



39 Cascade Drive / Rochester, NY 14614 / Phone (585) 458-7770

June 24, 2019

Mr. Eric Cooper
Town of Canandaigua
5440 Route 5 & 20 West
Canandaigua NY 14424

Re: Response to Town Comments
Lakewood Meadows Section 9D
CPN No. 19-037 / MRB Project No.: 0300.12001.000 Phase 165

Dear Eric,

On behalf of our client, Morrell Builders, we are submitting this letter, to address each comment received from the Town of Canandaigua.

TOWN (MRB GROUP) COMMENTS – 06/19/2019

OVERALL PLAN/ SUBDIVISION PLAT/ GENERAL COMMENTS

1. *The survey certification statement is to be signed on future plan submittals.*

We will ensure the survey certification is signed for future submittals.

2. *Easement, right of way, and district maps and descriptions for all proposed easements/R.O.W./districts to the Town of Canandaigua should be provided for review and approval. Please note that all easements are to be reviewed, approved, and filed with the county. This is to occur and be shown on the final plat prior to signatures.*

Easement and Right-of-Way descriptions will be provided. The filling information will be added to the plat prior to signature.

UTILITY, GRADING, AND EROSION CONTROL PLAN

3. *All correspondences from Canandaigua Lake County Sewer District and NYS Department of Health are to be forwarded to the Town of Canandaigua Development Office.*

Acknowledged.

Going the distance for you.

4. *All connections to existing watermain, sanitary sewer, and storm sewer should be called out on the plans. The label should include a description of work to be performed, and the method of connection.*

The plans will be revised as requested.

5. *A gate valve should be provided at the northwestern connection to the existing watermain.*

The plans will be revised as requested.

6. *Greater separation should be provided between the storm sewer and hydrant/watermain between ST-26 and ES-19, and also between the watermain and ST-24.1.*

The plans will be revised to ensure 10 feet of horizontal separation from any part of the water main from the storm sewer.

7. *The design engineer should provide greater detailing regarding the proposed 50'x60' flow spreader, especially for the swales contributing from the sides. Calculations/modeling should be provided to demonstrate that the flow rate from the spreader meets or exceeds NYSDEC requirements for the 10 year design storm.*

Design calculations will be provided.

8. *Where possible, storm sewer and roof leaders should be directed towards a stormwater management facility. All roadway runoff is to be directed to the St. James Parkway roadside swales for conveyance to the existing stormwater management facility for treatment.*

The site has been designed to maintain the same flow patterns as the preliminary overall design (approved 09/17/2014) and to meet the intent of the SWPPP(s). All impervious stormwater, that does not get infiltrated, is directed toward systems connected to stormwater management facilities.

The flow spreader, referenced in comment 7, is intended to slow and spread stormwater allowing it to sheet flow across the existing meadow and provide the best chance for water to infiltrate into the ground. The stormwater then makes its way to the swales and inlets behind the lots of Section 2 and Section 4, where it is conveyed to the stormwater management facility created in Section 2.

The proposed revised townhome layout has the additional benefit of significantly reducing the amount of impervious flowing to the storm system from the preliminary overall approval.

9. *Cut and fill calculations are to be provided.*

A cut/fill analysis will be provided.

10. *It appears that an existing check dam is on the north side of section 9D behind lots 951 and 952.*

Please clarify if this check dam is to be removed or to remain.

Upon further review, the feature in question may not be a “check dam”. The area in question was historically farmers field and the “check dam” may not be for erosion control purposes and is proposed to remain. This will be verified by our field crew, but there is no intent at this time to disturb this area.

11. *The steep slope treatment areas should also include steep slope seed mix. The steep slope area labeling should be revised accordingly. Also, the steep slope treatment hatching should extend 1-2' beyond the steep slope area in accordance with the erosion control blanket detail. Also, all swales are to be lined with erosion control blanket and are to be identified on the plans.*

Steep slope seed mix will be added to the plans and hatching will be extended as requested. All permanent swales are lined with straw erosion mat; this detail can be seen on sheet C4.0, a detail callout label will be provided and hatching will include the swales on revised plans to clearly indicate this intent.

12. *The silt fence to the south of lot 958 should be revised to show double row of silt fence following the contours. As shown, all runoff would be collecting at the cusp at the low point of the fencing and potentially result in failure of the fence or channeling along the portion of silt fence perpendicular to the slope.*

Agreed, the silt fence will be revised as suggested.

13. *All lot grading is to be designed clearly and effectively convey runoff way from the buildings through the use of shallow, broad swales.*

The plans will be reviewed and revised accordingly.

14. *Silt fence should be provided at ES-19 along the 1023 contour line.*

The plans will be revised as requested.

