



Commercial Real Estate Development

216 West Side Square, Huntsville, AL 35801 • Phone: 256-533-7287 • Fax: 256-533-7236

February 20, 2023

Town of West Seneca
C/O Jeffrey Schieber, CEO
1250 Union Road
West Seneca, NY 14224

RE: Engineering Review / 3030 and 3036 Seneca Street

Dear Mr. Schieber,

Please accept the enclosed set of revised site plans and SWPPP report in response to the Engineering Comment letter dated 1/12/23.

1. The project utilizes an infiltration trench to fulfill the requirements of the SPDES General Permit. The infiltration trench proposed does not meet the requirements set forth in the New York State Stormwater Management Design Manual. In addition, the adequacy of the existing soils for an infiltration practice has not been investigated nor tested as required. This must be demonstrated for conformance before it can be approved.

RESPONSE: The revised plan no longer proposes to utilize an infiltration trench. The revised plan proposes a wet swale that will include an outlet control draining into 12" HDPE and ultimately discharging into the existing municipal stormwater system. Please see the revised drainage plan (C400) and SWPPP report.

Thank you for the opportunity to respond to the engineering comment. If any other clarification is needed, please feel free to contact me at (256) 533-7287 or tara.bennett@broadwaygroup.net.

Sincerely,

Tara Bennett
Development Manager



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February 20, 2023

Town of West Seneca
1250 Union Road
West Seneca, NY 14224

RE: Site Plan Review / 3030 and 3036 Seneca Street

Dear Planning Board Members,

We are writing to share our progress on the proposed retail store at 3030 and 3036 Seneca Street. The Planning Board last reviewed our application at the January meeting. We had to table the project for the February meeting as we were still working to provide the features in the site plan that were requested.

Now, we are pleased to share these updates:

- **Additional landscaping along Center Road:** We are proposing some evergreen plants along the building. This side of the building has architectural upgrades. The plantings are grouped to complement the building design.
- **Additional landscaping on Seneca Street side:** We are unable to provide the landscaping abutting the building. However, to meet the intent of Town's request, we added more landscaping along the road frontage at Seneca Street.
- **Access to Center Road:** We are pleased to report that Erie County is not objecting to the access on Center Road. When we previously presented this access point to the County, there apparently was a misunderstanding of our request. Fortunately, it was resolved, and we are now proposing a third access point as preferred by the Town. To accommodate this access point, we had to relocate one parking stall from the front of the store as shown on the site plan.

- Sidewalk access to Center Road: We included a sidewalk connection to Center Road.

I am including hardcopies of the site plans and SWPPP since these are the items that changed from our prior submission. In a related matter, please note that we also included a response to the Town's Engineering comments.

I look forward to discussing this plan at the March meeting. In the meantime, if there is anything else we can provide to facilitate your review, please feel free to contact me at (256) 533-7287 or tara.bennett@broadwaygroup.net.

Warm Regards,

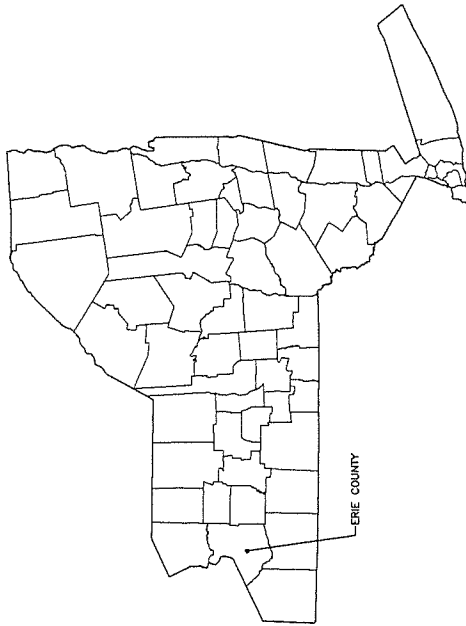
A handwritten signature in black ink that reads "Tara Bennett". The signature is written in a cursive style with a large, sweeping initial "T".

Tara Bennett
Development Manager

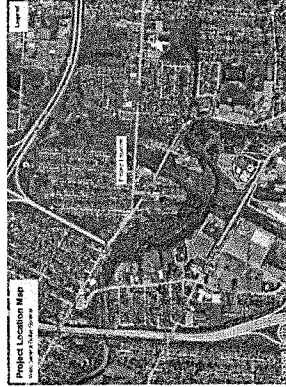
DOLLAR GENERAL®

WEST SENECA - DOLLAR GENERAL STORE CONCEPTUAL DESIGN

3030 SENECA STREET
TOWN OF WEST SENECA
WEST SENECA, NEW YORK 14224



NEW YORK STATE MAP
N.T.S.



LOCATION MAP
N.T.S.

PREPARED BY:



INDEX OF DRAWINGS:

