



DelDOT - Commercial Record Plan Review Checklist

Project Name: _____ **Project Id.:** _____

Tax Parcel No.: _____ **Date:** _____
(Lowest Numerical Tax Parcel I.D.)

Does Project include State Maintained Subdivision Streets (SS) OR DelDOT Review/Inspection of Municipal Subdivision Streets? _____ **Does Project include Commercial or Non-Residential (NR) usage?** _____

Effective: 02/17/22

| Comment Ref No. | Checklist Topic/Content | Manual Ref. | Item addressed | Justifications are Required if: N or N/A |
|---|---|---------------------------|----------------|--|
| SECTION 1: RECORD PLAN SUBMITTAL DOCUMENTS | | | | |
| 1.1 | Initial Stage Fee calculation has been paid and is accurate. | 3.4.2.A.5 | | |
| 1.2 | If the development is proposed to be constructed in the proximity of any road with a functional classification of principal arterial, freeway or interstate, then a note concerning potential noise impacts shall be added to the plan set. | 3.6 | | |
| SECTION 2: TRAFFIC IMPACT STUDY (TIS)/TRAFFIC OPERATIONAL ANALYSIS (TOA) | | | | |
| 2.1 | Note outlining any transportation improvements required by the traffic study (if applicable). | 3.4.2.1.E.1 & 3.4.2.1.E.2 | | |
| 2.1.2 | Area Wide Study Fee has been paid and is accurate (if applicable). | 2.2.2.2 | | |
| 2.1.3 | Transportation Improvement District Agreement (TID) has been completed prior to Final Approval (if applicable). | 2.2.2.4.E & 2.4.2.2 | | |
| 2.1.4 | If Signal Agreement is required, ensure Traffic has been provided the necessary information to create the Signal Agreement. The Signal Agreement must be completed prior to final Entrance Plan approval. | 2.5.1.D | | |
| SECTION 3: RECORD PLAN CONTENT | | | | |
| 3.1 | <p>Title & Data Blocks</p> <p>Ensure the title and data blocks contains the following information:</p> <ol style="list-style-type: none"> 1. Name of proposed development. 2. Name of town/hundred and County. 3. Maintenance number of highway being accessed. 4. Graphic scale shown. 5. Date of current submission and all revised dates. 6. Name, address, and telephone number of Engineer or Surveyor preparing the plan. 7. Name and address of Owner. 8. Signature and Seal of Engineer or Surveyor (Delaware licensed) (Final Plan only). 9. Owner's signature (Final Plan only). 10. Gross acreage of property. 11. Zoning. 12. Present use. 13. Proposed use. 14. Sewer provider. 15. Water provider. 16. Tax parcel number. 17. Total number of lots - existing and proposed. 18. Investment level area. 19. List the TID in which the project is located (if applicable). 20. Horizontal and Vertical Datum's should be referenced. | 3.4.2.1.A & 3.4.2.1.B | | |

