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January 25, 2021

Town of Millville
36404 Club House Road
Millville, DE 19967

Attn: Debbie Botchie
Town Manager

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

Dear Ms. Botchie:

We have completed our review of the Schematic Development Plan dated December 15, 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, Specific comments were made regarding individual components of the submittal and are discussed below.

General

1. On December 8, 2020, The Town Council met and voted 5-0 to approve 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.
2. Per Town Code Section 155-12, Subsection I, Item 2, Paragraph (a), Part [2] the schematic development plan shall contain, at a minimum, the following: The location, height, approximate dimensions and conceptual elevations of all buildings and structures, and the setbacks and densities and/or square footage thereof. **Please provide the conceptual elevations of all proposed buildings.**
3. Per Town Code Section 155-32, Subsection A, Stormwater retention ponds designed to be a true wet pond will be designed in such a manner as to provide adequate aeration using such devices as fountains or aerators, etc.
4. Per Town Code Section 125-36, Subsection D, Item 15: the preliminary plan shall show the location, dimensions and nature of all proposed structures, signs and utilities, including the approximate number of dwelling units to be included in each residential structure. **Please show the proposed locations of all signs, the stop sign and crosswalk is missing at the intersection of Street 5 and Peppers Corner Road. Please review the**

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area around the Amenity Center, there are no crosswalks leading to the Amenity Center.

5. Per Town Code Section 125-36, Subsection D, Item 21: the preliminary plan shall show plans for surface drainage of the site. **Please show that the water will drain off of Streets 10, 11, 3 and the end of street 7 it appears that the water will drain to the end of the streets and will be held by the curbs.**
6. Please review the walking path on Sheets C-1 and RP-1, it is not shown in the same location on each sheet.
7. Please review the sewer and water services on sheet U-1, the Amenity Center lot, lot 123 and lot 124 do not have water or sewer services shown. The water service for lot 78 is shown on lot 77 and water service for lot 74 is shown on lot 73.

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

Sincerely,



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