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January 13, 2023

Town of Bridgeville
101 North Main Street
Bridgeville, DE 19933
Attn: Bethany Debussy, Town Manager
bdebussy@townofbridgevillede.us

RE: 0579-2201 PODS of Bridgeville - South Main Street

Dear Ms. Debussy:

We are in receipt of the Town Planner's January 11, 2023 comment letter regarding the Final Development Plan Review. The conclusion of the letter states "Based on the above and Town Code requirements, if the Planning and Zoning Commission agrees, we recommend approval with the modifications outlined in this letter and acknowledgement of the increased height of hedges/shrubbery as noted under "Fences, Walls, Hedges & Shrubbery."

Digital (.pdf) copies of all attachments referenced below can be accessed from the following DROPBOX link:

<https://www.dropbox.com/sh/ogyfsqyojbufw93/AAypY84Vil7ID4hEEChTqF1a?dl=0>

Our responses to the comments are as follows:

1. A revised cover sheet C-1 has been prepared with the Property Development Standards indicated as requested by the Town Planner. Please note that this sheet shall be live signed and sealed by the engineer, owner and Town when presented for Final Site Plan approval.
2. A letter has been prepared by Michelle Floam, Registered Landscape Architect, addressing this comment. As stated, the taller trees were indicated in accordance with discussions held between the applicant and the Town Planning and Zoning Commission.
3. The developer is not proposing a free-standing sign. Signage is proposed on the face of the building as shown on the attached building elevation. I have advised the applicant that signage must be completed as part of the building permit process.

4. 25' drive aisles are typical when parking is provided on both sides of the aisle, with parking spaces oriented at 90 degree angles. The parking lot driveway is one-way traffic with angled parking on only one side. Many jurisdictions allow 20' drive aisles for parking oriented in this fashion. 24' wide aisles were used to meet the requirements of the Delaware State Fire Marshal's Office. Sheet CE-15 of the DelDOT entrance plan demonstrates that a WB-67 tractor-trailer pulling a 53' trailer can successfully navigate the site.
5. Architectural elevations and the line-of-sight exhibits have been included in this submittal.

Please advise of the quantities of plan hard copies, fees or forms required to schedule the project for Final Site Plan review and approval. In addition, please notify me if there is a submittal deadline to be permitted to be placed on the Town's next available agenda.

Please do not hesitate to e-mail ken@axeng.com or call the office 302-855-0810 to notify me of what remains to complete the Final Site Plan approval for this project.

Sincerely,



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

CC: Town Planner, Lauren E. Good, AICP -Wallace, Montgomery & Associates, LLP
lgood@wallacemontgomery.com