| | | | | |
|--|---|---------------------|--|--|
| 3.2 | <p>Existing Features</p> <p>Ensure the following are shown on the plans as required by figures 3.4.2-b through 3.4.2-d:</p> <ol style="list-style-type: none"> Existing entrances showing dimensions, locations, and spacing on each side of the entrance and on each side of the road. Identification of existing and proposed land uses adjacent to and opposite the site. Shoulders. Sidewalks, shared-use paths & accessways. Existing rights-of-way, easements, and reservations. Drainage features including inlets and pipes under entrances. Transit facilities including public transit and school bus stops. Buildings and other structures, including roadway striping, as defined by DelDOT based on field conditions. | 3.4.2.1.C | | |
| 3.3 | <p>Proposed Features</p> <p>Ensure the following proposed features are shown on the plan:</p> <ol style="list-style-type: none"> Proposed land uses. Proposed entrance locations. Label any necessary right-of-way or easement dedication or reservation. New street names (if applicable). New street right-of-way widths (if applicable). Future interconnection note (if applicable). Dimensions of relevant physical features (i.e. proposed road striping and edges of pavement). Existing and proposed cross-access easements (if applicable). | 3.4.2.1.D | | |
| 3.4 | <p>DelDOT Notes</p> <p>DelDOT General Notes, are shown on Title Sheet or Notes Sheet. Include any DelDOT related Additional Notes applicable to your project.</p> | 3.4.2.1.E | | |
| 3.5 | <p>Traffic Generation Diagram (similar to Fig. 3.4.2-a)</p> <p>Please include the following information on the Traffic Generation Diagram:</p> <ol style="list-style-type: none"> Traffic generation calculations and site totals (based on the ITE Manual, latest edition) and distribution for the site. Truck percentage for the site traffic. Existing and buildout traffic volumes for site (daily and peak hour, weekend peak-if necessary). Existing and projected (10-year) directional traffic distribution volumes for the adjacent roadway (minimum). Posted speed limit on frontage road(s). Correct design vehicle for entrance(s) based on site usage and coordination with owner/developer (refer to Fig. 5.2.3-a for examples). | 3.4.2.1.F | | |
| 3.6 | <p>Typical Plan Requirements:</p> <p>Ensure the following are shown within the plan set as required:</p> <ol style="list-style-type: none"> Provide a Legend illustrating existing and proposed features (symbols, line types, etc.) North arrow, with correct orientation. | 4.3.2.K & 4.3.2.H | | |
| 3.7 | <p>Site Entrance does not encroach on adjacent properties or entrances.</p> | 5.2.2.A & 5.2.2.F | | |
| SECTION 4: INTERNAL DRAINAGE EASEMENTS - DEDICATED TO STATE MAINTENANCE | | | | |
| 4.1 | <p>Provide drainage easements on all drainage facilities that convey or receive runoff from right-of-way. Label and dimension all drainage easements on all plans.</p> | 3.2.5.1.4 & 5.7.2.6 | | |
| 4.1.2 | <p>Stormwater facilities are located a minimum of 20 feet from the State right-of-way as measured from the top of slope of the facility.</p> | 3.8 | | |

| SECTION 5: RIGHT OF WAY AND EASEMENTS - STATE MAINTAINED ROADWAYS | | | | |
|--|---|-------------|--|--|
| 5.1 | Dedicated Right-of-Way adjacent to existing State maintained roadways are shown in accordance with Fig. 3.2.5-a | 3.2.5.2 | | |
| 5.1.2 | Plan shows right-of-way monumentation along the frontage road in accordance with section 3.2.4. | 3.2.4.2 | | |
| 5.1.3 | A 15-foot wide permanent easement along the DelDOT frontage roads is shown on the Plan, regardless of the location of the project or whether the project is required to construct a 5-foot sidewalk or a 10-foot shared-use path. The following note is required for all plans: "A 15-foot permanent easement is hereby established for the State of Delaware as per this plat". | 3.2.5.1.2 | | |
| 5.1.4 | Review the Sight Triangles for accuracy using DelDOT's Intersection Sight Distance Worksheet (www.deldot.gov) have been shown, dimensioned and noted on the record plan. | 3.4.2.A.6.v | | |
| 5.1.5 | Permanent Sight Distance Easements have been established if required. | 3.4.2.1.D.3 | | |
| 5.2 | The Plan contains one of the following notes relative to right-of-way dedication: | | | |
| 5.2.1 | For existing right-of-way previously acquired in fee: <i>"An additional X-feet of right-of-way is hereby dedicated in fee simple to the State of Delaware, acting by and through the Delaware Department of Transportation."</i> | 3.2.5.2 | | |
| 5.2.2 | For existing right-of-way previously acquired as a permanent easement: <i>"A(n) X-foot wide strip of right-of-way from the centerline is hereby dedicated in fee simple to the State of Delaware, acting by and through the Delaware Department."</i> | 3.2.5.2 | | |
| 5.2.3 | Where DelDOT has established future right-of-way lines beyond what is shown in Figure 3.2.5-a, the frontage adjacent to proposed subdivisions are shown as reserved for future right-of-way and the following note has been added to the plans: <i>"A(n) X-foot wide strip is hereby reserved for the State of Delaware as per this plat, for future right-of-way needs."</i> | 3.2.6 | | |
| SECTION 6: CONNECTIVITY | | | | |
| 6.1 | The Record Plan identifies the following: | | | |
| 6.1.2 | Location and spacing of existing or proposed adjacent structures. | 3.4.2-b | | |
| 6.1.3 | Location and spacing of existing or proposed bicycle and pedestrian connections. | 3.5.2.A | | |
| 6.1.4 | Commercial, Mixed Use or Redevelopment: Connections are spaced at intervals of no more than 1,000 feet as measured from the near side right-of-way line. | 3.5.3.A | | |
| 6.1.5 | High Density: In cases of planned high density residential or high density mixed use development, connections are spaced at intervals of no more than 500 feet. | 3.5.3.B | | |

