



**Planning, Development  
and Transportation**  
Transportation Planning  
305 Chestnut Street  
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**DATE:** 06.03.2019  
**TO:** ProTrak  
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Transportation Planning

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■ **THE LOFTS AT PARK AVENUE [TRC 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.

**BASE INFORMATION:**

- Show the adjacent Bradley Creek Station project on the existing conditions sheet, and the 58<sup>th</sup> Street connection to Oleander Drive.

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

1. Show sidewalk connections and possible driveway connections for adjacent lots and lots across the street, such as 58<sup>th</sup> Street Sidewalk, Bradley Creek Station and the Upper Room Fellowship Church.
2. The project has shown the Multi-Use Path on Park Avenue. The project may be responsible for construction or Payment in Lieu of this portion of the path.
3. Provide a sidewalk connection between the site and Bradley Creek Station.

**TECHNICAL STANDARDS – PARKING:**

4. The proposed parking lot appears to be greater than 160' in length without a turnaround for Fire and Rescue Vehicles. If the site is proposing an emergency connection to 58<sup>th</sup> Street or an adjacent property, please show it on the site plans.

**MISCELLANEOUS:**

- ❖ Permitting of business identification signage is a separate process. NCDOT/ City of Wilmington will not allow obstructions within the right of way.

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.