



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

bdebussy@townofbridgevillede.us

Re: Heritage Shores Phase 7 RPC Concept Plan Application

Dear Ms. DeBussy

I have enclosed an application and all required information for the review of the Heritage Shores, Phase 7 RPC Concept Plan by the Bridgeville Planning Commission. I am submitting this application on behalf of the owners, Passwaters Farm, LLC as their authorized representative. Please consider this our written request for the establishment of an RPC District.

Project Narrative

Current and proposed ownership of all land within the development.

The undeveloped lands of the Heritage Shores RPC are owned by Passwaters Farm, LLC, 3201 Jermantown Road, Suite 150, Fairfax, VA. These lands include the land identified in this application as Phase 7 of the Heritage Shores RPC. The developer of Phase 7 is Passwaters Farm, LLC at the same address.

Overall objectives of the proposed RPC and how it corresponds to and complies with the goals and objectives of the Comprehensive Plan and Chapter 234.

Phase 7 of the Heritage Shores RPC will be developed as an age-restricted section of the Heritage Shores RPC planned development. The proposed site plan for this phase is consistent with the Heritage Shores RPC Preliminary Plan approved on July 14, 2003. This phase will include a combination of 87 detached single-family homes and attached duplexes. The density and types of housing are consistent with the Town Comprehensive Plan. The residents will have access to the Heritage Shores HOA private amenities. The 87 homes included in proposed site plan will be included as part of the maximum allowable density approved for the Heritage Shores RPC.

Site Development Information:

- **Total acreage.**

The total acreage of Phase 7 is 15.9 Acres

- **Description of proposed land uses, including residential, commercial, institutional, recreational, open space, and pedestrian and traffic circulation.**

This phase of the Heritage Shores RPC will include a combination of 87 detached single-family homes and attached duplexes. Homes in this phase are expected to be available as rentals or purchase. Rentals will be controlled by a single entity and managed by a professional management company. The site development plan includes common green areas and sidewalks. A DeIDOT entrance permit will not be required, as this section will connect at the roundabout on Heritage Shores Circle.

- **Approximate number of dwelling units, densities of residential areas, and anticipated population.**

This phase of the Heritage Shores RPC will include a combination of 87 detached single-family homes and attached duplexes. The density of this phase is 5.5 units per acre. The density of individual phases does not however, change the overall fixed density of the approved Heritage Shores Preliminary RPC Plan. The total population of this phase will be dependent on the market demands but it is currently expected to consist of singles, couples, and small families. Using an average density of 2.5 people per unit, the population could be expected to be approximately 218 people.

- **Acreage allocated to each proposed use.**

Total Residential Area – 15.9 Acres

Road, Sidewalk and Buffer ROW – 2.7 Acres

Duplex & Detached Lots – 9.4 Acres

Community Open Space – 3.8 Acres

- **Method of providing sewer service, water service, and other utility services, including but not limited to telephone, gas, and electric services.**

Phase 7 will be served by Town of Bridgeville water and Sussex County sewer. Electric is provided by Delmarva Power, gas will be available from Chesapeake Utilities, and telephone by Verizon.

- **Method of providing storm drainage.**

Heritage Shores RPC has an approved SWM Master Plan that incorporates the network of golf course and community ponds in an innovative zero-grade storm drainage system. Phase 7 stormwater will be managed with SCD approved management practices and incorporated into the master stormwater system. Managed stormwater from Phase 7 will ultimately discharge to an existing outfall at Turkey Branch. Stormwater will be collected within the community with conventional storm drain systems.

- **Method of and responsibility for maintenance of open areas, private streets, recreational amenities, and parking areas.**

Phase 7 will be a part of the current Heritage Shores Homeowners Association. The Heritage Shores HOA will be responsible for all maintenance and lawn care for the community.

- **School availability.**

Phase 7 will be an age restricted community. An analysis of the potential increase in students and the impact on the school system is not applicable for this phase.

- **Method for evaluating and minimizing impacts to environmentally sensitive areas, as identified by current federal, state, and local inventories.**

The proposed development plan for Phase 7 has been developed taking into consideration all identified sensitive areas and avoidance where possible. Non-tidal wetlands, endangered species, historic sites, and flood plains have been researched and confirmed not to be a problem for the proposed plan.

- **General description of the architectural and landscape elements on the perimeter of the planned development.**

Examples of the proposed architecture are included as exhibits to this application.



Applicant Name: _____

Contact Person: _____

Project Title/Name: _____

Item #	Required Information [per §234-38]	In Compliance	Not in Compliance
Petition			
1.	Written request for the establishment of an RPC District signed by owners and contract purchasers of the property for which the RPC District is being sought.		
Narrative			
<i>Written statements providing the following information:</i>			
2.	Current and proposed ownership of all land within the development.		
3.	Overall objectives of the proposed RPC and how it corresponds to and complies with the goals and objectives of the Comprehensive Plan and Chapter 234.		
<i>Site Development Information:</i>			
4.	Total acreage.		
5.	Description of proposed land uses, including residential, commercial, institutional, recreational, open space, and pedestrian and traffic circulation.		
6.	Approximate number of dwelling units, densities of residential areas, and anticipated population.		
7.	Acreage allocated to each proposed use.		
8.	Method of providing sewer service, water service, and other utility services, including but not limited to telephone, gas, and electric services.		
9.	Method of providing storm drainage.		
10.	Method of and responsibility for maintenance of open areas, private streets, recreational amenities, and parking areas.		
11.	School availability.		
12.	Method for evaluating and minimizing impacts to environmentally sensitive areas, as identified by current federal, state, and local inventories.		
13.	General description of the architectural and landscape elements on the perimeter of the planned development.		
<i>Development Phases</i>			
14.	Development phases with emphasis on the area, density, uses, and public facilities to be developed during each phase.		
15.	Approximate date for beginning construction and the duration of construction for each phase.		
16.	Mixes of land uses to be built in each phase.		
Concept Plan			
A graphical representation, prepared at a scale depicting the entire plan concept on a single sheet of paper that is no smaller than 24 by 36 inches and no larger than 36 by 48 inches.			
<i>Site Data</i>			
17.	Boundary lines and dimensions of the site.		
18.	General locations and purposes of existing and proposed easements.		
19.	Major external access points.		
20.	General pattern of pedestrian and vehicular circulation.		
21.	Proposed land use patterns illustrating approximate areas and distribution of uses.		



Item #	Required Information [per §234-38]	In Compliance	Not in Compliance
22.	Mapping data including the proposed name for the development, engineer, planner, surveyor name as applicable, north arrow, scale, preparation date.		
<i>Environmental Data</i>			
23.	Topography: Topographic map, if possible at minimum one-foot contour intervals.		
24.	Floodplain Map: Information, using the most current source acceptable to the Town Commissioners, indicating the location and extent of the regulatory floodplain.		
25.	Soils: Information from the most current U.S. Department of Agriculture indicating location and types of soils. If such information is not available, soil borings.		
26.	Wetlands: Approximate locations and extent of existing vegetation and wetlands as identified by current federal, state, and local inventories.		
<i>Staging</i>			
27.	Proposed development phases.		