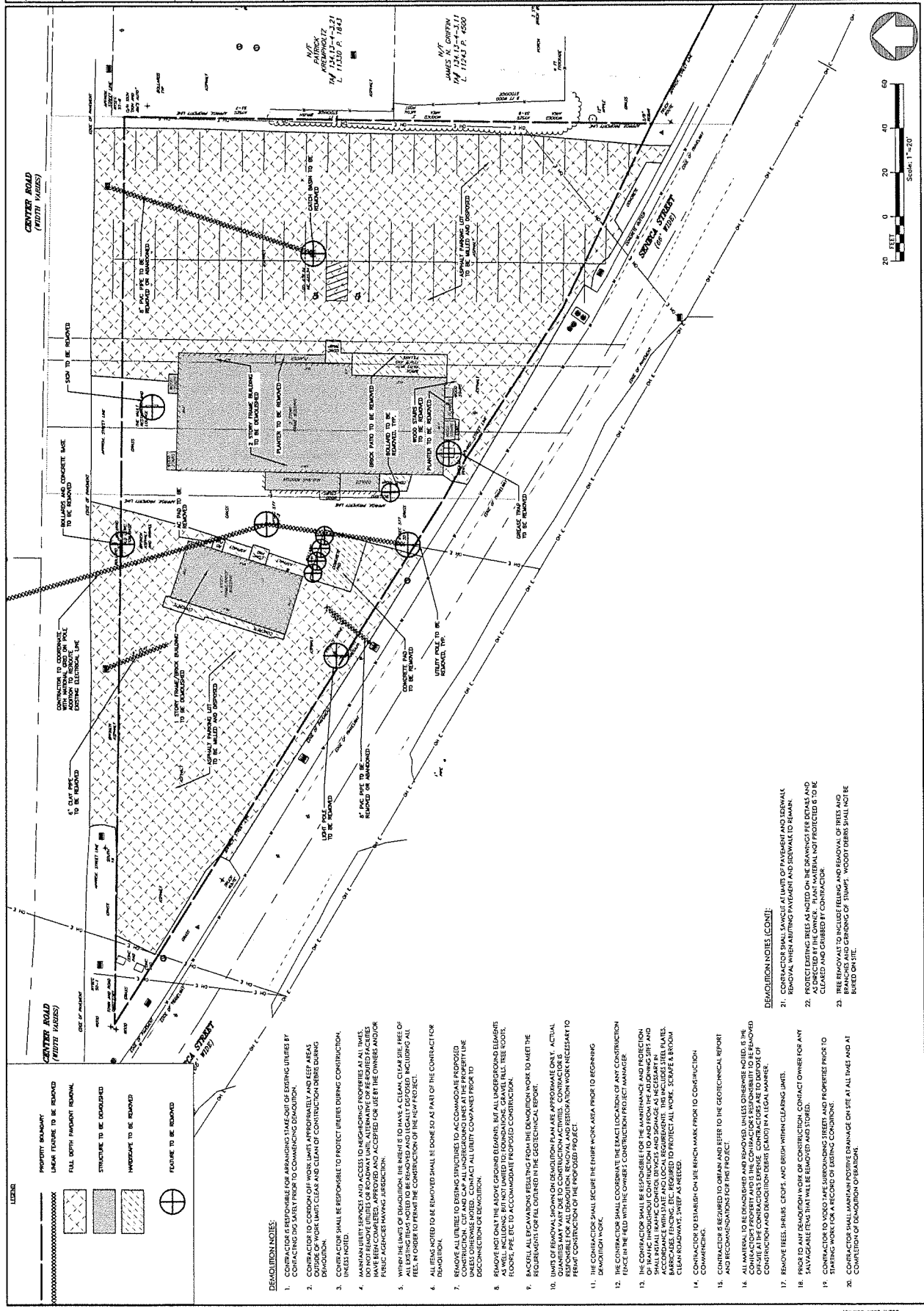
SHEET	DWG	TITLE
1	C001	COVER SHEET
2	C100	EXISTING CONDITIONS AND DEMO PLAN
3	C200	SITE & LANDSCAPE PLAN
4	C300	GRADING PLAN
5	C400	DRAINAGE & UTILITY PLAN
6	C600	E&S PLAN
7	C650	E&S DETAILS
8	C700	CIVIL DETAILS
9	C710	CIVIL DETAILS
10	C720	CIVIL DETAILS
11	C730	CIVIL DETAILS

SITE DATA TABLE (3030 SENECA STREET)			
TAX PARCEL	COMMERCIAL DISTRICT (C-3)	REQUIRED	PROPOSED
100	100	100	100
101	101	101	101
102	102	102	102
103	103	103	103
104	104	104	104
105	105	105	105
106	106	106	106
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200	200	200	200

PROJECT MANAGER J. SCHMIDT 2208/13.01 12/20/22 12/20/22		AS SHOWN 12/20/22 SCALE PROJECT MANAGER J. SCHMIDT 2208/13.01 12/20/22 12/20/22	
REV 1 2 3 4 5 6 7		DESCRIPTION DATE BY	

C001

		1212 OF EXISTING EXISTING CONDITIONS & DEMO PLAN	
PROJECT 1212 SENECA STREET WEST SENeca, NY 14224			
DRAWING J. SCHMIDT 12/12/2023		SCALE AS SHOWN 11/22/2023	
PROJECT NUMBER J. SCHMIDT 220273.01		CONTRACTOR J. SCHMIDT 12/12/2023	
BY	DATE	REVISION	DESCRIPTION
		1	
		2	
		3	
		4	
		5	
		6	
		7	



LEGEND

PROPERTY BOUNDARY
 LINEA FEATURE TO BE REMOVED
 FULL DEPTH IMPACT REMOVAL
 STRUCTURE TO BE DEMOLISHED
 INFRASTRUCTURE TO BE REMOVED
 FEATURE TO BE REMOVED

DEMOLITION NOTES:

