

August 31, 2024

Town of Bridgeville  
101 N. Main Street  
Bridgeville, Delaware 19933

*Ring W. Lardner, P.E.  
W. Zachary Crouch, P.E.  
Michael E. Wheelleton, AIA, LEED GA  
Jason P. Loar, P.E.  
Jamie L. Sechler, P.E.*

Attn: Ms. Bethany DeBussy  
Town Manager

Re: Dollar General  
Town of Bridgeville  
Sussex County, Delaware  
Tax Map/Parcel 131-15.00-38.07  
Final Site Plan Review  
DBF# 372F001.023

Dear Ms. DeBussy:

In conjunction with the Town of Bridgeville (Town), Davis, Bowen & Friedel, Inc., (DBF) has completed our review of the Final Site Plan submittal for the Dollar General as prepared by Becker Morgan Group dated January 25, 2024 with latest revision date of August 6, 2024 and Record Plan dated August 1, 2024

We have the following comments that need to be addressed.

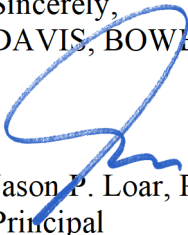
1. Add Town required general notes to the Record Plan, attached.
2. Add Town and Town engineer signature blocks to the Record Plan, attached.
3. Add square feet as well as acres for the residual parcel size.
4. Note on north side of the residual parcel pointing to the “Waters of the US & Wetland Line” reference Note 5 of which does not exist.
5. On the southwest corner of Lot 1, provide bearing and distance between FIRC and SIRC.
6. Note on west side of the residual parcel states “See Survey Exception 9”, what is this exception as not referenced on the plan.
7. 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.
8. Add updated Town, Town Engineer, and Owner/Developer certification/approval blocks to the site plan, attached.
9. W-9 valve and blowoff should be moved from near the sidewalk to the north side of the Rt 13 entrance.
10. A DelDOT approved casing pipe shall be installed in conjunction with the waterline that crosses the Rt. 13 entrance, this may require a deviation in cover to accommodate.
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.

12. The fire line backflow prevention box/vault will need to be shown on the utility plans appropriately sized.
13. Add the Town’s 2” service line and 2” meter setter detail to the plans, attached.
14. Remove the following details:
  - a. Industrial/Commercial Meter
  - b. Building Lateral Cleanout (use County standards)
  - c. Cleanout Lid (use County standards)
  - d. Lamp Post

Should you have any questions, comments, concerns, or would like to discuss this further please give me a call at your convenience.

Sincerely,  
DAVIS, BOWEN & FRIEDEL, INC.



Jason P. Loar, P.E.  
Principal

## **GENERAL RECORD PLAN NOTES**

1. THE BOUNDARY INFORMATION SHOWN ON THESE DRAWINGS IS BASED ON A SURVEY PERFORMED BY \_\_\_\_\_, ON \_\_\_\_\_. (IF THE BOUNDARY IS BASED ON A PREVIOUS SURVEY, PROVIDE THE FOLLOWING) AND RECORDED IN THE SUSSEX COUNTY RECORDER OF DEEDS OFFICE, PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_.
2. A TOPOGRAPHICAL SURVEY WAS PERFORMED BY \_\_\_\_\_ OF \_\_\_\_\_, DELAWARE ON \_\_\_\_\_. ELEVATIONS ARE BASED ON CONTROL MONUMENT \_\_\_\_\_, WITH AN ELEVATION OF \_\_\_\_\_ NGVD88.
3. HORIZONTAL DATUM IS BASED ON DELAWARE STATE GRID, NAD83/91, CONTROL MONUMENTS \_\_\_\_\_.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PERMANENTLY RE-ESTABLISHING ANY PROPERTY MARKERS OR MONUMENTS DISTURBED DURING CONSTRUCTION. A SURVEY AND METES AND BOUNDS THAT INCLUDES THE RE-ESTABLISHED MARKER(S) OR MONUMENT(S) SHALL BE PRESENTED TO THE PROPERTY OWNER FOR COMPARISON WITH THE ORIGINAL PLAT FOR VERIFICATION.
5. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. MATERIALS AND WORKMANSHIP SHALL MEET THE STATE OF DELAWARE DEPARTMENT OF TRANSPORTATION, SUSSEX COUNTY, AND TOWN OF STANDARDS.
6. THE CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL RIGHT-OF-WAY LINES AND PROPERTY LINES TO HIS OWN SATISFACTION. ANY DISTURBED AREAS BEYOND THE RIGHT-OF-WAY OR EASEMENT LINES SHALL BE RESTORED IMMEDIATELY TO THEIR ORIGINAL CONDITION.
7. CONSTRUCTION SHALL MEET THE REQUIREMENTS OF TOWN OF BRIDGEVILLE STANDARDS AND THOSE OF ALL APPLICABLE AGENCIES HAVING JURISDICTION OVER THE PROPOSED IMPROVEMENTS.
8. SHOP DRAWINGS FOR ANY ITEM(S) WHICH WILL EVENTUALLY BE TAKEN OVER BY THE TOWN SHALL BE SUBMITTED TO THE TOWN FOR REVIEW AND APPROVAL PRIOR TO THE INSTALLATION OF THE ITEM(S).
10. ALL ROADWAYS ARE TO BE SWEEPED FREE OF SEDIMENT ON A DAILY BASIS.
11. ALL FIRE LANES, FIRE HYDRANTS, EXITS, AND STANDPIPES WILL BE MARKED IN ACCORDANCE WITH STATE FIRE PREVENTION REGULATIONS.
12. DELAWARE REGULATIONS PROHIBIT THE BURIAL OF CONSTRUCTION DEMOLITION DEBRIS, INCLUDING TREES AND STUMPS ON CONSTRUCTION SITES. ANY SOLID WASTE FOUND DURING THE EXCAVATION FOR STRUCTURES AND UTILITY LINES ON AND OFF SITE MUST BE REMOVED AND PROPERLY DISCARDED. ANY REMEDIAL ACTION REQUIRED IS THE RESPONSIBILITY OF THE OWNER.
13. DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AS AMENDED AND ALL

