

HOCKER PROPERTY

INDIAN RIVER WATERSHED

BALTIMORE HUNDRED

TOWN OF MILLVILLE

SUSSEX COUNTY,

DELAWARE

DBF #0818C063.A01

OCTOBER 2023

PRELIMINARY PLANS

ENGINEER'S STATEMENT

I, THE UNDERSIGNED, HEREBY STATE THAT I AM A REGISTERED ENGINEER IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO MY BELIEF REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

W. ZACHARY CROUCH
DAVIS, BOWEN & FRIEDEL, INC.
1 PARK AVENUE
MILFORD, DELAWARE, 19963

OWNER'S STATEMENT

I, THE UNDERSIGNED, CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT MY DIRECTION, AND THAT I ACKNOWLEDGE THE SAME TO BE ACT AND DESIRE THE PLAN TO BE RECORDED TO ORDINANCE.

MA HOUSING, LLC.
30378 MUMFORD ROAD
MILLSBORO, DE 19966

DEVELOPER'S STATEMENT

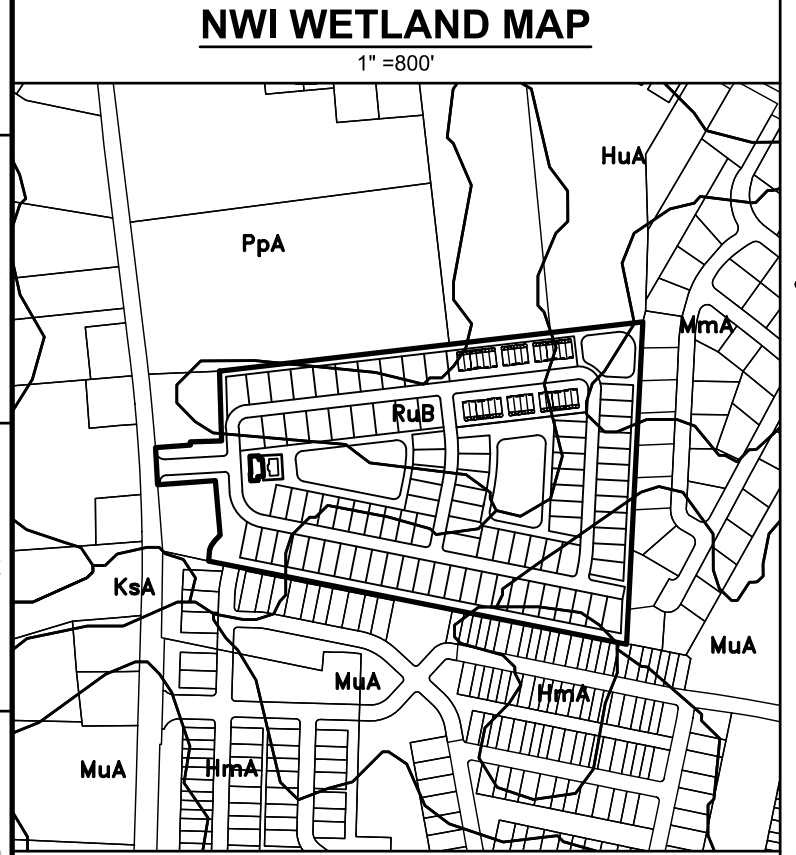
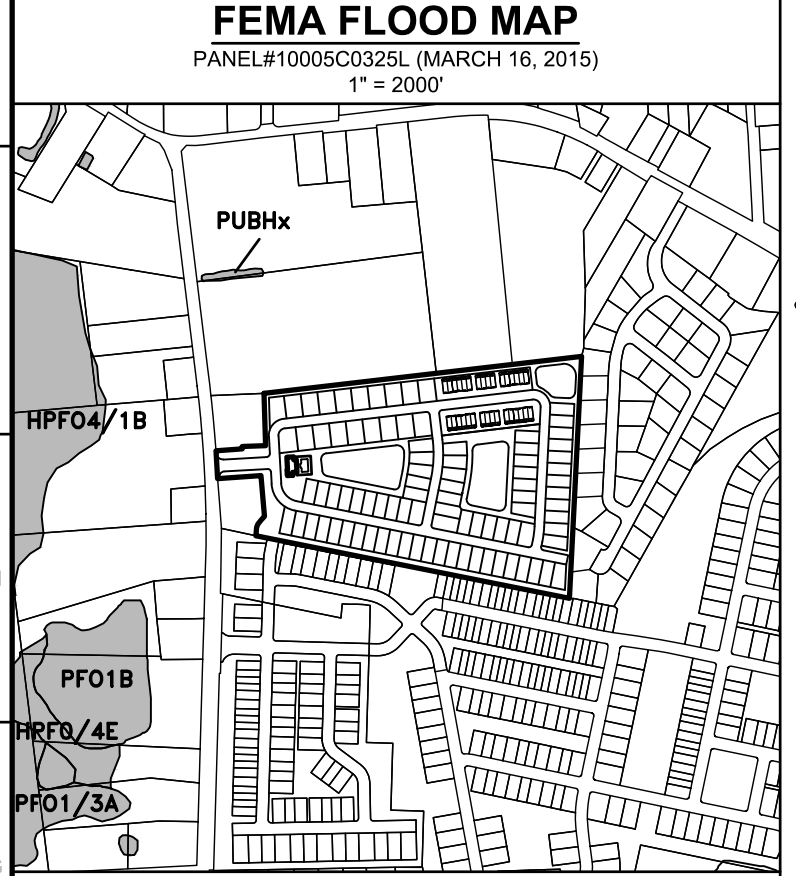
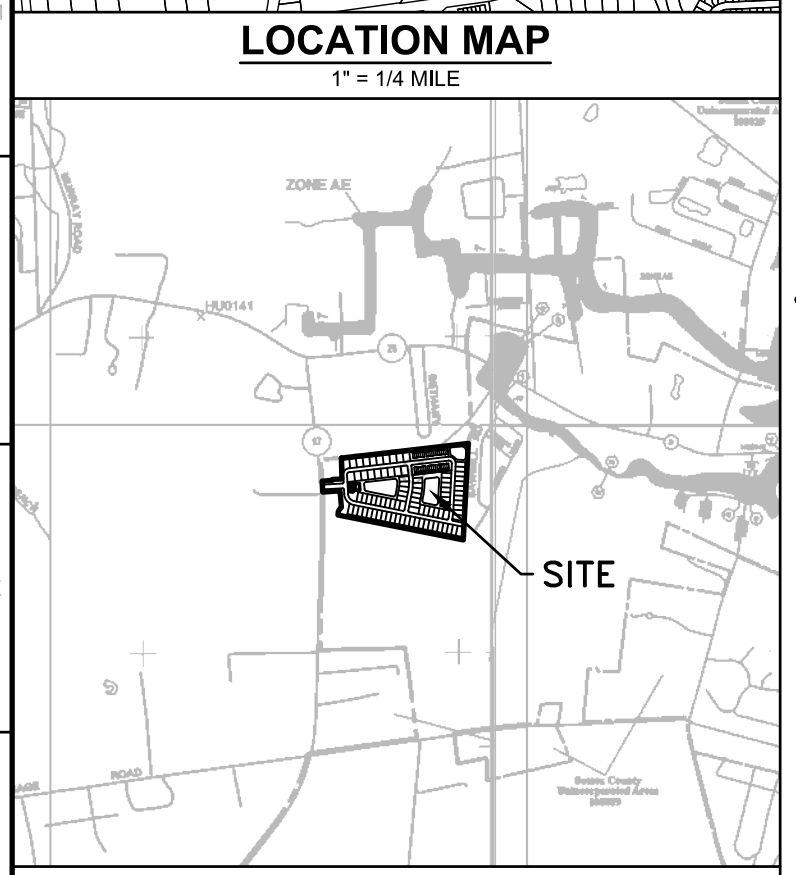
I, THE UNDERSIGNED, CERTIFY THAT I AM THE DEVELOPER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT MY DIRECTION, AND THAT I ACKNOWLEDGE THE SAME TO BE ACT AND DESIRE THE PLAN TO BE RECORDED TO ORDINANCE.