15. *A temporary sediment trap is to be provided behind lots 951 and 952 so as to capture any sediment carried by the proposed swales. The size and supporting calculations should also be provided.*

The plans will be revised as requested.

16. *Consider moving the concrete washout area further from the existing roadside swale.*

The plans will be revised as requested.

17. *A SWPPP amendment is to be provided for section 9D. The amendment should include any and all proposed changes to total disturbance, total impervious area, storm sewer calculations/modeling, hydrology modeling, etc. An updated NOI may need to be included.*

A revision to the SWPPP will be provided.

18. *Please note that a Section 9 overall stormwater maintenance agreement as requested as part of Section 9C approvals, is required to be provided.*

The agreement will be provided.

LANDSCAPING PLAN. DETAILS, AND NOTES

19. *Please note that landscaping is considered to be a land disturbance activity. As such, the limits of disturbance line should be extended to include all proposed landscaping.*

The plans will be revised as requested.

20. *Section 2.2 of the utility notes should be revised to specify that watermain shall be DR-14 PVC in accordance with labeling on the utility plan.*

The plans will be revised as requested.

21. *The hydrant note in Utility Notes Section 2.2 should be revised to state the following:
"All hydrants shall be painted red with bonnets painted as per the AWWA Hydrant Color Code as shown in the Hydrant Unit detail on sheet C9.2. All valve box covers shall be painted blue."*

The plans will be revised as requested.

22. *The thrust block notes in Utility Notes Section 2.4 should be revised to state "3,000 PSI concrete thrust blocks as shown in the Watermain Thrust Block Schedule on sheet C9.2" in accordance with the Town of Canandaigua requirements.*

The plans will be revised as requested.

23. *The water service notes in Utility Notes Section 2.2 should be replaced with the following:*

- a. Corporations stop shall be Mueller H-1500B compression type.*
- b. Curb stops shall be Mueller H-15209 Mark II compression type.*
- c. Curb boxes shall be Mueller H-10334, 5 feet Jong with stainless steel rods and stainless steel keys. Curb boxes shall not be located within driveways.*
- d. Copper services shall be Type "K" ASTM BBB*

- e. Plastic services shall be copper tube size {CTS} at 200 psi, with a minimum 1 inch pipe diameter (only used from curb box to unit and a continuous #10 gauge copper tracer wire shall be included from the curb box to the structure). Sand bedding shall be provided as appropriate.*
- f. Polyethylene ASTM 0-2737, PE 340B per AWWA C-901 (Minimum 5'-0" depth and sand encasement required)*
- g. All services tapped into mains shall utilize Double Strap SS Saddle (Mueller) with a Mueller Corporation.*
- h. Any services larger than 1" shall meet the minimum specifications of the Water Superintendent.*
- i. Refer to Typical Water Service detail on sheet C9.2.*

The plans will be revised as requested.

HIGHWAY AND WATER SUPERINTENDENT COMMENTS – 06/05/2019

- 1. Contractor to review the town of Canandaigua site design requirements and follow them.*

Acknowledged.

- 2. No changes to any water main materials without the written consent of the water superintendent.*

Acknowledged.

- 3. No changes to any materials regarding the highway infrastructure without consent of the highway superintendent.*

Acknowledged.

- 4. All submittals will be sent to the water and highway superintendent for review and approval of storm, water, stone, asphalt, catch basins, water supply appendages, geo textile materials.*

Acknowledged.

OCPB COMMENTS – 06/10/2019

GENERAL

1. *The landscaping plan includes a planting schedule for a typical 4 unit building with more plantings associated with end units. In the proposed subdivision, all but 1 unit will be end units. Will end unit landscaping quantities apply to all units?*

Both 4-unit and 2-unit planting quantities are provided in the referenced schedule.

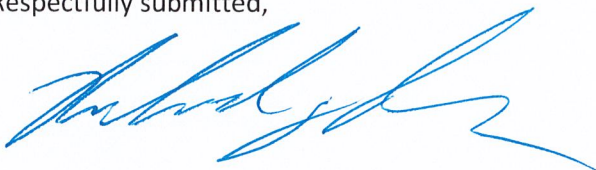
OC DEPARTMENT OF PUBLIC HEALTH COMMENT

2. *What walking infrastructure is available to residents of Lakewood Meadows?*

This Section (Section 9D) is the last section of the large multi-phase Lakewood Meadows Subdivision. Within the entire subdivision are trails and sidewalks that span from Section 1 to Section 9.

Please do not hesitate to contact our office with any questions.

Respectfully submitted,



Richard Tiede
Marathon Engineering

cc: Scott Morrell, Morrell Builders
Jeff Morrell, Morrell Builders
Lance Brabant, MRB Group