| | | | | |
|---|---|--|--|--|
| 6.2 | Sidewalks or shared-use paths are shown on the Plan, as required per the following: | 3.5.4.2 | | |
| 6.2.1 | Provide a shared use path / sidewalk across the sites frontage if one of the following conditions are met if the project requires and Entrance Plan Approval: 1. In all Investment Level Areas as defined by the State Strategies for Policies and Spending maps if the project generates 2,000 Average Daily Trips (ADT). 2. In all Investment Level I and II Areas as defined by the State Strategies for Policies and Spending Maps (or a fee in lieu of construction, if a physical impossibility for construction exists). 3. In all Investment Level III and Investment Level IV Areas as defined by the State Strategies for Policies and Spending Maps if the project abuts an existing facility, or at the Subdivision Engineer's discretion. | 3.5.4.2.A.1, 3.5.4.2.A.2 & 3.5.4.2.A.3 | | |
| 6.3 | For commercial and mixed-use development or redevelopment, the Applicant provides sidewalks meeting the following criteria on the Preliminary Site or Entrance Plan: | | | |
| 6.3.1 | Sidewalks are separated from the edge of road, pavement, driveways, parking lots, and site entrances in accordance with Chapter 5. | 3.5.4.2.E & 5.3.1.1 | | |
| 6.3.2 | Sidewalks are free of utility poles, bushes, plants, and all other obstructions. | 3.5.4.2.F | | |
| 6.3.3 | Walkways are provided for non-residential developments into the site for every 330 feet of street frontage. | 3.5.4.3.A & 3.5.4.3.C | | |
| 6.3.4 | For industrial, institution, retail, and office developments, a transit stop on-site or adjacent to the site, or a pedestrian connection to an existing stop is provided, as required by DelDOT or DTC. | 3.5.5.1 | | |
| 6.3.5 | Transit easements through and within mixed use centers are shown as requested by DTC. | 3.5.5.3 | | |
| 6.3.6 | Cross-access easements are provided for shared entrances. | 3.5.7.4.A | | |
| 6.3.7 | A minimum distance of 60 feet is provided between a cross-access-way and an intersection or driveway entrance. | 3.5.7.4.B | | |
| SECTION 7: Preliminary Entrance Plan | | | | |
| 7.1 | Preliminary Entrance Plan provided which includes the following: 1. Proposed lane configurations with dimensions. 2. All Required Turn Lanes configurations and dimensions. 3. Sidewalk / Shared Use Path across site frontage(s) with tie-ins 4. Proposed Shoulders with dimensions 5. Proposed drainage structures and pipes along site frontage. 6. Proposed stormwater features along site frontage. 7. Existing and proposed utility locations. | 3.4.2.A.6 | | |

