

Jamie Whitehouse

From: Johnson, Stephanie (DelDOT) <Stephanie.Johnson@delaware.gov>
Sent: Monday, November 17, 2025 6:50 PM
To: Jamie Whitehouse
Cc: Tracy Torbert; Hastings, Shante (DelDOT); Clymer, Lanie (DelDOT); VanHorn, Jeffrey (DelDOT); Polasko, Wendy (DelDOT); Muhtaseb, Sireen (DelDOT); Gray, Austin (DelDOT); Coakley, Sarah (DelDOT)
Subject: RE: C/Z 2037 filed on behalf of Mulberry Knoll Associates, LLC - Additional Questions

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Mr. Whitehouse,

Thank you for your letters dated November 5, 2025 and November 6, 2025, requesting additional information following the Sussex County Council meeting for the above-referenced application. We appreciate the opportunity to provide clarification and information for the public record.

1. Residential Driveways and Roundabout #2 on Mulberry Knoll Road

Public comment noted that two existing residential driveways intersect the proposed Roundabout #2 at or near a right angle, rather than approaching tangentially as typical for roundabout design.

DelDOT Response:

- DelDOT has not approved any construction plans at this point, and no construction plans have been formally submitted.
- DelDOT is currently completing geometric concept reviews.
- The final design will comply with all DelDOT design standards.
- In general, it is acceptable to have a private driveway connect to a roundabout.



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2. Basis for the Anticipated Daily Trips

The basis or assumptions of 28,800 daily trips generated by this development.

DelDOT Response:

- The number of daily trips generated by the development is 26,872 daily trips, not 28,800.
 - Determined by the Institute of Transportation Engineers publication *Trip Generation (11th Edition)* which is based on traffic data collected at numerous sites with similar land uses.
 - The 26,872 number includes pass-by trips meaning vehicles already traveling on adjacent roadways that stop at the site during an existing trip.
 - The number of *new* trips directly generated by the site would be lower than 26,872. (See page 16 of the TIS and page 27 of the TIS Review Letter for more information.)

3. Trip Generation Methodology

DelDOT Response:

- The trip generation calculations were based on the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 11th Edition*, which is the standard reference used across the country for trip estimation and is formally approved for use under DelDOT's Development Coordination Manual.

4. Potential Underestimation of Trips for Warehouse/Discount Club Uses

DelDOT Response:

- DelDOT is not aware of any reports suggesting that ITE *Trip Generation* rates for discount/warehouse clubs systematically underestimate actual trip generation.
- No adjustments were made to ITE rates because ITE trip generation is DelDOT's approved policy per the DelDOT Development Coordination manual.

5. Impact of Relocating Costco's Gasoline Station on Entrances/Exits

DelDOT Response:

- Relocating Building A/gas pumps within the development site does not change the proposed site entrance or exit locations from a traffic standpoint.

6. Effect of Gas Station Relocation on Traffic Patterns or Roadway Improvements

DelDOT Response:

- No changes to the traffic patterns or the road improvements identified in the TIS review are anticipated as a result of relocating the gas station on the site.

DelDOT appreciates the opportunity to provide this information for the Council's continued review of C/Z 2037. We remain committed to coordinating with Sussex County and all stakeholders as the development review process proceeds.

Please feel free to contact us if further clarification is needed.

Sincerely,
Stephanie



Stephanie J. Johnson

Director of Planning

Delaware Department of Transportation

O: (302)760-2117 C: (302)222-4383

stephanie.johnson@delaware.gov

From: Jamie Whitehouse <jamie.whitehouse@sussexcountyde.gov>
Sent: Thursday, November 6, 2025 4:36 PM
To: Johnson, Stephanie (DelDOT) <Stephanie.Johnson@delaware.gov>
Cc: Tracy Torbert <tracy.torbert@sussexcountyde.gov>
Subject: C/Z 2037 filed on behalf of Mulberry Knoll Associates, LLC - Additional Questions

Ms. Johnson, Good afternoon,

Further to my email and attached letter of November 5, 2025, I have today received additional questions from the County Council.

