



MRB Group
ATTEN: Lance Brabant, CPESC
145 Culver Road, Suite 160
Rochester, NY 14620

October 21, 2020

RE: Fox Ridge Subdivision, Phase 5B-3
Final Subdivision Plan Review
Tax Map No. 097.04-2-100.100
CPN No. 20-058

Dear Lance:

On behalf of our client, Venezia Group, Venezia and Associates is submitting the following information for your review and record prior to the signing of September 17, 2020 regarding the final phase of the Fox Ridge subdivision development and accompanies the revised Site Plan drawing set dated October 21, 2020. Please note that we are including your office's comments in *italic text* and our response in plain text:

SUBDIVISION PLAN & SITE PLAN

1. *All existing easements and any proposed easements are to be depicted on the Final Subdivision Plat. It appears that the easements located within Fox Ridge Phase 5B-2 are not shown.*

Comment noted, please refer to revised Final Subdivision map for updated/revised easement locations.

2. *The Final Subdivision Plat is to be revised to provide the 5' wide sidewalk easements to the Town of Canandaigua on both sides of Lacrosse Circle as required with Fox Ridge Phase 5B-2.*

Comment noted; please refer to revised Final Subdivision map for updated/revised sidewalk easement locations.

3. *As per the conditions of the Amended Preliminary Overall Subdivision Plan Approval (November 26, 2019) by the Canandaigua Planning Board, a 25' wide sanitary sewer easement along the west property line of Phase 5B of the Fox Ridge Subdivision to allow for the construction of a sewer extension for the residences along Middle Cheshire Road is to be provided. This easement to the Canandaigua Lake County Sewer District is to be shown on the plans.*

With regards to this comment we note that at this time the Ontario County Department of Public Works will not accept off-site sewer laterals (sewer flow from properties outside the Fox Ridge portion of the sewer district) therefore the proposed easement is not shown and the potential sewer extension not shown.

4. *Easement maps and descriptions for all proposed easements are to be provided for review and approval prior to receiving signatures.*

Comment noted. Please refer to Easement mapping provided on the revised Plat map and as provided under separate cover.

5. *The site data information shown on sheet PL-1 should include the total acreage for Phase 5B-3, total lots associated with 5B-3, and the setback information for this section as well.*

Comment noted, please refer to revised Final Subdivision map for updated site data information.

UTILITY PLAN

6. *All comments from the Town of Canandaigua Highway and Water Superintendent are to be addressed.*

Comment noted; Venezia and Associates will correspond with the Town of Canandaigua Highway and Water Superintendent and copy the Town of Canandaigua on correspondence for review and record.

7. *All correspondences from Canandaigua Lake County Sewer District (CLCSD) are to be forwarded to the Town of Canandaigua and MRB.*

Comment noted; Venezia and Associates will correspond with the CLCSD and copy the Town of Canandaigua on correspondence for review and record.

8. *All comments from the City of Canandaigua Department of Public works regarding the design and layout of the proposed sanitary sewer over the existing watermain are to be forwarded to the Town.*

Comment noted; Venezia and Associates will correspond with the City of Canandaigua Department of Public Works and copy the Town of Canandaigua on correspondence for review and record.

9. *An updated typical watermain trench detail (Appendix W-1) from the Town of Canandaigua Site Design and Development Criteria Manual is to be provided which indicates that tracer wire will be taped onto the watermain and detectable tracer tape will be provided above the watermain. Please update the plans accordingly.*

Comment noted, please refer to the watermain trench detail indicating tracer wire and detectable tracer tape along with updates per the most recent Town of Canandaigua Site Design Development Criteria Manual.

10. *The other details that need to be updated to match the Town of Canandaigua Site Design and Development Criteria are for the Mainline Gate Valve Detail, Catch Basin Detail, and Subdivision Road Detail..*

The Subdivision Road Detail is the same detail provided during the previous phase of the subdivision; in order to be consistent with the roadway layout, we would request that this detail remain the same. It appears that the only deviation from the Subdivision Road (with concrete gutter) detail in the current Site Design Manual is that the pavement width is proposed as 24-ft, not 22-ft. Additionally, the Gutter Detail and the Subdivision Road Pavement detail have been added to the Site Plan Set. The Catch Basin Detail has been reviewed to match the Site Design Manual. The Mainline Gate Valve Detail is a detail used in the previous phase and we were unable to locate a revised detail in the Site Design and Development Criteria, please forward a copy of the requested detail and we would be happy to include on any revised submission.

11. *An easement is to be placed over the proposed sanitary sewer to the Canandaigua Lake County Sewer District.*

Comment noted. The proposed easement for the sanitary sewer has been added to the revised Plat Map where required.

12. *All roof runoff (where feasible) should be tied into the proposed storm sewer system and directed to the existing stormwater management facility for treatment in lieu of discharging to splash blocks. A note is to be added to the plans.*

A note has been added to the Site Plan indicating that stormwater from roof runoff should tie into the lot stormwater lateral to the greatest extent practicable.

13. *Please review the lateral connections to make sure that they are servicing the correct utility. Lot 5 appears to have the lateral for the sanitary sewer going to the drainage sewer and the drainage sewer going to the sanitary sewer. This is not acceptable and should be reviewed and revised.*

Comment noted, please refer to revised Site Utility plan for revised lateral layout at Lot 5.

14. *Consider changing the line type for laterals as it is very similar to existing contour lines. Also plan notes should not cover the utility lines on the utility plans.*

Comment noted, please refer to revised Site Utility Plan for recommended revisions.

