

March 17, 2022

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

RE: SARALINDA HOOKER RESIDENCE – 4760 S. MENTETH DRIVE
SITE PLAN REVIEW
TAX MAP NO. 140.11-1-36.000
CPN NO. 22-011
MRB PROJECT NO.: 0300.12001.000 PHASE 278

Dear Mr. Finch:

MRB has completed a review of the submitted Site Plan regarding the above referenced project, dated February 1, 2022, prepared by Marks 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. A completed FEMA certificate and associated Town Flood Development Permit will be required.
2. The proposed septic system and leaching area design is to be reviewed and approved by the Canandaigua Lake Watershed Inspector and NYSDOH prior to issuance of a C/O.
3. All existing and proposed easements (if any) should be shown and labeled on the plans with grantor and grantee. Existing easements should also include liber and page in the label. Please update the plans accordingly.
4. The plans indicate that the survey map used is dated September 18, 1990. Have any newer survey been performed?
5. The mean high-water line should be labeled with the elevation. Also, all flood zone boundaries are to be shown on the plans and labeled with the elevation (if known). The boundaries of Menteth Creek (top of bank) should be shown on the plans.
6. All existing and proposed utilities should be labeled with size, material, thickness ratio, length, slope, and inverts (if known/applicable). Some of the existing and proposed utilities are missing some or all of this information.
7. The existing conditions plan should clearly identify all removals and demolition work. The legend does not include any symbols or linetypes for removals. Also, the utility lateral and service disconnections should be noted on the existing

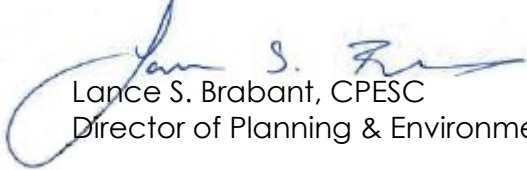
conditions plans with the other removals and demolition work. Lastly, an existing conditions plan with the parcel boundary, stamped by a licensed land surveyor, should be provided.

8. Tree protection should be shown around the trees labeled to be protected. A tree protection detail should be added to the plans.
9. The zoning bulk table should include existing conditions as well, and should include minimum lot area and width requirements.
10. The existing shared driveway is longer than 500' and appears to be approximately 9' in width. Per section 511 of the NYS Fire Code, driveways for up to four one- or two-family detached dwellings with a driveway that is longer than 300' shall be of a minimum unobstructed width of 12'. For driveway in excess of 500', turnouts shall be provided of 20' in width and 50' in length at a maximum spacing of 500', and a suitable fire apparatus turnaround shall be provided. The design engineer should coordinate with the Town Code Enforcement Officer to determine what fire apparatus features are required for this site.
11. All existing driveway connections to the shared driveway are to be depicted on the plans. Please note that if the number of dwellings connected to this shared driveway exceeds four, the shared driveway may need to meet the requirements of a fire apparatus access road (NYS Fire Code Section 503 and Appendix D). Please coordinate with the Town Code Enforcement Officer regarding fire apparatus access requirements.
12. Silt fence should be provided along the east side of the project area between the proposed disturbances and the adjacent creek. A construction staging area and concrete washout area should also be shown on the plans. A concrete washout area detail should be provided.
13. Calculations and/or modeling are to be provided to demonstrate that the proposed infiltration trench is adequately sized. Has soil infiltration testing and exploration been performed? If so, please provide the results. If not, soil testing and exploration in accordance with the NYS Stormwater Management Design Manual requirements is to be performed prior to installation of the system.
14. The size of the trench overflow pipe outlet protection should be noted and shown on the plans. The inverts and slope of this pipe should be noted.
15. The plans should show and indicate that the area of the proposed infiltration trench should be protected from compaction during site construction. Once installed, silt fence should be provided around the infiltration trench until the trench and all contributing drainage areas have achieved final stabilization. This is to be shown on the plans and noted in the construction sequence.
16. The Town of Canandaigua Typical Water Service Detail is to be added to the plans.

17. The construction sequence should be made site-specific and should include the demolition work, utility work, and installation of the infiltration trench. Temporary erosion and sediment controls should not be removed until approval is granted by the Town of Canandaigua.
18. The following notes regarding phosphorous use should be added to the site plan:
- 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 regulations.

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", is written over the typed name.

Lance S. Brabant, CPESC
Director of Planning & Environmental Services