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August 28, 2020

Town of Millville
36404 Club House Road
Millville, DE 19967

Attn: Debbie Botchie
Town Manager

Re: Bethany Bay Town Shoppes Site Plan Review
Millville, Delaware
GMB File No. R180229.00

Dear Ms. Botchie:

We have completed our review of the Site Plan revision dated August 19, 2020 and the comment letter dated April 25, 2020, as prepared by Adams-Kemp Associates, LLC on behalf of Beach Properties, Inc. for the proposed Bethany Bay Town Shoppes. The site is located on Tax Map Parcels 134-12.00-141.00, 134-12.00-141.01, and 134-12.00-141.02 and are zoned C-1 with an existing entrance on Railway Road. The Plan proposes to combine the 3 lots into a single lot. The submission was reviewed per Town of Millville Code Sections 155-13 C1-Town Center Commercial District and 155-66 Site plan approval, 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. Previous comment number 1, per Town Code Section 155-13, Paragraph F, Item 3: "Maximum coverage: the maximum coverage of the lot, including all buildings, parking areas, and other impervious surface areas shall not exceed 60%. Maximum coverage may be increased to 70% if the applicant presents a plan placing the building near the street with parking located to the side or rear of the primary building and the additions of streetscape, plazas, courtyards and permanent site furnishings such as benches, tables, bike racks, trash cans, planters, lighting and additional landscaping, etc. Such increase in coverage will be at the discretion of the Town Council based on the findings by the Planning and Zoning Commission that the above improvements are incorporated and are in excess of the minimum requirements established in the "Development Design Standards and Guidelines for Route 26 and Route 17," and provide increased development quality to the site." **The coverage of the lot has been updated in the Data Colum (65.41%) and is above the maximum coverage of 60%. A waiver has been requested and a copy of the request has been attached.**
2. Previous Comments 5: Per the Town of Millville Development Design Standards & Guidelines for Route 26 & Route 17, Section 5. Paragraph A, Required

- 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.
- 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
 - (e) trees and shrubs native to coastal Sussex County

The Parking lot is shown between State Route 26 and the building, and the Town Council may allow parking in front or beside the building as stated above, but per Town Code Section 155-28, Paragraph C, Item 13 Parking is not permitted in front yard set back areas. A waiver has been requested and a copy of the request is attached.

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. Sussex County Conservation District – Storm water management and erosion control permit and/or letter of exemption.
2. DNREC – Sanitary Sewer System Permit.
3. Sussex County Engineering Department – Sewer Service Approval.
4. Tidewater Utilities – Water Service Approval.
5. Office of State Fire Marshal – Site Approval.
6. DeIDOT - Entrance Permit.
7. Any other permits/approvals necessary to develop the project.

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/

ADAMS-KEMP ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYORS
217 SOUTH RACE STREET GEORGETOWN DELAWARE 19947
302-856-6699 1-800-892-4337 302-856-7350 (FAX)

6-18-19

Town of Millville

36404 Club House Road

Millville, De 19967

Att Debbie Botchie

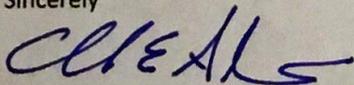
Town Manager

Re: Bethany Bay Town Shoppes Site Plan

The owners of Proposed Bethany Bay Town Shoppes is requesting a waiver for parking in the Front setback .
Reference Town Code Section 155-28 , Paragraph C, Item 13 (Parking is not permitted in front setback areas).

The current plan shows a portion of a few spaces protruding into the Front setback. The waiver is requested because the current paved parking area was constructed under a previous application and the owners would like to utilize this paved area. Also the front setback was changed by the taking of the frontage by Deldot for the expansion of Rte 26. The parking was not in the front setback for the original construction permits.

Sincerely



Charles E. Adams, Jr. PLS
Adams-Kemp Associates, Inc.
Georgetown, Delaware

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Att Debbie Botchie

Town Manager

Re: Bethany Bay Town Shoppes Site Plan

The owners of Proposed Bethany Bay Town Shoppes is requesting a waiver for maximum coverage for the proposed site plan .

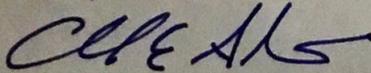
Reference Town Code Section 155-13 , Paragraph F, Item 3 (Maximum Coverage shall not exceed 60%.

The current plan is at 65.41% after the taking by Deldot by Rte 26 expansion.

The plan would produce 56.45% prior to the taking of a portion of the Frontage on Rte 26 by Deldot for the rebuilding of Rte 26.

The request is for the 5.41% overage as explained above.

Sincerely



Charles E. Adams, Jr. PLS
Adams-Kemp Associates, Inc.
Georgetown, Delaware