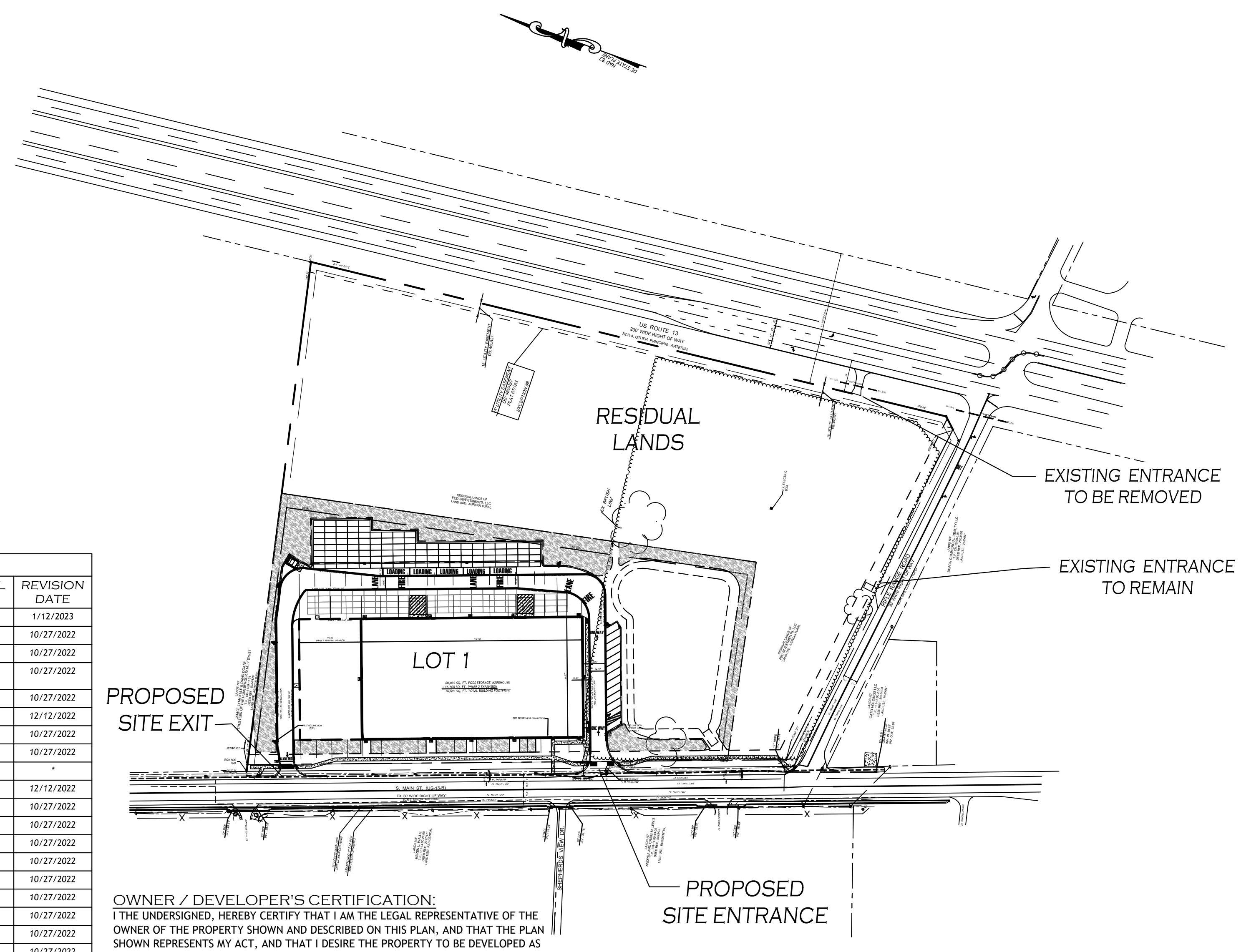
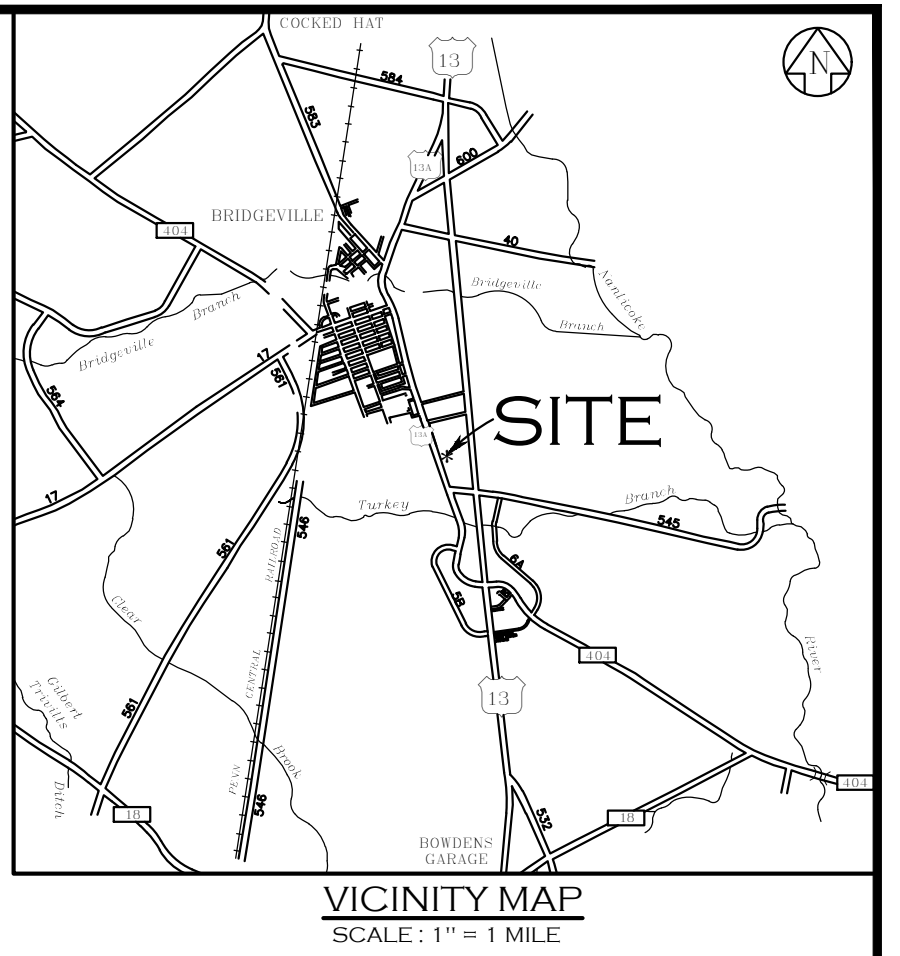
Applicant - Gary Krupnick, GED S. Main Dist, LLC
so@westwood-cos.com

