

October 12, 2022

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

**RE: Heritage Shores Phase 4F RPC Amendment
Tax ID No. 131-14.00-44.00
Major Development Plan Review**

Dear Ms. DeBussy:

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

- Heritage Shores Phase 4F Revision FDP
- Phase 4 RPC Plan – Amendment from 2017 Plan
- 2017 Phase 4 RPC Plan (for reference)
- Updated Phasing Plan, dated September 30, 2022
- Phase 4F Revised Plats, dated October 3, 2022
- Email correspondence from Rauch, dated September 20, 2022

GENERAL COMMENTS

The subject application is the conversion of 18 previously approved single lots into 30 duplex lots. Changes included the revised grading required for the lots, as well as revised water and sewer laterals, as required for the increase in units. 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.

Agency	Date	Status
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) Development or staging plans
- 2) Required regulatory approvals
- 3) Drainage calculations (we recognize this will be completed in a later submittal)
- 4) Permanent stormwater management plan
- 5) Additional utility infrastructure plans, including gas, telephone, electric, cable TV.
- 6) Parking and loading plan showing spaces, size, type, aisle width, curb cuts, drives, driveways and all ingress and egress areas and dimensions
- 7) Traffic control signs and directional signs
- 8) Detailed lighting plans
- 9) Sign Triangles
- 10) Spot and finished elevations of property corners
- 11) Construction details
- 12) 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.

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
File