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ARCHITECTS ENGINEERS PLANNERS

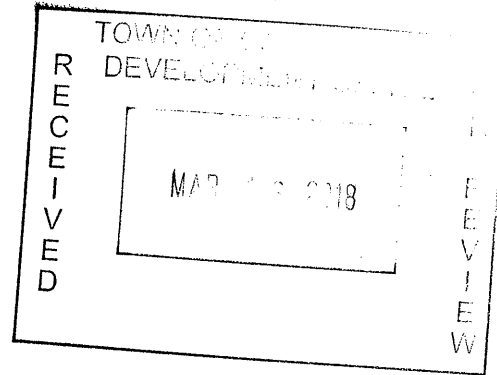
Town of Canandaigua
Development Office
5440 Route 5 & 20 West
Canandaigua, NY 14424

Attn: Chris Jensen

Via Delivery

Re: *Mudslingers Drive-thru Coffee*
3134 Townline Road (CR 10)
One Stage Submission

March 15, 2018



Dear Chris:

On behalf of the developer, Clay Van Doren, for the development at 3134 Townline Road, attached are the following materials:

- 11 sets of drawings
- 4 copies of the stormwater report
- 1 cost estimate
- 1 existing deed and easement

The proposed site is located on the west side of Townline Road approximately 1,000 feet north of Routes 5 & 20. The proposed redevelopment will consist of constructing a 14' x 9' (126 sf) kiosk for a drive-thru only coffee establishment. Access off of CR 10 will be at the existing curb cut for the storage facility which is under an ingress/egress easement for this parcel. This proposal will have two curb cuts off of the existing drive for the dual drive-thru kiosk. Additionally, three parking spaces are being proposed for employees and each drive-thru lane has available stacking for five cars. Mudslingers Drive-thru Coffee is one of America's fastest growing chains in the drive-thru only market. The plans have been updated to address the PRC comments from March 13, 2018.

1. Signature blocks have been added for Town Engineer, County Sewer Superintendent, County Water Superintendent.
2. The proposed easement limits for the new sanitary sewer has been added.
3. Signage locations have been added to the plan. We are showing a ground sign at the front of the site that will meet the Town Code requirements of 15' setback, 20' max. height, and max. 40 sf per side. At this time we do not have the actual ground sign details but will in advance of the April Planning Board meeting. Additionally we are proposing one wall sign which will be on the east elevation of the building. The wall sign will be 4 sf where 9 sf is permitted. We will provide a cut sheet of this sign in advance of the Planning Board meeting as well.
4. There are no other easements being proposed other than the sanitary sewer easement previously mentioned. We have included the existing Deed and Easement for the use of the driveway to the north of the subject property for ingrees and egress.
5. We have include with this submission the cost estimate for the surety items.



We are requesting preliminary/final site plan review with the Planning Board at their April 25 meeting for consideration.

Please review the attached materials and supporting information, should you have any questions or require additional information, please do not hesitate to contact me at 585-498-7782 or by email at bburri@bergmannpc.com. Thanks Chris.

Thank you.

Sincerely,

BERGMANN

Brian J. Burri
SENIOR PROJECT MANAGER

Xc: Clay Van Doren w/copies
Marty McMillan w/copies