



DelDOT – Development Coordination SUBDIVISION & ENTRANCE DESIGN

TOP TEN MOST FREQUENTLY SEEN ERRORS

1. Proper R/W dedication

Refer to the functional classification map and Subdivision Manual’s Dedication of Right-of Way figure for dedication based on functional classification.

[Click here](#) for the Functional Classification Map

[Click here](#) for the Subdivision Manual – Refer to [Section 3.6.5](#) Dedication of Right-of-Way,

[Figure 3-3](#) *Minimum Standards for Total Roadway Right-of-Way* (page 3-20)

2. Construction details

DelDOT’s standard construction details shall not be shown on construction plan sheets. Add notes and callouts to the construction plans providing direction to contractors to construct items per applicable specification, pay item and/or standard detail. If modifications are required to standard construction details or standard specifications, then a detail and/or notes shall be included on the construction plans. Refer to links to standard construction details, Standard Specifications 2001 and Pay Items and Special Provision List.

[Click here](#) for Standard Construction Details

[Click here](#) for Standard Specifications 2001 Manual

[Click here](#) for Standard Items and Special Provision List (PDF version is located at bottom of page)

3. Turn lane striping

Refer to typical entrance diagrams (to be included in third Subdivision Manual revision).

[Click here](#) for typical entrance diagrams

4. Pavement lift thicknesses

Adhere to minimum and maximum lift thickness for each type of asphalt pavement per Subdivision Manual’s Pavement Sections figure.

Material	Lift Thickness	
	Minimum	Maximum
Asphalt Pavement Type C	1 ¼”	2”
Asphalt Pavement Type B	2 ¼”	4”
Bit. Concrete Base Course (BCBC)	3”	6”
GABC	4”	8”

[Click here](#) for the Subdivision Manual – Refer to Section 5.6 Pavement Sections, Figure 5-26 *Material Properties* (page 5-36)

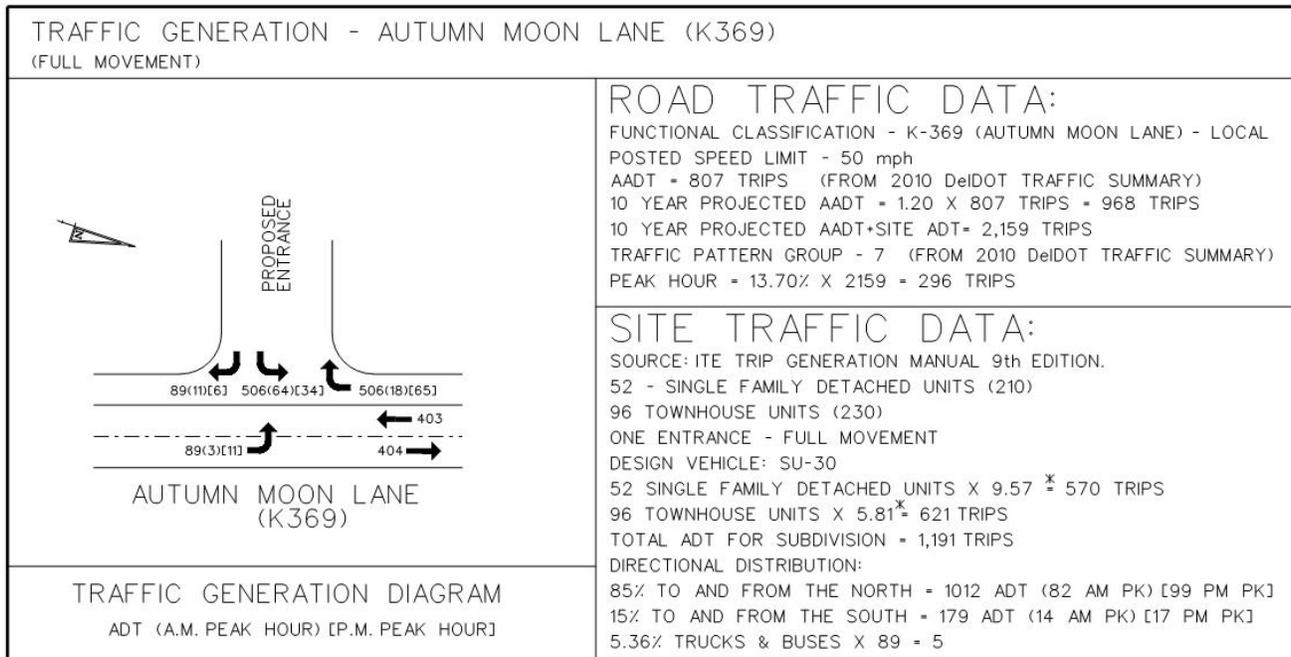
5. Stone under and behind curb

Per standard detail C-1, a minimum of 6” of stone of GABC – Type B is required under curb for subdivision applications. The GABC shall extend 6” behind back of curb over proof rolled and compacted subgrade, 95 % ASTM D1557 as per standard detail C-1, sheet 1 of 2.

