

HOCKER PROPERTY

INDIAN RIVER WATERSHED

BALTIMORE HUNDRED

TOWN OF MILLVILLE

SUSSEX COUNTY,

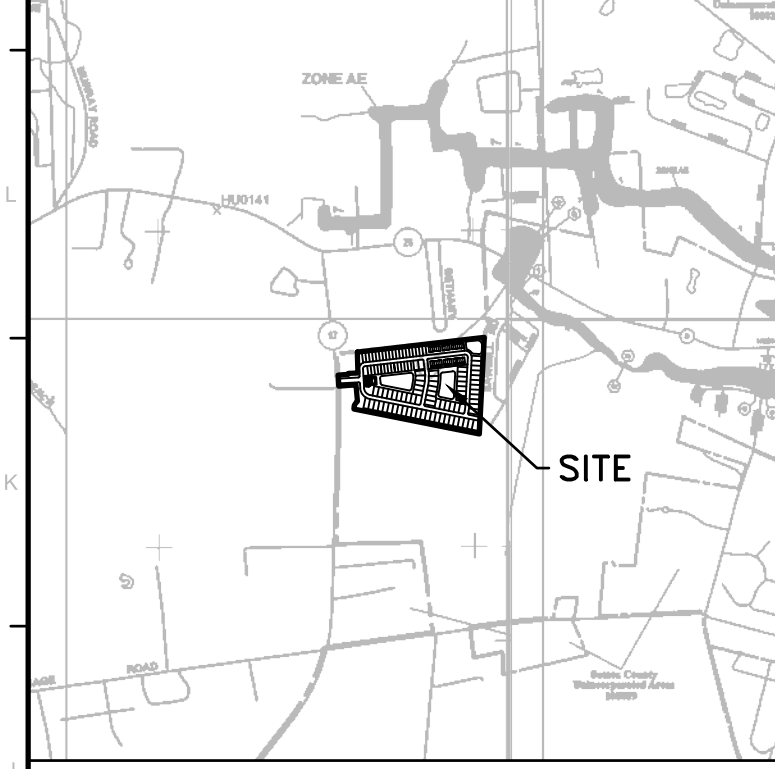
DELAWARE

DBF #0818C063.A01
MAY, 2024

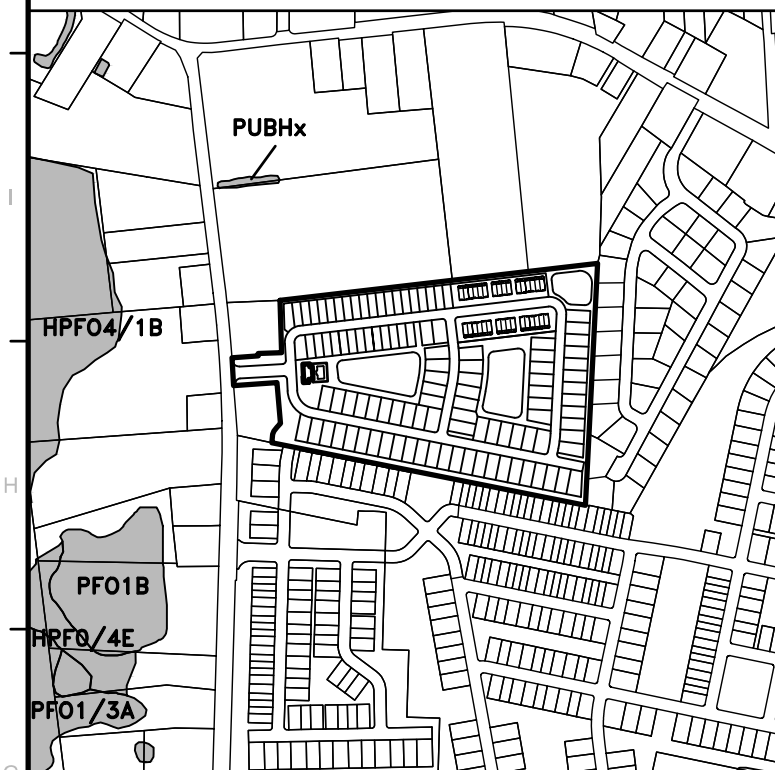