In Compliance

Not in Compliance due to missing information as stated in the Not in Compliance column above and any additional information noted below:

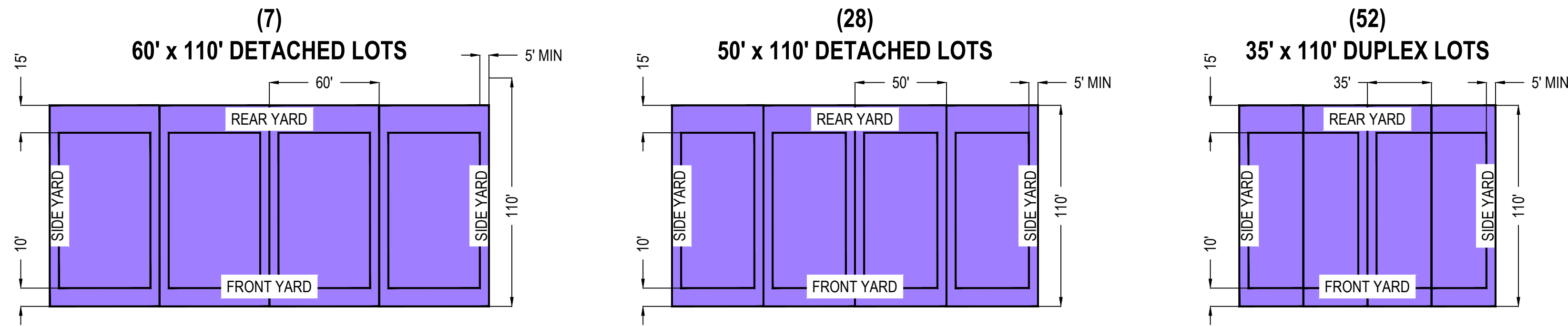
Application Reviewed by: _____ Date: _____

QA/QC: _____ Date: _____

TYPICAL LOT

- REAR YARD
15 FEET MIN
- FRONT YARD
10 FEET
- SIDE YARD
5 FEET MIN

(87) TOTAL LOTS - TYPICAL LAYOUT



Developer
 Passwaters Farm, LLC
 3201 Jermantown Rd
 Suite 150
 Fairfax, VA 22030

Engineer & Surveyor
 RAUCH inc.
 106 North Harrison St
 Easton, MD 21601

Landscape Architect
 LD7 Studio
 4041 University Dr
 Suite 202
 Fairfax, VA 22030

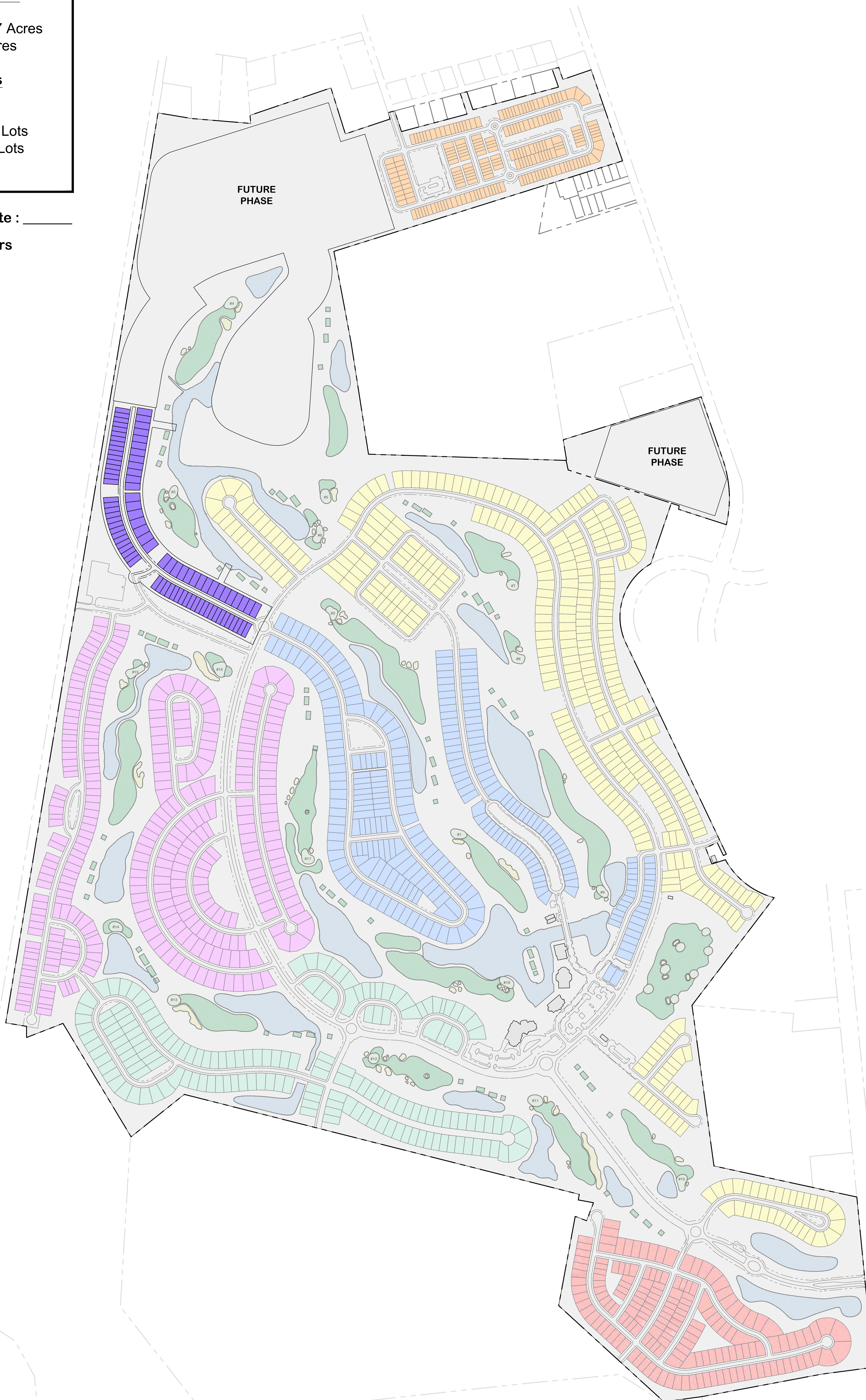
Total Residential Area - 15.9 Acres
 Residential Lots - 9.4 Acres
 Road, Sidewalk and Buffer ROW - 2.7 Acres
 Community Open Space - 3.8 Acres

Residential Density - 87 Units
 5.5 Units per Residential Acre
 35' - Duplexes - (52) Lots
 50' - Single Family Detached - (28) Lots
 60' - Single Family Detached - (7) Lots

PLAN LEGEND

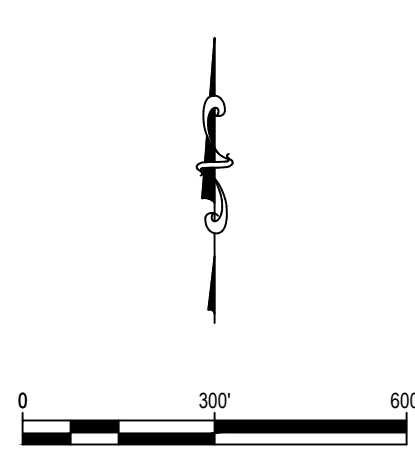
- PHASE 1
- PHASE 2
- PHASE 3
- PHASE 4
- PHASE 5
- PHASE 6
- PHASE 7