LEGEND

FOUND	SET	BOUNDARY MONUMENT
CMF	CMF	CONCRETE MONUMENT
RBF	RBF	REBAR
MNF	MNF	MAGNETIC NAIL
SFF	SFF	SPINE
IPF	IPF	IRON PIPE
BENCHMARK	BENCHMARK	POST
		UNMARKED CORNER
		PR. CONTOUR
		PR. BUILDING RESTRICTION LINES
		PR. ROAD CENTERLINE
		PR. EASEMENT
		PR. BUILDING
		PR. SWALE
		PR. SIDEWALK
		PR. CURB
		PR. STORM SEWER CL
		PR. SANITARY SEWER
		PR. WOODS LINE
		PR. WATER LINE
		PR. WELL
		PARKING SPACE COUNTS
		8' X 20' + PAINTED AISLE
		COMPACT 8' X 17'
		PROPOSED LIGHT POLES
		PROPOSED DRAINAGE FLOW
		PROPOSED INLET PROTECTION
		CIP
		CULVERT INLET PROTECTION
		ROCK OUTLET PROTECTION
		PR. FOREBAY
		PR. INFILTRATION TRENCH
		CONCRETE WASHOUT
		CW
		SCE
		CONSTRUCTION ENTRANCE

PODS OF BRIDGEVILLE

TOWN OF BRIDGEVILLE, SUSSEX COUNTY DELAWARE



SITE DATA:

OWNER/APPLICANT	GED S. MAIN DIST, LLC 687 OLD WILLETS PATH HAUPPAUGE, NY 11788 GARY KRUPNICK/STEVIANNE OGNIBENE gpk33fly@aol.com stevianne@west-rac.com 631-435-1818
DEED REFERENCE	DB 5801 - PG 31 PB 383 - PG 38 131-15.00-1.01
TAX MAP REFERENCE	1
STATE STRATEGIES INVESTMENT LEVEL	PROJECT IS NOT LOCATED WITHIN A TID
TRANSPORTATION IMPROVEMENT DISTRICT	US 13 - OTHER PRINCIPAL ARTERIAL - 55 MPH
HIGHWAY FUNCTIONAL CLASS/POSTED SPEED	US 13B (MAIN STREET) - MINOR ARTERIAL - 35 MPH
ZONING JURISDICTION	TOWN OF BRIDGEVILLE
CURRENT ZONING	C-1 (COMMERCIAL)
CENTRAL WATER PROVIDER	TOWN OF BRIDGEVILLE
CENTRAL SEWER PROVIDER	SUSSEX COUNTY ENGINEERING DEPARTMENT

