



GEORGE, MILES & BUHR, LLC



ARCHITECTS  
ENGINEERS

400 HIGH STREET  
SEAFORD, DE 19973  
PH: 302.628.1421  
FAX: 302.628.8350

SALISBURY  
BALTIMORE  
SEAFORD

www.gmbnet.com



JAMES H. WILLEY, JR., P.E.  
PETER A. BOZICK, JR., P.E.  
JUDY A. SCHWARTZ, P.E.  
CHARLES M. O'DONNELL, III, P.E.  
W. BRICE FOXWELL, P.E.  
A. REGGIE MARINER, JR., P.E.  
JAMES C. HOAGESON, P.E.  
STEPHEN L. MARSH, P.E.  
DAVID A. VANDERBEEK, P.E.  
ROLAND E. HOLLAND, P.E.  
JASON M. LYTLE, P.E.  
CHRIS B. DERBYSHIRE, P.E.  
W. MARK GARDOCKY, P.E.  
MORGAN H. HELFRICH, AIA  
KATHERINE J. MCALLISTER, P.E.  
ANDREW J. LYONS, JR., P.E.  
  
JOHN E. BURNSWORTH, P.E.  
VINCENT A. LUCIANI, P.E.  
AUTUMN J. WILLIS  
CHRISTOPHER J. PFEIFER, P.E.

January 18, 2022

Town of Millville  
36404 Club House Road  
Millville, DE 19967

Attn: Debbie Botchie  
Town Manager

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

Dear Ms. Botchie:

We have completed our review of the Site Plan dated January 6, 2022, 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. On February 11, 2021, the Planning Commission met to review the 135 lot Egret Shores Subdivision and voted 4-1 to recommend approval of the preliminary site plan with the conditions of adding overhead weather coverings for the mailbox kiosks, an additional children's recreation amenity on the side of the community to the east of Substation Road, and to add crosswalks across Substation Road between the two subdivision entranceways. **Mailbox areas appear to be under cover but more detail is required, additional pickle ball courts were added to the east side of the community, and the crosswalk across Substation Rd was added.**
2. Per Town Code Section 155-66, Subsection F, Item 4, Paragraph (g): The final site plan shall show the plans and elevations of the several dwelling types and other buildings, as may be necessary; **The plans and elevations of all proposed structures including the amenities (mailbox structure, pickleball areas with the fence and court design, and tot lots etc.) shall be submitted to the Town.**
3. Prior to Final Approval the Developer shall submit the HOA documents to the Town for review. **The Developer has stated that they will send the HOA documents under a separate cover to The Town.**

**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. – **Received.**
2. Sussex County Conservation District – Storm water management and erosion control - **Review complete letter received.**
3. DNREC – Sanitary Sewer System Permit – **Received.**
4. Sussex County Engineering Department – **Review complete letter received.**
5. Tidewater Utilities – Water Service Approval – **Review complete email received.**
6. Office of State Fire Marshal – Site Approval. - **Received.**
7. DelDOT – LONO – **Received.**
8. DNREC – Tax ditch – No Objection Letter **Received.**
9. 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/jad