



Consulting Engineers

Construction Management

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July 21, 2025

Ms. Amy Marie Ottinger
Secretary
Town of Odessa
315 Main Street
Odessa, Delaware 19730

**RE: Odessa Commons – Planned Neighborhood Development
Preliminary Plan Review Report**

Dear Ms. Ottinger,

As requested, i3a Consulting Engineers reviewed the Preliminary Plan for Odessa Commons per the Town of Odessa's Code of Ordinances and general engineering best practices. These plans were submitted by Morris & Ritchie Associates, Inc. and dated July 18, 2025.

This letter concludes our preliminary review. We offer the following comments for your consideration. Please provide a point-by-point reply with the final submission as to how each comment was addressed.

General Comments (to be addressed prior to final approval and recordation)

1. Provide State Fire Marshal site approval.
Engineer acknowledged comment. Comment remains.
2. Provide Kent Conservation District approval.
Engineer acknowledged comment. Comment remains.
3. Provide Delaware Department of Transportation approval.
Engineer acknowledged comment. Comment remains.
4. Provide approval from the water supplier.
Engineer acknowledged comment. Comment remains.
5. Provide approval from the sewer provider.
Engineer acknowledged comment. Comment remains.
6. Label storm drain structure types, rim elevations, and invert elevations.

Per engineer's correspondence with the Town, this information is not required in the preliminary plans. Comment remains for the final plan review.

7. Label storm drain pipe types, lengths, size, and slope.

Per engineer's correspondence with the Town, this information is not required in the preliminary plans. Comment remains for the final plan review.

8. Label sanitary sewer structure types, rim elevations, and invert elevations.

Per engineer's correspondence with the Town, this information is not required in the preliminary plans. Comment remains for the final plan review.

9. Label sanitary sewer pipe types, length, size, and slope.

Per engineer's correspondence with the Town, this information is not required in the preliminary plans. Comment remains for the final plan review.

Preliminary Plan Comments

1. In General Note #15, incorrect FEMA FIRM Map Panel reference provided. The actual panel reference is #10003C0308K, effective 2/4/2015.

Addressed.

2. In the Data Column and Existing Parcel Notes, include tax parcel 24-002.00-006. NCC Geographical Information System (GIS) indicates this parcel would be within the bounds of the PND development parcel. Please verify.

Addressed.

3. In the Data Column, add the minimum site area permitted of 25 acres.

Addressed.

4. In the Mixed Residential Area Details, add the maximum building height for single family lots and townhomes.

Addressed.

5. In the Mixed Residential Area Details, the ratio of single family lots to total residential lots proposed is 61.6%. Also, add the required ratio of single family lots to total residential lots per 85.5.A.1.

Addressed.

6. In the Mixed Residential Area Details, the ratio of townhomes to total residential lots proposed is 38.4%

Addressed.

7. Label and designate proposed entrances to the newly created parcel.

Addressed.

8. On Sheet 2 of 9, at the west of the plan, around the Stormwater Management Facilities, a note labeled "to be extinguished" appears to point to nothing. Please clarify on the plan.

9. Label lots 1-34 on the overall plan.

Addressed.

10. Provide a lot number for the proposed lot below lot 76.

Addressed.

11. Where the path of existing and proposed utilities encroach private lots, provide a 10' wide easement along the centerline of the pipe. Show easements on the utility plans and record plans.

Addressed.

We make every reasonable effort to identify all code deficiencies with each review. We reserve the right to add, remove, or modify comments in subsequent submissions. Any non-compliant item discovered throughout any stage of the plan approval process is still valid and must be resolved prior to recordation and final construction plan approval.

Please do not hesitate to contact our office if you have any questions or if we can provide further assistance.

Respectfully Submitted,
i3a Consulting Engineers . Construction Managers



Edward H. Ide, III, P.E.
President



Gary P. Cimaglia, Jr., EIT
Designer