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April 10, 2026

Town of Millville
36404 Club House Road
Millville, DE 19967

Attn: Eileen Scerra
Town Manager

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

Dear Mrs. Scerra:

We have completed our review of the Village 6 MBTS Final Site Plan, for the 53 Townhouse 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 refenced parcel.
2. The proposed Village has planned one planned entrance from Seasound Road.
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 accomplished 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 scientists 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.**
6. Sheet G1.2: Please review the Site Area (Gross Area), Proposed Site Area, Lot Area, and ROW Area. These quantities do not match other sheets such as G1.0, G1.5, F1, and FSP1.0. **Please review calculations and update accordingly.**

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. **Review Complete Letter Received.**
3. Sussex County Engineering Department – Sewer Service Approval. **Received.**
4. Office of State Fire Marshal – Site Approval. **Received.**
5. DNREC -Tax Ditch Program – Approval. **– Not 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.
Project Director

AJL

RECEIVED
APR 13 2026
BY:

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GEORGE, MILES & BUHR, LLC

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