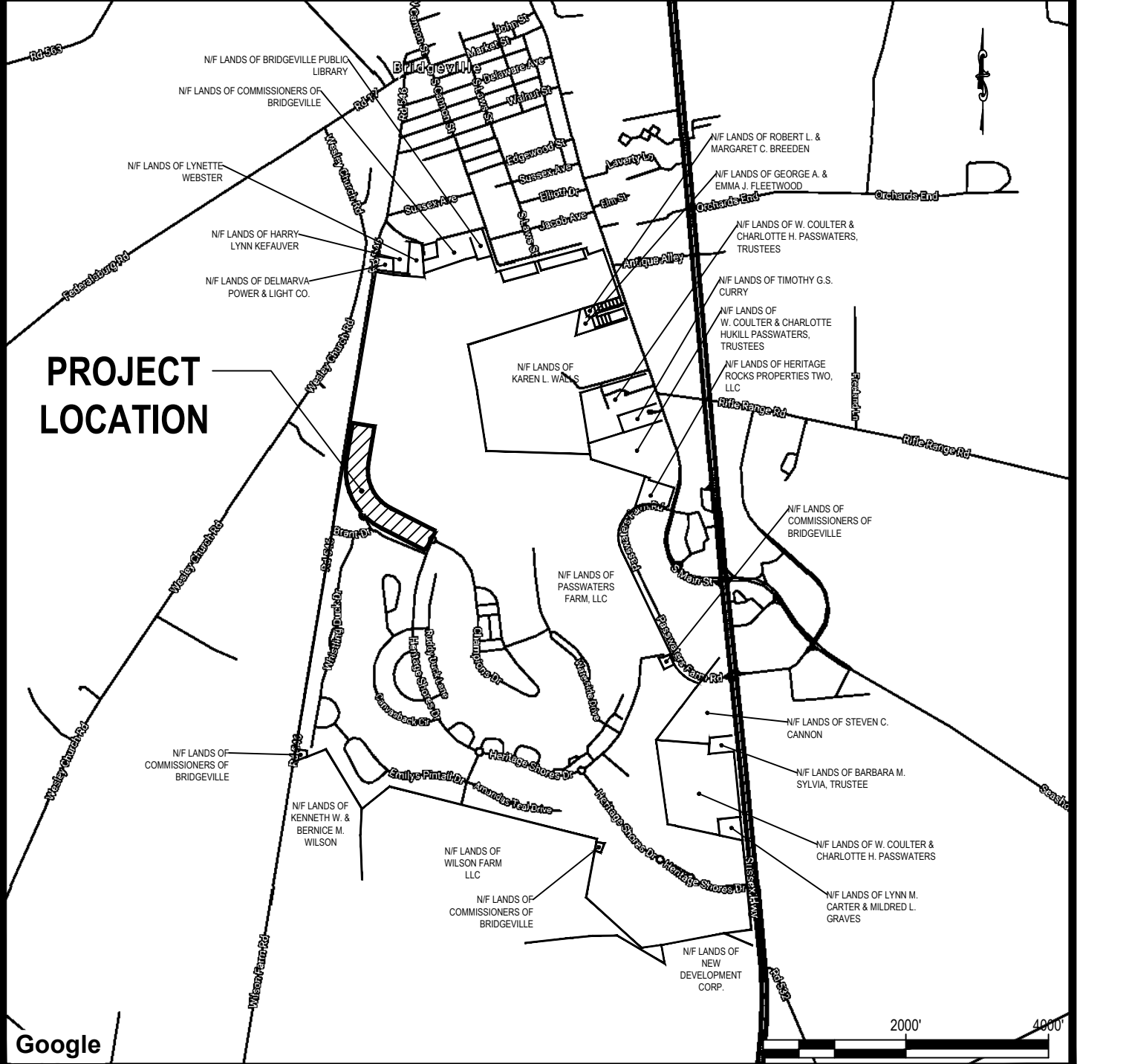
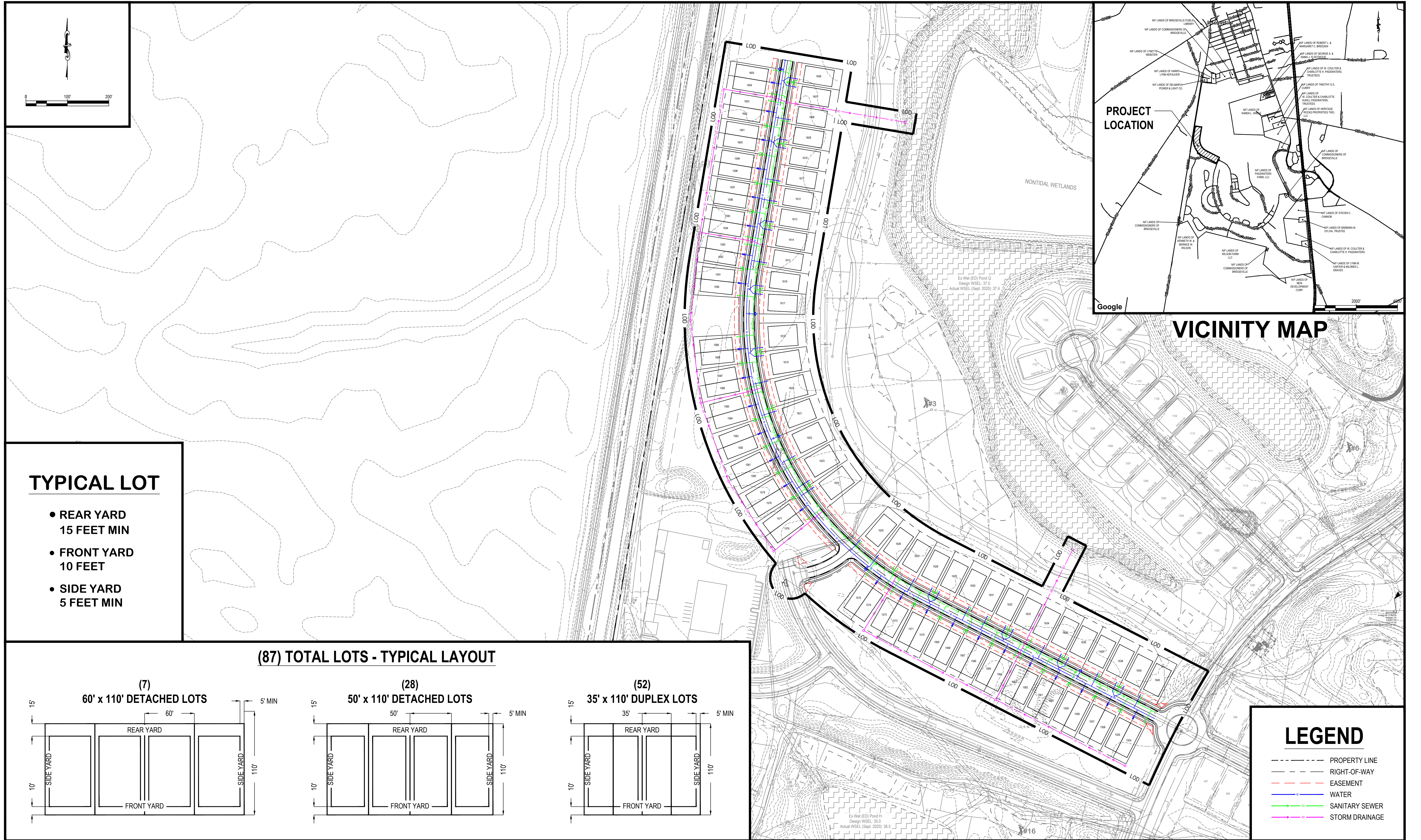
Approved By: _____ Date : _____
 President, Town Commissioners
 Town of Bridgeville