GA HOCKER MILLVILLE, LLC.
18949 COASTAL HIGHWAY, SUITE 301
REHOBOTH BEACH, DE 19971

DAVIS BOWEN & FRIEDEL, INC.
ARCHITECTS - ENGINEERS - SURVEYORS

MILFORD, DELAWARE
302.241.1411
410.343.0391

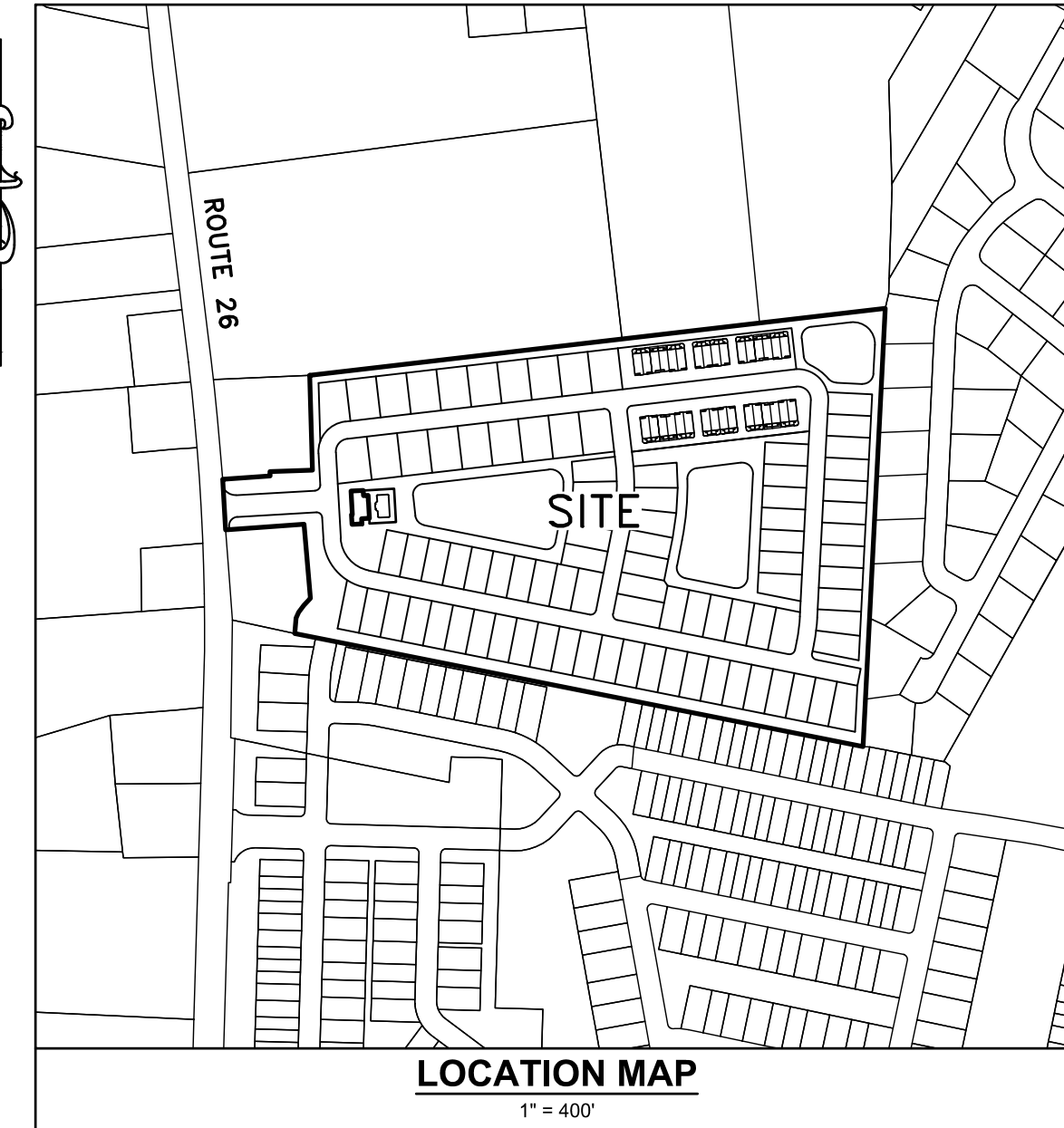
HOCKER PROPERTY
RESIDENTIAL PLANNED COMMUNITY
TOWN OF MILLVILLE, SUSSEX COUNTY, DELAWARE



SOILS DATA

LABEL	SOIL NAME	TYPE
HuA	Hurlock loamy sand, 0 to 2 percent slopes	A/D
MuA	Mullica Berryland complex, 0 to 2 percent slopes	A/D
PpA	Pepperbox loamy sand, 0 to 2 percent slopes	A
Rub	Rundlint loamy sand, 0 to 2 percent slopes	A
PsB	Pepperbox-Rosedale complex, 2 to 5 percent slopes	A

