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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

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JAMES H. WILLEY, JR., P.E.
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BENJAMIN K. HEARN, P.E.

June 5, 2024

Town of Millville
36404 Club House Road
Millville, DE 19967

Attn: Eileen Scerra
Town Manager

Re: Toomey Property
Final Site Plan Review
Millville, Delaware
GMB File No. R220106.02

Dear Mrs. Scerra:

We have completed our review of the Preliminary Site Plan for the above referenced project. The site is located on Tax Map Parcel 134-12.00-376.00 and zoned C-1, according to the online County records. On August 9, 2022, the Millville Town Council approved a minor subdivision of the parcel into two parcels (Parcel (A) 2.163AC and Parcel (B) 11.736 AC) and approved the change of Zoning for Parcel B to RPC. The submission was reviewed per Town of Millville Code sections 125 and 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 M: Modification of development standards.
 - (1) The Town Council, for uses within the RPC District, may recommend that the following development standards be modified.
 - a. Building setbacks.
 - b. Height, area, and bulk requirements related to each proposed land use.
 - c. Required number of off-street and on-site parking spaces.
 - d. Street width, design and layout; however, construction requirements with respect to paving sections, materials, and tabulation of structural numbers may not be modified. Modification of street width is subject to review by public safety agencies and must be approved by the Town Council and Town Engineer.
 - e. Any other requirements as deemed appropriate by the Town Council. The Town Council must deem any proposed modification as beneficial to the Town and be based on recognized principles of civic design, land use planning and landscaped architecture.
 - (2) All other aspects of development must follow the applicable requirements of the Town Code, Development Standards, and Standard Specifications and Details.

The proposed setbacks for the 3 types of residential lots are listed as Item 8 in the Site Data Table on Sheet T-1. The proposed setbacks are in line with the requirements of other RPCs and MPCs recently approved in Millville.

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. State of Delaware Department of Public Health Office of Drinking Water – Water system permit. – **Received**
2. DeDOT Entrance permit and/or LONOR. **LONOR Received.**
3. Sussex County Conservation District – Storm water management and erosion control permit and/or letter of exemption.
4. Sussex County Engineering Department – **Review Complete Letter Received.**
5. Office of State Fire Marshal – Site Approval. – **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/