Heritage Shores Phase 7 RPC

Date: 02/24/2023



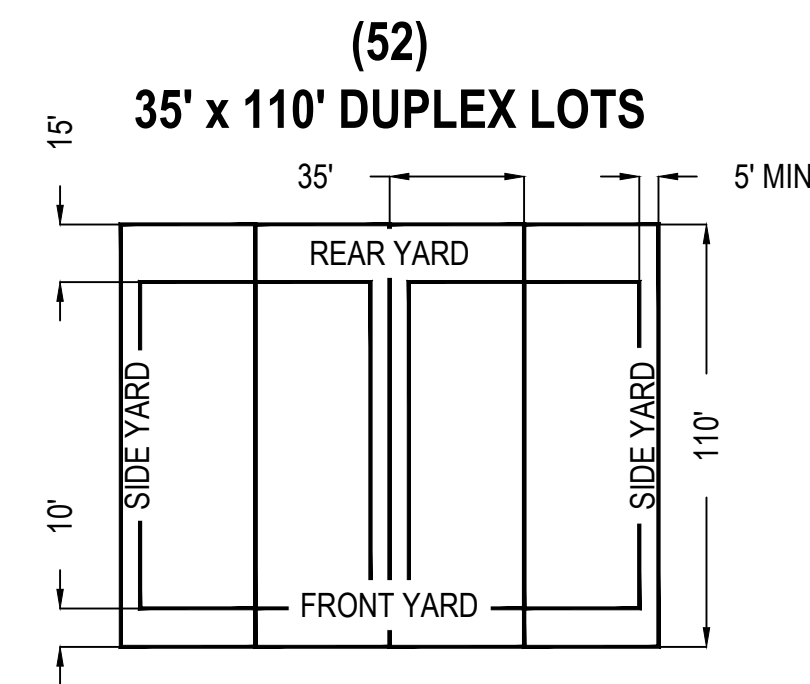
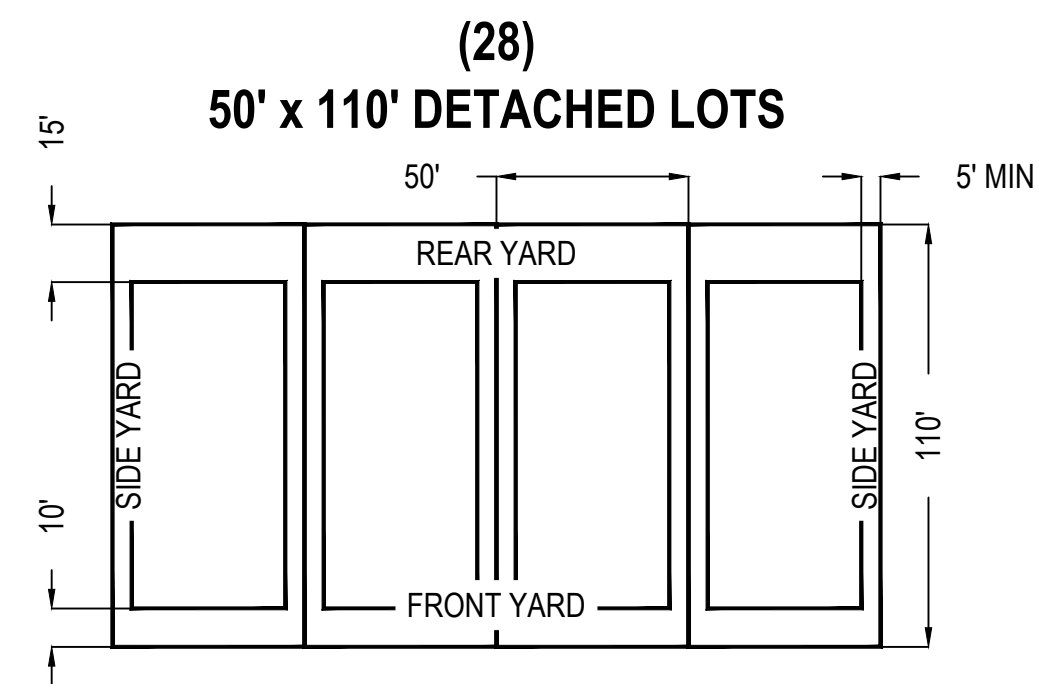
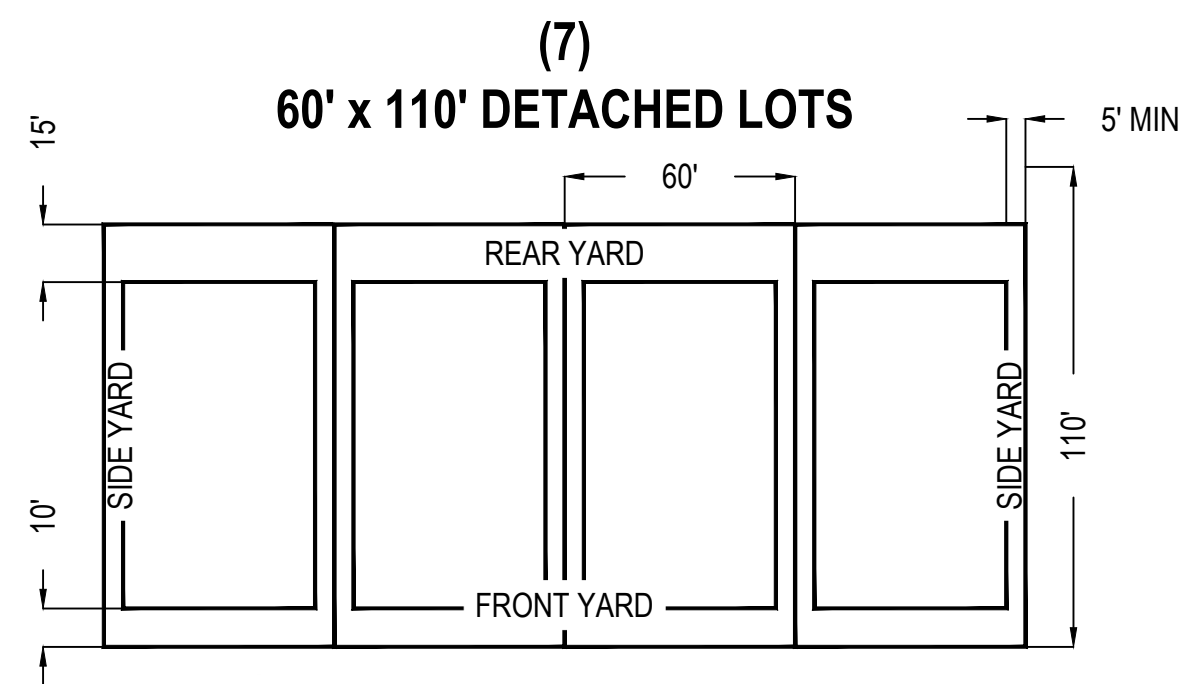


