

April 20, 2020

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

**RE: CREEKVIEW APARTMENTS AT WOODLAND PARK – PHASE 2**  
**SITE PLAN REVIEW**  
**TAX MAP No. 84.00-1-44.200**  
**CPN No. 20-016**  
**MRB PROJECT No.: 0300.12001.000 PHASE 195**

Dear Mr. Finch:

MRB has completed a review of the submitted Site Plan regarding the above referenced project, dated March 13, 2020, prepared by BME 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.

**SITE PLAN AND GENERAL COMMENTS**

1. The horizontal datum and other survey information should be noted.
2. An updated project SWPPP and Engineer's Report should be provided for review for the proposed Phase 2.
3. Signs, barriers, and/or markers should be provided at the dead end between buildings 19 and 20.
4. Pedestrian access should be considered in a form of a sidewalk or trail connection from some of the phase 2 buildings to the clubhouse.
5. Are any accessible units proposed? If so, the entrances to these units should be marked on the plans to assist with evaluating accessible routes.
6. Does the provided 1.77 parking spaces per unit include or exclude landbanked parking spaces? If excluded, please note the ratio with these space included. If included, insufficient parking spaces are provided.
7. Below the site data table, a sentence refers to local law #15 of 2007, whereas it is our understanding this should be 2017.

**UTILITY PLANS**

8. For projects required to provide post construction stormwater management practices, all portions of new construction should, where practical, discharge to a stormwater management or green infrastructure practice. Buildings 13, 15,

- and 19 are currently shown discharging to grade and into a floodplain. These buildings should discharge into a WQv or RRv providing practice unless impracticable. Please update.
9. The plans should be updated to depict the locations of all water valves, disinfection/sampling tap, and fitting locations. Valves should be provided every 800 feet, at intersections, and/or as necessary to limit each section to 30 dwelling units and 2 fire hydrants.
  10. Are the proposed units to be sprinklered? If so, this should be noted on the plans.
  11. The previous phase is shown to include private watermain on a single meter whereas the current phase appears to use public water. Why the change for this phase? Also, only one service is shown for each building. How would metering be accomplished?
  12. A 20' wide water easement to the Town of Canandaigua is to be shown on the plans over the public watermain. A valve is to be provided for each building where water service is proposed.
  13. The southern branch of watermain located within Phase 2 is to be connected to the existing watermain located within Phase 1 near building 14 to provide a looped system. Please update the plans accordingly.
  14. A detail of the proposed backflow preventions in each building is to be provided to the Town Water Superintendent for review and approval.
  15. Service and lateral sizing calculations are to be provided for all configurations of buildings and services used in this phase.
  16. A typical lateral layout detail should be provided. If the size of services and laterals will vary between buildings, additional notation or detailing may be required to adequately convey the different configurations.
  17. All dry swale underdrains should be provided with cleanouts. These locations should be identified on the plans.
  18. All comments from the Canandaigua Lake County Sewer District (CLCSD) are to be addressed. All correspondences with the CLCSD are to be forwarded to the Town Development Office and MRB.

#### **GRADING AND EROSION & SEDIMENT CONTROL PLANS**

19. All areas of steep slopes (1:3, v:h or steeper) are to be shown with shading to indicate areas requiring steep slope treatment. Please update the plans accordingly.
20. The following comments pertain to the proposed SWMF:
  - a. All slopes leading into the SWMF between the trail and aquatic bench should have a slope of 1:4 (v:h) or flatter, else a fence or other safety features may be required.

- b. A berm should be provided on the west side between forebay and deep pool to force a longer flow path. A riprap spillway may need to be provided.
  - c. A depth marker should be provided in the forebay.
  - d. How will vehicle access be provided to the SWMF for maintenance? Currently only a natural surface trail is shown on the plans. Was this trail meant to be a subsurface maintenance access road as well? Please clarify. Also, please provide additional spot elevations along the top of the embankment.
  - e. A stormwater management facility easement to the Town of Canandaigua is to be provided over the proposed SWMF. Said easement should include all areas of the SWMF as well as a stabilized access path from a public right of way.
21. A break in the silt fence should be shown wherever silt fence would cross through an area of concentrated flow. As such, please show a break in the silt fence downslope of the SWMF emergency spillway.
22. All temporary swales should be labeled with the minimum depth, width, and slope.
23. A construction staging area and concrete washout area should be shown on the plans. A separate concrete washout area, stabilized construction entrance, staging area, and topsoil stockpile may need to be provided for work associated with buildings 23 and 24 to reduce impacts to the public roadway.
24. The limits of construction should be expanded to include the additions to the clubhouse building.
25. All dry swales should be encompassed by construction fencing prior to installation to protect from compaction.

