

August 11, 2022

Town of Bridgeville
101 N. Main Street
Bridgeville, Delaware 19933

Attn: Ms. Bethany DeBussy
Town Manager

Re: Bridgeville Town Center
Town of Bridgeville
Sussex County, Delaware
Recommendation for Preliminary Site Plan Approval
DBF# 372F001.005

*Ring W. Lardner, P.E.
W. Zachary Crouch, P.E.
Michael E. Wheedleton, AIA, LEED GA
Jason P. Loar, P.E.
Jamie L. Sechler, P.E.
Michael R. Wigley, AIA, LEED AP*

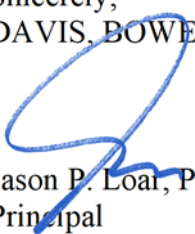
Dear Ms. DeBussy:

In conjunction with the Town of Bridgeville (Town), Davis, Bowen & Friedel, Inc., (DBF) has completed our review of the Preliminary Site Plan submittal for the Bridgeville Town Center project as prepared by Hillcrest Associates dated July 15, 2022.

With the exception of allocation of land for a future groundwater production well and elevated storage tower along with water service connection location, we have no major comments. These and the attached comments can be properly addressed during the Final Site Plan review process and thus we recommend Preliminary Site Plan Approval.

Should you have any questions, comments, concerns, or would like to discuss this further, please feel free to call at your convenience.

Sincerely,
DAVIS, BOWEN AND FRIEDEL, INC.



Jason P. Loar, P.E.
Principal

JPL
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TOWN OF BRIDGEVILLE PLAN REVIEW

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DAVIS, BOWEN & FRIEDEL, INC.

Engineering
Project Review Comments

Submittal Phase: Preliminary Site Plan Project No.: 4270

Date Submitted: 2022-07-15 Project Title: Bridgeville Town Center

Comments Due: 2022-08-16 Project A/E: Hillcrest Associates

DBF Job No.: 372F001.005

Date Returned: 2022-08-11

Distribution: P & Z _____ Town Mgr DPW _____ Attorney _____ Other _____

Name of Reviewer: JPL Office: Salisbury

Documents Reviewed: Preliminary Site Plan – Bridgeville Town Center, Utility Plans dated 7/15/22

NO.	DWG/PAGE	PROJECT REVIEW COMMENTS	CONFIRMED
1	General	Refer to Town Code Section 234-22 for items required to be included within the final site plan and record plan.	
	General	Prior to Final Site Plan approval by the Town, proof of project approval from all applicable regulatory agencies including but not limited to following must be provided: DNREC (sewer), Office of Drinking Water-DHSS (water), DeIDOT (entrance and/or utility crossings), State Fire Marshal’s Office, Sussex Conservation District (stormwater and ESC), and Sussex County Engineering (sewer).	
2	General	Signature and seal of a registered Delaware professional engineer, landscape architect, and surveyor (as applicable) shall be included on the final site plan and final record plan.	
3	General	List of all variances and approval dates on title sheet of final site plan.	
4	General	Utility details and Town standard construction notes to be included on final site plan.	
		Vicinity map shall be included on the title sheet of the final site plan.	
	U1/U2	Waterline sizes and preferred water connection point (Rt. 13 or Rt. 404) will be confirmed upon completion of Town water model.	
	U1/U2	Allocation for a future elevated water storage tank and groundwater production well needs to be discussed further and identified.	

	U1/U2	Streets appear to be privately owned thus minimum 20' water utility easement need to be provided for all water distribution lines.	
	U1/U2	Internal water distribution system must be looped.	
	U1/U2	All waterlines need to be within the streets/parking drive areas where applicable; locating under parking spaces or within sidewalks needs is not allowed.	
	U1	Waterline connection point on Rt. 13 states by others; no water exists at this location. Extending the Town's water distribution system to the project needs to be discussed further.	
	U2	Waterline connection point on Rt. 404 shows connecting to an existing waterline of which does not exist at this location. Extending the Town's water distribution system to the project needs to be discussed further.	
	U1	Modify water supply to the Town of Bridgeville	