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October 31, 2024

Town of Millville
36404 Club House Road
Millville, DE 19967

Attn: Eileen Scerra
Town Manager

Re: Village 5
Preliminary Site Plan Review
Millville, Delaware
GMB File No. R240149.00

Dear Mrs. Scerra:

We have completed our review of the Village 5 MBTS Preliminary Site Plan, received by the Town of Millville October 10, 2024 for the 84 unit (44 single family lots and 40 townhomes) village in Millville by the Sea. The site is located on Tax Map Parcel 134-15.00-120.01 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 5 has planned entrances through the Model Park on Cape Cod Court and Coastal Living Lane and it is also planned to have entrances from the future connector road from Rt 17 to Summerwind Blvd.
3. Previous Comment 6: Per 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. **Please label and show the location of the curblines for Rt 17 on Sheet PSP3.1.**
4. Previous Comment 7: On Sheet PSP1.0 under Table 1, the provided green area is less than the required green area. The Model Park Village 5A and Village 5 are to be one complete Village which would bring the required green area to 9.57 acres and the provide green area is 10.61 acres.
5. Previous Comment 9: Please review the street name labels, the way the street names are printed out is unreadable. Please look at how the street labels are showing up as printed on sheet PSP3.0 for streets ST. Augustine and Michigan Drive, sheet PSP3.1 for street Biscayne Lane, and sheet PSP4.0 for streets ST. Augustine, Michigan Drive, and Biscayne Lane. The fonts on all

the proposed roads do not match the existing road labels either and this should be remedied as well.

6. The Zoning Data Table on Sheet PSP1.0 does not match the Zoning Data Table on Sheet PSP6.0. The two Zoning Data tables have conflicting numbers for the existing site area, proposed site area, open space provided, and row area under the Site Area Data Tab. The two Zoning Data tables also have conflicting numbers for the gross density and net density under the Unit Counts tab. Please update and make sure the two Zoning Data tables have the same correct information.
7. Please show the location of the proposed mail kiosk, during the concept meeting it was discussed that the mail kiosk could be placed in the open area by the intersection of Endless Summer Drive and Coastal Living Lane or in the open area beside lot 5013.

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/