DeIDOT - Commercial Record Plan Checklist Standard Comment to Engineer

| SECTION 1: RECORD PLAN SUBMITTAL DOCUMENTS | |
|---|---|
| 1.1 | Verify calculations on the On-line Initial Stage Fee form and payment on-line at time of submittal for review. DCM Ref: 3.4.2.A.5 |
| 1.2 | Add Record Plan General Note ## to the plan. DCM Ref: 3.6 |
| SECTION 3: RECORD PLAN CONTENT | |
| 2.1 | Provide a note that outlines all improvements required by the TIS/TOA/AWSF Letter . DCM Ref: 3.4.2.1.E.1 & 3.4.2.1.E.2 |
| 2.1 | The Record Plan General Notes shall include all improvements included in the << Traffic Impact Study/Traffic Operational Analysis/Area-wide Study >>, recommendations sent to { COUNTY/MUNICIPALITY } for the improvements in a letter dated << Month Day, Year >>. The following improvements shall be implemented by the owner/applicant per DeIDOT's discretion: << -Insert TIS/TOA/Area-wide Recommendations >> and include timing for when each improvements is required to start and the completion timeframe. DCM Ref: 2.2.1.1, 3.4.2.1.E.1 & 3.4.2.1.E.2 |
| 2.1.2 | Verify calculations on the Area Wide Study Fee. The correct payment should be \$#### . DCM Ref: 2.2.2.2 |
| 2.1.2 | The Area Wide Study Fee shall be paid in conjunction with the Initial Stage Fee at a rate of ten (\$10.00) per net daily trip generated by the development. DCM Ref: 2.2.2.2 |
| 2.1.3 | Plan approval is conditioned upon the Developer entering into the Traffic Improvement Recoupment District Agreement with DeIDOT to participate in the construction of the XXX Project (State Contract XX-XXX-XX) . DCM Ref: 2.2.2.4.E & 2.4.2.2 |
| 2.1.4 | Signal Agreement information has been provided to DeIDOT Traffic Section (if applicable). DCM Ref: 2.5.1.D |
| 2.1.4 | A signal agreement is required for the intersection of XXX and XXX . Please forward the following information to XXX , DeIDOT Traffic (302-659-XXX, email; XXX) so that DeIDOT may prepare and distribute the agreement for signatures; <ol style="list-style-type: none"> 1. Name and address of the company entering the agreement. 2. Name and address of the development. 3. Name of all intersections and/or streets affected. 4. Name and title of the person who will be signing the agreement The agreement must be executed prior to DeIDOT granting Entrance Plan Approval. DCM Ref: 2.5.1 |
| SECTION 3: RECORD PLAN CONTENT | |
| 3.1 | <p>Title and Data Blocks</p> <p>The title and data blocks should contain the following information:</p> <ol style="list-style-type: none"> 1. Name of proposed development. 2. Name of town/hundred and County. 3. Maintenance number of highway being accessed. 4. Graphic scale shown. 5. Date of current submission and all revised dates. 6. Name, address, and telephone number of Engineer or Surveyor preparing the plan. 7. Name and address of Owner. 8. Signature and Seal of Engineer or Surveyor (Delaware licensed) (Final Plan only). 9. Owner's signature (Final Plan only). 10. Gross acreage of property. 11. Zoning. 12. Present use. 13. Proposed use. 14. Sewer provider. 15. Water provider. 16. Tax parcel number. 17. Total number of lots - existing and proposed. 18. Investment level area. 19. List the TID in which the project is located (If applicable). 20. Horizontal and Vertical Datum's should be referenced. DCM Ref: 3.4.2.1.A & 3.4.2.1.B |
| 3.2 | <p>Existing Features</p> <p>Add the following existing features to the plan:</p> <ol style="list-style-type: none"> 1. Existing entrances showing dimensions, locations, and spacing on each side of the entrance and on each side of the road. 2. Identification of existing and proposed land uses adjacent to and opposite the site. 3. Shoulders. 4. Sidewalks, shared-use paths & accessways. 5. Existing rights-of-way, easements, and reservations. 6. Drainage features including inlets and pipes under entrances. 7. Transit facilities including public transit and school bus stops. 8. Buildings and other structures, including roadway striping, as defined by DeIDOT based on field conditions. DCM Ref: 3.4.2.1.C |

