



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

bdebussy@townofbridgevillede.us

Re: Heritage Shores Phase 6 RPC Concept Plan Application

Dear Ms. DeBussy

I have enclosed an application and all required information for the review of the Heritage Shores, Phase 6 RPC Concept Plan by the Bridgeville Planning Commission. I am submitting this application on behalf of the owners, Passwaters Farm, LLC as their authorized representative. Please consider this our written request for the establishment of an RPC District.

Project Narrative

Current and proposed ownership of all land within the development.

The undeveloped lands of the Heritage Shores RPC are owned by Passwaters Farm, LLC, 3201 Jermantown Road, Suite 150, Fairfax, VA. These lands include the land identified in this application as Phase 6 of the Heritage Shores RPC. The developer of Phase 6 is Passwaters Farm, LLC at the same address.

Overall objectives of the proposed RPC and how it corresponds to and complies with the goals and objectives of the Comprehensive Plan and Chapter 234.

Phase 6 of the Heritage Shores RPC will be developed as an age-restricted section of the Heritage Shores RPC planned development. The proposed site plan for this phase is consistent with the Heritage Shores RPC Preliminary Plan approved on July 14, 2003. This phase will include a combination of 171 detached single-family homes and attached duplexes. The density and types of housing are consistent with the Town Comprehensive Plan. The residents will have access to the Heritage Shores HOA private amenities. The 171 homes included in proposed site plan will be included as part of the maximum allowable density approved for the Heritage Shores RPC.

Site Development Information:

- **Total acreage.**

The total acreage of Phase 6 is 39.1 Acres

- **Description of proposed land uses, including residential, commercial, institutional, recreational, open space, and pedestrian and traffic circulation.**

This phase of the Heritage Shores RPC will include a combination of 171 detached single-family homes and attached duplexes. Homes in this phase are expected to be available as rentals or purchase. Rentals will be controlled by a single entity and managed by a professional management company. The site development plan includes common green areas and walking trails. A DeIDOT entrance permit will not be required, as this section will connect at the roundabout on Heritage Shores Drive.

- **Approximate number of dwelling units, densities of residential areas, and anticipated population.**

This phase of the Heritage Shores RPC will include a combination of 171 detached single-family homes and attached duplexes. The density of this phase is 4.37 units per acre. The density of individual phases does not however, change the overall fixed density of the approved Heritage Shores Preliminary RPC Plan. The total population of this phase will be dependent on the market demands but it is currently expected to consist of singles, couples, and small families. Using an average density of 2.5 people per unit, the population could be expected to be approximately 428 people.

- **Acreage allocated to each proposed use.**

Total Residential Area – 39.1 Acres
Road, Sidewalk and Buffer ROW - 7.4 Acres
Duplex & Detached Lots – 23.2 Acres
Community Open Space - 7.2 Acres
Amenity Area - 1.3 Acres

- **Method of providing sewer service, water service, and other utility services, including but not limited to telephone, gas, and electric services.**

Phase 6 will be served by Town of Bridgeville water and Sussex County sewer. Electric is provided by Delmarva Power, gas will be available from Chesapeake Utilities, and telephone by Verizon.

- **Method of providing storm drainage.**

Heritage Shores RPC has an approved SWM Master Plan that incorporates the network of golf course and community ponds in an innovative zero-grade storm drainage system. Phase 6 stormwater will be managed with SCD approved management practices and incorporated into the master stormwater system. Managed stormwater from Phase 6 will ultimately discharge to an existing outfall south of the Heritage Shores property, adjacent to Sussex Highway (US 13). Stormwater will be collected within the community with conventional storm drain systems.

- **Method of and responsibility for maintenance of open areas, private streets, recreational amenities, and parking areas.**

Phase 6 will be a part of the current Heritage Shores Homeowners Association. The Heritage Shores HOA will be responsible for all maintenance and lawn care for the community.

