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July 29, 2024

Town of Millville  
36404 Club House Road  
Millville, DE 19967

Attn: Eileen Scerra  
Town Manager

Re: West Village B  
Preliminary Plan Review  
Millville, Delaware  
GMB File No. R230188.00

Dear Ms. Scerra:

We have completed our review of the West Village B MBTS Preliminary Plan dated, January 2024, for the 64-unit village in Millville by the Sea. The site is located on Tax Map Parcel 134-16.00-16.00 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. The proposed development is in line with the 2019 Comprehensive Plan future land use for the above referenced parcel.
2. The proposed West Village B has planned entrances through West Village A-2 on Fairfield Street, and Tradewind Road, the Village also has one planned entrance from the Proposed West Village D on Stary night Lane.

**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. State of Delaware Department of Public Health Office of Drinking Water – Water system permit.
2. Sussex County Conservation District – Storm water management and erosion control permit and/or letter of exemption.
3. Sussex County Engineering Department – Sewer Service Approval.
4. Tidewater Utilities – Water Service Approval.
5. Office of State Fire Marshal – Site Approval.

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/

