



CIVIL ENGINEERING ASSOCIATES
• ENGINEERS • SURVEYORS • CONSTRUCTION SERVICES

55 West Main Street
Middletown, DE 19709

cea-de.com

Phone: 302-376-8833
Fax: 302-376-8834

January 19, 2022

Mr. Andrew J. Lyons, Jr., P.E.
Sr. Project Engineer
George, Miles, & Buhr, LLC
400 High Street Seaford, DE 19973

RE: Response to Comments (Dated 12-1-2021)
Millville by the Sea – Endless Summer Drive
Millville, Delaware
Project No.: P20043

Dear Mr. Lyons:

We are in receipt of your comments dated December 1, 2021 for the above referenced project. Our responses are as follows:

General

1. Per Town Code Section 125-37, Subsection A: The final subdivision plat shall meet the following requirements. All dimensions and bearings of lines and all areas shall be based upon a field survey of sufficient accuracy and detail that the data shown thereon may be reproduced on the ground. All distances and the length of all lines shall be given to the nearest hundredth of a foot. Bearings of all lines shall be magnetic bearings referenced to the date of the plat, and all bearings shall be given to the nearest minute. All areas shall be given to the nearest square foot. **Please show all bearing lines of Endless Summer Drive and give the area of the ROW.**
 - *We have included the Record Plan for Roxana Road as part of this submittal – all bearings and distances are shown on this plan. This plan has been reviewed by DelDOT and has received a LONOR. Please note, this plan was created prior to the existence of Village 5A, therefore the entrance into Village 5A is not shown.*
2. Per Town Code Section 125-36, Subsection D, part 3: The preliminary plan shall show the Sufficient description of information to define the boundaries of the site and total size of the site in acres or square feet. **Please show the size of the existing parcel and the size of the right-of-way for the new section of Endless Summer Drive.**
 - *The existing parcel is comprised of 3.12 acres and is labeled “Residual Lands of ASF MBTS LLC” on Sheet EX-1. The proposed ROW for Endless Summer Drive, shown on C-1, has a variable width, starting at 60’ and ending at 81’ across the entrance at Roxana Road. These items are also included on the aforementioned Record Plan.*
3. Per the Millville by the Sea Development Performance Standards dated July 2014 Section II, Table 1 found on page 3 of the Millville by the Sea Development Performance Standards shall be included with each submission.
 - *The Title Sheet has been revised to include Table 1.*

4. Please coordinate the plan with the plans for Village 5A which were presented to the Planning and Zoning Commission on November 10, 2021. The landscaping plans do not match in the area just south of Endless Summer Drive and the intersection into Village 5A is not shown on the Endless Drive Plans.
 - *Plans have been revised to include the entrance into Village 5A.*
5. Please show the storm water pipe profile and hydraulic grade lines along with the full set of construction plans.
 - *Storm water pipe profiles and hydraulic grade lines have been provided as well as calculations.*
6. Sheet G-1: Please review the typical pavement section, it is titled Roxana Road. The Typical Pavement sections shall be as shown in the DeDOT Development Coordination Manual figure 5.6.1. with the 3 layers of asphalt.
 - *The typical pavement sections have been revised.*
7. Additional comments may be forthcoming once the required information has been received and reviewed.
 - *Noted*

Permits Required for Proposed Site Work

1. State of Delaware Department of Public Health Office of Drinking Water – Water system permit.
 - *Noted*
2. Sussex County Conservation District – Storm water management and erosion control permit and/or letter of exemption.
 - *Noted*
3. DNREC – Sanitary Sewer System Permit.
 - *Noted*
4. Sussex County Engineering Department – Sewer Service Approval.
 - *Noted*
5. Tidewater Utilities – Water Service Approval.
 - *Noted*
6. Office of State Fire Marshal – Site Approval.
 - *Noted*

Mr. Lyons
January 19, 2022
Page 3 of 3

7. Any other permits/approvals necessary to develop the project.

- *Noted.*

If you have any questions or require any additional information, please do not hesitate to contact me at 302-584-6632.

Sincerely,
Civil Engineering Associates

Scott P. Roberts

Scott P. Roberts.
Sr. Project Manager