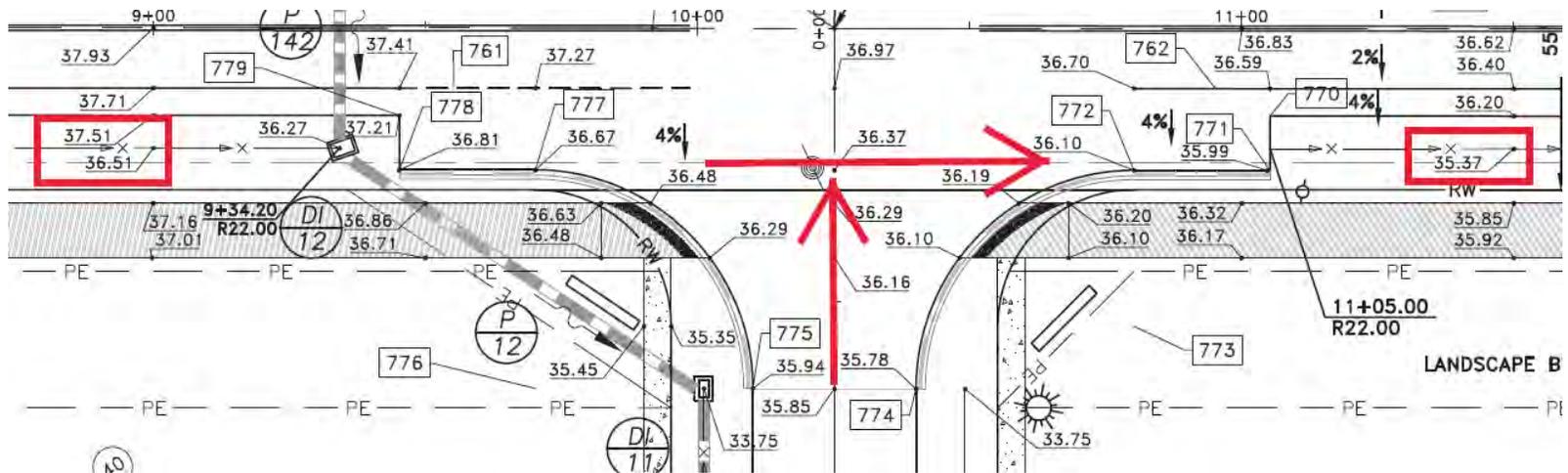


GRADING



- Provide Uniform Cross Slope
- No tables
- Provide Uniform Longitudinal Slope
- No Artificial Crowns
- Follow Roadway slope
- Provide Sufficient Up and Downstream Grades to Confirm Positive Drainage
- Curb must be designed around centerline profile conditions
- Avoid removing cross slopes to entirely direct runoff across road
- Concrete valley gutters are no longer authorized, attempting to accomplish this with just asphalt paving leads to pavement failure (inevitably)



GRADING

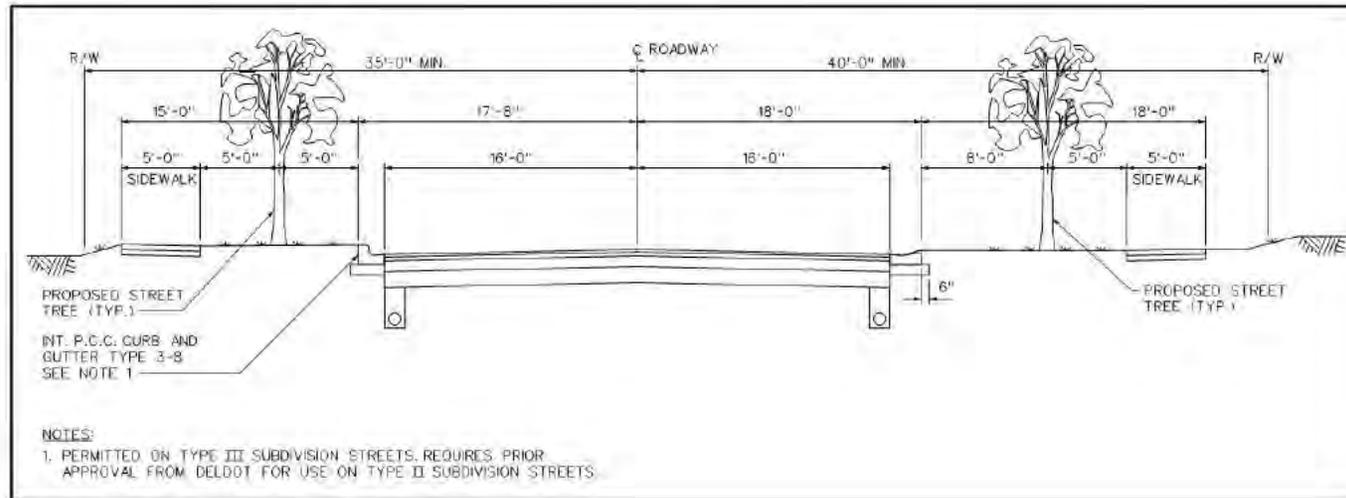


- When designing catch basins in swales or off roadway, the apron size must be accounted for
- Failure to account for box size and apron leads to side slopes greater than 4:1, re-design or remediation required



