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April 27, 2022

Delaware Department of Transportation

Attn: R. Steve McCabe, P.E. - Sussex County Coordinator

RE: 0579-2201 PODS of Bridgeville - Step 1 SAS
Sussex Co. TM 121-15.00-1.00

Dear Mr. McCabe:

Please find attached the Pre-Submittal Meeting Request for the above referenced site.

This report is prepared to support the design of the development of a PODS Storage Warehouse in the town of Bridgeville. The developer proposes the construction of a 76,692s.f. warehouse in 2 phases. Phase 1 consists of 60,092 sq. ft. warehouse, and Phase 2 consists of a 16,600 sq. ft. addition. The project, when fully constructed, will provide approximately 18-23 permanent, full time jobs:

- Day 1
 - 8-10 Driver/Forklift Operators (\$50-\$55k)
 - 1 Manager (\$80-\$90k)
 - 1 Territory Manager
 - 1 Regional Vice President
- After 12 months
 - Additional 3-5 Driver/Forklift Operators
- After the 16,600 SF Expansion
 - Additional 3-5 Driver/Forklift Operators

On behalf of the applicant, GED S. Main Dist, LLC, we would like to request expedited review for this commercial project. This project is being submitted to the Town concurrently for Preliminary Site Plan review. We will request the Town's concurrence with the request for expedited review and forward their response.

The site access is on a straight portion of South Main Street within the incorporated limits of the Town of Bridgeville (Level 1). The closest pedestrian facilities are a sidewalk located 2,000' north of the project site. Please indicate at the pre-application meeting if sidewalk or shared use path will be required.

The design vehicle modeled is a 40' box truck (SU-40), as the developer utilizes a 24' long flat-bed truck for POD delivery. In addition, 5-10 WB-67 tractor trailers are anticipated per week. The flat-bed traffic will typically approach from the South, utilizing the traffic light on U.S. Route 13, so 67% of the total traffic generation is expected from the South. The entrance is designed such that SU-40 traffic and smaller vehicles have full access, but WB-67 traffic must enter and exit to and from the South.

Trip generation has been calculated based on Institute for Transportation Engineers Land Use Code 150 - Warehousing. The ADT for 76,692 sq. ft. of warehouse is 132 average daily trips. The developer's narrative provided at PLUS indicated actual operations from comparable facilities have less than 100 ADT. For the purposes of the auxiliary lane worksheet, 132 ADT was used for the input. The worksheet results indicate that no right turn deceleration lane or left turn bypass lanes are warranted.

The project proposes a minor subdivision for the lands to be developed. As such, the dedications and permanent easements shown are for the developed lands, and the residual will continue as cropland for the foreseeable future or be developed as part of a future submittal by another party.

Please notify me if any additional data beyond Town Concurrence is require to qualify for DELDOT's expedited review process. Please do not hesitate to contact me if you have any further questions or comments.

Sincerely,

Kenneth R. Christenbury, P.E.
President, Axiom Engineering, LLC

CC: Jason, Loar, P.E. Davis Bowen & Friedel - Town Engineer
Drew Boyce,P.E., Century Engineering



Attachments:

1. Preliminary Site Plan
2. Preliminary Utility Plan
3. Fire Lane Plan
4. Sight Distance Exhibit
5. Design Vehicle Tracking
6. Stormwater Management Exhibit - Pre-development Off-site Conditions
7. Stormwater Management Exhibit - Pre-development On-site Conditions
8. Stormwater Management Exhibit - Post-development Off-site Conditions
9. Meeting Request Form
10. Design Criteria Form
11. Auxiliary Lane Worksheet
12. Speed Limit and Functional Classification Mapping
13. Intersection Sight Distance Spreadsheet
14. Clear Zone Table 3
15. DCM Lateral Offset Reference.