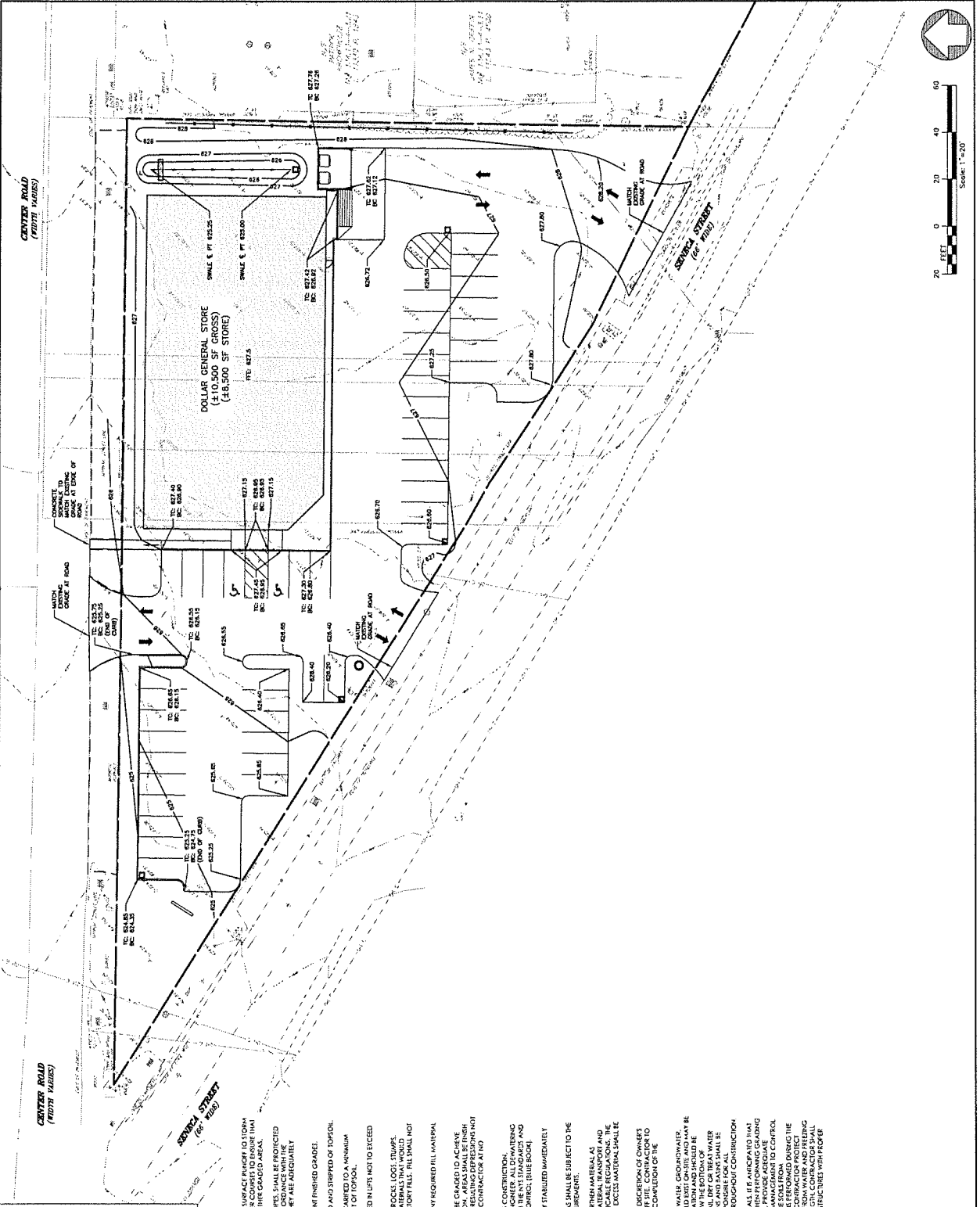
- CONTRACTOR IS RESPONSIBLE FOR ARRANGING STATE OF NY EXISTING UTILITIES BY CONTRACTING AND EARLY PRIOR TO COMMENCING DEMOLITION.
- CONTRACTOR TO CONDUCT WORK UNITS APPROPRIATELY AND KEEP AREAS OUTSIDE OF WORK LIMITS CLEAN AND CLEAR OF CONSTRUCTION DEBRIS DURING DEMOLITION.
- CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT UTILITIES DURING CONSTRUCTION.
- MAINTAIN UTILITY SERVICES AND ACCESS TO NEIGHBORING PROPERTIES AT ALL TIMES. UTILITIES SHALL BE PROTECTED AND NOT REMOVED UNLESS THEY HAVE BEEN COMPLETED, APPROVED AND ACCEPTED FOR USE BY THE OWNERS AND/OR PUBLIC AGENCIES HAVING JURISDICTION.
- WHERE THE LIMITS OF DEMOLITION, THE INTENT IS TO HAVE A CLEAN, CLEAR SITE, FREE OF ALL EXISTING MATERIALS TO BE REMOVED AND LEGALLY DISPOSED, INCLUDING ALL FILL, IN ORDER TO PREPARE THE CONSTRUCTION OF THE NEW PROJECT.
- ALL ITEMS NOTED TO BE REMOVED SHALL BE DONE SO AS PART OF THE CONTRACTOR DEMOLITION.
- REMOVE ALL UTILITIES TO EXISTING STRUCTURES TO ACCOMMODATE PROPOSED CONSTRUCTION AND DEMOLITION WORK. CONTRACT ALL UTILITY COMPANIES PRIOR TO DISCONNECTION OR REMOVAL.
- REMOVE NOT ONLY THE ABOVE GROUND ELEMENTS, BUT ALL UNDERGROUND ELEMENTS AS WELL INCLUDING, BUT NOT LIMITED TO FOUNDATIONS, GRAVEL FILL, TREE ROOTS, FLOORS, PIPE ETC TO ACCOMMODATE PROPOSED CONSTRUCTION.
- BACKFILL ALL EXCAVATIONS RESULTING FROM THE DEMOLITION WORK TO MEET THE REQUIREMENT OF FILL OUTLINED IN THE GEOTECHNICAL REPORT.
- QUANTITIES MAY VARY DUE TO CONSTRUCTION ACTIVITIES. CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES AND CONSTRUCTION WORK NECESSARY TO PERMIT CONSTRUCTION OF THE PROPOSED PROJECT.
- THE CONTRACTOR SHALL SECURE THE ENTIRE WORK AREA PRIOR TO BEGINNING DEMOLITION WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSTRUCTION PERMITS IN THE FIELD WITH THE OWNER'S CONSTRUCTION PROJECT MANAGER.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND SHALL INSTALL TRAFFIC CONTROL DEVICES AND SIGNAGE AS NECESSARY TO MAINTAIN TRAFFIC FLOW AND PROTECT ALL WORK, SEWER, FLEETWORK, BARRICADES, FENCING, ETC. REQUIRED TO PROTECT ALL WORK.
- CONTRACTOR TO ESTABLISH ON-SITE TRAFFIC MARK PRIOR TO CONSTRUCTION COMMENCING.
- CONTRACTOR IS REQUIRED TO OBTAIN AND REFER TO THE GEOTECHNICAL REPORT AND RECOMMENDATIONS FOR THIS PROJECT.
- ALL MATERIALS TO BE REMOVED AND SHOWN, UNLESS OTHERWISE NOTED, IS TO BE REMOVED AND SHOWN AS NOTED ON THE DRAWINGS. CONTRACTOR IS RESPONSIBLE TO REMOVE ON-SITE ALL CONTRACTOR'S EXCESSIVE MATERIALS TO BE REMOVED AND SHOWN AS NOTED ON THE DRAWINGS.
- REMOVE TREES, SHRUBS, CROPS, AND BRUSH WITHIN CLEARING LIMITS.
- PROTECT EXISTING TREES AS NOTED ON THE DRAWINGS. CONTRACT OWNER FOR ANY SALVAGEABLE ITEMS THAT WILL BE REMOVED AND STORED.
- CONTRACTOR TO VIDEO TAKE SURROUNDING STREET AND PROPERTY PRIOR TO STARTING WORK FOR A RECORD OF EXISTING CONDITIONS.
- CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE ON SITE AT ALL TIMES AND AT COMPLETION OF DEMOLITION OPERATIONS.

DEMOLITION NOTES (CONT):

- CONTRACTOR SHALL SAWCUT AT LIMITS OF PAVEMENT AND SIDEWALK REMOVAL, WHICH INCLUDING PAVEMENT AND SIDEWALK REMOVAL.
- PROTECT EXISTING TREES AS NOTED ON THE DRAWINGS FOR DETAILS AND REPAIRS. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING TREES TO BE REMOVED AND GRABBED BY CONTRACTOR.
- TREE BRANCHES TO INCLUDE TRUNKS AND REMOVAL OF BRUSH AND BRANCHES AND GRIPPING OF STUMPS, WOOD CHIPS SHALL NOT BE BURIED ON-SITE.

