***The following notes shall appear on ALL Record Plans:***

1. All entrances shall conform to the Delaware Department of Transportation’s (DelDOT’s) current Development Coordination Manual and shall be subject to its approval.
2. No landscaping shall be allowed within the right-of-way unless the plans are compliant with Section 3.7 of the Development Coordination Manual.
3. Shrubbery, plantings, signs and/or other visual barriers that could obstruct the sight distance of a driver preparing to enter the roadway are prohibited within the defined departure sight triangle area established on this plan. If the established departure sight triangle area is outside the right-of-way or projects onto an adjacent property owner's land, a sight easement should be established and recorded with all affected property owners to maintain the required sight distance.
4. Upon completion of the construction of the sidewalk or shared-use path across this project’s frontage and physical connection to adjacent existing facilities, the Developer, the property owners or both associated with this project, shall be responsible to remove any existing road tie-in connections located along adjacent properties, and restore the area to grass. Such actions shall be completed at DelDOT’s discretion, and in conformance with DelDOT’s Development Coordination Manual.
5. *Choose one of the following:*
   1. Subdivision streets constructed within the limits of the right-of-way dedicated to public use shown on this plan are to be maintained by the Delaware Department of Transportation (DelDOT) following the acceptance of the streets. DelDOT assumes no maintenance responsibilities within the dedicated street right-of-way until the streets have been accepted by DelDOT.
   2. Subdivision streets constructed within the limits of the right-of-way dedicated to the public use shown on this plan are to be maintained by the municipality following the acceptance of the streets. DelDOT assumes no maintenance responsibilities within the dedicated street right-of-way.
   3. Private streets constructed within this subdivision shall be maintained by the Developer, the property owners within this subdivision or both (Title 17 §131). DelDOT assumes no responsibilities for the future maintenance of these streets.
6. *Choose one of the following:*
   1. The sidewalk shall be the responsibility of the Developer, the property owners or both within this subdivision. The State of Delaware assumes no responsibility for the future maintenance for the sidewalk.
   2. The shared-use path shall be the responsibility of the Developer, the property owners or both within this subdivision. The State of Delaware assumes no responsibility for the future maintenance of the shared-use path.
   3. The sidewalk and shared-use path shall be the responsibility of the Developer, the property owners or both within this subdivision. The State of Delaware assumes no responsibility for the future maintenance of the sidewalk and/or shared-use path.
7. *Include all that apply:*
   1. All lots shall have access from the internal subdivision street.
   2. Driveways will not be permitted to be placed at catch basin locations.
   3. Lots will be permitted to have access points that comply with the Development Coordination Manual (DCM) spacing requirements of Chapter 1 and limitations on number of access points established in DCM Chapter 7. Horseshoe driveways and secondary entrances require additional DelDOT review and separate permitting, restrictions as described in the DCM Chapter 7 may prohibit some secondary entrance requests from being granted.
8. To minimize rutting and erosion of the roadside due to on-street parking, driveway and building layouts must be configured to allow for vehicles to be stored in the driveway beyond the right-of-way, without interfering with sidewalk access and clearance.
9. The Developer shall be required to furnish and place right-of-way monuments in accordance with DelDOT’s Development Coordination Manual.
10. *Choose one or both of the following IF they apply to your project:* 
    1. The Developer shall be required to furnish and place right-of-way monuments on the dedicated subdivision street right-of-way in accordance with Section 3.2.4.1 of the Development Coordination Manual,and the requirements of the land use agency. Right-of-way monuments shall be placed along the right-of-way lines, at a minimum on one side of the street at every change in horizontal alignment to provide a permanent reference for the re-establishing the centerline and right-of-way line.
    2. The Developer shall be required to furnish and place right-of-way markers to provide a permanent reference for re-establishing the right-of-way and property corners on local and higher order frontage roads. Right-of-way markers shall be set and/or placed along the frontage road right-of-way at property corners and at each change in right-of-way alignment in accordance with Section 3.2.4.2 of the Development Coordination Manual.
11. *Choose one of the following IF it applies to your project:* 
    1. A perpetual cross access ingress/egress easement is hereby established as shown on this plat.
    2. A perpetual cross access ingress/egress easement is hereby established by this plat. The exact location of said easement is to be determined by DelDOT at a later date.
12. *Only Applicable to New Castle County:*

Construction will not be permitted until construction plans have been approved, surety has been received and the traffic signal agreement is complete. At DelDOT’s discretion, a temporary construction entrance permit may be issued for clearing, grubbing, temporary entrance construction, bulk grading and perimeter erosion and sediment controls up to thirty (30) days prior to plan approval. No building construction will be permitted under a temporary entrance construction permit. If plan approval is not received within thirty (30) calendar days, all construction activities shall be stopped. DelDOT will not provide a C/O approval for a commercial entrance to NCC until the entrance(s) are completed to the satisfaction of the Department.

***Place the following note on the Record/Site Plan IF it applies to your project:***

1. This commercial parcel has direct frontage along XXX\_roadname\_number, which has a functional classification of principal arterial/freeway/interstate as defined by the State of Delaware’s Department of Transportation. Per Section 3.6.1 of the DelDOT Development Coordination Manual (DCM): It is the Developer’s responsibility to evaluate noise levels and their impacts on proposed development, for projects adjacent to existing transportation facilities with this functional classification. Roadways with this classification can be expected to generate elevated levels of road and traffic related noise, similar to what can be expected in urban areas. A detailed noise analysis per DCM 3.6 is typically recommended to help gauge the actual impacts that roadway related noise may have on various potential land-uses (such as those described in DCM Figure 3.6.3-a: Noise Abatement Criteria). With the inclusion of this note, the Developer is acknowledging that the proposed site and/or building location can be expected to exceed the specific maximum noise levels for certain commercial and non-residential uses as shown in DCM Figure 3.6.3-a. The Developer’s waiver of the noise analysis and review of potential noise mitigation measures are supported by the infeasibility of applying noise mitigation measures, based on engineering considerations and factors that would limit the ability to achieve substantial noise reduction, related to the commercial use of the site and/or buildings. This waiver acknowledges that the decibel level for this parcel may exceed the applicable limits for some current or future proposed uses. The use of this note signifies the Subdivision Engineer’s concurrence with waiving the Developer’s completion of a detailed noise study and subsequent review of resulting noise abatement findings or mitigation measures. Any future complaints relating to existing or future noise levels impacting proposed uses on this site and along this existing transportation facility shall be the responsibility of the Developer or Land Owner or both.