

2-11-19

6.54 miles

September 16, 2014
Attachment "A"

Final acceptance of the roads and associated infrastructure of Phases 1B and 2A of the Heritage Shores Community for maintenance by the Town of Bridgeville

2017 FINAL ACCEPTANCE

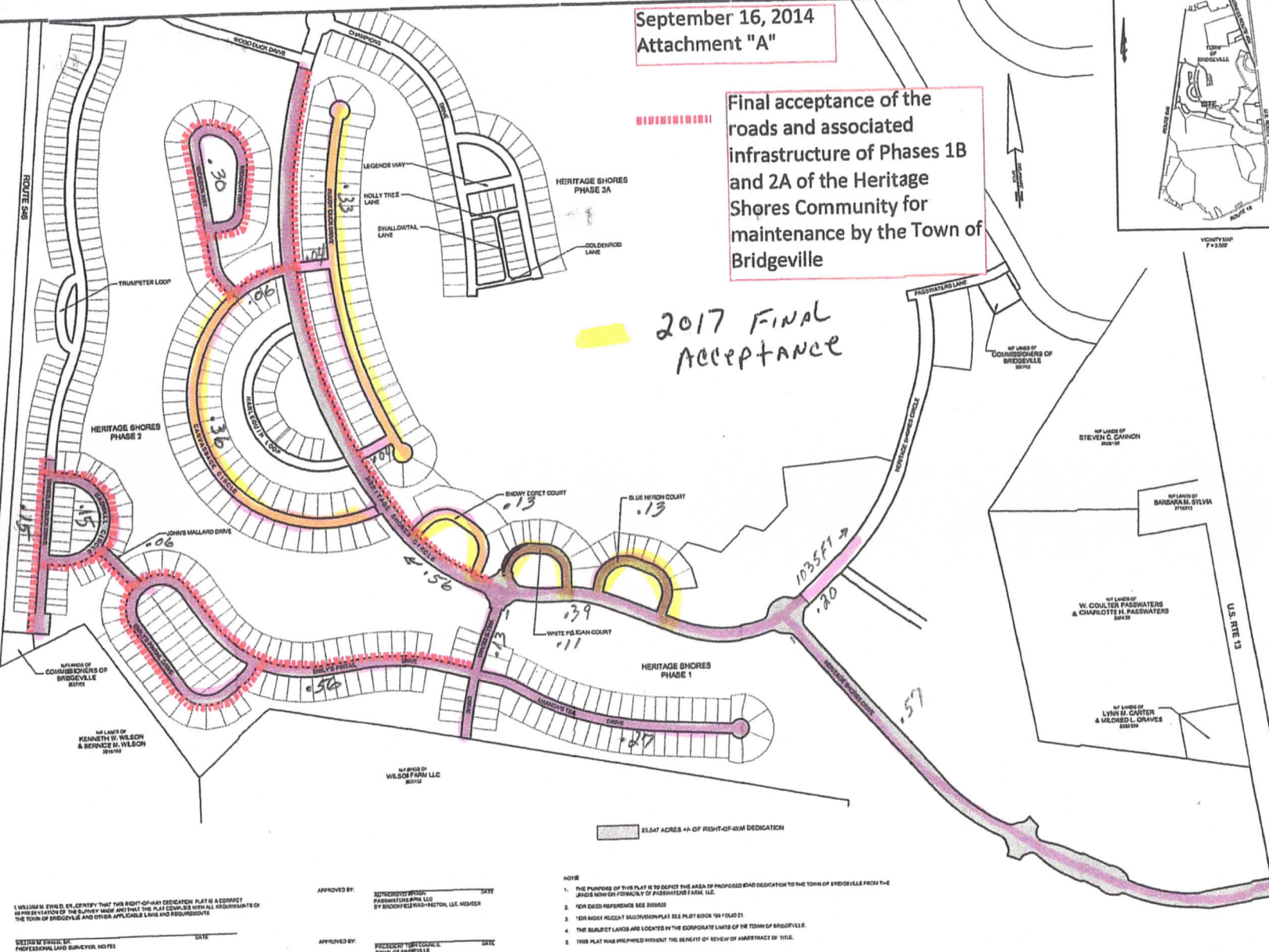


HERITAGE SHORES

IN THE TOWN OF BRIDGEVILLE
NORTHWEST FOUR HUNDRED, SIXTY-SEVEN, DELAWARE COUNTY, PENNSYLVANIA
PREPARED FOR: PASSWATERS FARMS, LLC

