

January 22, 2018

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

**RE:    FOX RIDGE SUBDIVISION, PHASE 5B-3 - FINAL  
       TAX MAP NO. 97.04-2-9.211  
       CPN No. 048-17  
       MRB PROJECT NO. 0300.12001.000 PHASE 105**

Dear Mr. Finch:

MRB Group has completed a review of the submitted Final Subdivision Plat for Phase 5B-3, dated June 2017, last revised January 7, 2018 prepared by Professional Engineering Group. We offer the following comments for the Planning Board's consideration. A brief written response to each of the following comments should be provided by the design engineer.

**AMENDED PRELIMINARY OVERALL SUBDIVISION PLAT (5B)**

1. Please note that the Amended Preliminary Overall Subdivision Plans for Fox Ridge 5B are to be revised to address the Planning Board's conditional approval from October 24, 2017 and need to be submitted to the Development Office for signatures.

**FINAL SUBDIVISION PLAT: PHASE 5B-3**

**GENERAL COMMENTS**

2. The cross access easement language and supporting documents are to be provided to the Town Planning Board Attorney for review and approval prior to the signatures.
3. The plan set indicates that there are a total of 7 sheets, however sheet 6 of 7 was not included. Also the sheet numbering does not seem to consider the Cover Sheet. The sheet numbering should be revised to include the Cover Sheet as sheet 1, Plat Map sheet 2, etc.

**PLAT MAP (SHEET 2 OF 7)**

4. The conditions for preliminary site plan approval by the Canandaigua Planning Board requires a 25' wide sanitary sewer easement to the Canandaigua Lake County Sewer District, not 20' wide as shown on the current set of plans. The plans shall be updated to show a 25' wide easement or an amendment to the conditions received from the Planning Board.
5. The Remaining Lands in the new Phase 5B-1 should be identified as Lot 56.



6. The proposed variable width sanitary sewer easement will be required to be its own easement to the Canandaigua Lake County Sewer District. The 10' sidewalk easement to the Town of Canandaigua is also to be identified on the plans as a separate easement.
7. The plans are to be revised to depict the 10' wide sidewalk easement associated with Phase 5B-2. This easement should also be depicted on the existing Features Plan.
8. To better delineate the conservation easement boundary once construction is completed, 4'x4' post markers are to be provided. The markers should contain a plaque or inscription to define their purpose to the property owners. A marker should be placed on the property line defining the conservation easement boundary. A note should be added to the plat plans informing the future homeowners of the location and restrictions associated with the conservation easements.

#### **EXISTING CONDITIONS (SHEET 3 OF 7)**

9. The existing temporary turn-around should be shown on the plans and a note should be added to indicate that this will be removed as part of the construction of Phase 5B-3.

#### **GRADING AND STORMWATER CONTROL PLAN (SHEET 4 OF 7)**

10. An addendum to the existing Stormwater Pollution Prevention Plan (SWPPP) for Phase 5B-3 is to be provided. The addendum should explain the proposed design changes and how this project continues to comply with the existing NYSDEC SPDES General Permit. The existing Notice of Intent (NOI) for the Fox Ridge Subdivision should also be included within the SWPPP. This information will provide clarity in the field since the design is different from the originally approved design. Drainage calculations supporting the proposed design should also be included within the addendum to the SWPPP.
11. The existing depth and capacity of the stormwater management facility is to be documented and forwarded to the Town Development Office and MRB.
12. The existing stormwater management facility is to be transferred to the H.O.A. associated with Fox Ridge. Also the Town of Canandaigua Stormwater Maintenance Agreement is to be completed and forwarded to the Town Attorney for review and approval.
13. Lot numbers should be added to these plans.
14. The proposed topsoil stockpile area shall include the following notes:
  - The side slopes will be maintained with a maximum of 1:3
  - Silt fencing will be provided a minimum of 10' from the toe of the slope of the pile area
  - The stockpile area is temporary and all areas beneath will be returned to existing grade and stabilized prior to closing out the SWPPP.



- The topsoil stockpile area will be stabilized immediately upon completion of stockpiling
  - If the location of the stockpile area is to change, it is to be coordinated with the Town CEO prior to relocation
15. The proposed contours associated with Lot 36 grading do not tie in with existing grade. Please revise accordingly.
16. The proposed limits of vegetation to be removed during construction of Phase 5B-3 (if any) should be clearly shown.
17. The boundary of the proposed limits of disturbance should be clearly depicted on the plans and the total acreage labeled.
18. Rear yard field inlets should be considered between lots 39 - 46. All rear yards should be graded to conveyed runoff to these inlets. Easements are to be provided over the stormsewer to the Town of Canandaigua.
19. All existing and proposed drainage inlets should be identified on the Grading and Stormwater Control Plans. Inlet protection should be depicted on the plans.
20. All slopes 3:1 or greater are to be stabilized with steep slope seed mix and an erosion control blanket is to be applied. These areas are to be identified on the plans.
21. All "street trees" are to be located outside of the Town's right-of-way and utility easement areas.

#### **SITE AND UTILITY PLAN (SHEET 5 OF 7)**

22. Portions of the proposed watermain along Lacrosse Circle will require bends to be provided. The locations of all proposed bends are to be identified on the plans.
23. Additional hydrants are to be provided along Lacrosse Circle as the spacing appears to extend past the maximum allowable of 500'.
24. A note should be added to the plans that all roof leaders for all residential structures will be tied into the proposed storm sewer.
25. A note or callouts stating the required minimum separation between water mains and sewers should be provided on the utility profiles.

#### **NOTES AND DETAILS (SHEETS 6 & 7)**

26. The following Details are to be added, which are provided within the Town of Canandaigua's Site Design and Development Criteria:
- Pavement Cross Section-Subdivision Road (Appendix F-1)
  - Offset Cul-de-sac Plan (w/o island) (Appendix G)
  - Gutter Detail (Appendix K)
  - Catch Basin Detail (Appendix L)
  - Hydrant Unit (Appendix V-1)



**MISCELLANEOUS**

27. Lighting cut sheets from the designer manufacturer are to be provided. The plans are to be updated to depict photometrics.
28. A Landscaping Plan should be provided. Per Condition #6 of the Planning Board's Conditions of Approval, dated April 22, 2017, landscaping is to be provided across the northern section of Lots 36, 37, 38, 39 and 40.

If you have any questions, comments or concerns regarding any of the above comments please feel free to contact me at your earliest convenience.

Sincerely,



Lance S. Brabant, CPESC  
Director of Planning Services