

April 24, 2020

Planning Board
Town of Canandaigua
5440 Routes 5 & 20 West
Canandaigua, NY 14424

**Re: Creekview Apartments at Woodland Park
Phase 2 Site Plan Review – Responses to Comments**

2490B

Dear Board Members:

On behalf of the DiMarco Group, we have reviewed the comments we have received for Phase 2 of Creekview Apartments at Woodland Park. We offer the following responses to the comments listed below for the Board's consideration:

- **MRB Group letter, dated April 20, 2020**
- **Town Highway and Water Superintendent (Jim Fletcher) letter, dated April 8, 2020**
- **City of Canandaigua Fire Department (Frank Magnera) letter, dated April 6, 2020**
- **Ontario County Department of Public Works (Jack Braun) letter, dated April 7, 2020**

MRB Group (Lance Brabant), dated April 20, 2020

SITE PLAN AND GENERAL COMMENTS

1. The horizontal datum and other survey information should be noted.

Plans will be revised to include the horizontal datum and other survey information.

2. An updated project SWPPP and Engineer's Report should be provided for review for the proposed Phase 2.

A separate SWPPP for Section 2 is prepared and will be submitted to the Town and MRB Group for review. It will include the Engineer's Report and drainage design previously submitted, along with the necessary Notice of Intent and 5-acre disturbance waiver request for review. Phase 2 of Creekview will be in conformance with the overall drainage plan previously reviewed and approved for the project as part of Preliminary Overall Plan Approval.

3. Signs, barriers, and/or markers should be provided at the dead end between buildings 19 and 20.

Revised plans will include a temporary barrier and markers at the end of the dead-end road section, entering future Section 3, between 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.

We have reviewed the sidewalk connections on the Site Plan. We will add an additional sidewalk connection near buildings 16 and 17 to connect to the sidewalk along the frontage of 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.

The buildings are intended to include at least one accessible unit per building. The proposed accessible parking space locations, sidewalks from the parking to the buildings, and the accessible sidewalk ramp locations will be able to accommodate accessible routes to each building. The general grading of the site doesn't create any situations that would interfere with providing accessible routes around the buildings to the accessible parking areas.

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.

The 1.77 spaces/ unit does not include the landbanked parking spaces. Similar to Phase 1, the additional landbanked parking spaces are proposed to meet the 2.00 spaces/unit requirement. The total combination of 192 spaces provides the required 2.00 spaces/unit.

7. Below the site data table, a sentence refers to local law# 15 of 2007, whereas it is our understanding this should be 2017.

The date will be corrected on the revised plans.

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.

Buildings 13, 15, and 19 are proposed to discharge the storm connections to level spreaders and to the floodplain area. This is consistent with the approved Preliminary Plans also. The overall drainage design of the project includes green infrastructure measures including the bioretention areas at each stormwater management area, along with additional dry swale areas through each section to provide the necessary water quality volume and runoff reduction volumes. Section 2 remains consistent with the approved preliminary stormwater design.

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.

Additional valves will be added on the revised plans as necessary to maintain the required distances, and number of units and hydrants, as necessary.

10. Are the proposed units to be sprinklered? If so, this should be noted on the plans.

The buildings are to be sprinklered. A note will be added to the Utility Notes on the Note Sheet, Drawing 2490B-10.

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?

This was discussed with Jim Fletcher, the Town Highway and Water Superintendent, prior to completing the Final Section 2 plans. It was determined that the watermain within Section 2

would be dedicated to the Town, with an easement provided over the main to the Town. Meters and backflow prevention devices will be located in each building.

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.

The Site Plan includes proposed WE-1, a proposed 20' wide watermain easement to the Town of Canandaigua. Additionally, the Utility Plan will be revised to clarify the locations of the valves on each building service.

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.

The southern branch of the watermain near buildings 13 and 14 is intended to remain a dead-end with blow-off hydrant. The watermain within Section 1 is private and is intended to remain private. It would not be feasible to connect to the existing watermain within Phase 1 to provide a looped system. Section 1 backflow is provided at the clubhouse building. A connection of Section 2 to Section 1 would compromise the cross-contamination protection system that is currently in place.

14. A detail of the proposed backflow preventions in each building is to be provided to the Town Water Superintendent for review and approval.

Acknowledged. The backflow prevention device plans/design will be provided by the building's mechanical engineer with the submission of the building permit applications.

15. Service and lateral sizing calculations are to be provided for all configurations of buildings and services used in this phase.

Water lateral sizing calculations will be updated for the Phase and provided for review. Hydraulic demand for Phase 2 buildings is anticipated to be identical to Phase 1 and is consistent with the overall engineering report that was submitted at Preliminary Overall Plan Approval.

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.

The locations of the water and sewer laterals are shown on the Utility Plan, and storm sewer laterals are shown for down spout connections. The locations of the water and sewer laterals are to be connected to the same locations for each building. A typical lateral layout detail will also be added to the revised plans to provide further clarification.