DATA COLUMN		EXISTING	PROPOSED		
1 TAX MAP ID	1-34-12.00-370.00				
2 APPROXIMATE PROJECT CENTER	LATITUDE 38.546942 LONGITUDE -75.128520				
3 ENGINEER	OWNER	DEVELOPER			
DAVIS, BOWEN & FRIEDEL, INC.	MA HOUSING, LLC.	HOCKER MILLVILLE, LLC.			
1 PARK AVENUE	30378 MUMFORD ROAD	18949 COASTAL HIGHWAY, SUITE 301			
MILFORD, DE 19963	MILLSBORO, DE 19966	REHOBOTH BEACH, DE 19971			
W. ZACHARY CROUCH	PHONE: (302) 424-1441	PHONE: (302) 270-2326			
EMAIL: wzc@dbfinc.com	EMAIL: gw@hocker@gmail.com	EMAIL: BEN@OACOMPANIES.COM			
4 DATUM	HORIZONTAL	VERTICAL			
	NAD 83 (DE STATE PLANE)	NAVD 88			
5 ZONING	EXISTING RPC	PROPOSED RPC			
6 LAND USE	EXISTING AGRICULTURE	PROPOSED RESIDENTIAL PLANNED COMMUNITY			
7 TOTAL PROPOSED UNITS	SINGLE FAMILY 73	DUPLEX 34	TOWNHOMES 32	TOTAL 139	
8 BUILDING CONSTRUCTION	IBC	NEPA			
9 UTILITY PROVIDERS	SEWER TOWN OF MILLVILLE	WATER TIDEWATER UTILITIES, INC.	GAS PRIVATE	ELECTRIC DELMARVA POWER & LIGHT	
10 STATE STRATEGIES MAP	INVESTMENT LEVEL AREA: 2				
11 POSTED SPEED LIMIT	ROAD NAME (SCR 17) 40 MPH				
12 FLOODPLAIN	THE PROPERTY IS NOT IMPACTED BY THE 100 YEAR FLOODPLAIN AS DETERMINED BY FEMA PANEL #10005C0490K, DATED MARCH 16, 2015.				
13 TRANSPORTATION IMPROVEMENT DISTRICT (TID)	THE PROPERTY IS NOT LOCATED IN A TRANSPORTATION IMPROVEMENT DISTRICT (TID).				
14 GROUNDWATER RECHARGE	ALL OF THE PROPERTY IS NOT LOCATED IN AN AREA OF EXCELLENT GROUNDWATER RECHARGE.				
15 WELLHEAD PROTECTION AREA	ALL OF THE PROPERTY [IS NOT LOCATED IN A WELLHEAD PROTECTION AREA.				
16 WETLANDS	THE PROPERTY MAY BE IMPACTED BY FEDERALLY REGULATED WETLANDS.				
17 CODE COMPLIANCE	REQUIRED	PROPOSED			
SINGLE FAMILY DETACHED/DUPLEX					
FRONT SETBACK		20 FT			
SIDE SETBACK		7 FT			
REAR SETBACK		20 FT			
CORNER SETBACK		15 FT			
MIN LOT WIDTH (SINGLE FAMILY DETACHED)	50 FT	50 FT			
MIN LOT WIDTH (DUPLEX)		35 FT			
MIN LOT AREA (SINGLE FAMILY DETACHED)	5,000 SQFT	5,000 SQFT			
MIN LOT AREA (DUPLEX)		3,500 SQFT			
TOWNHOUSE UNITS WILL BE UNDER CONDOMINIUM OWNERSHIP					
MAXIMUM DENSITY	6.2 UNITS PER ACRE	5.7 UNITS PER ACRE			
MAXIMUM BUILDING HEIGHT	42 FT (4 STORIES)				
PARKING	SINGLE FAMILY(2 PER UNIT) = 146 SPACES	2 PER DRIVEWAY = 146 SPACES			
	DUPLEX(2 PER UNIT) = 68 SPACES	2 PER DRIVEWAY = 68 SPACES			
	TOWNHOMES = 64 SPACES	TOWNHOMES SPACES = 64			
	GUEST PARKING = 71 SPACES	ADDITIONAL SPACES = 73			
	TOTAL = 349 SPACES	TOTAL = 351 SPACES			
18 AREAS					
RIGHT-OF-WAY DEDICATION(DELDOT)	0 SF. (0AC.)				
AREA OF STREETS	2,322 AC.				
NET DEVELOPMENT AREA	22,247 AC.				
PERMITTED UNITS CALCULATION	TOTAL NET X 43560/5000	22,247 X 43560/5000 = 189 PERMITTED			
PERMITTED UNITS	NOT TO EXCEED 6.2 UNITS/ACRE = 153 UNITS				
MIN. PROPOSED LOT AREA	5,000 SF.				
MAX. PROPOSED LOT AREA	6,566 SF.				
	EXISTING	PROPOSED			
WOODS	0 SF. (0 AC.) (0%)	0 SF. (0 AC.) (0%)			
19 PROPOSED LAND USE AREAS					
PARCEL 1-34-12.00-370.0	24,569 AC. (100%)				
LOTS		SINGLE FAMILY 8,458 AC. (34.4%)	DUPLEX 2,992 AC. (12.2%)	TOWNHOMES 1,891 AC. (7.7%)	
	TOTAL 13,330 AC. (54.3%)				
RIGHT-OF-WAY	3,730 AC. (15.2%)				
OPEN SPACE	7,509 AC. (30.5%)				
WETLANDS		0.0 AC.			
SWM		0.950 AC.			
ACTIVE		1,469 AC.			
TAX DITCH RELOCATION		0.917 AC.			
REMAINING		4,173 AC.			
TOTAL	24,569 AC. (100%)				



INDEX OF SHEETS

RECORD PLAN	
PRELIMINARY PLAN - TITLE SHEET	V-101
PRELIMINARY PLAN - SITE PLAN	V-102
PRELIMINARY LANDSCAPE PLAN	L-101, L-102

LEGEND

RIGHT OF WAY		RW
PROPERTY LINE		
BUILDING SETBACK LINE		
PROPERTY EASEMENT		PE
EXISTING CONTOUR		10
EX. WOODS LINE		
EX. EDGE OF PAVEMENT		
PROPOSED STRIPING		
CURB		
SIDEWALK		
WALKING TRAIL(STONE/MULCH)		

