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January 30, 2026

Town of Millville
36404 Club House Road
Millville, DE 19967

Attn: Eileen Scerra
Town Manager

Re: West Village C-2
Final Site Plan
Millville, Delaware
GMB File No. R220202

Dear Mrs. Scerra,

We have completed our review of the West Village C-2 MBTS Final Site Plan, for the 118-unit townhome village in Millville by the Sea. The site is located on Tax Map Parcel 134-15.00-19.00 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 West Village C-2 has planned two entrances from Starry Night Lane from Village C-1.
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. 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.

7. Sheets G1.0:
 - a. 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.
 - b. 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.
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'.
9. Sheets C1.0 and C1.1: Please review the plan view, it appears that the note call out are not printed out.
10. Sheet C2.1:
 - a. Callout 1F is not pointing to any riprap please review?
 - b. Callout #3 under construction notes is not used in the drawing. Should this callout be in the drawing?
11. Sheet C2.1A:
 - a. SWM profile is missing a title, vertical scale, and horizontal scale. This should be added to the SWM profile.
 - b. Scale on title block should be corrected.
12. Sheets C2.2: Callout #3 under construction notes is not used in the drawing. Should this callout be in the drawing?
13. Sheet L1.0: Please include all landscaping details to the plans.
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.
15. Sheet C8.4: The stop signs should also include the current proposed road names that are shown on the plans.
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.
17. Sheet FSP1.0: List of drawings needs to be corrected. Remove FSP5.0 "Site Plan Rendering" and add in FSP6.0 "Final Record Plat".
18. Additional comments may be forthcoming once the required information has been received and reviewed.

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. 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. **Not Received.**

If you have any questions, please contact me at 302.628.1421. Thank you.

Sincerely,



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

AJL

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