

October 12, 2023

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

**RE: Heritage Shores — Phase 7A  
Tax ID No. 131-14.00-44.00  
Final Development Plan**

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 August 30, 2023
- Preliminary Sediment & Stormwater Mgmt. Plan prepared by Rauch Inc., dated Sept. 18, 2023
- Landscape Architectural Documents prepared by LD7 Studio, updated September 26, 2023
- Agency Review Letters

#### **GENERAL COMMENTS**

The subject application is the Final Development Plan for Phase 7A of the Heritage Shores development. The Applicant is proposing to develop the 7.58-acre subject phase into 38 residential lots: 16 single-family detached lots (Lots 1576-1591) and 22 single-family attached/duplex lots (Lots 1554-1575), as well as associated roadway and utility improvements. Phase 7A will connect to Heritage Shores Phase 2 via intersection of Osprey Lane (proposed) and Wood Duck Drive and to Heritage Shores Phase 3 as a leg of the roundabout at the intersection of Compass Drive (proposed) and Heritage Shores Circle.. 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 in compliance with the Final Development Plan Review Checklist. In addition, all information identified in the *Town Code* for an RPC Final Development Plan has been included in the submission.**

#### **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 on the following page.



<b>Agency</b>	<b>Date</b>	<b>Status</b>
DNREC—Wastewater Construction Permit (WPCC 3066-23)	9/7/2023	Approved
DHSS—Water Connection (#23W86)	6/14/2023	Approved
State Fire Marshal (2023-04-214311-MJS-01))	6/30/2023	Approved
Sussex Conservation District—Sediment & Stormwater	10/2/2023	Acceptable
Sussex County—Sanitary Sewer District (Agr. 1246)	8/30/2023	Review Complete

**PLANNING/TECHNICAL**

1. Permitted Uses

Article VIII—RPC Zoning District allows the proposed use under Dwelling (Single-Family).

2. Property Development Standards

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

<i>STANDARD</i>	<i>REQUIRED</i>	<i>PHASE 7A PROPOSED</i>	<i>TOTAL PHASE 7 PROPOSED</i>
Min. Lot/Tract Area:	10 ac.	7.58 ac. <sup>1</sup>	15.9 ac.
Min. Density:	4.0 DU/ac.	5.07 DU/ac.	5.5 DU/ac.
Lot Area per Dwelling Unit:	5,000 sq.ft.	3,850-5,500 sq. ft. (typ.)*	3,850-6,600 sq. ft. (typ.)*
Lot Width:	50 ft.	35 ft. – 50 ft. (typ.)*	35 ft. – 60 ft. (typ.)*
Min. Recreational Acreage:	1.0 ac.	IN OTHER PHASE	3.8 ac.
Min. Open Space Area:	1/3 dev. area	3.6 ac.	6.5 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.

3. Easements

All lots have an easement along at least one property line.

4. Sidewalks

5 ft. typical sidewalks are proposed along the frontage of all residential lots (with connections to Phase 3 at Heritage Shores Circle) and on one side of proposed Osprey Lane (with connections to Phase 2 sidewalks on Wood Duck Drive).

5. Utilities

a. Water

Water lines are comprised of 8-inch PVC pipes that connect each lot 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 June 30, 2023.

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

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<sup>1</sup> Proposed Phase 7A is 7.58 ac. Total proposed Phase 7 area is 15.9 ac. The overall Heritage Shores total site area is 736.30 ac.



b. Sanitary Sewer

Sanitary sewer lines are provided within street rights-of-way with laterals for each lot.

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 found the plans to be acceptable on October 2, 2023.

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.

6. 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.

7. Other

Based on the above and *Town Code* requirements, if the Planning and Zoning Commission agrees, we recommend 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 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  
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