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September 24, 2021

Town of Millville
36404 Club House Road
Millville, DE 19967

Attn: Debbie Botchie
Town Manager

Re: Hudson's Reserve
Final Plan Review
Millville, Delaware
GMB File No. R200175.00

Dear Ms. Botchie:

We have completed our review of the Final Development Plan dated May 17, 2021, for the 124 residential lot Master Plan Community. The site is located on Tax Map Parcel 134-15.00-115.00 and zoned MPC. The submission was reviewed per Town of Millville Code 155-12, and generally accepted engineering principles. The Application and processing procedure are found in Section 155-12, Specific comments were made regarding individual components of the submittal and are discussed below.

General

1. On December 8, 2020, The Town Council met and voted 5-0 to approve the sketch plan for a Master Planned Community (MPC) submitted by Christopher at Millville LLC., for Hudson's Reserve (formerly known as the Hudson Property), located at Tax Map Parcel #134-15.00-115.00.
2. On April 13, 2021, The Town Council met and voted 5-0 to approve the Schematic Plan for the Master Planned Community (MPC) submitted by Christopher at Millville LLC., for Hudson's Reserve (formerly known as the Hudson Property), located at Tax Map Parcel #134-15.00-115.00.
3. Sidewalk at the intersection of Arum Lane and Peach Blossom Lane is not 5' wide. Sidewalk shall be compliant with ADA code per Town of Millville Code Section 125-30.A.
4. Curb shall be added along the edge of paving line at the termination of White Lotus Drive.
5. Walking path shall terminate at a sidewalk, not directly to the roadway at Bergen Peonies Drive.
6. CB-B-4 on Sheet RD-3 has two labels to different structures. Revise label to reference correct structure.
7. Confirm top grate elevation of C-6 on Sheets RD-16, G-3 and RD-10.

8. Confirm invert out of FES-A on Sheets RD-16 and G-3.
9. Add secondary invert in label for D-1 on Sheet RD-16.
10. Number of units shown on "Typical Lot Layouts" detail on Sheet T-2 do not match between it and the text under Master Plan Design Elements.
11. Correct spelling of Emory Lane in the Beebalm Lane and Emory Way intersection detail.
12. Water service is not shown to the Commercial lot. It should be extended to Commercial Lot. See sheet U-1.

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

Sincerely,



Benjamin Hearn, P.E.
Project Engineer

BKH/jad