

July 20, 2018

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

**RE: STAR CIDER – 3365 STATE ROUTE 364
FINAL SUBDIVISION & SITE PLAN REVIEW
TAX MAP NO. 98.11-2-8.000
CPN NO. 013-18
MRB PROJECT NO.: 0300.12001.000 PHASE 134**

Dear Mr. Finch:

MRB has completed a review of the submitted Final Subdivision & Site Plans regarding the above referenced project, dated June 15, 2018, last revised June 22, 2018 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.

SUBDIVISION PLAT / GENERAL COMMENTS

1. The bearings and distances for all property lines, the tax account numbers, and liber and page are to be provided on the subdivision plat. The liber and page of all existing easements should also be provided.
2. The Existing Conditions and Subdivision Plat should be updated to clearly identify the offsite wetland areas in entirety. The hatch pattern at the north east corner of the site is not labeled and is not part of the legend. Please clarify what this represents.
3. To whom will the proposed drainage easement over the swale along the eastern property boundary be provided? This should be labeled on the plans.
4. It is our understanding per letter from Mary Krause, Ontario County, that a stormwater management facilities easement to the County of Ontario as depicted on the Easement Map provided by the County (attached) is to be provided. This easement area is to be added to the subdivision plans. It is also our understanding per the County letter that a pedestrian trail easement to Finger Lakes Community College (as depicted on the Easement Map) is to be provided. This easement area is to be added to the subdivision plans.

5. The proposed 50' wide sidewalk easement along Marvin Sands Drive should be labeled to the Town of Canandaigua.
6. Please note that easement maps and descriptions for all proposed easements will need to be provided for review and approval.

SITE PLAN

7. Fire apparatus turning templates are to be provided. Paths shall demonstrate the ability of fire apparatus to navigate the whole site. This may be provided under a separate cover so as to provide sufficiently scaled drawings.
8. A painted/ marked accessible route for pedestrians crossing the parking area from the sidewalk connecting to NYS Route 364 is to be shown on the plans.
9. Details of the proposed dumpster enclosure and driveway entrance should be added to the plans.
10. It is my understanding that all areas labeled as Phase 2 will remain as lawn areas until proposed improvements are built? This should be clarified on the Grading and Erosion Control Plans. Also the sequence of construction will need to be updated to clearly reflect the proposed phases and the phase limits should be shown on the plans.
11. A detail and rendering of the sign and planter bed should be provided. Will any lights illuminate the sign? If so, this should be noted on the plans and shown on the lighting plan and any associated details. This may need to be a separate approval by the Town.

UTILITY & GRADING/ EROSION CONTROL PLANS

12. The proposed water service materials are to be updated to reflect DR-14. Also calculations for the sizing of the proposed water service should be provided with the next submission.
13. The location and design of the proposed backflow prevention is to be coordinated with the Town Highway Superintendent. The backflow prevention design is also to be forwarded to the NYS Department of Health for their review and approval. All correspondences with NYSDOH are to be forwarded to the Town and MRB.
14. This application will require to the approval from the Canandaigua Lake County Sewer District regarding the proposed sanitary sewer improvements and service connection. All correspondences with CLCSD are to be forwarded to the Town Development Office and MRB.
15. Is curbing being provided for the sidewalk on the south side of the building? If so, this should be labeled or wheel stops should be provided.

16. Grading is currently proposed within the R.O.W. for Marvin Sands Drive. Please note that a permit is required from the County in order to perform grading within the R.O.W.
17. Additional topo for the proposed drainage swale to provide positive flow to the offsite wetland areas is to be provided. The full extents of the swale should also be shown including existing and proposed contours, and erosion and sediment controls measures including additional check dams.
18. The plans are to be updated to provide the proposed construction entrance and staging area.
19. It is our understanding that the proposed site improvements will require disturbance over the 1-acre threshold and therefore the project will be required to comply with the NYSEC General Permit 0-15-002 requirements regarding stormwater mitigation. A project SWPPP is to be provided with future project submission. Please note that the Town of Canandaigua is now an MS4 and completion of the MS4 SWPPP Acceptance Form is required. Please note that a completed Notice of Intent (NOI) is to be provided and the SWPPP approved prior to receiving an approval of the SWPPP.
20. It is our understanding that the County's offsite existing stormwater management facility is capable of handling the proposed site improvements associated with Lot 1 and future Lot 2 construction based on the approval letter provided by the County of Ontario. The plans are to be updated to depict the location of the offsite facility/ area and all improvements associated with the conveyance of drainage to this facility/ area and any additional improvements required by the County as part of their approval.
21. The Town of Canandaigua Stormwater Maintenance Agreement is to be completed. The agreement is to be forwarded to the Town Development Office, MRB, and the Town Attorney for review and approval.
22. 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.

