



Planning, Development, &
Transportation Department
Planning Division
305 Chestnut Street
PO Box 1810
Wilmington, NC 28402-1810

910 254-0900
910 341-3264 fax
wilmingtonnc.gov

October 9, 2018

Mr. Glenn Medlin, PA
CLH Design
400 Regency Forest Drive, Suite 120
Cary, NC 27518

RE: **New Hanover County Health and Human Services** project, located at 1650 Greenfield Street

Please make note of the conditions for the release as they appear on the attached release letter. These conditions must be followed and met in order for the construction to be approved. ***Prior to beginning any construction or grading on the site, you must have a pre-construction meeting between City staff and the project's representatives. Any violation of this condition will result in an immediate stop work order and other civil penalties. Please contact our zoning office at 254-0900 to schedule the preconstruction meeting.***

All construction on the site must be in accordance with the City of Wilmington standards and the approved construction plans stamped by the City. All trees and areas designated to be saved or protected must be properly barricaded and/or marked throughout construction. In addition please be aware that to obtain a final zoning inspection for this construction project, the appropriate departments within the City of Wilmington must perform and approve final inspections.

To arrange for inspections please contact the assigned Zoning Enforcement Officer, at 254-0900. Staff will coordinate the inspections and provide a punch-list to the Developer within 5 working days. Upon correction of the punch-list items, a final inspection will be performed. ***NOTE: Zoning will not issue final approval until all requirements of the City of Wilmington are fulfilled.***

Please also be advised that any party aggrieved by the issuance of this approval may file a notice of appeal to the City Clerk within 30 days of receipt of active or constructive notice of this decision. It shall be presumed that all persons with standing to appeal have constructive notice of the decision from the date a sign containing the words "Zoning Decision" or "Subdivision Decision" in letters at least six inches high and identifying the means to contact an official for information about the decision is prominently posted on the property that is the subject of the decision, provided the sign remains on the property for at least 10 days. Posting of signs is not the only form of constructive notice. Any such posting shall be the responsibility of the landowner or applicant. Verification of the posting shall be provided to the official who made the decision. Absent an ordinance provision to the contrary, posting of signs shall not be required.

The City thanks you for your investment in our community and we look forward to working with you towards the construction of a quality development project.

Sincerely,

A handwritten signature in blue ink that reads "Megan Crowe".

Megan Crowe
Associate Planner



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 Dial 711 TTY/Voice

TRANSMITTAL LETTER

TO: John Barham, Zoning Enforcement Inspector
 DATE: October 9, 2018
 SUBJECT: **New Hanover County Health and Human Services Project # 2018016**
 LOCATION: 1650 Greenfield Street

The following items are being sent to you via this package.

QUAN.	DWG./NO.	DESCRIPTION
1	Dated 9/27/18	NHC HHS Approved Plans
1	Dated 5/17/18	Approved Tree Preservation Permit # TPP 18-203
1	Dated 9/27/18	City Comprehensive Stormwater Management Permit No. 2018042 (Under Separate Cover)
1	Dated 6/29/18	Sediment and Erosion Control Permit (NEWHA-2018-029) with revisions
1	Dated 2/16/18	Approved Traffic Impact Analysis approval letter with conditions

REMARKS: The **Health and Human Services** project, located at 1650 Greenfield Street, is hereby conditionally released for construction. The following conditions must be satisfied as part of this release:

