



GEORGE, MILES & BUHR, LLC

September 6, 2024



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Town of Millville
36404 Club House
Road Millville, DE
19967

Attn: Eileen Scerra
Town Manager

Re: Millville by the Sea West Village A-2
Final Site Plan
Millville, Delaware
GMB File NO. 230152

Dear Mrs. Scerra:

We have completed our review of the Village West A-2 MBTS Final Site Plan received, August 6, 2024, for the 87-unit village in Millville by the Sea. The site is located on Tax Map Parcel 134-15.00-19.01 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 referenced parcel.
2. The proposed village a has planned entrances through Village A-1 on Tradewind Road and Fairfield Road.
3. Previously commented 3: Per Town Code Section 125-37, Subsection B.; Owner's certification, acknowledging ownership of the property and agreeing to the subdivision thereof as shown on the plat, and signed by the owner or owners of record. In instances where the owner is a corporation, the corporate seal shall be shown. **The Owner's certification is not signed.**
4. Previously commented 4: Per Town Code Section 125-37, Subsection D.; Certification of the surveyor or engineer that the final plat, as shown, is a correct representation of the survey as made, that all monuments indicated there exist and are correctly shown, and that the plat complies with all requirements of this chapter and other applicable laws and requirements. This certificate shall be accompanied by the professional seal of the surveyor or engineer. **The Engineer's Statement is not signed.**
5. Previously commented 5: Per Town Code Section 125-37, Subsection E.; Certification of the wetland scientist that provided wetland identification or delineation on the site, as shown, is a correct representation of the study conducted. **The Wetlands Statement is not signed.**

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6. Please eliminate the incorrect TM label to the left of West Village A-2 on Sheet FSP2.0. The parcel has two different labels, please review.

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. State of Delaware Department of Public Health Office of Drinking Water – Water system permit. **Received.**
2. Sussex County Conservation District – Storm water management and erosion control permit and/or letter of exemption. **Received.**
3. Sussex County Engineering Department – Sewer Service Approval. **Received.**
4. Tidewater Utilities – Water Service Approval. **Review complete email-Received.**
5. Office of State Fire Marshal – Site Approval. **Received.**
6. 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/