PRELIMINARY PLANS



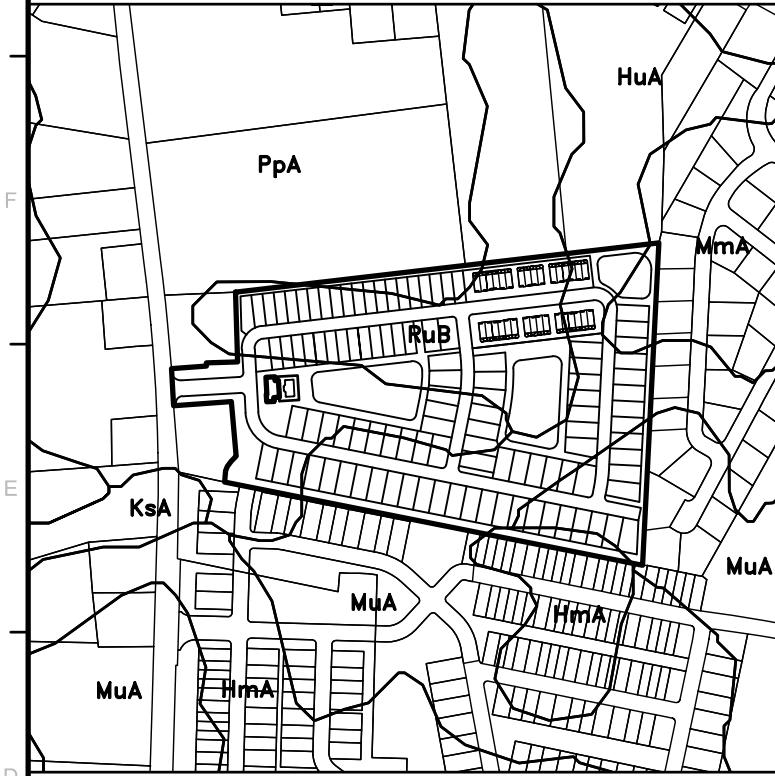
LOCATION MAP
1" = 1/4 MILE



FEMA FLOOD MAP
PANEL#10005C0325L (MARCH 16, 2015)
1" = 2000'



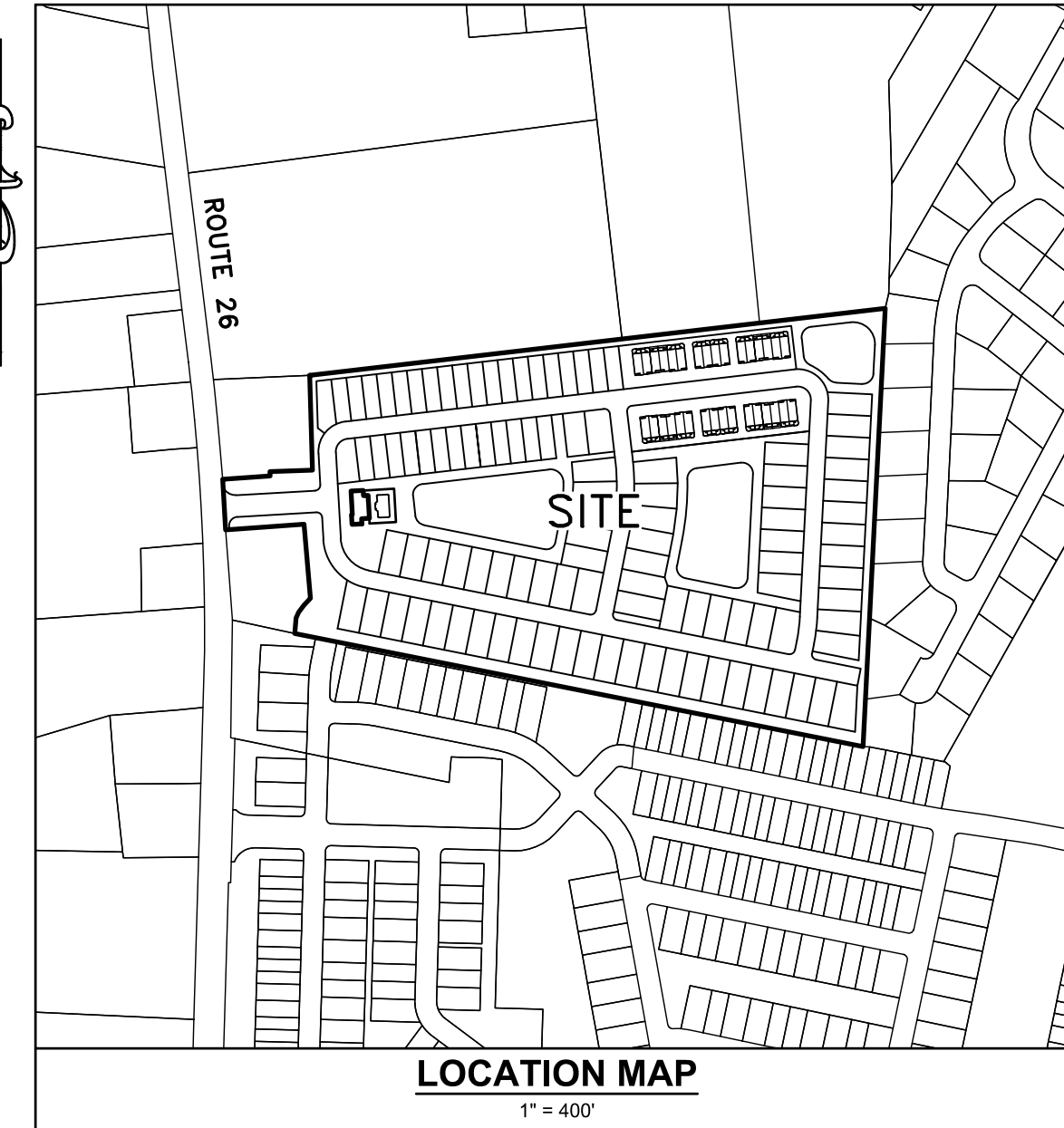
NWI WETLAND MAP
1" = 800'