17. All dry swale underdrains should be provided with cleanouts. These locations should be identified on the plans.

Cleanouts are intended for the underdrains within the dry swales and will be clarified on the revised Utility 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.

Initial comments were received from the CLCSD and responses are provided within this letter. All further correspondences with the CLCSD will be copied to the Town 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.

The proposed grading intends to keep any slope areas flatter than 3H:1V. The grading is generally consistent across Phase 2 and does not include any steep slope areas.

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.

The grading design intention is to maintain a 4H:1V slope around the SWMF so that a safety bench or fencing is not 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.

We will review the grading between the forebay and deep pool areas. The grading is shown to provide the bench area just under the maintained water level, with the lower area allowing for water to flow from forebay to deep pool in the middle of the SWMF, preventing short circuiting from the pipe discharge to the outlet structure.

- c. A depth marker should be provided in the forebay.

A depth marker will be noted on the revised plans to be included.

- 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.

A pond access drive is proposed around the SWMF for vehicle access. It is proposed to be 9" of ROB gravel with 4" of topsoil to create the subsurface maintenance access road. The labeling on the Stormwater Management Plan will be revised to reflect that. The detail of the Pond Access Drive is located on Detail Sheet 2490B-15.

- 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.

Acknowledged. The necessary easement will be added to the revised plans as requested.

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.

The break in the silt fence will be shown on the revised plans.

22. All temporary swales should be labeled with the minimum depth, width, and slope.

The Construction Erosion Control Plan does not call out any specific locations for temporary swales, however if any are proposed, they will be labeled with the necessary information noted above.

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.

The construction staging area and the location of the concrete washout area will be located on the revised plans. We will coordinate with the developer the intended location to stage construction for this Phase, and if any additional area will be needed for buildings 23 and 24.

24. The limits of construction should be expanded to include the additions to the clubhouse building.

This will be revised on the plans.

25. All dry swales should be encompassed by construction fencing prior to installation to protect from compaction.

Acknowledged. This will be noted on the revised Construction Erosion Control Plan and in the sequence of Construction Notes.

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.

The Landscape Plan will be revised to show the proposed easement locations, along with the addition of the requested note. Plant materials will be located 10' from underground utilities and 5' from any easements.

27. The lighting plan should include true photometric analysis. Nearby existing light sources should be shown on the plans and included in this analysis.

A photometric point plot plan will be provided for review as requested.

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.

The Construction Erosion Control Notes will be updated to reflect the requirements for stabilization measures.

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?

The fertilizer note will be revised to indicate the use of 10-0-10 fertilizer as requested. The same fertilizer will be utilized 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.

Acknowledged. A note reflecting the 5-acre disturbance waiver will be added to the Construction Erosion Control Notes.

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.

Acknowledged. We will update the note to include delineation with construction fencing.

- 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.

Acknowledged. This bullet will be expanded on the revised plans to include stabilization timing requirements also.

- c. The following items should be noted in the construction sequence: construction of the buildings, sidewalk, landscaping, and lighting.

Acknowledged. We will revise the Sequence of Construction to include additional information on the timing of the building construction, sidewalks, landscaping, and lighting.

- d. The portion of the sequence regarding natural trail surfaces refers to phase 1 plans instead of phase 2 plans.

This will be revised on future plans.

32. The proposed watermain should be shown on the profiles where it parallels sewer.

Acknowledged. The profiles will be updated to show watermain where it parallels the sanitary 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)

Acknowledged. The details noted above will be added to future revised plans.

34. A typical road cross section should be provided.

The pavement section detail on drawing 14 will be revised to clarify that it is the intended pavement section for the private roadways and parking areas.

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.

The concrete washout detail will be revised to reflect the changes noted above.

Town Highway and Water Superintendent (Jim Fletcher), dated April 8, 2020

1. The Town of Canandaigua will require a 20-foot easement over the water main.

Acknowledged. The Site Plan includes a 20' wide watermain easement, WE-1, to the Town of Canandaigua over the watermain.

2. A valve to each building that supplies water will need to be in this easement.

The valves on the water service to each building will be revised to be located on the easement line, as requested.

3. Connect the south branch of the water main back to phase 1 near bldg. 14. This will provide a looped water main for quality of water and fire protection.

As noted above in MRB's comments, it is not feasible to connect the Phase 2 watermain to the Phase 1 watermain, since the Phase 1 watermain will remain private, unlike the dedicated main in Phase 2. The backflow prevention is located in the clubhouse for Phase 1 and connecting the dedicated main to the Phase 1 main near building 14 would create a connection to the main after the backflow prevention device.

4. All materials dedicated to the town must be submitted to the water superintendent for approval. Contactor needs to review our site design and development requirements.

Acknowledged. This can be coordinated once the contractor is selected at the pre-construction meeting.