Please could you provide answers to the attached additional questions as part of DelDOT's response.

Should you have any questions, please do not hesitate to contact me.

Thank you,

Jamie

Mr. Jamie Whitehouse, AICP, MRTPI
Director, Department of Planning & Zoning
Sussex County
2 The Circle, P.O. Box 417, Georgetown, DE, 19947
Tel: 302-855-7878, Fax: 302-854-5079

Much of the County's Planning and Zoning Information can be found online at:
<https://sussexcountyde.gov/sussex-county-mapping-applications>

Information on the 2018 Sussex County Comprehensive Plan can be found at:
<https://sussexcountyde.gov/2018-comp-plan-documents>

From: Jamie Whitehouse
Sent: Wednesday, November 5, 2025 4:54 PM
To: Johnson, Stephanie (DelDOT) <stephanie.johnson@delaware.gov>
Cc: Tracy Torbert <tracy.torbert@sussexcountyde.gov>
Subject: C/Z 2037 filed on behalf of Mulberry Knoll Associates, LLC - Additional Question

Dear Ms. Johnson,

Please could I express, on behalf of the Sussex County Council and the Planning & Zoning Department, our appreciation for DelDOT's participation in the Public Hearings held for the above applications on September 17, 2025, and October 21, 2025.

At the County Council meeting on October 21, 2025, the Council passed a motion to defer action on the application pending receipt of additional information from State Agencies.

Can you please provide answers to the question contained in the attached letter.

Should you have any questions, please do not hesitate to contact me.

Thank you,

Jamie

Mr. Jamie Whitehouse, AICP, MRTPI

Director, Department of Planning & Zoning

Sussex County

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Jamie Whitehouse

From: jessica.watson@sussexconservation.org
Sent: Monday, November 10, 2025 3:11 PM
To: Jamie Whitehouse
Cc: Tracy Torbert
Subject: RE: C/Z 2037 filed on behalf of Mulberry Knoll Associates, LLC - Additional Questions

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Hello Jamie,

The Sussex Conservation District (SCD) has reviewed the correspondence dated November 6, 2025, requesting information regarding the above-referenced project.

Please note that the Wellhead Protection Areas fall under the jurisdiction and regulatory authority of Sussex County, as established through the County's Water Resource Protection regulations – Chapter 89. The Sussex Conservation District does not have permitting or review authority over land use decisions or development activities within designated wellhead protection zones.

SCD's role in this project is limited to review and approval under the Delaware Sediment and Stormwater Regulations, specifically concerning stormwater management and erosion and sediment control.

Question number 3 regarding PFAS contamination would be directed to DNREC. The site is not listed as having contaminants requiring remediation – but I will double check.

Sincerely,

Jessica

Jessica Watson

Program Manager

jessica.watson@sussexconservation.org

23818 Shortly Road

Georgetown, DE 19947

302-856-2105 ext. 107 (office)

302-381-6136 (cell)

sussexconservation.org

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From: Jamie Whitehouse <jamie.whitehouse@sussexcountyde.gov>
Sent: Thursday, November 6, 2025 5:00 PM

To: Jessica.Watson@sussexconservation.org
Cc: Tracy Torbert <tracy.torbert@sussexcountyde.gov>
Subject: C/Z 2037 filed on behalf of Mulberry Knoll Associates, LLC - Additional Questions

Jessica, Good afternoon,

On behalf of Sussex County Council, please could the Sussex Conservation District answer the questions in the attached letter that have been received today from the County Council.

As some of the questions may relate to the State Office of Drinking Water, I will also send them a letter with the list of questions.

If you have any questions, please feel free to contact me.

Thank you,

Jamie

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Director, Department of Planning & Zoning
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