VICINITY MAP

TYPICAL LOT

- REAR YARD
15 FEET MIN
- FRONT YARD
10 FEET
- SIDE YARD
5 FEET MIN

(87) TOTAL LOTS - TYPICAL LAYOUT



LEGEND

- PROPERTY LINE
- - - RIGHT-OF-WAY
- - - EASEMENT
- WATER
- SANITARY SEWER
- STORM DRAINAGE

Total Residential Area - 15.9 Acres
Residential Lots - 9.4 Acres
Road, Sidewalk and Buffer ROW - 2.7 Acres
Community Open Space - 3.8 Acres

Residential Density - 87 Units
5.5 Units per Residential Acre
35' - Duplexes - (52) Lots
50' - Single Family Detached - (28) Lots
60' - Single Family Detached - (7) Lots

Developer
Passwaters Farm, LLC
3201 Jermantown Rd
Suite 150
Fairfax, VA 22030

Engineer & Surveyor
RAUCH inc.
106 North Harrison St
Easton, MD 21601

Landscape Architect
LD7 Studio
4041 University Dr
Suite 202
Fairfax, VA 22030



Professional Certification
I hereby certify that these documents were prepared and approved by me, and that I am a duly licensed professional engineer under the laws of the State of Delaware.
License No. 8359
Expiration Date: June 30, 2024



Revisions

No.	Description	Date

Heritage Shores - Phase 7

Bridgeville, Delaware	02/24/23
First Election District - Sussex County	Scale: 1" = 100'
Concept Plan	Site Plan



LEGEND

- 1 NEW ROAD CONNECTS TO EX. ROUNDABOUT AT HERITAGE SHORES CIRCLE
- 2 PROPOSED CONNECTION TO WOOD DUCK DRIVE
- 3 PROPOSED LANDSCAPE BUFFER ALONG WOOD DUCK DRIVE
- 4 LANDSCAPE BUFFER SOFTENS EXISTING MAINTENANCE FACILITY
- 5 PROPOSED GOLF COURSE MAINTENANCE ACCESS PATH
- 6 LANDSCAPE BUFFER SEPARATES HOMES FROM WILSON FARM ROAD
- 7 DOG WALK PARK ALSO CONNECTS TO TRAIL ALONG WILSON FARM RD.

PLAN VIEW

1" = 100'-0"



2023.03.06

NOTE: HOUSES ON LOTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. DEVELOPER RESERVES THE RIGHT TO CHANGE HOUSE TYPES BETWEEN SAME-SIZED LOTS.

THIS DOCUMENT IS FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT REFLECT ACTUAL QUANTITIES, DIMENSIONS, MATERIALS, OR CONDITIONS.

**PASSWATERS
FARM LLC**

HERITAGE SHORES

PHASE 7

Conceptual Landscape Plan



Landscape Architecture + Planning
4041 University Drive, Suite 202 | Fairfax, VA 22030 | 703.448.3717 | www.LD7studio.com



ELEVATION #4

ELEVATION #3

FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION

DUPLIX COMBO #3

PROJECT NUMBER:

DATE DESCRIPTION

DATE	DESCRIPTION



ELEVATION #4

ELEVATION #2

FRONT ELEVATION



SIDE ELEVATION



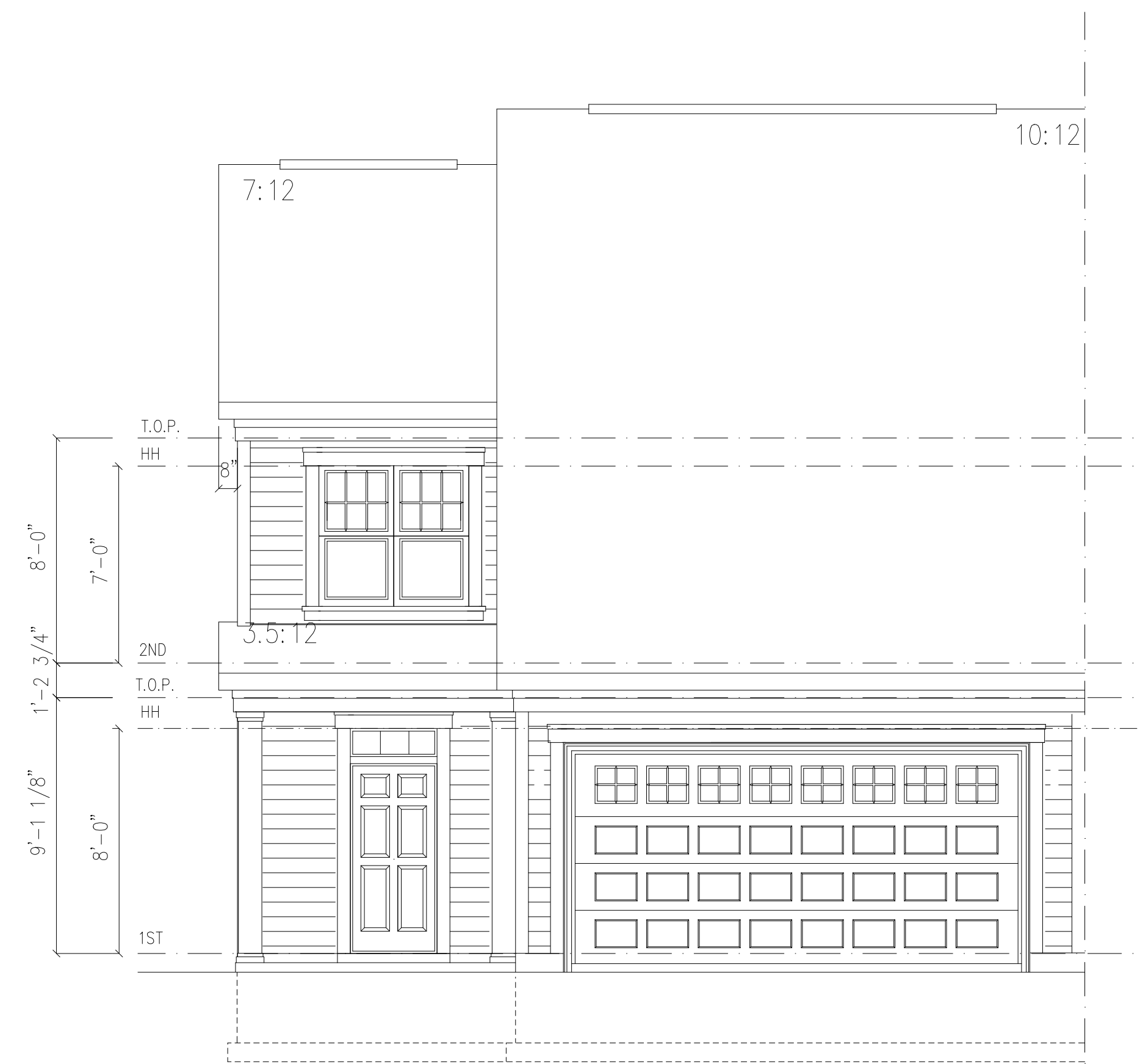
SIDE ELEVATION

DUPLIX COMBO #1

PROJECT NUMBER:	
DATE	DESCRIPTION



FRONT ELEVATION #2
1/4"=1'-0"



