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January 24, 2024

Town of Millville
36404 Club House Road
Millville, DE 19967

Attn: Debbie Botchie
Town Manager

Re: Rickards Property Revised Site Plan
Final Site Plan Review
Millville, Delaware
GMB File No. R230160

Dear Ms. Botchie:

We have completed our review of the Site Plan revision dated August 2023, revision date January 17, 2024 as prepared by Plitko, LLC. The site is located on Tax Map Parcel 134-12.00-282.00 and zoned C-1 with one existing entrance on Atlantic Avenue. The submission was reviewed per Town of Millville Code Section 155 Zoning and generally accepted engineering principles. Specific comments were made regarding individual components of the submittal and are discussed below.

General

1. The original site plan was approved By Town Council on July 27, 2021 with two (2) principle uses a bake shop and a restaurant and two (2) permitted accessory apartments to be used for residences for the owner or employees of the business as required in Town code section 155-13, Part C, Item 3. The plan also approved the sharing of the parking between the restaurant and bake shop as they would not be open at the same time. The hours of the Bake shop (building 1) shown on the approved plan are 7am to 12pm and the hours of the restaurant (building 2) are shown on the approved plan as 5pm to 9pm.
2. The applicant is proposing to change the use of the existing building 3 from an accessory use apartment to retail on the first floor and office on the second floor and to change the use of existing building 4 from an accessory use apartment to retail. The proposed plan also shows 11 additional parking spaces.
3. On January 11, 2024, the Planning and Zoning Commission Reviewed the Preliminary Site Plan and voted 5-0 to recommend approval with the recommendation of removing two of the wheel stops so that a secondary way to get to the entrance and showing the existing stone walkway to building 4 and the second ADA parking space. **The Existing walkway is shown on the plans with the second marked ADA space.**

January 25, 2024
Ms. Debbie Botchie
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4. The Applicant shall be aware that building is #4 are partially within the flood plain and Town Code Section 155-15 may apply to any improvements to that building.
5. The (2) two ADA parking space shown on the plan must meet all of the requirements from the US. Access Board. Please review the Standards at www.access-board.gov. In all parking facilities, including gravel, parking spaces and access aisles must be marked and have firm, stable, and slip resistant surfaces as specified for accessible ground and floor surfaces

The Developer should forward the following permits/approvals to the Town of Millville and George, Miles & Buhr, LLC as the project progresses.

1. Office of State Fire Marshal – Site Approval.
2. DeIDOT – LONO Received on January 8, 2024..
3. 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/