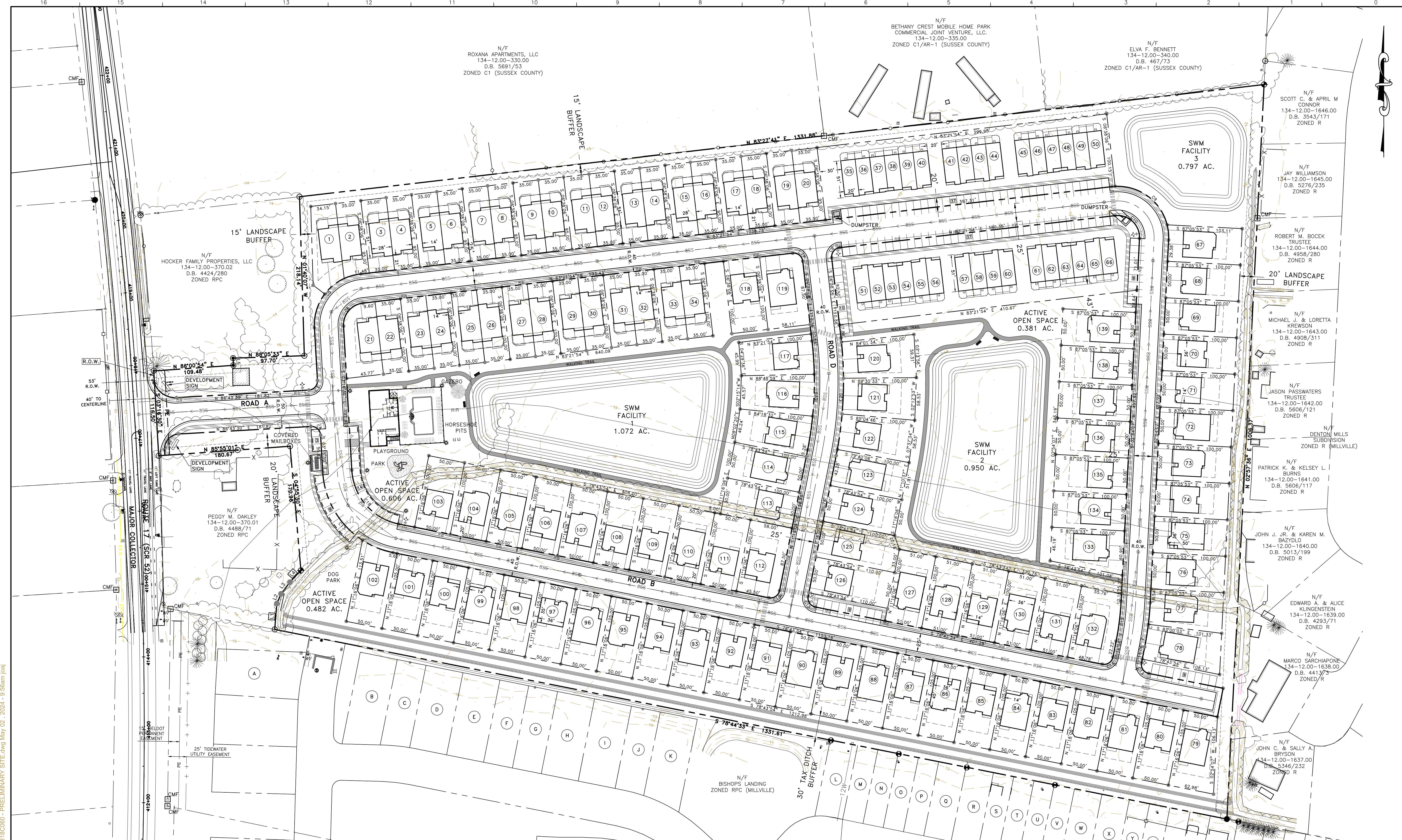
P:\Ocean Atlantic\0818C063 Hocker\DESIGN\PRELIMINARY\0818C063 - PRELIMINARY TITLE.dwg May 02, 2024 - 9:50am (9)

DATE	COMMENTS

Date: OCTOBER 2023
Scale: AS NOTED
Dwn.By: JMJ
Proj.No.: 0818C063.A01

PRELIMINARY TITLE

Dwg.No.: V-101



CURVE TABLE

CURVE#	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	20.00	3.93	3.93	S 45°00'00" E	90°00'00"
C2	20.00	3.93	3.93	N 45°00'00" E	90°00'00"
C3	12.50	1.96	1.96	N 45°00'00" E	90°00'00"
C4	12.50	1.96	1.96	S 45°00'00" E	90°00'00"
C5	70.00	10.99	10.99	N 45°00'00" E	90°00'00"
C6	70.00	10.99	10.99	S 45°00'00" E	90°00'00"
C7	12.50	1.96	1.96	N 45°00'00" E	90°00'00"
C8	12.50	1.96	1.96	S 45°00'00" E	90°00'00"
C9	70.00	10.99	10.99	N 45°00'00" E	90°00'00"
C10	70.00	10.99	10.99	S 45°00'00" E	90°00'00"
C11	420.00	61.33	61.33	N 45°00'00" E	90°00'00"
C12	420.00	61.33	61.33	S 45°00'00" E	90°00'00"
C13	12.50	1.96	1.96	N 45°00'00" E	90°00'00"
C14	12.50	1.96	1.96	S 45°00'00" E	90°00'00"
C15	12.50	1.96	1.96	N 45°00'00" E	90°00'00"
C16	12.50	1.96	1.96	S 45°00'00" E	90°00'00"
C17	120.00	15.84	15.84	N 45°00'00" E	90°00'00"
C18	120.00	15.84	15.84	S 45°00'00" E	90°00'00"
C19	480.00	105.36	105.36	N 45°00'00" E	90°00'00"
C20	480.00	105.36	105.36	S 45°00'00" E	90°00'00"

