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February 17, 2016

Dan Cumbo, PE
Davenport
3722 Shipyard Boulevard, Suite E
Wilmington, NC 28403

RE: Revised Approval of the Traffic Impact Analysis (TIA) associated with the proposed **Wyndwater Development**
Pender County, NC

The WMPO, NCDOT, and Pender County staffs have reviewed the Wyndwater Development TIA dated October 15, 2015 with updated Synchro files dated December 3, 2015. The approved document consists of the following phases:

Phase 1
- 110 Single Family Homes

Phase 2 (including phase1)
- 254 Single Family Homes
- 55 Townhomes

Phase 3 (including phases 1 and 2)
- 329 Single Family Homes
- 135 Townhomes
- 60,000 square ft. of Mini Storage

Phase 4/Full Build (including phases 1, 2, and 3)
- 379 Single Family Homes
- 155 Townhomes
- 60,000 square ft. of Mini Storage
- 100 Senior Adult Housing Dwelling units

We concur with the recommendations of the TIA as stated below with modifications shown in red:

Phase 1

Sloop Point Loop Road at Site Access 1 (northeast of Masters Lane)
- No improvements are recommended

Sloop Point Loop Road at Site Access 2 (northeast of Friendly Lane)
- This access will not be installed in this phase

US 17 at Topsail Greens Drive
- No improvements are recommended

US 17 at Topsail Plantation Drive
- No improvements are recommended

US 17 at Champion Drive
- No improvements are recommended

US 17 at Sloop Point Road
- No improvements are recommended

US 17 at Sloop Loop Point Road
- No improvements are recommended

Phase 2

Sloop Point Loop Road at Site Access 1 (northeast of Masters Lane)
- Provide a northbound left turn lane with 100 feet of storage and appropriate taper

Sloop Point Loop Road at Site Access 2 (northeast of Friendly Lane)
- This access will not be installed in this phase

US 17 at Topsail Greens Drive
- Three-lane cross-section: One Ingress, Two Egress
  - Egress
    - Shared left and through
    - Dedicated right turn

US 17 at Topsail Plantation Drive
- No improvements are recommended

US 17 at Champion Drive

- Three-lane cross-section: One Ingress, Two Egress
  - Egress
    - Shared left and through
    - Dedicated right turn

US 17 at Sloop Point Road

- No improvements are recommended

US 17 at Sloop Loop Point Road

- Restripe the existing pavement to provide a three-lane cross-section: One Ingress, Two Egress
  - Egress
    - Shared left and right
    - Dedicated left turn
- Provide signal modifications to facilitate striping changes

Phase 3

Sloop Point Loop Road at Site Access 1 (northeast of Masters Lane)

- Provide a southbound left-turn lane with 100 feet of storage and appropriate taper (once the east side access is installed)

Sloop Point Loop Road at Site Access 2 (northeast of Friendly Lane)

- No improvements are recommended

US 17 at Topsail Greens Drive

- No additional improvements are recommended

US 17 at Topsail Plantation Drive

- No additional improvements are recommended

US 17 at Champion Drive

- No additional improvements are recommended

US 17 at Sloop Point Road

- No improvements are recommended

US 17 at Sloop Loop Point Road

- No improvements are recommended

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 Pender County. This approval would become null and void.

The applicant is required to obtain all applicable Pender County and NCDOT permits for access to the road network. All applicable NCDOT and Pender 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: Robert Vause, PE, District Engineer, NCDOT
Katie Hite, PE, Division Traffic Engineer, NCDOT
Kyle Breuer, Planning Director, Pender County
Megan O'Hare, Senior Planner, Pender County
Bill McDow, Transportation Planner, WMPO
Mike Kozlosky, Executive Director, WMPO