

September 12, 2024

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

**RE: Heritage Shores Subdivision Phase 6
Subdivision Plat Review**

Dear Ms. DeBussy:

At the Town's request, Wallace Montgomery (WM) has reviewed the Plat for the above-referenced project by Passwaters Farm, LLC., dated 08/29/2024. The Applicant is proposing subdivision of the overall Heritage Shores Parcel into a new section, Phase 6. The site is located within the Town limits within a Residential Planned Community (RPC).

We have reviewed this submission against the requirements identified in the Minor Development Plan Review Checklist as per §234-22A (7) of the Town Code. While most of the items in the checklist are not applicable based on the advice and the interpretation of the Town's legal counsel, some items have been noted as not in compliance on the checklist. Details of these items are as follows:

- Item#12: Location and descriptions of all permanent survey monuments are missing (See also §234-56E).
- Item#21: Owner's certification, acknowledging ownership of the property and agreeing to the subdivision is not included in the site plan.
- Item#24 and Item#35: Existing and proposed easements are not included (See also §234-58)

The applicant should also include zoning information in the plat.

Based on the above and *Town Code* requirements, the application is **not in compliance** until the required items are submitted. 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 776.231.1353 or nwalls@wallacemontgomery.com.

Sincerely,

WALLACE, MONTGOMERY & ASSOCIATES, LLP



Nick Walls, AICP, GISP
Associate Vice President

cc: Darren O'Neill, Wallace Montgomery VP of Delaware Operations & Contract Manager