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September 17, 2024

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

RE: **Site Construction Documents – Minor Development Plan**
PTV 1309 LLC – DOLLAR GENERAL - BRIDGEVILLE
Bridgeville, Delaware
BMG Project No.: 2023021.00

Dear Mrs. DeBussy:

On behalf of our client, PTV 1309, LLC., we are resubmitting the above-referenced project for your review and approval. The plans submitted have addressed the comments from Davis Bowen & Friedel, Inc. Dated August 31, 2024. Those comments were received in our office on September 11, 2024. Our responses are italicized in bold below.

1. Add town-required general notes to the Record Plan, Attached.
Response: Town general notes added to the plans See Sheet C-001 for location. The notes have not been added to the Record Plan as the notes are either specific to construction items, or the information is already provided on the plans.
2. Add town and town engineer signature blocks to the Record Plan, attached.
Response: All required signature blocks added to plans, See Record Plan for location.
3. Add square feet as well as acres for the residual parcel size.
Response: Square feet added to both parcels. Sheet C-001 for location.
4. Note on north side of the residual parcel pointing to the “Waters of the US & Wetland Line” reference Note 5 of which does not exist.
Response: Note 5 removed from the Record Plan.
5. Note on west side of the residual parcel states “see survey exception 9”, what is this exception as not referenced on the plan.
Response: Survey Exception 9 removed from the Record Plan.
6. On the South side of the residual parcel, there is a solid line that crosses at the southeast corner and proceeds onto the parcel to the south. Identify/Label this line and provide a distance/dimension of which it crosses onto the residual parcel.
Response: See sheet C-101 for label. The line represents the neighboring parcels pavement encroachment onto our parcel.
7. Note on north side of the residual parcel pointing to the “Waters of the US & Wetland Line” reference Note 5 of which does not exist.
Response: Note 5 was added back to the plan and previously removed in error. Although the note and plan identify wetlands on site, they are limited to the area of the Turkey Branch and not within the development area.
8. Add updated Town, Town Engineer, and Owner/Developer certification/approval blocks to the site plan, attached.
Response: All required signature blocks added to plans, See Sheet C-001 for location.

BECKER MORGAN GROUP, INC.

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9. W-9 valve and blowoff should be moved from near the sidewalk to the north side of the Rt 13 entrance.
Response: W-9 Valve and blowoff moved near the Rt 13 entrance.
10. A DelDOT approved casing pipe shall be installed in conjunction with the water line that crosses the Rt. 13 entrance, this may require a deviation in cover to accommodate.
Response: A Steel casing has been added to the site. See Sheet C-301 for location.
11. A water meter and "CS" are shown in the front of the property just off the 8-Inch waterline serving the building. This water meter should be removed as a 2-inch water tap and service (W-3) are shown adjacent to the building, of which is acceptable as long as the water meter box is outside the building, in a grassy area, and accessible by the Town. The "CS" should be removed as well and an 8-Inch valve located at the property line of which will be the limit of the town's responsibility.
Response: Water layout revised to match requested layout. See Sheet C-301.
12. The fire line backflow prevention box/vault will need to be shown on the utility plans appropriately sized.
Response: The backflow prevention box/vault has been added to the site. See Sheet C-301 for location.
13. Add the town's 2" service line and 2" meter setter detail to the plans, attached.
Response: Both Details added to plan set. See C-902 through C-904 for the Towns Details.
14. Remove the following details.
 - a. Industrial/Commercial meter
 - b. Building Lateral Cleanout
 - c. Cleanout Lid
 - d. Lamp Post**Response: All details removed from the plan set.**

We have included the following with this submission:

- One (1) PDF of the revised Site Construction Plans.

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

Sincerely,

BECKER MORGAN GROUP, INC.



Jonathan N. H. Street
Associate

ACF/rlh

Enclosures

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