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February 15, 2021

Town of Millville
36404 Club House Road
Millville, DE 19967

Attn: Debbie Botchie
Town Manager

Re: Village 7 MBTS
Concept Plan Review
Millville, Delaware
GMB File No. R210025.00

Dear Ms. Botchie:

We have completed our review of the Village 7 MBTS Concept Plan dated, January 2021, for the 33 townhome village in Millville by the Sea. The site is located on Tax Map Parcel 134-12.00-3294.00 and zoned MPC. The submission was reviewed per Town of Millville Code Sections 125-12 Concept Plan, MBTS Development Standards and generally accepted engineering principles. Specific comments were made regarding individual components of the submittal and are discussed below.

General

1. The proposed development in line with the 2019 Comprehensive Plan future land use for the above referenced parcel.
2. The proposed village a has planned entrances on Endless Summer Drive.
3. It is recommended that the proposed sidewalks be extended from lot 25 to the existing multi-use path on Substation Rd and from lot 29 to the existing sidewalk on Endless Summer Drive.
4. It is recommended that the sidewalk just north of lot 33 be moved to behind the parking lot and be extended to meet the sidewalk just north of lot 26.

If you have any questions, please contact me at 302.628.1421. Thank you.

Sincerely,

Andrew J. Lyons, Jr., P.E.
Sr. Project Manager

AJL/jd