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January 2, 2034

Town of Millville
36404 Club House Road
Millville, DE 19967

Attn: Debbie Botchie
Town Manager

Re: Village West A-2 MBTS
Preliminary Plan Review
Millville, Delaware
GMB File No. R230153.00

Dear Ms. Botchie:

We have completed our review of the Village West A-2 MBTS Preliminary Plan dated, November 2023, for the 87 single family lot 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 referenced parcel.
2. The proposed village a has planned entrances through Village A-1 on Tradewind Road and Fairfield Road.
3. Per the Town Code Section 125-36, Subsection D, Item 8: The preliminary plan shall show the locations, names and existing widths of adjacent street rights-of-way and curblines. **The ROW on the end of Fairfield Street in Village A-1 is proposed to be adjusted to match the proposed ROW for Fairfield design in Village A-2. The revised plat for Village A-1 has been summited for review and matches the proposed ROW in Village A-2. The revised Plat for Village A-1 shall be recorded prior to the Village A-2 plans going to Town Council Meeting.**

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.

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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/