GRADING & EROSION CONTROL PLAN

15. *The proposed limits of vegetation to be removed during construction of Phase 5B-3 (if any) should also be clearly shown on the SWPPP plans.*

The limit of vegetation removal (scrub brush/meadow) is the limit of new grading; no tree removal is proposed as part of this phase.

16. *There is a potential drainage issue between lot 6 and lot 7. The proposed contouring does not give the runoff anywhere to go when it gets to the 908' contour between lot 6 and lot 7 in the front. Site grading should be done to avoid any runoff from running towards the foundations of the homes. Grading to remove runoff from the sites between the lot lines will be more desirable.*

Comment noted, please refer to revised Site Grading plan for revised grading between Lot 6 and Lot 7.

17. *The rear yard swales should be moved further away from the proposed house locations to provide maximum room for future lot improvements (i.e. pools, decks, sheds, etc.) Also additional field inlets should be considered between several of the proposed lots to minimize the runoff.*

As provided in previous phases, the rear yard swales are intended to be 50-ft from the rear of the homes in order to maximize room for future improvements while also limiting disturbed areas and a note has been added to this extent. Due to the limited amount of impervious area that would drain to field inlets, if proposed, the intent of the drainage design is to maximize overland flow in shallow, gently sloped swales to promote groundwater infiltration. Introducing field inlets increases the amount of overland flow being piped directly to the stormwater basin and increases the volume of water discharged to the basin, when instead runoff could be allowed to flow overland for a greater distance before entering the closed collection system (proposed catch basins in the roadway or existing inlets further down in the watershed; at this time, no yard inlets are proposed).

18. *Proposed contour elevations should be clearly labeled.*

Additional contour labels have been added to the revised Site Grading Plan.

19. *All details and standards should be updated to the Town of Canandaigua's most recent available details and standards.*

The Site and Utility Details have been reviewed against the 2018 Town of Canandaigua Site Design and Development Criteria and updated as required.

20. *The proposed size of the sediment basin located on lot 47 (lot 6 and lot 7) should be added to the plans. Calculations supporting the size should also be provided.*

Comment noted, please refer to revised Stormwater Pollution Prevention Plan for sediment basin sizing.

21. *The exact location and a detail of the sediment basins should be provided on the plans.*

Comment noted, please refer to revised Stormwater Pollution Prevention Plan details for details of the sediment basin construction.

22. *The concrete truck wash area should have the minimum depth of 2 feet on the detail. Also, it should be clear that the liner minimum thickness is 10 mils with no holes or tears. All other maintenance notes should be added as a note or to this detail.*

Comment noted, please refer to revised Stormwater Pollution Prevention Plan details for details of the concrete truck wash.

23. *Erosion and sediment control measures should be in detailed and reflect the standards in the NYSDEC Blue book, latest version. All maintenance notes should be added to the plans.*

Comment noted, please refer to revised Stormwater Pollution Prevention Plan details for revised details of the maintenance requirements.

24. *All existing and proposed drainage inlets should be identified on the Grading and Stormwater Control Plans. Inlet protection should be depicted on the plans.*

Comment noted, please refer to revised Stormwater Pollution Prevention Plan details for details of the proposed inlet protection.

25. *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.*

Comment noted, please refer to revised Stormwater Pollution Prevention Plan and Site Grading Plan for areas to be stabilized with an erosion control blanket.

MISCELLANEOUS

26. *An addendum to the existing Stormwater Pollution Prevention Plan (SWPPP) for Phase 5B-3 should 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.*

Please refer to Addendum Stormwater Calculations for Fox Ridge Phase 5B-3 dated October 22, 2020, provided under separate cover.

27. *The existing depth and capacity of the stormwater management facility is to be documented and forwarded to the Town Development Office and Code Enforcement Officer prior to the issuance of building permits for Phase 5B-3.*

Documentation pertaining to the depth and capacity of the existing stormwater management facility will be provided to the Town Development Office under separate cover.

28. *It is our understanding that the existing stormwater management facility and property has been transferred to the Fox Ridge H.O.A. Please confirm. Also, the HOA documents should be forwarded to the Town Attorney to confirm all of Phase 3 is included.*

Documentation pertaining to the ownership of the existing stormwater management facility will be provided to the Town Development Office under separate cover.

29. *Prior to issuance of a building permit, the Town of Canandaigua Stormwater Maintenance Agreement is to be completed and provided to the Town Attorney for review and approval.*

Comment noted.

30. *All "street trees" are to be located outside of the Town's right-of-way and utility easement areas.*

Comment noted; please refer to revised Site Grading Plan for proposed 'street tree' locations.

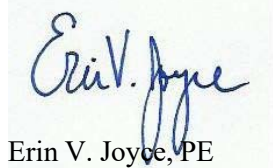
31. *(It) doesn't appear that street lights are proposed? If they are, they should be depicted on the plans. A lighting detail should be added to the plans and a cut sheet from the design manufactures should be provided. Also, a note should be added to the plans stating that all lighting is to be dark sky compliant.*

Proposed Street Lighting is shown on the Site Utility Plan; one (1) street light is proposed in Phase 5B-3. A note has been added to the Site Utility Plan indicating that new street lighting shall be dark sky compliant. A cut sheet and additional lighting details will be provided under separate cover.

If you have any further questions or concerns regarding the documents, please feel free to contact us at (585) 396-3267 or via email at erin@veneziasurvey.com.

Sincerely,

VENEZIA AND ASSOCIATES

A handwritten signature in blue ink that reads "Erin V. Joyce". The signature is written in a cursive, flowing style. The first name "Erin" is written in a larger, more prominent script, followed by "V." and "Joyce". The signature is positioned above the printed name "Erin V. Joyce, PE".

Erin V. Joyce, PE