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March 5, 2024

Town of Millville  
36404 Club House Road  
Millville, DE 19967

Attn: Eileen Scerra  
Town Manager

Re: Village 3 MBTS  
Preliminary Plan Review  
Millville, Delaware  
GMB File No. R220201.00

Dear Mrs. Scerra:

We have completed our review of the Village 3 MBTS Preliminary Plan dated, November 2023, and the Comment Response letter dated February 28, 2024 for the 118 unit (67 single family lots and 51 Townhomes) village in Millville by the Sea. The site is located on Tax Map Parcel 134-16.00-19.01 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 3 has planned entrances through Village 4 on East Bend Street, Woodbine Street, and Surfbird Drive, the Village also has one planned entrance from Bishops landing on Seahorse Drive and one planned entrance from Egret shores on Surfbird Drive.
3. Sheet PRP5.0, There are 3 trees shown on lots 4172, 4173 and 4174 that are not shown on the Landscape plan Sheet PSP4.0.

**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.

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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/