

February 26, 2018

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

**RE: THE VILLAS @ CANANDAIGUA – SECTION 4**  
**FINAL SUBDIVISION AND SITE PLAN REVIEW**  
**TAX MAP NO. 97.08-2-200.130**  
**CPN-006-18**  
**MRB PROJECT NO.: 0300.12001.000 – PHASE 128**

Dear Mr. Finch:

MRB has completed a review of the submitted Final Subdivision Plat and Final Site Plan dated January 2018, prepared by BME Associates. We offer the following comments for the Town's consideration. A brief written response to each of the following comments should be provided by the design engineer.

**SUBDIVISION PLAT, SITE PLAN, AND GENERAL COMMENTS**

1. The existing depth and capacity of the stormwater management facilities are to be documented and forwarded to the Town Development Office and Town Code Enforcement Officer prior to the issuance of building permits for Section 4. A note is to be added to the plans.
2. The existing HOA agreement may need to be updated to include the proposed improvements associated with Section 4. Also, with the construction of the Duplex (Building 220) the owners of these units will have property/ green space to maintain. Does the HOA agreement reflect these requirements?

**UTILITY PLAN**

3. The Design Engineer shall coordinate with the associated utility companies regarding the proposed underground utility locations, connections and relocations. All correspondences with these utility companies shall be forwarded to the Town of Canandaigua for their files.
4. An approval for the Canandaigua Lake County Sewer District (CLCSD) is required for the Sanitary Sewer improvements. All correspondences with CLCSD are required to be forwarded to the Town Development Office and MRB.
5. The existing watermain is to be labeled with size and material on the Final Plans.

6. All existing hydrant locations are to be depicted on the plans.
7. There is a discrepancy between the Water Lateral Note #3 and the Utility Notes #6 regarding the 1" service. Please note that both should reference the use of 1" PE #3408 as per the Town of Canandaigua Site Design Criteria.
8. Utility Note #17 should be revised to reference the "Town of Canandaigua Highway & Water Superintendent" in lieu of the "Highway Superintendent".
9. For clarification, it is our understanding that all roof drains are being tied into the storm sewer system?
10. Additional drainage inlets (12" Nyloplast Structure) should be provided along the east side of the driveways for Buildings 260C and 270C.

**EROSION & SEDIMENT CONTROL PLAN**

11. Are basements proposed as part of this section of the Villas Development? A note should be added to the plans reflecting this.
12. A note is to be added to the plans stating that the topsoil stockpile area is temporary and all land beneath the topsoil stockpile area will be returned to existing grade and stabilized prior to closing out the SWPPP.
13. The temporary topsoil stockpile area shall maintain side slopes of 1:3 maximum. A note shall be added to the plans.
14. The following erosion control notes should be added to the plans:
  - If required, the owner shall provide additional temporary erosion control measures, at the expense of the owner.
  - In the event there is a failure of an erosion control device, the owner is responsible to restore downstream areas at their expense.
15. The following notes regarding phosphorous use should be added to the plans:
  - No Phosphorous shall be used at planting time unless soil testing has been completed and tested by a Horticultural Testing Lab and the soil tests specifically indicate a phosphorous deficiency that is harmful, or will prevent new lawns and plantings from establishing properly.
  - If soil tests indicate a phosphorous deficiency that will impact plant and lawn establishment, phosphorous shall be applied at the minimum recommended level prescribed in the soil test following all NYS DEC.

**LIGHTING PLAN**

16. The landscaping plan is to be updated to reflect the proposed berm location along NYS Route 21.

**DETAILS**

17. The MRB Group logo should not appear on the details.
18. The following details are to be updated on the plans:
  - Typical Water Service
  - Pipe Bedding/ Trench Detail

**SWPPP/ Drainage**

19. An updated Stormwater Pollution Prevention Plan (SWPPP) for Section 4 is to be provided to the Town of Canandaigua Development Office and MRB. Also the Notice of Intent (NOI) for Section 4 meeting the GP 0-15-002 requirements is to be included within the SWPPP.
20. Please note that the Town of Canandaigua is now an MS4 and completion of the MS4 SWPPP Acceptance Form is required upon receiving an approval of the SWPPP.
21. The Town of Canandaigua Stormwater Maintenance Agreement is to be completed and reference that it is for all Sections of the Villas @ Canandaigua Development. The agreement is to be forwarded to the Town Development Office, MRB, and the Town Attorney for review and approval.

If you have any questions, comments or concerns regarding any of the above comments please call me at our office.