FRONT ELEVATION #1
1/4"=1'-0"



FRONT ELEVATION #4
1/4"=1'-0"



FRONT ELEVATION #3
1/4"=1'-0"

Devereaux & Associates, PC
ARCHITECTS & PLANNERS

1477 Chain Bridge Road, Suite 200
McLean, Virginia 22101
703.893.0102

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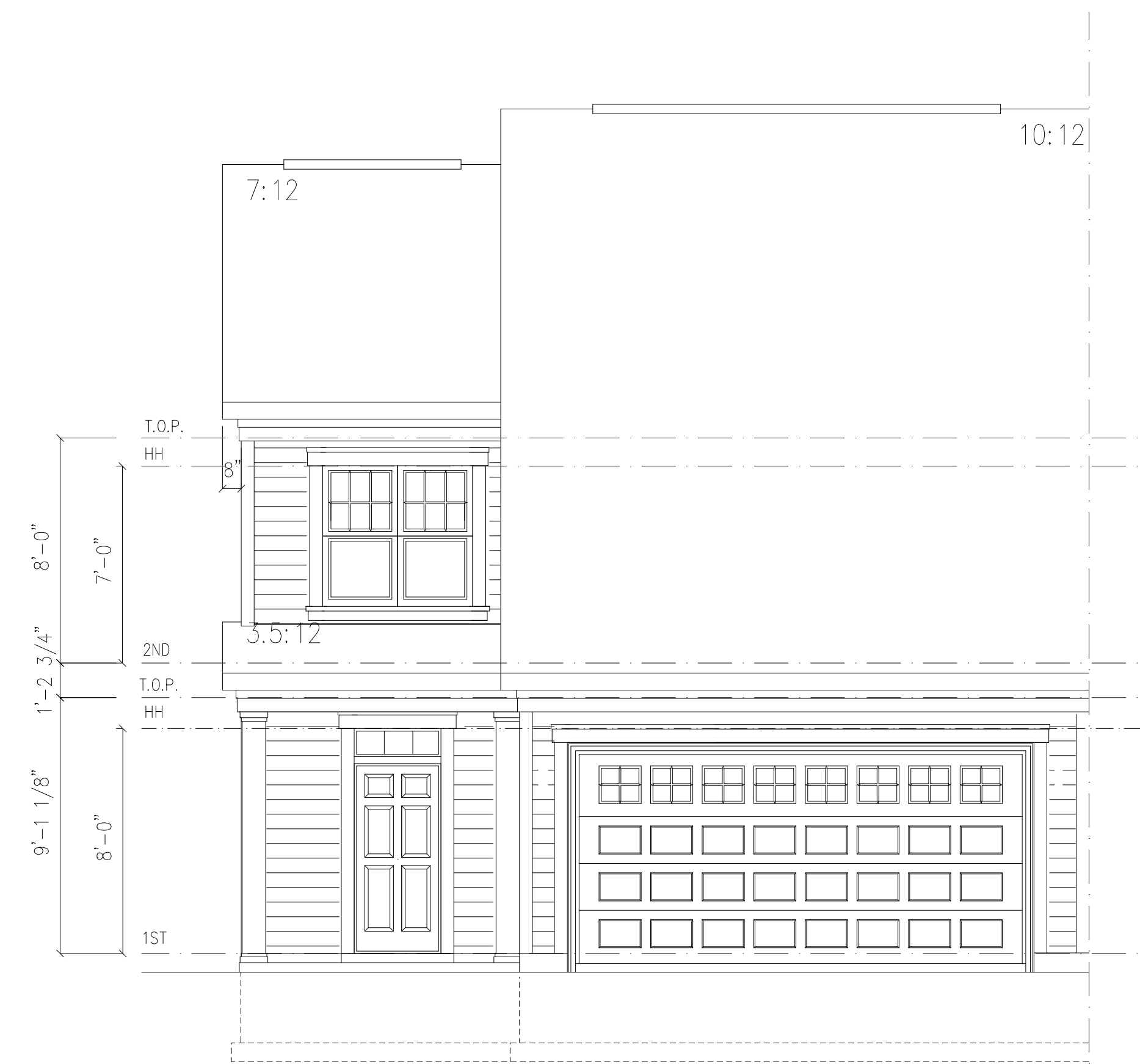
PROJECT NUMBER:	
DATE	DESCRIPTION
02.10.21	

