

August 18, 2017

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

**RE: JOHN SMITH SITE PLAN – 4519 DAVIDSON LANDING DRIVE
ONE-STAGE SITE PLAN REVIEW
TAX MAP NO. 126.20-1-15.200
CPN No. 043-17
MRB PROJECT No.: 0300.12001.000 PHASE 112**

Dear Mr. Finch:

MRB has completed a review of the submitted One-Stage Site Plan, dated July 13, 2017, last revised July 17, 2017, prepared by Marathon Engineering regarding the above-referenced project. 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. Colored architectural renderings of the proposed 37' x 24' detached garage and site improvements should be provided to the Planning Board to assist in the review of the aesthetics of the site including the building materials and color scheme, and landscaping.
2. Please clarify what utilities will be provided to the proposed garage. All correspondences with the utility companies (i.e. gas & electric) regarding their review and approval of the relocation of utilities are to be provided to the Development Office and MRB.
3. Will any site lighting be provided? The locations are to be shown on the plans. All lighting is to be dark sky compliant.
4. Any work proposed within the Canandaigua Lake County Sewer District (CLCSD) easement will need to be coordinated with the County. All correspondences with the CLCSD are to be provided to the Development Office and MRB.
5. The Planning Board will need to discuss how this application complies with the Town's Shoreline Development Guidelines.
6. A cross access easement to provide legal access to Davidson Landing should be shown on the plans.
7. According to note number 2 under Additional Notes, all downspouts from the proposed garage will be directed to the stone lined swale; however according to the plans they are being directed to the proposed rain garden. Please clarify.
8. Note number 6 under Erosion Control Notes regarding work stoppage is to be revised to state '7 days' and not '14 days'.

9. All slopes 1:3 or greater are to be stabilized with jute mesh/ erosion blanket. These areas are to be identified on the plans.
10. Calculations supporting sizing of the proposed rain garden are to be provided for review. A planting schedule for the rain garden should also be included.
11. A construction staging area for equipment storage materials and vehicle parking should be identified on the plans.
12. Will the topsoil be stockpiled onsite? The location is to be identified on the plans and shown to be protected.
13. The Erosion Control Construction Notes are to be revised to include a sequence of construction detailing the installation of erosion control measures, construction of the storm sewer and inlets, removal of existing storm pipe and end section, construction of the stone lined trench and installation of the rain garden.
14. Additional silt fencing should be placed along the western property line to avoid sediment deposit onto adjacent properties during construction.
15. The proposed grading plan show grading right up to the western property line with some areas being fairly steep. This grading work will be difficult without expanding the work zone and grading limits beyond this parcel. Temporary grading easements along western property line may need to be provided.
16. The following erosion control notes should be added to the plans:
 - If required, the contractor shall provide additional temporary erosion control measures, at the expense of the contractor or owner.
 - In the event there is a failure of an erosion control device, the contractor and owner are responsible to restore downstream areas at their expense.
17. The following notes regarding phosphorous use should be added to the plans:
 - No Phosphorous shall be used at planting time unless soil testing has been completed and tested by a Horticultural Testing Lab and the soil tests specifically indicate a phosphorous deficiency that is harmful, or will prevent new lawns and plantings from establishing properly.
 - If soil tests indicate a phosphorous deficiency that will impact plant and lawn establishment, phosphorous shall be applied at the minimum recommended level prescribed in the soil test following all NYS DEC.
18. In accordance with §174-32 of the Town Code, the Planning Board may require a surety to assure proper installation of the proposed improvements.



Town of Canandaigua

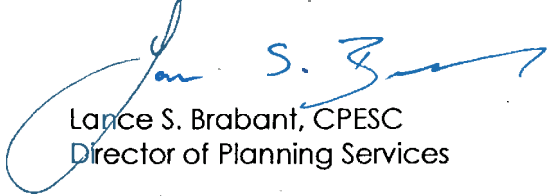
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If you have any questions, comments or concerns regarding any of the above comments please call me at our office.

Sincerely,

A handwritten signature in blue ink, appearing to read "Lance S. Brabant", with a large, stylized flourish at the end.

Lance S. Brabant, CPESC
Director of Planning Services