

October 11, 2024

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

RE: Dollar General Billbord - PTV 1309 LLC
Tax ID No. 131-15.00-39.08
Minor Subdivision Plan Review

Dear Ms. DeBussy:

At the Town's request, Wallace Montgomery (WM) has reviewed the Minor Subdivision Plan for the above-referenced project, submitted by PTV 1309, LLC., dated 08-01-2024. The Applicant is proposing subdivision of their land and create a 0.1342-acre parcel, which includes an existing Billboard to be used for the adjacent proposed Dollar General store. The site is located along Route 13, south of Town, identified as parcel 131-15.00-38.08 and is currently zoned C-1.

We have reviewed this submission against the requirements identified in the Minor Development Review Checklist and the Town Code. This submission is **not in compliance** due to the missing information as stated in the "Not in Compliance" column and comments below.

The application is missing several plan requirements and we *reserve the right to provide additional comments once all requirements have been met and submitted for review*. This is a review based on the limited plan submission; this increases the professional fees that may be passed to the applicant as an additional submittal is required due to the lack of requirements being met.

1. Section §234-22.(7) requires the following:
 - a. Signature blocks for Planning and Zoning Commission Chairperson and/or pertinent Town official, pertinent Sussex County officials, Town Engineer are required.
 - b. List of required regulatory approvals or permits.
 - c. Boundary limits, nature and extent of wooded areas, specimen trees, and other significant features.
 - d. Existing drainage system of site and of any larger tract or basin of which it is a part. (See also §234-73)
 - e. Drainage Area Map (See also §234-73)
 - f. Drainage calculations (See also §234-73)
2. Wetlands §234-71: It is unclear how is the applicant proposing to comply with 234-71.B.(2).(b) which requires the establishment of a buffer to protect the wetland resource.

Based on the above and *Town Code* requirements we do not recommend approval of this plan unless the regulatory requirements have been met.

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Once again, we reserve the right to provide additional comments once the application requirements 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 776.231.1353 or nwalls@wallacemontgomery.com.

Sincerely,

WALLACE, MONTGOMERY & ASSOCIATES, LLP

A handwritten signature in black ink, appearing to read 'Nick Walls'.

Nick Walls, AICP, GISP
Associate Vice President

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