RULES AND REGULATIONS THERETO APPURTENANT.

14. MISS UTILITY SHALL BE NOTIFIED THREE (3) CONSECUTIVE WORKING DAYS PRIOR TO EXCAVATION, AT 1-800-282-8555.
15. THE APPLICANT SHALL NOT BE PERMITTED TO BEGIN CONSTRUCTION UNTIL A FORMAL AGREEMENT HAS BEEN FORMULATED AND EXECUTED BY THE TOWN AND THE APPLICANT, IF APPLICABLE. IT IS THE APPLICANT'S RESPONSIBILITY TO ENSURE THAT THIS IS RESOLVED PRIOR TO ANY ANTICIPATED CONSTRUCTION START DATE.
16. THE APPLICANT IS RESPONSIBLE TO ENSURE THAT ALL TOWN AND/OR AGENCY CONSTRUCTION PERMIT APPLICATIONS HAVE BEEN COMPLETED, SUBMITTED, AND ALL APPLICABLE FEES HAVE BEEN PAID PRIOR TO COMMENCING CONSTRUCTION. THE TOWN SHALL NOT BE HELD RESPONSIBLE FOR AN ANTICIPATED CONSTRUCTION START DATE THAT IS NOT MET DUE TO THE APPLICANT OR HIS/HER CONTRACTOR NOT HAVING MET THE CONSTRUCTION PERMITTING REQUIREMENTS.
17. AS A CONDITION OF THE APPROVAL OF THE IMPROVEMENT CONSTRUCTION PLANS, THE APPLICANT IS REQUIRED TO POST A COMPLETION GUARANTEE FOR ANY IMPROVEMENTS WHICH WILL EVENTUALLY BE TAKEN OVER BY THE TOWN. THE GUARANTEE SHALL BE IN AN AMOUNT EQUAL TO 125% OF THE COST OF THE IMPROVEMENTS AS ESTIMATED OR APPROVED BY THE TOWN ENGINEER. THE GUARANTEE SHALL BE A FORM APPROVED BY THE TOWN'S ATTORNEY. THE GUARANTEE SHALL BE ACCOMPANIED BY AN AGREEMENT WHICH SHALL DESCRIBE THE TERMS OF THE GUARANTEE. THE AGREEMENT SHALL BE APPROVED BY THE TOWN'S ATTORNEY.
18. PRIOR TO THE RELEASE OF THE COMPLETION GUARANTEE, THE CONTRACTOR SHALL SUBMIT RECORD (AS-BUILT) DRAWINGS WITH AS-BUILT INFORMATION INCLUDING SURVEYED AS-BUILT ELEVATIONS OF ALL SEWER MANHOLES, PUMP STATIONS, FORCE MAINS, CLEANOUTS, AND AIR RELEASE VALVES; AND ALL WATER VALVES, BEND LOCATIONS, VAULTS, METER PITS, AND CURB STOPS. ALSO SUBMIT ONE COPY OF RECORD DRAWINGS IN AUTOCAD. DIGITAL DRAWINGS SHALL BE ON DELAWARE STATE PLANE HORIZONTAL CONTROL AND NAVD 88 VERTICAL CONTROL.
19. PRIOR TO THE RELEASE OF THE GUARANTEE, THE DEVELOPER SHALL SUBMIT RELEASES OF LIENS FROM ALL CONTRACTORS WHO HAVE PERFORMED WORK ON ANY IMPROVEMENTS WHICH WILL BE TAKEN OVER BY THE TOWN.
20. THE CONTRACTOR SHALL NOTIFY THE TOWN A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION AND SCHEDULE A PRE-CONSTRUCTION MEETING. THE SITE CONTRACTOR AND THE OWNER, OR HIS/HER REPRESENTATIVE SHALL BE IN ATTENDANCE.