ELEVATIONS - A UNIT

A4.0



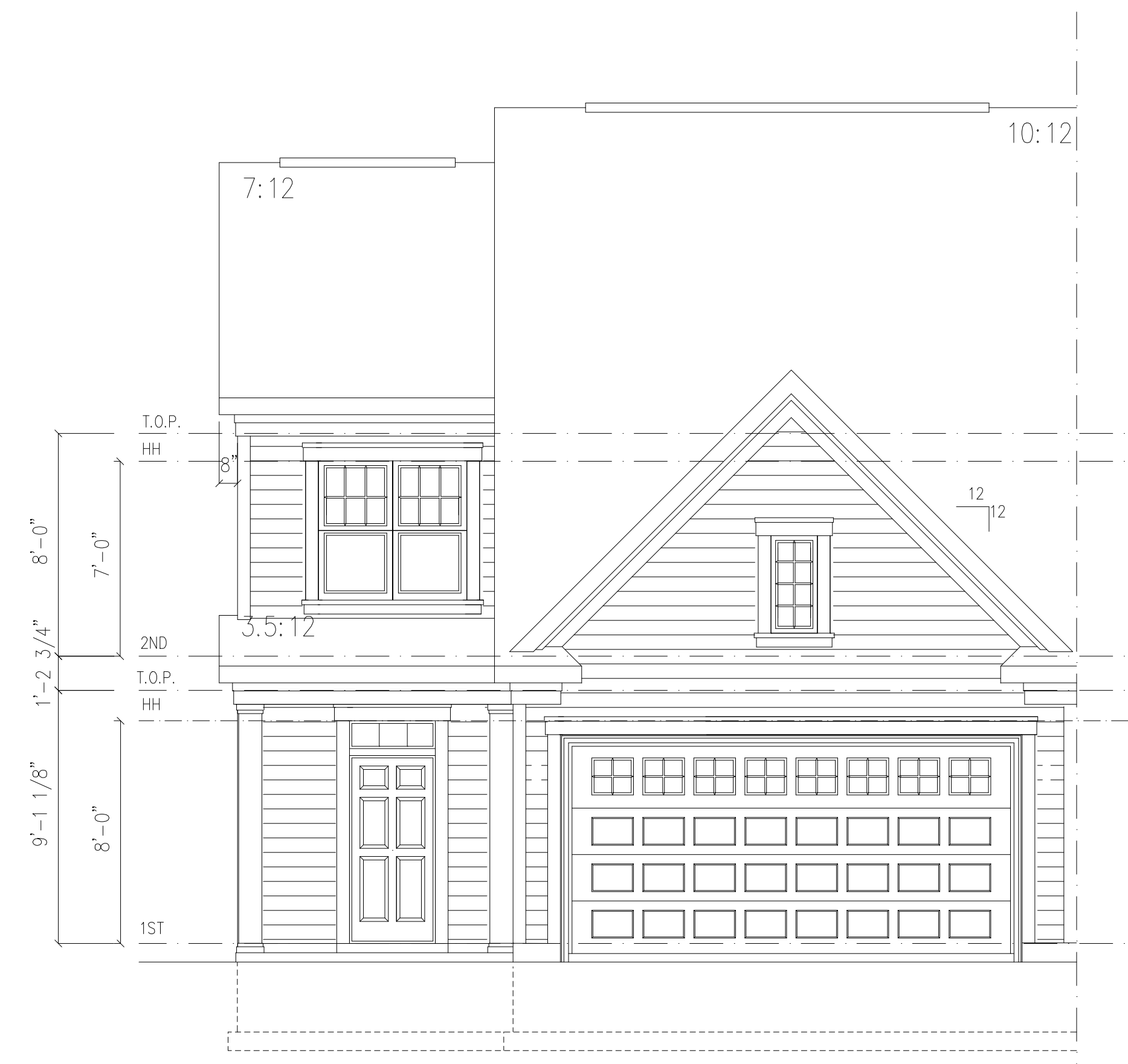
FRONT ELEVATION #2
1/4"=1'-0"



FRONT ELEVATION #1
1/4"=1'-0"



FRONT ELEVATION #4
1/4"=1'-0"



FRONT ELEVATION #3
1/4"=1'-0"