SOILS MAP
1" = 600'

| 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 | Runclint 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 | DAVIS, BOWEN & FRIEDEL, INC. 1 PARK AVENUE MILFORD, DE 19963 W. ZACHARY CROUCH PHONE: (302) 424-1441 EMAIL: wzc@dbfinc.com | | |
| 4 DATUM | HORIZONTAL NAD 83 (DE STATE PLANE) | VERTICAL 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 - (IFB) | |
| 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) | 42 FT (4 STORIES) | |
| PARKING | SINGLE FAMILY(2 PER UNIT) = 146 SPACES DUPLEX(2 PER UNIT) = 68 SPACES TOWNHOMES = 64 SPACES GUEST PARKING = 71 SPACES TOTAL = 349 SPACES | 2 PER DRIVEWAY = 146 SPACES 2 PER DRIVEWAY = 68 SPACES TOWNHOMES SPACES = 64 ADDITIONAL SPACES = 73 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 X43560/5000 = 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. | | |
| 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 1,881 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 |

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 DATE
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. DATE
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.

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

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

MILFORD, DELAWARE
303.241.1411
410.345.0791

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

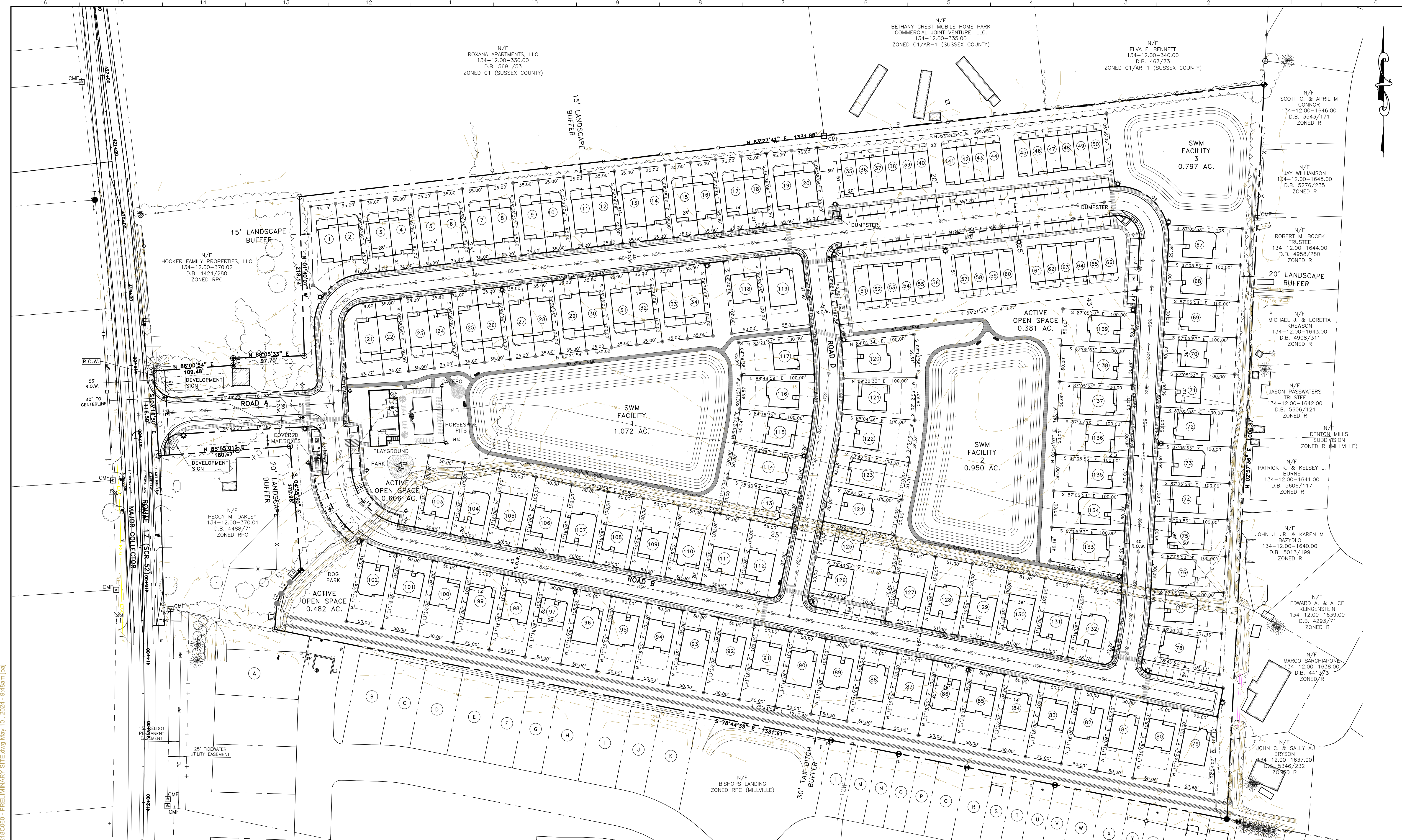
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Date: MAY 2024
Scale: AS NOTED
Dwn.By: JMJ
Proj.No.: 0818C063.A01

PRELIMINARY TITLE

Dwg.No.: **V-101**

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ARCHITECTS ENGINEERS SURVEYORS
DAVIS, BOWEN & FRIEDEL, INC.
 1000 W. MARKET STREET
 MILFORD, DELAWARE 19967
 (302) 424-1441
 (410) 770-4744

