

Manual and Process Updates

Brian Yates, PE

Process and Quality Control Engineer

Development Coordination

DCM Overview

- Chapter 1 – Access Standards
- Chapter 2 – Traffic Analysis and Improvements
- Chapter 3 – Record Plan Design
- Chapter 4 – Construction Plans
- Chapter 5 – Design Elements
- Chapter 6 – Construction Administration
- Chapter 7 – Residential Access
- Chapter 8 – Miscellaneous Access Guidelines

Development Coordination Review
and Approval Processes

Post-approval and Public Works
Processes



Update Highlight

Chapter 1

- Letter of No Contention (LONC) Process
- Small Commercial Entrance Plan Approval Process
- Paid Expedited Plan Review (PEPR) Process
- Expedited Review Process (ERT)
- Transportation Infrastructure Investment Fund (TIIF)
- Frontage definition

Chapter 3

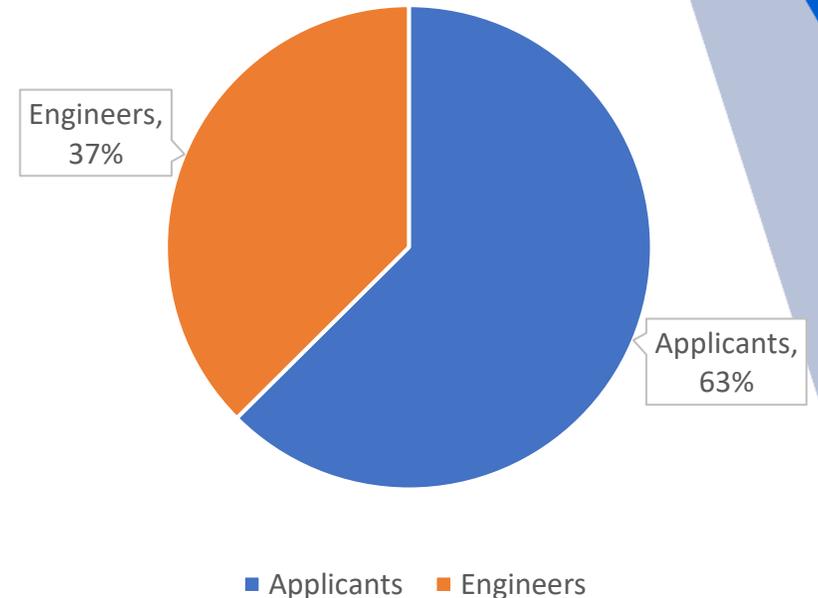
- Minor Commercial Subdivision
- Right-of-way Dedication Language
- Noise Analysis
- Acquisition of Property Interests



LONC Process Updates

- Eligibility considerations:
 - Removed 3-year vacancy threshold
 - Included language for leveled sites to be considered
 - Removed disqualification for applications adjacent to CTP projects
- Application process:
 - Included Development Coordination's phone number
 - Included coordination procedures with CTP projects
 - Clarified LONC right-of-way dedication procedures

LONC Approvals
Since 10/25/2022



Effective Date: August 9, 2024

Frontage Definition

Frontage

- means the length along the state right-of-way of a single property tract where an entrance is proposed or required.
- Improving to DelDOT's Functional Classification.

Secondary Frontage

- means the length along the state right-of-way of a single property tract where no entrance is proposed or required.
- Improving the pavement condition of the existing roadway width.

