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March 29, 2023

Town of Millville
36404 Club House Road
Millville, DE 19967

Attn: Debbie Botchie
Town Manager

Re: Gander's Car Wash
Concept Site Plan Review
Millville, Delaware
GMB File No. R230046

Dear Ms. Botchie:

We have completed our review of the Site Plan dated April 2023, as submitted by John Sovero for the proposed Gander's Car Wash Concept Plan review. The proposed site is located on Tax Map Parcels 134-12.00-404.00 and 134-12.00404.00. The parcels are zoned C-1 with a planned entrance on Atlantic Ave. The submission was reviewed per Town of Millville Code 155 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 B, Car Wash is not listed as a permitted use in the C-1 District. **The Applicant has submitted a conditional use request for a car wash in this location.**
2. Per Town Code Section 155-13, Paragraph E, Subparagraph 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 proposed impervious area is not shown on the plans, please verify that the impervious coverage is less than 60%.**

3. Site Plan the number of canopy trees shown in the Landscaping Legend does not match the number shown on the plan.
4. The two parcels should be combined into one parcel as part of this project.
5. The project is showing a proposed reduction of the Tax ditch ROW from 80ft to 40ft.
6. If the Conditional Use is approved and the project moves forward, the project will have to comply with the Town of Millville Development Design Standards & Guidelines for Route 26 & Route 17.

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/