**LANDSCAPING, LIGHTING, PROFILES, AND DETAILS**

26. Easement boundaries should be shown on the landscaping plan as the Town of Canandaigua requires that trees not be planted within 10' of underground utilities or within 5' of easements. The landscaping notes should be updated to reflect these requirements.
27. The lighting plan should include true photometric analysis. Nearby existing light sources should be shown on the plans and included in this analysis.
28. All stabilization notes should be revised (where necessary) to indicate that stabilization measures must be initiated by the end of the next business day for areas where land disturbance activities have temporarily or permanently ceased.

29. The fertilizer mix specified in the temporary seeding note should be revised to 10-0-10 in order to comply with the phosphorus restrictions of the Town of Canandaigua. Will any fertilizer be used for permanent seeding?
30. A new 5-acre waiver will be required to be obtained from the Town of Canandaigua for each phase of the project. This should be noted on the plans.
31. The construction sequence should be revised as follows:
  - a. The sequence should note that all dry swales are to be delineated with construction fencing to protect these areas from compaction.
  - b. The third bullet under step 3 should refer to the winter standards specification in the NYS Blue Book. The stabilization timing requirements (3 days) should also be noted in this bullet.
  - c. The following items should be noted in the construction sequence: construction of the buildings, sidewalk, landscaping, and lighting.
  - d. The portion of the sequence regarding natural trail surfaces refers to phase 1 plans instead of phase 2 plans.
32. The proposed watermain should be shown on the profiles where it parallels sewer.
33. The following Town of Canandaigua details should be added to the plans:
  - a. Typical Water Service
  - b. Watermain pressure test
  - c. Dead end hydrant (if any are proposed)
  - d. Pavement Cross Section (for paving within any right of ways)
34. A typical road cross section should be provided.
35. The concrete washout detail should be revised as follows:
  - a. The detail should refer to the NYS Blue Book specification.
  - b. The washout should be cleaned at a volume of 75% rather than 80%.
  - c. The separation distance from sensitive receptors should be noted in the detail.





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

Sincerely,

A handwritten signature in black ink, appearing to read "Lance S. Brabant".

Lance S. Brabant, CPESC  
Director of Planning & Environmental Services

# Town of Canandaigua

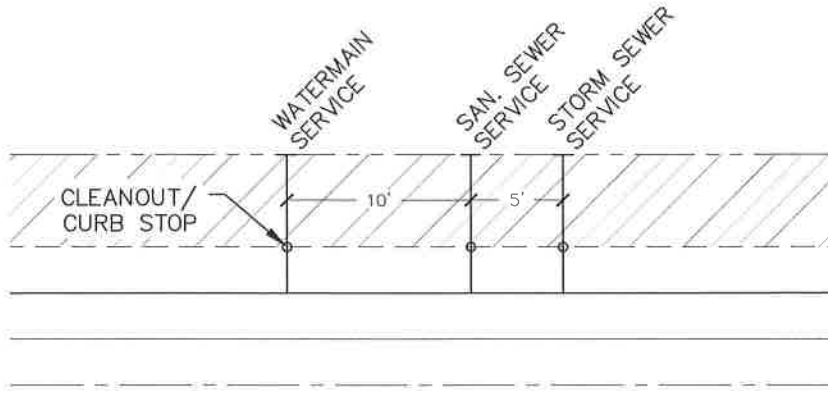
5440 Route 5 & 20 West  
Canandaigua, NY 14424  
(585) 394-1120  
Fax (585) 394-9476  
*Established 1789*

