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February 28, 2022

Town of Millville  
36404 Club House Road  
Millville, DE 19967

Attn: Debbie Botchie  
Town Manager

Re: RT 26 Town Shoppes (aka 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 November 05, 2021, and the comment letter dated November 9, 2021, as prepared by Karins and Associates on behalf of Beach Properties, Inc. for the proposed Bethany Bay Town Shoppes. The site is located on Tax Map Parcel 134-12.00-141.00, and is zoned C-1 with an existing entrance on Railway Road. 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. 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. Per the Town of Millville Development Design Standards & Guidelines for Route 26 & Route 17, Section 5. Paragraph A, Required:

JAMES H. WILLEY, JR., P.E.  
PETER A. BOZICK, JR., P.E.  
CHARLES M. O'DONNELL, III, P.E.  
A. REGGIE MARINER, JR., P.E.  
JAMES C. HOAGESON, P.E.  
STEPHEN L. MARSH, P.E.  
DAVID A. VANDERBEEK, P.E.  
ROLAND E. HOLLAND, P.E.  
JASON M. LYTLE, P.E.  
CHRIS B. DERBYSHIRE, P.E.  
MORGAN H. HELFRICH, AIA  
KATHERINE J. MCALLISTER, P.E.  
W. MARK GARDOCKY, P.E.  
ANDREW J. LYONS, JR., P.E.

JUDY A. SCHWARTZ, P.E.  
W. BRICE FOXWELL, P.E.

JOHN E. BURNSWORTH, P.E.  
VINCENT A. LUCIANI, P.E.  
AUTUMN J. WILLIS  
CHRISTOPHER J. PFEIFER, P.E.

- 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.**

3. Previous comment 3; The lighting detail has been shown on the plans but and has been modified from the last submission but, it does not comply with the "Development Design Standards and Guidelines for Route 26 and Route 17, Section 8 Lighting" **Please revise the lighting to comply with above referenced standard especially the section stating the following "In addition, outdoor lighting shall be designed so that any overspill of lighting onto adjacent properties shall not exceed one half foot candle vertical and one half foot candle horizontal illumination to the adjacent properties or structures."** Please also show the lighting calculations on the plan at a scale that is legible.
4. Previous comment 4; The signs have been shown but, please be advised that the building official had the following comment when review the signs on the plan.
  - The wall signs cannot be reviewed as submitted. I need the height of the soffit.
  - The corner store front has 2 signs on the wall and 1 of those signs needs to be half the size of the larger sign.
  - Also, a separate sign permit will be necessary before construction of the signs. Please see the link below for the sign permit application.  
<https://millville.delaware.gov/files/2019/11/Sign-Permit-Application-2019.11.15.pdf>

**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 – Standard Plan for Non-Residential Construction – **Received.**
2. Sussex County Engineering Department – No infrastructure agreement required email from County - **Received.**
3. Office of State Fire Marshal – Site Approval – **Received.**
4. DeIDOT – Small Entrance Permit – **Received.**
5. 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

**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 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

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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 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 Deidot 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