

June 15, 2022

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

**RE: Heritage Shores — Phase 4F
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 April 27, 2022
- Landscape Architectural Documents prepared by LD7 Studio, dated May 23, 2022
- Rauch Inc. Response to DBF comments on Phase 4F Initial Submission, dated April 26, 2022
- Sussex County Engineering review comments dated May 18, 2022
- DHSS Division of Public Health Approval to Construct dated March 7, 2022
- State Fire Marshal's Office Permit dated March 30, 2022
- DNREC comment email dated May 31, 2022
- Sussex Conservation District approval letter dated July 27, 2021
- Heritage Shores Circle Pump Station plans prepared by Rauch Inc., dated April 8, 2022

GENERAL COMMENTS

The subject application is the Final Development Plan for Phase 4F of the Heritage Shores development. The Applicant is proposing to develop the subject phase into 120 single-family detached residential lots (Lot #s 1041-1160), 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.

REGULATORY AGENCY APPROVALS

The Applicant is required to submit and obtain approvals from a number of regulatory agencies prior to the Town approving a Final Development Plan or issuing a Building Permit. Status of each approval is provided below.

Agency	Date	Status
Sussex Conservation District—Sediment & Stormwater Mgmt.	2021-07-27	Approved with Conditions
Sussex County Engineering—Sanitary Sewer	2022-05-18	Approved with Conditions
DHSS Division of Public Health—Water	2022-03-07	Approved with Conditions
State Fire Marshal's Office—Fire Protection	2022-03-30	Approved
DNREC	2022-05-31	Approved
DeIDOT—Entrance Plan	Unknown	Unknown



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

A handwritten signature in blue ink that reads "Lauren E. Good".

Lauren E. Good, AICP
Project Manager

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