

September 19, 2019

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

**RE:     FOX RIDGE 5B-1 AMENDMENT  
         SITE PLAN AND SUBDIVISION REVIEW  
         TAX MAP NO. 97.04-2-48,49,56,57,101  
         CPN No. 19-060,65  
         MRB PROJECT No.: 0300.12001.000 PHASE 172**

Dear Mr. Finch:

MRB has completed a review of the submitted Amended Subdivision Plat and Temporary Turnaround Site Plan regarding the above referenced project, dated August 16, 2019, prepared by Venezia & Associates. We offer the following comments for the Planning Board's consideration. A brief written response to each comment should be provided by the design engineer.

**PRELIMINARY OVERALL**

1. The proposed application will require an amendment to the Preliminary Overall Subdivision Approval as the lots and boundaries have been changed. Please provide a revised subdivision plan titled "2019 Amended Preliminary Overall Subdivision Plan." This plan should also include the phase lines.

**SUBDIVISION PLAT**

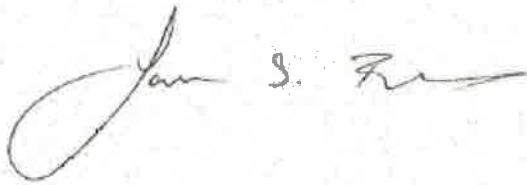
2. Once approved, the Plat will need to include a surveyor certification.
3. The plat and the site plans should be updated to reflect that the hammerhead turnaround area is located within the Town R.O.W. and will be dedicated to the Town of Canandaigua.
4. All easements that are being proposed should be identified as such on the plans. All existing easements should be labeled with Liber and Page.
5. Please note that per Town Code, the minimum easement width is 20' for easements to the Town. As such, the proposed 15' wide access easement should be widened to 20'.
6. Please note that mapping and descriptions for all proposed easements will be required to be provided to the Town Development Office and MRB Group for review. A cover letter identifying all proposed easements included for review will need to be included as part of the submission.

**SITE PLAN**

7. The scale indicated on the hammerhead turnaround site plan appears to be incorrect. Please verify.
8. The proposed 90' width of the hammerhead turnaround does not meet the minimum dimensions as required by NYS Fire Code of 120' and the Town's approved Hammerhead. The design engineer should coordinate with the Town Highway Superintendent to ensure that the proposed turnaround method meets Town requirements.
9. The width of all pavement areas should be labeled on the plans. Pavement cross sections are to be provided for review.
10. The plan should clearly define which utilities are existing and which utilities are proposed. All utilities should be labeled with the size, material, length, and slope and inverts (if applicable). Where proposed utilities connect to existing utilities, the plans should include a label with the description of work to be performed to make these connections.
11. It appears that the existing sanitary sewer may be located outside of the right of way. All utilities located outside of the right-of-way will need to be provided with an easement. If an easement is already provided then it should be depicted and labeled on the plans.
12. A detail should be provided for the proposed catch basins and for all other proposed utility work associated with this project.
13. The plans should clarify what the landscape buffers will look like? The types of berms and plantings to be provided? Please note that no plantings or berms will be permitted within the Town's easements.
14. All proposed contours should be labeled. Also, it appears that at least one proposed contour does not tie back into existing or terminate in a feasible manner. The plan should be reviewed and revised accordingly.
15. A temporary sediment trap should be provided at or in front of each of the proposed catch basins, and the catch basins should be provided with inlet protection. A temporary sediment trap detail and/or inlet protection detail should be added to the plans.
16. A stabilized construction entrance and temporary topsoil stockpile should be shown on the plans. A stabilized construction entrance detail should be provided.
17. Is any pouring of concrete proposed as part of this work? If so, a concrete washout area should be shown on the plans and a detail provided.
18. The Town of Canandaigua Standard Notes (attached) should be added to the plans.

If you have any questions, comments or concerns regarding any of the above comments please call me at our office.

Sincerely,

A handwritten signature in dark ink, appearing to read "Lance S. Brabant". The signature is fluid and cursive, with the first name "Lance" being the most prominent part.

Lance S. Brabant, CPESC  
Director of Planning & Environmental Services