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December 6th, 2019

Ms. Caroline Bojarski, EI
Ramey Kemp & Associates, Inc.
5808 Farringdon Place, Suite 100
Raleigh, NC 27609

RE: Approval of the Traffic Impact Analysis (TIA) associated with the proposed
Porter's Neck Development

Dear Ms. Bojarski,

The WMPO, NCDOT, and New Hanover County staffs have reviewed The Porter's Neck Development TIA sealed December 2nd, 2019. This approval is based on the following land uses as proposed in the TIA with a build year of 2023:

- 58 single-family dwelling units (LUC 210)
- 348 Multi Family Housing units (Low-Rise) (LUC 220)

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

SR 1402/SR 1492 (Porters Neck Road) at SR 1402 (Edgewater Club Road)/SR 2932 (Shiraz Way)
(single lane roundabout)

- No improvements are recommended.

US 17 (Market Street) at SR 1402 (Porters Neck Road) (signalized full movement intersection)

- No improvements are recommended.

SR 1400 (Futch Creek Road/Market Street) at SR 2845 (Market Street) (stop-controlled T-intersection)

- No improvements are recommended.

US 17 and U-turn location (North of SR 1400 Market Street) (signalized northbound to southbound U-turn)

- No improvements are recommended.

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

US 17 and SR 1400 (Market Street) (signalized southbound directional crossover)

- Provide dual westbound right-turn lanes from SR 1400 (Market Street) to US 17, by constructing an additional right-turn lane with 150 feet of storage, 50 feet of full width deceleration, and 100 feet of taper.
- Revise signal plan to modify phasing. The developer will be responsible for providing funding for the appropriate re-timing of the coordinated signal system. A signal agreement is required for signal plan modifications. Contact the Division Traffic Engineer at (910)342-2200, to initiate a Traffic agreement.

US 17 and SR 1351 (Stephens Church Road) (signalized northbound directional crossover / U-turn)

- No improvements are recommended.

SR 2932 (Shiraz Way) at Site Access 1 (stop-controlled T-intersection)

- Construct eastbound approach with one ingress and one egress lane.
- Provide stop control for the eastbound approach.
- Provide an internal protected stem of 75 feet.

SR 2845 (Market Street) at Site Access 2 (stop-controlled T-intersection)

- Construct westbound approach with one ingress and one egress lane.
- Provide stop control for the westbound approach.
- Provide an internal protected stem of 75 feet.

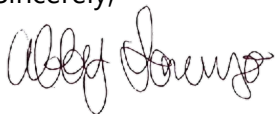
Note: A signal agreement is required for new signal installations or signal plan modifications. Contact the Division Traffic Engineer at (910)341-2200, to initiate a Traffic agreement.

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 910-341-7890 with any questions regarding this approval.

Sincerely,



Abby Lorenzo

Senior Transportation Planner

Wilmington Metropolitan Planning Organization

Ec: Ben Hughes, PE, District Engineer, NCDOT
Dan Cumbo, 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

Kirsten Spirakis, PE, Senior Assistant Traffic Engineer, NCDOT

Brad Schuler, AICP, Senior Planner, New Hanover County

Mike Kozlosky, Executive Director, WMPO