
THE MILLVILLE GROUP LLC

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April 24, 2006

The Honorable Gary Willey, Mayor
Town of Millville
Millville, Delaware 19970

Re: Millville by the Sea

Dear Mayor Willey:

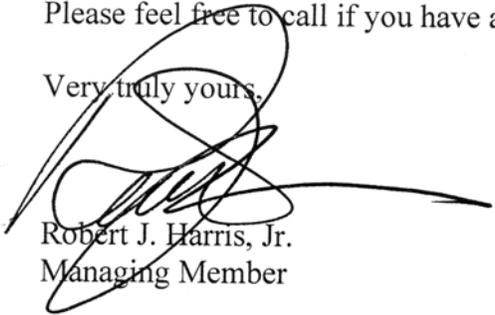
This letter is in response to the PLUS review comments sent to us on July 14, 2004. These comments were to be addressed in the preparation of plans of Millville by the Sea. We feel that each of them has been incorporated into the plans for the community that have been submitted to the town, and many of them have received further review by local, state, and federal agencies. With schematic plans now completed, I would like to revisit these comments to show how they have been addressed.

1. **State Historic Preservation Office:** An archeological analysis is currently underway for the annexed properties. All state and federal laws regarding archeological preservation will be observed. No cemeteries were discovered on this property.
2. **DelDOT:** In accordance with DelDOT's requirements, a traffic impact statement was submitted to DelDOT last year. We are still waiting for them to complete their review. An entrance plan incorporating DelDOT requirements has been submitted for the first section of the community.
3. **DENREC**
 - A. **Wetlands:** All state and federal wetlands laws are being complied with. The wetlands have been delineated, and no wetland areas are being disturbed.
 - B. **ERES Waters:** We have met with DNREC and USACOE officials regarding existing ditches and have established a protocol for ditch improvements and stream restoration.

- C. TMDLs: This project meets all existing state requirements for TMDL standards.
 - D. Stormwater Management: The project will be designed to meet all existing stormwater regulations.
 - E. Habitat: The project will meet all state and federal regulations for habitat protection. No endangered species have been discovered on the property.
 - F. Recreation: The plan has incorporated all of the recommendations for recreation facilities in the community.
4. **State Fire Marshal's Office:** The project is being designed to meet all regulations required by the State Fire Marshal's office as specified in DSFPR.
 5. **Department of Agriculture:** The project is designed to meet all regulations of the Department of Agriculture.
 6. **Public Service Commission:** All utilities regulated by the State of Delaware will meet all regulations of the Commission.
 7. **State Housing Office:** There will not be "for sale" properties available to low or extremely low income families, but the town's Master Planned Community Ordinance allows separate residences on lots for rental or use by family members. These properties might be available for low to moderate-income families.
 8. **Department of Education:** Upon final design, the developer will meet with representatives of the Indian River School District to review bus service to the community.
 9. **Emergency Management Agency:** The developer will meet all regulations governed by the DEMA for evacuation planning.
 10. **Sussex County:** Based on the density of the schematic plan, all of the properties in the proposed development, including those outside of the annexed areas can now be served with public sewer by Sussex County. Please contact Russell Archut with Sussex County Engineering.

Please feel free to call if you have any questions in this matter.

Very truly yours,



Robert J. Harris, Jr.
Managing Member

cc. Constance C. Holland
Kyle F. Gulbranson