LANDSCAPING

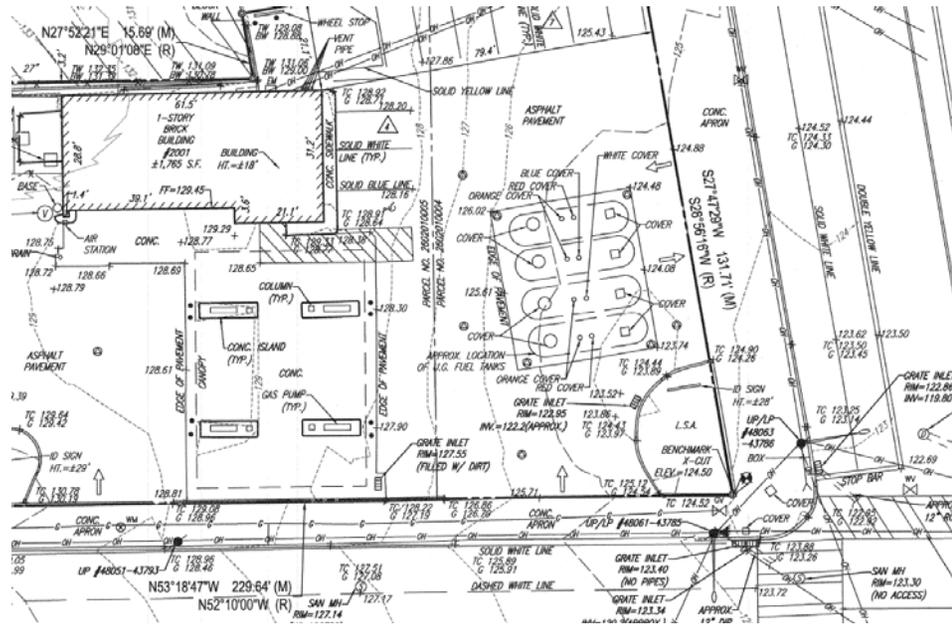
Figure 3.7-a Street Trees



- Landscaping is not allowed within State R/W except in subdivisions when properly accounted for in accordance with section 3.7. This includes increased R/W width requirements and depends on proposed curb type
- Along 3-digit roads not preferred in R/W but can be allowable with a maintenance agreement from the Roadside Beautification section.
- Outside subdivisions absolutely 100% disallowed to have this landscaping be accounted for to attain code compliance required by local jurisdictions as road widening project or even utility work may remove this landscaping



