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May 9, 2024

Town of Millville  
36404 Club House Road  
Millville, DE 19967

Attn: Eileen Scerra  
Town Manager

Re: Hocker Property  
Preliminary Plan Review  
Millville, Delaware  
GMB File No. R220220.00

Dear Mrs. Scerra:

We have completed our review of the Preliminary Plan dated October 2023 and revised on May 2024. The site is located on Tax Map Parcel 134-12.00-370.00 and zoned RPC. The submission was reviewed per Town of Millville Code Section 125, 155-11, and generally accepted engineering principles. Specific comments were made regarding individual components of the submittal and are discussed below.

**General**

1. The proposed development in line with the 2019 Comprehensive Plan future land use for the above referenced parcel.
2. Per Town of Millville Code Section 155-11, Subsection G: Minimum requirements. The housing types, minimum lot requirements, maximum height, minimum yard requirements and accessory uses and accessory signs shall be determined by the requirements and procedure set forth in this section, which shall prevail over conflicting requirements of these regulations or other ordinances governing the use of land.
3. See below for an example of setbacks that have been previously approved by the Town of Millville in an RPC Zoning District. Per Town of Millville Code 155-11, Subsection N: Modification of Development Standards: The Town Council, for uses within the RPC District, may recommend that the following development standards be modified
  - a. Building Setbacks
  - b. Height, area, and bulk requirements related to each proposed land use.
  - c. Required number of off-street and on-site parking spaces.
  - d. Street width, design and layout; however, construction requirements with respect to paving sections, materials, and tabulation of structural numbers may not be modified. Modification of street width is subject to review by public safety agencies and must be approved by the Town Council and Town Engineer.

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- e. Any other requirements as deemed appropriate by the Town Council. The Town Council must deem any proposed modification as beneficial to the Town and be based on recognized principles of civic design, land use planning and landscaped architecture.

Approved at Dove Landing RPC

**Single Family**

Front : 20'  
Rear: 20'  
Side: 7'  
Side at Corner Lot: 15'  
Typical Lot Size: 55'x115', 65'x115'

**Town Home**

Front: 20'  
Rear: 20'  
Side: 20' (minimum 10' side yard)  
Side at Corner Lot: 15'  
Lot depth min: 98'

4. Previous Comment 6: 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 locations of all proposed signs including street signs and the required Street light poles throughout the subdivision.**

**Permits Required for Proposed Site Work**

The Developer should forward the following permits/approvals to the Town of Millville and George, Miles & Buhr, LLC as the project progresses.

1. DeIDOT – LONO and Entrance Permit.
2. State of Delaware Department of Public Health Office of Drinking Water – Water system permit.
3. Sussex County Conservation District – Storm water management and erosion control permit and/or letter of exemption.
4. Sussex County Engineering Department – Sewer Service Approval.
5. Tidewater Utilities – Water Service Approval.
6. Office of State Fire Marshal – Site Approval.

7. Any other permits/approvals necessary to develop the project.

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

Sincerely,



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

