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February 16, 2021

Town of Millville  
36404 Club House Road  
Millville, DE 19967

Attn: Debbie Botchie  
Town Manager

Re: MBTS – Master Plan Revision  
Preliminary Plan Review  
Millville, Delaware  
GMB File No. R210024

Dear Ms. Botchie:

We have completed our review of the Master Plan for Millville By the Sea dated January 18, 2021 and the Draft Development Performance Standards dated January 2021, as submitted by the Ardent Companies, LLC. The submission was reviewed per the Millville by the Sea Master Plan Revision Dated 2019, the Development Performance Standards dated July 2014 and generally accepted engineering principles. Specific comments were made regarding individual components of the submittal and are discussed below.

**Master Plan**

1. The Master Plan has been updated to show a reduction of the DelDOT entrances.
  - a. Roxana Road entrances have been reduced from 7 to 5.
  - b. Substation Rd entrances have been reduced from 10 to 8.
  - c. Powell Farm Road entrances have been reduced from 5 to 3.
2. Sheets MP-5 and MP-6 developer should show the connection to east side of proposed Egret Shores property to Village 3.

**Development Performance Standards**

1. The changes proposed by the Developer are shown in red on the Draft.
2. Page 8, Section VI, Subsection A. Item 3, Paragraph e: It is recommended that the Developer show a graphic detail for the requested change of the right-of-way at intersections not on major collector streets.
3. Page 9, Section VI, Subsection A. Item 6: It is recommended that the Developer show a detail of the typical parking pads and parking courts and/or include a definition of each. Also, language should be added that a minimum of 2 spaces per unit be off-street parking as required by Town Code Section 155 Attachment A.

4. Page 10, Section VI, Subsection B. Item 3, Paragraph e: It is recommended that the Developer show a graphic detail for the requested change of the right-of-way at intersections not on major collector streets.
5. Page 10, Section VI, Subsection B. Item 6: It is recommended that the developer show a detail the typical parking pads and parking courts and/or include a definition of each. Also, language should be added that minimum of 2 spaces per unit be off-street parking as required by Town Code Section 155 Attachment A.
6. Page 11, Section VI, Subsection C. Item 3, Paragraph c: It is recommended that the space between townhomes could be reduced to 20ft but, for all other Multifamily uses it remain at 30ft.

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/jad