



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

February 1, 2022

Town of Millville
36404 Club House Road
Millville, DE 19967

Attn: Ms. Debbie Botchie
Town Manager

Re: Millville by the Sea – West Village A-1
Preliminary Plan
Millville, Delaware
GMB File No. 210001.M

Dear Debbie:

Enclosed, please find nine (9) full size paper copies and a digital copy (USB) of the MBTS West Village A-1 Preliminary Site Plan. We are in receipt of Andrew Lyons' comment letter, dated 1/5/2022, concerning the referenced project. The proposed plan is consistent with the Development Performance Standards and Master Plan revision recently approved by Town Council on May 11, 2021.

We offer the following point by point responses to Mr. Lyons' comments:

General

Comment 1: The proposed development is in line with the 2019 Comprehensive Plan future land use for the above referenced parcel.

Response 1: *Comment Noted.*

Comment 2: The proposed village a has planned entrances on SCR 365 Powell Farm Road.

Response 2: *Comment Noted.*

Comment 3: Per the Town Code Section 125-36, Subsection D, Item 5: The preliminary plan shall show the Sufficient description of information to define the boundaries of the site and total size of the site in acres or square feet. **Please label the boundaries and the size of the proposed site in plan view on the existing parcel.**

Response 3: *The boundary of the overall parcel is labeled, and we've included a hatched area reflecting the extents of Phase West Village A-1*

Comment 4: Per the Town Code Section 125-36, Subsection D, Item 9: The preliminary plan shall show the location, width and purpose of all existing and proposed easements, setbacks, reservations and areas dedicated to public use within or adjoining the property. **Please label the 75ft tax ditch buffer that is shown on the Master plan.**

Response 4: *Per the Alta Survey, the Tax Ditch Right of Way is 90'. We are seeking a Court Order Change to have that reduced to 40'.*

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. **Please show the location of all proposed signs and utilities. The monuments' locations have been shown on the plans, please provide type of sign being proposed.**

Response 5: *The Entrance Monument Signs will be consistent with those provided for Peninsula Village on the east side of Route 17. We will provide additional detail to illustrate the size and scope of the signage.*

Comment 6: Per the Town Code Section 125-36, Subsection D, Item 16: The preliminary plan shall show the location and the width of all proposed streets and rights-of-way. **Please label the width of the proposed streets and rights-of-way.**

Response 6: *The 50' Right of Way and 26' street sections have been dimensioned on the site plan.*

Comment 7: Per the Town Code Section 125-36, Subsection D, Item 17: The preliminary plan shall show the locations and dimensions of all lots. **Please show the dimensions of all the lots.**

Response 7: *An inset is provided that reflects the three (3) types of proposed lots. We have also dimensioned typical lots within the site plan and included preliminary plat sheets describing each lot.*

Comment 8: Please update the Table One with the latest information and please review Table One and Site Data Tables. The open space and density shown in Table One do not match what is listed in Site Data Tables.

Response 8: *Table One has been updated to match the numbers provided within the PSP.*

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 – Storm water management and erosion 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 Approval.
7. Any other permits/approvals necessary to develop the project.

Comment Noted.

Thank you for your time and attention to this matter.

Sincerely,
Land Tech Land Planning, LLC

Jeffrey A. Clark, RLA
jeff@landtechllc.com

enclosures: noted
file: mbtsvillageA-1PSP.ltr
cc: Rod Hart via email