



**A RESOLUTION APPROVING THE PHASE 4A DEVELOPMENT PLANS
FOR THE BRIDGEVILLE SOUTH RPC DISTRICT AND MODIFYING
THE DEVELOPMENT STANDARDS APPLICABLE TO SUCH PHASE**

RESOLUTION NO. 2017- 10

WHEREAS, the Commissioners of the Town of Bridgeville (“Commissioners”) established the Residential Planned Community (“RPC”) zoning district to provide the Town of Bridgeville with the flexibility to permit mixed-use developments, and to provide for the application of design ingenuity while protecting existing and future developments and achieving the goals of the Comprehensive Plan;

WHEREAS, the Town annexed approximately 833 acres land, zoned a majority of the annexed land RPC and approved a concept plan for the Bridgeville South RPC District on October 21, 2002;

WHEREAS, the Commissioners approved a Revised RPC Concept Plan for the Bridgeville South RPS District on June 9, 2003;

WHEREAS, the Commissioners approved the RPC Preliminary Site Plan for the Bridgeville South RPC District on July 14, 2003;

WHEREAS, the Commissioners enacted Ordinance 2013-G to authorize the Commissioners to consider and approve modifications of the development standards generally applicable to RPC districts concurrent with approval of an RPC final development plan for a particular phase or phase(s) of development;

WHEREAS, the Commissioners of Bridgeville approved amendments to the RPC Preliminary Plan for Phase Three of the Bridgeville South RPC District on November 11, 2013;

WHEREAS, the Commissioners of Bridgeville approved the preliminary site development plan and subdivision plat for Phase Three of Heritage Shores on March 10, 2014;

WHEREAS, the Commissioners of Bridgeville approved the RPC final plan, subdivision plats development and landscape plans for Phase 3B of Heritage Shores and modified certain development standards applicable thereto by Resolution R14-2 on August 11, 2014;

WHEREAS, the Commissioners of Bridgeville approved the RPC final plan, subdivision plats development and landscape plans for Phase 3 Revised of Heritage Shores and modified certain development standards applicable thereto by Resolution R14-2 on April 10, 2017;

WHEREAS, the Commissioners of the Town of Bridgeville are of the opinion that this resolution promotes the health, safety and welfare of the citizens of the Town of Bridgeville; and

NOW, THEREFORE, THE COMMISSIONERS OF THE TOWN OF BRIDGEVILLE HEREBY RESOLVE:

Section 1: Approval of Final Development Plans, Phase 4A, Heritage Shores.

The following development are hereby approved as the development plans for portion of the Bridgeville South RPC District located within the Phase Three boundary as depicted by such plans (collectively, the “Approved Plans”):

- a. “FINAL DEVELOPMENT PLAN, HERITAGE SHORES – PHASE 4A”, prepared by Rauch, Inc. and dated October 20, 2017. Approval of 41 additional lots as part of Phase 4 of the project.

The foregoing and any other deviations from the generally applicable development standards shall be specifically identified and approved by the Commissioners during review of the RPC final development plan.

Section 2. Effective Date:

This Resolution shall become effective upon its adaption by a majority of the members elected to this Commission.

ADOPTED by the Commissioners of Bridgeville, Delaware this December day of 11, 2017.

COMMISSIONERS OF BRIDGEVILLE

BY: Patricia M. Correll
President

{SEAL}

ATTEST: Lauren Johnson
Secretary

TOWN OF BRIDGEVILLE

If you lived here, you'd be home now.

December 12, 2017

Robert Rauch
Rauch, Inc.
106 N Harrison Street
Easton, Maryland 21601

RE: Heritage Shores Phase 4A Final Development Plan Approval

Dear Mr. Rauch,

Please allow this letter to serve as written documentation and confirmation of approval for the above-referenced development plan application. The Bridgeville Planning & Zoning Commission recommended approval at their meeting on November 21, 2017, and the Bridgeville Commissioners granted approval at their meeting on December 11, 2017. A copy of the authorizing Resolution is attached.

It is understood that this phase, Phase 4A, will consist of 41 lots. Upon review of the submitted plans, our engineer has made comments which were accepted by the Commissioners. Therefore, please make the necessary amendments to the development plan drawings and resubmit them for final approval. Once we have confirmed that the comments have been addressed, the Town President will sign off on the drawings and they can then be recorded. We would request two (2) sets of the final, fully-authorized and recorded plans for our records.

We look forward to the commencement of this next phase of Heritage Shores. As always, please contact me should you have any questions or require any additional information.

COMMISSIONERS OF BRIDGEVILLE



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Town Manager

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