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December 17, 2025

Town of Millville
36404 Club House Road
Millville, DE 19967

Attn: Eileen Scerra
Town Manager

Re: Club House Crossing
Preliminary Plan Review
Millville, Delaware
GMB File No. 250284

Dear Ms. Scerra:

We have completed our review of the Club House Crossing Preliminary Plan dated, December 2, 2025, for the 35-unit subdivision (24 two family dwellings and 10 Single family dwellings). The site is located on Tax Map Parcel 134-12.00-151.00 and zoned R2 – Single Family and Two-Family Residential District. The subdivision has one proposed entrance off of Club House Road. The submission was reviewed per Town of Millville Code Sections 125, and 155 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.

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. Dated November 25, 2025.**
2. Sussex County Conservation District – Storm water management and erosion control permit and/or letter of exemption.
3. DNREC NOI – **Received. Dated November 13, 2025.**
4. DNREC Tax Ditch Corut Order Change – **Received. Dated October 23, 2025.**
5. Sussex County Engineering Department – Sewer Service Approval.

November 26, 2025
Mrs. Eileen Scerra
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6. Tidewater Utilities – Water Service Approval.
7. Office of State Fire Marshal – Site Approval. **Received. Dated October 23, 2025.**
8. DelDOT LONO / Entrance Plan Approval - **Received. Dated November 20, 2025.**
9. 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/