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

CURVE TABLE

| CURVE# | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|--------|--------|------------|--------------|---------------|-------------|
| C1 | 20.00 | 18.85 | 16.10 | S 36°52'12" E | 124.24° |
| C2 | 20.00 | 39.33 | 33.31 | N 30°55'43" E | 111°39'35" |
| C3 | 12.50 | 17.83 | 17.68 | N 47°43'30" E | 90°00'00" |
| C4 | 12.50 | 19.83 | 17.58 | N 48°18'00" E | 90°00'00" |
| C5 | 70.00 | 105.85 | 96.05 | N 42°02'42" E | 86°38'24" |
| C6 | 30.00 | 45.30 | 41.19 | N 42°02'42" E | 86°38'24" |
| C7 | 12.50 | 19.83 | 17.58 | S 51°38'06" E | 90°00'00" |
| C8 | 12.50 | 19.83 | 17.58 | N 38°21'54" E | 90°00'00" |
| C9 | 70.00 | 121.81 | 108.88 | N 49°51'59" E | 89°32'13" |
| C10 | 30.00 | 52.12 | 45.81 | S 48°52'00" E | 89°32'13" |
| C11 | 420.00 | 61.33 | 61.22 | S 07°05'06" W | 87°15'00" |
| C12 | 480.00 | 55.49 | 55.44 | N 07°05'06" E | 87°15'00" |
| C13 | 12.50 | 19.83 | 17.58 | N 56°18'06" E | 90°00'00" |