RAUCH
engineering design & development services
1000 E. Main Street, Suite 200
Bridgeville, PA 19008
Phone: 610-339-1100
Fax: 610-339-1101
www.rauch-engineering.com

REV. #	DATE	DESCRIPTION
1	AUGUST 2014	1 HSD SET
2	SEP 2014	NET
3	SEP 2014	1/4"
4	SEP 2014	ENALD
5	SEP 2014	1 OF 4
6	SEP 2014	100 BIR.DWG



I, WILLIAM E. ENALD, SURVEYOR, HEREBY CERTIFY THAT THIS RIGHT-OF-WAY DEDICATION PLAN IS A CORRECT REPRESENTATION OF THE SURVEY MADE AND THAT THE PLAN COMES WITH ALL REQUIREMENTS OF THE TOWN OF BRIDGEVILLE AND OTHER APPLICABLE LAWS AND REGULATIONS.

APPROVED BY: WILLIAM E. ENALD DATE: SEP 16, 2014
BY BRIDGEVILLE TOWN ENGINEER
APPROVED BY: WILLIAM E. ENALD DATE: SEP 16, 2014
BY BRIDGEVILLE TOWN ENGINEER

- NOTE:
1. THE PURPOSE OF THIS PLAN IS TO DEDICATE THE AREA OF PROPOSED ROAD DEDICATION TO THE TOWN OF BRIDGEVILLE FROM THE JAMES HENRY FOREMAN OF PASSWATERS FARMS, LLC.
 2. FOR DEED REQUIREMENTS SEE DEEDS.
 3. FOR MOST RECENT SURVEY INFORMATION SEE PLOT BOOK 101 FOLD 31.
 4. THE SUBJECT LANDS ARE LOCATED IN THE CORPORATE LIMITS OF THE TOWN OF BRIDGEVILLE.
 5. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF REVIEW OF ABBREVIATED OF TITLE.

25.847 ACRES ±± OF RIGHT-OF-WAY DEDICATION

Heritage Shores Street Mileage Phase 1A

3/19/09

1. Heritage Shores Drive – starting 37 FT west of Rt. 13, 2992 Ft. west to Heritage shore Circle. (2992 ft. / .57 miles)
2. Heritage Shores Circle – Starting at circle at the end of Heritage Shores Drive to 2048 Ft. west to Wills Island Drive. (2048 Ft. / .39 miles)
3. Heritage Shores Circle – Starting on Heritage Circle At the circle in front of club house, ending 1035 Ft. north near tennis courts. (1035 Ft. / .20 miles)
4. Will's Island Drive – Starting at Heritage Shores Circle and ending 710 Ft. south of starting point. (710 Ft. / .13 miles)
5. Amanda Teal Drive – Starting at Will's Island Drive and ending 1438 Ft, east of starting point. (1438 Ft. / .27 miles)

Total – 8,223 Ft. / 1.56 miles

old Bridgeville - 12.68 miles

Heritage Shores Street Mileage for Phase 1B and 2A

4/28/15

1. Heritage Shores Circle from Willis Island to just short of Wood Duck Dr. - 2973 ft / .56 miles.
2. Canvasback Circle from Heritage Shore Circle to the west side of Widgeon Way - 314.5 ft / .06 miles
3. Widgeon Way from Canvasback Circle – 1598.9 / .30 miles.
4. Emily's Pintail Dr. from Willis Island to John's Mallard Drive – 2960.7 / .56
5. John's Mallard Drive from Emily's Pintail Dr. to Gadwall Circle – 288.6 / .06
6. Gadwall Circle from Whistling Duck Dr. to Whistling Duck Dr. – 805.9 / .15 miles
7. Whistling Duck Dr. From north side of Gadwall Circle to Cul-de-sac near water tower 814.7 / .15 miles