LANDSCAPE & LIGHTING PLAN & MICS

23. The minimum caliper tree is to be identified as 2 ½". The Plant List is to be updated.



24. All future plans are to incorporate the most current Town of Canandaigua approved details (attached).

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

Town of Canandaigua

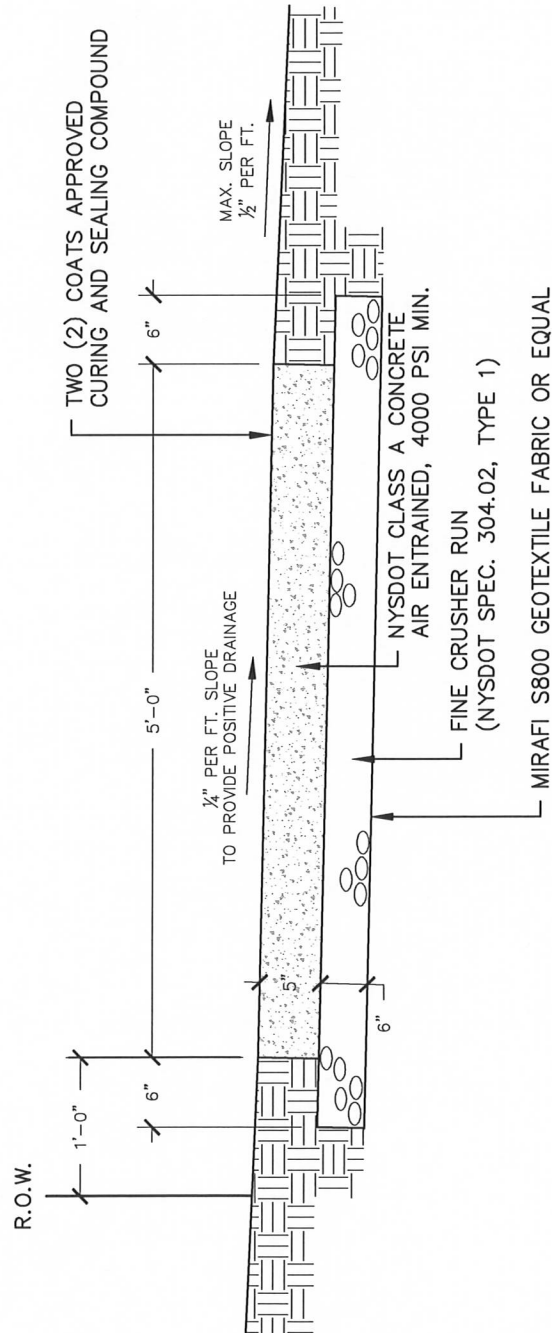
5440 Route 5 & 20 West
Canandaigua, NY 14424
(585) 394-1120
Fax (585) 394-9476
Established 1789

APPENDIX: **H - 8.0**

DATE: 2018

SCALE: N.T.S.

MRB | group



NOTE:

1. CONCRETE SIDEWALKS THROUGH DRIVEWAYS SHALL BE INCREASED TO A 6" THICKNESS AND SHALL INCLUDE 6"x6" WIRE MESH (10 GAUGE) FOR REINFORCEMENT.

