

October 11, 2024

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

**RE: Bridgeville Town Center
Tax ID No. 131-15.00-24.00 & 131-15.00-24.01
Final Development Plan Review**

Dear Ms. DeBussy:

At the Town's request, Wallace Montgomery (WM) has reviewed the Final Development Plan for the above-referenced project submitted by Bridgeville Development Co., dated June 14, 2023. We offer the following comments:

General Comments

The Applicant is proposing to create 2 parcels from the 46.927 acres land. A multifamily residential parcel of 30.546 acres zoned Multifamily Residential District (R2) and a commercial parcel of 16.381 acres zoned Commercial district (C1). The site is located within the Town limits between Sussex Highway (US 13) and Route 404, south of Bridgeville Center Road.

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. This submission is **NOT IN COMPLIANCE** with the Minor Development Plan Review Checklist due to the missing information as stated in the "Not in Compliance" column, details of which are given below.

The application is missing several plan requirements, and we *reserve the right to provide additional comments once all requirements have been met and submitted for review*. This is a review based on the limited plan submission; this increases the professional fees that may be passed to the applicant as an additional submittal is required due to the lack of requirements being met.

Comprehensive Land Use Plan

The Future Land Use Map, Map 10-3, in the *2018 Town of Bridgeville Comprehensive Plan* designates the site as mixed-use. The proposed use as a combined residential and commercial development would be consistent with the intended future land-use as described in the comprehensive plan.

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 as follows:

<u>Agency</u>	<u>Date</u>	<u>Status</u>
DNREC—Wastewater Construction Permit (WPCC 3014/24)	04/11/2024	Approved
DHSS—Water Connection (#24W69)	05/16/2024	Approved
State Fire Marshal (2023-04-214369-MJS-05)	12/28/2023	Approved



Sussex Conservation District—Sediment & Stormwater	11/17/2023	Approved
Sussex County—Sanitary Sewer District (Agr. 1144)	03/08/2024	Approved
Department of Transportation (DeIDOT)	08/09/2024	Approved

The applicant is requested to provide a copy of the Soil and Erosion Plan approved by SCD.

Planning/Technical Comments

1. Easements
§234-58. All subdivision lots shall have five-foot-wide easements along all lot lines. **These easements have not been included in the plan.**
2. Visibility at intersections (§234-52)
Sight triangles not included in the plan.
3. Signage §234-76:85
Separate permits will be required for signs.
4. Recreation/Open Space §234-89
Dedicated open space is required for every development. As per section §234-89.B.(1).(3). development density of 11.2 requires 5.79% of gross tract area to be dedicated as open space. The open space must be clearly delineated on plans and comply with the other provisions pertaining to open space.
5. Section §234-22.(7). requires the following:
 - a. **Proposed street names.**
 - b. **Preliminary architectural plans and elevations**

Based on the above and *Town Code* requirements, we do not recommend approval of this plan unless the required information is provided.

Once again, we reserve the right to provide additional comments once the application requirements 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

A handwritten signature in black ink, appearing to be 'N. Walls', written over a light blue horizontal line.

Town of Bridgeville Development Plan Review
Final Development Plan Review | Bridgeville Town Center
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WM No.: 221033.0001
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Nick Walls, AICP, GISP
Associate Vice President

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