

June 5, 2018

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

RE: JOHN & CHRISTINA CASEY – 3814 COUNTY ROAD 16
SITE PLAN REVIEW
TAX MAP NO. 112.00-1-19.111
CPN NO. 18-034
MRB PROJECT NO.: 0300.12001.000 PHASE 140

Dear Mr. Finch:

MRB has completed a review of the submitted Preliminary Site Plan regarding the above referenced project, dated May 17, 2018, prepared by Meagher Engineering. 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.

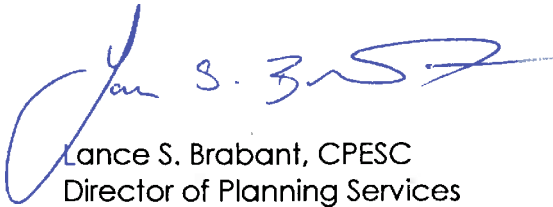
1. The tax account number for the neighboring properties should be added to the Overall Site Plans.
2. A note should be added to the plans identifying the horizontal datum and vertical datum referenced.
3. All existing utilities should be labeled with size, material, and inverts (if applicable). The plans should also be updated to indicate the location of the proposed service connections for Water and Sewer. A detail of the water service connection is to be added to the plans (attached).
4. The surface material of the existing driveway and proposed new driveway is to be labeled on the plans. Also the surface of the patio area should be noted.
5. The square footage/dimensions of the proposed structures should be labeled on the plans.
6. Will any site or building lighting be provided? All lighting locations are to be identified on the plans and a note added stating that all lighting will be dark sky compliant.
7. It is our understanding that a perimeter fence to restrict access to the proposed pool is to be provided. The location of the fence is to be added to the plans. Also a detail of the proposed fence should be included.

8. Note that any work proposed within the County R.O.W. will require approval from the County DOT. According to the plans an underdrain extends into the R.O.W. which would discharge into the roadside swale. This will require the review and approval from the County.
9. A 12' wide access easement to the Town of Canandaigua is to be placed over the existing driveway and shown to extend from the County Road 16 right-of-way to the existing Town Cemetery. The easement description and language should be drafted by the Applicant to include terms and conditions which the Applicant finds reasonable and is willing to provide. The draft easement should then be provided to the Town Attorney for review and approval.
10. The silt fence should be extended further along the front of the property and terminate both ends in a J-hook.
11. Multiple disturbances are noted to be occurring outside of the identified disturbed boundary area. All disturbances, including utilities, silt fence, and grading, should be included within the boundary and the associated acreage of disturbance updated.
12. The construction staging area, topsoil stockpile, and construction entrance should be shown on the plans and included within the disturbance boundary.
13. The Planning Board will need to discuss how this application complies with the Town's Steep Slope Protection Law (§220-8; Zoning Ordinance). The design engineer should consider providing written notice to the Town Planning Board describing how the proposed application complies.
14. The Planning Board will need to discuss how this application complies with the Town's Shoreline Development Guidelines. The design engineer should consider providing written notice to the Town Planning Board describing how the proposed application complies.
15. The plans should detail the location of the roof leaders, and where feasible, should be tied into the proposed storm sewer and/or discharge into the rain garden.
16. The rain garden should have a maximum ponding depth of 6". This should be noted on the detail. The detail should also be revised to utilize the soil mix specified in section 5.3.7 of the NYSDEC Stormwater Management Design Manual. The mulch layer should be a maximum of 2". Calculations justifying the sizing of the rain garden are to be provided.
17. A catch basin detail is to be added to the plans. Also Catch basin inlet protection should be provided for the proposed catch basins until the site has been properly stabilized. A detail 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 blue ink, appearing to read "Lance S. Brabant".

