

November 9, 2022

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

**RE: Heritage Shores — Phase 5/Villas at Bridgeville
Tax ID No. 131-14.00-44.00
Final Development Plan & RPC Amendment 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 October 25, 2022
- Subdivision Plan prepared by Rauch Inc., dated July 2022
- Phase 5 RPC Plan prepared by Rauch Inc., dated November 1, 2022
- Phasing Plan prepared by Rauch Inc., dated September 20, 2022
- Landscape Architectural Documents prepared by LD7 Studio, dated November 2, 2022
- Conceptual Landscape Plan prepared by LD7 Studio, dated November 15, 2022
- Agency Review Letters

GENERAL COMMENTS

The subject application is the Final Development Plan and RPC Amendment for Phase 5 of the Heritage Shores/Villas at Bridgeville development. The Applicant is proposing to develop the 28.3-acre subject phase into 210 residential lots (Lot #s 1161-1370, reduced from previously presented 212 lots), associated roadway and other site improvements including an amenity area with pool, pool house, neighborhood park, playground, and parking. The residential lots consist of 20 two-unit duplex lots, 24 four-unit duplex lots, 28 four-unit townhouse lots, and 138 six-unit townhouse lots. The phase is intended to be developed in two phases. The phase is zoned RPC Residential Planned Community.

We have not provided detailed utility or right-of-way review as this will be completed by the Town's engineering consultant.

We have reviewed this submission against the requirements identified in the Final Development Plan Review Checklist. **This submission is not in compliance with the Final Development Plan Review Checklist due to the missing information as stated in the "Not in Compliance" column and any additional information noted on the form (see attachment). These include some missing signatures/seals as well as preliminary architectural plans and elevations.**

The application has not met several plan requirements or there are outstanding questions that the Applicant should address. We *reserve the right to provide additional comments once all requirements have been met and submitted for review*. Comments identified in **red text** should be addressed as appropriate.

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 several 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
DNREC—Wastewater Construction Permit (WPCC 3046/22)	6/22/2022	Issued
DelDOT—Subdivision Construction/Entrance	10/26/2022	Approved with Conditions
DelDOT—Recordation	7/28/2022	No Objection
DHSS—Water Connection (#21W121)	8/30/2021	Approved*
State Fire Marshal (2021-04-208085-MJS-02)	1/26/2022	Approved
Sussex Conservation District—Sediment & Stormwater	4/29/2022	Approved
Sussex County—Sanitary Sewer District	5/18/2022	Approved

***The DHSS approval letter (Approval #21W121) contains a condition (#1) that the approval is void if construction has not been started by August 30, 2022. Has the approval been amended/extended due to this condition?**

PLANNING/TECHNICAL

1. Relevant Definitions

§234-15.1 provides the following relevant definitions:

- Dwelling, Townhouse: A single-family dwelling in a row of at least three such units in which each unit has its own front and rear access to the outside, no unit is located over another unit, and each unit is separated from any other unit by one or more vertical common fire-resistant walls.
- Dwelling, Two-Family: A building on a tract containing two dwelling units (often referred to as a duplex, twin, or semidetached), arranged either: 1) side by side, where each unit is totally separated from the other by an unpierced wall extending from ground to roof; or 2) one on top of the other, where each unit is separated from the other by an unpierced ceiling and floor extending from exterior wall to exterior wall, except for a common stairwell exterior to both dwelling units.

2. Permitted Uses

Article VIII—RPC Zoning District allows the proposed use under Dwelling (Two-Family); Dwelling (Townhouse); Park, Playground, Recreation Area, or Recreational Building (noncommercial).

3. Property Development Standards

§234-37 identifies the following applicable Property Development Standards:

<i>STANDARD</i>	<i>REQUIRED</i>	<i>PROPOSED</i>
Min. Lot/Tract Area:	10 ac.	20.76 ac. ¹
Min. Density:	4.0 DU/ac.	7.42 DU/ac.

¹ Proposed tract area excludes area of dedicated streets and alleys per §234-37A. Overall Phase 5 area is 28.337 ac.



Lot Area per Dwelling 5,000 sq.ft. Unit:		1,650 sq.ft – 3,231 sq.ft.*
Lot Width:	50 ft.	22 ft. – 44.72 ft.*
Min. Recreational Acreage:	1.0 ac.	1.693 ac.
Min. Open Space Area:	1/3 dev. area	8.681 ac.

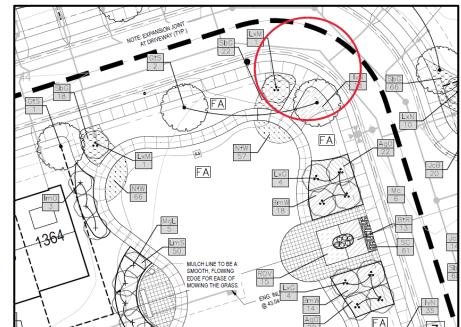
***Per §234-37F, the Town Commissioners may adjust property development standards applicable to residential planned communities for phased development, as a part of RPC Final Development Plan approval for such phase.**

4. Easements

All lots have easements along their perimeter except where residential units are intended to have common walls. Easements are also provided to meet public utility and stormwater management requirements.

5. Sidewalks

5 ft. typical sidewalks are proposed along the frontage of all residential lots, through identified open space and recreation areas, and connecting to the existing sidewalk network along S. Cannon St. and along S. Main St. Appropriate ADA-compliant curb ramps are provided in appropriate crossing areas.



Should an ADA-compliant curb ramp be provided along ROW Curve 9:

6. Utilities

a. Water

Water lines are comprised of 8- and 12-inch PVC pipes that connect each lot and applicable amenity to the water system.

