



**Planning, Development  
and Transportation**

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**DATE:** 06.05.2019  
**TO:** ProTrak  
**FROM:** Mitesh Baxi  
Traffic Engineering

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■ **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.



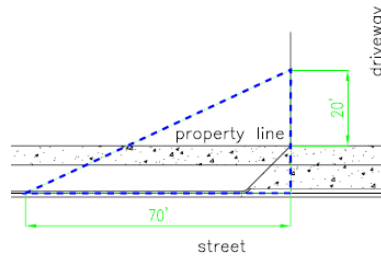
**BASE INFORMATION:**

- Revise relevant sheets to accurately illustrate the existing conditions on and surrounding this parcel. Show all adjacent traffic signs, lane configurations, traffic control devices and pavement markings on the site inventory plan. Please refer to the Technical Standards and Specifications Manual (link is below) Ch. VII C.1.a.2. for specific information and distance requirements. Contact Traffic Engineering at 341-7888 if you need assistance locating these elements.

<https://www.wilmingtonnc.gov/home/showdocument?id=1910>

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

1. Show driveways for adjacent lots and lots across the street.
2. Dimension driveway widths (at the property boundary) and tapers. [Sec.18-530 CofW LDC]
3. The minimum two-lane driveway width is 23'. [7-9 CofW Tech Stds]
4. Driveways are to intersect the street at a 90 degree angle or a variance may be required. [7-11 #3 CofW Tech Stds]
5. City's 20'x70' sight distance triangle must be implemented as per below image. [Sec.18-529(c) (3) CofW LDC] [Sec. 18-812 CofW LDC].



#### TECHNICAL STANDARDS – PARKING:

6. All off street parking areas shall be arranged so that ingress and egress is by forward motion of vehicles. [\[Sec.18-526 CofW LDC\]](#) Please demonstrate the safe maneuvering/turnaround, if required, for the vehicles before security entry gate without backing into Park Ave.
7. The backing stub is to be 10' deep by 15' wide. Please dimension. [\[Chapter VII ,Detail SD 15-12 CofWTSSM\]](#)

#### TECHNICAL STANDARDS – Barrier Free Design:

8. Please show location of accessible ramp(s) and parking signs on the plan.
9. Note/label the plan with spot elevations that clearly indicate the accessible route from the HC space(s) to the building. [\[Sec. 18-529\(b\)\(2\) CofW LDC\]](#)
10. Detectable warning domes for accessible aisles shall be installed at the transitioning from aisle to sidewalk. And at the back of the curb. [\[ADA Standards\]](#)

#### MISCELLANEOUS:

- ❖ Contact Traffic Engineering at (910) 341-7888 to discuss street lighting options.
- ❖ We will reserve comments on the parking lot, driveway geometry and other technical issues until a full construction drawing is submitted.

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.