C100

70 FEET
 0
 20
 40
 60
 SCALE: 1"=20'

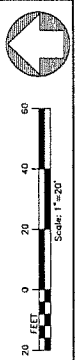
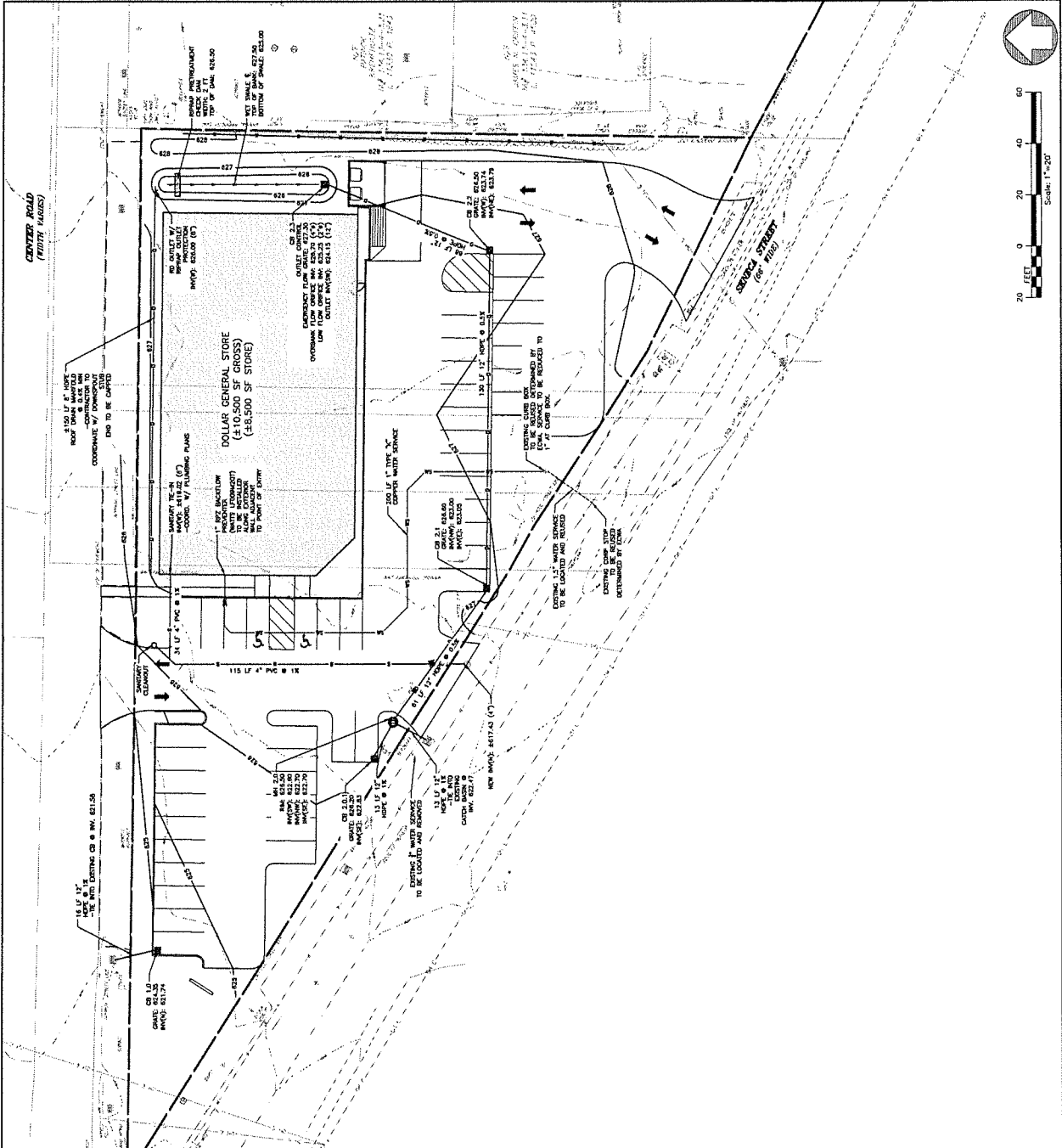


LEGEND

	EXISTING CONTOUR
	PROPOSED CONTOUR
	SPOT ELEVATION

GRADING GENERAL NOTES:

1. PROVISIONS SHALL BE MADE TO SAFELY CONVEY SURFACE RUNOFF TO STORM DRAINS. PROTECTED QUERIES OR TO TRAP WATER CONCRETS TO EXPOSE FINAL SURFACE RUNOFF WILL NOT BE PERMITTED ON GRADABLE AREAS.
2. GRADABLE AND DISTURBED AREAS, INCLUDING SLOPES, SHALL BE PROTECTED FROM EROSION AND SEDIMENT CONTROL PLAN LEVELS THAT ARE ADEQUATELY STABILIZED.
3. PROPOSED CONTOURS ON THESE PLANS REPRESENT FINISHED GRADE.
4. AREAS TO BE FILLED SHALL BE CULATED, GRADED AND STRIPPED TO TOPSOIL.
5. AREAS WHICH ARE TO BE BORROWED SHALL BE GRADABLE TO A MINIMUM DEPTH OF THREE (3) INCHES FROM PLACEMENT OF TOPSOIL.
6. FILL MATERIAL SHALL BE COMPACTED AS REQUIRED TO FULFILL NOT TO EXCEED SIX (6) INCHES.
7. FILL MATERIAL SHALL BE FREE OF BRUSH, RUBBER, ROCKS, LOGS, STUMPS, BUILDING DEBRIS AND OTHER OBSTRUCTIONAL MATERIALS THAT WOULD BE PLACED ON FILL OR IN GRASSES, OF SANITARIETY HAZARD. FILL SHALL NOT BE PLACED ON TOP OF ANY EXISTING STRUCTURE OR UTILITIES.
8. THE COST OF BORROWING AND PLACEMENT OF ANY REQUIRED FILL MATERIAL SHALL BE INCLUDED IN THE BIDDING.
9. PAVEMENT AREAS, INCLUDING DRIVEWAYS, SHALL BE GRADABLE TO EXHIBIT POSITIVE DRAINAGE THROUGHOUT CONSTRUCTION. AREAS SHALL BE FINISHED TO THE PROPOSED FINISHED GRADE AND SHALL BE SUBJECT TO THE CONTRACTOR'S ADDITIONAL COST.
10. IF SEEPS OR SPRINGS ARE ENCOUNTERED DURING CONSTRUCTION, CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER. ALL DRAINAGE CONSTRUCTION SHALL BE APPROVED BY THE ENGINEER. ALL DRAINAGE CONSTRUCTION SHALL BE SUBJECT TO THE ENGINEER'S REVIEW AND SPECIFICATION FOR EROSION AND SEDIMENT CONTROL (BLUE BOOK).
11. FINISHED GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY FOLLOWING FINISHED GRADING.
12. STOCKPILES, BORROWED AREAS AND STOCK AREAS SHALL BE SUBJECT TO THE PROVISIONS OF THE EROSION CONTROL PERMIT REQUIREMENTS.
13. THE CONTRACTOR SHALL DISPOSE OF EXCESS EXISTING MATERIAL AS INSTRUCTED BY THE ENGINEER. EXCESS EXISTING MATERIAL TRANSPORT AND COST OF TRANSPORTING AND DISPOSAL OF ANY EXCESS MATERIAL SHALL BE INCLUDED IN THE BIDDING.
14. STRIPPED EXCESS TOPSOIL TO REMAIN ON SITE AT DISCRETION OF OWNERS. EXCESS TOPSOIL TO BE TRANSPORTED TO ANOTHER SITE SHALL BE SUBJECT TO THE CONTRACTOR'S TRANSPORT ANY EXCESS TOPSOIL MATERIALS AT THE COMPLETION OF THE PROJECT.
15. THE CONTRACTOR IS CAUTIONED THAT SURFACE WATER, CREEK/WATER, FLOODING AND/OR CONSTRUCTION WATERS CANNOT BE CONTROLLED AT ALL TIMES AND MAINTAINED 1 TO 2 FEET BELOW THE BOTTOM OF EXISTING CONSTRUCTION. ADDITIONAL SWALES, GRASSES AND SLOPES SHALL BE PROVIDED TO CONTROL EROSION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY DRAINAGE OF AREAS THROUGHOUT CONSTRUCTION.
16. ON-SITE SOILS THAT CONTAIN HEAVY METALS SHALL BE HANDLED AS HAZARDOUS MATERIALS. THE CONTRACTOR SHALL PROVIDE ADEQUATE CONTROLS TO CONTROL THE MOVEMENT OF THESE SOILS. AND TO PROTECT THE SOILS FROM CONSTRUCTION TRAFFIC. IF THE CONSTRUCTION IS PERFORMED DURING THE WINTER MONTHS, THE CONTRACTOR SHALL TAKE ADDITIONAL MEASURES TO MINIMIZE DEGRADATION AND LOSS OF STRUCTURE FROM WATER AND FREEZING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY DRAINAGE AND EROSION CONTROL.