Sincerely,



Lance Brabant, CPESC  
Director of Planning Services

# Town of Canandaigua

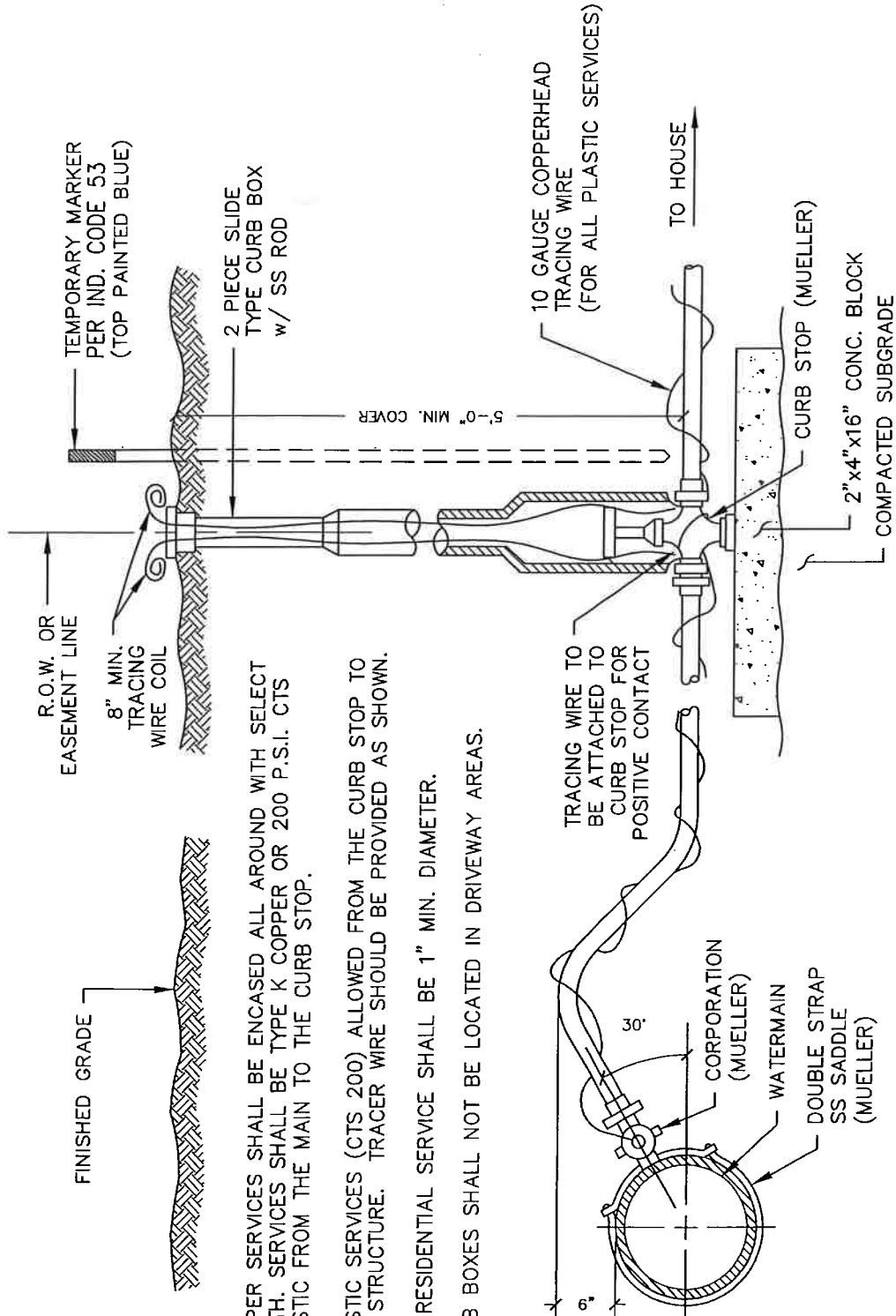
5440 Route 5 & 20 West  
Canandaigua, NY 14424  
(585) 394-1120  
Fax (585) 394-9476  
*Established 1789*

APPENDIX: **W - 3.0**

DATE: APRIL 2017

SCALE: N.T.S.

**MRB** | group



## NOTES:

1. COPPER SERVICES SHALL BE ENCASED ALL AROUND WITH SELECT EARTH. SERVICES SHALL BE TYPE K COPPER OR 200 P.S.I. CTS PLASTIC FROM THE MAIN TO THE CURB STOP.
2. PLASTIC SERVICES (CTS 200) ALLOWED FROM THE CURB STOP TO THE STRUCTURE. TRACER WIRE SHOULD BE PROVIDED AS SHOWN.
3. ALL RESIDENTIAL SERVICE SHALL BE 1" MIN. DIAMETER.
4. CURB BOXES SHALL NOT BE LOCATED IN DRIVEWAY AREAS.

