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December 16, 2021

Town of Millville
36404 Club House Road
Millville, DE 19967

Attn: Debbie Botchie
Town Manager

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

Dear Ms. Botchie:

We have completed our review of the Site Plan dated November 4, 2021, as submitted by Beacon Engineering, LLC, on behalf of Krypton Kommercial, LLC, 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 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.**
2. Per the Town of Millville Development Design Standards & Guidelines for Route 26 & Route 17, Section 7; There shall be at least 25 feet distance from the top of bank at the outer slope of any stormwater pond to any property line and/or the ultimate right-of-way to allow for adequate future maintenance. A 20foot maintenance easement shall be provided around the facility to allow for access for future maintenance. **The Plans show the 15ft DNREC Sediment and Stormwater Regulations required maintenance access and the Developer is requesting that the Council consider approval for the 15ft maintenance area.**
3. The Developer should review Town Code Section 90 Article III, as it list the requirements of having a food tuck, they are only permitted during "Permitted Public Events"

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.
2. Sussex County Conservation District – Storm water management and erosion control permit and/or letter of exemption.
3. Sussex County Engineering Department – Sewer Service Approval.
4. Tidewater Utilities – Water Service Approval.
5. Office of State Fire Marshal – Site Approval.
6. DelDOT – Entrance Plan Approval Letter – **Received.**
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 Manager

AJL/jad