

April 10, 2024

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

RE: 18654 South Main Street / Ghulam Dastgir LLC
Tax ID No. 131.15.00-14.00
Minor Development Plan Review
3rd Submittal

Dear Ms. DeBussy:

At the Town's request, Wallace Montgomery (WM) has reviewed the Minor Development Plan for the above-referenced project, prepared by Mill Brook Engineering, LLC, dated May 9, 2023. We offer the following comments:

General Comments

The Applicant is proposing to redevelop the subject site with a 2,720 sq. ft. retail building. The site is located within the Town limits and is currently zoned C-1 Commercial. It is currently improved with an existing one-story masonry building (previously a gas station/convenience store) with substantial pavement and curb cuts. Demolition of the building and removal of areas of pavement are proposed, along with the closing of curb cuts to US 13/Sussex Highway.

We have not provided detailed utility, right-of-way, or detail/specifications review as this will be completed by the Town's engineering consultant.

We have reviewed this submission against the requirements identified in the Minor Development Plan Review Checklist. This submission is in compliance with the Minor Development Plan Review Checklist, and it has addressed all concerns identified in our May 16, 2022 review letter.

Regulatory Agency Approvals

The Applicant is required to submit and obtain approvals from several regulatory agencies prior to the Town approving the Minor Development Plan or issuing a Building Permit. Approvals from these agencies are noted in the following table.

Agency	Date	Status
DNREC—Construction Permit No. WPCC 3042/23	2023-06-23	Issued
DeIDOT—Entrance Plan Approval Letter	2024-03-14	Approved
DeIDOT—Letter of No Objection to Recordation	2024-03-14	Issued
State Fire Marshal (2022-04-211150-MJS-03)	2022-08-12	Approved
Sussex Conservation District—Standard Plan Approval (# 2023-531)	2023-05-31	Approved
Sussex County Engineering Dept. (Agreement #1238)	2023-05-03	Review Complete
Sussex Conservation District—Sediment & Erosion Control	2023-05-31	Approved

Town of Bridgeville Development Plan Review
Minor Development Plan Review: 18654 South Main Street/Dastgir
WM No.: 221033.0001
April 10, 2024



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

A handwritten signature in blue ink that reads "Lauren E. Good".

Lauren E. Good, AICP
Project Manager

cc: Nicholas Walls, AICP, GISP—WM Assoc. Vice President GIS, Planning & Asset Management
Ayesha Bilal—WM Sr. Planning Technician
File

LEG/ab
M:\PROJ\221033.0001\Planning\Analysis\131-15.00-014.00_18654 S Main St\2024-04 Minor Development Plan_Retail_WM Plan Review_18654 S Main St-Dastgir_Minor Dev Plan_2024-04-10.docx