- NOTES:**
- CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE TOWN OF BRIDGEVILLE CONSTRUCTION STANDARDS AND SPECIFICATIONS FOR WATER, SEWER, AND STREETS LATEST EDITION AND ALL APPLICABLE AGENCIES HAVING JURISDICTION OVER THIS WORK.
 - ALL SANITARY SEWER MAINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUSSEX COUNTY ENGINEERING DEPARTMENT.
 - THERE SHALL BE A MINIMUM HORIZONTAL SEPARATION BETWEEN WATER MAINS AND SANITARY SEWER MAINS OR FORCE MAINS OF 10 FEET, AS MEASURED EDGE TO EDGE. THERE SHALL BE A MINIMUM VERTICAL SEPARATION OF 18 INCHES BETWEEN WATER MAINS AND SANITARY SEWER MAINS OR FORCE MAINS AT CROSSINGS. ONE FULL LENGTH OF WATER PIPE SHALL BE LOCATED SO BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE AT CROSSINGS.
 - THERE SHALL BE A MINIMUM VERTICAL SEPARATION OF 12 INCHES BETWEEN ANY STORM DRAIN PIPE AND ANY WATER MAIN OR SEWER MAIN. IF TWELVE INCHES CANNOT BE MAINTAINED, A MINIMUM OF 6 INCHES IS REQUIRED AND PROVISIONS SHALL BE MADE ACCEPTABLE TO THE TOWN OF BRIDGEVILLE FOR PROPERLY ENCASED CRADLING THE UPPER PIPE WITH CONCRETE.
 - THE BOUNDARY INFORMATION SHOWN ON THIS PLAN WAS TAKEN FROM AN ATLA/NSPS LAND TITLE SURVEY PREPARED BY BECKER MORGAN GROUP ENTITLED "LANDS OF F. E. D. INVESTMENTS, LLC," DATED MARCH 16, 2022. TOPOGRAPHIC INFORMATION SHOWN WAS TAKEN FROM A TOPOGRAPHIC SURVEY PREPARED BY BECKER MORGAN GROUP ENTITLED "LANDS OF F. E. D. INVESTMENTS, LLC-BOUNDARY/PARTIAL TOPOGRAPHIC SURVEY," DATED 12/16/2021, CERTIFIED 4/18/2022, AND IS NOT THE RESULT OF A FIELD SURVEY PREPARED BY AXIOM ENGINEERING, L.L.C.. HORIZONTAL CONTROL IS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, DELAWARE STATE PLANE GRID, VERTICAL CONTROL IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.
 - THIS PLAN DOES NOT VERIFY TO THE LOCATION AND/OR EXISTENCE OF EASEMENTS OR RIGHT-OF-WAYS CROSSING SUBJECT PROPERTY AS NO TITLE SEARCH WAS PROVIDED.
 - BASED ON A FIELD INVESTIGATION COMPLETED BY GEO-TECHNOLOGY ASSOCIATES, THERE ARE NO REGULATED WETLANDS LOCATED ON SITE.
 - BASED UPON FLOOD INSURANCE RATE MAP (FIRM) NUMBER 10005C0251 L & 10005C0252 L, DATED MARCH JUNE 20, 2018; THE ENTIRE PROPERTY IS LOCATED IN AN AREA DESIGNATED AS ZONE "X" (UNSHADED), WHICH IS AN AREA DETERMINED TO BE OUTSIDE THE SPECIAL FLOOD HAZARD AREA.
 - FORESTED BUFFERS, PAVEMENT, STORMWATER MANAGEMENT FACILITIES AND OTHER FACILITIES SHALL BE MAINTAINED BY THE PROPERTY OWNER. THE TOWN OF BRIDGEVILLE, SUSSEX COUNTY AND THE STATE OF DELAWARE ASSUME NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THESE FACILITIES WITHIN THE SITE.
 - ALL ENTRANCES SHALL CONFORM TO DELDOT'S DEVELOPMENT COORDINATION MANUAL AND SHALL BE SUBJECT TO ITS APPROVAL.
 - ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE STATE FIRE PREVENTION REGULATIONS.
 - DELAWARE REGULATIONS PROHIBIT THE BURIAL OF CONSTRUCTION DEMOLITION DEBRIS, INCLUDING TREES AND STUMPS ON CONSTRUCTION SITES. ANY SOLID WASTE FOUND DURING EXCAVATION MUST BE REMOVED AND PROPERLY DISCARDED.
 - ALL HANDICAPPED PARKING DEMARICATION, STALLS, AND BUILDING ACCESSIBLE ROUTES SHALL COMPLY WITH THE "AMERICAN WITH DISABILITIES ACT".
 - THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENT FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERETO APPURTENANT.
 - BEFORE THE CONTRACTOR CAN BEGIN CONSTRUCTION HE MUST OBTAIN THE PROPER PERMITS AND/OR APPROVALS FROM THE SUSSEX CONSERVATION DISTRICT (S.C.D.), DELAWARE DEPARTMENT OF TRANSPORTATION (DELDOT), AND APPROPRIATE STATE AND COUNTY AGENCIES.
 - ALL CONSTRUCTION METHODS AND MATERIALS SHALL BE ACCORDING TO TOWN OF BRIDGEVILLE, SUSSEX COUNTY AND THE STATE OF DELAWARE STANDARDS CONSTRUCTION SPECIFICATIONS.