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DATE	DESCRIPTION
02.10.21	

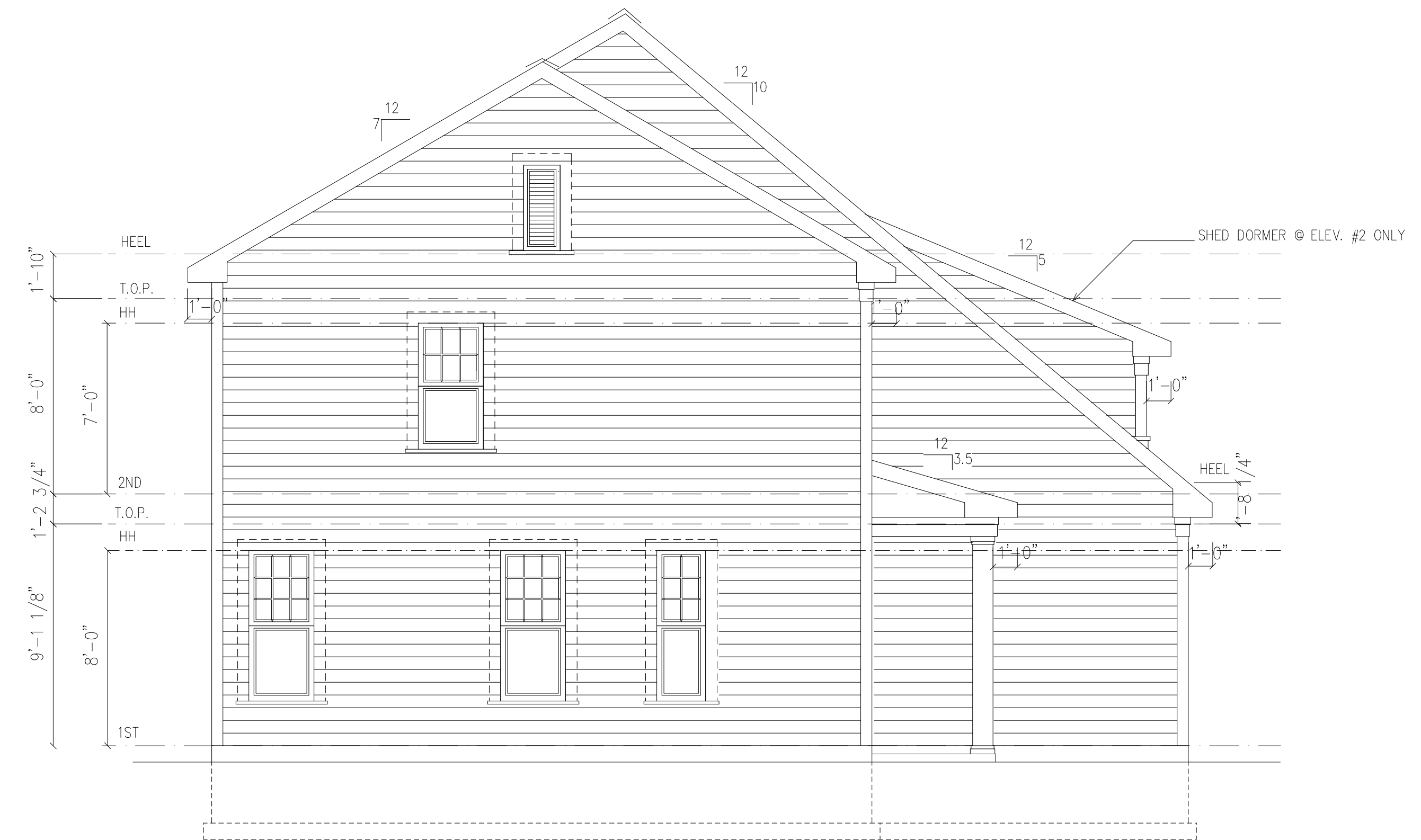
ELEVATIONS - B UNIT

A4.0



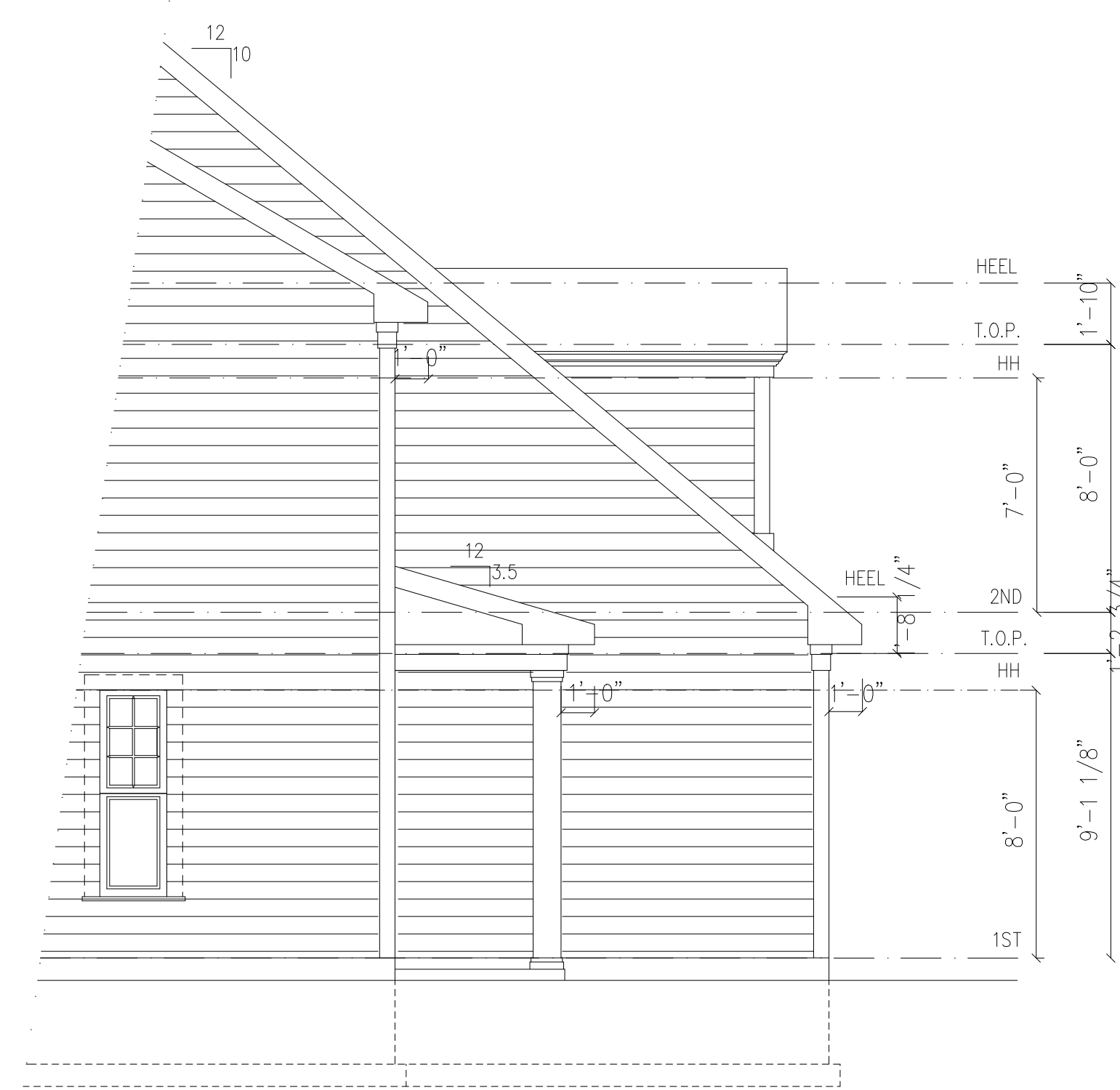
REAR ELEVATION (ALL)

1/4"=1'-0"



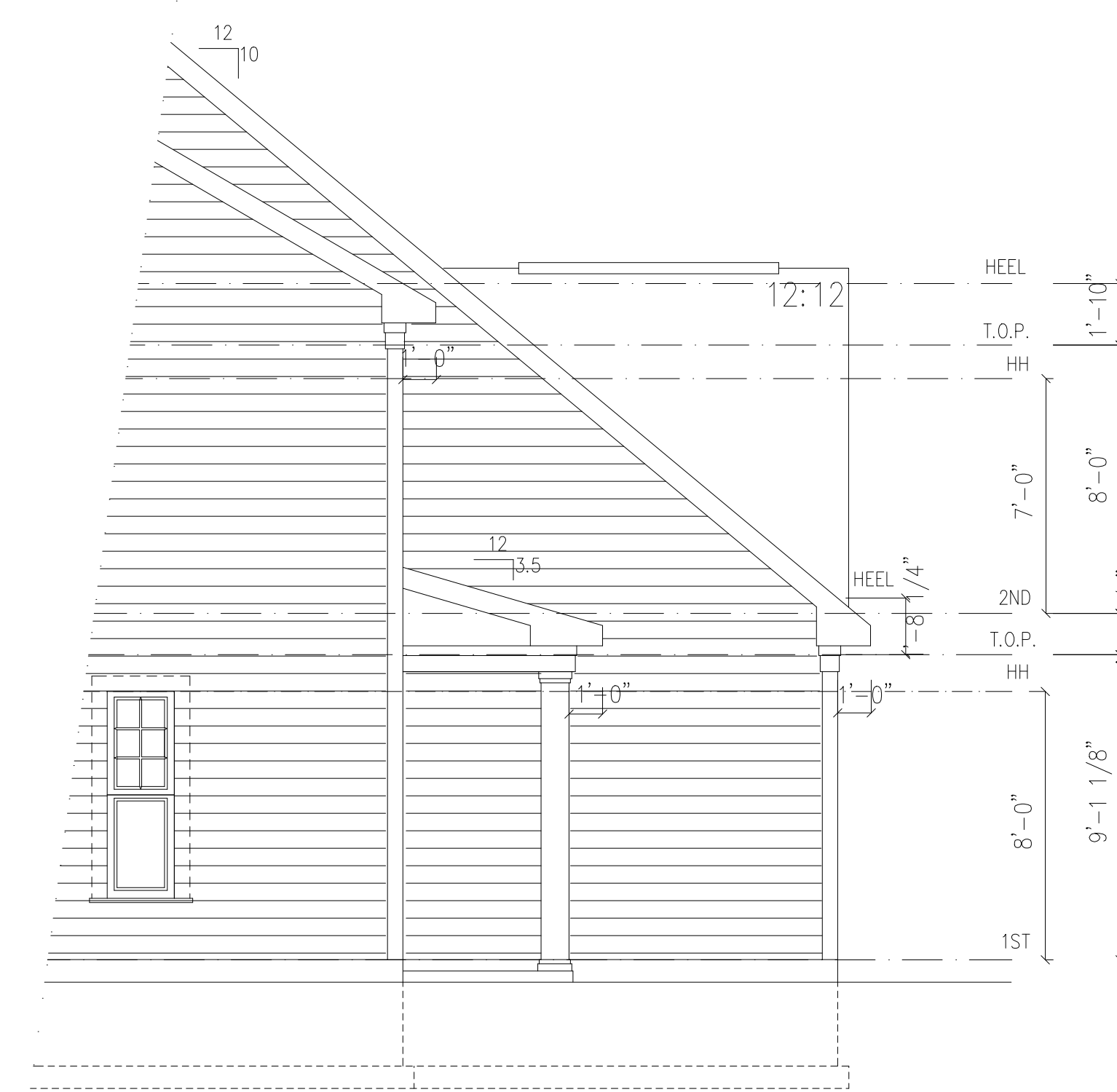
SIDE ELEVATION #1 & #2

1/4"=1'-0"



SIDE ELEVATION #4

1/4"=1'-0"



SIDE ELEVATION #3

1/4"=1'-0"

Devereaux & Associates, PC
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PROJECT NUMBER:	
DATE	DESCRIPTION
02.10.21	

ELEVATIONS - B UNIT

A4.1

