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October 9, 2023

Town of Millville  
36404 Club House Road  
Millville, DE 19967

Attn: Debbie Botchie  
Town Manager

Re: Outparcel C Southern Landing.  
Preliminary Site Plan Review  
Millville, Delaware  
GMB File No. R230153.00

Dear Ms. Botchie:

We have completed our review of the Preliminary Site Plan dated September 21, 2023, as prepared by True North Land Surveying. The proposed site is located on Tax Map Parcel 134-12.00-419.05 existing entrance from Cedar Drive. 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. Per Town Code Section 155-13, Subsection E, Item 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 Data Table lists the proposed lot coverage at 67.2%. The building is placed close to both Cedar Drive and Old School Lane with parking in the rear and the side of the building.**

**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.
2. Sussex County Engineering Department – Sewer Service Approval.
3. Tidewater Utilities – Water Service Approval.
4. Office of State Fire Marshal – Site Approval.
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/