Frontage Definition

Frontage

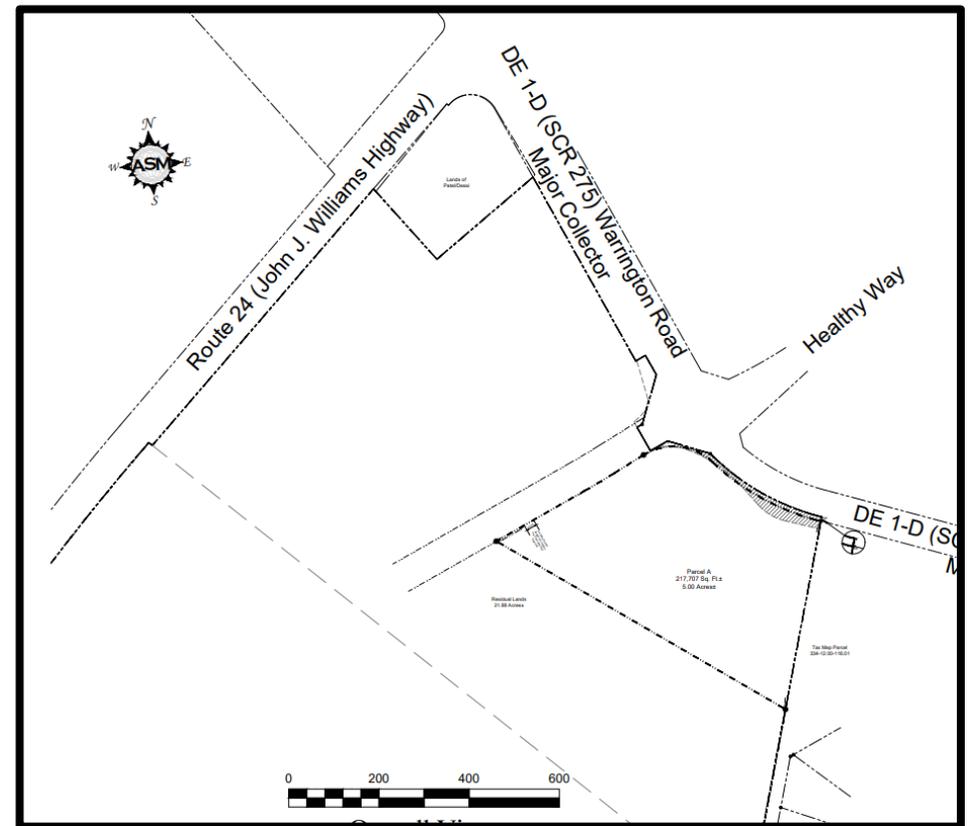


Secondary Frontage



Minor Commercial Subdivision

- Overview: this process is for the subdivision of **undeveloped** commercial property into 5 lots or less, **when no land development plan is proposed.**
- Fee: \$500 + \$20/lot
- Right-of-way dedication requirements

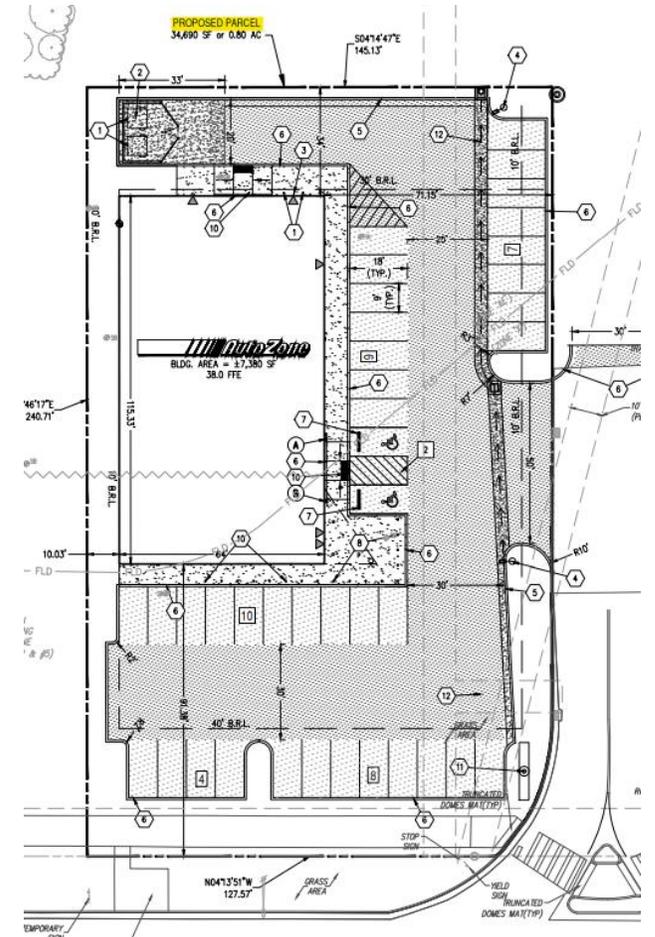


Minor Commercial Subdivision

- DelDOT will evaluate the need for access easements based on proposed lot configurations
- No commitments are stated or implied through this process with respect to entrance location(s), access configuration, auxiliary lanes and/or roadway improvements which will be evaluated and required as necessary at time of future Record Plan and/or Entrance Construction Plan Approval.

Minor Commercial Subdivision

- Overview: this process is **not** for the subdivision of commercial property with existing land-uses or those with proposed **land development plans**.



Minor Commercial Subdivision

Do you need correspondence from DeIDOT relating to this project to continue through the land use process, and there are no known transportation related impacts or entrance/access improvements associated with it?

Yes No

Does your project include the subdivision of commercial lots?

Yes No

Is the project exclusively a commercial subdivision of 5 lots or less?

Yes No

Site Information

Project Type: Minor Subdivision

Development Type: Commercial

County: Kent

ERT: No

TIIF: No

Review Type	Documents	Submission Checklists	Notes
Select a review type:			
None			
None			
Minor Commercial Subdivision			
Minor Commercial Lot Line Adjustment			

Development Improvements Requiring Property Interests

Key Terms

- Property Interests

- Portions of privately owned land that the developer must acquire for the **construction and maintenance** of proposed transportation improvements.
 - Right-of-way
 - Permanent Easements
 - Temporary Construction Easements

- Entrance envelope

- The functional area extending both upstream and downstream from the physical intersection area, to include the roadway typical section within the longitudinal limits of auxiliary lanes.



Development Improvements Requiring Property Interests

Within Entrance Envelope

- Evidence of acquisition **prior** to DeIDOT's issuance of **LONOR / Record Plan Approval**
- Right-of-way and Permanent Easements are to be recorded
- Temporary Construction Easement Agreements do not

Beyond Entrance Envelope

- Incorporation of note and schedule on Record and Entrance Plans
- *The transportation improvements associated with this development necessitate the acquisition of right-of-way, permanent easements and/or temporary easements...*



Parcel #	RW, PE, or TCE	Property Owner
XX.XXX.XXX	PE	John Doe

Public Involvement

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**QUESTIONS &
COMMENTS**



THANK YOU!



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