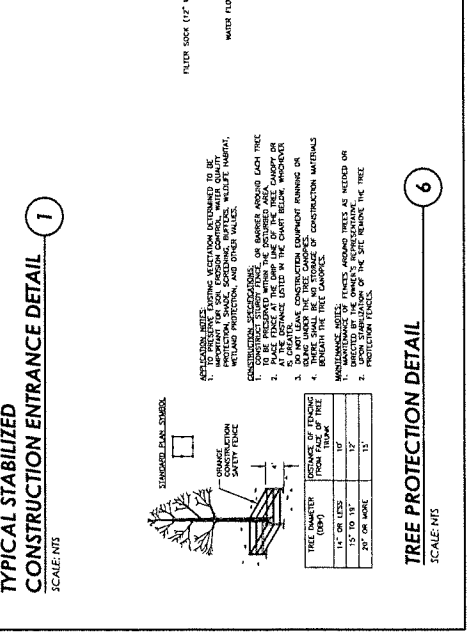
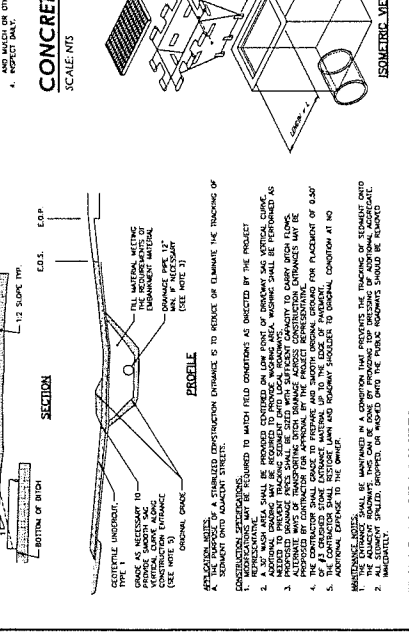
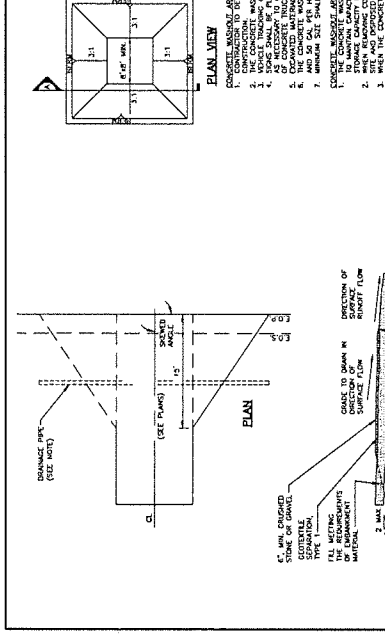
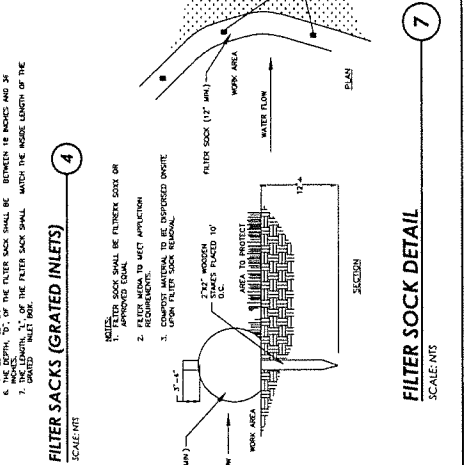
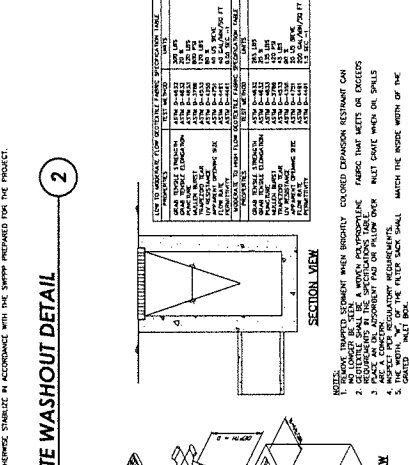
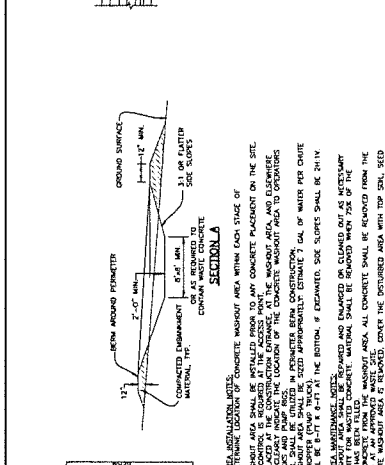
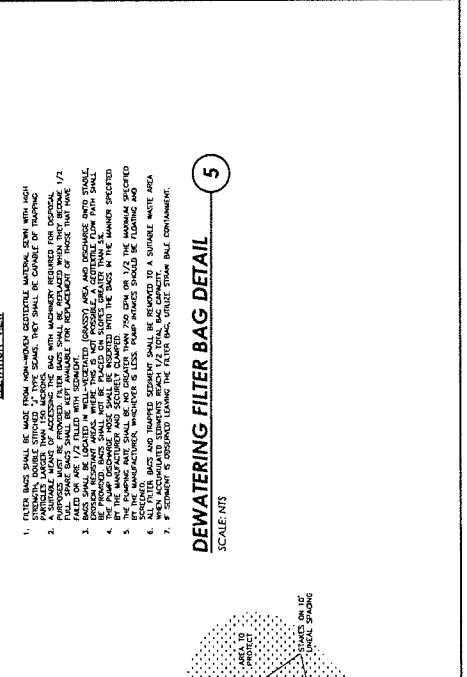
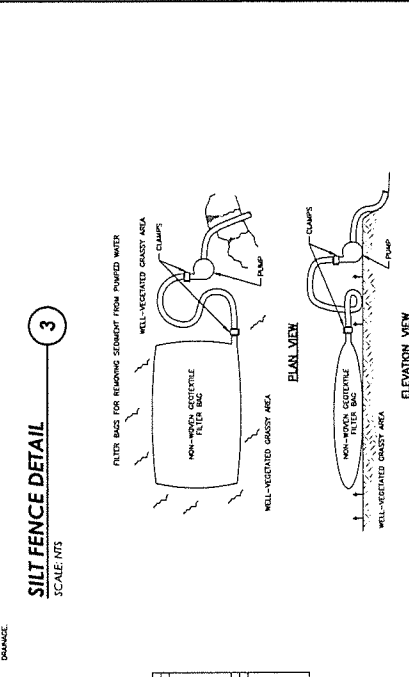
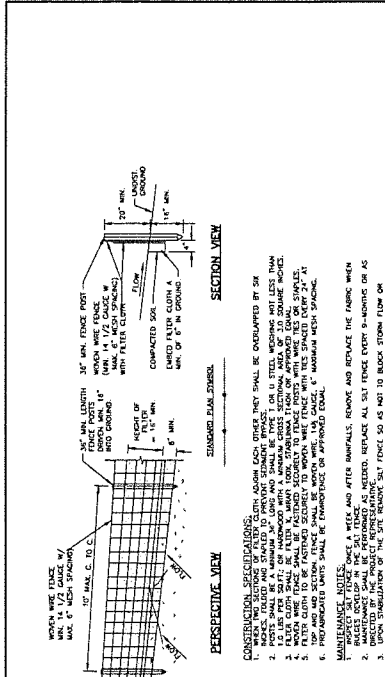