TOWN OF BRIDGEVILLE - (302) 337-7135

**Town Engineer**

These plans have been reviewed and are found to be in general conformance with the Town of Bridgeville Code and/or Construction Standards and Specifications. The owner and his engineer and/or surveyor assume all responsibility for design and accuracy of information shown hereon.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Jason Loar, P.E.

**Town of Bridgeville**

These record plans have been approved by the Town of Bridgeville.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Town Manager, Bethany DeBussy

**Owner's and/or Developer's Certification**

I/We hereby certify that all construction including and not limited to drainage, grading, stormwater management, roads, water & sewer will be done pursuant to this plan, all local, state and federal codes and requirements, Town of Bridgeville Construction Standards and Specifications and any other requirements imposed by the Town of Bridgeville. I/We hereby authorize a right-of-entry to any Town of Bridgeville, local, state or federal personnel for the purpose of inspection, evaluation, or observation of any construction activity related to the project.

Signature: Owner (and/or Developer) \_\_\_\_\_ Date: \_\_\_\_\_  
(Print name, address and phone number below signature line)

**Town Engineer**

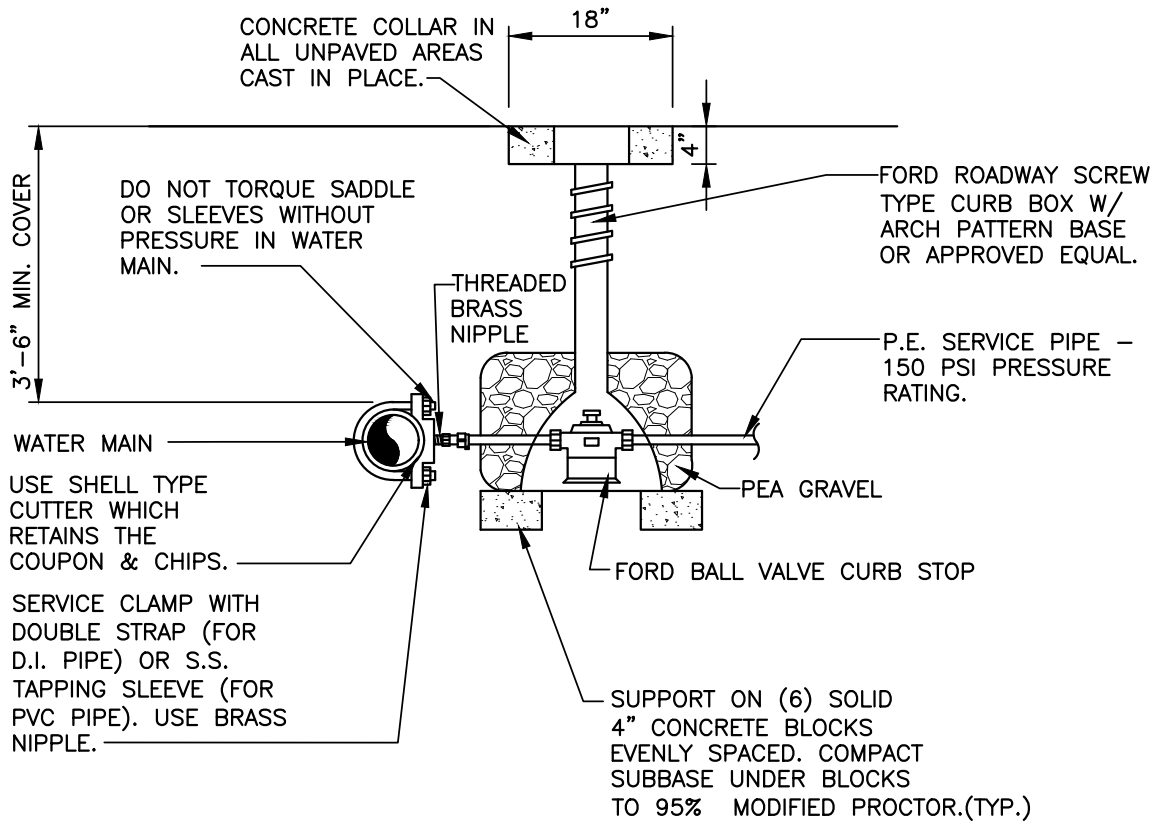
Construction improvements plans have been reviewed and are found to be in general conformance with the Town of Bridgeville Construction Standards and Specifications. The owner/developer and owner's/developer's engineer and/or surveyor assume responsibility for the design and accuracy of information shown heron.

