

September 18, 2023

Town of Bridgeville
Attn: Bethany DeBussy, Town Manager
101 N. Main Street
Bridgeville, DE 19933

**RE: Dollar General – PTV 1309, LLC
Tax ID No. 131-15.00-3807
Preliminary Development Plan Review**

Dear Ms. DeBussy:

At the Town's request, Wallace Montgomery (WM) has reviewed the Preliminary Development Plan for the above-referenced project, consisting of the following components:

- Preliminary Site Plans
- Preliminary Development Plan Review Checklist

GENERAL COMMENTS

The subject application is the Preliminary Development Plan for the parcels located along Route 13, south of Town, identified as parcel 131-15.00-38.07. It is currently zoned C-1. The Applicant is proposing to develop the 1.87 acre parcel into a Dollar General convenience store.

We have reviewed this submission against the requirements identified in the Preliminary Development Plan Review Checklist and have found that the plans are in compliance. There are several items that have been noted as not in compliance on the checklist, but it is understood that in these early stages of review, those items are not typically available. In order to obtain final approval, the applicant will need to provide complete documents as outlined by the checklist.

Based on the above and *Town Code* requirements, if the Planning and Zoning Commission agrees, we recommend approval with conditions outlined in this letter.

Once again, we reserve the right to provide additional comments once the application requirements or approval conditions have been met and all required information has been provided to the Town.

If you have any questions, comments, concerns, or would like to discuss our review further, please do not hesitate to contact me at 302.232.6965 or lgood@wallacemontgomery.com.

Sincerely,

WALLACE, MONTGOMERY & ASSOCIATES, LLP



Lauren E. Good, AICP
Project Manager

cc: Darren O'Neill, Wallace Montgomery VP of Delaware Operations & Contract Manager
Nichole Wiley, Wallace Montgomery Planner
File



Applicant Name: PennTex Ventures; JOJO II LLC & GRAYHAWK III, LLC.

Contact Person: Jonathan N. H. Street; Becker Morgan Group, Inc.

Project Title/Name: Dollar General - Bridgeville

*Note: Item numbers with a * are only required to provide general information at the Preliminary Development Plan stage.*

| Item # | Required Information [per §234-22A(7)] | In Compliance | Not in Compliance |
|--|---|---------------|-------------------|
| Plat Information | | | |
| 1. | Name and address of owner and applicant. | X | |
| 2. | Subdivision name. <i>See also §234-56D.</i> | X | |
| 3. | Signature and seal of a registered Delaware land surveyor or professional engineer. | X | |
| 4. | Name, signature, license number, seal, and address of engineer, land surveyor, architect, planner, and/or landscape architect, as applicable, involved in preparation of plat. | X | |
| 5. | Title block denoting type of application, Tax Map sheet, county, municipality, block, lot, and street location. | X | |
| 6. | A vicinity map at specified scale showing location of tract with reference to surrounding properties, streets, municipal boundaries, etc. within 500 feet. | X | |
| 7. | Date of current survey. | X | |
| 8. | Schedule of required and provided zoning district standards, including lot area, width, depth, yard, setbacks, building coverage, open space, parking, etc. <i>See also §§ 234-30C, 31C, 32C, 33C, 34C, 37, 39C, 40C, 41C, 44 & Article XII.</i> | X | |
| 9. | North arrow and scale. | X | |
| 10. | Acreage of tract to nearest tenth of an acre. | X | |
| 11. | Date of original and all revisions. | X | |
| 12. | Size and location of existing or proposed structures with all setbacks dimensioned. <i>See also §§234-30C, 31C, 32C, 33C, 34C, 37, 39C, 40C, 41C, 44 & Article XII.</i> | X | |
| 13. | Proposed lot lines and areas of lots in square feet. <i>See also §234-57.</i> | X | |
| 14. | Locations and dimensions of existing and proposed streets. | X | |
| 15. | Copy and/or delineation of existing deed restrictions or covenants. | N/A | |
| 16.* | Copies of and a summary of deed restrictions for the new subdivision, including agreements for the operation and maintenance by the property owners or agency in the subdivision of common areas, open space, recreation facilities, surface drainage facilities, erosion and sedimentation control facilities, water supply facilities, sanitary sewer facilities, forested buffer strips, or other improvements deemed necessary by the Planning and Zoning Commission. | N/A | |
| 17. | Existing or proposed easement or land either reserved for or dedicated to public use for the residents of the proposed development. | N/A | |
| 18.* | Development or staging plans. | N/A | |
| 19. | List of required regulatory approvals or permits. | N/A | |
| 20. | Variances requested. <i>See also §234-23.</i> | N/A | |
| 21. | Payment of application fees. | X | |
| Setting – Environmental Information | | | |
| 22. | Property owners and lines of all parcels within 200 feet identified on most recent Tax Parcel Map. | X | |
| 23. | Land used primarily for agricultural purposes, lands in Agricultural Preservation Districts, and lands whose development rights have been sold to preserve them for farming (PDRs). | N/A | |