SHEET LIST TABLE			
SHEET NUMBER	SHEET TITLE	ORIGINAL DATE	REVISION DATE
C-1	FINAL SITE PLAN INDEX SHEET	9/16/2022	1/12/2023
C-2	FINAL SITE PLAN	9/16/2022	10/27/2022
C-3	GRADING PLAN	9/16/2022	10/27/2022
C-4	WATER MAIN & FIRE HYDRANT RELOCATION PLAN	9/16/2022	10/27/2022
C-5	FIRE MARSHAL PLAN	9/16/2022	10/27/2022
C-6	SANITARY SEWER PLAN	9/16/2022	12/12/2022
C-7	SANITARY SEWER DETAILS	9/16/2022	10/27/2022
C-8	SITE DETAILS	9/16/2022	10/27/2022
L-1	LANDSCAPE PLAN	12/12/2022	-
CE-1	ENTRANCE PLAN COVER SHEET	8/12/2022	12/12/2022
CE-2	ENTRANCE NOTES	8/12/2022	10/27/2022
CE-3	ROAD PAVING PLAN	8/12/2022	10/27/2022
CE-4	SOUTH MAIN ST. - US-13-BR GRADING PLAN	8/12/2022	10/27/2022
CE-5	SOUTH MAIN ST. US-13-BR CROSS SECTIONS	8/12/2022	10/27/2022
CE-6	SOUTH MAIN ST. US-13-BR CROSS SECTIONS	8/12/2022	10/27/2022
CE-7	SOUTH MAIN ST. US-13-BR CROSS SECTIONS	8/12/2022	10/27/2022
CE-8	SOUTH MAIN ST. US-13-BR CROSS SECTIONS	8/12/2022	10/27/2022
CE-9	SOUTH MAIN ST. US-13-BR CROSS SECTIONS	8/12/2022	10/27/2022
CE-10	SOUTH MAIN ST. US-13-BR CROSS SECTIONS	8/12/2022	10/27/2022
CE-11	STORM DRAIN PROFILES	8/12/2022	10/27/2022
CE-12	STORM DRAIN PROFILES	8/12/2022	12/12/2022
CE-13	SIGNAGE & STRIPING PLAN	8/12/2022	10/27/2022
CE-14	SIGHT DISTANCE EXHIBIT	8/12/2022	10/27/2022
CE-15	DESIGN VEHICLE TRACKING	8/12/2022	10/27/2022
CE-16	HORIZONTAL & VERTICAL CONTROL PLAN	8/12/2022	10/27/2022
CE-17	E & S PLAN	8/12/2022	10/27/2022
CE-18	DETAILED GRADING PLAN	8/12/2022	10/27/2022
RP-1	RECORD PLAN COVER SHEET	6/16/2022	8/22/2022
RP-2	SUBDIVISION & EASEMENT PLAN	6/16/2022	8/22/2022
RP-3	RECORD SITE PLAN	6/15/2022	8/22/2022
ESC-1	EROSION & SEDIMENT CONTROL COVER SHEET	9/9/2022	12/12/2022
ESC-2	PRE-CONSTRUCTION SITE STORMWATER MANAGEMENT PLAN	9/9/2022	10/27/2022
ESC-3	CONSTRUCTION SITE STORMWATER MANAGEMENT PLAN	9/9/2022	12/12/2022
ESC-4	CONSTRUCTION SITE NOTES	9/9/2022	10/27/2022
ESC-5	CONSTRUCTION SITE DETAILS	9/9/2022	10/27/2022
ESC-6	CONSTRUCTION SITE DETAILS	9/9/2022	10/27/2022
ESC-7	CONSTRUCTION SITE DETAILS	9/9/2022	10/27/2022
ESC-8	INFILTRATION BASIN CROSS SECTION	9/9/2022	10/27/2022
ESC-9	INFILTRATION BASIN DETAILS	9/9/2022	12/12/2022
ESC-10	POST CONSTRUCTION SWM PLAN - INFILTRATION BASIN	9/9/2022	12/12/2022
ESC-11	POST CONSTRUCTION SWM PLAN - INFILTRATION TRENCH	9/9/2022	12/12/2022

