



GEORGE, MILES & BUHR, LLC



ARCHITECTS
ENGINEERS

21 VILLAGE GREEN DRIVE
SUITE 101
OCEAN VIEW, DE 19970
PH: 302.628.1421
PH: 800.789.4462
oceanview@gmbnet.com

SALISBURY
BALTIMORE
SEAFORD
LEWES
OCEAN VIEW

www.gmbnet.com



JAMES H. WILLEY, 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.

PETER A. BOZICK, 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.
BENJAMIN K. HEARN, P.E.

June 29, 2023

Town of Millville
36404 Club House Road
Millville, DE 19967

Attn: Debbie Botchie
Town Manager

Re: Dukes Drive Medical Office
Final Site Plan Review
Millville, Delaware
GMB File No. R230038.00

Dear Ms. Botchie:

We have completed our review of the Site Plan revision dated June 23, 2023, as submitted by Donaway Investments, LLC. The site is located on Tax Map Parcel 134-12.00-400.00 and zoned C-1 with an existing entrance on Dukes Drive. 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. 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. **Part of the parking is located within the front of building fronting on Dukes Dr.**
2. Please submit the required signed and sealed 8 paper copies of the Record Plans, Landscape Plan, the Revised Building Elevations and Monument Sign Detail to the Town.

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 Letter of Exemption. **Received**
2. Sussex County Engineering Department – Sewer Service Approval.
3. Tidewater Utilities – Water Service Approval. **Received Email**

4. Office of State Fire Marshal – Site Plan Approval. **Received**
5. DeIDOT – Entrance Plan authorization to Apply **Received**
6. 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/