SIDEWALK DETAIL

Town of Canandaigua

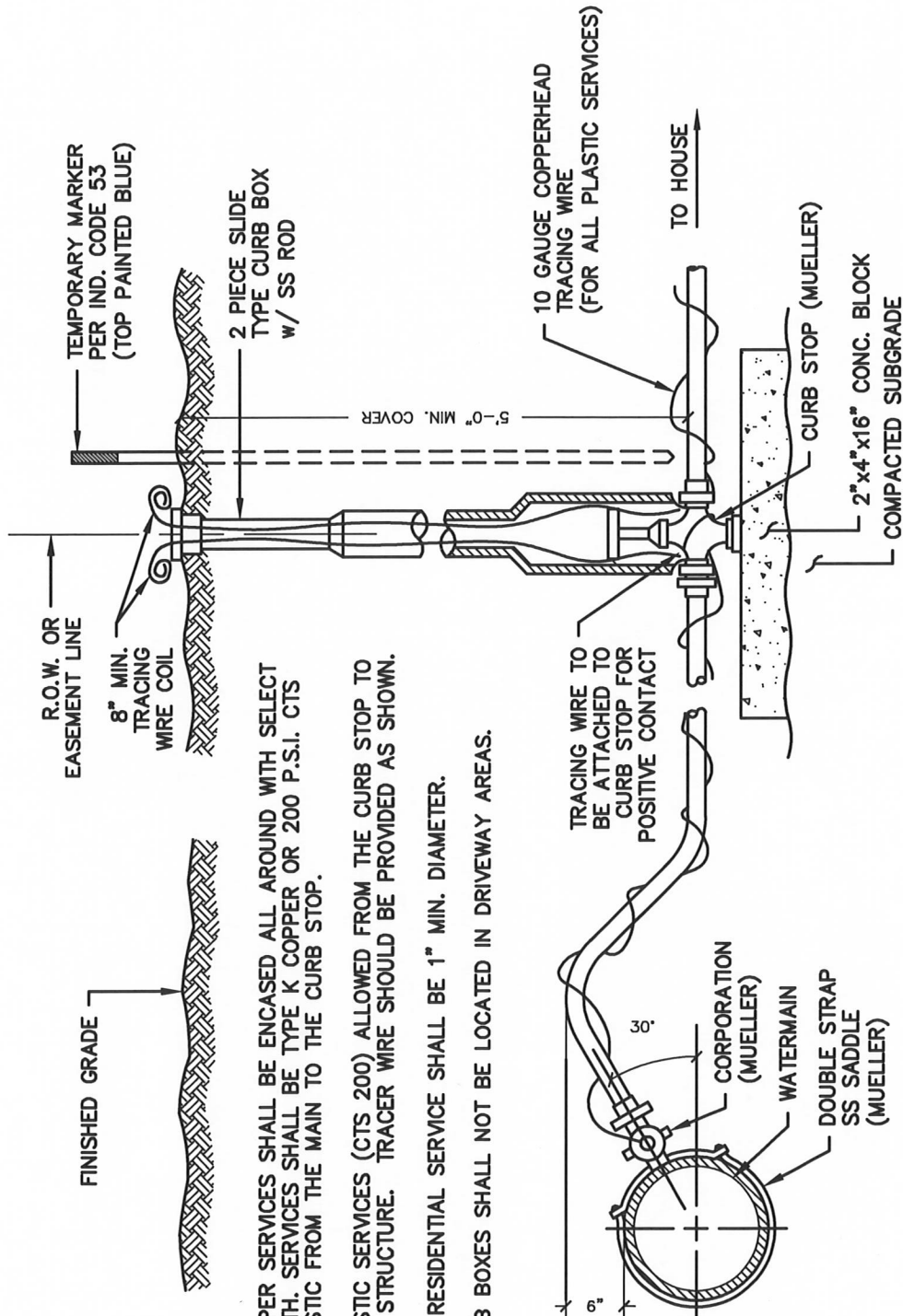
5440 Route 5 & 20 West
Canandaigua, NY 14424
(585) 394-1120
Fax (585) 394-9476
Established 1789

APPENDIX: **W - 3.0**

DATE: 2018

SCALE: N.T.S.

MRB | group



NOTES:

1. COPPER SERVICES SHALL BE ENCASED ALL AROUND WITH SELECT EARTH. SERVICES SHALL BE TYPE K COPPER OR 200 P.S.I. CTS PLASTIC FROM THE MAIN TO THE CURB STOP.
2. PLASTIC SERVICES (CTS 200) ALLOWED FROM THE CURB STOP TO THE STRUCTURE. TRACER WIRE SHOULD BE PROVIDED AS SHOWN.
3. ALL RESIDENTIAL SERVICE SHALL BE 1" MIN. DIAMETER.
4. CURB BOXES SHALL NOT BE LOCATED IN DRIVEWAY AREAS.