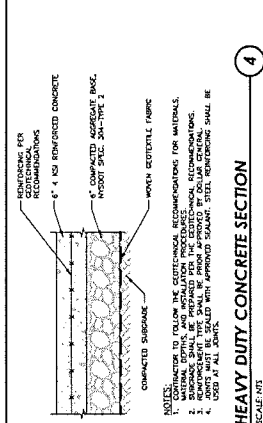
GENERAL UTILITY NOTES:

- ALL UTILITIES AND THE WORK CONNECTIONS TO BE CONSTRUCTED IN ACCORDANCE WITH THE LOCAL AND STATE CODES AND REGULATIONS.
- ALL UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18\"/>

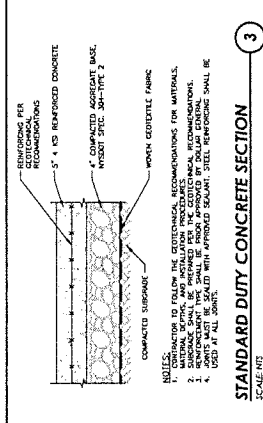
LEGEND

- EXISTING STORM PIPE
- PROPOSED STORM PIPE
- EXISTING UNDERGROUND SANITARY PIPE
- PROPOSED UNDERGROUND SANITARY PIPE
- EXISTING WATER SERVICE
- PROPOSED WATER SERVICE
- PROPOSED CATCH BASIN
- PROPOSED MANHOLE

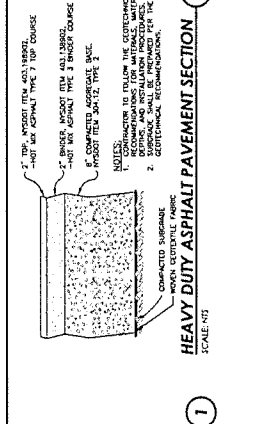




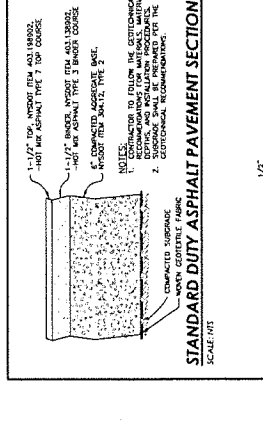
1
STANDARD DUTY ASPHALT PAVEMENT SECTION
SCALE: NTS



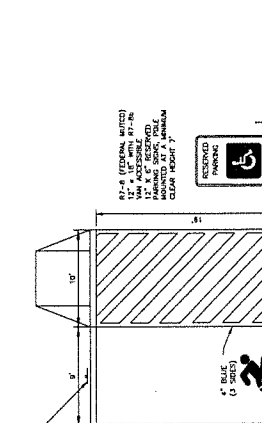
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HEAVY DUTY ASPHALT PAVEMENT SECTION
SCALE: NTS



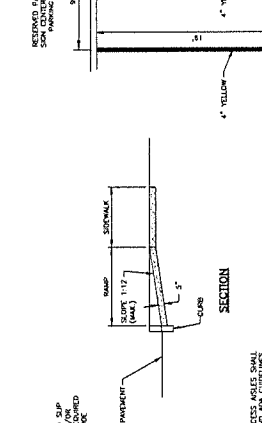
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STANDARD DUTY CONCRETE SECTION
SCALE: NTS



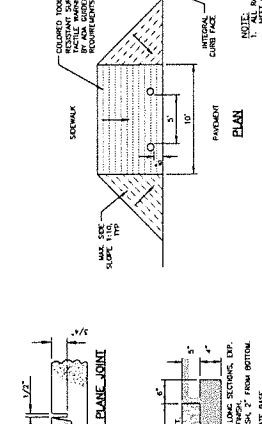
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HEAVY DUTY CONCRETE SECTION
SCALE: NTS