[Click here](#) and select Standard Construction Details Set by applicable year to access standard detail C-1.

6. Traffic Generation Diagram

Provide a Traffic Generation Diagram (TGD) on the entrance plan showing the frontage road and site traffic information listed in the sample below:



Additional traffic count information such as Average Daily Trips (ADT) for Saturday or Sunday may be required based on proposed use(s).

The rate or equation for each unit type should be chosen based on the ITE Trip Generation Manual, 9th Edition or latest edition.

When calculating the ADT for a land use, it is the total number of trips for the site (counting each vehicle as it enters and exits the site). 1/2 of the ADT enters the site, 1/2 exits. For every 50 Vehicles that visit a site there would be 100 ADT generated, with 50 ADT entering and 50 ADT exiting.

The design vehicle should be determined at the pre-application meeting, and should match the user's actual operations. Design vehicle turning movement diagrams shall be provided with the initial plan submittal to verify that the minimum requirements for edges of traveled way for the design vehicle, drive aisle widths and channelizing islands sizes are met. The figure below provides suggestions for design vehicles to use for several commonly proposed development uses.

<u>Proposed Development Use</u>	<u>Design Vehicle</u>
Residential Subdivision	SU-30
Bank	SU-30
Gas Station (consider truck% for diesel, otherwise: num. of fueling positions)	WB-40, 50 or 62
Big Box Store (i.e. Walmart, Lowes, The Home Depot)	WB-67
Restaurant (i.e. Applebee's, Chili's, Ruby Tuesday)	WB-62
Fast Food	WB-40, 50 or 62
Mid-size Retail/Grocery (i.e. Dollar Store, Giant, Safeway)	WB-62
Small Retail	SU-30, WB-40 or 50
Pharmacy	WB-62
Car wash	SU-30
School	SU-30
Intersection of two state maintained 3 digit roadways	WB-62

7. Checklists

- a. [Click here](#) for Minor Subdivision
- b. [Click here](#) for Lot Line Adjustment
- c. [Click here](#) for Subdivision Gatekeeping (Site Plan/Record Plan and Entrance Plan/Construction Plan)
- d. [Click here](#) for Standards And Regulations For Subdivision Streets And State Highway Access:

See Appendix D Plan Review Checklists: ([PDF Page 205](#))

Record Plan Approval Checklist: ([PDF Page 206](#))

Subdivision Plan Approval Checklist: ([PDF Page 208](#))

Commercial Entrance Plan Approval Checklist: ([PDF Page 213](#))

Off-Site Improvement Plan Review Checklist: ([PDF Page 218](#))

Right-Of-Way Plan Checklist: ([PDF Page 236](#))

Entrance Design Checklist: ([PDF Page 241](#))

Please Note:

These [PDF Page](#) links are intended to be opened in Web Browser Mode. The preference setting in your PDF viewer can be set to "Display PDF in browser" which will allow the link to navigate to the specified page number listed. If your PDF viewer's options are not configured to "Display PDF in browser" these links will only be able to direct you to the first page of the regulations.

8. General Notes and Maintenance of Traffic (MOT) Notes

[Click here](#) for DelDOT General Notes for: Construction/Entrance Plans, Record/Site Plans and MOT/Temporary Traffic Control Notes

