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August 14, 2019

Mr. Dan Cumbo, PE
Davenport Transportation Consultants
3722 Shipyard Blvd, Suite E
Wilmington, NC 28403

RE: Approval of the Traffic Impact Analysis (TIA) associated with the proposed
Middlesound West Development

The WMPO, NCDOT, and New Hanover County staffs have reviewed the Middlesound West Development TIA sealed May 29, 2019 with additional analysis received on June 24, 2019. This approval is based on the following land uses as proposed in the TIA:

- 24 dwelling units: Low Rise Multifamily (LUC 220)
- 264 dwelling units: Mid Rise Multifamily Housing Mid-Rise (LUC 221)
- 32 Employees: Small Office Building (LUC 712)

- Build Year: 2021

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

US 17 (Market Street) at SR 1403 (Middle Sound Loop Road) / SR 2892 (Lendire Road)

(Full movement signalized intersection)

- No improvements are recommended.

US 17 (Market Street) at Lendire access road (not state maintained) (Right-in/Right-out only)

- No improvements are recommended.

SR 2892 (Lendire Road) at Lendire access road (not state maintained) (stop controlled T-intersection)

- No Improvements are recommended.

SR 2892 (Lendire Road) at Site Access 1

- Construct a westbound right turn lane with 50 feet of storage, 50 feet of full width deceleration, and 100 feet of taper.

Wilmington Urban Area Metropolitan Planning Organization

City of Wilmington • Town of Carolina Beach • Town of Kure Beach • Town of Wrightsville Beach
County of New Hanover • Town of Belville • Town of Leland • Town of Navassa • County of Brunswick
County of Pender • Cape Fear Public Transportation Authority • North Carolina Department of Transportation

- Construct the southbound approach with one ingress and one egress lane.
- Provide stop control for the southbound approach.
- Provide a minimum 100-foot internal protected stem.

SR 2892 (Lendire Road) at Site Access 2

- Construct the southbound approach with one ingress and one egress lane.
- Provide stop control for the southbound approach.
- Provide a minimum 100-foot internal protected stem.

If changes are made to the proposed site driveways and/or land 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 will 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

Senior Project Engineer

Wilmington Metropolitan Planning Organization

Ec: Ben Hughes, PE, District Engineer, NCDOT
Alex Stewart, PE, Resident Engineer, NCDOT
Madi Lee, EI, Development Review Engineer, NCDOT
Jon Roan, Assistant District Engineer, NCDOT
Jessi Leonard, PE, Division Traffic Engineer, NCDOT
Kirsten Spirakis, PE, Senior Assistant Traffic Engineer, NCDOT
Don Bennett, PE, City Traffic Engineer, New Hanover County
Denys Vielkanowitz, PE, Signal Systems Management Engineer, New Hanover County
Brad Schuller, Senior Planner, New Hanover County
Mike Kozlosky, Executive Director, WMPO