| C14 | 12.50 | 19.83 | 17.58 | S 33°43'54" E | 90°00'00" |
| C15 | 12.50 | 19.83 | 17.58 | N 56°18'06" E | 90°00'00" |
| C16 | 12.50 | 19.83 | 17.58 | N 56°18'06" E | 90°00'00" |
| C17 | 120.00 | 158.04 | 146.86 | S 41°00'12" E | 75°27'24" |
| C18 | 80.00 | 105.36 | 97.91 | S 41°00'12" E | 75°27'24" |
| C19 | 480.00 | 105.36 | 97.91 | S 02°19'00" W | 175°41'11" |
| C20 | 520.00 | 162.48 | 161.82 | S 02°19'00" W | 175°41'11" |

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/5901/25 | 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 I. & CHRISTOPHER J. TENGIS | 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 |



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N/F
ROXANA APARTMENTS, LLC
134-12.00-330.00
D.B. 5691/53
ZONED C1 (SUSSEX COUNTY)

N/F
BETHANY CREST MOBILE HOME PARK
COMMERCIAL JOINT VENTURE, LLC.
134-12.00-335.00
ZONED C1/AR-1 (SUSSEX COUNTY)

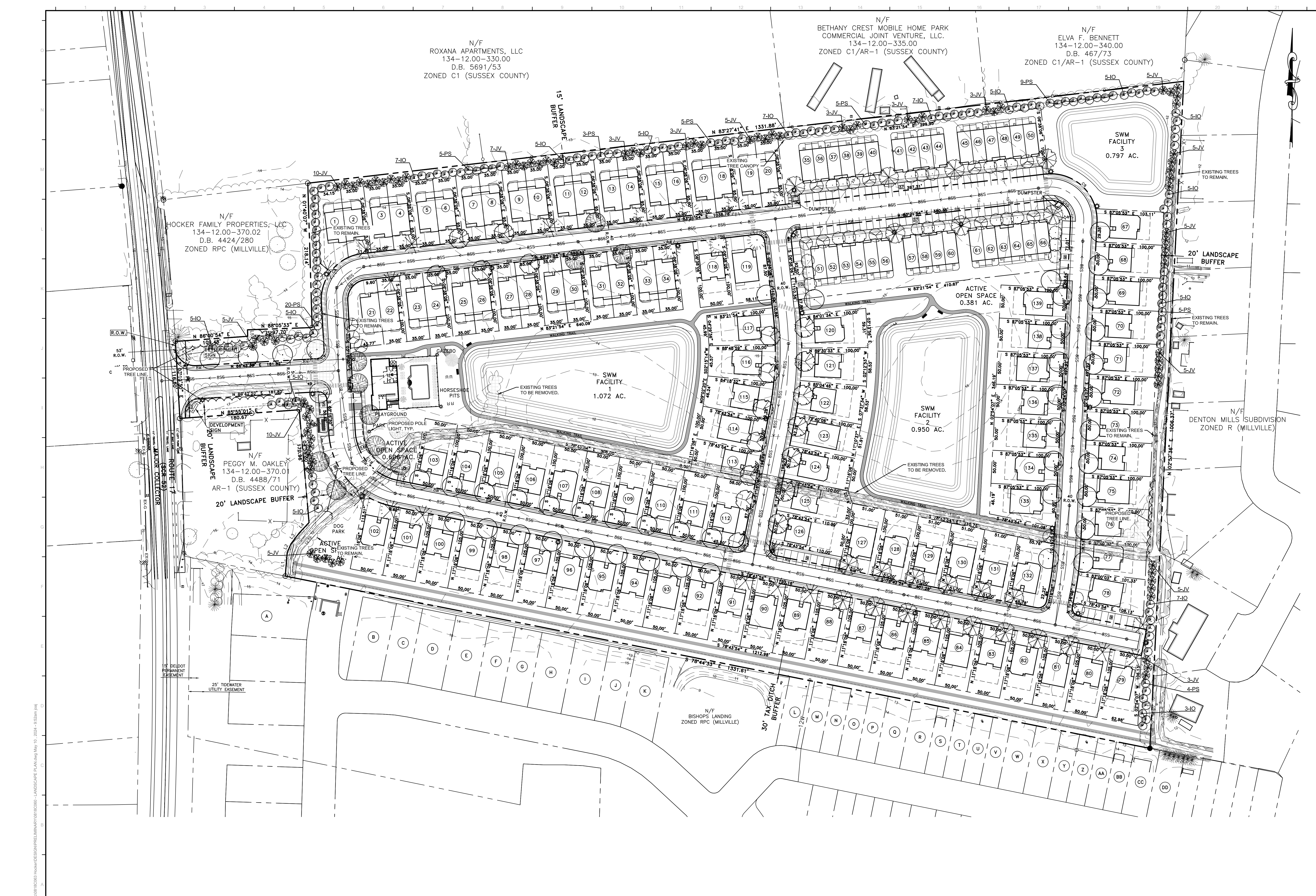
N/F
ELVA F. BENNETT
134-12.00-340.00
D.B. 467/73
ZONED C1/AR-1 (SUSSEX COUNTY)