## TYPICAL WATER SERVICE

# Town of Canandaigua

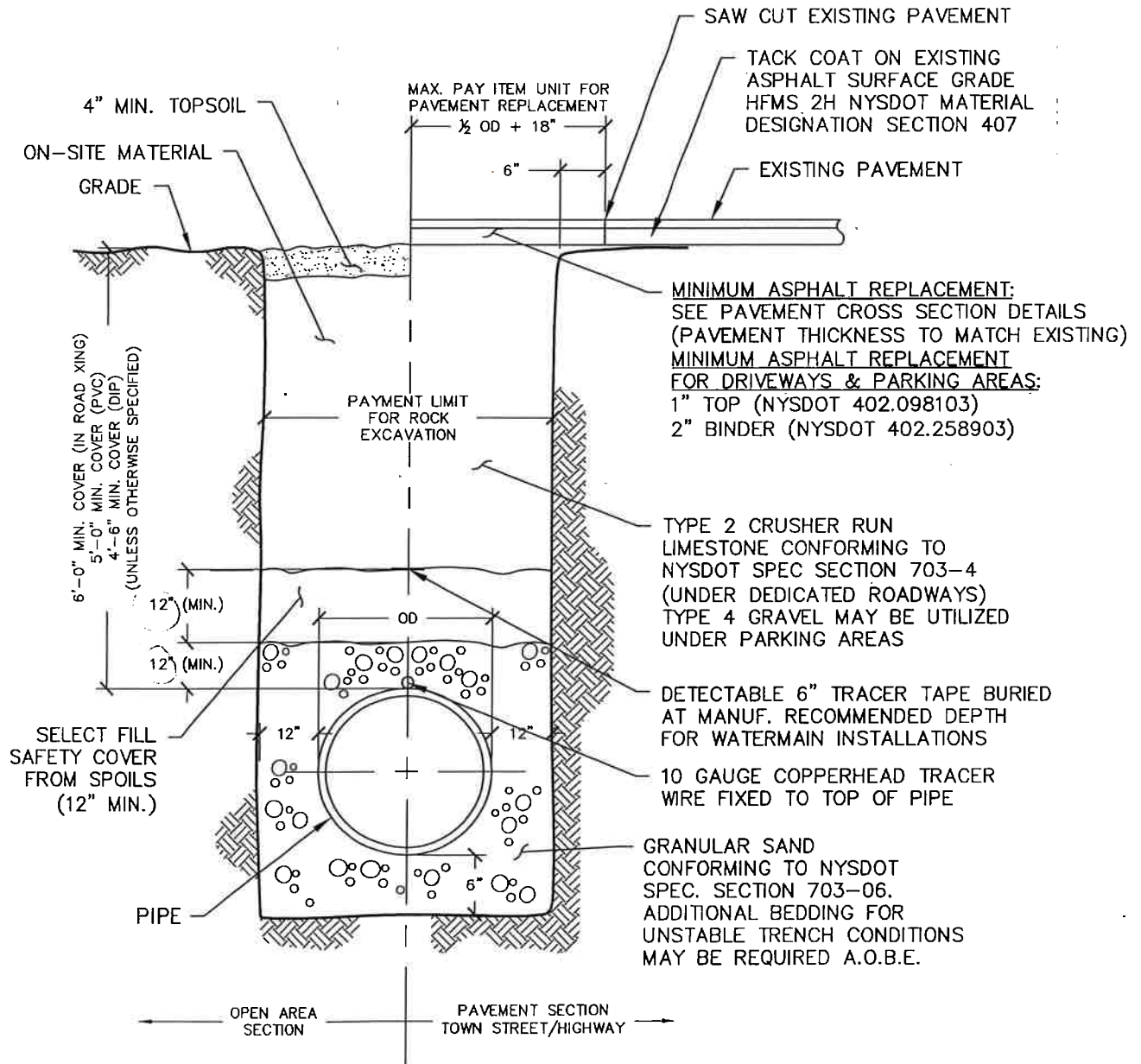
5440 Route 5 & 20 West  
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APPENDIX: **W - 8.0**

DATE: APRIL 2017

SCALE: N.T.S.

**MRB** | group



## PIPE BEDDING/ TRENCH DETAIL

(OUTSIDE OF N.Y.S. HIGHWAYS)