- **School availability.**

Phase 6 will be an age restricted community. An analysis of the potential increase in students and the impact on the school system is not applicable for this phase.

- **Method for evaluating and minimizing impacts to environmentally sensitive areas, as identified by current federal, state, and local inventories.**

The proposed development plan for Phase 6 has been developed taking into consideration all identified sensitive areas and avoidance where possible. Non-tidal wetlands, endangered species, historic sites, and flood plains have been researched and confirmed not to be a problem for the proposed plan.

- **General description of the architectural and landscape elements on the perimeter of the planned development.**

Examples of the proposed architecture are included as exhibits to this application.



Applicant Name: PASSWATERS FARM, LLC

Contact Person: ROBERT D. RAUCH, PE

Project Title/Name: HERITAGE SHORES - PHASE 6

Item #	Required Information [per §234-38]	In Compliance	Not in Compliance
Petition			
1.	Written request for the establishment of an RPC District signed by owners and contract purchasers of the property for which the RPC District is being sought.	✓	
Narrative			
<i>Written statements providing the following information:</i>			
2.	Current and proposed ownership of all land within the development.	✓	
3.	Overall objectives of the proposed RPC and how it corresponds to and complies with the goals and objectives of the Comprehensive Plan and Chapter 234.	✓	
<i>Site Development Information:</i>			
4.	Total acreage.	✓	
5.	Description of proposed land uses, including residential, commercial, institutional, recreational, open space, and pedestrian and traffic circulation.	✓	
6.	Approximate number of dwelling units, densities of residential areas, and anticipated population.	✓	
7.	Acreage allocated to each proposed use.	✓	
8.	Method of providing sewer service, water service, and other utility services, including but not limited to telephone, gas, and electric services.	✓	
9.	Method of providing storm drainage.	✓	
10.	Method of and responsibility for maintenance of open areas, private streets, recreational amenities, and parking areas.	✓	
11.	School availability.	N/A	
12.	Method for evaluating and minimizing impacts to environmentally sensitive areas, as identified by current federal, state, and local inventories.	✓	
13.	General description of the architectural and landscape elements on the perimeter of the planned development.	✓	
<i>Development Phases</i>			
14.	Development phases with emphasis on the area, density, uses, and public facilities to be developed during each phase.	N/A	
15.	Approximate date for beginning construction and the duration of construction for each phase.	N/A	
16.	Mixes of land uses to be built in each phase.	N/A	
Concept Plan			
A graphical representation, prepared at a scale depicting the entire plan concept on a single sheet of paper that is no smaller than 24 by 36 inches and no larger than 36 by 48 inches.			
<i>Site Data</i>			
17.	Boundary lines and dimensions of the site.	✓	
18.	General locations and purposes of existing and proposed easements.	✓	
19.	Major external access points.	✓	
20.	General pattern of pedestrian and vehicular circulation.	✓	
21.	Proposed land use patterns illustrating approximate areas and distribution of uses.	✓	



Item #	Required Information [per §234-38]	In Compliance	Not in Compliance
22.	Mapping data including the proposed name for the development, engineer, planner, surveyor name as applicable, north arrow, scale, preparation date.	✓	
<i>Environmental Data</i>			
23.	Topography: Topographic map, if possible at minimum one-foot contour intervals.	✓	
24.	Floodplain Map: Information, using the most current source acceptable to the Town Commissioners, indicating the location and extent of the regulatory floodplain.	✓	
25.	Soils: Information from the most current U.S. Department of Agriculture indicating location and types of soils. If such information is not available, soil borings.	✓	
26.	Wetlands: Approximate locations and extent of existing vegetation and wetlands as identified by current federal, state, and local inventories.	✓	
<i>Staging</i>			
27.	Proposed development phases.	✓	

In Compliance

Not in Compliance due to missing information as stated in the Not in Compliance column above and any additional information noted below:

Application Reviewed by: _____ Date: _____

QA/QC: _____ Date: _____