

January 12, 2022

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

**RE: Villas at Bridgeville/Passwaters Farm LLC Property
Tax Parcel No. 131-14.00-44.00
Minor Development Plan Review**

Dear Ms. DeBussy:

At the Town's request, Wallace Montgomery (WM) has reviewed the Minor Development Plan for the above-referenced project, prepared by Rauch Inc., dated Sept. 2021. We offer the following comments:

General Comments

The Applicant is proposing to subdivide the subject parcel to create two additional parcels for a future internal transaction by the Developer only. As indicated in the transmittal email (Rauch Inc. dated January 3, 2022), the Application/plans do not involve any development activity. The site is located within the Town limits and is currently zoned RPC-Residential Planned Community.

We have reviewed this submission against the requirements identified in the Minor Development Plan Review Checklist. All identified information has been included in this submission and the application is in compliance with the Minor Development Plan Review Checklist (attached). The majority of items identified on the Review Checklist are not applicable to this submission as no development activity is proposed and the application serves only to provide for a future internal transaction. **THE FINAL SIGNATURE/RECORDATION PLAN SET WILL NEED SIGNATURES AS IDENTIFIED IN REVIEW CHECKLIST COMMENTS.**

Based on the above and *Town Code* requirements, if the Planning and Zoning Commission is in agreement, we recommend approval of the Minor Development Plan with the understanding that future application(s)/plan(s) approval is needed prior to any physical site development.

If you have any questions, comments, concerns, or would like to discuss our review further, please do not hesitate to contact me at 302.232.6965 or lgood@wallacemontgomery.com.

Sincerely,
WALLACE, MONTGOMERY & ASSOCIATES, LLP



Lauren E. Good, AICP
Project Manager

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



Applicant Name: Passwaters Farm, LLC 1st Submission

Contact Person: Bob Rauch, Raunch Inc.

Project Title/Name: Villas at Bridgeville Tax Parcel No. 131-14.00-44.00

Item #	Required Information [per §234-22A(7)]	In Compliance	Not in Compliance
Plat Information			
1.	Name and address of owner and applicant.	X*	
2.	Subdivision name. <i>See also §234-56D.</i>	X	
3.	Signature and seal of a registered Delaware land surveyor or professional engineer.		X*
4.	Name, signature, license number, seal, and address of engineer, land surveyor, architect, planner, and/or landscape architect, as applicable, involved in preparation of plat.		X*
5.	Title block denoting type of application, Tax Map sheet, county, municipality, block, lot, and street location.	X	
6.	A vicinity map at specified scale showing location of tract with reference to surrounding properties, streets, municipal boundaries, etc. within 500 feet.	X	
7.	Date of current survey.		X
8.	Schedule of required and provided zoning district standards, including lot area, width, depth, yard, setbacks, building coverage, open space, parking, etc. <i>See also §§ 234-30C, 31C, 32C, 33C, 34C, 37, 39C, 40C, 41C, 44 & Article XII.</i>	X*	
9.	North arrow and scale.	X	
10.	Signature blocks for Planning and Zoning Commission Chairperson and/or pertinent Town official, pertinent Sussex County officials, Town Engineer.	X	
11.	Certification blocks for surveyor, engineer, architect including surveyor's or engineer's seal, signature, and certification statement that the final plat, as shown, is a correct representation of the survey as made, that all monuments indicated thereon exist and are correctly shown, and that the plat complies with all requirements of Chapter 234 and other applicable laws and regulations.	X	
12.	Location and descriptions of all permanent survey monuments. <i>See also §234-56E.</i>	X	
13.	Plan sheets no larger than 24 inches by 36 inches including a 1/2-inch margin outside of borderlines or other size acceptable to Sussex County.	X	
14.	Metes and bounds description showing dimensions, bearings, curve data, length of tangents, radii, arcs, chords, and central angles for all center lines and rights-of-way and center line curves on streets.	X	
15.	Acreage of tract to nearest tenth of an acre.	X	
16.	Date of original and all revisions.	X	
17.	Size and location of existing or proposed structures with all setbacks dimensioned. <i>See also §§234-30C, 31C, 32C, 33C, 34C, 37, 39C, 40C, 41C, 44 & Article XII.</i>	X	
18.	Proposed lot lines and areas of lots in square feet. <i>See also §234-57.</i>	X	
19.	Locations and dimensions of existing and proposed streets.	N/A	
20.	Copy and/or delineation of existing deed restrictions or covenants.	N/A	
21.	Owners' certification, acknowledging ownership of the property and agreeing to the subdivision thereof as shown on the plat and signed by the owner(s).		X*
22.	Owners' statement dedicating streets and other public ways for public use.	N/A	