Fire hydrants are appropriately spaced throughout the development. The State Fire Marshal's Office reviewed the plans and issued a permit on January 26, 2022.

Detailed review of the water system will be completed by the Town's Engineering Consultant.

b. Sanitary Sewer

Sanitary sewer lines are provided within street rights-of-way with laterals for each lot and applicable amenity. A stub will be capped in the open space north of Lot 1266, providing for a future connection.

Final Development Plan Title Sheet General Note 12 specifies that sewer to the site will be provided by the Town of Bridgeville. The Western Sussex Area of the Sussex County Unified Sewer District was established, and connection is provided by Sussex County.

Detailed review of the sanitary sewer system was completed by Sussex County.

c. Stormwater



The stormwater management system is reviewed and approved by the Sussex Conservation District, which approved plans on April 29, 2022.

d. Lighting

Lighting is provided within street rights-of-way and is appropriately spaced throughout the development. Lights are 12-ft. black Delmarva Granville LED Streetlights.

e. Other Utilities

Plans do not show potential gas, electricity, telephone, fiber optic, or cable television locations.



7. Sensitive Areas

a. Wetlands

There are no wetland areas within the subject site.

b. Sourcewater Protection

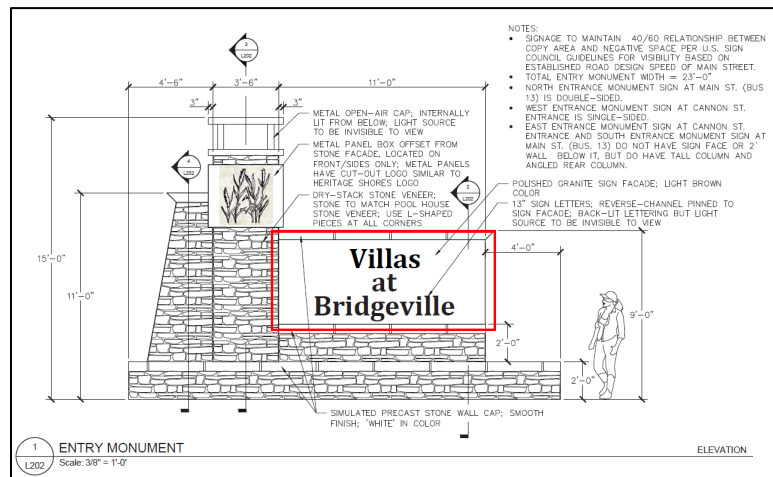
There are no sourcewater protection areas within the subject site.

c. Floodplain

There are no floodplains within the subject site.

8. Signage

Entrance monument/ground signs are proposed on east and west sides of S. Cannon St. and north and south sides of Nanticoke Way. **The maximum area of an entrance sign is 40 sq. ft. Per §234-77B(1), sign area is the entire portion of the sign that can be enclosed within a single rectangle including the extreme limits of the letters, figures, design, and illumination, together with any material or color forming an integral part of the background of the display or used to differentiate the sign from the backdrop or structure against which it is placed. While the entry monument detail is missing the vertical dimension of the "sign area," it appears to measure 11' x 4.5' (49.5 sq. ft.). This area should be reduced in size to meet the maximum area of entrance signs as identified in §234 Attachment 1—Requirements for Signs in Residential Zones.**



Signage will also require approval of the Town’s Zoning Certification, Building Permit & Occupancy Permit Application Form 2.

9. Parking & Loading

Per §234-87B, multi-family dwellings and townhouses require 3 off-street parking spaces per unit and single-family dwellings require 2 off-street parking spaces per unit.

Confirm that the required number of spaces for each residential unit is met.

The amenity area includes 28 vertical parking spaces within a parking lot (including 1 van-accessible and 1 handicap-accessible space). There are also 17 parallel parking spaces adjacent to the amenity area along River Run Dr. and Branch Run Rd. These all appear to meet the required parking space dimensions; however, since specific measurements are not provided, this should be confirmed.

10. Recreation & Open Space

The proposed recreation and open space meets the requirements for an RPC Zone.





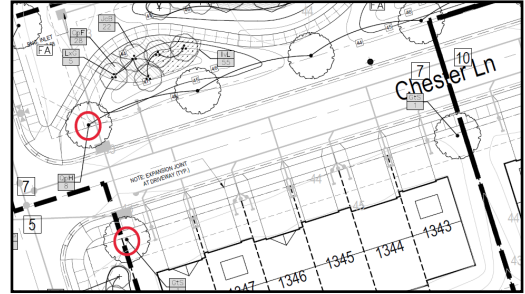
11. Landscaping & Screening

- a. The amenity area appears to show a fence outside the swimming pool and playground. Per §234-51B, fences have a height limitation of 6.5 ft.

The Planning & Zoning Commission, per §234-51C, can allow fences higher than 6.5 ft. if the Commission finds that exceeding the height limitations is necessary due to the type of use, safety concerns, or the protection of adjacent properties.

- b. §234-52 requires that nothing be built, placed, planted, or allowed to grow higher than 2.5 ft. within the 20 ft. sight triangle.

Two shade trees anticipated to grow to be 10-12 ft. in height are shown within the sight triangles at the intersection of Chester Ln. and Broad Run Rd. These trees should be moved outside of the sight triangle.



12. Other

Based on the above and *Town Code* requirements, if the Planning and Zoning Commission agrees, we recommend approval with conditions outlined in this letter.

Once again, we reserve the right to provide additional comments once the application requirements or approval conditions have been met and all required information has been provided to the Town.

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
Nicky (Davis) Wiley, Wallace Montgomery Planner
File

LEG

M:\PROJ\221033.0001\Planning\Analysis\Heritage Shores\Phase 5\2022-11-15 Final Dev Plan & RPC Amend\HS Phase 5_WM Plan Review.docx