- A. A PRE-CONSTRUCTION MEETING MUST BE HELD BETWEEN THE SITE CONTRACTOR AND CITY STAFF PRIOR TO ANY SITE WORK, TREE REMOVAL, CLEARING, OR GRADING BEGINNING ON THE SITE. FAILURE TO COMPLY WILL RESULT IN IMMEDIATE CIVIL PENALTIES. CONTACT 910-254-0900.**
- B. ANY TREES, INCLUDING THE CRITICAL ROOT ZONE AREA, AND/OR AREA DESIGNATED TO BE SAVED MUST BE PROPERLY BARRICADED OR MARKED WITH FENCING AND PROTECTED THROUGHOUT CONSTRUCTION TO INSURE THAT NO CLEARING AND GRADING WILL OCCUR IN THOSE AREAS.**
- C. NO EQUIPMENT IS ALLOWED ON THE SITE AND NO CONSTRUCTION OF ANY BUILDING, STRUCTURE, WALL, UTILITIES, INFRASTRUCTURE, ETC., OF ANY KIND, INCLUDING FOOTINGS AND BUILDING SLABS, WILL BE PERMITTED UNTIL:**
 - 1. ALL TREE PROTECTION FENCING AND SILT FENCING HAS BEEN INSTALLED**
 - 2. BETH WETHERILL HAS FORMALLY ISSUED THE GRADING PERMIT AND AUTHORIZED THE ACTIVITY**

3. THE CFPUA HAS AUTHORIZED THE WATER AND SEWER ACTIVITIES. THE CONTRACTOR MUST HAVE A PRECON WITH CFPUA 332-6560.
 4. THE CITY ZONING INSPECTOR AUTHORIZES THE ACTIVITY.
- D. ALL IMPROVEMENTS, AS RECOMMENDED BY THE SUBMITTED AND APPROVED TRAFFIC IMPACT ANALYSIS (TIA) SHALL BE INSTALLED AND INSPECTED PRIOR TO THE ISSUANCE OF THE FINAL ZONING APPROVAL.
 - E. THIS PROJECT WILL REQUIRE THE DEDICATION OF PUBLIC ACCESS EASEMENT(S). PROPER DEDICATION OF PUBLIC EASEMENTS REQUIRES AN EASEMENT MAP (OR LEGAL DESCRIPTION) AND A DEED OF EASEMENT. THE EASEMENT MAP OR LEGAL DESCRIPTION IS PREPARED BY A LICENSED SURVEYOR. THE DEED OF EASEMENT IS PREPARED BY THE CITY ATTORNEY'S OFFICE (CAO). A TITLE POLICY FOR THE PROPERTY IS NECESSARY IN ORDER TO PREPARE THE DOCUMENT. RECORDATION OF BOTH THE EASEMENT MAP AND THE DEED OF EASEMENT WILL BE REQUIRED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 - F. A COPY OF THE RECORDED MAP SHOWING REQUIRED PUBLIC DRAINAGE EASEMENTS, PUBLIC ACCESS EASEMENTS, AND RIGHTS-OF-WAY FOR THE PROJECT MUST BE SUBMITTED PRIOR TO ISSUANCE OF THE FINAL ZONING APPROVAL.
 - G. THIS DEVELOPMENT SHALL COMPLY WITH ALL LOCAL, CITY TECHNICAL STANDARDS, REGIONAL, STATE AND FEDERAL DEVELOPMENT REGULATIONS.
 - H. ALL APPLICABLE TRC REQUIREMENTS SHALL BE COMPLETED PRIOR TO ISSUANCE OF THE FINAL ZONING APPROVAL.
 - I. PER THE REQUIREMENTS OF THE STORMWATER PERMIT, THE FOLLOWING SHALL OCCUR PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR OPERATION OF THE PERMITTED FACILITY:
 - AS-BUILT DRAWINGS FOR ALL STORMWATER MANAGEMENT FACILITIES SHALL BE SUBMITTED TO THE CITY OF WILMINGTON ENGINEERING DIVISION.
 - AN ENGINEER'S CERTIFICATION SHALL ALSO BE SUBMITTED, ALONG WITH ALL SUPPORTING DOCUMENTATION THAT SPECIFIES, UNDER SEAL THAT THE AS-BUILT STORMWATER MEASURES, CONTROLS AND DEVICES ARE IN COMPLIANCE WITH THE APPROVED STORMWATER MANAGEMENT PLANS.
 - A FINAL INSPECTION IS REQUIRED BY CITY OF WILMINGTON ENGINEERING PERSONNEL (910) 341-0094.
 - J. PRIOR TO A FINAL INSPECTION, A WALKTHROUGH WITH CITY INSPECTIONS SHALL TAKE PLACE TO VERIFY COMPLETENESS OF SITE WORK IN ROW. ANY MATERIAL TEST REPORTS AND STORMWATER VIDEOS AS REQUIRED SHALL BE SUBMITTED PRIOR TO AND APPROVED BY CITY ENGINEERING. PLEASE CONTACT THE CITY ENGINEERING DIVISION AT 910.341.0094.
 - K. NO CONSTRUCTION ACTIVITY SHALL OCCUR WITHIN THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) RIGHT-OF-WAY UNTIL ALL NCDOT PERMITS HAVE BEEN ISSUED AND RECEIVED BY THE CITY. ALL IMPROVEMENTS REQUIRED SHALL BE INSTALLED AND APPROVED BY NCDOT PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