Item #	Required Information [per §234-22A(7)]	In Compliance	Not in Compliance
23.	Copies of and a summary of deed restrictions for the new subdivision, including agreements for the operation and maintenance by the property owners or agency in the subdivision of common areas, open space, recreation facilities, surface drainage facilities, erosion and sedimentation control facilities, water supply facilities, sanitary sewer facilities, forested buffer strips, or other improvements deemed necessary by the Planning and Zoning Commission.	N/A	
24.	Existing or proposed easement or land either reserved for or dedicated to public use for the residents of the proposed development.	N/A	
25.	Development or staging plans.	N/A	
26.	List of required regulatory approvals or permits.	N/A	
27.	Variances requested. <i>See also §234-23.</i>	N/A	
28.	Payment of application fees.	<i>Defer to Town</i>	
Setting – Environmental Information			
29.	Property owners and lines of all parcels within 200 feet identified on most recent Tax Parcel Map.	X	
30.	Land used primarily for agricultural purposes, lands in Agricultural Preservation Districts, and lands whose development rights have been sold to preserve them for farming (PDRs).	N/A	
31.	Existing streets, watercourses, floodplains, wetlands or other environmentally sensitive areas on and within 200 feet of site.	X	
32.	Location of all wetlands and supporting documentation.	N/A	
33.	Location of 100-year floodplain based on current Flood Insurance Rate Map (FIRM).	N/A	
34.	Water-resource protection areas.	N/A	
35.	Existing right-of-way and/or easements on and within 200 feet of site.	X	
36.	Topographical features of the site from the USC&GS Map.	N/A	
37.	Existing and proposed contour intervals based on USC&GS data at 1-foot intervals; contours shall extend at least 200 feet beyond subject property.	N/A	
38.	Boundary limits, nature and extent of wooded areas, specimen trees, and other significant features.	N/A	
39.	Existing drainage system of site and of any larger tract or basin of which it is a part.	N/A	
40.	Drainage Area Map.	N/A	
41.	Drainage calculations.	N/A	
Improvements and Construction Information			
42.	Water supply and distribution plan.	N/A	
43.	Sewage collection and treatment plan.	N/A	
44.	Soil erosion and sediment control plan.	N/A	
45.	Grading plan.	N/A	
46.	Additional utility infrastructure plans, including gas, telephone, electric, cable TV.	N/A	
47.	Open space and recreation plan.	N/A	
48.	Detailed lighting plan.	N/A	
49.	Detailed landscaping plan.	N/A	
50.	Site identification signs, traffic control signs, and directional signs.	N/A	
51.	Sight triangles.	N/A	
52.	Vehicular and pedestrian circulation patterns.	N/A	
53.	Parking and loading plan showing spaces, size, type, aisle width, curb cuts, drives, driveways, and all ingress and egress areas and dimensions.	N/A	



Item #	Required Information [per §234-22A(7)]	In Compliance	Not in Compliance
54.	Spot and finished elevations at all property corners, corners of all structures or dwellings, existing or proposed first floor elevations.		N/A
55.	Construction details, such as cross sections and profiles, as required by applicable laws, regulations, and policies.		N/A
56.	Proposed street names.		N/A
57.	New blocks lettered consecutively; lots numbered in consecutive numerical order.		N/A
58.	Preliminary architectural plans and elevations.		N/A
59.	Other information required by Town of Bridgeville, Sussex County, or other departments and agencies involved in plan approval.		N/A

In Compliance

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

Majority of items identified on this Review Checklist are not applicable as application and plans submitted reflect land division to support an internal transaction by the Developer. All applicable items must be addressed as part of future subdivision plans for development.

- 1. Sheet No. 2 identifies the owner as Passwaters Parm, LLC (not “Farm”).
- 3. Recordation plans should be signed and sealed.
- 4. Recordation plans should have appropriate name, signature, license number, and seal.
- 8. Future subdivision plans should identify complete schedule of required and provided standards; per submittal email on Jan. 3, submitted plans are for internal transaction only and not for development activity.
- 21. Recordation plans should be signed by Owner.

Application Reviewed by: Lauren E. Good, AICP – WM Project Manager Date: January 12, 2022

QA/QC: Darren O’Neill – WM Contract Manager Date: January 12, 2022