TYPICAL WATER SERVICE

Town of Canandaigua

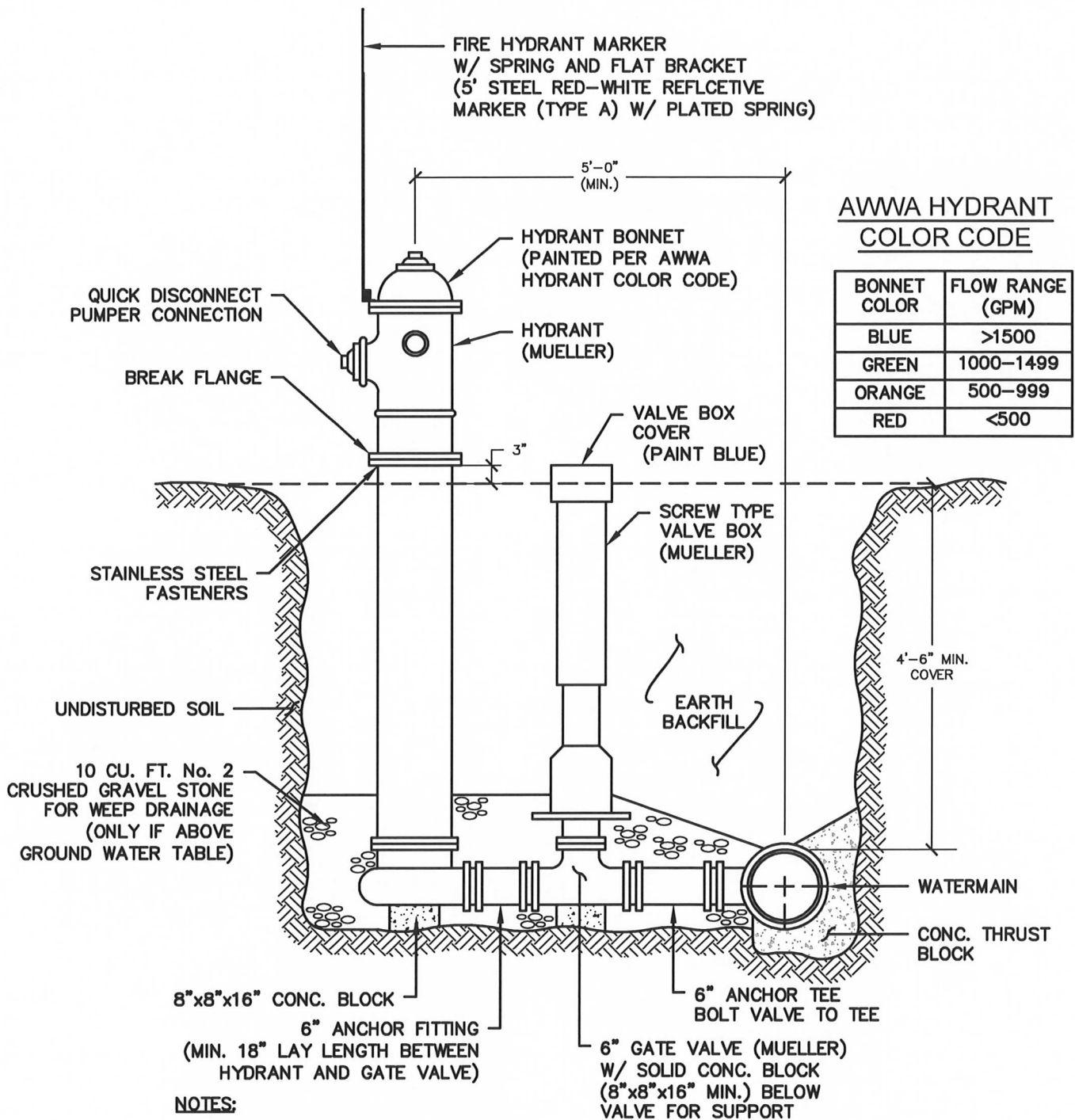
5440 Route 5 & 20 West
Canandaigua, NY 14424
(585) 394-1120
Fax (585) 394-9476
Established 1789

APPENDIX: **W - 6.0**

DATE: 2018

SCALE: N.T.S.