- L. PROPERTIES WITHIN THE SPECIAL FLOOD HAZARD AREA SHALL BE SUBJECT TO COMPLIANCE WITH ARTICLE 13 OF THE LAND DEVELOPMENT CODE. PLEASE CONTACT KATHRYN THURSTON, ZONING ADMINISTRATOR/FLOODPLAIN MANAGER (910.341.3249) FOR CLARIFICATION ON REQUIREMENTS FOR DEVELOPMENT IN THE FLOOD PLAIN.
- M. THE DEVELOPER ASSUMES ALL RISKS AND PENALTIES WITH ANY DELAY OR STOP WORK ORDER ASSOCIATED WITH THE VIOLATION OF THIS RELEASE. THE DEVELOPER ACKNOWLEDGES THE CONDITIONS OF THIS RELEASE AND ASSUMES ALL RESPONSIBILITIES AND RISKS ASSOCIATED WITH IT. THE CITY OF WILMINGTON WILL NOT BE HELD LIABLE FOR ANY COSTS ASSOCIATED WITH THE CONSTRUCTION RELEASE.
- N. APPROVAL OF A MAJOR SITE PLAN SHALL EXPIRE AFTER EIGHTEEN (18) MONTHS FROM THE DATE OF SUCH APPROVAL IF THE APPLICANT HAS FAILED TO MAKE SUBSTANTIAL PROGRESS ON THE SITE. THE TECHNICAL REVIEW COMMITTEE MAY GRANT A SINGLE, SIX-MONTH EXTENSION OF THIS TIME LIMIT FOR MAJOR AND MINOR SITE PLANS, FOR GOOD CAUSE SHOWN, UPON RECEIVING A REQUEST FROM THE APPLICANT BEFORE THE EXPIRATION OF THE APPROVED PLAN. IN THE EVENT APPROVAL OF A SITE PLAN HAS EXPIRED, FOR WHATEVER REASONS, THE OWNER AND/OR APPLICANT WILL BE REQUIRED TO RESUBMIT FOR APPROVAL OF A SITE PLAN THAT MEETS CURRENT DEVELOPMENT STANDARDS UNLESS OTHERWISE NOTED IN THIS CHAPTER.
- O. IF THE CONDITIONS LISTED ABOVE ARE VIOLATED, A STOP WORK ORDER WILL BE ISSUED.

Please notify New Hanover County Building Inspections of this release.

