



GEORGE, MILES & BUHR, LLC



21 Village Green Drive
Suite 101
Ocean View, DE 19970



302.628.1421



oceanview@gmbnet.com



gmbnet.com

ARCHITECTS
• • •
ENGINEERS

CHARLES M. O'DONNELL, III, P.E.
A. REGGIE MARINER, JR., P.E.
JAMES C. HOAGESON, P.E.
JASON M. LYTLE, P.E.
ROLAND E. HOLLAND, P.E.
MORGAN H. HELFRICH, AIA
CHRIS B. DERBYSHIRE, P.E.
KATHERINE J. MCALLISTER, P.E.
ANDREW J. LYONS, JR., P.E.
W. MARK GARDOCKY, P.E.
CHRISTOPHER J. PFEIFER, P.E.
BENJAMIN K. HEARN, P.E.

JOHN E. BURNSWORTH, P.E.
AUTUMN J. BURNS
BRENT R. JETT, P.E.
BRADLEY J. HOGAN, P.E.
DEANEL TOWNSEND, AIA

March 19, 2026

Town of Millville
36404 Club House Road
Millville, DE 19967

Attn: Eileen Scerra
Town Manager

Re: Bishops Landing
Bond Release Request
Millville, Delaware
GMB File No. R180190

Dear Mrs. Scerra:

On October 17, 2025, a bond release walk was performed for Bishops Landing with Eric Evans from the Town of Millville for the following bonds:

- ROW Bond No. 60128852 for Phase 1ABC in the amount of \$2,043,435.80 which was reduced by Resolution 24-4 to \$760,612.16 on September 12, 2023.
- Amenity Bond No. 60128851 for Phase 1ABC (including Dog Park, Mail Kiosk, Shuffleboards, Clubhouse/Pool Play Center, Pickleball Courts, Monument Entrance) in the amount of \$2,703,384.70 which was reduced by Resolution 24-5 to \$811,015.41 on September 12, 2023.
- ROW Bond No. 60132889 for Phase 1D in the amount of \$522,056.58.
- ROW Bond No. SNN40131919 for Phase 2A in the amount of \$549,730.96.
- ROW Bond No. SNN4013920 for Phase 2B in the amount of \$353,406.13.
- Amenity Bond No. SNN4013921 for Phase 2A and 2B (including Basketball Court, pergolas and benches) in the amount of \$116,698.75
- ROW Bond No. 60132935 for Phase 2C in the amount of \$267,685.05.
- ROW Bond No. 60137605 for Phase 2D in the amount of \$352,166.99.
- Amenity Bond No. LICX1195826 for Phase 2C and 2D (Irrigation) in the amount of \$65,312.50
- ROW Bond No. LICX1196133 for Phase 3 in the amount of \$171,370.75.
- ROW Bond No. SU1167189 for Phase 4A &4B in the amount of \$859,575.73.
- ROW Bond No. LICX1196216 for Phase 4C &4D in the amount of \$450,945.33.

All bonded improvements and amenities were reviewed and found to be complete and satisfactory.

The following items have been submitted to the Town.

1. The final as-builts for the roads, water, sewer, and stormwater were submitted to the Town.
2. A copy of the approval of the pond as-built from Sussex Conservation District (SCD) was submitted on December 23, 2025.
3. An email with final acceptance of the sanitary sewer system within Bishops Landing the Sussex County Engineering Department (SCED) dated December 9, 2025, has been submitted to the Town.
4. DelDOT ADA Section review complete letter.
5. Draft deeds for the Common areas and ROW has been submitted to the Town on February 5, 2026.
6. The Maintenance Bond No. 6124277729 in the amount of \$549,993.99 and Asphalt Warranty Bond No. 612427730 in the amount of \$317,708.13 were submitted on February 26, 2026

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

Sincerely,



Andrew J. Lyons, Jr., P.E.

Project Director

AJL/



ARCHITECTS
♦ ♦ ♦
ENGINEERS