

August 9, 2022

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

**RE: Bridgeville Town Center  
Tax ID No. 131-15.00-24.00, 131-15.00-24.01 & 131-15.00-24.02  
Preliminary Major Development Plan Review**

Dear Ms. DeBussy:

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

- Record Plans, prepared by Hillcrest Associates, dated July 15, 2022
- Sediment and Stormwater Plans, prepared by Hillcrest Associates, dated July 15, 2022
- Landscape Plans, prepared by Hillcrest Associates, dated July 15, 2022
- Grading and Drainage Plans, prepared by Hillcrest Associates, dated July 15, 2022
- Utility Plans, prepared by Hillcrest Associates, dated July 15, 2022
- Boring Logs, prepared by Hynes & Associates, dated May 27, 2021
- Subsurface Exploration and Geotechnical Report, prepared by Hynes & Associates, dated September 22, 2021

### **GENERAL COMMENTS**

The subject application is the Preliminary Major Development Plan for the Bridgeville Town Center development. The Applicant is proposing to develop the subject site into 342 residential apartments, 9 retail buildings, 100-room hotel, and 3,590SF convenience store/gas station with 16 pumps. These plans include associated roadway and other site improvements. The property is zoned C-1 and R-2 multi-family residential.

### **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 aforementioned project area 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 will need to be provided below as the project progresses.



| <b>Agency</b>  | <b>Date</b> | <b>Status</b> |
|--|-------------|---------------|
| Sussex Conservation District—Sediment & Stormwater Mgmt. |             |               |
| Sussex County Engineering—Sanitary Sewer                 |             |               |
| Town of Bridgeville – Water                              |             |               |
| State Fire Marshal’s Office—Fire Protection              |             |               |
| DelDOT—Entrance Plan at US 13 and SR 404                 |             |               |

At this point in time, Wallace Montgomery is deeming the application for review in compliance, pending the submission of the following information/documents (also noted on the Preliminary Design Plan Review Checklist) as they become available, and the project continues to move forward:

- 1) Locations and dimensions of existing and proposed streets. Road A is shown and labeled but all interconnects and crossing streets are not noted. Also, any proposed street names are needed.
- 2) Location of the 100-year Flood Plain based on FIRM
- 3) Development or staging plans
- 4) Required regulatory approvals
- 5) Drainage calculations (we recognize this will be completed in a later submittal)
- 6) Permanent stormwater management plan
- 7) Additional utility infrastructure plans, including gas, telephone, electric, cable TV.
- 8) Parking and loading plan showing spaces, size, type, aisle width, curb cuts, drives, driveways and all ingress and egress areas and dimensions
- 9) Traffic control signs and directional signs
- 10) Detailed lighting plans
- 11) Sign Triangles
- 12) Spot and finished elevations of property corners
- 13) Construction details
- 14) Lot numbers

We recognize that many of these items will be further completed as the project develops to final approval.

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 [doneill@wallacemontgomery.com](mailto:doneill@wallacemontgomery.com).

Sincerely,  
**WALLACE, MONTGOMERY & ASSOCIATES, LLP**

A handwritten signature in blue ink that reads "Darren O'Neill".

Darren O’Neill, PE, DBIA  
Vice President

cc: Nichole Davis, Wallace Montgomery, Planner  
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