



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

NICOLE MAJESKI  
SECRETARY

November 18, 2021

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

**SUBJECT: Letter of No Objection to Recordation  
HUDSON'S RESERVE**  
Tax Parcel # 134-15.00-115.00  
SCR00365-PEPPERS CORNER ROAD  
SCR00052-ROXANA ROAD  
Millville, Baltimore Hundred, Sussex County

Dear Ms. Botchie:

The Department of Transportation has reviewed the Site Plan, dated November 16, 2021 (last revised July 1, 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**. 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

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may be other reasons (environmental, historic, neighborhood composition, etc.) which compel that jurisdiction to modify or reject this proposed plan even though DeIDOT 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,



R. Stephen McCabe  
Sussex County Review Coordinator  
Development Coordination

cc: Craig Havenner, Christopher at Mallard Cove II, LLC  
Scott Roberts, Civil Engineering Associates, LLC  
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, P.E., Subdivision Engineer  
Kevin Hickman, Sussex County Reviewer