



STATE OF DELAWARE
DEPARTMENT OF TRANSPORTATION
800 BAY ROAD
P.O. BOX 778
DOVER, DELAWARE 19903

NICOLE MAJESKI
SECRETARY

August 19, 2024

Mr. Jamie Whitehouse, Director
Sussex County Planning & Zoning
P.O. Box 417
Georgetown, DE 19947

Dear Mr. Whitehouse:

The Department has completed its review of a Service Level Evaluation Request for the **Gator and Associates, LLC c/o James Grant (22187 Burton Road, Milton, DE 19968)** proposed land use application, which we received on May 1, 2024. This application is for an approximate 24.27-acre parcel (Tax Parcel: 235-19.00-7.00). The parcel is located on the north side of Burton Road (Sussex County Road 241) and approximately 4,400 feet west of the intersection of Sand Hill Road (Sussex County Road 319) and Burton Road. The parcel is currently zoned AR-1 (Agricultural Residential District), and the applicant seeks a Subdivision approval to place 21-Single Family homes, on the parcel.

Per the 2023 Delaware Vehicle Volume Summary, the annual average daily traffic volume along Burton Road where the subject land is located, which is from Sand Hill Road to the Thicket Road (Sussex County Road 240A), is 293 of vehicles per day.

Based on our review (ITE Trip Generation Manual 11th edition, LUC 210 / 21 Units), we estimate that the above land use will generate fewer than 50 vehicle trips in any hour and fewer than 500 vehicle trips per day. These numbers of trips are DelDOT's minimum warrants for determining that a Traffic Impact Study (TIS) should be required for a particular development. Because the proposed land use would not meet these warrants, we consider the development's traffic impact to be **negligible** in the context of our agreement with the County regarding land development coordination and we do not recommend that the applicant be required to perform a TIS for the subject application. DelDOT's description of this application as negligible with regard to warranting a TIS does not mean that it is negligible in other respects. We recommend that the applicant not be required to perform a TIS for the subject application.



Mr. Jamie Whitehouse

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If the County approves this application, the applicant should be reminded that DeIDOT requires compliance with State regulations regarding plan approvals and entrance permits, whether or not a TIS is required.

Please contact Ms. Annamaria Furmato, at annamaria.furmato@delaware.gov, if you have questions concerning this correspondence.

Sincerely,



Sireen Muhtaseb, PE
TIS Group Manager
Development Coordination

SAM:plm

cc: Gator and Associates, LLC c/o James Grant, Applicant
Lauren DeVore, Sussex County Planning & Zoning
Sussex County Planning & Zoning
David Edgell, State Planning Director, Office of State Planning Coordination
Matt Schlitter, South District Public Works Engineer, Maintenance & Operations
James Argo, South District Project Reviewer, Maintenance & Operations
Tara Summers-Strong, South District Public Works Admin., Maintenance & Operations
Todd Sammons, Assistant Director, Development Coordination, Planning
John Pietrobono, Acting Sussex County Review Coordinator, Development Coordination
Kevin Hickman, Sussex County Subdivision Reviewer, Development Coordination
Derek Sapp, Sussex County Subdivision Engineer, Development Coordination
Thomas Gagnon, Sussex County Subdivision Engineer, Development Coordination
José Quixtan, Sussex County Subdivision Engineer, Development Coordination
Annamaria Furmato, TIS Group Engineer, Development Coordination
Ben Fisher, TIS Group Engineer, Development Coordination