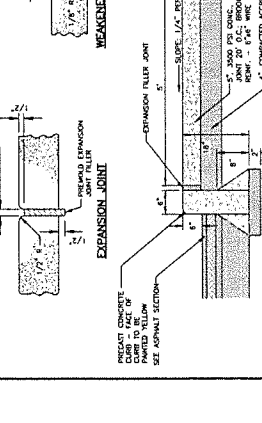
5
INTEGRAL CURB AND WALK DETAIL
SCALE: NTS



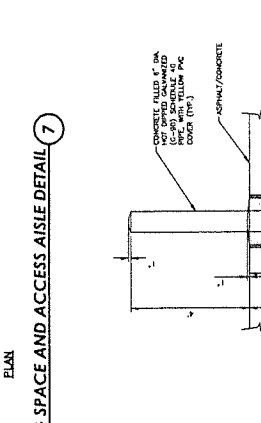
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TYPICAL RAMP DETAIL
SCALE: NTS



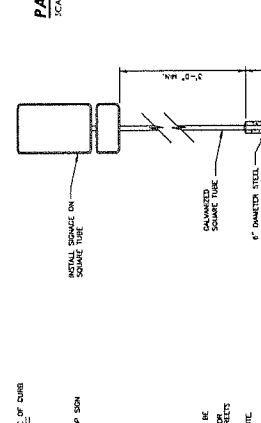
7
PARKING SPACE AND ACCESS AISLE DETAIL
SCALE: NTS



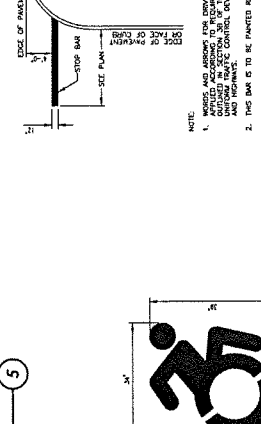
8
TYPICAL PAVEMENT MARKING DETAILS
SCALE: NTS



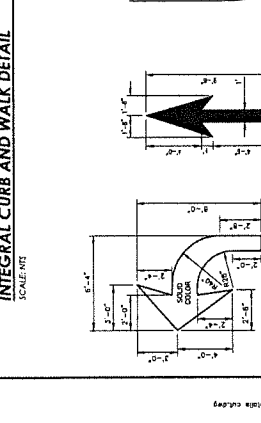
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TYPICAL STOP BAR DETAIL
SCALE: NTS



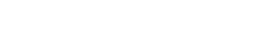
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PIPE BOLLARD POST DETAIL
SCALE: NTS