OWNER / DEVELOPER'S CERTIFICATION:
I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE LEGAL REPRESENTATIVE OF THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAN, AND THAT THE PLAN SHOWN REPRESENTS MY ACT, AND THAT I DESIRE THE PROPERTY TO BE DEVELOPED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS, ORDINANCES AND REGULATIONS.

GED S. MAIN DIST, LLC - C/O GARY KRUPNICK - MANAGING MEMBER DATE
687 OLD WILLETS PATH - HAUPPAUGE, NY 11788
PHONE: 631-435-1818 E-MAIL: GPK33FLY@AOL.COM/STEVIANNEO@WEST-RAC.COM

TOWN OF BRIDGEVILLE APPROVED BY: _____ DATE _____
TOWN MANAGER

ENGINEER'S CERTIFICATION
I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

KENNETH R. CHRISTENBURY - DELAWARE P.E. #11553 (EXPIRES JUNE 30, 2024) DATE
AXIOM ENGINEERING, LLC - 18 CHESTNUT STREET - GEORGETOWN, DE 19947 -
(302) 855-0810 - KEN@AXENG.COM

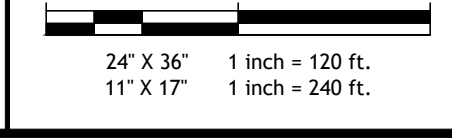
RESPONSE TO TOWN PLANNER	MAY 17/2023	KRC
RESPONSE TO AGENCY COMMENTS	MAY 17/2023	KRC
RESPONSE TO AGENCY COMMENTS	MAY 17/2023	KRC
REV DESCRIPTION OF REVISION	REVISED BY DATE	CHECKED BY DATE

ENGINEER:	KRC
DESIGNER:	KRC
DRAFTER:	MAV
CHECKED BY:	KRC
DATE:	9/16/2022
TAX MAP:	131-15.00-1.01

AXIOM ENGINEERING L.L.C.
18 CHESTNUT STREET
GEORGETOWN, DE 19947
(302) 855-0810
FAX: 855-0812
E-MAIL: AXIOM@AXENG.COM
WEB: WWW.AXENG.COM

FINAL SITE PLAN INDEX SHEET	PROJECT NO: 0579-2201
SITE PLAN FOR THE LANDS OF GED S. MAIN DIST, LLC - PODS OF BRIDGEVILLE	DRAWING: C-1
SCR 005 - SOUTH MAIN ST. - US-13-BR	SHEET: 1 OF 8
TOWN OF BRIDGEVILLE, NORTHWEST FORK HUNDRED, SUSSEX COUNTY, DELAWARE	

THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERETO AND APPURTENANT.



SEAL



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January 12, 2023

Town of Bridgeville
101 North Main Street
Bridgeville, DE 19933
Attn: Bethany Debussy, Town Manager

RE: 0579-2201 Landscape Plan for PODS of Bridgeville - South Main Street

Dear Ms. Debussy:

We are in receipt of the Town Planner's January 11, 2023 comment letter regarding the Final Development Plan Review.

As a result of the project's proposed use and location, the developer requested screening plantings be greater in height than the code allows (§234-51 limits hedges/shrubbery to a height to 6.5 feet) to provide protection of the adjacent property owners. Therefore, the proposed plants included the following evergreen confers instead of shrubs:

- American Holly 15-30' high at maturity
- Eastern Red Cedar 30'+ high at maturity
- American Arborvitae 20'+ high at maturity
- Leyland Cypress 40'+ high at maturity

The proposed plants height and density will provide the screening intended for the proposed project.

Please do not hesitate to e-mail ken@axeng.com or mfloam@gmail.com if you have any further comments on the landscape plan for this project.

Sincerely,

Michele J. Floam, RLA
Senior Landscape Architect, Axiom Engineering, LLC

