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January 22, 2021
Town of Millville
36404 Club House Road
Millville, DE 19967

Attn: Debbie Botchie
Town Manager

Re: Egret Shores Subdivision
Preliminary Review
Millville, Delaware
GMB File No. R200176.00

Dear Ms. Botchie:

We have completed our review of the Preliminary Site Plan and dated November 23, 2020 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 is making the request to change the Zoning to R (residential). The submission was reviewed per Town of Millville Code Section 125 Subdivision of Land and 155 Zoning and generally accepted engineering principles. Specific comments were made regarding individual components of the submittal and are discussed below.

General

1. Per Town Code Section 155-10, Subsection E, Item 1, Paragraph (a), Part [2]: Minimum lot area 7500sf. **Lot numbers 80, 103, 104, 107, 110, 113, and 127 do not meet the minimum lot area.**
2. Per Town Code Section 155-32, Subsection A: Stormwater retention ponds designed to be a true wet pond will be designed in such a manner as to provide adequate aeration using such devices as fountains or aerators, etc. **Please show fountains or aerators in the proposed ponds.**
3. Per Town Code Section 155-66, Subsection E, Item 3, Paragraph (a): The Preliminary Plan shall show, Geographical location, showing existing zoning districts boundaries; small key map giving the general location of the parcel to the remainder of the Town; the site in relation to all remaining property owners and surrounding property within the distance of 250 feet of the applicant's property; Tax Map and parcel number; name of the development. Plan shall cite deed book volume and page reference, referencing the volume and page in which the current deed and ownership to the property may be found in the Recorder of Deeds' office, Georgetown, DE; **Please add the zoning district boundaries to the key map.**
4. Per Town Code Section 155-66, Subsection E, Item 3, Paragraph (h): The Preliminary Plan shall show the locations, names and existing widths of

adjacent street rights-of-way and curblines; **Please label the widths of the curblines.**

5. Per Town Code Section 155-66, Subsection E, Item 3, Paragraph (p): The Preliminary Plan shall show the location and nature of all proposed construction, including but not limited to buildings, streets, sidewalks, parking, driveways, loading areas, signs and utilities; **Please show the proposed location of the signs and stormwater piping.**
6. Per Town Code Section 125-23, Subsection B; The dimensions and areas of all lots shall comply with the requirements of the zoning district in which they are located. **Lot numbers 80, 103, 104, 107, 110, 113, and 127 do not meet the minimum lot area.**
7. Per Town Code Section 125-36, Subsection B: The preliminary plan shall be prepared by a qualified engineer, surveyor, architect or planner and shall be at a scale of one inch equals 50 feet.
8. Per Town Code Section 125-36, Subsection D, Item (1): The Preliminary Plan shall show a location map at a scale of one inch equals 400 feet. **Please show the location map at the 400 feet scale.**
9. Per Town Code Section 125-36, Subsection D, Item (8): The Preliminary Plan shall show the locations, names and existing widths of adjacent street rights-of-way and curblines. **Please label the widths of the curblines.**
10. Per Town Code Section 125-36, Subsection D, Item (15): The Preliminary Plan shall show location, dimensions and nature of all proposed structures, signs and utilities, including the approximate number of dwelling units to be included in each residential structure. **Please show the proposed location of all signs and stormwater piping.**
11. Please show the proposed detail for the Mailbox structure, will it be under cover?
12. Prior to Final Approval the Developer shall submit the HOA documents to the Town for review.

Permits Required for Proposed Site Work

The Developer should forward the following permits/approvals to the Town of Millville and George, Miles & Buhr, LLC as the project progresses.

1. State of Delaware Department of Public Health Office of Drinking Water – Water system permit.

2. Sussex County Conservation District – Storm water management and erosion control permit and/or letter of exemption.
3. DNREC – Sanitary Sewer System Permit.
4. Sussex County Engineering Department – Sewer Service Approval.
5. Tidewater Utilities – Water Service Approval.
6. Office of State Fire Marshal – Site Approval.
7. Any other permits/approvals necessary to develop the project.

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

Sincerely,


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

AJL/