REQUIRED EASEMENTS



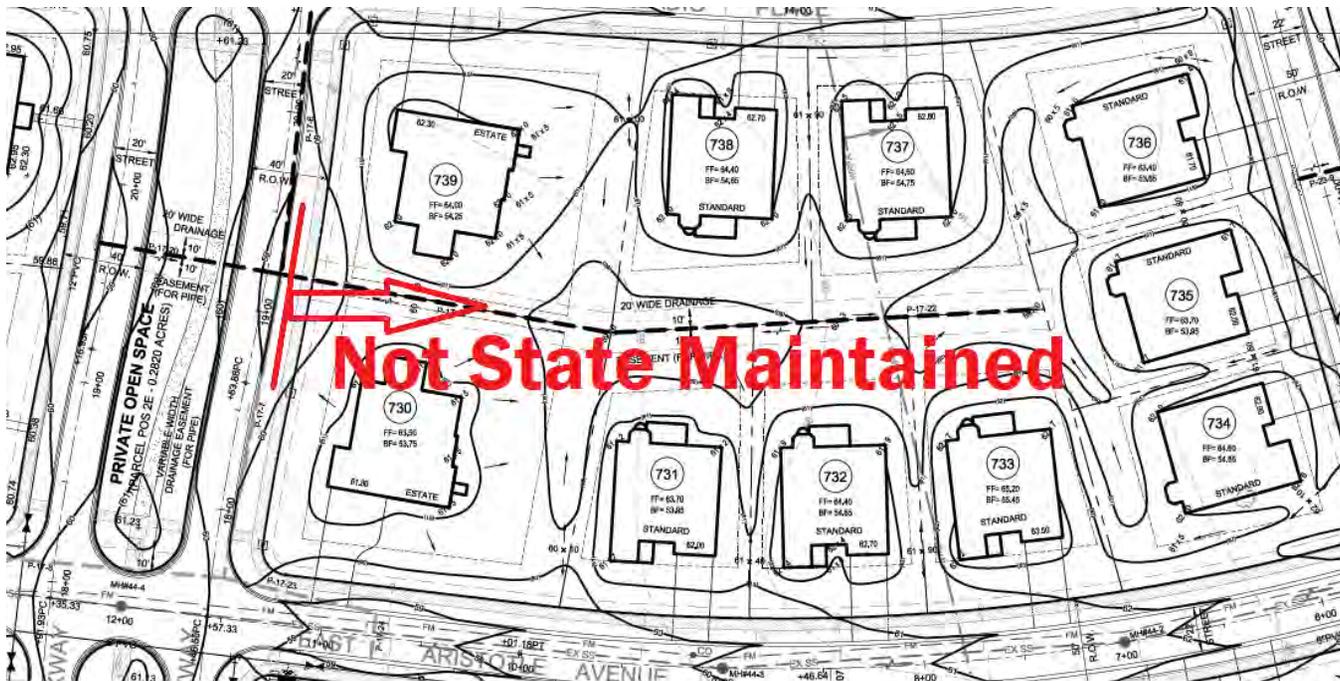
3.2.5.1.2 Frontage Easements

A 15-foot easement beyond the minimum right-of-way listed in Figure 3.2.5-a, must be established along the property frontage to provide for infrastructure , such as: drainage, lighting, pathways, sidewalks, traffic control and monitoring equipment and systems, transit facilities, utility installations and utility systems etc. This easement may be required regardless of the inclusion of a shared-use path or any other features. The following note should be added to the plan: *“A 15-foot permanent easement is hereby established for the State of Delaware as per this plat.”*

- Frontage easements must be provided per section 3.2.5.1.2
- This easement must be clear of all permanent facilities to include underground storage tanks



