



DelDOT: LONOR-RED Review Checklist

Project Name: _____

Project Id.: _____

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

Date: _____

Effective: 07/6/2021

Comment Ref No.	Checklist Topic/Content	Manual Ref.	Item addressed	Justifications are Required if: N or N/A
SECTION 1: RECORD PLAN CONTENT				
1.1	Title & Data Blocks Ensure the title and data blocks contains the following information: 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. Sewer provider. 14. Water provider. 15. Tax parcel number. 16. Total number of lots - existing and proposed. 17. Investment level area. 18. List the TID in which the project is located (if applicable). 19. Horizontal and Vertical Datum's should be referenced.	3.4.2.1.A & 3.4.2.1.B		
1.2	Existing Features Ensure the following are shown on the plans as required by figures 3.4.2-b through 3.4.2-d: 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.	3.4.2.1.C		
1.3	DelDOT Notes Include any DelDOT General Notes for LONOR-RED and any related Additional Notes applicable to your project: 1. Posted speed limit on frontage road(s). 2. Provided a Legend illustrating existing and proposed features (symbols, linestyles, etc.). 3. North arrow, with correct orientation and horizontal datum labeled, in all plan views. 4. Building setback lines are displayed on the plan. 5. Provide drainage easements on all drainage facilities that convey or receive runoff from right-of- way. 6. Label and dimension all drainage easements on all plans. 7. All easements are shown for pipe/sidewalk/paths. 8. All ROW and easements shown for any additional construction and location of proposed improvements.	3.4.2.1.E		

	SECTION 2: RIGHT OF WAY AND EASEMENTS - STATE MAINTAINED ROADWAYS			
2.1	Dedicated Right-of-Way adjacent to existing State maintained roadways are shown in accordance with Fig. 3.2.5-a.	3.2.5		
2.1.2	Plan shows right-of-way monumentation along the frontage road in accordance with section 3.2.4.	3.2.4.2		
2.1.3	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: <i>"A 15-foot permanent easement is hereby established for the State of Delaware, as per this plat."</i>	3.2.5.1.2		
2.2	The Plan contains one of the following notes relative to right-of-way dedication:			
2.2.1	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 to the State of Delaware as per this plat."</i>	3.2.5.2		
2.2.2	For existing right-of-way previously acquired in fee: <i>"An additional X-feet of right-of-way is hereby dedication to the State of Delaware as per this plat."</i>	3.2.5.2		
2.2.3	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> <i>Project Specific Comments</i>	3.2.6		

DeIDOT: LONOR-RED Review Checklist Standard Comment to Engineer

SECTION 1: RECORD PLAN CONTENT	
1.1	<p>Title & 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. Sewer provider. 14. Water provider. 15. Tax parcel number. 16. Total number of lots - existing and proposed. 17. Investment level area. 18. List the TID in which the project is located (if applicable). 19. Horizontal and Vertical Datum's should be referenced. <p>DCM Ref: 3.4.2.1.A & 3.4.2.1.B</p>
1.2	<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. <p>DCM Ref: 3.4.2.1.C</p>
1.3	<p>Update the General Notes per the latest available on DeIDOT's Development Coordination webpage.</p> <p>DCM Ref: 3.4.2.1.E</p>
1.3	<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 DeIDOT's Development Coordination webpage.</p> <p>DCM Ref: 3.4.2.1.E</p>
SECTION 2: RIGHT OF WAY AND EASEMENTS - STATE MAINTAINED ROADWAYS	
2.1	<p>XXX Road is classified as a local road and requires 30 feet from the physical centerline of the road. 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 to the State of Delaware as per this plat."</p> <p>DCM Ref: 3.2.5.2</p>
2.1	<p>XXX Road is classified as a major / minor collector or undivided, two lane minor arterial and requires 40 feet from the physical 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 to the State of Delaware as per this plat."</p> <p>DCM Ref: 3.2.5.2</p>
2.1	<p>XXX is classified as a two lane principal arterial/freeway which requires 50 feet of right-of-way measured from the physical centerline of the road. If the current right-of-way width is less than required, a dedication should be labeled on the plan as:</p> <p>"An Additional X feet of right-of-way is hereby Dedicated to the State of Delaware as per this plat."</p> <p>DCM Ref: 3.2.5.2</p>
2.1	<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:</p> <p>"An Additional X feet of right-of-way is hereby Dedicated to the State of Delaware as per this plat."</p> <p>DCM Ref: 3.2.5</p>
2.1.2	<p>Provide right-of-way monumentation along the XXX road at property corners and at each change in right-of-way alignment.</p> <p>DCM Ref: 3.2.4.2</p>

2.1.3	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
2.1.3	Revise the decision point so it is located 18 feet from the edge of travel lane. DCM Ref: 3.4.2.A.6 & 5.4.B
2.1.3	Add the sight triangles, per the lengths determined by the Intersection Sight Distance Worksheet, at all entrances. DCM Ref: 5.4.B
2.1.3	The sight triangle shown on the plan requires the following correction: XXX. DCM Ref: 5.4
2.1.3	Show a sight easement for the portion of the sight triangle falling outside of the dedicated right-of-way. DCM Ref: 5.4.D
2.2.1	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 to the State of Delaware as per this plat." DCM Ref: 3.2.5.2
2.2.2	Label the right-of-way dedication on XXX as: "An additional X-feet of right-of-way is hereby dedicated to the State of Delaware as per this plat". DCM Ref: 3.2.5.2
2.2.3	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