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September 12, 2024

Town of Millville  
36404 Club House Road  
Millville, DE 19967

Attn: Eileen Scerra  
Town Manager

Re: Atlantic Ave Commercial  
Preliminary Plan Review- Restaurant  
Millville, Delaware  
GMB File No. R220107.00

Dear Mrs. Scerra:

We have completed our review of the Atlantic Ave Holdings, LLC Preliminary Site Plan dated September 4, 2024, for the proposed relocation of the existing restaurant. The site is located on Tax Map Parcel 134-12.00-158.00 and zoned C-1. The submission was reviewed per Town of Millville Code Sections 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 155-66, Subsection E, Part 3, Paragraph (i): The preliminary plan shall show location, width and purpose of all existing and proposed easements, setbacks, reservations and areas dedicated to public use within or adjoining the property; **Please show the proposed or existing easement for the parking lot that extends from parcel 134-12.00-157.00 on to this parcel.**
2. 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. **Parking is shown on the left side of the restaurant.**
3. Per the Town of Millville Development Design Standards & Guidelines for Route 26 & Route 17, Section 3, Subsection I Roofline Expression: Commercial buildings shall be designed to maintain the residential scale of commercial buildings presently located along Route 26 and Route 17. To attain the continuation of residential scale, the use of sloping rooflines shall be required. Any alternative roofline not utilizing sloping elements must be approved by the Planning Commission. In the C-1 Commercial District the minimum allowable roof pitch shall be a 6/12 pitch. **The proposed restaurant rooftop does not meet these standards, (although the proposed design is very similar to the existing restaurant building) this design will need to be approved by the Planning Commission.**

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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/