

# Amendments to Standards and Regulations for Subdivision Streets and State Highway Access

Public Workshop  
June 9,16,23 2014



# Format Changes

- New title: Development Coordination Manual
  - Three words rather than twelve
- Old Chapter 1 is now the Preface
  - Content is needed but not by frequent users
- Old Chapter 9 is now Chapter 1
  - Important information that discusses where access is possible is now presented first
- One Column per Page
  - Easier to read
- Figure Numbers tied to Sections
  - Easier to reference

# Preface

- Simplified flowcharts of plan review processes
- A Letter of No Objection to Recordation now expires after five years (previously undefined)
- Construction Plan Approval expires after three years (previously six months)
- Proposing increasing the residential construction plan review fee from 125% to 150% of the initial stage fee to match the commercial entrance review fee structure. This is subject to approval by the General Assembly.

# Chapter 1 – Access Standards

- Minimum spacing for residential driveways reduced to 150 feet (from 200 feet) on local and minor collector roads
- Language regarding minimum signal spacing eliminated

# Chapter 2 – Traffic Analysis and Improvements

- New title to reflect broader scope
- Specific criteria added for when DelDOT shall consider requiring a new or updated Traffic Impact Study (TIS)
- Average Daily Traffic (ADT) warrant for TIS is now 500 trips (was 400)
- Redevelopment projects addressed with regard to Area Wide Study Fee
- Sample list of land uses warranting a TIS is updated
- Improved explanation of TIS Process
- Changes to information required for TIS scoping meeting
- Changes to topics addressed in TIS scoping meeting

# Chapter 2 – Traffic Analysis and Improvements (continued)

- Changes in how to determine the intersections and road segments to be studied in a TIS
- TIS shall count arrivals, not departures, at saturated intersections
- Intersections included in TIS scope will be analyzed for auxiliary turn lanes
- Changes in TIS treatment of Peak Hour Factors and Heavy Vehicle Percentages
- Multi-Period Analysis required for saturated intersections in TIS
- List of when DelDOT shall consider requiring a signal agreement
- Traffic Signal Revolving Fund (TSRF) Agreement required if developer chooses to pay into the Fund
- Simplified treatment of TSRF administration

# Chapter 3 – Record Plan Design

- New title for clarity
- Updated Application Process, Submittal Requirements and Plan Content
- Site Street Plan eliminated
- Standard right-of-way dedication on divided highways will now be measured from outermost edge of travel lane
- Letter of No Contention (LONC) – a simplified approval process for minor plans of existing businesses- is introduced
- Sidewalk/Multi-Use Path policy is revised to ensure paths are constructed when and where appropriate

# Chapter 3 – Record Plan Design (continued)

- More guidance is provided on walkway connections through neighborhoods and also into commercial businesses
- Requirement for a Connectivity Ratio of 1.4 will be enforced
- Cross access easements are redefined
- Emphasis is added that a viable stormwater management plan is needed for record plan approval
- Electronic document submittals are required for all plan and reports

# Chapter 4 – Construction Plans

- Electronic plan submissions required; mylar plans not required or accepted
- Design deviation form required when design criteria cannot be met
- Project ID number required on title sheet
- Curb ramps and drainage inlets eliminated from detail sheets (in DelDOT standard details)
- Increase in required topographic information
- Stormwater Management moved to Chapter 5

# Chapter 5 – Design Elements

- New Guidance is provided on
  - Turning templates
  - Design vehicles
  - Intersection corner radii guidance
  - Pedestrian facilities
  - Pavement widening
  - Required minimum pipe cover
  - Process for signal design

# Chapter 5 – Design Elements (continued)

- Turn lane lengths are to be determined using auxiliary lane spreadsheet
- Underdrains required on subdivision streets within 150 feet of sump locations
- Street pavement sections changed: wearing course is applied in two lifts, one during initial pavement construction and one just prior to acceptance
- Use of grinding to remove pavement markings is prohibited

# Chapter 6 – Construction Administration

- Plans required for relocation of utilities necessary due to entrance or street construction
- Guidance on where utilities may be located within the right-of-way
- Section on cost estimates relocated from Chapter 4
- Changes to documents required with permit applications
- Expanded lists of topics for Preconstruction Conference

# Chapter 6 – Construction Administration (continued)

- Sections added on temporary construction permits
- Previous Level II inspection (inspector firm hired by developer) has been eliminated
- Clarification added on maintenance responsibilities after DelDOT accepts entrance or street
- Construction security (bond) rates have been updated in Appendix

# Chapter 7 – Residential Access

- Secondary access points on local and minor collector roads will be easier to obtain (due to reduction in minimum spacing requirement)
- Standard width of combined residential entrances increased to account for island along property line: now 30 to 34 feet (previously 24 to 30 feet)
- New: maximum grade difference (12%) between road and driveway (prevents “bottoming out”)
- Requirements established for enclosure of frontage ditches

# Chapter 8 – Miscellaneous Access Guidelines

- New title for clarity
- Expanded guidance on temporary/seasonal entrances, e.g. produce stands
- New record plan note for dedication of existing private streets to public use where State maintenance is not proposed
- Regulations on parking within the right-of-way eliminated

# Next Steps

- DelDOT will review all of the comments received during the public comment period that closes on June 30
- DelDOT will determine if any changes need to be made as a result of the comments received
- A final set of regulations will be published in the Fall and have a 30 day review period
- Sec. Bhatt will issue an order that the regulations are adopted and become effective on a certain date
- Training courses for the private sector will be offered

# Thank you for your attention!

- DelDOT staff are available at the display boards to answer questions.
- A court reporter is available for those who would like to speak for the record.
- Written comments on the proposed changes may be sent to Marc Coté, Assistant Director of Planning, via email ([marc.cote@state.de.us](mailto:marc.cote@state.de.us)) or in writing at Division of Planning, DelDOT, P.O. Box 778, Dover, DE 19903.