| Item # | Required Information [per §234-22A(7)] | In Compliance | Not in Compliance |
|--|--|---------------|-------------------|
| 24. | Existing streets, watercourses, floodplains, wetlands or other environmentally sensitive areas on and within 200 feet of site. | X | |
| 25.* | Location of all wetlands and supporting documentation. | X | |
| 26. | Location of 100-year floodplain based on current Flood Insurance Rate Map (FIRM). | X | |
| 27. | Water-resource protection areas. | X | |
| 28. | Existing right-of-way and/or easements on and within 200 feet of site. | X | |
| 29. | Topographical features of the site from the USC&GS Map. | X | |
| 30. | Existing and proposed contour intervals based on USC&GS data at 1-foot intervals; contours shall extend at least 200 feet beyond subject property. | X | |
| 31. | Boundary limits, nature and extent of wooded areas, specimen trees, and other significant features. | X | |
| 32. | Existing drainage system of site and of any larger tract or basin of which it is a part. | X | |
| 33. | Drainage Area Map. | | X* |
| 34. | Drainage calculations. | | X* |
| Improvements and Construction Information | | | |
| 35. | Water supply and distribution plan. | X | |
| 36. | Sewage collection and treatment plan. | X | |
| 37.* | Soil erosion and sediment control plan. | N/A | |
| 38.* | Grading plan. | N/A | |
| 39.* | Permanent stormwater management plan. | X | |
| 40. | Additional utility infrastructure plans, including gas, telephone, electric, cable TV. | N/A | |
| 41. | Open space and recreation plan. | N/A | |
| 42. | Detailed lighting plan. | | X* |
| 43. | Detailed landscaping plan. | N/A | |
| 44. | Site identification signs, traffic control signs, and directional signs. | N/A | |
| 45. | Sight triangles. | X | |
| 46. | Vehicular and pedestrian circulation patterns. | N/A | |
| 47. | Parking and loading plan showing spaces, size, type, aisle width, curb cuts, drives, driveways, and all ingress and egress areas and dimensions. | X | |
| 48. | Spot and finished elevations at all property corners, corners of all structures or dwellings, existing or proposed first floor elevations. | | X* |
| 49. | Construction details, such as cross sections and profiles, as required by applicable laws, regulations, and policies. | N/A | |
| 50. | Proposed street names. | N/A | |
| 51. | New blocks lettered consecutively; lots numbered in consecutive numerical order. | N/A | |
| 52. | Other information required by Town of Bridgeville, Sussex County, or other departments and agencies involved in plan approval. | X | |



- In Compliance
*Wallace Montgomery recognizes that those items noted as not in compliance are items required further in the review process.
- Not in Compliance due to missing information as stated in the Not in Compliance column above and any additional information noted below:

Application Reviewed by: _____ Date: _____

QA/QC: _____ Date: _____