BISHOPS LANDING ADJACENT PROPERTY OWNERS

PARCEL#	OWNER	DEED	ZONING
A	ALAN B. & TERI J. CARMON DISTRICT	D/5899/35	RPC
B	SHORE TO PLEASE, LLC.	D/5899/42	RPC
C	JOSEPH W. HABRAKEN & KIMBERLY A. RICH	D/5884/121	RPC
D	FREDERICK E. & CHARLENE R. NUNLEY	D/5901/272	RPC
E	LANCE & KIMBERLY DUMONT	D/5885/116	RPC
F	MARK I. & KARI R. SCHLOSSBERG	D/5885/119	RPC
G	CFFR BETHANY, LLC.	D/6055/62	RPC
H	STEVEN L. & LISA A. HESS	D/5901/225	RPC
I	ALLAN A. & CATHERINE B. ANDERSON	D/5877/272	RPC
J	TROY D. & CANDACE P. HENSON	D/5884/106	RPC
K	KEVIN & CHERIE STIETZEL	D/5886/7	RPC
L	THE THENS LIVING TRUST	D/5813/26	RPC
M	PATRICK JAIMEE & RUTH BURGOS	D/5515/77	RPC
N	CHRISTIAN & KATHRYN E. BECK	D/5736/161	RPC
O	JOSEPH & KAREN GARBACK	D/5631/167	RPC

P	134-12.00-3933.00	TODD D. & CHRISTY M. LINDEMUTH	D/5515/23	RPC
Q	134-12.00-3934.00	SHANE C. & STEPHANIE FITZSIMMONS	D/5613/180	RPC
R	134-12.00-3935.00	ATHANASIOS & JENNIFER ALEXANDIS	D/5479/129	RPC
S	134-12.00-3936.00	RANDEE L. & CHRISTOPHER J. TENG	D/5479/133	RPC
T	134-12.00-3937.00	REAGAN CAROL COTTE & JULIANN COTTEE	D/5479/137	RPC
U	134-12.00-3938.00	JAY & GAIL GOLDSTEIN	D/5513/259	RPC
V	134-12.00-3939.00	BEEBE BRIAN DOUGLAS TRUSTEE	D/5818/301	RPC
W	134-12.00-3940.00	RONALD J. & NANCY J. REICHWEIN	D/5479/242	RPC
X	134-12.00-3941.00	MICHAEL A. & JUDY E. TARSON	D/5476/246	RPC
Y	134-12.00-3942.00	ROBERT & BEBRA GOLDMAN	D/5466/140	RPC
Z	134-12.00-3943.00	GREGORY S. & DEBORAH M. WEAVER	D/5466/152	RPC
AA	134-12.00-3944.00	JORAN M. WEITZMAN & EMILY O. BRANNON	D/5737/265	RPC
BB	134-12.00-3945.00	SHARON K. IRWIN	D/5446/181	RPC
CC	134-12.00-3946.00	LISA H. SLAUGHTER TRUSTEE	D/5947/7	RPC
DD	134-12.00-3947.00	RONALD K. & ANN E. FRUTH	D/5688/244	RPC

ARCHITECTS ENGINEERS SURVEYORS
 DAVIS, BOWEN & FRIEDEL, INC.
 1000 W. MARKET STREET
 MILFORD, DELAWARE 19967
 (302) 424-1441
 (410) 770-4714

