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LAND SURVEYING CIVIL ENGINEERING • LAND PLANNING FORESTRY SERVICES

Town of Ocean View
Kenneth Cimino
Planning Director
201 Central Avenue
Ocean View, Delaware 19970

RE: Concept Plan Review – Dunkin – Comment Responses

Dear Mr. Cimino,

We offer the following responses to the comments provided by KCI regarding the Dunkin Donuts Shopping Center Concept Plan Review dated June 17, 2026.

General

- 1) The Site has been granted a Special Exception by the Board of Adjustment to allow the proposed fast food restaurant with drive through. Add a note to the plan referring to the Board of Adjustment approval. Specifically include the application number. *The application number/variance number of V-647 has been added to the General Notes. Please refer to Note 8.*
- 2) The site has been granted a variance by the Board of Adjustment to exceed the 50% maximum allowable lot coverage to construct up to 60.9%. *The actual lot coverage shown on the Preliminary Plan is 59.9% and can be found in the Site Data Table under the Area Information section. The application number/variance number of V-648 has been added to the General Notes. Please refer to Note 9.*
- 3) The site has been granted a variance by the Board of Adjustment to provide a 6 ft. wide screening area along Rt 26 in lieu of the 15 ft. wide area required. *The application number/variance number of V-648 has been added to the General Notes. Please refer to Note 10.*
- 4) Clearly depict and label the area being dedicated to DelDOT as additional ROW. Provide the existing gross site acreage, and a breakdown of the proposed condition including the area being dedicated and the net site acreage. Provide revised metes and bounds descriptions of the area being dedicated and the new parcel boundaries. *Please refer to the Site Plan, Sheet 3 of the plan set, for a callout labeling the proposed right of way and dedication width to DelDOT. Also, under the Site Data Table on the Cover Sheet, the total area of the existing lots is now computed as well as the Proposed Site Area after Dedication.*

Parking

- 1) Building floorplans will be required to verify the square footage dedicated to patron space utilized in the parking calculation. *Building Floorplans illustrating the patron space will be provided prior to the August 14, 2026 deadline.*

Landscape Screening

- 2) The screening will be required to provide both a low and high level as required by §140-73
Landscape Screening has been provided, please refer to the Landscape Plan, Sheet 10 of the plan set.

Wetlands

- 1) Provide a wetland report and delineate any wetlands identified in the field on the plan. Provide all buffers required for any wetlands identified. *A Wetland Delineation Report has been included with this submission.*

Floodplain

- 1) The site lies within a special flood hazard area with a base flood elevation, but no floodway designation. A CLOMR will be required to be obtained from FEMA for the proposed development prior to final plan approval. *A CLOMR has been requested to the Town for signature as well as submitted to FEMA for review.*

Outside Agency Approvals

- 1) Approvals from all applicable outside agencies will be required prior to final plan approval.
Advisory, all outside agency approvals will be obtained prior to Final Site Plan Approval.
- 2) The Tidewater Utilities approval should specifically address the proposed development within their easement. *Advisory, we will provide Tidewater's approval prior to Final Site Plan approval.*

If I may be of further service to you whatsoever, please do not hesitate to ask. Thank you for your help on this matter

Sincerely,

Kevin Aydelotte

Engineering Services Coordinator

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Parker & Associates Inc.