



305 Chestnut Street
PO Box 1810
Wilmington, NC 28402
Ph: (910) 341-3258
Fax: (910) 341-7801
www.wmpo.org

August 17, 2020

Ms. Dionne Brown, PE

Davenport
4600 Marriott Drive, Suite 350
Raleigh, NC 27612

RE: Approval of the Traffic Impact Analysis (TIA) associated with the proposed
Dairy Farm Road
New Hanover County, NC

Dear Ms. Brown,

The WMPO, NCDOT, and New Hanover County staffs have reviewed the Sidbury Crossing Traffic Impact Analysis sealed July 8, 2020. This approval is based on the following land uses as proposed in the TIA:

- 320 apartments (LUC 221 Multifamily Housing Mid-Rise)

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

- **SR 1336 / SR 1572 (Sidbury Road) at SR 2181 (Dairy Farm Road)** (stop-controlled full movement T-intersection)
 - Extend the eastbound left turn lane to 275 feet of storage (or maximum available without modifying the bridge).
 - Construct a westbound right turn lane with taper only.
 - Construct a southbound left turn lane with 50 feet of storage, 50 feet of full width deceleration, and 200 feet of taper.
- **SR 1336 / SR 1572 (Sidbury Road) at SR 1318 (Blue Clay Road)** (stop-controlled T-intersection)
 - Realign the intersection to provide stop control for the southbound approach only, allowing the eastbound and westbound approaches to operate free flow.
- **US 117 (N. College Road) at SR 1318 (Blue Clay Road)** (signalized full movement intersection)
 - Construct a westbound right turn lane with 150 feet of storage, 50 feet of full width deceleration and 200 feet of taper.
 - Extend the westbound left turn lane ~150 feet to connect to the two-way left-turn lane.
 - Revise signal.

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- **SR 2181 (Dairy Farm Road) at Site Access 1** (proposed stop-controlled full movement intersection)
 - Construct the site access with one ingress and one egress lanes.
 - Provide stop control for the eastbound approach.
 - Provide 100 feet of internal protected stem on the eastbound approach.
 - Design site access according to NCDOT standards

- **SR 2181 (Dairy Farm Road) at Site Access 2** (proposed stop-controlled full movement intersection)
 - Construct the site access with one ingress and one egress lanes.
 - Provide stop control for the eastbound approach.
 - Provide 100 feet of internal protected stem on the eastbound approach.
 - Design site access according to NCDOT standards.

- **SR 2181 (Dairy Farm Road) at Site Access 1** (proposed stop-controlled full movement intersection)
 - Construct the site access with one ingress and one egress lanes.
 - Provide stop control for the eastbound approach.
 - Provide 100 feet of internal protected stem on the eastbound approach.
 - Design site access according to NCDOT standards.

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 County and NCDOT permits for access to the road network. All applicable NCDOT and County technical standards and policies shall apply.

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

Sincerely,

Kayla Grubb, EI

Project Manager

Wilmington Urban Area Metropolitan Planning Organization

Ec: Mike Kozlosky, Executive Director, WMPO
 Bill McDow, Transportation Planner, WMPO
 Scott James, PE, Transportation Planning Engineer, WMPO
 Denys Vielkanowitz, PE, City Traffic Engineer, City of Wilmington
 Brian Chambers, AICP, Senior Planner, City of Wilmington
 Ben Hughes, PE, District Engineer, NCDOT
 Eva Covarrubias, EI, Transportation Engineering Associate, NCDOT
 Jessi Leonard, PE, Division Traffic Engineer, NCDOT
 Jon Roan, Assistant District Engineer, NCDOT