Approved By: \_\_\_\_\_ Date: \_\_\_\_\_  
Jason P. Loar, P.E.

**Town Approval**

Approved By: \_\_\_\_\_ Date: \_\_\_\_\_  
Bethany DeBussy, Town Manager

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**DATE: SEPTEMBER 2007**

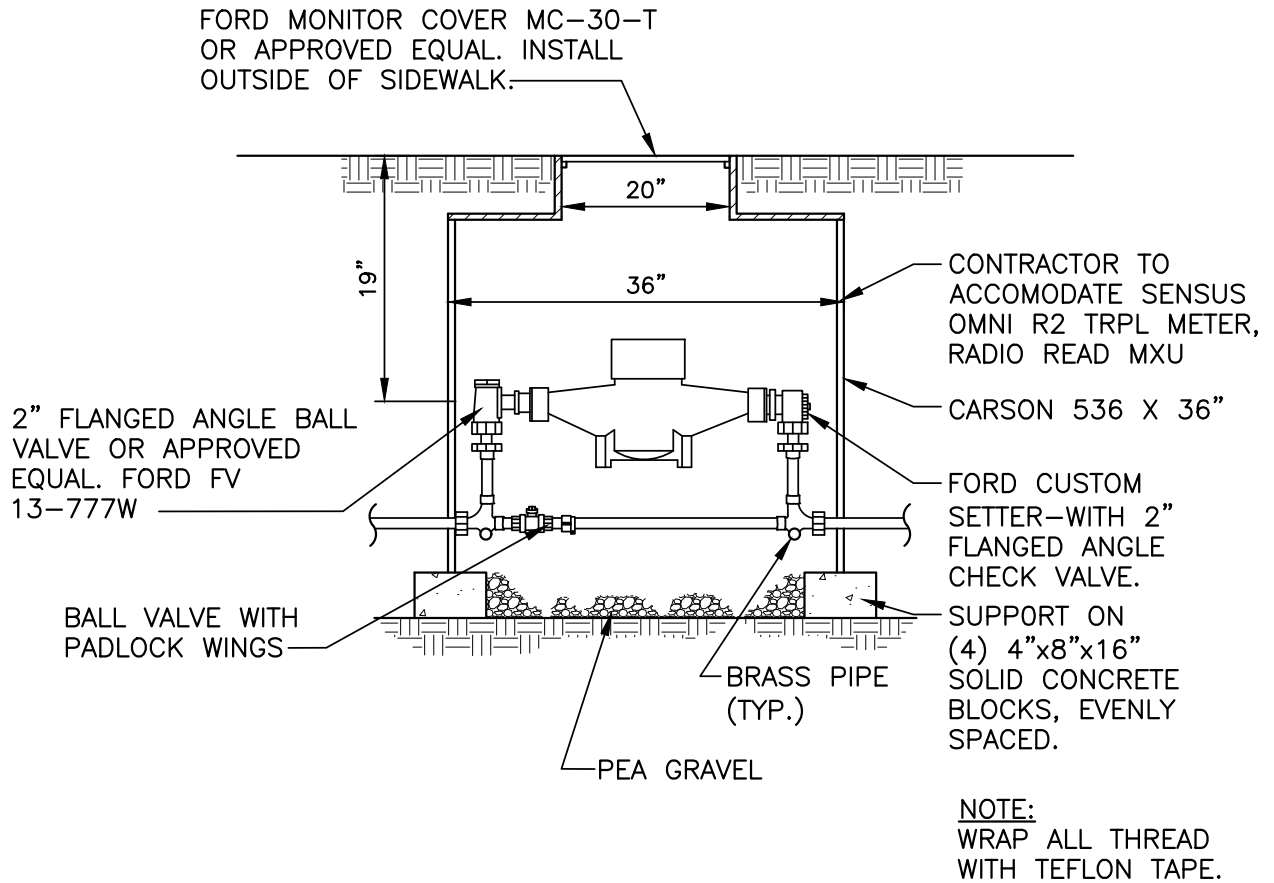
**TOWN OF BRIDGEVILLE  
CONSTRUCTION STANDARDS**

**2" SERVICE LINE  
NO SCALE**

**SECTION - 3**

**DRAWING D-2B-12**

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**DATE: SEPTEMBER 2007**

**TOWN OF BRIDGEVILLE  
CONSTRUCTION STANDARDS**

**2" METER SETTER DETAIL  
NO SCALE**

**SECTION - 3**

**DRAWING D-2B-13**