

April 14, 2016

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

**RE: CAITLIN SCHWARTZ – 5287 IRISH SETTLEMENT ROAD
ONE-STAGE SITE PLAN REVIEW
TAX MAP NO. 153.00-1-88.23
CPN NO. 017-16
MRB PROJECT NO.: 0300.12001.000 – PHASE 080**

Dear Mr. Finch,

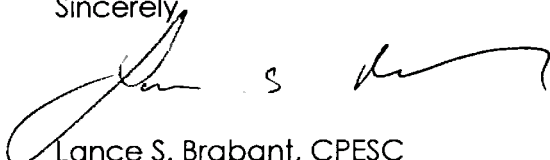
MRB has completed a review of the submitted Site Plan regarding the above referenced project, dated March 9, 2016, prepared by Venezia Land Surveyors and Civil Engineers, with revisions dated March 16, 2016 and received by MRB on March 28, 2016. We offer the following comments for the Planning Board's consideration. A brief written response to each comment should be provided by the design engineer.

1. The existing 30' wide cross access easement to the (3) lots should be labeled on the plans.
2. Design details of the septic system and leach field area are to be added to the site plans. Percolation and deep hole test data should also be provided. A 50% expansion area should be identified for the proposed leach field.
3. The proposed wastewater treatment system and leach field is to be reviewed and approved by the Canandaigua Lake Watershed Inspector. All correspondences are to be forwarded to the Town Development Office and MRB.
4. Is the well proposed or is it existing? This should be properly labeled on the plans. Also the proposed well location is in close proximity to the driveway and private drive locations and should be located where it is not subject surface water contamination, or it shall be constructed in such a manner that seasonal floodwater cannot enter the well. The ground surface immediately surrounding the well casing shall be graded to divert surface water away from the well. Concrete shall not be used for grading purposes.

5. All roof leaders and/or splash block locations are to be depicted on the plans. All drainage should be routed around the leach field area and away from neighboring properties.
6. Are the pine trees (15) in total proposed or existing? If existing, are these trees proposed to remain?
7. A construction staging area and concrete washout area should be identified on the plans.
8. All symbols for those items not being proposed (i.e. check dams, storm drains, etc.) should be removed from the Legend.
9. Please label the proposed silt fence locations on the plans.
10. The propose construction sequence states that temporary drainage swales and siltation devices will be constructed. These locations should be identified on the plans.
11. The proposed contour in association with the proposed house and driveway should be labeled.
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 regulations.

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
Senior Planning Associate