

November 21, 2018

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

**RE: JOHN & JOANNE SMITH – 4519 DAVIDSON LANDING
SITE PLAN REVIEW
TAX MAP NO. 126.20-1-15.200
CPN NO. 18-074
MRB PROJECT NO.: 0300.12001.000 PHASE 151**

Dear Mr. Finch:

MRB has completed a review of the submitted Site Plan regarding the above referenced project, dated October 12, 2018, last revised October 18, 2018, prepared by Marathon 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 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.
2. 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.
3. The boundary for any flood zones should be shown on the plans and labeled.
4. The horizontal datum referenced should be noted on the plans.
5. The work limit line label on sheet V1.0 does not point to the line.
6. All variances approved by the ZBA are to be detailed on the plans. The date of approval of each variance is to be noted on the plans.
7. The existing water service and sanitary lateral are to be shown on the plans and labeled with size and material.
8. A detail should be provided for structure ST-3 as this structure is shown as having only 2' of depth. Also, the pipe connecting to this structure should be labeled.

9. 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 requirements.
10. A proposed contour labeled 711 appears to be upslope of a proposed 713 and 712 contour. Please clarify.
11. The drainage swale which extends from the end of the 12" perforated pipe is to be lined with stone armoring to help prevent erosion. Also a flow spreader or other end treatment should be provided at the end of the proposed swale.
12. It appears that a retaining wall may be proposed as part of the site improvements. If so, the wall should be labeled as proposed and a detail is to be provided for review
13. The material(s) of the proposed stairs should be labeled on the plans and details should be provided.
14. Consider lowering the rim elevation of structure ST-1 so as to ensure that stormwater does not bypass this structure and cause erosion along the slopes.
15. A row of silt fence should be placed just past the proposed 721 contour near the proposed concrete walk and stairs.
16. All steep slope areas are to be noted on the plans and stabilized with an erosion control blanket.
17. The proposed temporary sediment basin should be moved downslope to the flatter area between contours 714 and 712. A detail and sizing calculations should be provided.
18. A stabilized construction entrance, staging area, and concrete washout area should be shown on the plans.

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

Sincerely,



Lance S. Brabant, CPESC
Director of Planning Services