

Sent: Wednesday, March 08, 2017 1:47 PM

The Department has reviewed a coordination request regarding proposed changes to an existing commercial site for the above referenced project. Based on the information/application provided, this project/site as proposed would trigger the need for further review with regard to our basic requirements. The request to consider this project as creating no transportation impacts has been declined. No site operations/layout changes, entrance modifications or traffic pattern changes have been authorized by DelDOT.

The Department would like to thank you for your request and inform you that if you wish to continue with your project you will need to submit a detailed request and all appropriate documentation as required for a LONOR review. The full process, including required submittal documents and procedures can be found in our *Development Coordination Manual*. Please visit our website (devcoord.deldot.gov) under “DelDOT’s Role in Land Development” section for more information and guidance.

Because of the amount of new construction and an existing lot line separating the proposed parking lot, this project will require a Letter of No Objection to Recordation. We recommend either extinguishing the lot line or at a minimum, provide a cross-access easement. The site will also be required to provide 40' of right-of-way from the centerline of Centerville Road across the site frontage as well as a 15' permanent easement per collector road standards. If you have any further questions please contact me.

Kevin Hickman
New Castle County Review Manager
DelDOT: Development Coordination Section

Sent: Thursday March 16, 2017 11:24 AM

Good morning Mr. Copeland. In the interest of time, Marc Cote, our Assistant Director of Development Coordination, asked me to respond to your e-mail and concerns related to our regulations associated with Right of Way (ROW) and Permanent Easement (PE) dedications associated with your project. Yesterday, a group of us re-evaluated the roadway network and related transportation items.

The area your site is located in is in an Investment Level III according to the Strategies for State Policies and Spending Maps and thus would not require pedestrian facilities to be installed at this time. That coupled with the Byway classification of Centreville Road allows us to waive the requirement for the 15' PE, since any future roadway improvements would most likely be to install a 5' shoulder that would serve pedestrians, bicyclists and a refuge area for motorists. Further and planning ahead for the possibility of two 11-foot travel lanes and two 5-foot shoulders, we were able to reduce the required 40' ROW dedication from the center-line of the roadway along your frontage down to 30'. We believe the 30' ROW is the minimum ROW that is needed to accomplish the potential construction of a shoulder, associated drainage and utility facilities, all while minimizing the impacts to your property and maintaining the integrity and intent of the regulatory requirements. This decision is based solely on the specific facts and circumstances related to the Intercollegiate Studies Institute development and should not, and will not, be considered precedential for any other projects within the State of Delaware.

Please schedule a Presubmittal Meeting (link attached below) through your Engineer to meet with our staff in advance of a Record Plan submission. We look forward to working with you on your project to obtain a Letter of No Objection to Recordation (LONOR) approval for your Record Plan and any other approvals from our office necessary to complete the County’s land-use process. Please call me if you have any questions. Thank you.

http://deldot.gov/information/business/subdivisions/Meeting_Request_Form.pdf?033016

Sent: Thursday March 16, 2017 7:29 PM

Todd –

Thanks so much for the timely response!

Currently the right of way on Centerville Road is 33 feet wide. Assuming that there is 16.5 feet on each side of the centerline, the Department would be able to have an 11-foot wide travel lane and a 5-foot wide shoulder and still be within the existing right of way. Is it possible for ISI to grant the 15-foot wide PE along the frontage to allow for grading in the event that the lane widening and construction of a shoulder is ever needed in the future and for any future utilities deemed necessary for this area instead of dedicating an additional 13.5 feet along the property frontage. It seems as though the PE would accomplish the goals noted in your email for this area of Centerville Road without the need to dedicate land. This would help preserve the historic nature of the property, the old Worth Estate, which is noted as part of the Centerville Road Historic District in a report prepared for DelDOT in 1996 by Louis Berger & Associates plus it is a "scenic road corridor" under the UDC.

Charlie Copeland
President
Intercollegiate Studies Institute