in the Right of Way meets Margaret Street.

Sheet C-13:

14. To be consistent with the other Margaret Street mid-block crossing where a pedestrian crossing the street might not otherwise be expected by drivers; the pedestrian crossing signage detail should be revised to include a push button activated flashing warning system affixed to the sign pole powered by a top of pole mounted solar array.

We have revised the plans to show a proposed pedestrian crossing sign with solar powered LED lights and battery backup. This is consistent with other pedestrian crosswalks in the area.

15. Provide a detail for the proposed riprap out fall shown on Sheet C-5.

The rip-rap detail has been provided.

16. Sheet C-14:

17. The Design Manual offers typical construction scenarios for stormwater planters which indicate the roof down spouts out-letting into the planter onto a splash pad. Therefore, continue the roof down spout to the planter not as shown over an erodible surface between the planter and the building.

The roof down spout has been extended to outlet into the stormwater planter.

18. Specify the stormwater planter gravel underdrain material per the Design Manual as 100% passing the 1" sieve and 5% passing the 200 sieve.

The detail has been updated to specify the requested note.



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19. Provide a detail of the pocket pond 3" vertical orifice/grate control structure that is modeled in the HydroCAD analysis for the pocket wetland that provides inlet protection. Per the Design Manual "The low flow orifice should be adequately protected from clogging ... an acceptable external trash rack".
A detail of the 3" orifice equipped with a trash rack has been added to the detail sheet.
20. Indicate/label the following items in the Pocket Wetland sections: existing grade line, ground water elevation, and lake flood stage (100').
The existing grade line, ground water elevation and lake flood stage has been added to the pocket wetland section.
21. Provide a detail for the "Level Spread" and the basis for design. See the New York Standards and Specifications for Erosion and Sediment Control, Flow Diffuser.
The bio-filter strip detail has been updated to include elements of the flow diffuser in the latest New York Standards and Specifications for Erosion and Sediment Control. This flow diffuser/level spreader is intended to reduce erosion by spreading the parking lot runoff evenly to the east for larger storm events.
22. Since there is not sufficient length for a filter strip prior to the "bio-filter strip", provide a stone drop (pea gravel diaphragm) upslope of the filter.
A gravel diaphragm has been added to the plan and detail.
23. Per the Design Manual, "stormwater filters shall be equipped with a minimum 4" perforated pipe underdrain ... in a gravel layer. A permeable filter fabric shall be placed between the gravel layer and the filter media."
For this small watershed that consists of the eastern parking and drive thru areas, we have proposed a modification to the NYSDEC bioretention area to provide additional treatment benefits beyond what was required by the DEC manual.
24. Coordinate the "bio-filter strip" detail with a flow diffuser detail to illustrate the design intent of how the parking lot runoff will be filtered and collected water ponded, filtered and diffused when the system capacity is exceeded.
Similar to the comment above, we have proposed a modification to the NYSDEC manual bioretention system to provide additional treatment benefits beyond what was required by the DEC manual. Larger storm events will be conveyed over the flow diffuser/level spreader to reduce erosion.

Sheet A2.1:

25. Show the stormwater planter in rear elevation and specify construction materials.
The stormwater planter is mostly recessed in the ground and doesn't show up well graphically on sheet A2.1. We have specified construction materials on sheet C-14.
26. Continue the roof runoff pipe down to the stormwater planter.
The roof runoff pipe has been extended on sheet C-5 to depict it draining into the stormwater planter.



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ENGINEERING

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Should you have any questions or any additional needs please do not hesitate to contact us at (518) 438-9900.

Sincerely,

BOHLER ENGINEERING MA, LLC

Steven R. Wilson, LEED AP

Cc: Phil Koziol, Laberge w/attachments