



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

NICOLE MAJESKI
SECRETARY

September 12, 2024

Mr. Jamie Whitehouse, Director
Sussex County Planning & Zoning Commission
Sussex County Administration Building
P.O. Box 417
Georgetown, Delaware 19947

**SUBJECT: Letter of No Objection to Recordation
(for Right of Way, Easement, Dedication Plan)
Dollar General Bridgeville
Tax Parcel # 131-15.00-38.07
Sussex HWY (SCR 004)
Northwest Fork Hundred, Sussex County**

Dear Mr. Whitehouse:

The Department of Transportation has determined that there is a need to establish additional Right-of-Way (ROW) and Permanent Easements (PE's) with respect to this parcel. This Record Plan – Right of Way, Easement and Dedication dated August 1, 2024 (sealed by the Surveyor on August 9, 2024), satisfies the Department's recordation requirements and are based on the parcel's location as referred to above. No commitments are stated or implied by DelDOT through the issuance of this letter with respect to: entrance location(s), access configuration, auxiliary lanes and/or roadway improvements which will be evaluated and required as necessary at time of Entrance Construction Plan Review or Approval for this site.

Prior to Entrance Construction Plan Approval, the following items (when applicable) shall be coordinated with DelDOT, and executed or recorded:

- 1) TIS/TOA improvements
- 2) Letter Agreements
- 3) Site Distance Easements
- 4) Project specific notes (Site restrictions)


Dollar General Bridgeville
Mr. Jamie Whitehouse
Page 2
September 12, 2024

This "No Objection to Recordation" 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 any proposed project or conceptual site plan. Rather, it is a confirmation that further review will be required by DelDOT with respect to: transportation improvements which the applicant may be required to make; entrance/access configurations; notes regarding site development restrictions; deed restrictions or recorded agreements. If transportation investments are determined to be necessary, they will be based on an analysis of the proposed project, its location, and its estimated impact on traffic movements and densities. Such improvements will 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 a proposed plan independent of any action that DelDOT may have undertaken with regard to this site/parcel.

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

Sincerely,



John Pietrobono
Sussex County Review Coordinator,
Development Coordination

cc: William Owen, PTV 1024, LLC
Jonathan Street, Becker Morgan Group, Inc.
Matt Schlitter, South District Public Works Engineer
James Smith, South District Entrance Permit Supervisor
Bethany DeBussy, Bridgeville Town Manager
James Argo, South District Project Reviewer
Wendy L. Polasko, P.E., Subdivision Engineer
Derek Sapp, Sussex County Reviewer