| | |
|--|---|
| 3.3 | <p>Proposed Features</p> <p>Add the following proposed features to the plan:</p> <ol style="list-style-type: none"> Proposed land uses. Proposed entrance locations. Label any necessary right-of-way or easement dedication or reservation. New street names (if applicable). New street right-of-way widths (if applicable). Future interconnection note (if applicable). Dimensions of relevant physical features. Existing and proposed cross-access easements (if applicable). <p>DCM Ref: 3.4.2.1.D</p> |
| 3.4 | <p>Update the General Notes per the latest available on DelDOT's Doing Business webpage.</p> <p>DCM Ref: 3.4.2.1.E</p> |
| 3.4 | <p>Update the portion of the General Notes stating if the subdivision streets will be State Maintained, Privately Maintained, or Town Maintained per the latest notes available on DelDOT's Development Coordination webpage.</p> <p>DCM Ref: 3.4.2.1.E</p> |
| 3.5 | <p>Provide a Traffic Generation Diagram (similar to Fig. 3.4.2-a)</p> <p>DCM Ref: 3.4.2.1.F</p> |
| 3.5 | <ol style="list-style-type: none"> Update the Traffic Generation Totals based on the latest ITE Manual Change the truck percentage for the site to XXX% in the Traffic Generation Diagram DCM Ref: 3.4.2.1.F.2 The existing and buildout volumes for the site are as follows: XXX DCM Ref: 3.4.2.1.F.3 The existing and projected (10-year) directional distribution volumes for the site are as follows: XXX DCM Ref: 3.4.2.1.F.4 The posted speed limit on XXX Road is XXX mph. Update the Traffic Generation Diagram DCM Ref: 3.4.2.1.F.5 Use a XXX design vehicle for the entrance. Update the Traffic Generation Diagram and provide turning movement diagrams. <p>DCM Ref: 3.4.2.1.F</p> |
| 3.6 | <p>Provide a legend of all line-types and symbols used on plan views. Including, but not limited to: << existing and proposed right-of-way, proposed property lines, proposed lot numbers, existing wood line, existing contours, wetlands line, 100-year floodplain line, easement line, drainage easement line, minimum building setback line, existing and proposed monuments and pins >>.</p> <p>DCM Ref: 4.3.2.K</p> |
| 3.6 | <p>Add a north arrow, with correct orientation to the plan view on this/these sheet(s).</p> <p>DCM Ref:4.3.2.H</p> |
| 3.7 | <p>The minimum distance between the entrance radius and the property line shall be 5 feet.</p> <p>DCM Ref: 5.2.2.F</p> |
| 3.7 | <p>The entrances should not be located within the functional area of a nearby intersection or driveway.</p> <p>DCM Ref: 5.2.2.A</p> |
| SECTION 4: INTERNAL DRAINAGE EASEMENTS - DEDICATED TO STATE MAINTENANCE | |
| 4.1 | <p>Provide drainage easements on all drainage facilities that convey or receive runoff from right-of-way. Label and dimension all drainage easements on all plans.</p> <p>DCM Ref: 5.7.2.6</p> |
| 4.1 | <p>Drainage easements are shown less than 20 feet wide. Per DelDOT's Development Coordination Manual, all drainage easements must be a minimum of 20 feet wide for underground drainage facilities or the width equal to the width of open drainage facilities plus 5 feet on one side and 10 feet on the opposite side of the facility.</p> <p>DCM Ref: 5.7.2.6</p> |
| 4.1 | <p>A note which includes the following language should be added to the plan:</p> <p>"A(n) X-foot wide permanent easement containing X square feet is hereby established for the State of Delaware as per this plat, for emergency access to drainage facilities conveying runoff from State maintained roads and/or rights-of-way. The portions of the drainage easement and system that are upstream or offsite as well as sections that are not directly collecting and conveying the drainage runoff of the proposed State maintained roads and/or rights-of-way shall be the responsibility of the developer, property owners, or both. The State of Delaware assumes no responsibility for the future maintenance of any exempted portions of the storm drain system and/or drainage easements."</p> <p>DCM Ref: 3.2.5.1.4</p> |
| 4.1.2 | <p>Adjust the stormwater facility to provide a minimum of 20 feet from the State right-of-way as measured from the top of slope of the facility.</p> <p>DCM Ref: 3.8</p> |
| SECTION 5: RIGHT OF WAY AND EASEMENTS - STATE MAINTAINED ROADWAYS | |
| 5.1 | <p>XXX Road is classified as a local road and requires 30 feet from the centerline. If the current right-of-way width is less than required, a dedication should be shown on the subdivision plan. The dedication should be labeled on the plan as:</p> <p>"A(n) X-foot wide strip of right-of-way, from centerline of physical roadway is hereby dedicated in fee simple to the State of Delaware, acting by and through the Delaware Department of Transportation."</p> <p>DCM Ref: 3.2.5.2</p> |
| 5.1 | <p>XXX Road is classified as a major / minor collector or undivided, single lane minor arterial and requires 40 feet from the centerline. If the current right-of-way width is less than required, a dedication should be shown on the subdivision plan. The dedication should be labeled on the plan as:</p> <p>"A(n) X-foot wide strip of right-of-way, from centerline of physical roadway is hereby dedicated in fee simple to the State of Delaware, acting by and through the Delaware Department of Transportation."</p> <p>DCM Ref: 3.2.5.2</p> |

