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May 22, 2024

Town of Millville  
36404 Club House Road  
Millville, DE 19967

Attn: Eileen Scerra  
Town Manager

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

Dear Mrs. Scerra:

We have completed our review of the Site Plan dated February 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, Subsection B, Car Wash is not listed as a permitted use in the C-1 District. The Applicant submitted a conditional use request for a car wash in this location. The Planning and Zoning Commission met on April 13, 2023 and voted 5-0 recommending the Town Council approve the application for Conditional Use. On May 23, 2023 the Town Council met and approved the Conditional Use Application for a full service car wash.
2. Per Town Code Section 155-13, Subsection E, Item 1, Paragraph a: the minimum front yard : 20 Feet (NOTE: The "Development Design Standards and Guidelines for Route 26 and Route 17" encourages commercial buildings to be placed near the street line with parking located to the side or rear of the primary building.) **Sheet G-100, Site Data Table, Building Setbacks shows the front yard set back as 30 feet.**
3. 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 proposed impervious area is shown on the plans as 61.2%.**

4. Per Town Code Section 155-28, Subsection C, Item (13): Parking may be permitted in the setback areas, provided that no more than 50% of any setback area may be used for off-street parking and the remaining portion of the setback area shall be landscaped. Parking shall be permitted in rear yard setback areas; provided, however, that a fifteen-foot landscaped buffed is required between parking and adjacent residential uses. **Parking is shown in the side yard setback on the West side of the lot, but it is less than 50% of the side yard setback. Parking is also shown in the front yard setback and should be removed.**
5. Per Town Code Section 155-66, Subsection E, Item (3), Paragraph (a): Preliminary site plans shall show Geographical location, showing existing zoning districts boundaries; small key map giving the general location of the parcel to the remainder of the Town; the site in relation to all remaining property owners and surrounding property within the distance of 250 feet of the applicant's property; Tax Map and parcel number; name of the development. Plan shall cite deed book volume and page reference, referencing the volume and page in which the current deed and ownership to the property may be found in the Recorder of Deeds' office, Georgetown, DE; **Please show the correct Deed Book and Page number on Sheet G-100.**
6. Per Town Code Section 155-66, Subsection E, Item (3), Paragraph (b): Preliminary site plans shall show the name and address of the owner of record; **Please show the correct Owner's name and address as shown on the County's records.**
7. Per Town Code Section 155-66, Subsection E, Item (3), Paragraph (i): Preliminary site plans shall show the location, width and purpose of all existing and proposed easements, setbacks, reservations and areas dedicated to public use within or adjoining the property; **Please label the setback lines on sheets C-100 and C-201. The project is showing a proposed reduction of the Tax ditch ROW from 80ft to 40ft.**



8. Per Town Code Section 155-66, Subsection E, Item (3), Paragraph (l): Preliminary site plans shall show the location of all wetlands (both state and federal) shall be indicated, in order to facilitate compliance with Town, state and federal wetland compliance; **Sheet G-100, the Site Data Table states “no wetlands present on site”, and the Environmental Notes (3) states “Non-tidal wetlands are present on site”. Please verify which is correct.**
9. Per Town Code Section 155-66, Subsection E, Item (3), Paragraph (p): Preliminary site plans shall show the location and nature of all proposed construction, including but not limited to buildings, streets, sidewalks, parking, driveways, loading areas, signs and utilities; **Please provide the proposed location and proposed nature of any business and/or street signs and fencing.**
10. Per Town Code Section 155-66, Subsection E, Item (3), Paragraph (s): Preliminary site plans shall show the proposed buildings and structures, dimensions, setbacks, and heights designated required for conformity to this chapter, including an architect's drawing of each building or typical building and showing front, side and rear elevations and proposed uses; **Please submit the required building elevations.**
11. 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 3, Subsection D Orientation to Street: Buildings along with trees and landscaping shall be dominant rather than parking lots and freestanding signs.
  - b. 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.**
  - c. Per the Town of Millville Development Design Standards & Guidelines for Route 26 & Route 17, Section 6, Subsection C Parking Lot Screening: Parking lots that abut the public right-of-way shall be screened with one or a combination of the following treatments:
    - i. Low walls made of masonry, or other similar permanently affixed materials, and not exceeding a maximum height of three feet.

- ii. Raised planter walls planted with minimum 80 percent evergreen shrubs shall not exceed a total height of three feet, including planter wall and landscape planting.
  - iii. Landscape plantings consisting of trees of which at least 50 percent are deciduous and shrubs and groundcover materials of which at least 80 percent are evergreen.
  - iv. All plantings should be native to Sussex County.
- d. Per the Town of Millville Development Design Standards & Guidelines for Route 26 & Route 17, Section 6, Subsection D Screening of Trash and Service Areas
- i. All service, loading and trash dumpster areas shall be screened by a combination of masonry, wood or vinyl walls, and planting areas.
  - ii. Loading and service areas shall not face any residential district, unless no other location is possible.
  - iii. Loading areas shall be connected to the building or immediately adjacent to the building which the loading area services.
  - iv. Shoulders of right-of-way areas shall not be used or designated as loading areas.

**Dumpster area is shown but the screens is not shown.**

12. Additional comments may be forthcoming once the required information has been received and reviewed.

**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 Plan Approval.
5. DeIDOT – Entrance Plan Approval
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/