PRELIMINARY PLAN

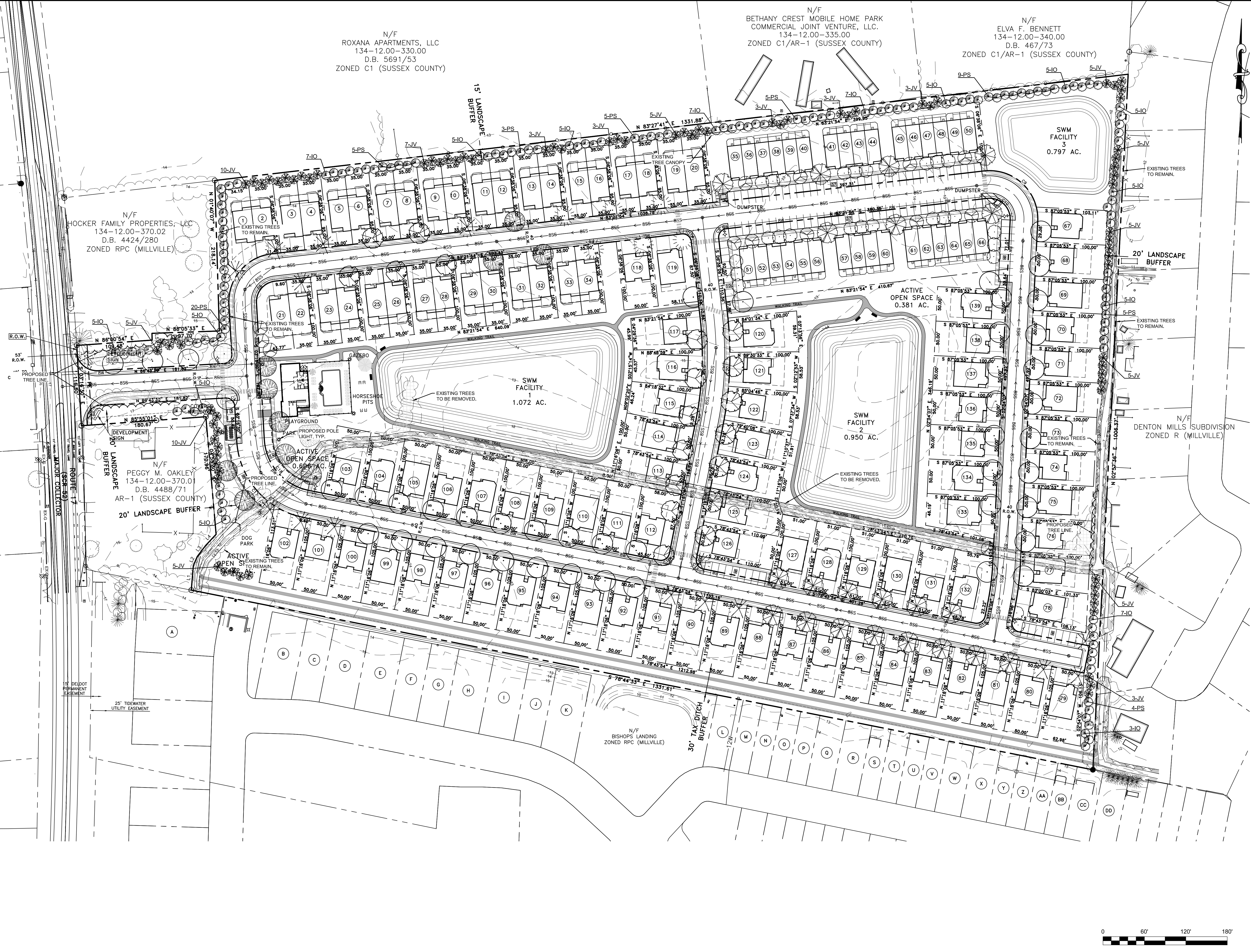
**HOCKER PROPERTY
 RESIDENTIAL SUBDIVISION
 SUSSEX COUNTY, DELAWARE**

Revisions:

Date: **SEPTEMBER 2023**
 Scale: **1"=60'**
 Dwn. By: **JMJ**
 Proj. No.: **818C063.A01**
 Dwg. No.:

V-102

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DAVIS BOWEN & FRIEDEL, INC.
 ARCHITECTS - ENGINEERS - SURVEYORS
 1000 N. MARKET STREET, SUITE 200
 MILLVILLE, DELAWARE 19966
 410.326.1441
 410.326.5091