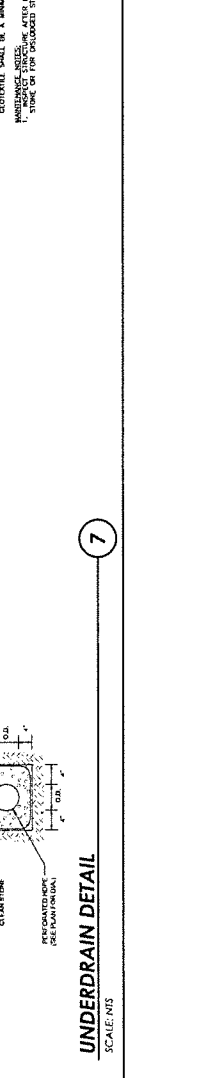
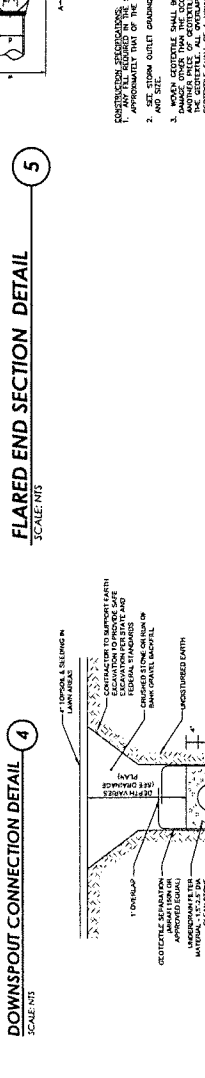
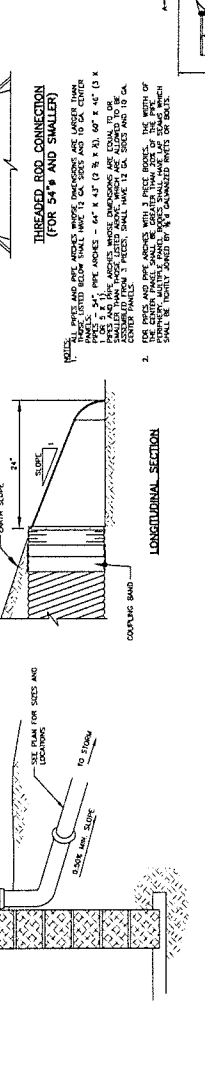
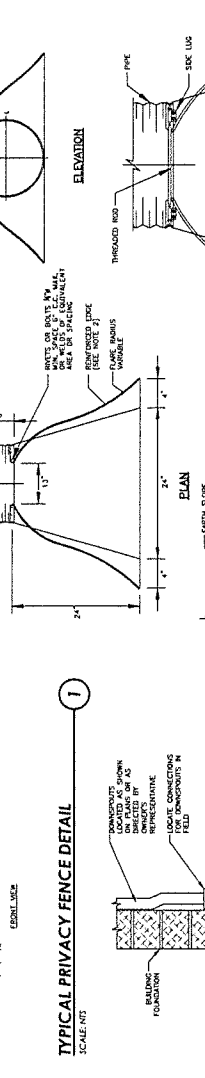
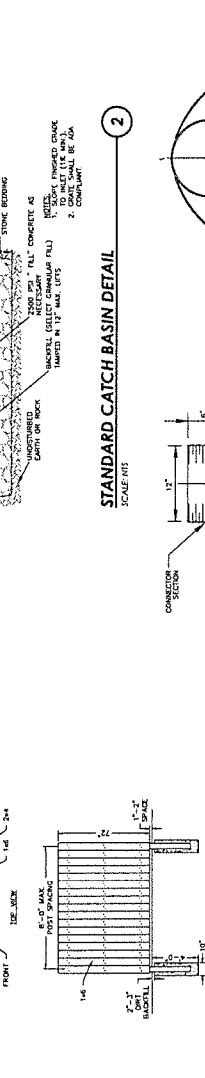
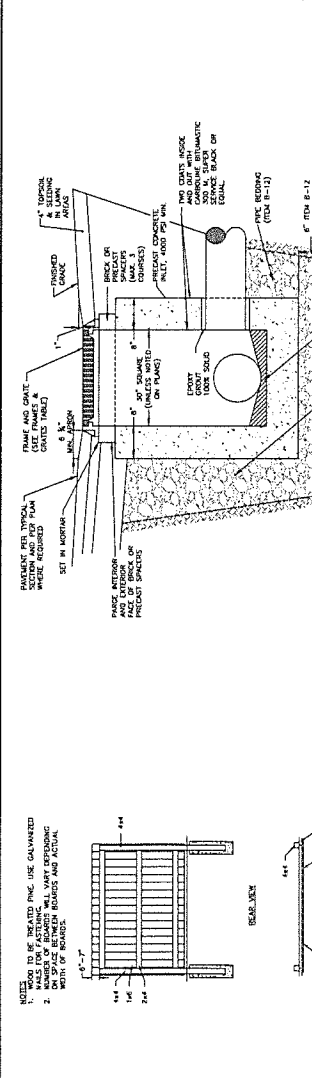
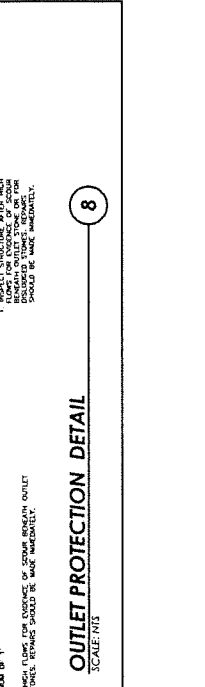
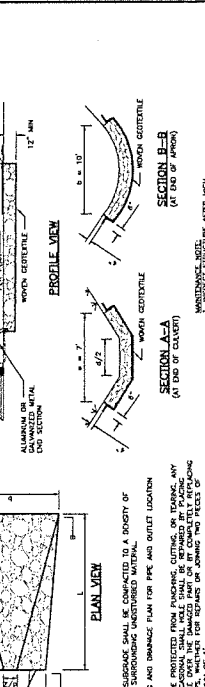
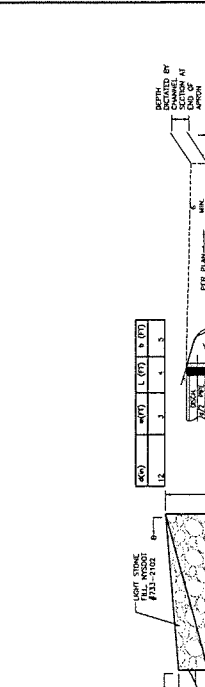
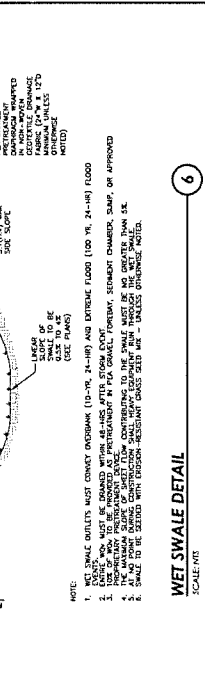
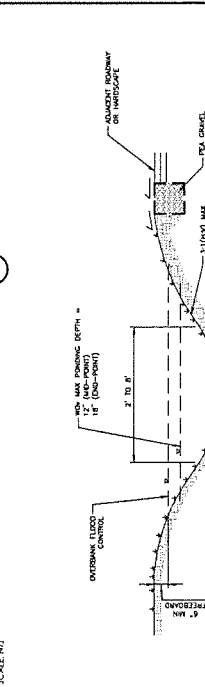
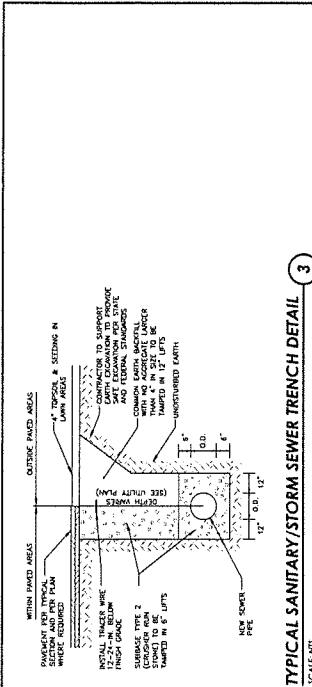
11
TYPICAL BOLLARD DETAIL
SCALE: NTS






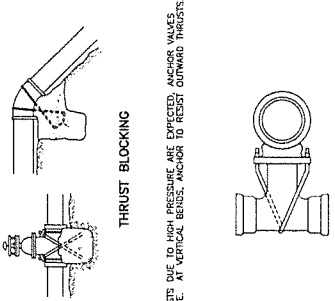
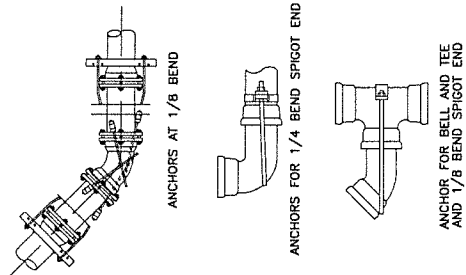
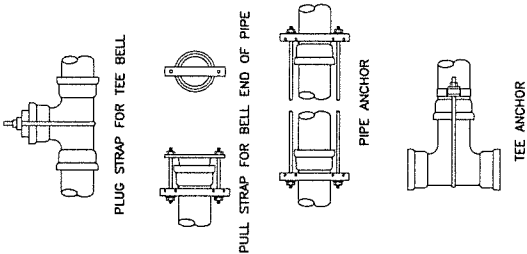
12
TYPICAL WHEELSTOP DETAIL
SCALE: NTS



13
CATCH BASIN FRAME AND GRATE
SCALE: NTS



						PROJECT WEST SENECA - DOLLAR GENERAL STORE 3039 SENECA STREET WEST SENECA, NY 14224		DRAWING NO. C730	
FARMINGTON 220673.01 PROJECT MANAGER J. SCHMIDT DESIGNER J. SCHMIDT AS SHOWN 11/2/2022 DATE		REV 1 2 3 4 5 6 7		DESCRIPTION		DATE		BY	



NOTE:
IF THRUSTS DUE TO HIGH PRESSURE ARE EXPECTED, ANCHOR VALVES AS ABOVE. AT VERTICAL BENDS, ANCHOR TO RESIST OUTWARD THRUSTS.

TYPICAL SOCKET CLAMP ASSEMBLIES 1

SCALE: NTS