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**ARCHITECTS
ENGINEERS**

21 VILLAGE GREEN DRIVE
SUITE 101
OCEAN VIEW, DE 19970
PH: 302.628.1421
PH: 800.789.4462
oceanview@gmbnet.com

SALISBURY
BALTIMORE
SEAFORD
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www.gmbnet.com
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September 30, 2025

Town of Millville
36404 Club House Road
Millville, DE 19967

Attn: Eileen Scerra
Town Manager

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

Dear Mrs. Scerra:

We have completed our review of the Final Site Plan, received by the Town of Millville on September 4, 2025, for the 139-unit (73 single family, 34 duplex, and 32 townhomes) village. 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 Sections 125 & 155, MBTS Development Standards, 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. The proposed Hocker Property one planned entrance from Route 17, Roxanna Road.
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.**
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.**
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.**

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'

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.
 - 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.

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.
 - 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.
9. Sheet V-102 was not included in the submittal package.
10. Prior to Final Approval the Developer shall submit the HOA documents to the Town for review.

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.
Project Director