MRB | group



HYDRANT UNIT

Town of Canandaigua

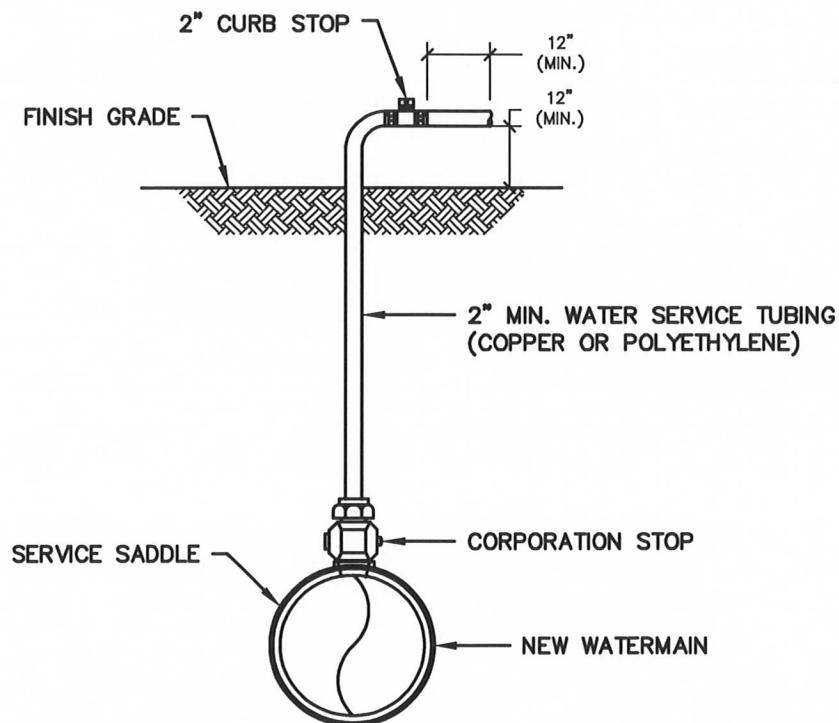
5440 Route 5 & 20 West
Canandaigua, NY 14424
(585) 394-1120
Fax (585) 394-9476
Established 1789

APPENDIX: **W - 7.0**

DATE: 2018

SCALE: N.T.S.

MRB | group



NOTES:

1. UPON NOTIFICATION FROM THE HEALTH DEPARTMENT THAT A SATISFACTORY WATER SAMPLE HAS BEEN OBTAINED, SHUT DOWN CORPORATION STOP AND REMOVE THE SERVICE TUBING.
2. IMMEDIATELY PRIOR TO PLACING THE WATER MAIN IN SERVICE THE CONTRACTOR SHALL REMOVE ALL CORPORATIONS ASSOCIATED WITH TEMPORARY FACILITIES (I.E. SAMPLING TAPS, ETC.) AND REPLACE WITH THREADED BRASS PLUGS.
3. FOR DISINFECTION\SAMPLING TAPS THAT ARE NOT NEEDED TO BLOW-OFF, 1" DISINFECTION\SAMPLING TAPS ARE ACCEPTABLE.
4. 1000 LF MAXIMUM DISTANCE BETWEEN SAMPLE TAPS UNLESS OTHERWISE SPECIFIED BY ENGINEER.