Signature:  _____
Megan Crowe, Associate Planner

- | | | |
|-------|------------------------|--|
| Copy: | Glenn Medlin, PA | Applicant (e-mail only) |
| | NHC (c/o Kevin Caison) | Owner (e-mail only) |
| | Bret Russell | Construction Manager |
| | Rob Gordon | Engineering |
| | Jim Quinn | Stormwater Specialist |
| | Aaron Reese | Urban Forestry |
| | Rich Christensen | Engineering (email only) |
| | Trent Butler | Engineering (email only) |
| | Chris Elrod | Wilmington Fire Department (e-mail only) |
| | Chris Walker | Wilmington Fire Department (e-mail only) |
| | Brian Blackmon | Surveyor (e-mail only) |
| | Jim Sahlie | GIS Addressing (e-mail only) |
| | Bill McDow | Traffic Engineering (e-mail only) |
| | Mitesh Baxi | Traffic Engineering (e-mail only) |
| | Don Bennett | Traffic Engineering (e-mail only) |
| | Bernice Johnson | CFPUA (e-mail letter only) |
| | Beth Easley Wetherill | NHC Erosion Control (e-mail only) |
| | Michelle Hutchinson | GIS Engineer (e-mail only) |

Amy Beatty
Ryan O'Reilly
Joan Mancuso
Amy Schaefer
Amy Dukes

Community Services (e-mail only)
Community Services (e-mail only)
City Zoning (email only)
City Attorney's Office (email only)
City Attorney's Office (email only)

File: **New Hanover County Health and Human Services** Project File # 2018016



Department of Planning,
 Development and Transportation
 Planning Division
 305 Chestnut Street
 PO Box 1810
 Wilmington, NC 28402-1810
 910 254-0900
 910 341-3264 fax
 www.wilmingtonnc.gov
 Dial 711 TTY/Voice

APPROVED: DENIED:

PERMIT #: TPP-18-203

Application for Tree Removal Permit

Name of Applicant: CLH DESIGN Phone: 919-319-6716 Date: 4/23/2018
 Name of Property Owner: NEW HAMOVER COUNTY Phone: 910-798-4338
 (ATTN: KEVIN CAISON)
 Property Owner Address: 230 GOVERNMENT CENTER DRIVE, WILMINGTON, NC 28403
 Address of Proposed Tree Removal: 1650 GREENFIELD ST., WILMINGTON, NC 28401

Description of tree(s) to be removed/reason for removal: (provide attachment if necessary)

1. SEE ATTACHED 6. _____
2. - regulated trees 7. _____
3. - significant trees 8. _____
4. _____ 9. _____
5. _____ 10. _____

Description of Replacement Tree(s): SEE ATTACHED - significant trees replaced/
mitigated

I JAMES CHENN MEDLIN, certify that the property owner has given me permission to apply for this permit on his/her behalf.

Applicant Signature: [Signature] Date: 4/23/18

*****FOR OFFICIAL USE ONLY*****

Reviewed By: UNC Date: 5/17/2018

Remarks: see Attached Removal chart and landscape plan

ALL WORK MUST BE IN COMPLIANCE WITH THE CITY LAND DEVELOPMENT CODE, ARTICLE 8, LANDSCAPING AND TREE PRESERVATION.

NEW CONSTRUCTION: _____ EXPANSION: _____ OTHER: _____ PAID: \$500 PD
4/30/18

Tree Preservation Permit Fees	
Less than 1 acre	\$25.00
1-5 acres	\$50.00
5-10 acres	\$100.00
Greater than 10 acres	\$150.00

RECEIVED
 APR 30 2018

PLANNING DIVISION

TREE REMOVAL CHART - TREES THAT REQUIRE MITIGATION

REGULATED TREES REMOVED

HARDWOOD TREES 8" OR GREATER
 ALL CONIFERS 12" OR GREATER
 ALL ORNAMENTAL FLOWERING TREES AND ILEX OPACA 4" OR GREATER

SIZE/TYPE	QTY.	SIZE/TYPE	QTY.	SIZE/TYPE	QTY.	SIZE/TYPE	QTY.
4" CREPE	7	9" OAK TWIN	1	8" MAPLE TRIP	1	10" GUM	1
5" CREPE	1	17" DBH		23" DBH		12" GUM	1
6" CREPE	1	10" OAK	2	8" MAPLE	1	13" GUM	2
7" CREPE	1	11" OAK	2	11" MAPLE	1	11" GUM	1
10" POPLAR	1	12" OAK	1	12" MAPLE	1	14" GUM TWIN	1
16" POPLAR	1	13" OAK	1	13" MAPLE	1	21" DBH	
18" POPLAR	1	16" OAK	1	16" MAPLE MULTI	1	15" GUM TWIN	1
19" POPLAR	1	9" ELM MULTI	1	50" DBH		26" DBH	
		28" DBH		6" MAPLE MULTI	1	4" HOLLY	2
		10" HARDWOOD	1	16" DBH		6" HOLLY	1

