June 6, 2022

Town of Millville
36404 Club House Road
Millville, DE 19967

Attn:   Debbie Botchie
        Town Manager

Re: Village West A-1 MBTS
    Final Plan Review
    Millville, Delaware
    GMB File No. R210177.00

Dear Ms. Botchie:

We have completed our review of the Village West A-1 MBTS Preliminary Plan dated, April 2022, for the 59 single family lot and 5 townhome village in Millville by the Sea. The site is located on Tax Map Parcel 134-15.00-91.01 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. On February 10, 2022, the Planning Commission met to review the 64 lot West Village A-1 in Millville by the Sea and voted 3-0-2 to recommend approval of the proposed subdivision.

2. The proposed development is in line with the 2019 Comprehensive Plan future land use for the above refenced parcel.

3. The proposed village a has planned entrances on SCR 365 Powell Farm Road.

4. Per Town Code Section 125-37, Subsection B.; Owner's certification, acknowledging ownership of the property and agreeing to the subdivision thereof as shown on the plat, and signed by the owner or owners of record. In instances where the owner is a corporation, the corporate seal shall be shown. The Owner's certification is not signed. Developer has noted they will be signed on the final plans to be recorded.

5. Per Town Code Section 125-37, Subsection D.; Certification of the surveyor or engineer that the final plat, as shown, is a correct representation of the survey as made, that all monuments indicated there exist and are correctly shown, and that the plat complies with all requirements of this chapter and other applicable laws and requirements. This certificate shall be accompanied by the professional seal of the surveyor or engineer. The Engineer's Statement is not signed. Developer has noted they will be signed on the final plans to be recorded.
6. Per Town Code Section 125-37, Subsection E.; Certification of the wetland scientist that provided wetland identification or delineation on the site, as shown, is a correct representation of the study conducted. The Wetlands Statement is not signed. Developer has noted they will be signed on the final plans to be recorded.

**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. DelDOT – LONO Received.
2. State of Delaware Department of Public Health Office of Drinking Water – Water system permit. Received.
3. Sussex County Conservation District – Storm water management and erosion control permit and/or letter of exemption. Review Complete Letter Received.
4. Sussex County Engineering Department – Sewer Service Approval. Received.
5. DNREC Sewer Permit – Received.
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