**HOCKER PROPERTY
 RESIDENTIAL PLANNED COMMUNITY
 TOWN OF MILLVILLE, SUSSEX COUNTY, DELAWARE**

DATE	COMMENTS

Date: OCTOBER 2023
 Scale: AS NOTED
 Dwn.By: JMJ
 Proj.No.: 0818C063.A01

LANDSCAPE PLAN

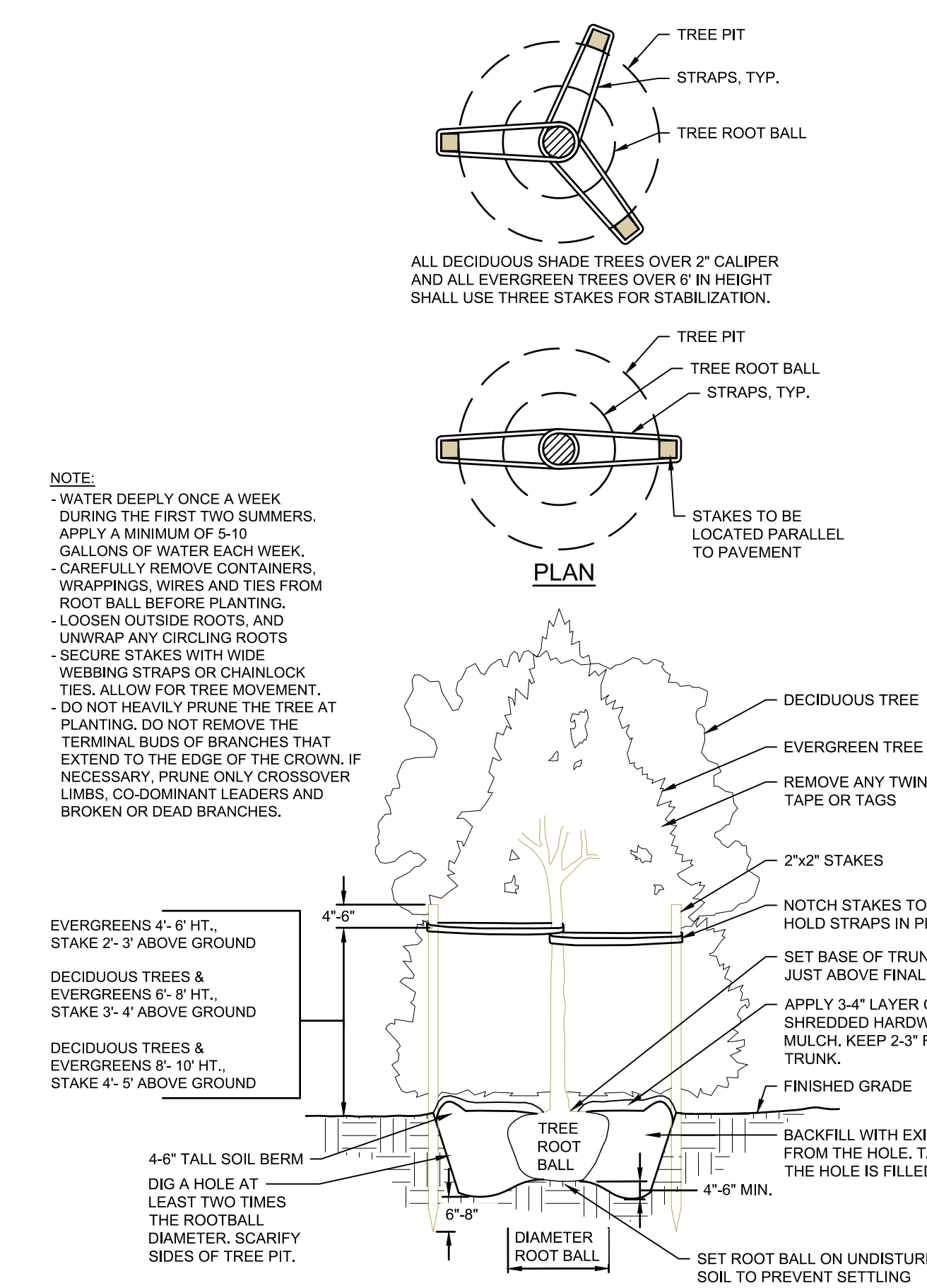
Dwg.No.: **L-101**



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PLANT SCHEDULE - STREET TREES / LOT TREES					
SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
DECIDUOUS TREES					
	AC	ACER campestre 'EVELYN'	EVELYN HEDGE MAPLE	1 3/4"-2" Cal., B&B	19
	AR	ACER rubrum 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	1 3/4"-2" Cal., B&B	46
	CC	CERCIS canadensis	EASTERN REDBUD	6'-8' HT., B&B	16
	LN	LAGERSTROEMIA INDICA x fauriei 'NATCHEZ'	NATCHEZ Crape Myrtle	7'-8", B&B, 3 or 5 STEM	26
	AG	AMELANCHIER x GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	7'-8' HT., B&B, CLUMP	13
	GB	GINKGO biloba	GINKGO	1 1/2"-1 3/4" Cal, B&B	21
	MV	MAGNOLIA virginiana	SWEETBAY MAGNOLIA	7'-8", B&B	7
	BN	BETULA nigra 'HERITAGE'	HERITAGE RIVER BIRCH	8'-10", B&B, CLUMP	10
TOTAL					158

PLANT SCHEDULE - BUFFER PLANTS					
SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
EVERGREEN TREES					
	IO	ILEX opaca	AMERICAN HOLLY	5'-6' HT., B&B, Space 13'OC	86
	JV	JUNIPERUS virginiana	EASTERN RED CEDAR	5'-6' HT., B&B, Space 13'OC	85
	PS	PINUS virginiana	VIRGINIA PINE	5'-6' HT., B&B, Space 13'OC	56
TOTAL					227



TREE PLANTING DETAIL
NOT TO SCALE

GENERAL LANDSCAPE NOTES

- QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN "AMERICAN STANDARDS FOR NURSERY STOCK".
- CONTRACTOR SHALL BE REQUIRED TO GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR AFTER INSTALLATION IS COMPLETE AND FINAL ACCEPTANCE OF SITE WORK HAS BEEN GIVEN AT THE END OF ONE YEAR ALL PLANT MATERIAL WHICH IS DEAD OR DYING SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE AS ORIGINALLY SPECIFIED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES AND MAY MAKE MINOR ADJUSTMENTS IN SPACING AND/OR LOCATION OF PLANT MATERIALS. CONTRACTOR TO VERIFY "AS BUILT" LOCATION OF ALL UTILITIES.
- NO SUBSTITUTIONS SHALL BE MADE WITHOUT APPROVAL OF THE OWNER.
- ALL AREAS NOT STABILIZED IN PAVING OR PLANT MATERIALS SHOULD BE SEEDED AND MULCHED. (SEE EROSION & SEDIMENT CONTROL PLAN.)
- ALL DECIDUOUS SHADE TREES SHALL BRANCH A MINIMUM OF 6'-0" ABOVE GROUND LEVEL. TREES SHALL BE PLANTED AND STAKED IN ACCORDANCE WITH THE STAKING DETAIL SHOWN.
- THE FULL EXTENT OF ALL PLANTING BEDS SHALL RECEIVE 4" OF TOPSOIL AND 3" OF BARK MULCH PER SPECIFICATIONS.
- THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTINGS SHOWN ON THIS DRAWING AND AS SPECIFIED.
- ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANT'S ORIGINAL GRADE BEFORE DIGGING.
- THE CONTRACTOR SHALL WATER ALL PLANTS THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING, AND THEN WEEKLY OR MORE OFTEN, IF NECESSARY, DURING THE FIRST GROWING SEASON.

DATE	COMMENTS