

December 14, 2021

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

**RE: Heritage Shores Phase 6
RPC Concept Plan Review**

Dear Ms. DeBussy:

We have reviewed the Concept Plan application for the above-referenced project, prepared by Rauch, Inc. dated December 1, 2021. We offer the following comments:

General Comments

The Applicant is proposing to develop a 39.1-acre site as Phase 6 of the Heritage Shores Residential Planned Community (RPC), consistent with the Heritage Shores RPC Preliminary Plan approved on July 14, 2003. The site is located within the Town limits and is currently zoned RPC Residential Planned Community.

This plan was not reviewed by this office for locations of proposed water, sanitary sewer, or storm drainage service; this will be reviewed by the Town's engineering consultant.

Comprehensive Land Use Plan

Town Code §59-13 notes that, in accordance with §1815 of Title 22 of the Delaware Code, it is hereby determined that the use of the property within the Heritage Shores District is consistent with the Comprehensive Plan for the area.

Procedural/Administrative

The below listed Sections within the Code of the Town of Bridgeville were reviewed for requirements and compliance:

- Chapter 59, Article I Heritage Shores Special Development District
- Chapter 234, Article I General Provisions
- Chapter 234, Article VIII Residential Planned Community (RPC) Zoning District

Planning/Technical

1. Permitted Uses

§234-36 allows the proposed uses under "Dwelling, Single-Family" and "Dwelling, Two-Family."

2. Overall Land Use Pattern

Phase 6 is proposed to be developed as an age-restricted section including a combination of 171 detached single-family homes and attached duplexes, with an overall density of 4.37 units per acre. Approximately 59% of this phase will be allocated to residential uses (23.2 acres). There are 33 detached lots (60'x125'), 72 detached lots (50'x110'), and 66 duplex lots (40'x90') proposed with 15'



minimum typical rear yards, 10' typical front yards, and 5' minimum typical side yards proposed. The provided density meets the established minimum provided for the RPC Zoning District.

3. General Circulation System

Access is provided to this phase via connection to the existing roundabout on Heritage Shores Drive. A stub to a potential future phase is also indicated between Lots 1431 and 1432. ADA-compliant sidewalks are proposed along both sides of the street, connecting to the original Heritage Shores phases via the roundabout. Approximately 7.4 acres (19% of phase) is allocated to road, sidewalk, and buffer right-of-way.

4. Open Space/Park System

The plan includes common green areas and walking trails. Residents will have access to private amenities provided by the Heritage Shores Homeowners' Association. The Concept Plan identifies the location of areas where additional trees will be added to buffer homes from adjacent roadways and to protect lots from errant golf balls. Street trees are planned along the proposed roadways. The berm and buffer between the phase's eastern cul-de-sac and Route 13 will be redesigned to provide enhancements; the phase's southern perimeter will also be supplemented with trees to create a landscape buffer for the adjacent property. Approximately 7.2 acres (18% of phase) is allocated to community open space and 1.3 acres (3% of phase) to amenity area.

All information identified in the Town Code for an RPC Concept Plan have been included in this submission and the Applicant is in compliance with the Concept Plan Review Checklist (attached).

If you have any questions or need additional information, please do not hesitate to call.

Sincerely,
WALLACE, MONTGOMERY & ASSOCIATES, LLP

Lauren Good, AICP
Project Manager