

October 2, 2025

Town of Millville
Planning and Zoning Department
36404 Club House Road
Millville, Delaware 19967

Attn: Mrs. Eileen Scerra
Mr. James Simpson

Re: **Hocker Residential Planned Community**
Final Site Plan Review
Millville, Delaware
GMB File No. R220220.00
DBF# 0818C069

Ring W. Lardner, P.E.
W. Zachary Crouch, P.E.
Michael E. Wheedleton, AIA, LEED GA
Jason P. Loar, P.E.
Jamie L. Sechler, P.E.

Dear Mrs. Scerra:

On behalf of our client, Hocker Millville, LLC we are submitting revised engineering plans for the Hocker Property Residential Planned Community for review. This plan submittal addresses the review comments received on October 1, 2025, for the final site plan review performed by Andrew Lyons, Jr., P.E. with GMB, in accordance with Millville Town Code. We offer the following item-by-item narrative in response to those comments:

General

1. The proposed development in line with the 2019 Comprehensive Plan Future Land Use for the above referenced parcel.

Comment Acknowledged.

2. The proposed Hocker Property one planned entrance from Route 17, Roxanna Road.

Comment Acknowledged.

3. Per Town Code Section 125-37, Subsection B.; Owner's certification, acknowledging ownership of the property and agreeing to the subdivision thereof as shown on the plat, and signed by the owner or owners of record. In instances where the owner is a corporation, the corporate seal shall be shown. The Owner's certification is not signed.

The owner's certification will be signed at final submission.

4. Per Town Code Section 125-37, Subsection D.; Certification of the surveyor or engineer that the final plat, as shown, is a correct representation of the survey as made, that all monuments indicated there exist and are correctly shown, and that the plat complies with all requirements of this chapter and other applicable laws and requirements. This certificate shall be accompanied by the professional seal of the surveyor or engineer. The Engineer's Statement is not signed.

The Engineer's Statement will be signed and sealed at final submission.

5. Per Town Code Section 125-37, Subsection E.; Certification of the wetland scientist that provided wetland identification or delineation on the site, as shown, is a correct representation of the study conducted. The Wetlands Statement is not signed.

The Wetlands Statement will be signed by a professional wetlands scientist and delineator at final submission.

6. 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.
 - 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'

Comment Acknowledged.

7. Sheet C-201 to C-203:

- a. Sheet C-201: Please review the elevations on Huntsfield Blvd. On the profile at 1+00 STA, the flow line elevation and center line elevation don't work with a 2% cross slope.

The elevations on Huntsfield Blvd have been reviewed and corrected on Sheet C-201.

- b. Sheet C-203: Please review the elevations on Buck Run Rd. On the profile at 1+00 STA, the flow line elevation and center line elevation don't work with a 2% cross slope.

The elevations on Buck Run Road have been reviewed and corrected on Sheet C-203.

8. Sheet C-230:

- a. Please review the size pipe for P106 and P134 on the storm drainage pipe schedule, it does not match what is shown on the storm network summary report.

Please update so that both have the proper pipe sizes.

The pipe size for P106 and P134 on the storm drainage pipe schedule and the storm network summary report have been reviewed and corrected.

- b. Please review the slope for pipe for P106 on the storm drainage pipe schedule, it does not match what is shown on the storm network summary report. Please update so that both have the proper pipe sizes.

The slope for pipe P106 on the storm drainage pipe schedule and the storm network summary report have been reviewed and corrected.

9. Sheet V-102 was not included in the submittal package.

Sheet V-102 was included in the digital plan's submission, however, may have been missing in the hardcopy delivery. Please see the plan copy for sheet V-102 accompanying this comments response.

10. Prior to Final Approval the Developer shall submit the HOA documents to the Town for review.

The HOA documents will be provided to the Town by the developer prior to final approval.

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.

The DeIDOT LONO is provided with this submission.

The DeIDOT Entrance Permit will be provided when review approval is received.

2. State of Delaware Department of Public Health Office of Drinking Water
— Water system permit.

The DHSS Office of Drinking Water "ATC" Permit is provided with this submission.

3. Sussex County Conservation District — Storm water management and erosion control permit and/or letter of exemption.

The Sussex Conservation District Approval will be provided when review approval is received.

4. Sussex County Engineering Department — Sewer Service Approval.

The Sussex County Engineering Department Sanitary Sewer Request for Final Plans is provided with this submission.

5. Tidewater Utilities — Water Service Approval.

The Tidewater Utilities "No Further Comments" Letter is provided with this

submission.

6. Office of State Fire Marshal — Site Approval.

The Office of The State Fire Marshal Approval Letter is provided with this submission.

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

The DNREC Wastewater Permit to Convey and Construct is provided with this submission.

The DNREC LONO for the Court Order Change of the tax ditch is provided with this submission.

The Sussex County GIS Office approval for Subdivision and Street Names are provided with this submission.

Should you have any questions regarding this submission, please contact me at (302) 424-1441 or via e-mail at dkw@dbfinc.com.

Sincerely,
DAVIS, BOWEN AND FRIEDEL, INC.



Darin K. Windsor
Senor Civil Designer

Enclosures

WZC/CYJ

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- Comment Response.docx

cc: Mrs. Eileen Scerra, Town Manager, Town of Millville
Mr. James Simpson, Facilities & Building Administrator, Town of Millville

