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October 12, 2021

Town of Millville
36404 Club House Road
Millville, DE 19967

Attn: Debbie Botchie
Town Manager

Re: Ocean Atlantic Site Plan Review
Millville, Delaware
GMB File No. R190275.00

Dear Ms. Botchie:

We have completed our review of the Final Site Plans and Stormwater Management Report, as prepared by Davis, Bowen & Friedel, Inc. and submitted by Ocean Atlantic Companies, LLC for the proposed Tupelo Sands (a.k.a. Roxana Multi-Family Community). The proposed subdivision is located on Tax Map Parcel 134-15.00-93.01 with a planned entrance from Roxana Road (Route 17). The submission was reviewed per Town of Millville Code Sections 125 Subdivision of Land and 155 Zoning, the Millville by the Sea Development Performance Standards, Millville by the Sea Master Plan, and generally accepted engineering principles. Specific comments were made regarding individual components of the submittal and are discussed below. Please submit 8 sealed copies of the site plans building elevations, club house plans and all of the required permits.

General

1. Parking

- a. Millville by the Sea Development Performance Standards, Section VI, Subsection C. Item (7): "Parking will be provided at a ratio of two (2) spaces per dwelling unit. Eighty (80%) percent of the required parking spaces will be provided within the property boundary of the multi-family development. The remaining (20%) percent may be accommodated as on-street parking when streets are immediately adjacent to the multi-family property."
- b. Per Town Code Section 155-12, Subsection H, Item (1): "The Town Council, at the time of schematic development plan review, shall determine the appropriate approximate number of parking spaces. At the time of final site plan approval, the Town Council shall determine the final number of parking spaces, based upon considerations of safety, convenience, pedestrian and vehicular circulation, and added landscaping within parking lot areas. In addition, the Town Council may reduce the number of parking spaces required for any use in Article VII of this chapter where such reduction will meet the purposes of the MPC zoning."

- c. Per Town Code Section 155 Attachment 1 Dual and Multifamily dwellings require 2 spaces per unit.

The Plan shows parking spaces required as 432 spaces and the parking provided is 389 spaces or 90% of the required spaces. At the January 9, 2020 Planning and Zoning Meeting the Commission voted to recommend to move forward to the final site plan with a 10% reduction of the parking requirement.

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 – Final Submission Request Letter - **Received.**
3. DNREC – Sanitary Sewer System Permit. Review Complete email **Received.**
4. Sussex County Engineering Department – Sewer Service Approval.
5. Tidewater Utilities – Water Service Approval Review complete email - **Received.**
6. Office of State Fire Marshal – Site Approval - **Received.**
7. DeIDOT LONO – **Received.**
8. 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 Manager

AJL/jad