NON-STATE STORM LINES



EASEMENT TABLE			
DESCRIPTION OF EASEMENT	SHT. NO.	IN FAVOR OF	MAINTENANCE RESPONSIBILITY
IRREGULAR SHAPED DRAINAGE / SWM MAINT. AND ACCESS EASEMENT	3 THRU 12	NEW CASTLE COUNTY & DELDOT	GROUND SURFACE - MAINT. CORP. STORM SEWER - DELDOT
20' WIDE DRAINAGE EASEMENT WEST SIDE LOREWOOD GROVE RD.	7	DELDOT	GROUND SURFACE - LOT 418 STORM SEWER - DELDOT
20' WIDE DRAINAGE EASEMENT EAST SIDE LOREWOOD GROVE RD.	8	DELDOT	GROUND SURFACE - MAINT. CORP. STORM SEWER - DELDOT
20' WIDE DRAINAGE ESMT. (FOR PIPE / PDS)	3 THRU 12	DELDOT	STORM SEWER - DELDOT GROUND SURFACE - LOT OWNERS
20' WIDE DRAINAGE ESMT. (FOR PIPE / PDS)	3 THRU 12	DELDOT	STORM SEWER - DELDOT GROUND SURFACE - LOT OWNERS
20' WIDE DRAINAGE ESMT. (FOR PIPE / PDS)	3 THRU 12	DELDOT	STORM SEWER - DELDOT GROUND SURFACE - LOT OWNERS
20' WIDE DRAINAGE ESMT. (FOR PIPE / PDS)	3 THRU 12	DELDOT	STORM SEWER - DELDOT GROUND SURFACE - LOT OWNERS
20' WIDE DRAINAGE ESMT. (FOR PIPE / PDS)	3 THRU 12	DELDOT	STORM SEWER - DELDOT GROUND SURFACE - LOT OWNERS
40' WIDE SANITARY SEWER EASEMENT (LOTS)	10 & 12	NEW CASTLE COUNTY	GROUND SURFACE - LOT OWNERS DELDOT & MAINT. CORP.
40' WIDE SANITARY SEWER EASEMENT (LOTS)	10 & 12	NEW CASTLE COUNTY	GROUND SURFACE - LOT OWNERS DELDOT & MAINT. CORP.
40' WIDE SANITARY SEWER EASEMENT (LOTS)	10 & 12	NEW CASTLE COUNTY	GROUND SURFACE - LOT OWNERS DELDOT & MAINT. CORP.
20' WIDE PEDESTRIAN EASEMENT - SCOTT RUN CROSS-COUNTRY TRAIL	5, 6, 7, 8, 11, 12	NEW CASTLE COUNTY	CROSS COUNTRY TRAIL - NEW CASTLE CO. (INCLUDING CONSTRUCTION OF) GRASSED AREAS - MAINT. CORP.
10' WIDE WATERLINE EASEMENT (LOTS)	12	ARTESIAN WATER	PIPE - ARTESIAN WATER GROUND SURFACE - LOT OWNERS
10' WIDE WATERLINE EASEMENT (PDS)	12	ARTESIAN WATER	PIPE - ARTESIAN WATER GROUND SURFACE - MAINT. CORP.
20' WIDE GAS LINE EASEMENT	6, 8, 11, 12	DELMARVA POWER	PIPE - DELMARVA POWER GROUND SURFACE - MAINT. CORP.
40' WIDE COMBINATION SANITARY SEWER AND WATER LINE EASEMENT (PDS)	8	NEW CASTLE COUNTY & ARTESIAN WATER CO.	SEWER PIPE - NEW CASTLE COUNTY WATER LINE - ARTESIAN WATER CO. GROUND SURFACE - MAINT. CORP.
20' X 10' WATER LINE EASEMENT (LOTS)	3 THRU 6	ARTESIAN WATER CO.	GROUND SURFACE - LOT OWNERS WATER LINE - ARTESIAN WATER CO.
20' X 10' WATER LINE EASEMENT (PDS)	3 THRU 6	ARTESIAN WATER CO.	GROUND SURFACE - MAINT. CORP. WATER LINE - ARTESIAN WATER CO.
DRIVEWAY ACCESS EASEMENT	7	LOT OWNERS AS INDICATED	GROUND SURFACE - LOT OWNERS
IRREGULAR SHAPED PEDESTRIAN EASEMENT	5 & 9	NEW CASTLE COUNTY	CROSS COUNTRY TRAIL - NEW CASTLE CO. (INCLUDING CONSTRUCTION OF) GRASSED AREAS - MAINT. CORP.
15' WIDE PERMANENT CONSTRUCTION UTILITY EASEMENT (PDS)	3 THRU 8	DELDOT & UTILITY COE.	GROUND SURFACE - MAINT. CORP. UTILITIES THEREIN - RESPECTIVE UTILITY CO. STORM SEWER / ROADWAY - DELDOT
15' WIDE PERMANENT CONSTRUCTION UTILITY EASEMENT (LOTS)	3 THRU 8	DELDOT & UTILITY COE.	GROUND SURFACE - LOT OWNERS UTILITIES THEREIN - RESPECTIVE UTILITY CO. STORM SEWER / ROADWAY - DELDOT
40' WIDE WATER LINE EASEMENT (PDS)	9	ARTESIAN WATER CO.	GROUND SURFACE - MAINT. CORP. WATER LINE - ARTESIAN WATER CO.
20' WIDE WATER LINE EASEMENT (PDS)	8	ARTESIAN WATER CO.	GROUND SURFACE - MAINT. CORP. WATER LINE - ARTESIAN WATER CO.
10' WIDE PERMANENT EASEMENT	3, 5 & 9	DELDOT	GROUND SURFACE - MAINT. CORP.
10' WIDE WATER LINE EASEMENT (PDS)	3	ARTESIAN WATER CO.	GROUND SURFACE - MAINT. CORP. WATER LINE - ARTESIAN WATER CO.

- On Record Plans, the party responsible for long term maintenance of non-state maintained storm pipes must be identified
- The State does not maintain pipes that do not drain or convey runoff from State maintained roadways.
- Can be done via easement table, notes or labeling of easements

SURETY FORMS

- Direction from the Attorney General's office is that we ONLY except sureties that use our exact language, verbatim
- Adding, removing or replacing stipulations, referencing codes from other States (or Countries) is not acceptable.
- Examples can be found at the Development Coordination Portal (formerly Appendices E, F and G)
- Letters of Credit, Surety Agreement or Escrow Agreement are all accepted

DelDOT Development Coordination Manual

SAMPLE LETTER OF CREDIT
FOR
SUBDIVISION CONSTRUCTION

Bank Letterhead

Address to District Public Works Engineer in appropriate District as follows:

<p>New Castle County (DelDOT Canal District) Public Works Engineer 250 Bear-Christiana Road Bear, DE 19701 (302) 326-4679</p>	<p>Kent County (DelDOT Central District) Public Works Engineer 930 Public Safety Blvd. Dover, DE 19901 (302) 760-2433</p>	<p>Sussex County (DelDOT South District) Public Works Engineer 23697 DuPont Blvd. Georgetown, DE 19947 (302) 853-1340</p>
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RE: Irrevocable Commercial Letter of Credit No. _____

(name of Development)

in _____ County, Agreement No. _____

Dear Sir or Madam:

We hereby establish our Irrevocable Commercial Letter of Credit in favor of the State of Delaware, Department of Transportation as beneficiary at the request of and for an account of _____ (Developer),
for an amount or amounts not to exceed _____ (\$ _____).



Questions???

