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September 16, 2020
Town of Millville
36404 Club House Road
Millville, DE 19967

Attn: Debbie Botchie
Town Manager

Re: Substation Road Subdivision
Concept Plan Review
Millville, Delaware
GMB File No. R200176.00

Dear Ms. Botchie:

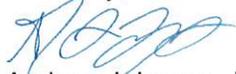
We have completed our review of the Subdivision Concept Plan dated August 12, 2020 and the Site Investigation Report for the 135 single family lot Substation Road Subdivision. The site is located on Tax Map Parcel 134-16.00-17.00 and zoned AR, the applicant has made a request to change the Zoning to R (residential). The submission was reviewed per Town of Millville Code Sections 125-12 Concept Plan, 155-10 R, and generally accepted engineering principles. Specific comments were made regarding individual components of the submittal and are discussed below.

General

1. The proposed development in line with the 2019 Comprehensive Plan future land use for the above referenced parcel.
2. The proposed development has planned entrances on Substation Road, there are two proposed stub streets, one on the north west corner of property which would connect into the planned Summerwind Boulevard and one on the South East corner of the property which would connect into the parcel 134-16.00-19.00 which is also part of the Millville by the Sea Master Plan. The proposed development has planned pedestrian connection to the existing stub street White Clay Drive in Coventry.
3. It is recommended that the proposed sidewalks be extended to meet Town Code regulations in section 125-30.
4. Pre Town-Code Section 125-12, Subsection A, Item 4, Part c, paragraph 7: The Site Investigation report shall address the following, Architectural theme: provide illustrations and/or narrative of overall design concepts.

If you have any questions, please contact me at 302.628.1421. Thank you.

Sincerely,



Andrew J. Lyons, Jr., P.E.
Sr. Project Engineer

AJL/