

March 23, 2018

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

**RE: CLEARY ADDITION – 5497 ROCHESTER POINT DRIVE
PRELIMINARY & FINAL SITE PLAN REVIEW
TAX MAP NO. 154.06-2-6.000
CPN NO. 18-011
MRB PROJECT NO.: 0300.12001.000 PHASE 132**

Dear Mr. Finch:

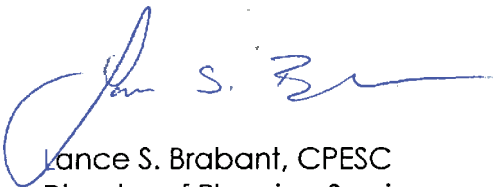
MRB has completed a review of the submitted Site Plan regarding the above referenced project, dated February 14, 2018. We offer the following comments for the Planning Board's consideration. A brief written response to each comment should be provided by the design engineer.

1. A color rendering of the proposed building additions 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, signage (color, height illumination), and proposed landscaping.
2. The distances from the septic leach field and septic tank to the proposed addition should be added to the plans. The sanitary lateral pipe, septic tank, distribution box, leach field, and any other associated structures/features of the existing septic system will need to be shown on the plan.
3. The existing leach field area will need to be stacked out and protected during construction. No vehicles and/or equipment will be permitted to be stored/parked in this area. A note shall be added to the plans.
4. A construction staging area is to be identified on the plans.
5. A detail of the proposed gravel filter drain is to be added to the plans.
6. All grading associated with the driveway improvements should be detailed on the plans. Also the width of the existing driveway should be added.
7. The limits of disturbance boundary shall be shown on the plan and the total associated acreage labeled on the plans.

8. A schedule including construction sequence, and estimated start and end dates should be included in the plans.
9. Please provide a detail for the proposed sediment control tubes that meets or exceeds the current edition of the New York State Standards and Specifications for Erosion and Sediment Control.
10. Provide notes regarding restoration of disturbed areas to remain pervious. Information regarding seed mix to be used, topsoil requirements, and criteria for acceptance as having achieved final stabilization.
11. 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.
12. 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.

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