

November 4, 2021

Town of Millville  
36404 Club House Road  
Millville, Delaware 19967

Attn: Ms. Debbie Botchie  
Town Manager

Re: Final Site Plan – Millville Square  
Review Comments – Response Letter No. 3  
Town of Millville, Baltimore Hundred,  
Sussex County, Delaware  
Project No. TRU01-06

Dear Ms. Botchie:

In response to the review comments, dated September 20, 2021, enclosed, please find 3 sets of the Revised Final Site Plans where all comments have been addressed. The following narrative represents our responses in the same order presented in Mr. Lyons' letter:

General:

- 1. Comment:** *Per the Town of Millville Development Design Standards & Guidelines for Route 26 & Route 17, Section 5, Subsection A Location of Parking; Commercial parking lots shall be located behind buildings. Commercial parking lots shall only be allowed to remain in front of or beside buildings as permitted by the Town Council. The parking is located between the buildings.*

**Response:** Acknowledged. We respectfully request the Town Council grant this project relief from this requirement.
- 2. Comment:** *Please add the footcandles to the Landscape and Lighting Plan so actual lighting limits can be determined. Lighting should not encroach onto neighboring properties or Rt. 26. Please coordinate with DelDOT regarding the placement of lights within the permanent easement.*

**Response:** Acknowledged and addressed. Footcandles and photometric information has been added, and a new drawing LP2.1 was created to describe this information. Coordination with DelDOT is in progress. If DelDOT rejects the proposal for the pedestrian level lighting, this detail will be stricken from the plan.
- 3. Comment:** *On the Lighting Details Sheet LP1.2, the light labeled as B-3 on Sheet LP1.1 does not have a detail.*

**Response:** Acknowledged and addressed. The type B3 fixture is the same fixture as type B4 with the only difference being the optical system on type B3 has a type III asymmetric distribution

whereas the type B4 has a type IV asymmetric distribution. A detail for the B-4 fixture is now included on sheet LP2.2.

4. **Comment:** *Per previous Comment 6, The has stated that the food truck area will be accessed by the food truck thru the area between the wheel stops at the parking island. If this is the case than those 2 spots will not be useable and cannot be counted in the parking calculations. Also the Developer should review Town Code Section 90 Article III, as it list the requirements of having a food tuck, they are only permitted during "Permitted Public Events"*

**Response:** Acknowledged and addressed. The parking layout has been revised to create a different access point for food trucks that also maintains full use of all the parking spaces. Also, please note in the enclosed turning template exhibit that this access allows a food truck to navigate this area with F-150 crew cab pick-up trucks parked in the adjacent spaces.

5. **Comment:** *Per the Town of Millville Development Design Standards & Guidelines for Route 26 & Route 17, Section 7; There shall be at least 25 feet distance from the top of bank at the outer slope of any stormwater pond to any property line and/or the ultimate right-of-way to allow for adequate future maintenance. A 20 foot maintenance easement shall be provided around the facility to allow for access for future maintenance. The Plans do show the 15ft DNREC Sediment and Stormwater Regulations required maintenance access and the Developer is requesting that the Council consider approval for the 15ft maintenance area.*

**Response:** Acknowledged. If relief is required from the Council for this matter, it is respectfully requested.

6. **Comment:** *On Sheet SP1.1 there is a stray leader at the bottom of the page overprinting the note "Refer to DelDOT Construction...". There is also a stray leader near the Building 2 vertical curb label with no note.*

**Response:** Acknowledged and addressed.

7. **Comment:** *On Sheet SP1.1 in the concrete paver area near the food truck staging area, there are four (4) radii labeled, but there appears to be only three (3) radii there.*

**Response:** Acknowledged. This area has been revised and the new layout is reflected in this submission.

8. **Comment:** *On Sheet EX1.1 there is a stray line to the east of the lot line to be abolished.*

**Response:** Acknowledged and addressed. The stray line has been moved.

9. **Comment:** *On Sheet SW4.1 there appears to be an arrow along the property line at the top left portion of the plan. Is this a swale along the property line?*

**Response:** Acknowledged. This is denoting the Derrickson Canal Prong 3 that runs by and with the property line.

We trust our responses adequately address these comments; however, please call or email with any additional comments or questions. Permits/approvals have been issued by all approval agencies with the exception of the Sussex Conservation District. The remaining approval from the Sussex Conservation


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District will be provided to the Town when we receive it. Following your review/approval of the foregoing, please confirm that the plans are ready for formal review by the Town Council, and we will provide 8 copies to the Code Enforcement Officer for distribution.

Respectfully Submitted,



Robert J. Palmer, P.E.  
President | Senior Engineer

Enclosures

cc: Mr. Brad Absher with enclosures via Dropbox