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August 2, 2022

Town of Millville
36404 Club House Road
Millville, DE 19967

Attn: Debbie Botchie
Town Manager

Re: Village West C-1 MBTS
Final Site Plan Review
Millville, Delaware
GMB File No. R210228.00

Dear Ms. Botchie:

We have completed our review of the Village West C-1 MBTS Final Site Plan dated, July 2022, for the 93-townhome village in Millville by the Sea. The site is located on Tax Map Parcel 134-15.00-19.00 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 April 14, 2022, the Planning Commission met to review the 93 lot West Village C-1 in Millville by the Sea.
2. The proposed development is in line with the 2019 Comprehensive Plan future land use for the above referenced parcel.
3. The proposed village a has planned entrances on SCR 365 Powell Farm Road.

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 **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.
4. Sussex County Engineering Department – Sewer Service Approval. **Received**

5. Office of State Fire Marshal – Site Approval. **Received**
6. 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/