

■■■■
**ARCHITECTS
ENGINEERS**

21 VILLAGE GREEN DRIVE
SUITE 101
OCEAN VIEW, DE 19970
PH: 302.628.1421
PH: 800.789.4462
oceanview@gmbnet.com

SALISBURY
BALTIMORE
SEAFORD
LEWES
OCEAN VIEW

www.gmbnet.com
■■■■

JAMES H. WILLEY, JR., P.E.
CHARLES M. O'DONNELL, III, P.E.
A. REGGIE MARINER, JR., P.E.
JAMES C. HOAGESON, P.E.
STEPHEN L. MARSH, P.E.
DAVID A. VANDERBEEK, P.E.
ROLAND E. HOLLAND, P.E.
JASON M. LYTLE, P.E.
CHRIS B. DERBYSHIRE, P.E.
MORGAN H. HELFRICH, AIA
KATHERINE J. MCALLISTER, P.E.
W. MARK GARDOCKY, P.E.
ANDREW J. LYONS, JR., P.E.

PETER A. BOZICK, JR., P.E.
JUDY A. SCHWARTZ, P.E.
W. BRICE FOXWELL, P.E.

JOHN E. BURNSWORTH, P.E.
VINCENT A. LUCIANI, P.E.
AUTUMN J. BURNS
CHRISTOPHER J. PFEIFER, P.E.
BENJAMIN K. HEARN, P.E.

August 6, 2025

Town of Millville
36404 Club House Road
Millville, DE 19967

Attn: Eileen Scerra
Town Manager

Re: MBTS Village 6
Preliminary Site Plan
Millville, Delaware
GMB File No. R240150

Dear Mrs. Scerra:

We have completed our review of the Village 6 MBTS Preliminary Site Plan, received by the Town of Millville April 9, 2025 for the 53 duplex village in Millville by the Sea. The site is located on Tax Map Parcel 134-15.00-119.00 and 134-15.00-120.00 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 6 MBTS has one planned entrance from "Future Connector to Roxana Road".
3. Sheets PSP2.0, PSP3.0, and PSP6.0: There is a duplicate T.P.# label for 134-16.00-17.01, **please remove the extra label on the sheets listed.**

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. **Not Received.**
2. Sussex County Conservation District – Storm water management and erosion control permit and/or letter of exemption. **Not Received.**

3. Sussex County Engineering Department – Sewer Service Approval. **Not Received.**
4. Tidewater Utilities – Water Service Approval. **Not Received.**
5. Office of State Fire Marshal – Site Approval. **Not Received.**
6. Any other permits/approvals necessary to develop the project. **Not Received.**

If you have any questions, please contact me at 302.628.1421. Thank you.

Sincerely,



Andrew J. Lyons, Jr., P.E.
Project Director

AJL

