



STATE OF DELAWARE
DEPARTMENT OF TRANSPORTATION
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DOVER, DELAWARE 19903

NICOLE MAJESKI
SECRETARY

MEMORANDUM

TO: Richard McCabe, Sussex Review Coordinator

FROM: Troy Brestel, Project Engineer **TEB**

DATE: February 1, 2021
Revised February 11, 2021
Second Revised February 17, 2021
Third Revised April 22, 2021

**SUBJECT: Dutchman's Harvest (Protocol Tax Parcel #335-8.00-36.03)
Area Wide Study Fee and Off-site Improvements**

The subject development meets DelDOT's volume warrants to pay the Area Wide Study Fee in lieu of doing a Traffic Impact Study (TIS). This memorandum is to address the amount of that fee and the off-site improvements that should be required of the developer in the absence of a TIS. The fee and improvements presented below are an alternative to the developer doing a TIS and the improvements identified through DelDOT's review of that study.

- 1) The proposed development consists of 140 multi-family residential units. Per the tenth edition of the Institute of Traffic Engineers' Trip Generation Manual, we find that the proposed development would generate 1,018 average daily trips and 80 vehicle trips during the p.m. peak hour. The fee is calculated at ten dollars per daily trip. For the proposed development, the fee would be \$10,180.00.
- 2) The developer shall improve the State-maintained road(s) on which they front, within the limits of their frontage, to meet DelDOT's standards for their Functional Classification as found in Section 1.1 of the Development Coordination Manual and elsewhere therein. The improvements shall include both directions of travel, regardless of whether the developer's lands are on one or both sides of the road. Frontage is defined in Section 1 of the Development Coordination Manual, which states "This length includes the length of roadway perpendicular to lines created by the projection of the outside parcel corners to the roadway." Questions on or appeals of this requirement should be directed to the DelDOT Subdivision Review Coordinator in whose area the development is located. DelDOT may reduce or modify this requirement in the context of the pending DelDOT projects on Kings Highway and Savannah Road discussed below.

Mr. Richard McCabe

Third Revised April 22, 2021

Page 2 of 2

If you have any additional questions or comments, please let me know.

TB:km

cc: Janelle Cornwell, City of Lewes
Preston Schell, Ocean Atlantic Communities, L.L.C.
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