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Flour Exchange Building
310 4th Ave S
Suite 1006
Mpls, MN 55415

October 13, 2023

Emily Staley
Town Clerk
Town of Florida
214 Fort Hunter Road
Amsterdam, NY 12010
Email: emilystaley.tofclerk@outlook.com

RE: Final Site Plan Submittal for Dollar General Fresh Distribution Center, 20xx HWY 55

Dear Ms. Staley:

As a condition of the Dollar General Fresh site plan approval on March 6, 2023, the final site plan was required to be submitted to the Town of Florida. I am pleased to submit the final site plan and associated drawings for the Town of Florida's Planning Board approval. Dollar General is excited to move forward with the building and construction permits for construction of their Fresh facility in the spring of 2024. The attached site plan has not significantly changed from what was originally submitted but has had some revisions. The following lists some of the more notable changes:

1. The tractor parking stalls have been separated from the employee parking stalls, but the location of these parking areas has not changed relative to the building.
2. The pumphouse was slightly reduced in size to be right sized with the final equipment selection. The tank size has not changed.
3. Lastly, the truck entrance at the public street was reduced in size to allow more wetland mitigation area.

As a part of the preliminary site plan resolution, there were three conditions of approval for the building permit. The first condition required submittal of the enclosed final site plan. The second condition was verification of the light shields. This is still the design intent and these plans have been submitted with the building permit for the building inspector's comment. Lastly, there was a condition for hydraulic docks on all loading docks. This can also be found within the building permit set of drawings submitted under separate cover.

Additionally, throughout the process for the site plan review there were a myriad of other community concerns that we hope the neighbors find are adequately addressed in the final design. A few of those items are highlighted here:

1. The design of the landscape plantings and berm at the southeast corner of the site has been maintained as originally presented.

2. The Dollar General Fresh fence surrounds the site protecting neighboring properties and preventing people from accidentally entering the facility property.
3. The attached documents include the final design of the existing drainage ditch reroute to a new conveyance pipe and swale routed west and then north to the new wetland mitigation area. The culvert alignment and design has been preliminarily approved by the New York State Department of Transportation (NYSDOT). They are currently reviewing final plans to satisfy their permit requirements.
4. The reroute of the snowmobile trail was coordinated through MCIDA and the Town of Florida Snowmobile Club and will not be located on Dollar General property.

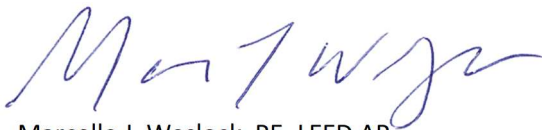
Following site plan approval, our documents will also be submitted to the New York State Department of Environmental Conservation (NYSDEC) to procure the required State Pollutant Discharge Elimination System (SPDES) Permit, including the 5-acre waiver requirement. Additionally, we are currently working with Prime AE to prepare the Army Corp of Engineers Nationwide Permit application for removal of the wetland and wetland mitigation.

We understand with the attached submittal that Dollar General Fresh is anticipated to be on the November 6, 2023, Town of Florida Planning Board Meeting. I look forward to seeing you at that scheduled meeting.

If after reviewing this submission you feel more information is required, please feel free to contact me. I would be happy to answer any questions you may have on the enclosed submittal, 612-260-7981.

Sincerely,

Elan



Marcelle J. Weslock, PE, LEED AP
President / Principal Engineer

Cc: Bradley Grant, Town Engineer, Barton & Loguidice
Kacey Levine, Dollar General Corporation
DGC22025.F230

Encl: 9 – 11x17 copies of reduced plan set (25 sheets)
9 – 11x17 copies of architectural signage
1 – Thumb Drive with Electronic Documents including:
1. A full-size set of PDF drawings (25 sheets)
2. A full-size PDF of the signage details
3. A complete stormwater management report