TEMPORARY DISINFECTION /
SAMPLING TAP / BLOW-OFF

Town of Canandaigua

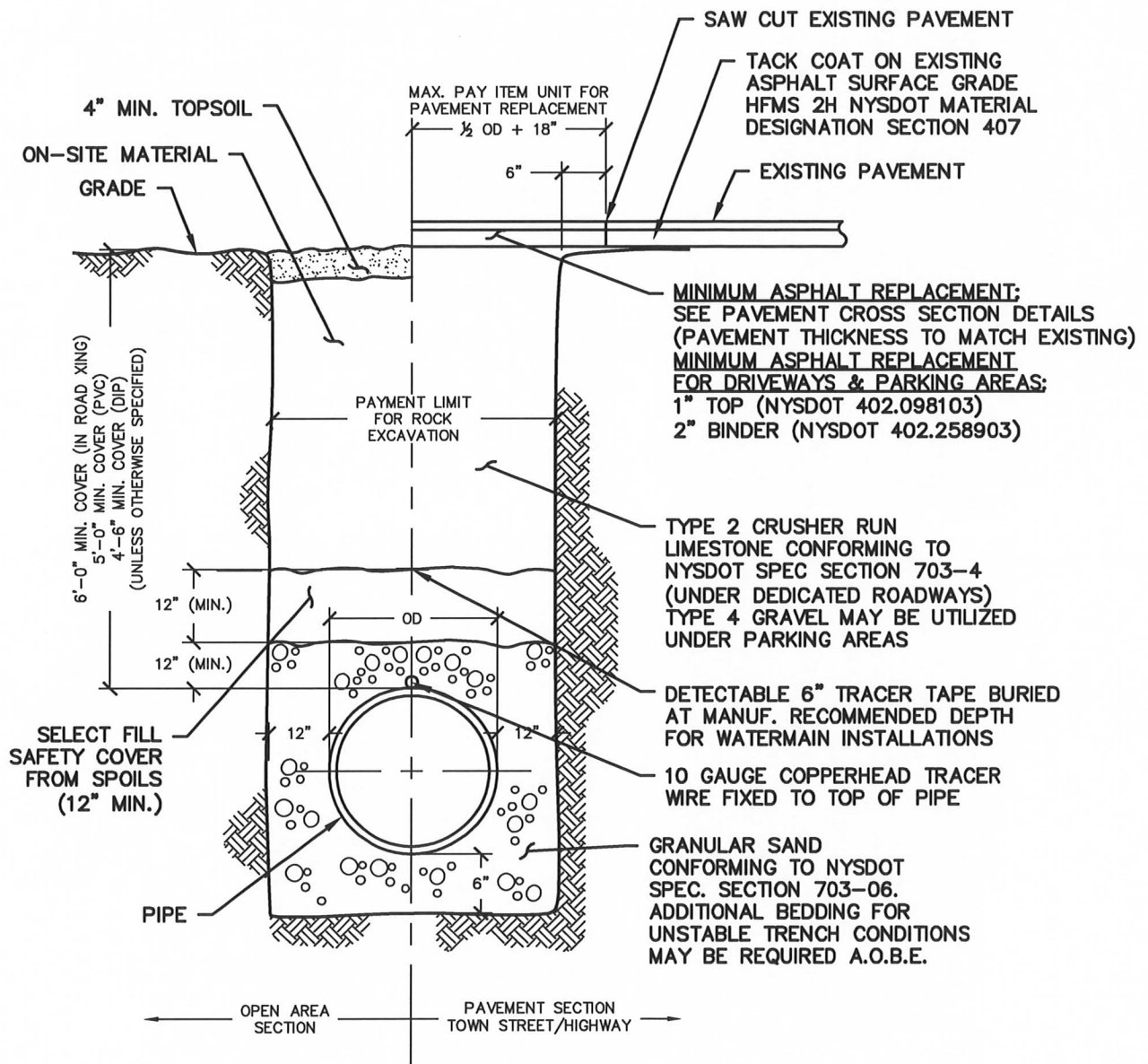
5440 Route 5 & 20 West
Canandaigua, NY 14424
(585) 394-1120
Fax (585) 394-9476
Established 1789

APPENDIX: **W - 8.0**

DATE: 2018

SCALE: N.T.S.

MRB | group



PIPE BEDDING/ TRENCH DETAIL

(OUTSIDE OF N.Y.S. HIGHWAYS)



Property of County of Ontario

Location of Future Fall Brook Storm water Detention

Approximate Location of Stormwater Easement

Approximate Location of Easement for Trail

Property of County of Ontario

Canoe Pond

Marvin Sands Drive

Property of County of Ontario

State Rt 364



0 75 150 300

Feet

CONCEPT FOR PROPOSED EASEMENT AREAS

Aerial Photos Copyright 2018 by Pictometry International, LLC. All Rights Reserved.



N