N/F
HOCKER FAMILY PROPERTIES, LLC
134-12.00-370.02
D.B. 4424/280
ZONED RPC (MILLVILLE)

N/F
PEGGY M. OAKLEY
134-12.00-370.0
D.B. 4488/71
AR-1 (SUSSEX COUNTY)

N/F
BISHOPS LANDING
ZONED RPC (MILLVILLE)

N/F
DENTON MILLS SUBDIVISION
ZONED R (MILLVILLE)



DAVIS BOWEN & FRIEDEL, INC.
ARCHITECTS - ENGINEERS - SURVEYORS
MILWAUKEE, WISCONSIN
BALTIMORE, MARYLAND
908.763.7474
410.653.6971

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

| DATE | COMMENTS |
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Date: OCTOBER 2023
Scale: AS NOTED
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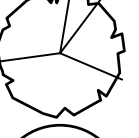
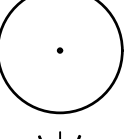
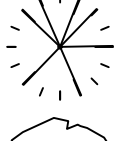

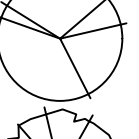
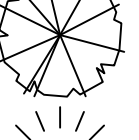
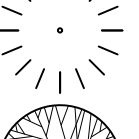
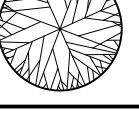
LANDSCAPE PLAN



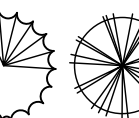
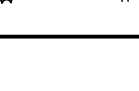

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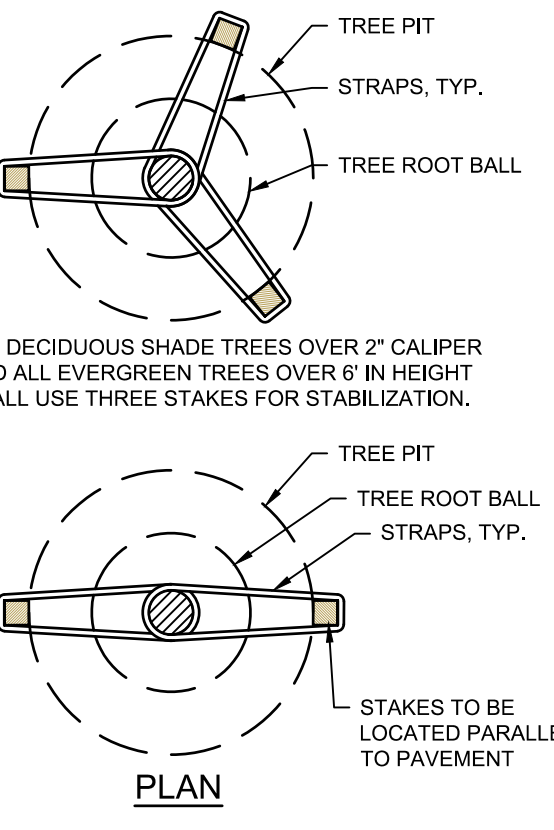
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PLANT SCHEDULE - STREET TREES / LOT TREES

| 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 CrapeMyrtle | 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 |

