



GEORGE, MILES & BUHR, LLC

March 8, 2023

Town of Millville
36404 Club House Road
Millville, DE 19967

Attn: Debbie Botchie
City Manager

Re: Captain's Quarters Site Plan Review
Millville, Delaware
GMB File No. 220149

Dear Ms. Botchie:

We have completed our review of the Final Site Plan dated October 2022, as submitted by the Davis Bowen & Friedel, LLC which is an update to the Millville Boardwalk site plan (which was approved on April 9, 2019) with a proposed asphalt Go-Kart track, 3 one-story garages, 2 one-story sheds, an addition to the existing building for storage and addition parking. The site is located on Tax Map Parcel 134-12.00-35.00 and zoned C-1 with two existing entrances on Atlantic Avenue. The submission was reviewed per Town of Millville Code Sections 155-13 C1-Town Center Commercial District, 155-66 Site plan approval, Town of Millville Development Design Standards & Guidelines for Route 26 and 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 6: Town Code Section 155-66, Paragraph F, part 4, item c : The final site plans shall show the location and character of construction of proposed streets, alleys, driveways, sidewalks, curb cuts, entrances and exits, parking and loading areas (including number of parking and loading spaces), outdoor lighting systems, storm drainage and sanitary facilities.
 - a. **The proposed lighting within the go-kart track has an overspill of lighting onto adjacent properties that exceed one half foot candle vertical and one-half foot candle horizontal illumination to the adjacent properties or structures. The developer has provide a letter from the adjacent property owner that he has no objections to the light overspill.**

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/

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