

June 15, 2022

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

**RE: Heritage Shores — Phase 3B Revision
Tax ID No. 131-14.00-44.00
Final Development Plan Review**

Dear Ms. DeBussy:

At the Town's request, Wallace Montgomery (WM) has reviewed the Final Development Plan for the above-referenced project, consisting of the following components:

- Final Development Plan prepared by Rauch Inc., dated May 23, 2022
- Phase 3B Summary of Changes email from Dustin Rauch, dated June 1, 2022

GENERAL COMMENTS

The subject application is a revision to the Final Development Plan for Phase 3B of the Heritage Shores development. The Applicant is proposing to develop the subject phase into 172 single-family detached residential lots (Lot #s 522-557, 608-730, 747-758, 800-801, 834), associated roadway and other site improvements. The phase is zoned RPC Residential Planned Community.

COMPREHENSIVE LAND USE PLAN

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

PLANNING/TECHNICAL

The following are comments identified by plan sheet that should be addressed as appropriate.

1. Title Sheet

- General Note 12 states water and sewer to the site will be provided by the Town; please confirm whether this should reference Sussex County for the provision of sewer.

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
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