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December 16, 2025

Town of Millville
36404 Club House Road
Millville, DE 19967

Attn: Eileen Scerra
Town Manager

Re: Blue Heron Cove
FKA West Village D
Final Site Plan
Millville, Delaware
GMB File No. R230189.00

Dear Mrs. Scerra:

We have completed our review of the Blue Heron Cove (FKA West Village D) Final Site Plan, received by the Town of Millville on November 19, 2025, for the 160 unit (19 single family and 141 townhouses) village in Millville by the Sea. The site is located on Tax Map Parcel 134-15.00-18.00 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

December 16, 2025

Eileen Scerra

Page 2

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.**
6. Per Town Code Section 125-37; The final subdivision plat shall be legibly drawn on reproducible Mylar or equivalent and shall contain the same information, except for any changes or additions required by the Town Council, as shown on the preliminary plan.
 - a. Per Town Code 125-36 Subsections D; The preliminary plan shall show sufficient description of information to define the boundaries of the site and total size of the site in acres or square feet. **Please include the property line with bearing and distances for the area of phase 3, Central Park, that is Tax map number 134-15.00-19.05 to sheets final site plan sheets.**
7. Previous comment 11, Sheet FSP4.0 Please show the landscaping plan for Central Park.
8. Previous comments 20 Sheet C10.1 and C10.2: Please review structure top types for I-C-1, I-C-5 and I-D-5. They appear that they should be top Type A
9. Sheet C10.4
 - a. Missing Scale in Title Block.
 - b. Profile WVD-STROM -I-D-1 to I-D-16 is not legible
10. Additional comments may be forthcoming once the required information has been received and reviewed.

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. DelDOT LONO - **Received**
3. Sussex County Conservation District – Storm water management and erosion control permit and/or letter of exemption.
4. DNREC Watershed Stewardship NOI – **Received**

5. Sussex County Engineering Department – Sewer Service Approval. **Review Completed Letter Received.**
6. Tidewater Utilities – Water Service Approval.
7. Office of State Fire Marshal – **Site Approval Received**
8. Any other permits/approvals necessary to develop the project.

Sincerely,



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

AJL

