



February 9, 2021

Doug Finch, Town Manager
Town of Canandaigua
5440 Routes 5 & 20 West
Canandaigua, NY 14424

**Re: Creekview Apartments at Woodland Park
Responses to Town Engineer Comments**

2490B

Dear Mr. Finch:

On behalf of the DiMarco Group, we have reviewed the October 8, 2020 comments from MRB Group for the above-referenced project, and we offer the following responses for the Town's consideration:

CONDITIONAL APPROVAL REQUIREMENTS

1. The following conditions of approval need to be completed for final approval:
 - a. Payment of a fee in lieu of a set aside of parkland shall be made at the time of issuance of building permits pursuant to Town Code Chapter 111 and NYS Town Law.

Acknowledged.

- b. The Amended Preliminary Overall Subdivision Plans Are to be signed by the Planning Board Chairman and filed prior to signatures being affixed to the Final Phase 2 plans.

The amended preliminary plans are ready to be signed and will be provided under separate cover.

- c. All easements language and maps are to be submitted to the Development Office and Planning Board Attorney for approval and such approval shall be obtained prior to the Planning Board Chairman's signature being affixed to the Final Phase 2 Site Plans. The easements shall be filed at the Ontario County Clerk's Office and copies of the filed easements are to be submitted to the Town Clerk within five (5) days of them being filed. Failure to file such easements shall invalidate conditional approval.

Acknowledged. Easement descriptions will be submitted under separate cover.

- d. All comments from the Town Highway & Water Superintendent, Town Engineer, and Ontario County Department of Public Works.

Acknowledged. We have been working to address the Town Highway and Water Superintendent's comments, along with these Town Engineer comments. We will also continue to work with the Ontario County DPW to address their comments. The applicant has also submitted a request to the Planning Board, in a letter dated January 20, 2021, to amend Condition #6 of the Final Site Plan approval resolution. Based on timing of the

likelihood of satisfying those comments, the applicant has requested that the comments are addressed prior to building permits being issued.

- e. A 5' wide concrete sidewalk meeting the Town of Canandaigua approved standards is to be completed in its entirety along County Road 10 as shown on the approved plans as part of Phase 2.

Acknowledged. The Final Phase 2 plans note the completion of the concrete sidewalk along C.R. 10 (please refer to Site Note #9, on the Site Plan, drawing 2490B-02).

- f. All trails within Phase 1 and 2 are to be constructed as part of Phase 2. Also, the potential development of an overall trail system and the materials used are to be discussed as part of Phase 3.

Acknowledged. This has been noted in Site Note #11 on the Site Plan, drawing #2490B-02.

- g. The site plans are to be revised to depict the location of the geothermal wells.

A typical geothermal location detail has been added to the drawings to provide the intended location of the geo-thermal well locations (please refer to the Utility Plan (drawing #2490B-03). We have incorporated the typical geothermal well locations onto the typical lateral layout detail.

SITE PLAN AND GENERAL COMMENTS

- 2. A detail of the temporary guide rail should be added to the plans.

A timber guide rail detail has been added to Detail Sheet, drawing #2490B-15.

- 3. If any geothermal wells are being proposed they need to be depicted on the plans along with all applicable notes and details.

A typical geothermal location detail has been added to the drawings to provide the intended location of the geo-thermal well locations (please refer to the Utility Plan, drawing 2490B-03). We have incorporated the typical geothermal well locations onto the typical lateral layout detail.

UTILITY PLANS

- 4. Building 13 sanitary sewer lateral appears to be connecting to the existing storm sewer rather than the existing sanitary sewer. This should be revised or be made clearer by enhancing the view to this section.

The building 13 sanitary lateral is intended to connect to the existing lateral stub installed with the Section 1 construction. The Utility Plan has been revised to clarify this.

- 5. Review the horizontal separation between the sanitary sewer and the storm sewer. There should be at least 10 feet of horizontal separation between them. This should also be noted in the plans.

We have revised the sanitary sewer runs from S-4.1 to S-4, S-5 to S-4, and S-4 to S-3, along with shifting the watermain slightly, in order to provide the 10' separation from the sanitary sewer and storm sewer. Along with the revisions to the mains, we have updated the profiles and easements as necessary.

6. A note should be added to the plans that states the existing manhole S-3 will need to be vacuum tested per district standards.

Note #19 of the Ontario County Standard Sanitary Sewer Plan Notes has been updated to reflect that S-3 will be required to be vacuum tested, along with any existing manholes that are modified in any manner.

7. 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. This should be depicted on the plans to better represent the locations of all water valves, disinfection/sampling tap, and fittings.

Valves have been located on the plans to limit each section of main to 30 units and 800 feet maximum sections. An additional valve has been added at the right-of-way near the connection point along Woodland Park Circle. The remaining valves meet the above requirements.

GRADING AND EROSION & SEDIMENT CONTROL PLANS

8. 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.

The proposed stormwater management facility easement to the Town (DE-2) is depicted on the Stormwater Management Facility Plan. The easement extends to the County Road 46 right-of-way, and as shown on the plan, utilizes the existing stone area in the right-of-way to connect the pond maintenance road to the right-of-way.

9. 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 silt fence has been revised to provide a break at the swale, downstream of the SWMF spillway. Additionally, we have added a check dam at the break in the silt fence along the swale line.

10. A construction staging area and concrete washout area should be called out separately 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 Erosion Control Plan has been revised to include an additional stabilized construction entrance, stabilized construction entrance, and concrete truck washout area, and additional topsoil pile near building 23.

11. The concrete washout detail should be revised to show the minimum height of the sidewalls.

The Concrete Washout Detail has been revised to show the minimum height of the sidewalls.

LANDSCAPING, LIGHTING, PROFILES, AND DETAILS

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

Step 2 of the Sequence of Construction Notes includes the steps of the construction of buildings, sidewalks, and landscape and lighting.

13. The following Town of Canandaigua details should be added to the plans: Pavement Cross Section (for paving within any right of ways).

The Pavement Cross Section detail has been added to the Detail Sheet (dwg. #2490B-14) for the pavement within the Town right-of-way.

Enclosed are revised plans for your review. If you have any additional comments or require any additional information, please contact our office.

Sincerely,
BME ASSOCIATES

Michael Bogojevski

Michael Bogojevski, P.E.

/MB

Encl.

c: James Fletcher; Town of Canandaigua
Gregg Firster; The DiMarco Group
Paul Colucci; The DiMarco Group
Lance Brabant; MRB Group