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February 20, 2018

Mr. Dan Cumbo, PE

Davenport Transportation Consulting
P.O. Box 15997
Wilmington, NC 28408

RE: Approval of the Traffic Impact Analysis (TIA) associated with the proposed
Bailey Shoppes on Market Development
New Hanover County, NC

The WMPO, NCDOT, and New Hanover County staffs have reviewed the Bailey Shoppes Development TIA dated February 1, 2018. This Development consists of:

- 4,800 SF of Office
- 6,600 SF of Shopping Center
- 1,200 SF of fast Food Restaurant with Drive-Thru
- 2,400 SF of High-Turnover Restaurant

Based on review of the analysis provided in the TIA report, the following improvements are required by the developer:

US 17 Business (Market Street) and SR 2734 (Marsh Oaks Drive)/SR 2290 (Mendenhall Drive) (existing signal)

- Current U-4902 C/D Plans
 - Extension of the existing northbound left-turn lane to 500 feet of storage
- Improvements by Amberleigh Shores Phase II TIA
 - Provide 400 ft southbound left-turn lane with appropriate deceleration and taper lengths
 - Modify the signal for traffic exiting Marsh Oaks Drive to require the right-turn yield to the U-turn
- Improvements by Buy Quick TIA
 - No improvements recommended

US 17 Business (Market Street) and Bump Along Road (existing full movement; RI/RO with U-4902 C/D)

- Construct a dedicated southbound right-turn lane from Bump Along Road to Mendenhall Drive. This turn lane will tie into the U-turn bump out being provided by U-4902D

US 17 Business (Market Street) and the southbound to northbound U-turn (approx. 800 feet south from Alexander Road) – constructed with U-4902

Wilmington Urban Area Metropolitan Planning Organization

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- Current U4902 C/D plans
 - Provide an exclusive southbound U-turn lane on Market Street with 300 feet of storage and appropriate taper
 - Improvements by Buy Quick TIA
 - Install a traffic signal for the U-turn movement

Bump Along Road and Site Access 1 (full movement)

- Site Drive 1 must be located on Bump Along Road so that it provides a minimum corner clearance of 100 ft from Market Street

Bump Along Road and Site Access 2 (full movement)

- No improvements are recommended

SR 2146 (Raintree Road) and Site Access 3 (full movement)

- Provide interconnectivity of the development site to Raintree Road by providing a two-way, two lane road connection matching the pavement width and typical section at the property line


Right turn lane installation and U-turn signalization on Market Street will need to be incorporated into U-4902D through an NCDOT/Developer reimbursement agreement during the driveway access permit process.

If changes are made to the proposed site driveways and/or use, the current trip distribution may need to be modified and would require a revised Traffic Impact Analysis to be submitted for review by the NCDOT, WMPO, and New Hanover County. This approval would become null and void.

The applicant is required to obtain all applicable New Hanover County and NCDOT permits for access to the road network. All applicable NCDOT and New Hanover County technical standards and policies shall apply.

Please contact me at 910-473-5130 with any questions regarding this approval.

Sincerely,



Amy Kimes, PE

Project Manager

Wilmington Metropolitan Planning Organization

Cc: Ben Hughes, PE, District Engineer, NCDOT
Matthew T. Carlisle, PE, Deputy District Engineer, NCDOT
Kirsten Spirakis, PE, Development Review Engineer, NCDOT
Jessi Leonard, PE, Division Traffic Engineer, NCDOT
Stoney Mathis, PE, Deputy Division Traffic Engineer, NCDOT
Sam Burgess, Senior Planner, New Hanover County
Brad Schuler, Planner, New Hanover County
Don Bennett, City Traffic Engineer, City of Wilmington
Denys Vielkanowitz, PE, Signal Systems Management Engineer, City of Wilmington
Bill McDow, Transportation Planner, WMPO
Mike Kozlosky, Executive Director, WMPO