



Landscape Architecture
New Urbanism Design
Land Use Planning/Permitting
Community Design
Prime Consultant – Project Management

September 27, 2021

Town of Millville
36404 Club House Road
Millville, DE 19967

Attn: Ms. Debbie Botchie
Town Manager

Re: Millville by the Sea – Village 4
Preliminary Plan
Millville, DE
GMB # 210001.I

Dear Debbie:

We are in receipt of Andrew Lyons' comment letter, dated 8/9/2021, concerning the referenced project. The proposed plan is consistent with the Development Performance Standards and Master Plan revision recently approved by Town Council on May 11, 2021.

We offer the following point by point responses to Mr. Lyons' comments:

General

Comment 1: The proposed development is in line with the 2019 Comprehensive Plan future land use for the above referenced parcel.

Response 1: *Comment noted.*

Comment 2: The proposed village has planned entrances on Substation Rd.

Response 2: *Comment noted.*

Comment 3: Per the 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 existing the edge of pavement and right of way lines, it is confusing that the CEA proposed work on Substation Road is shown also as existing.**

Response 3: *The existing edge of pavement is shown, dimensioned and labeled. We have labeled the extents of the proposed Substation improvements by CEA but kept light on the plan as it seems important to our plans to show the tie-in. Please advise if this should be removed altogether.*

Comment 4: Per the Town Code Section 125-36, Subsection D, Item 9: The preliminary plan shall show the location, width and purpose of all existing and proposed easements, setbacks, reservations and areas dedicated to



- public use within or adjoining the property. **Please show the proposed drainage easements.**
- Response 4:** *All drainage easements have been added to Sheet PRP3.1.*
- Comment 5: Per the Town Code Section 125-36, Subsection D, Item 15: The preliminary plan shall show the 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 preliminary locations of all proposed signs. Please show any items that are proposed in the amenity areas. The MBTS Master Amenity Plan list items that may be included in the pocket park and pond area by the fishing pier, but no items are shown on the plans submitted.**
- Response 5:** *Amenities have been added to the plan set and labeled accordingly.*
- Comment 6: Per the Town Code Section 125-36, Subsection D, Item 16: The preliminary plan shall show the location and the width of all proposed streets and rights-of-way. **Please label the width of the ROW on the record plan.**
- Response 6:** *ROWS have been dimensioned on the record plan.*
- Comment 7: Per the Town Code Section 125-36, Subsection D, Item 17: The preliminary plan shall show the locations and dimensions of all lots. **Please show the dimensions of all the lots.**
- Response 7:** *A typical lot dimension matrix has been added to the key sheet.*
- Comment 8: Per the MBTS Development Standards Table 1 will be part of every submission package. Please include an updated table 1 to the Plans.
- Response 8:** *Table 1 has been updated and added to the cover sheet.*
- Comment 9: Please review the Site Data Tables on all applicable plan sheets they do not agree with the Site Data Table on Sheet PRP1.0.
- Response 9:** *The site data tables have been updated to match.*
- Comment 10: Sheet PRP1.0; Please review Site Note 1. Parcel 19.01 is missing.
- Response 10:** *Parcel 19.01 has been added to Site Note 1.*
- Comment 11: Sheet PRP3.1, calls out a proposed dog park location, but it is not shown on any other sheets in the site plans.
- Response 11:** *The dog park has been moved to another location within Millville by the Sea and the notation has been removed from this sheet.*
- Comment 12: Sheets C3.1 and C12.1; Please review lot 43, no water service is shown.
- Response 12:** *Water service has been added to lot 43.*
- Comment 13: Sheet C8.1: Notes for installation of fire hydrants are shown, but the water main line work is not shown on the sheet.



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Response 13: *Hydrant notes have been updated after hydrant revisions per SFMO comments.*

Comment 14: Sheet C8.2: Please extend Road A through lot 43.

Response 14: *Extending Road A section to the extents, the frontage of lot 43 would require major improvements to the existing pond, the location of a planned fishing pier amenity.*

Comment 15: Sheet C8.4: Please Extend Road B through lot 32.

Response 15: *Due to the Delmarva Power easement, extending the full road section through the entire frontage of lot 32 is not possible leaving only a small amount of road frontage for the lot or an asymmetrical cross section. We believe the current layout with the driveway at the end of the road provides a better final product for that property owner.*

Comment 16: Mail Kiosk for this Village is not shown on the plans.

Response 16: *Mail kiosk has been added to the plans.*

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. DeIDOT – LONO and Entrance Permit.
2. State of Delaware Department of Public Health Office of Drinking Water – Water system permit.
3. Sussex County Conservation District – Storm water management and erosion control permit and/or letter of exemption.
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.



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Thank you for your time and attention to this matter.

Sincerely,
Land Tech Land Planning, LLC

A handwritten signature in blue ink, appearing to read 'Jeffrey A. Clark', is written over the typed name and email address.

Jeffrey A. Clark, RLA
jeffc@landtechllc.com

Enclosures: Two (2) copies of the MBTS Village 4 Preliminary Site Plan
Two (2) copies of the MBTS Village 4 Construction Improvement Plan
Two (2) flash drives containing all documents