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DATE: 11.15.2013

TO: ProTrack

FROM: Bill McDow, Transportation Planning; Dave Brent, Traffic Engineering

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DAWSON STREET LOFTS [Initial plan review]

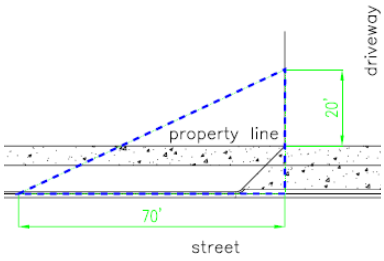
Initial Review Note

All comments are based on adopted policy documents, specific City of Wilmington Land Development Code (CofW LDC) and City of Wilmington Technical Standards and Specifications Manual (CofWTSSM) requirements in effect at the time of this review. These have been noted after the comment as appropriate for your ease in further research.

The City Engineer may administratively approve dimensional variance requests per LDC Sec. 18-348. If the Applicant feels further interpretation is in order, please contact Transportation Planning directly to discuss in additional detail. Please apply for all administrative variances in writing, an email is acceptable or this may be included on the plan set. Please see Sec. 18-348 of the Land Development Code for the information required to process a variance request.

TECHNICAL STANDARDS – ACCESS (driveway, sidewalk, sight distance):

- As previously stated, show the accessible path from the Handicap spaces to Building 1.
- Align the handicap ramp and crosswalk with the existing ramp on Josephine Watson Lane. If the ramp has to be repositioned in the landscape island, ensure that the crosswalk is parallel to the new ramp and not entering the street at an angle.
- Show and apply the 20'x70' sight distance triangle at both sides of the driveway apron on 10th Street on the site plan and landscaping plan. [Sec.18-529(c)(3)CofW LDC] Add a note indicating that all proposed vegetation within sight triangles shall not interfere with clear visual sight lines from 30"-10'. [Sec.18-566 CofW LDC]



Please let me know if you have any questions or if I can be of further assistance as this development moves through the review process.