TOTAL – 9756 Ft / 1.84 Miles

HERITAGE SHORES MILEAGE

9/2016

BLUE HERON CT.—672 FT---0.127 MILES

WHITE PELICAN CT.- 587 FT – 0.111 MILES

SNOWY EGRET 660 FT – 0.125 MILES

CANVASBACK CIRCLE – 1,902 – 0.360 MILES

RUDDY DUCK DRIVE – 1,733 – 0.328 MILES

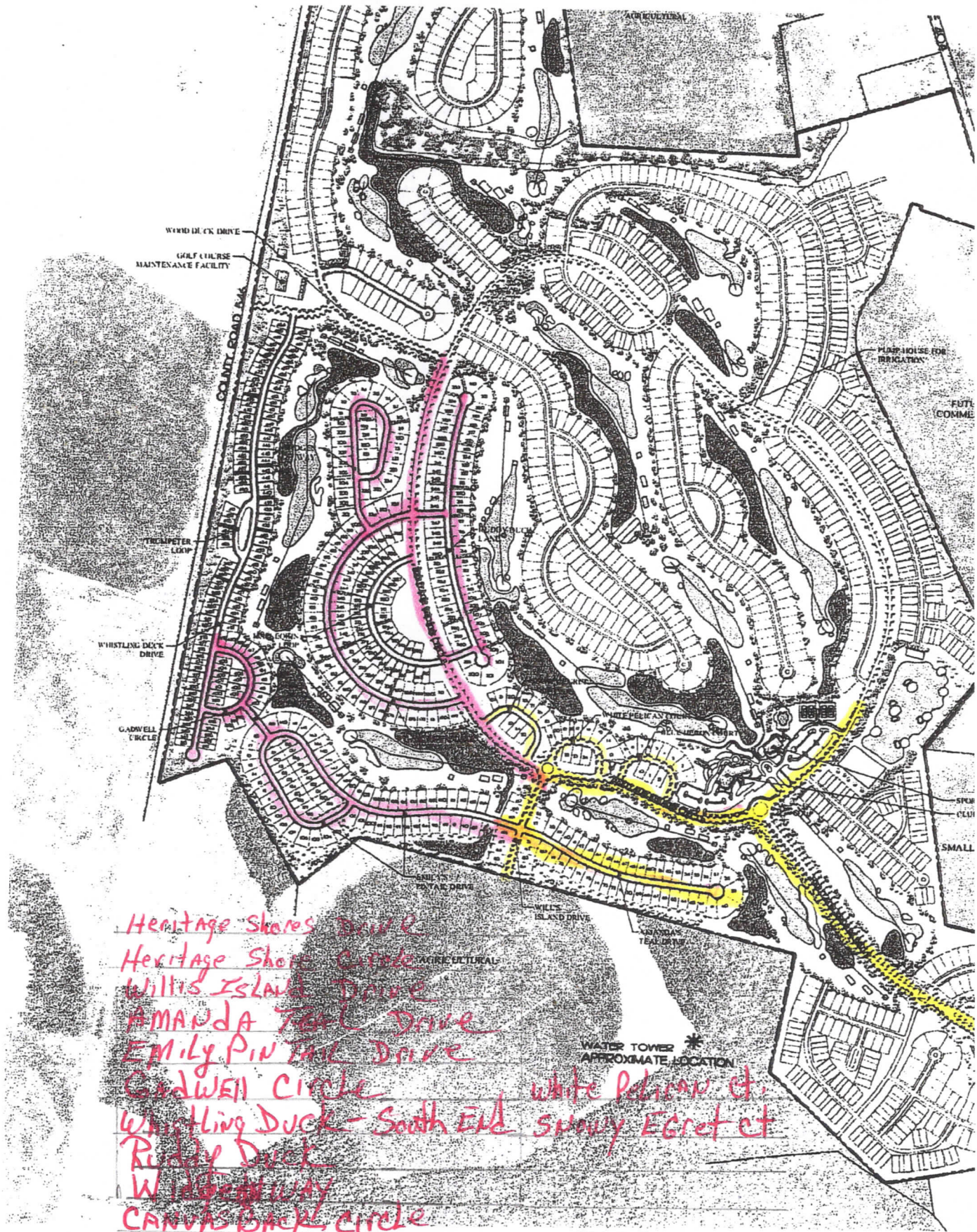
NORTH CIRCLE – 141 FT. – 0.026 MILES

SOUTH CIRCLE 155 FT – 0.029 MILES

RUDDY DUCK LANE – 199 FT – 0.037 MILES

RUDDY DUCK LANE – 199 FT – 0.037

TOTAL - 6,248 FT – 1.183 MILES



Heritage Shores Drive
 Heritage Shores Circle
 Willis Island Drive
 AMANDA TEAL Drive
 EMILY PIN TAIL Drive
 Gadwell Circle
 Whistling Duck - South End
 Ruddy Duck
 White Pelican Ct.
 Snowy Egret Ct.
 Canvas Back Circle
 Blue Heron Ct.
 AS OF 11-6-18

Heritage Shores

Concept Plan Illustration

March 6, 2017

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

Attn: Mr. Jesse Savage
Town Manager

Re: Heritage Shores Phases 2B

Jesse:

This letter is to formally request final acceptance of the roads and associated infrastructure of Phases 2B of the Heritage Shores Community for maintenance by the Town of Bridgeville.

The streets (as graphically indicated on the Heritage Shores Right-of-Way Dedication plan, Attachment "A", dated November 11, 2016) included in the Phase 2B portion of the community consisting of Blue Heron Court, White Pelican Court, Snowy Egret Court, Ruddy Duck Drive, and Canvasback Circle from Heritage Shores Circle to Widgeon Way.

Per your request, Passwaters Farm, LLC will provide the following extended warranties:
Roadway asphalt and concrete curb for a period of one year from Town acceptance.

Specifically not included in the improvements with Phase 2B are the sidewalks associated with the streets, as it is our understanding the sidewalks bordering individual homeowner's property will be the responsibility of the individual homeowner for repair and maintenance, while any sidewalk bordering HOA property will be the responsibility of the HOA for maintenance and repair.

