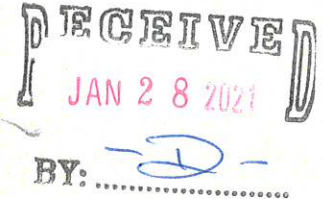




Landscape Architecture
New Urbanism Design
Land Use Planning/Permitting
Community Design
Prime Consultant – Project Management

January 20, 2021

Town of Millville
36404 Club House Road
Millville, DE 19967



Attn: Ms. Debbie Botchie
Town Manager

Re: Millville by the Sea - Village 7

Dear Ms. Botchie:

Enclosed please find a schematic rendering for Village 7 at Millville by the Sea. This submittal serves as a Concept Plan submittal.

I offer the following comments:

1. The site will be developed with thirty-three (33) - 28' wide townhomes.
2. The proposed land plan is in conformance with the currently approved Millville by the Sea Master Plan (March 2019) and Development Performance Standards (January 2015).
3. Village 7 land bay has an area of 7.44 acres. Gross density is 4.43 units/acre, and net density is estimated at 5.68 units/acre.
4. Required parking is 83 spaces per the Development Performance Standards. 83 spaces have been provided.

Our understanding is that because the proposed Village 7 land plan is in conformance with the currently approved Master Plan and Development Performance Standards, our submittal could move directly to the Preliminary Site Plan stage. However, because this is the first phase being submitted by the new development team, we believe it would be appropriate to move through all three stages of plan submittal.

We welcome the opportunity to review this concept layout when we meet the week of February 1st to discuss the proposed amendments to the Master Plan and Development Performance Standards.

Debbie Botchie, Town Manager
Town of Millville
Millville by the Sea – Village 7
Page: 2
January 20, 2021

Thank you and as always, if you should have questions regarding any aspect of this matter, please do not hesitate to contact our office.

Sincerely,

Land Tech Land Planning, LLC

Jeffrey A. Clark, RLA

jeff@landtechllc.com

A large, stylized handwritten signature in blue ink, consisting of several overlapping loops and a long tail stroke extending downwards.

file: mbtsvillage7.trans
enclosures: noted
cc: client via email