9. Sidewalk detail

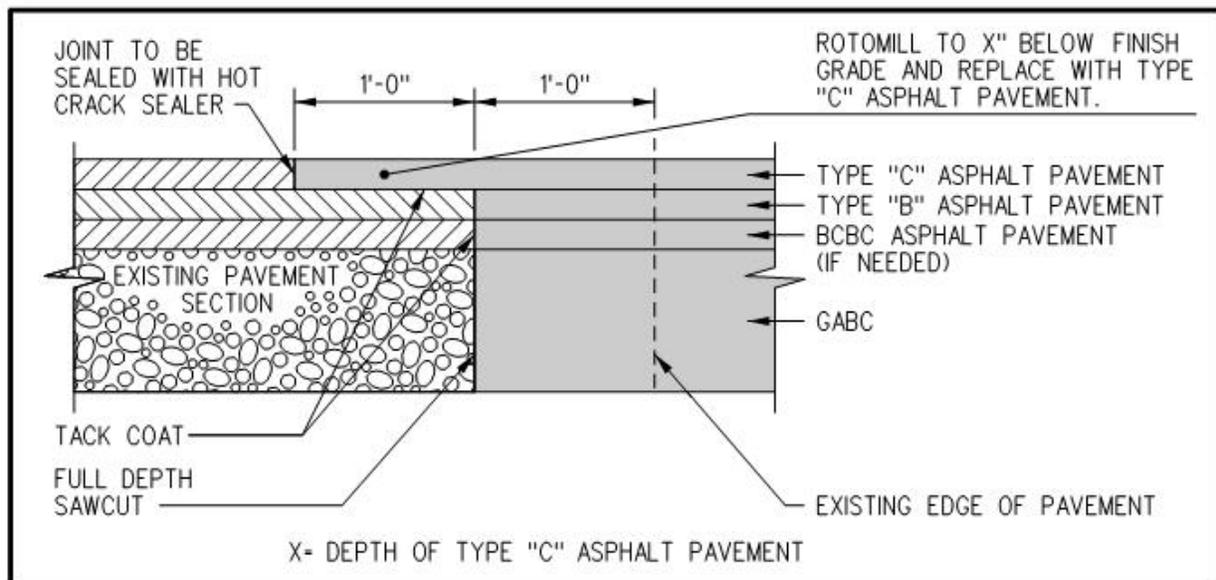
Class B concrete, 3000 psi shall be used.

[Click here](#) and select Standard Construction Details Set by applicable year to access standard detail M-3.

10. Butt joint vs. pavement tie-in detail

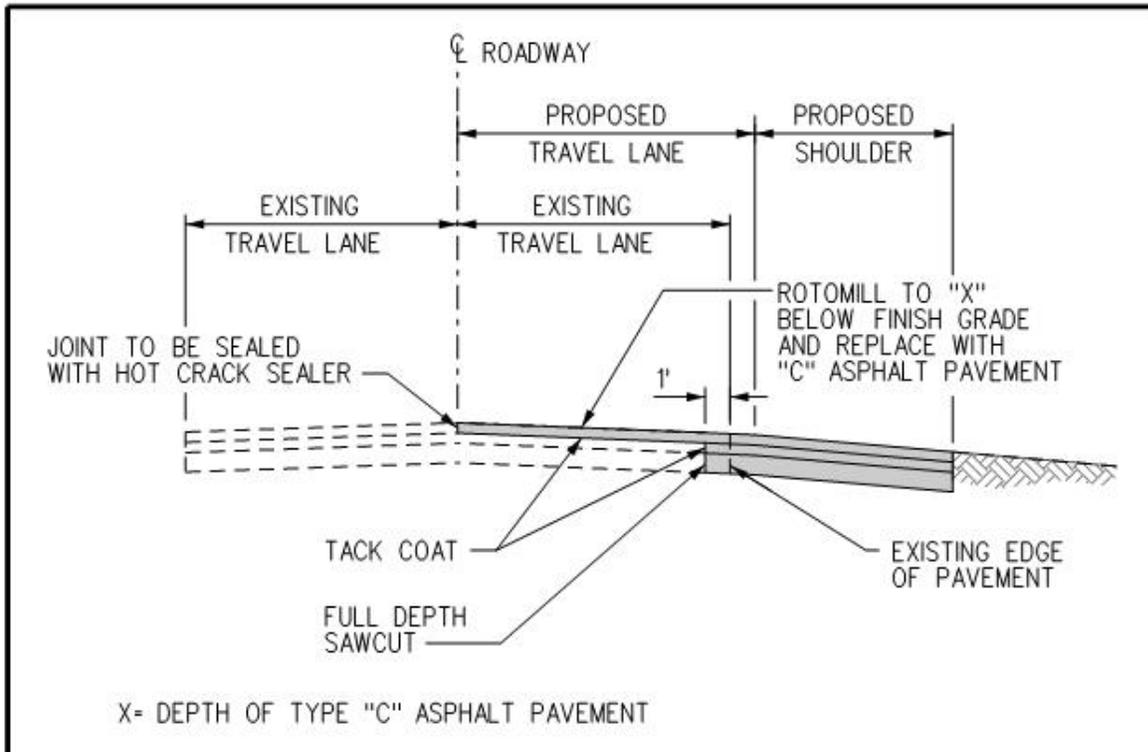
Provide an example of an asphalt pavement tie-in detail similar to the detail below.

Typical Pavement Tie-In Detail



When widening is proposed for auxiliary lanes or shoulders or utilities are to be installed longitudinally on roadways, any travel lane encroachment of one foot or more requires restoration of the full lane width as shown below.

Lane Widening/Restoration Detail



Depict the butt joint on the entrance plans and determine its length based on operating speed and existing field conditions as shown in the plan view and cross section below and standard detail P-3.

[Click here](#) and select Standard Construction Details Set by applicable year to access standard detail P-3.

Butt Joint Example