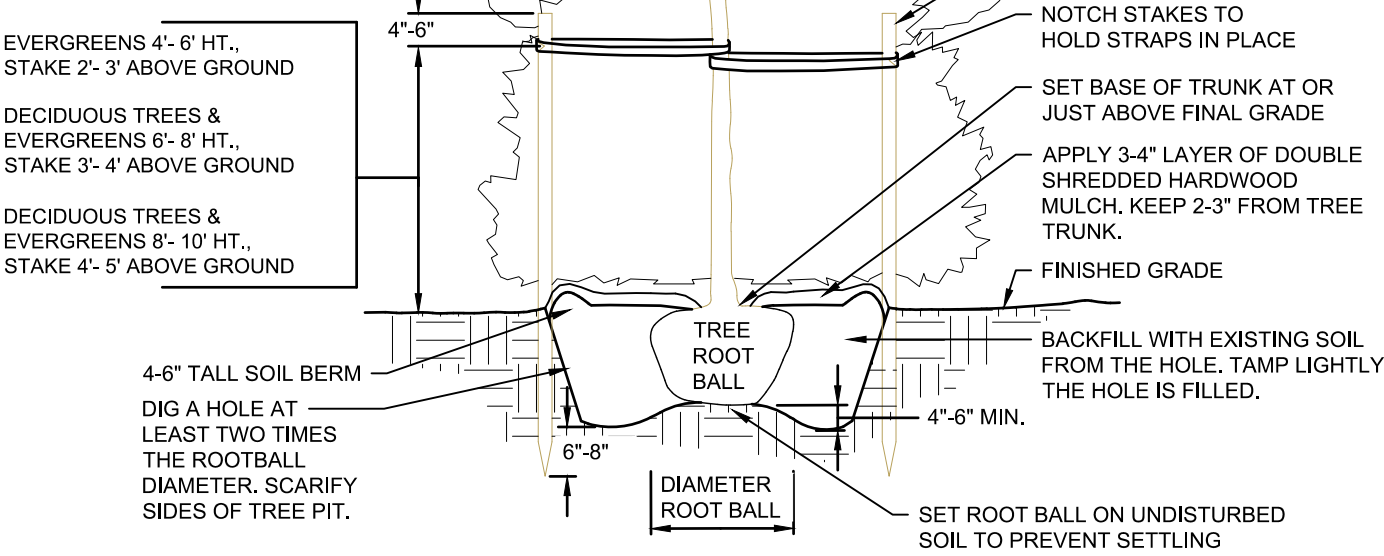
PLANT SCHEDULE - BUFFER PLANTS

| 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 |



ALL DECIDUOUS SHADE TREES OVER 2" CALIPER AND ALL EVERGREEN TREES OVER 6' IN HEIGHT SHALL USE THREE STAKES FOR STABILIZATION.

NOTE:
 - WATER DEEPLY ONCE A WEEK DURING THE FIRST TWO SUMMERS. APPLY A MINIMUM OF 5-10 GALLONS OF WATER EACH WEEK.
 - CAREFULLY REMOVE CONTAINERS, WRAPPINGS, WIRES AND TIES FROM ROOT BALL BEFORE PLANTING.
 - LOOSEN OUTSIDE ROOTS, AND UNWRAP ANY CIRCLING ROOTS
 - SECURE STAKES WITH WIDE WEBBING STRAPS OR CHAINLOCK TIES. ALLOW FOR TREE MOVEMENT.
 - DO NOT HEAVILY PRUNE THE TREE AT PLANTING. DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN. IF NECESSARY, PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN OR DEAD BRANCHES.



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.

DAVIS BOWEN & FRIEDEL, INC.
 ARCHITECTS - ENGINEERS - SURVEYORS
 41607/06/17/17
 302.241.1411

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

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

LANDSCAPE DETAILS

Dwg.No.: **L-102**