Lance S. Brabant, CPESC
Director of Planning Services

Town of Canandaigua

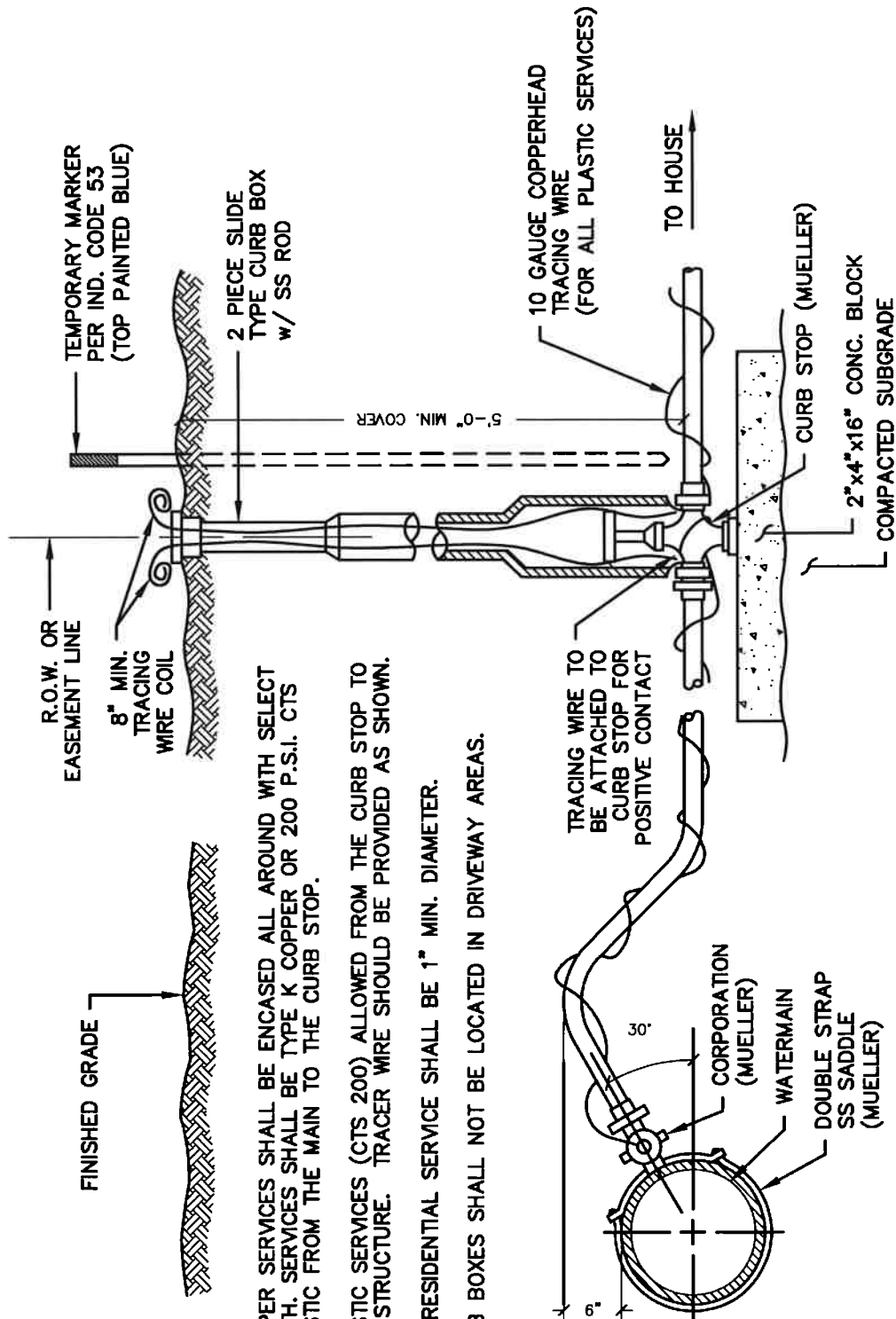
5440 Route 5 & 20 West
Canandaigua, NY 14424
(585) 394-1120
Fax (585) 394-9476
Established 1789

APPENDIX: **W - 3.0**

DATE: 2018

SCALE: N.T.S.

MRB | group



NOTES:

1. COPPER SERVICES SHALL BE ENCASED ALL AROUND WITH SELECT EARTH. SERVICES SHALL BE TYPE K COPPER OR 200 P.S.I. CTS PLASTIC FROM THE MAIN TO THE CURB STOP.
2. PLASTIC SERVICES (CTS 200) ALLOWED FROM THE CURB STOP TO THE STRUCTURE. TRACER WIRE SHOULD BE PROVIDED AS SHOWN.
3. ALL RESIDENTIAL SERVICE SHALL BE 1" MIN. DIAMETER.
4. CURB BOXES SHALL NOT BE LOCATED IN DRIVEWAY AREAS.

TYPICAL WATER SERVICE