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October 8, 2025

Town of Millville  
36404 Club House Road  
Millville, DE 19967

Attn: Eileen Scerra  
Town Manager

Re: Isle Bay Village  
FKA West Village B  
Final Site Plan  
Millville, Delaware  
GMB File No. R230188.00

Dear Mrs. Scerra:

We have completed our review of the Isle Bay Village (FKA West Village B) Final Site Plan, received by the Town of Millville on September 9, 2025 for the 64 unit (32 single family 40' wide and 32 single family 30' wide) village in Millville by the Sea. The site is located on Tax Map Parcel 134-15.00-16.00 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 Isle Bay Village (FKA West Village B) has two planned entrances through West Village Phase 2 (FKA West Village A-2) on Fairfield Street and Tradewind Road and one planned entrance through Blue Heron Cove (FKA West Village D) on West Starry Night Lane.
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. 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. 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.**

**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. DNREC Division of Watershed Stewardship Notice of Intent (NOI) – **Received.**
3. DNREC Sewer Authorization to Construct – **Received**
4. Sussex County Conservation District – Storm water management and erosion control permit and/or letter of exemption. **Review Complete Letter Received**
5. Sussex County Engineering Department – Sewer Service Approval. **Received**
6. Office of State Fire Marshal – Site Approval. **Received**
7. Any other permits/approvals necessary to develop the project.

Sincerely,



Andrew J. Lyons, Jr., P.E.  
Project Director  
Sr. Vice President

AJL/

