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BECKER MORGAN GROUP, INC.

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August 16, 2023

Mrs. Bethany DeBussy
Town Manager
Town of Bridgeville
101 North Main Street
Bridgeville, DE 19933

RE: **Minor Development Plan**
JOJO III LLC & GRAYHAWK III, LLC. – Dollar General - Bridgeville
Bridgeville, Delaware
BMG Project No.: 2023021.00

Dear Mrs. DeBussy:

Becker Morgan Group, Inc. is hereby submitting a Minor Development Plan for the above referenced properties on behalf of our client, PennTex Ventures. The parcels located along Route 13, south of Town is identified as parcel 131-15.00-38.07. The parcel, currently zoned C1, the developer will be requesting approval to construct a Dollar General Market, entrance improvements, parking and other stormwater improvements to support the development.

Please find attached the following:

- Three (3) copies of the Preliminary Site Plans.
- One (1) copy of the Preliminary Site Plans (PDF format, sent via email)
- One (1) completed Preliminary Development Plan Review Checklist
- One (1) application fee in the amount of \$500.00 (Check #20268)

We have previously met with DelDOT regarding the access to both Rt. 13 and Tatman Farm Road. Sewer for the site will be provided by a future pumpstation and force main which the owner/developer will need to have approved and constructed in conjunction with this project. We request to be placed on the agenda for September 19, Planning & Zoning Commission Meeting.

If you have any questions or need any additional information, please don't hesitate to contact me at your earliest convenience.

Sincerely,

BECKER MORGAN GROUP, INC.



Jonathan N. H. Street
Associate

JNS/

Enclosures

Cc: William Owen, PennTex Contracting, LLC (William.owen@penntexventures.com)
Jason Loar, P.E. (jpl@dbfinc.com)

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