

March 3, 2026

Eric Evans
Code and Building Official
Town of Millville
36404 Club House Road
Millville, DE 19967

RE: **Application for Site Plan**
Millville Town Center 3
Sussex County, DE
BMG Project No.: 2021052.00

Dear Mr. Evans:

Becker Morgan Group, Inc. is hereby submitting a Site Plan on behalf of Millville Residential LLC for the above referenced project. The proposed development is to convert the existing wooded lot into a 23 lot residential community with single family attached homes consisting of 17 townhomes and 6 duplexes. The following documents are provided in support of this submission:

- One (1) paper copy of the Preliminary Site Plan
- One (1) paper copy of the Landscape Plan
- One (1) check in the amount of \$750 for the review fee
- One (1) check in the amount of \$2,070 for 20% of the subdivision fee
- One (1) check in the amount of \$10,000 for the escrow fee

We offer the following responses to comments received in your letter on 2/17/2026.

1. Provide buffering along the border with Cedar Cove, including evergreen landscaping, and leaving existing vegetation along the Cedar Cove side.
BMG Response: A width of 15 feet of existing trees are to remain along the Cedar Cove side for buffering. Evergreen trees have been added to enhance the buffer.
2. Leaving 10-15 feet (in width) of existing trees along the border with the Town property, which would not be on the lots themselves because the individual lots' footprint would be off the edge of the subject property's line, recognizing the exact width of the tree buffer would be limited where the stormwater pond buffer could not allow existing vegetation to remain.
BMG Response: The tree line along the border with the town property has been moved to have a constant 15 foot width until the area of the SWM pond where a 5 foot width is used to accommodate the pond.
3. Installing a 6-foot tall dark, spear-style metal fence (such as aluminum, not chain-link) to blend in with the trees along the border with the Town property.
BMG Response: A 6-foot tall, spear-style, aluminum fence has been provided behind the homes along the property line of Town of Millville.
4. Stubbing a sidewalk for Cedar Cove residents to use to access the Town Park is hose residents elected to connect on their side in the future.
BMG Response: The sidewalk has been extended and is now stubbed for Cedar Cove.

BECKER MORGAN GROUP, INC.

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615 SOUTH COLLEGE STREET
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5. Installing a sidewalk on only one side of the new road, provided the parcel abutting the subject property on the south has confirmed access onto the new road.
BMG Response: Sidewalk has been added to the south side of the proposed access road leading towards the town park.

6. Contributing the monetary equivalent of a gazebo in lieu of active open space on the subject property, with the Town then applying the contribution to upcoming active open space improvements in the Town Park.
BMG Response: A note stating the developer shall uphold this has been added to the general notes on sheet C-001.

7. Providing street lighting as required by Town Code.
BMG Response: Street lighting is provided along the access road and a note has been added stating it will stay within the regulations of the town code.

If you have any questions, please do not hesitate to contact me.

Sincerely,
BECKER MORGAN GROUP, INC.



Andrew P. Colletti
Associate

APC/apc

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