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May 22, 2026

Town of Millville
36404 Club House Road
Millville, DE 19967

Attn: Eileen Scerra
Town Manager

Re: Club House Crossing
Final Plan Review
Millville, Delaware
GMB File No. 250284.00

Dear Ms. Scerra:

GMB has completed its review of the Club House Crossing Final Site Plan dated, May 15, 2026, for the 35-unit subdivision (24 two family dwellings and 10 Single family dwellings). The site is located on Tax Map Parcel 134-12.00-151.00 and zoned R2 – Single Family and Two-Family Residential District. The subdivision has one proposed entrance off of Club House Road. The submission was reviewed per Town of Millville Code Sections 125, and 155 and generally accepted engineering principles. Specific comments were made regarding individual components of the submittal area discussed below.

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.

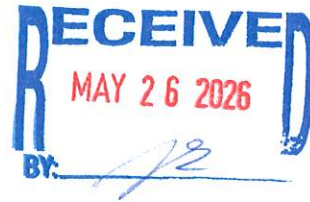
1. DeIDOT Entrance Plan Approval and LONOR – **Received on 11-20-2025.**
2. State of Delaware Department of Public Health Office of Drinking Water – Water system permit – **Received on 11-25-2025.**
3. Sussex County Conservation District – Storm water management and erosion control permit and/or letter of exemption.
4. DNREC Division of Watershed Stewardship NOI – **Received on 11-13-2025.**
5. DNREC Division of Watershed Stewardship Court Order Change Tax Ditch – **Recorded on 10-23-2025.**
6. Sussex County Engineering Department – Sewer Service Approval.
7. Office of State Fire Marshal – **Site Approval Received on 11-25-2025.**
8. Any other permits/approvals necessary to develop the project.

If there are any questions, please feel free to contact me at alyons@gmbnet.com or 302.628.1421. Thank you.

Sincerely,



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



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