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September 13, 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-reference project for your review and approval. The plans attached address the comment we received from the towns planning consultant Wallace Montgomery dated August 15, 2024. Those comments were received via email in our office, September 11, 2024. See itemized responses below.

1. The location and descriptions of all permanent survey monuments are not included in the plan.
Response: The Plans have been updated to depict the permanent monumentation proposed for the existing right-of-way.
2. All subdivision lots shall have five-foot-wide easements along all lot lines. These easements have not been included in the plan.
Response: We have not included the 5' easements on the plans as we would submit the language in the code is more consistent with residential subdivisions where drainage is routinely run between the lots. This is not the case for the commercial development. The project is currently dedicating a 20' waterline easement to the town for extension of the watermain up the south property line, so utilities should be taken care of.
3. A detailed lighting plan is not included.
Response: A lighting plan has been included in this submission.
4. The Wetlands and associated buffers must be shown in the site plan.
Response: Wetland labeled and shown on the Site Plan, See Sheet C-201 for location. The town has no documented buffer area for wetlands. As shown, the wetlands are limited to the area of the Turkey Branch, which the project site does not propose to disturb or develop within the area of the wetlands.
5. Separate permits will be required for signs.
Response: Comment Acknowledged. Separate signage permits will be submitted by the owners representative.
6. The number of spaces proposed are NOT IN COMPLIANCE.
 - a. The Applicant has proposed dimensions of 9'x20' per parking space which is NOT COMPLIANT with town code.
 - b. The Site Plan includes only one loading space and is therefore NOT compliant with the Town code.
Response: Correct number of parking spaces, size of spaces, and loading spaces have been adjusted and provided to comply, See C-201 for layout. We have added the three required spaces, and shown the additional "loading space". The additional loading space provided has been shown in the area of the rear of the store, where product is commonly loaded and

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unloaded. We have provided the one separate space per the towns planning committee's request. Otherwise the towns code is not specific to the loading space being separate and apart from the drive isles.

7. Landscape Plans: These plans must be provided and meet all requirements prior to approval of the proposed site plan.
Response: Landscape plan provided with this submission.
8. These plans must be provided an official application for a variance in conjunction with this proposed site plan.
Response: No parking variance required with this site plan.
9. Approval from Delaware Department of transportation and Sussex Conservation District are not provided.
Response: We have included correspondence from SCD requesting final plans, and DelDOT is due to request for final plans by the 23rd of this month. Full approvals will be provided once we receive them from the agencies.
10. Preliminary architectural plans and elevations are not included.
Response: We have provided the town with architectural elevations of the store for the towns use.

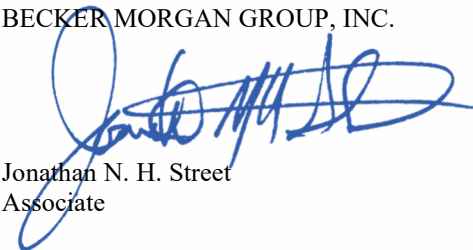
We have included the following with this submission:

- One (1) pdf of the revised Site Construction Plans.
- One (1) pdf of the SCD request for finals.
- One (1) pdf of the DSFM approval.

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

ACF

Enclosures

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