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July 15, 2022

Town of Millville  
36404 Club House Road  
Millville, DE 19967

Attn: Debbie Botchie  
Town Manager

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

Dear Ms. Botchie:

We have completed our review of the Seagull Village (aka Village 2) MBTS Site Plan revision dated, July 5, 2022, 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, 134-16.00-3.02, 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. On November 10, 2021, the Planning Commission met to review the 120 lot Village 2 and voted 2-0-2 to recommend approval of the preliminary site plan.
2. The proposed development is in line with the 2019 Comprehensive Plan future land use for the above refenced parcel.
3. The proposed village has three planned entrances on Summerwind Blvd., and one planned entrance on Calm Water Drive.
4. Prior to Final Approval the Developer shall submit the HOA documents to the Town for review.
5. Please submit 9 copies of the signed Record Plans, Sheets C-1, U-1, U-2 L-1 and L2 from the Construction Improvement Plans, and all permits to the Town of Millville. Please also submit a copy of all signed plans and all permits in pdf form to the Town of Millville.

**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. N/A
2. State of Delaware Department of Public Health, Office of Drinking Water – Water System Permit. **Received**
3. Sussex County Conservation District – Stormwater Management and Erosion Sediment Control Permit and/or Letter of Exemption. **Review Complete letter Received.**
4. Sussex County Engineering Department – Sewer Service Approval. **Review Complete letter Received.**
5. Office of State Fire Marshal – Site Fire Protection Plan Approval. **Received.**
6. DNREC Sewer Permit – **Review Complete email 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/