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Proceed to
Preliminary P&Z
7-11-2019

June 13, 2019

Town of Millville
36404 Club House Road
Millville, DE 19967

Attn: Debbie Botchie
Town Manager

Re: Millville Square
Preliminary Site Plan Review
Millville, Delaware
GMB File No. R190102.00

Dear Ms. Botchie:

We have completed our review of the Site Plan dated March 2019, as submitted by the Beacon Engineering, LLC on behalf of Krypton Kommercial, LLC and McAllister & Son Builders, Inc for the proposed Millville Square Site Plan. The proposed site is located on Tax Map Parcels 134-12.00-350.00 and 134-12.00-351.00 zoned C-1 with a planned entrance on Atlantic Avenue. The submission was reviewed per Town of Millville Code Section 155-13 Town Center Commercial District, Town of Millville Development Design Standards & Guidelines for Route 26 & Route 17 and generally accepted engineering principles. Specific comments were made regarding individual components of the submittal and are discussed below.

General

1. Per Town Code Section 155 Attachment 1 the required parking for a Shopping Center is 1 per 300sf of gross rentable area and Per Town Code Section 155-28, Subsection C, Item (15), paragraph (a): "For buildings over 5,000 square feet accommodating multiple principal uses (such as those in small shopping centers), the total amount of required parking may be reduced by up to 5% for each additional 5,000 square feet of floor area." **Using the formulas above the required parking should be 68 spaces. (25,545sf/300sf = 85 spaces with a 20% reduction = 68 spaces).**
2. Per the Town of Millville Development Design Standards & Guidelines for Route 26 & Route 17, Section 5, Subsection A Location of Parking; Commercial parking lots shall be located behind buildings. Commercial parking lots shall only be allowed to remain in front of or beside buildings as permitted by the Town Council. **The parking is located between the buildings.**

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- VINCENT A. LUCIANI, PE
- ANDREW J. LYONS, JR., PE
- NICHOLAS LLOYD
- AUTUMN J. WILLIS

3. Per the Town of Millville Development Design Standards & Guidelines for Route 26 & Route 17, Section 5, Subsection A Location of Parking; Parking lots shall provide a minimum 10 foot wide planting area between the parking lot and street right-of-way to include: (a) a year round sight barrier (b) evergreen shrubs (c) evergreen ground cover (d) shrub material maintained at a maximum height of three feet for visibility and maintain year round color and interest. **A planning area is shown between the parking lot and Atlantic Ave what appears to be deciduous trees. Please review the comment below.**
4. Per the Town of Millville Development Design Standards & Guidelines for Route 26 & Route 17, Section 5, Subsection C Parking lot Screening; Parking lots that abut the public right-of-way shall be screened with one or a combination of the following treatments:
 - o Low walls made of masonry, or other similar permanently affixed materials, and not exceeding a maximum height of three feet.
 - o Raised planter walls planted with minimum 80 percent evergreen shrubs shall not exceed a total height of three feet, including planter wall and landscape planting.
 - o Landscape plantings consisting of trees of which at least 50 percent are deciduous and shrubs and groundcover materials of which at least 80 percent are evergreen.
 - o All plantings should be native to Sussex County.
5. Sheet SW1.1: The invert out on pipes P1 and P2 don't match the inverts shown on Sheet SW2.1.
6. Sheet SW2.1: The pipe labels on the plan view for P10, P11 and P12 don't match the Pipe Schedule of the profiles on Sheet SW3.1.
7. Sheet SW3.1: The rim Elevation for CB301 doesn't match the rim elevation listed in the Structure table on Sheet SW2.1.

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

Sincerely,



Andrew J. Lyons, Jr., P.E.
Sr. Project Engineer

AJL/ccd