5. A site inspector will be on site when water main and appendages are being installed.

Acknowledged.

6. Only an employee of the town of Canandaigua will operate the water system.

Acknowledged.

7. A detail of the backflow device in each building is needed.

The final design of the backflow devices in each building will be submitted for review under separate cover by the building's mechanical engineers.

8. Change the note to HDPE water service under road to bldg. 23.

We will revise the material of the watermain under the road to HDPE as requested.

City of Canandaigua Fire Department (Frank Magnera), dated April 6, 2020

1. Will the water/fire mains eventually be looped or will they remain dead-end?

The watermain will eventually be connected and looped with the construction of Phase 3. As noted above, we are not proposing to connect it to the Phase 1 water system however, since that was not dedicated, and is a private system.

2. Please provide FD with drawings of proposed solar panels locations on rooftops and disconnect locations for each building.

Details and drawings of the solar panel array for each building will be provided as part of the building permit application. The solar array is very similar to what is commonly used on buildings with pitched roofs. The array matches the roof slope and color and is designed to complement the buildings' architecture and otherwise not compromise the structure in any manner.

3. Please provide clear, discernable signage for addresses / numbers on each building and apartment locations.

Buildings will be addressed and building numbers will be affixed to each building in the same manner as Phase I.

4. Please provide additional Knox Boxes for building access and work with FD on locations and quantity.

The applicant will coordinate with the Fire Department for appropriate locations of Knox Boxes to service Phase 2.

5. No comment on the Clubhouse expansion project.

Ontario County Department of Public Works (Jack Braun), dated April 7, 2020

1. There is inadequate horizontal separation between the sanitary sewer main and storm sewer located in the northern private drive. Lengthen the sanitary sewer run from existing manhole S-3 to new manhole S-4 so that manhole S-4 is a minimum ten feet to the north of the storm sewer.

We will review the separation between the sanitary sewer and storm sewer in the northern private drive. Relocating the manhole S-4 north of the storm sewer may cause additional storm/sanitary conflicts from S-4.1 to S-4. The plans will be revised to provide the necessary separation.

2. Increase the sanitary sewer main grade between existing manhole S-3 and new manhole S-4 to a minimum of 0.5%.

The slope of the sewer from S-4 to S-3 will be increased to 0.5%, as requested.

3. Add a note to the plan stating that existing manhole S-3 will be subject to vacuum testing per District standards.

A note will be added to the Utility Notes that S-3 will need to be vacuum testing per District Standards.

3. Revise the sanitary sewer main from manhole S-4 to S-5 so that manhole S-5 is at least ten feet to the north of the storm sewer (DL-2 to DL-3). Remove the stub out of S-5 intended for future connection.

The stub for the future connection will be removed, as requested. The location of the manhole is located per the preliminary plans and shifting it north may create future conflicts with the proposed Phase 3 curb/pavement layout. We will review the separation from the storm sewer.

5. The continuation of the existing sanitary sewer Woodland Park Circle crossing at approximate Sta. 16+15 is to be made by installing a new manhole.

Acknowledged. The sanitary sewer connection will be revised to be made with a new manhole.

6. There are existing lateral stubs for building nos. 13 & 14 which the plans do not show being used.

The lateral connections for buildings 13 and 14 will be revised to utilize the previously installed wyes.

7. All laterals are to be 6" SDR-21 at 2% minimum grade.

Acknowledged. Sanitary laterals are intended to be 6" and labels referencing the 4" lateral will be revised accordingly.

8. To eliminate 90° bends and minimize lateral lengths, it is preferred to have the laterals servicing building nos. 17, 18, 21 & 22 enter the structures from the private drive frontage.

The sanitary lateral needs to connect in the middle area of each building, based on the plumbing and building mechanicals proposed in the buildings for Phase 2. This is slightly different than Phase 1, since the building mechanical rooms will be updated on the buildings in this phase. The plans can be revised to show back to back 45° bends with a cleanout at the first bend to minimize concerns regarding 90° bends.

9. We find no record of an existing easement for the lateral servicing parcel ID no. 84.00-1-20.210. In fact, it appears that parcel has been combined with ID no. 84.00-1-20.220 which has previously been provided a six inch lateral. We question the need to relocate the lateral and easement to the former parcel ID 84.00-1-20.210.

Since the two neighboring properties referenced have been combined, we will confirm the status of the easement and revised the modifications to the sanitary lateral that was previously installed near building 23.

Revised plans will be forwarded under separate cover. If you have any additional comments or require any additional information, please contact our office.

Sincerely,
BME ASSOCIATES

Michael Bogojewski

Michael Bogojewski, P.E.

/MB

- c: Gregg Firster; The DiMarco Group
Paul Colucci; The DiMarco Group
James Fletcher; Town of Canandaigua
Frank Magnera; City of Canandaigua Fire Department
Lance Brabant; MRB Group
Jack Braun; Ontario County Department of Public Works