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November 20, 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 Mater Plan Design Elements dated October 2, 2020 for the 124 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.

General

1. On October 9, 2020, The Planning & Zoning Commission met and voted 4-0, to recommend for Town Council the approval of the sketch plan for a Master Planned Community (MPC) submitted by Christopher at Millville LLC for Summer's Edge Reserve (formerly known as the Hudson Property), located at Tax Map Parcel #134-15.00-115.00, with the suggestion of deleting item 6.1 and requiring sidewalks on both sides of the streets, for Town Council to review, which will be a public hearing. **The revised plan has removed the original item 6.1 from the Master Plan elements and has shown the sidewalk on both sides of the stub Streets.**

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 5 Green Area: The Developer is requesting that the minimum Green Area in the residential portion be 30% of the gross residential area. In reviewing their calculations on the submitted Sketch Plan it meets the Town of Millville Code requirement of 40%, the plan as submitted shows the Green Area as 44%.

Sketch 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