*MITIGATION PERCENTAGE DEPENDS ON THE SPECIES OF TREE

REGULATED TREE MITIGATION CALCULATION

100" OF OAK X (100%)	466.5" OF TREE
46" OF CREPE X (100%)	
133" OF MAPLE X (100%)	
106" OF GUM X (75%) = 79.5"	
14" OF HOLLY X (100%)	
28" OF ELM X (75%) = 21"	
63" OF POPLAR X (100%)	
10" UNKNOWN HARDWOOD X (100%)	

PER SECTION 18-461.b, THESE REGULATED TREES ARE NOT REQUIRED TO BE MITIGATED

SIGNIFICANT TREES REMOVED

ALL ORNAMENTAL FLOWERING TREES AND ILEX OPACA 8" OR GREATER

SIZE/TYPE	QTY.
12" CREPE	1
14" CREPE	1

SIGNIFICANT TREE MITIGATION CALCULATION

26" OF CREPE X 2(100%) = 52" OF TREE / 3 = 18 TREES REQUIRED

TREE MITIGATION CALCULATIONS

18 MITIGATION TREES REQUIRED

TOTAL PROVIDED: 18 TREES (2.5' CAL. OR 8'-10' HT.)

CITY OF WILMINGTON NOTE: Any mitigation trees required as a result of the removal of protected tree(s) shall not be counted to meet the requirements of the street yard, buffers or interior parking requirements.



ROY COOPER

Commissioner

MICHAEL S. REGAN

Secretary

TRACY DAVIS

Director

May 9, 2018

**LETTER OF APPROVAL WITH MODIFICATIONS
AND PERFORMANCE RESERVATIONS**

New Hanover County
ATTN: Mr. Kevin Caison
230 Government Center Drive
Wilmington, NC 28403

RE: Project Name: New Hanover County Health and Human Services
Acres Approved: 6
Project ID: NEWHA-2018-029
County: New Hanover, City: Wilmington,
Address: 1650 Greenfield St.
River Basin: Cape Fear
Stream Classification: Other
Submitted By: Glenn Medlin, CLH Design, P.A.
Date Received by LQS: May 2, 2018
Plan Type: Institutional (New)

Dear Mr. Caison:

This office has reviewed the subject erosion and sedimentation control plan. We find the plan to be acceptable and hereby issue this Letter of Approval. The enclosed Certificate of Approval must be posted at the job site. This plan approval shall expire three (3) years following the date of approval, if no land-disturbing activity has been undertaken, as is required by Title 15A NCAC 4B .0129.

Please be aware that your project will be covered by the enclosed NPDES Construction Stormwater General Permit NCG010000. Please become familiar with all the requirements and conditions of this permit in order to achieve compliance.

Title 15A NCAC 4B .0118(a) requires that a copy of the approved erosion control plan be on file at the job site. Also, this letter gives the notice required by G.S. 113A-61.1(a) of our right of periodic inspection to ensure compliance with the approved plan.

