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ARCHITECTS  
ENGINEERS

400 HIGH STREET  
SEAFORD, DE 19973  
PH: 302.628.1421  
FAX: 302.628.8350

SALISBURY  
BALTIMORE  
SEAFORD

www.gmbnet.com

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JAMES H. WILLEY, JR., PE  
PETER A. BOZICK, JR., PE  
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KATHERINE J. MCALLISTER, PE

JOHN E. BURNSWORTH, PE  
VINCENT A. LUCIANI, PE  
ANDREW J. LYONS, JR., PE  
W. NICHOLAS LLOYD  
AUTUMN J. WILLIS

October 5, 2020

Town of Millville  
36404 Club House Road  
Millville, DE 19967

Attn: Debbie Botchie  
Town Manager

Re: Summer's Edge  
Sketch Plan Review  
Millville, Delaware  
GMB File No. R200175.00

Dear Ms. Botchie:

We have completed our review of the Sketch Plan and the Master Plan Design Elements dated July 6, 2020 for the 122 residential lot Master Plan Community. The site is located on Tax Map Parcel 134-15.00-115.00 and zoned MPC. The submission was reviewed per Town of Millville Code 155-12, and generally accepted engineering principles. The Application and processing procedure are found in section 155-12, I. Specific comments were made regarding individual components of the submittal and are discussed below.

**Master Plan Elements**

1. The Master Plan Elements requested by the Developer have been listed on Sheet T-2. Items not listed or added to the Master Plan Elements and are recommended by Planning and Zoning and approved by the Town Council shall meet the of Town Code Section 155-12, Subsection E, Item 1, Paragraph (b).
2. Item 2, the proposed setbacks for the 3 types of residential lots are listed. The proposed setbacks for the Single Family and Alley loaded lots are in line with the requirements of other MPCs in Millville. The Side yard setback for the duplexes has been requested to also be 7ft, which is the same for the single-family lots.
3. Item 6.1, The Developer request that streets without 10 lot not have sidewalks, this request is not recommended by GMB, Town Code Section 155-12, Subsection A, Item A, Paragraph f states as an objective of the MPC zone:

“To encourage the efficient use of land by: locating employment and retail uses convenient to residential areas; reducing reliance upon automobile use and encouraging pedestrian and other nonvehicular circulation systems; retaining and providing useable open space and active recreational areas close to employment and residential populations; and providing for the development of comprehensive

nonvehicular circulation networks, separated from vehicular roadways, which constitute a system of linkages among residential areas, open spaces, recreational areas, commercial and employment areas, and public facilities;”

4. Item 6.2 shows the proposed Payment sections, it is recommended that the Payment sections meet DelDOT requirements for subdivision streets as shown in Figure 5.6.1-a of the Development Coordination Manual.

**Skech Plan**

1. Sheet C-1: There are no crosswalks shown to the amenity area on Street 3.
2. Sheet C-1: Several stub streets are shown without turn arounds, this has been approved in other planned communities in Millville.

If you have any questions, please contact me at 302.628.1421. Thank you.

Sincerely,

  
Andrew J. Lyons, Jr., P.E.  
Sr. Project Engineer