

DEHOLLANDER DESIGN, INC.

September 24, 2018

Michelle Rowlinson, Planning Board Clerk
Town of Canandaigua
5440 Route 5 & 20 West
Canandaigua, NY 14424

**RE: DEHOLLANDER FIELD ACCESS COUNTY ROAD 16 – SITE PLAN REVIEW
SEPTEMBER 23, 2021 TOWN ENGINEER COMMENT RESPONSES**

Dear Michelle,

We have the following responses to the Town Engineer Site Plan review comments for the above noted project:

Response to Comment no.1

- We have reviewed the Towns Steep Slope Protection Law and will comply with all elements. Based on our topographical mapping and field access plan we have configured the project such that disturbance within the protected areas are minimized. Approximately 90-percent of our project's disturbance is situated outside of the Steep Slope Protected areas. Where disturbance is necessary we have limited the area to the moderate steep zones (15-25%) with one exception. An exception was necessary at the field access intersection with County Road 16. In this location the existing road side bank (10' wide area) fits the very steep zone B (25%-40%) criteria.
- Future site plans for existing lots 1-4 will also be developed in compliance with the Town Steep Slope Protection Law. The strategy for future applications will be to utilize architecture that is conducive to the lot. Respecting slope, available foot print and preserving existing mature ground covers.

Response to Comment no.2

- We have discussed the project with Ontario County Highway Department including an onsite meeting. Based on our site meeting we have achieved a verbal acceptance of our responses to the comments that we received from them on September 21, 2021. A copy of our response letter is attached.

Response to Comment no.3

- We have added survey datum information to the plan. Green Surveying maintains all established benchmarks and will be performing the construction stakeout once we have achieved site plan approval.

Response to Comment 4

- The existing access and proposed easement information has been added to the plan. An existing easement is on file with the Ontario County Clerk. It is necessary to modify this easement as the vertical alignment afforded by that easement resulted in steeper than preferred slopes for the field access. The revised easement will be filed prior to the first land transfer.

Response to Comment no. 5

- A pull over has been added to the plan. We have situated the pull over at the 90-degree turn at the top of the slope where it serves the greatest benefit to the driveway sight distance. Additional pull overs/turn arounds and or widenings are expected as building permit applications are requested and reviewed. We submit that the proposed configuration greatly improves access to the site for assessment and design.

Response to Comment no. 6

- The road side swale grading has been added to the plan. At the request of the Ontario County Highway Department we have configured the swale such that the bulk of collected drainage bypasses the 18-inch culvert that passes under County Road 16 closest to the south end of the site.
- The catchment area tributary to the 18-inch culvert under County Road 16 has been minimized. All future roof and driveway areas for the lots will bypass the 18-inch culvert.

Response to Comment no. 7

- Topsoil stockpile and construction staging areas have been added to the plan as requested.

Response to Comment no. 8

- The maximum limits of disturbance have been added to the plans. The disturbance limits include the proposed mowing limit which is inclusive of the expected future home footprints. The limits of disturbance is estimated to be 2.16 acres.

Response to Comment no. 9

- We are including a detail sheet as part of our revision. The detail sheet includes details for several erosion control techniques detailed on our plan. Riprap protection for the swale adjacent to the access driveway and for the proposed culvert outlets has been added. The details are consistent with the NYS "Blue Book".

Response to Comment no. 10

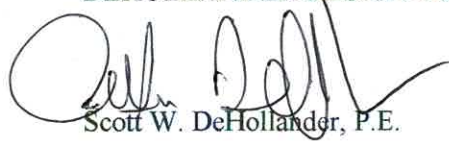
- The proposed 12" culvert was sized based on a Hydrocad analysis of the site. The upland area is an area approximately 11-acres in size and generates an expected runoff of 14 cfs for the 25-year storm. The 12-inch culverts capacity is estimated to be 15 cfs using manning's equation.

- The culvert is proposed to be situated where the convergence of drainage has been noted following rainfall/snow melt events. A flow path of this convergence has been added to the plan.

If you have any questions in regards to our responses please contact me at (585) 626-8970.

Sincerely,

DEHOLLANDER DESIGN Inc.



Scott W. DeHollander, P.E.

Attachments: Revised Plans, Ontario County Correspondence