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DATE: 03.17.2014
TO: ProTrak
FROM: Bill McDow
 Transportation Planning

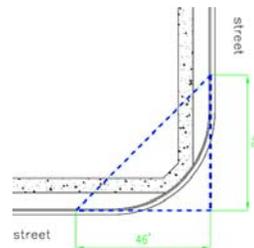
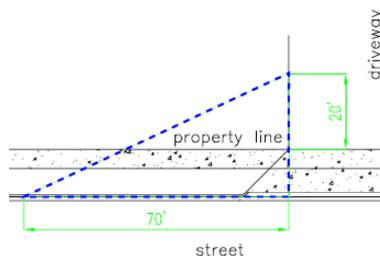
■ **MERIDIAN AT FAIRFIELD PARK [Landscaping Plan Review]**

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):

1. There are many trees located within the sight distance triangles on the landscaping plan.
2. Relocate the proposed street trees within the 46'X46' SDT required for the intersection of Carolina Beach Rd and Fairfield Dr.
3. Relocate the proposed street trees within the 46'X46' SDT required for the intersection of Fairfield Dr. and Street A.
4. Relocate the proposed street trees within the 46'X46' SDT required for the intersection of Fairfield Dr. and Street C.
5. Relocate the proposed street trees within the 20'X70' SDT required for the intersection of Fairfield Dr. and the driveway north of Street A.
6. A 46'X46' SDT is required for the intersection of Carolina Beach Rd and Fairfield Dr. The driveway above Street A requires a 20'X70'SDT, which must extend 20' above the Right of Way line. [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 revise this condition on sheets LP1.00, LP1.10 and LP1.30.



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.