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August 2, 2023

Town of Millville  
36404 Club House Road  
Millville, DE 19967

Attn: Debbie Botchie  
Town Manager

Re: Coastal Kids Pediatric Dentistry  
Site Plan Review  
Millville, Delaware  
GMB File No. R220203.00

Dear Ms. Botchie:

We have completed our review of the Site Plan dated April, 2023, as submitted by the Land Tech Land Planning, LLC on behalf of Coastal Real Estate Holdings, LLC for the proposed Coastal Kids Pediatric Dentistry. The proposed site is located on Tax Map Parcel 134-12.00-343.00 and zoned C-1 with a planned entrance thru existing easement on parcel 134-12.00-344.00. The submission was reviewed per Town of Millville Code Section 155, 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 3, Subsection D Orientation to Street: Buildings along with trees and landscaping shall be dominant rather than parking lots and freestanding signs. **The parking is located within the front of building fronting on Route 26. The Developer stated the following in the last comment response letter "We are requesting the ability to leave parking along Route 26 in front of the building. This layout matches that of the commercial buildings along Route 26 in the immediate area of the site." The Planning and Zoning Commission voted on December 8, 2022, to recommend approval of the site plan.**
2. 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 within the front of building fronting on Route 26. The Developer stated the following in the**

last comment response letter “We are requesting the ability to leave parking along Route 26 in front of the building. This layout matches that of the commercial buildings along Route 26 in the immediate area of the site.” The Planning and Zoning Commission voted on December 8, 2022, to recommend approval of the site plan.

**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. **Review Complete Letter Received.**
2. Office of State Fire Marshal – Site Plan Approval **Received.**
3. DeIDOT – LONO – **Received**
4. DNREC – Notice of Intent – **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/