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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 D
Preliminary Plan Review
Millville, Delaware
GMB File 2021001-P

Dear Mrs. Scerra:

We have completed our review of the West Village D MBTS Preliminary Plan dated May 2024, for the 160-unit village in Millville by the Sea. The site is located on Tax Map Parcel 134-15.00-18.00, 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 in line with the 2019 Comprehensive Plan future land use for the above referenced parcel.
2. The proposed West Village D has planned entrances through West Village B and West Village C-1 on Stary Night Lane, the Village also has Two planned entrance from Burton 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 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/

