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October 10, 2018

Mr. Dan Cumbo, PE

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

RE: **Revised** Approval of the Traffic Impact Analysis (TIA) associated with the proposed
Scotts Hill Apartments Development
New Hanover County, NC

The WMPO, NCDOT, and New Hanover County staffs have reviewed the Scotts Hill Apartments TIA dated July 19, 2018, the Technical Memorandum, dated August 16, 2018 and the e-mail dated, October 8, 2018. This development consists of:

- 192 dwelling units: Multifamily Housing (Low-Rise) (LUC 220)

The Build out year is 2020.

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

US 17 (Market Street) at SR 1572 (Sidbury Road)

- No improvements required.

US 17 NB to SB U-turn just south of Scotts Hill Loop Road (south) - new intersection

- Construct a northbound to southbound U-turn lane and U-turn bulb on US 17 with 250' of full-width storage (includes deceleration) and a 200' taper.
- If/when warranted, signalization will be the responsibility of the developer(s), as well as performing the signal warrant analysis. Traffic signal construction requires a Traffic Agreement; contact the NCDOT Division Traffic Engineer at (910) 341-2200.
- The new U-turn median break will require a request for approval by the NCDOT State Traffic Engineer.

US 17 (Market Street) at SR 1571 (Scotts Hill Loop Road South)

Wilmington Urban Area Metropolitan Planning Organization

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- No improvements required.

US 17 (Market Street) at Scotts Hill Medical Drive

- No improvements required.

US 17 (Market Street) at U-Turn South of Creekwood Road

- No improvements required.

SR 1571 (Scotts Hill Loop Road South) at Pandion Drive

- No improvements required.

US 17 North/South study intersections

- Upon 80% occupancy of the development, optimize existing impacted signalized study intersections within the northbound/southbound US 17 closed loop signal system. Timing changes to be coordinated and approved by the Division Traffic Services unit.

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. A copy of this TIA approval shall be included with any NCDOT driveway permit application. All applicable NCDOT and New Hanover County technical standards and policies shall apply.

Please contact me at 910-772-4170 with any questions regarding this approval.

Sincerely,



Fred Royal, PE, CFM
Project Engineer
Wilmington Metropolitan Planning Organization

ec: Ben Hughes, PE, District Engineer, NCDOT
Alex Stewart, PE, Deputy District Engineer, NCDOT
Madi Lee, EI, Development Review Engineer, NCDOT
Jon Roan, Assistant District Engineer, NCDOT
Jessi Leonard, PE, Division Traffic Engineer, NCDOT
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Brad Shuler, Planner, New Hanover County

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Bill McDow, Transportation Planner, WMPO