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February 2, 2022

Town of Millville  
36404 Club House Road  
Millville, DE 19967

Attn: Debbie Botchie  
Town Manager

Re: Village West A-1 MBTS  
Preliminary 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, May 2021, 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. The proposed development is in line with the 2019 Comprehensive Plan future land use for the above refenced parcel.
2. The proposed village a has planned entrances on SCR 365 Powell Farm Road.
3. 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 and label the 75ft tax ditch buffer that is shown on the MBTS Master plan, the tax ditch ROW is shown.**

**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 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