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May 31, 2023

Town of Millville
36404 Club House Road
Millville, DE 19967

Attn: Debbie Botchie
Town Manager

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

Dear Ms. Botchie:

We have completed our review of the Preliminary Site Plan dated May24, 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 a 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. Please review the attached Town of Millville Development Design Standards & Guidelines for Route 26 & Route 17 as it relates to this project including but not limited to the sections listed below.
 - a. 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. Drive isles should be a minimum of 24ft wide to allow for back out of 90-degree parking spaces. **Pennoni Response (May 24, 2023): "Due to the configuration of the existing site as outlined above and making the operational use of the proposed medical office functional, the drive aisle between the building and parking is only 20' so we maintained the drive aisle width as 20' for the parking area but if required by Town Council, we could widen the drive aisle for the parking area."** The drive

aisle between parking spaces should be 24ft wide to allow for back out of the spaces.

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/