

February 2, 2026

Town of Millville
36404 Club House Road
Millville, DE 19967

Attn: Eileen Scerra
Town Manager

RE: Millville by the Sea West Village C-2
Final Site Plan
Millville, Delaware

Dear Eileen:

Please accept this letter as a formal response to your comment letter, dated January 30, 2026.

General

Comment 1: The proposed development is in line with the 2019 Comprehensive Plan future land use for the above referenced parcel.

Response 1: ***Acknowledged***

Comment 2: The proposed West Village C-2 has planned two entrances from Starry Night Lane from Village C-1.

Response 2: ***Acknowledged***

Comment 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.**

Response 3: ***Acknowledged, this will be completed upon final approval.***

Comment 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.**

Response 4: ***Acknowledged, this will be completed upon final approval.***

Comment 5: Per Town Code Section 124-37, 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.**

Response 5: ***Acknowledged, this will be completed upon final approval.***

Comment 6: Sheets PSP1.0, G1.0, G1.1, G1.2, and G1.5: Please review all Zoning Data Tables on all Title Sheets multiple items don't match from one sheet to the other.

Response 6: *The site data tables have been updated to show the same data throughout the plan set.*

Comment 7: Sheets G1.0:

- Missing sheets C1.9, C10.3, C10.4, G1.5 TUI Cover Sheet, and F5 on the list of drawings. These sheets should be provided under the list of drawings.
- The list of drawings includes two G1.5 sheets. One sheet number should be changed so the list of drawings does not have two of the same sheet numbers.

Response 7: *The missing sheets have been added to the list of drawings on G1.0. The TUI cover sheet is now G1.6.*

Comment 8: Sheet G1.5: Scale in letterhead needs to match the scale bar. Please update and correct the letterhead scale, the scale bar shows 1" = 50'.

Response 8: *The letterhead scale has been updated to match the scale bar on Sheet G1.5.*

Comment 9: Sheets C1.0 and C1.1: Please review the plan view, it appears that the note callout are not printed out.

Response 9: *The note callouts were intentionally left off of the key sheets (C1.0 and C1.1) for clarity.*

Comment 10: Sheet C2.1:

- Callout 1F is not pointing to any riprap please review?
- Callout #3 under construction notes is not used in the drawing. Should this callout be in the drawing?

Response 10: *Callout 1F has been moved to the corresponding riprap. Callout 3 has been added to the two forebay areas.*

Comment 11: Sheet C2.1A:

- SWM profile is missing a title, vertical scale, and horizontal scale. This should be added to the SWM profile.
- Scale on title block should be corrected.

Response 11: *The missing information from the title block has been restored. The title block scale has been updated to read as noted since there are different vertical and horizontal scales.*

Comment 12: Sheets C2.2: Callout #3 under construction notes is not used in the drawing. Should this callout be in the drawing?

Response 12: *Callout 3 has been added to the two forebay areas.*

Comment 13: Sheet L1.0: Please include all landscaping details to the plans.

Response 13: *The tree planting details have been added to Sheet L1.0.*

Comment 14: Sheet C3.0: Gross density under "Design Calculations" does not match with sheet G1.0. The gross density should be updated and corrected on this sheet.

Response 14: *The gross density on Sheet C3.0 has been updated to match the values Shown on G1.0.*

Comment 15: Sheet C8.4: The stop signs should also include the current proposed road names that are shown on the plans.

Response 15: *Street names have been added to intersecting signs in lieu of the placeholder names previously shown.*

Comment 16: Sheets C10.4: The profile for pipe YI-D-4 is missing but is shown on the plans and schedule. Please revise and update this sheet to display this pipe.

Response 16: *A new profile "Profile of YI-D-1 to DelDOT-1" has been added to sheet C10.4.*

Comment 17: SheetFSP1.0: List of drawings needs to be corrected. Remove FSP5.0 "Site Plan Rendering" and add in FSP6.0 "Final Record Plat".

Response 17: *The site plan rendering sheet has been removed from the list of drawings on FSP1.0 and the missing record plat sheets (FSP6.0-6.4) have been added to the list of drawings.*

Comment 18: Additional comments may be forthcoming once the required information has been received and reviewed.

Response 18: *Acknowledged*

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. DNREC – NPDES – NOI. **Received**.
5. DNREC – Sewer Approval – **Received**.
6. Office of State Fire Marshal – Site Approval. **Received**.
7. Any other permits/approvals necessary to develop the project.

If you have any questions or comments, please feel free to contact me by e-mail at jeffc@landtechllc.com

Sincerely,



Jeff Clark

Enclosures

- Eight (8) copies of the MBTS WVC2 Final Site Plans (24x36)
- Three (3) copies of the MBTS WVC2 Engineering Plans (24x36)
- Two (2) USB's of all plans

