

October 11, 2024

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 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 Passwaters Farm LLC., dated 10-02-2024. We offer the following comments:

General Comments

The Applicant is proposing to modify the site from 38 single-family and duplex lots to 58 townhouse lots. The site is located within the Town limits and is currently zoned as 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. 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 Residential. Town Code §59-13 notes that, in accordance with §1815 of Title 22 of the Delaware Code, it is hereby 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 as follows:

<u>Agency</u>	<u>Date</u>	<u>Status</u>
DNREC—Wastewater Construction Permit		Not Provided
DHSS—Water Connection (#23W8R1)	8/30/2024	Approved
State Fire Marshal (2023-04-214311-MJS-03)	9/17/2024	Approved
Sussex Conservation District—Sediment & Stormwater		Not Provided



Sussex County—Sanitary Sewer District

Not Provided

Planning/Technical

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, including planned residential community. See §234-89.A.(1).
5. Section §234-22.(7). requires the following:
 - a. **Schedule of required and provided zoning district standards, including lot area, width, depth, yard, setbacks, building coverage, open space, parking, etc.** See also §§ 234-30C, 31C, 32C, 33C, 34C, 37, 39C, 40C, 41C, 44 & Article XII.
 - b. **Location and descriptions of all permanent survey monuments.** See also §234-56E.
 - c. **Metes and bounds description showing dimensions, bearings, curve data, length of tangents, radii, arcs, chords, and central angles for all center lines and rights-of-way and center line curves on streets.**
 - d. **Drainage calculations.** See §234-73
 - e. **Soil erosion and sediment control plan.** See §234-75
 - f. **Detailed lighting plan.** (§234-68)
 - g. **Detailed landscaping plan** (§234-91)
 - h. **Parking and loading plan showing spaces, size, type, aisle width, curb cuts, drives, driveways, and all ingress and egress areas and dimensions.**

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

Town of Bridgeville Development Plan Review
Final Development Plan Review: Heritage Shores Phase 7A
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WM No.: 221033.0001
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A handwritten signature in black ink, appearing to read 'Nick Walls'.

Nick Walls, AICP, GISP
Associate Vice President

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