APPENDIX: **W - 10.0**

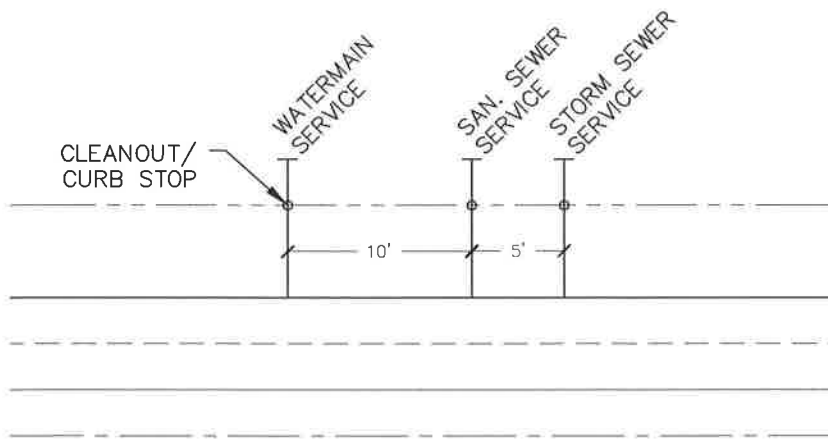
DATE: 2018

SCALE: N.T.S.

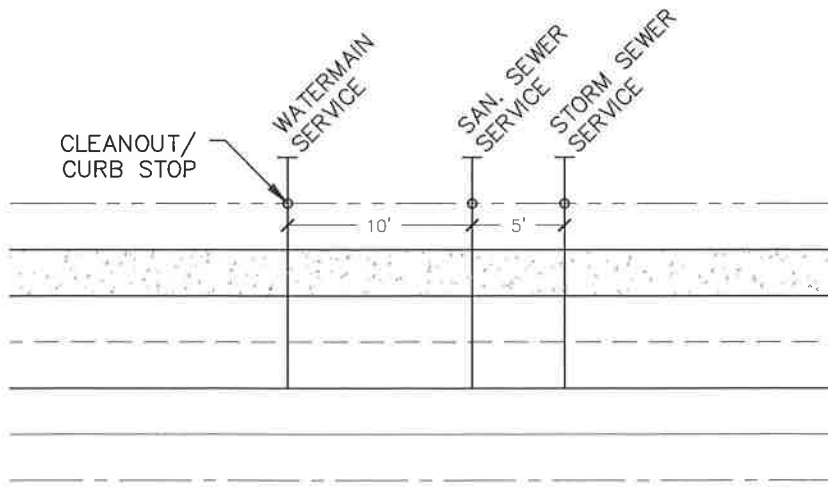
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## INSIDE R.O.W.



## OUTSIDE R.O.W.



## SIDEWALK

# TYPICAL UTILITY SERVICE PLAN



# Town of Canandaigua

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APPENDIX: **W - 1.0**

DATE: 2018

SCALE: N.T.S.

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		TEST PRESSURE (P.S.I.)					
		200	225	250	275	300	
		PIPE DIA. (INCHES)	ALLOWABLE LEAKAGE (gal/hour)				
D.I.P. PER 1,000 L.F. OF LINE	6	0.64	0.68	0.71	0.75	0.78	
	8	0.85	0.90	0.95	1.00	1.04	
	10	1.06	1.13	1.19	1.24	1.30	
	12	1.28	1.35	1.42	1.49	1.56	
P.V.C. PER 1,000 L.F. OF LINE	6	0.57	0.61	0.64	0.67	0.70	
	8	0.76	0.81	0.85	0.90	0.94	
	10	0.96	1.02	1.07	1.12	1.17	
	12	1.15	1.22	1.28	1.34	1.40	

## NOTES:

1. TEST PRESSURE TO BE 200 P.S.I. OR 1.5 x WORKING PRESSURE, WHICHEVER IS GREATER.
2. PRESSURE TESTS SHALL BE CONDUCTED SO THE PIPE SECTIONS ARE WITHIN 10 PSI OF THE TEST PRESSURE LOCATION.
3. PRESSURE TESTS SHALL BE CONDUCTED FOR A MINIMUM OF 2 HOURS.
4. LEAKAGE TESTS AT LINE PRESSURE SHALL BE CONDUCTED OVER A 24 HOUR PERIOD.

