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January 19, 2022

George, Miles & Buhr, LLC  
400 High Street  
Seaford, DE 19973

Attn: Andrew J. Lyons, Jr., P.E. Sr. Project Engineer

RE: **Tupelo Sands Preliminary  
Comment Response**  
Tax Map No.:1-34-15.00-93.01  
DBF #818C031

Dear Mr. Lyons:

On behalf our client, Ocean Atlantic Companies, we are pleased to submit revised plans per your comment letter dated January 3, 2022. We offer the following item-by-item response:

**General:**

*4. Per the Town Code Section 125-36, Subsection D, Item 5: 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 label the boundaries and the size of the proposed site in plan view on the existing parcel. **The boundary and parcel sizes have been shown on the plan.***

*5. 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 curb lines. Please label the right-of-way and curb lines of Roxanna RD. **The ROW and curb lines along Roxana Rd. have been shown on the plan.***

*6. 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 shown and label utility easements and the 75ft tax ditch buffer that is shown on the Master Plan and the Tax ditch rights-of-way. **The access/utility easement has been shown on the plan. The 75' tax ditch buffer line has been shown and labeled.***

*7. 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 location of all proposed signs, with labels to show the type of sign and the water line for the fire connections.*

**All sign locations have been shown and called out. All water lines, domestic and fire have been shown on the plan.**

*8. 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 proposed streets and rights-of-way. **The width of the drive aisles and parking spaces has been shown on the plan. The Access//Utility easement has been shown and labeled on the plan.***

**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. **Once we receive approval, the letter will be forwarded to you.***
- 2. Sussex County Conservation District – Storm water management and erosion control permit and/or letter of exemption. **Once we receive approval, the letter will be forwarded to you.***
- 3. DNREC – Sanitary Sewer System Permit. **Once we receive approval, the letter will be forwarded to you.***
- 4. Sussex County Engineering Department – Sewer Service Approval. **Once we receive approval, the letter will be forwarded to you.***
- 5. Tidewater Utilities – Water Service Approval. **Once we receive approval, the letter will be forwarded to you.***
- 6. Office of State Fire Marshal – Site Approval. **Once we receive approval, the letter will be forwarded to you.***
- 7. Any other permits/approvals necessary to develop the project.*

Should you have any questions regarding this submission or need additional information, please contact me at (302) 424-1441 or via e-mail at [djr@dbfinc.com](mailto:djr@dbfinc.com)

Sincerely,  
*Davis, Bowen & Friedel, Inc.*

Dustin Ressler  
Civil Designer