Additionally, Champions Drive built as part of Phase 3A (from Heritage Shores Circle to lots 521 and 558) shall carry a 2 year warranty on road and curb after Town acceptance.

Furthermore, Whistling Duck Drive shall carry an extended warranty on where the last remaining home aren't built (lots 388, 373-384 inclusive). The developer will be responsible for any repairs to utilities, sidewalks, curb, or street asphalt, upon the completion of each home.

If I have misstated the limits of Phases 2B as you understand them, or if you have any additional questions regarding this issue, please do not hesitate to contact me.

Sincerely,



Faris Nsour
Land Development Coordinator

Cc: Neil Patel– Passwaters Farm, LLC
Chip Devine – Passwaters Farm, LLC
Roger Smith – Passwaters Farm, LLC
Rick Passwaters – Town of Bridgeville

November 6, 2016

Town of Bridgeville
101 N. Main St.
Bridgeville, DE 19933

Attn: Mr. Jesse Savage
Town Manager

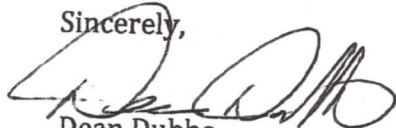
Re: Heritage Shores Phase 2B Roads

Jesse:

This letter is to confirm that we have completed all punch list items presented on the letter from Davis Bowen and Friedel, Inc. of August 12, 2016 to the satisfaction of representatives of Davis Bowen and Friedel as well as the Town of Bridgeville Inspectors listed below. Additionally, we have completed installation of additional sidewalk and handicap ramps not listed on the August 12 punch list, but later requested by the Town Inspector. As such, we respectfully ask that those roads within Phase 2B of the Heritage Shores subdivision consisting of Ruddy Duck Lane, Canvasback Circle, Snowy Egret Court, White Pelican Court and Blue Heron Court be accepted into the Town of Bridgeville transportation system for perpetual maintenance.

Please see the signatures of Town of Bridgeville Inspectors below as evidence of their agreement that punch list items have been completed to their satisfaction.


Sincerely,



Dean Dubbe
Development Manager

Acknowledged:

Rick Passwaters, Transportation



Scott Kimball, Water Superintendent

Jeff Collins, Wastewater Superintendent