



PLITKO,LLC
ENGINEERING
53 ATLANTIC AVE., SUITE 3
OCEAN VIEW, DE 19970

January 6, 2022

Ms. Debbie Botchie
Town Manager
Town of Millville
36404 Club House Road
Millville, DE 19967

**RE: Egret Shores Subdivision
Engineering Comment Response**

Dear Ms. Botchie,

Following are our responses to the engineering plan comment letter prepared by GMB dated January 5, 2022. We believe we have addressed all comments in full in preparation for final plan submission to the Town. This letter accompanies our final plan submission. A full revised engineering set will be submitted to the Town engineer early next week.

The specific revisions to the plans are as follows:

1. It has been noted on the final plans as well as the cluster mailbox detail that the cluster mailbox units are to be under cover. Also please note that the proposed crosswalk on Substation Road will be at the discretion of DeIDOT.
2. The final plan set includes a Subdivision Plan that details metes and bounds for all proposed lots and roadways. Signatures for Owner, Developer, Engineer and Wetlands Consultant appear on the final plan set as well as the revised engineering plan set.
3. Aerators have been added to both ponds (sheets C210 & C211) with corresponding details included (sheet C212).
4. The typical street sections shown on the final and engineering plan sets have been updated to include the proposed pavement sections. A typical driveway detail has been added to the road plan and profile detail sheet C-113. The streetlighting plan is shown on the Final Site Plan.
5. The building setbacks for each lot are listed on the title page of all plan sets, and a typical lot with setback dimensions is also shown on sheet S-100. The individual setbacks for each lot are shown on sheets S-101 & S-102.
6. Building envelopes for each residential lot are shown on sheets S-101 & S-102. Additional structures (mailbox enclosures, amenity structures) have been dimensioned on sheets S-101 & S-102.
7. Proposed structures have been dimensioned on Final Site Plan, sheets S-101 & S-102.
8. Note revised as requested.
9. Note revised as requested.
10. Notes for existing RCP removal have been clarified on entrance sheet 6.
11. Note has been updated on sheets C-100 and C-200.
12. Street width and curve radii have been labeled on sheets C-102 through C-112.

Plitko, LLC

13. Pipe label has been corrected on road profile sheet C-104.
14. "Pedestrian Crossing" signage has been added in both directions approaching Substation Road crosswalk.
15. Crosswalk striping detail has been added to C-113 Road Details.
16. Underdrains and notes have been added to all typical road sections.
17. The gutter design does meet the requirements outlined in Section 5.7.2.4 of the DeIDOT Development Coordination Manual. A Gutter Spread report is attached.
18. Note has been added to sheets C-100 and C-200.
19. Profile 2A added to sheet C253 and profile 5G added to sheet C256.
20. The reported pipe lengths have been revised so the table and profiles pipe lengths match.
21. Acknowledged. Developer to provide HOA documents to Town under separate cover.
22. Acknowledged.

Please feel free to contact our office with any questions regarding the plan revisions, or if we can provide any additional information.

Thank you,
For **Plitko LLC**,

Rob Plitko, Jr.