Division of Energy, Mineral, and Land Resources
127 Cardinal Drive Extension Wilmington, NC 28405 • Phone: 910-796-7215 • FAX: 910-350-2004
Internet: <http://portal.ncdenr.org/web/lr/>

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MODIFICATIONS AND PERFORMANCE RESERVATIONS

Project Name: New Hanover County Health and Human Services
Project ID: NEWHA-2018-029
County: New Hanover

1. This plan approval shall expire three (3) years following the date of approval, if no land-disturbing activity has been undertaken, as is required by Title 15A NCAC 4B .0129.
2. The developer is responsible for the control of sediment on-site. If the approved erosion and sedimentation control measures prove insufficient, the developer must take those additional steps necessary to stop sediment from leaving this site (NCGS 113A-57(3)). Each sediment storage device must be inspected after each storm event (NCGS 113A-54.1(e)). Maintenance and/or clean out is necessary anytime the device is at 50% capacity. All sediment storage measures will remain on site and functional until all grading and final landscaping of the project is complete (15A NCAC 04B .0113).
3. Any and all existing ditches on this project site are assumed to be left undisturbed by the proposed development unless otherwise noted. The removal of vegetation within any existing ditch or channel is prohibited unless the ditch or channel is to be regarded with side slopes of 2 horizontal to 1 vertical or less steep (15A NCAC 04B .0124 (d)). Bank slopes may be mowed, but stripping of vegetation is considered new earth work and is subject to the same erosion control requirements as new ditches (NCGS 113A-52(6)).
4. The developer is responsible for obtaining any and all permits and approvals necessary for the development of this project prior to the commencement of this land disturbing activity. This could include our agency's Stormwater regulations and the Division of Water Resources' enforcement requirements within Section 401 of the Clean Water Act, the U.S. Army Corps of Engineers' jurisdiction of Section 404 of the Clean Water Act, the Division of Coastal Management's CAMA requirements, the Division of Solid Waste Management's landfill regulations, the Environmental Protection Agency and/or The U.S. Army Corps of Engineers jurisdiction of the Clean Water Act, local County or Municipalities' ordinances, or others that may be required. This approval cannot supersede any other permit or approval; however, in the case of a Cease and Desist Order from the Corps of Engineers, that Order would only apply to wetland areas. All highland would still have to be in compliance with the N.C. Sedimentation Pollution Control Act.
5. If any area on site falls within the jurisdiction of Section 401 or 404 of the Clean Water Act, the developer is responsible for compliance with the requirements of the Division of Water Resources (DWR), the Corps of Engineers and the Environmental Protection Agency (EPA) respectively. Any erosion control measures that fall within jurisdictional wetland areas must be approved by the aforementioned agencies prior to installation. The Land Quality Section must be notified of a relocation of the measures in question to the transition point between the wetlands and the uplands to assure that the migration of sediment will not occur. If that relocation presents a problem or contradicts any requirements of either DWR, the Corps, or the EPA, it is the responsibility of the developer to inform the Land Quality Section regional office so that an adequate contingency plan can be made to assure sufficient erosion control remains on site. Failure to do so will be considered a violation of this approval (NCGS 113A-54.1(b)).

