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August 9, 2021

Town of Millville
36404 Club House Road
Millville, DE 19967

Attn: Debbie Botchie
Town Manager

Re: Village 4 MBTS
Preliminary Plan Review
Millville, Delaware
GMB File No. R210125.001

Dear Ms. Botchie:

We have completed our review of the Village 4 MBTS Preliminary Plan dated, March 2021, for the 144-unit village in Millville by the Sea. The site is located on Tax Map Parcels 134-16.00-19.01, 19.02, 20.00 and 20.01 and zoned MPC. The submission was reviewed per Town of Millville Code Sections 125, 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 Substation Rd.
3. Per the Town Code Section 125-36, Subsection D, Item 8: The preliminary plan shall show the locations, names and existing widths of adjacent street rights-of-way and curblines. **Please label the existing the edge of pavement and right of way lines, it is confusing that the CEA proposed work on Substation Road is shown also as existing.**
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 show the proposed drainage easements.**
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 preliminary locations of all proposed signs. Please show any items that are proposed in the amenity areas. The MBTS Master Amenity Plan list items that may be included in the pocket park and pond area by the fishing pier, but no items are shown on the plans submitted.**

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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 ROW on the record plan.**
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.**
8. Pre the MBTS Development Standards Table 1 will be part of every submission package. Please include an updated table 1 to the Plans.
9. Please review the Site Data Tables on all applicable plan sheets they do not agree with the Site Data Table on Sheet PRP1.0.
10. Sheet PRP1.0; Please review Site Note 1. Parcel 19.01 is missing.
11. Sheet PRP3.1, calls out a proposed dog park location, but it is not shown on any other sheets in the site plans.
12. Sheets C3.1 and C12.1; Please review lot 43, no water service is shown.
13. Sheet C8.1: Notes for installation of fire hydrants are shown, but the water main line work is not shown on the sheet.
14. Sheet C8.2: Please extend Road A through lot 43.
15. Sheet C8.4: Please Extend Road B through lot 32.
16. Mail Kiosk for this Village is not shown on the plans.

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.

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