| | |
|--------------------------------|---|
| 5.1 | <p>XXX is classified as a two lane principal arterial/freeway which requires 50 feet of right-of-way measured from the centerline on multi-lane undivided highways. If the current right-of-way width is less than required, a dedication should be labeled on the plan as: "An Additional X feet of right-of-way is hereby dedicated in fee simple to the State of Delaware, acting by and through the Delaware Department of Transportation." DCM Ref: 3.2.5.2</p> |
| 5.1 | <p>XXX is classified as a Multi-lane Arterial (principal/minor), collectors, freeways and expressways which requires 30 feet of right-of-way measured from the outermost edge of the through lane. If the current right-of-way width is less than required, a dedication should be labeled on the plan as: "An Additional X feet of right-of-way is hereby dedicated in fee simple to the State of Delaware, acting by and through the Delaware Department of Transportation." DCM Ref: 3.2.5.2</p> |
| 5.1.2 | <p>Provide right-of-way monumentation along the XXX road at property corners and at each change in right-of-way alignment. DCM Ref: 3.2.4.2</p> |
| 5.1.3 | <p>Provide a 15-foot permanent easement beyond the minimum right-of-way and label it as: "A 15-foot permanent easement is hereby established for the State of Delaware as per this plat." Regardless of the location of the project or whether the project is required to construct a 5-foot sidewalk or a 10-foot shared-use path. DCM Ref: 3.2.5.1.2</p> |
| 5.1.4 | <p>Show a departure sight triangle in accordance with AASHTO's Policy on Geometric Design of Highways and Streets at the entrance. The Intersection Sight Distance Worksheet has been developed to assist with this task and can be found on DelDOT's Development Coordination website. Provide a copy of the with your next submission. A sight easement is required for any portion of the sight triangle that falls outside of the right-of-way. DCM Ref: 3.4.2.A.6.v</p> |
| 5.1.4 | <p>Revise the decision point so it is located 18 feet from the edge of travel lane. DCM Ref: 3.4.2.A & 5.4.B</p> |
| 5.1.4 | <p>Add the sight triangles, per the lengths determined by the Intersection Sight Distance Worksheet, at all entrances. DCM Ref: 5.4.B</p> |
| 5.1.4 | <p>The sight triangle shown on the plan requires the following correction: XXX DCM Ref: 5.4</p> |
| 5.1.4 | <p>Show a sight easement for the portion of the sight triangle falling outside of the dedicated right-of-way. DCM Ref: 5.4.D</p> |
| 5.1.4 | <p>Consider moving the entrance so the sight easement does not affect the adjoining properties. DCM Ref: 5.4</p> |
| 5.1.5 | <p>Label the sight triangle line falling outside of the ROW on the Developer's property as: "dedicated sight easement" DCM Ref: 3.4.2.1.D.3 & 5.4.D</p> |
| 5.2.1 | <p>Label the right-of-way dedication on XXX as: "An additional X-feet of right-of-way is hereby dedicated is hereby dedicated in fee simple to the State of Delaware, acting by and through the Delaware Department." DCM Ref: 3.2.5.2 Reference plat book & page number</p> |
| 5.2.2 | <p>Label the right-of-way dedication on XXX as: "A(n) X-foot wide strip of right-of-way from the centerline is hereby dedicated is hereby dedicated in fee simple to the State of Delaware, acting by and through the Delaware Department." DCM Ref: 3.2.5.2</p> |
| 5.2.3 | <p>Label the right-of-way reservation on XXX as: "A(n) X-foot wide strip is hereby reserved for the State of Delaware as per this plat, for future right-of-way needs." DCM Ref: 3.2.6</p> |
| SECTION 6: CONNECTIVITY | |
| 6.1.2 | <p>For roadways with a posted speed limit of 35 or less, show all features within 300' of the proposed entrance. DCM Ref Fig 3.4.2-b</p> |
| 6.1.2 | <p>For roadways with a posted speed limit of 40-45, show all features within 450' of the proposed entrance. DCM Ref Fig 3.4.2-b</p> |
| 6.1.2 | <p>For roadways with a posted speed limit of 50-55, show all features within 600' of the proposed entrance. DCM Ref Fig 3.4.2-b</p> |
| 6.1.3 | <p>Show the location and spacing of existing or proposed bicycle and pedestrian connections DCM Ref: 3.5.2.A</p> |
| 6.1.4 | <p>Type I and II Subdivision Streets or Industrial Streets connections may not be spaced at intervals greater than 1,000 feet as measured from the near side right-of-way line. Please revise the street layout so the interval is less than 1,000 feet. DCM Ref: 3.5.3.A</p> |
| 6.1.5 | <p>Type I and II Subdivision Streets or Industrial Streets connections may not be spaced at intervals greater than 500 feet in planned high density residential or high density mixed use developments. Please revise the street layout so the interval is less than 500 feet. DCM Ref: 3.5.3.B</p> |