## WATERMAIN PRESSURE TEST



# Town of Canandaigua

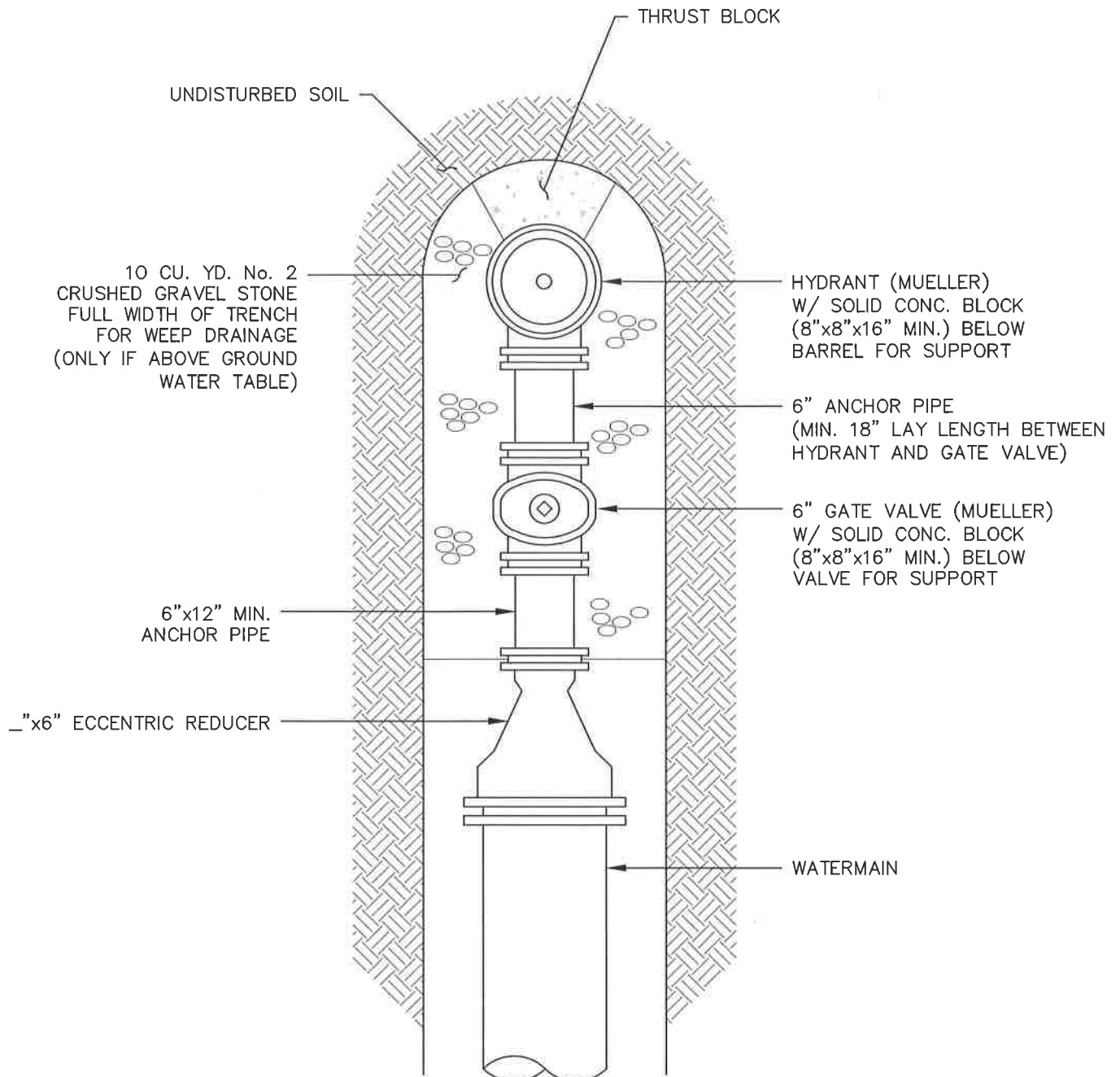
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APPENDIX: **W - 6.3**

DATE: 2018

SCALE: N.T.S.

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**DEAD END  
HYDRANT UNIT**