Ms. Deborah Botchie, Town Manager  
Town of Millville  
36404 Club House Road  
Millville, Delaware 19967

SUBJECT: Letter of No Objection to Recordation  
Beebe Roxana  
Tax Parcel # 134-15.00-93.01  
SCR00052-ROXANA ROAD  
Millville, Baltimore Hundred, Sussex County

Dear Ms. Botchie:

   The Department of Transportation has reviewed the Site Plan, dated June 1, 2021 (last revised April 23, 2021), for the above referenced site, and has no objection to its recordation as shown on the enclosed drawings. This “No Objection to Recordation” approval shall be valid for a period of five (5) years from the original approval date of November 2, 2020. If the Site Plan is not recorded prior to the expiration of the "No Objection to Recordation", then the plan must be updated to meet current requirements and resubmitted for review and approval.

   This letter does not authorize the commencement of entrance construction. Entrance plans shall be developed in accordance with DelDOT’s Development Coordination Manual and submitted to the Development Coordination Section for review and approval.

   This “No Objection to Recordation” letter is not a DelDOT endorsement of the project discussed above. Rather, it is a recitation of the transportation improvements, which the applicant may be required to make as a pre-condition to recordation steps and deed restrictions as required by the respective county/municipality in which the project is located. If transportation investments are necessary, they are based on an analysis of the proposed project, its location, and its estimated impact on traffic movements and densities. The required improvements conform to DelDOT’s published rules, regulations and standards. Ultimate responsibility for the approval of any project rests with the local government in which the land use decisions are authorized. There may be other reasons (environmental, historic, neighborhood composition, etc.) which compel
that jurisdiction to modify or reject this proposed plan even though DelDOT has established that these enumerated transportation improvements are acceptable.

If I can be of any further assistance, please call me at (302) 760-2266.

Very truly yours,

[Signature]

R. Stephen McCabe
Sussex County Review Coordinator
Development Coordination

cc: Ben Gordy, Ocean Atlantic Communities, LLC
    Jamie Sechler, Davis, Bowen & Friedel, Inc.
    William Kirsch, South District Entrance Permit Supervisor
    Jessica L. Watson, Sussex Conservation District
    Matt Schlitter, South District Public Works Engineer
    Scott Rust, South District Public Work Manager
    James Argo, South District Project Reviewer
    Richard Larkin, South District Subdivision Manager
    Jennifer Pinkerton, Chief Materials & Research Engineer
    Linda Osiecki, Pedestrian Coordinator
    John Fiori, Bicycle Coordinator
    Mark Galipo, Traffic Development Coordination Engineer
    Tim Phillips, Maintenance Support Manager
    Dan Thompson, Safety Officer North District
    Jared Kauffman, DTC Planner
    James Kelley, JMT
    Wendy L. Polasko, Subdivision Engineer
    Kevin Hickman, Sussex County Reviewer