6. Any borrow material brought onto this site must be from a legally operated mine or other approved source. Any soil waste that leaves this site can be transported to a permitted mine or separately permitted construction sites without additional permits under NCGS 74-49(7)(d). Disposal at any other location would have to be included as a permit revision for this approval.
7. This permit allows for a land disturbance, as called for on the application plan, not to exceed six (6) acres. Exceeding that acreage will be a violation of this permit and would require a revised plan and additional application fee. Any addition in impervious surface, over that already noted on the approved plan, would also require a revised plan to verify the appropriateness of the erosion control measures and stormwater retention measures (NCGS 113A-54.1(b)).
8. The construction detail for the proposed silt fence requires reinforcing wire and steel posts a maximum of eight (8) feet apart. Omission of the reinforcing wire is a construction change that necessitates more posts for support, i.e., the spacing distance needs to be reduced to no greater than six (6) feet apart (E&SC Planning & Design Manual 6.63, Rev. 6/06).
9. Because the sediment basins are shown on the plan as the primary sedimentation and erosion control devices on this project, it is necessary that the traps and basins and their collection systems be installed before any other grading takes place on site, and that every structure that receives more than one acre of drainage is built so that each dewater only from the surface (NCG010000). If that proves to be impractical, a revised plan must be submitted and approved that addresses erosion and sediment control needs during the interim period until the traps and basins are fully functioning (113A-54.1(b)). The most efficient settling system orients the intake into and discharge out of the basin along its longest axis. The plan as submitted include both orientations. We suggest the plan to be modified to have all basins drain along the longest axis, i.e. the intake and outfall built in the shortest dimension of the rectangle.
10. A graveled construction entrance must be located at each point of access and egress available to construction vehicles during the grading and construction phases of this project. Access and egress from the project site at a point without a graveled entrance will be considered a violation of this approval. Routine maintenance of the entrances is critical (113A-54.1(b)).
11. As a condition of the provided NPDES General Stormwater Permit (NCG010000), groundcover stabilization must meet specific time frames. Slopes (including cuts, fills, and ditch banks) that are steeper than 3 horizontal to 1 vertical left exposed will, within seven (7) calendar days after completion of any phase of grading, be provided with groundcover. Slopes that are 3 horizontal to 1 vertical or flatter will be provided with groundcover within fourteen (14) calendar days.
12. As a part of routine monitoring of the approved land-disturbing activity, the financially responsible party shall assure inspections of the area covered by the approved plan after each phase of the plan has been completed and after establishment of temporary ground cover in accordance with North Carolina General Statute 113A-54.1(e).
13. The logistics surrounding the phase 1 sediment basin and the timing of its elimination must be thoroughly understood by all site supervisory personnel. The basin must remain functioning as long as possible; minimizing the period of time between its elimination and the operational status of the proposed stormwater culvert system.



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

February 26, 2018

Mr. Dan Cumbo

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

RE: Approval of the Traffic Impact Analysis (TIA) associated with the proposed
New Hanover County Health and Human Services Development
Wilmington, NC

The WMPO, NCDOT, and City of Wilmington staffs have reviewed the New Hanover County Health and Human Services Development TIA dated December 19, 2017. This development consist of:

- 62,350 SF of Medical Office
- 42,290 SF of Government Office

The Build year is 2019.

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

Scenario 1 is the approved access alternative.

- **Greenfield Street at South 17th Street (SR 1219)** (S. 17th St. is one-way north, full movement T-intersection)
 - It is recommended to signalize this intersection and to include a crosswalk with pedestrian signalization on the northbound approach of South 17th Street and on Greenfield Street.
- **Greenfield Street at South 16th Street (SR 1218)** (S. 16th St. is one-way south, full movement intersection)
 - It is recommended to coordinate the proposed signal at Greenfield Street and South 17th Street with this existing signal
- **Greenfield Street at Site Access 1** (full movement T-intersection)
 - Provide an eastbound right-turn lane on Greenfield Street. Maximize the full-width storage within the distance between South 16th Street and Site Access 1, and provide 50 feet of taper.

Wilmington Urban Area Metropolitan Planning Organization

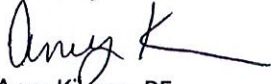
-
- Provide site access one ingress lane and two egress lanes, marked as a left-turn lane and a right-turn lane.
 - Provide stop control for the northbound egress approach.
 - Provide a 75' internal protected stem.
 - **South 16th Street (SR 1218) at Site Access 2** (left-in/left-out)
 - Provide site access with one ingress lane and one egress lane (left-out only).
 - Provide stop control for the westbound egress approach.
 - Provide a 50' internal protected stem.

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 City of Wilmington. This approval would become null and void.

The applicant is required to obtain all applicable City of Wilmington 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 City of Wilmington 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
Jessi Leonard, PE, Division Traffic Engineer, NCDOT
Kirsten Spirakis, PE, Development Review Engineer, NCDOT
Brian Chambers, Senior Planner, City of Wilmington
Don Bennett, PE, City Traffic Engineer, City of Wilmington
Denys Vielkanowitz, PE, Signal Systems Management Engineer, City of Wilmington
Bill McDow, Transportation Planner, WMPO
Mike Kozlosky, Executive Director, WMPO