



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

SHAILEN P. BHATT
SECRETARY

MEMORANDUM

TO: Leonard Massotti, Sussex County Subdivision Coordinator

FROM: Troy Brestel, Project Engineer 

DATE: May 25, 2012

**SUBJECT: Milford Ponds
Results of Traffic Operational Analysis Review**

We have reviewed the traffic operational analysis (TOA) for the proposed Milford Ponds development in the City of Milford, prepared by Orth-Rodgers & Associates, Inc. (ORA), dated May 21, 2012. The analysis focuses on the site entrances that were constructed in 2006. Originally, these site entrances were constructed for a development proposal that consisted of 344 senior-adult detached houses and 378 senior-adult attached houses. That development, known as Central Parke, was the subject of a TIS that was completed in 2004, and the site entrances were constructed in a manner that would satisfy the future build conditions shown in that study.

Ownership of the property is now divided between Griffin Realty (ORA's client) and East Bay Land Company. On their part of the property, Griffin Realty proposes to develop 264 single-family detached houses and 136 townhouses. East Bay Land Company has no announced plans for their part of the property. The overall purpose of this analysis was to determine if the constructed site entrances would be sufficient to adequately serve the development proposal.

Based on our review, we find that site entrances as constructed will adequately serve the Griffin Realty proposal. However, it is understood that East Bay Land Company lands will at some time be developed. This additional development would utilize the site entrances via interconnection; thus, if and when development of that land is proposed, further analysis will be necessary to determine if the site entrances will need to be improved.

Mr. Leonard Massotti

May 25, 2012

Page 2 of 2

Please contact me if you have any questions.

TB:km

cc: Derrick Kennedy, Orth-Rodgers & Associates, Inc.
Richard Carmean, City Manager, City of Milford
Cleon S. Cauley, Sr., Deputy Director, Development Coordination
T. William Brockenbrough, Jr., County Coordinator, Development Coordination
J. Marc Cote', Subdivision Engineer, Development Coordination
Marvin Roberts, Public Works Manager, South District
Gemez Norwood, Permit Supervisor, South District
Derek Sapp, Subdivision Manager, Development Coordination
Naa-Atswei Tetteh, Traffic Engineer, Traffic, DOTS