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August 12, 2021

Town of Millville
36404 Club House Road
Millville, DE 19967

Attn: Debbie Botchie
Town Manager

Re: Village 2 MBTS
Preliminary Plan Review
Millville, Delaware
GMB File No. R210118.00

Dear Ms. Botchie:

We have completed our review of the Village 2 MBTS Preliminary Plan revision dated, July 22, 2021, and comment letter dated July 22, 2021, for the 120-lot village in Millville by the Sea. The village consists of 57 single family lots, 39 townhomes and 24 duplexes. The site is located on Tax Map Parcels 134-15.00-120.00, 134-15.00-121.00, 134-16.00-3.02, 134-16.00-17.01, 134-16.00-19.00, 134-16.00-20.00 and 134-12.00-3291.01 and is zoned MPC. The submission was reviewed per the Town of Millville Code Section 125, the 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 is in line with the 2019 Comprehensive Plan future land use for the above referenced parcel.
2. The proposed village has three planned entrances on Summerwind Blvd., and one planned entrance on Calm Water Drive.
3. Previous Comment 5: 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. **The general locations of the proposed benches, pergolas, fire pits and grilling stations are labeled on the plan. The Developer has stated that the type of benches, pergolas, fire pits and grilling stations have not been chosen at this time.**

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. DeIDOT – LONO and Entrance Permit.

2. State of Delaware Department of Public Health, Office of Drinking Water – Water System Permit.
3. Sussex County Conservation District – Stormwater Management and Erosion Sediment Control Permit and/or Letter of Exemption.
4. Sussex County Engineering Department – Sewer Service Approval.
5. Tidewater Utilities – Water Service Approval.
6. Office of State Fire Marshal – Site Fire Protection Plan Approval.
7. Any other permits/approvals necessary to develop the project.

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/jad