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December 7, 2021

Town of Millville
36404 Club House Road
Millville, DE 19967

Attn: Ms. Debbie Botchie
Town Manager

Re: MBTS Village 5A Site Plan Review
Final Plan Review
Millville, Delaware
GMB File No. R210158.00

Dear Ms. Botchie:

We have completed our review of the Final Site Plan, dated June 2021, for the 11 residential lot Master Plan Community – Model Court 5A in Millville By The Sea. The site is located on Tax Map Parcels 134-12.00-380.00 and 134-15.00-120.01 and zoned MPC. The submission was reviewed per MBTS Performance Standards, Town of Millville Code 155-12, and generally accepted engineering principles. The Application and processing procedure are found in Section 155-12. Specific comments were made regarding individual components of the submittal and are discussed below.

General

1. On October 7, 2021, the Planning Commission met and discussed the concept plan for the 10 lot Village 5A.
2. On November 10, 2021 the Planning Commission met to review the 11 lot Village 5A with the changes recommended at the October 7, 2021 meeting, and voted 2-0-2 to recommend approval of preliminary site plan for Village 5A.

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. – **Received**
2. Sussex County Conservation District – Storm water management and erosion control permit and/or letter of exemption.
3. Sussex County Engineering Department – Sewer Service Approval. **Review complete letter received.**
4. DNREC – Sanitary Sewer System Permit. - **Review complete email received.**

5. Tidewater Utilities – Water Service Approval.
6. Office of State Fire Marshal – Site Approval. – **Received**
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