| | |
|---|--|
| 6.2 | Sidewalks or shared-use paths are shown on the Plan, as required per 3.5.4.2 DCM Ref: 3.5.4.2 |
| 6.2.1 | A shared use path / sidewalk across the sites frontage for projects requesting an EPA in all Investment Level Areas as defined by the State Strategies for Policies and Spending maps if the project generates 2,000 Average Daily Trips (ADT). DCM Ref: 3.5.4.2.A.1 |
| 6.2.1 | A shared use path / sidewalk across the sites frontage for projects requesting an EPA in all Investment Level I and II Areas as defined by the State Strategies for Policies and Spending Maps (or a fee in lieu of construction, if a physical impossibility for construction exists). DCM Ref: 3.5.4.2.A.2 |
| 6.2.1 | A shared use path / sidewalk across the sites frontage for projects requesting an EPA in all Investment Level III and Investment Level IV Areas as defined by the State Strategies for Policies and Spending Maps if the project abuts an existing facility, or at the Subdivision Engineer's discretion. DCM Ref: 3.5.4.2.A.3 |
| 6.3.1 | Sidewalk needs to be revised and separated from the edge of road, pavement, driveways, parking lots, and site entrances in accordance with Chapter 5. DCM Ref: 3.5.4.2.E & 5.3.1.1 |
| 6.3.2 | Sidewalk needs to be revised and kept free of utility poles, bushes, plants, and all other obstructions. DCM Ref: 3.5.4.2.F |
| 6.3.3 | Provide a walkway into the site for every 330 feet of street frontage. It should be paved and maintain at least five feet of unobstructed width. DCM Ref: 3.5.4.3.A |
| 6.3.3 | Provide at least an eight-foot-wide walkway where it is adjacent to parking spaces or provide concrete wheel stops, bollards, landscaping, or other similar improvements are provided which prevent parked vehicles from obstructing the walkway as shown in Figures 3.5.4.3-b and 3.5.4.3-c. DCM Ref: 3.5.4.3.C |
| 6.3.4 | DTC requires a transit stop on-site at XXX . Please update the plans. DCM Ref: 3.5.5.1 |
| 6.3.4 | DTC requires a transit stop adjacent to the site at XXX . Please update the plans. DCM Ref:3.5.5.1 |
| 6.3.4 | DTC requires a pedestrian connection to an existing stop at XXX . Please update the plans. DCM Ref: 3.5.5.1 |
| 6.3.5 | DTC has recommended a transit easement through the development from XXX . Please update the plan accordingly. DCM Ref: 3.5.5.3 |
| 6.3.6 | Provide a cross access easement to link the drive aisle to the adjacent parcel. DCM Ref: 3.5.7.4.A |
| 6.3.7 | To allow for car storage, increase the distance to at least 60 feet between the internal intersection and driveway entrance. DCM Ref: 3.5.7.4.B |
| SECTION 7: Preliminary Entrance Plan | |
| 7.1 | Include the following information on the Preliminary Entrance Plan: <ol style="list-style-type: none"> 1. Proposed lane configurations with dimensions. 2. All Required Turn Lanes configurations and dimensions. 3. Sidewalk / Shared Use Path across site frontage(s) with tie-ins 4. Proposed Shoulders with dimensions 5. Proposed drainage structures and pipes along site frontage. 6. Proposed stormwater features along site frontage. 7. Existing and proposed utility locations. DCM Ref 3.4.2-6 |