



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

JAMES H. TROGDON, III
SECRETARY

November 6, 2019

Mr. Nick Liguori, PE

16003 Continental Boulevard,
South Chesterfield, VA 23834

RE: Revised Approval of the Traffic Impact Analysis (TIA) associated with the proposed
Sanctuary at Sunset Beach in Sunset Beach, NC.

The NCDOT and Town of Sunset Beach staffs have reviewed the Sanctuary at Sunset Beach Development TIA dated September 17, 2019. This development consists of:

- 366 dwelling units: Single Family Housing (LUC 210)
- Full Build Out Year 2025

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

NC 179/NC 904 (Seaside Road) at NC 179/SR 1163 (Old Georgetown Road)

(signalized full movement intersection)

- Restripe the westbound left turn lane to provide 300 feet of storage and 100 feet of TWLTL.

NC 179/NC 904 (Seaside Road) at NC 179 BUS (Sunset Boulevard N)/NC 179/NC 904

(Beach Drive) (signalized full movement intersection)

- Provide permitted + overlap phasing for the southbound right movement.
- Revise signal plan to modify phasing. A signal agreement is required for signal plan modifications. Contact the Division Traffic Engineer at (910) 341-2200 to initiate a Traffic Agreement.

NC 179 BUS (Sunset Boulevard N) Road at Angel Trace Road

(stop controlled T-intersection)

- No improvements are required.

NC 179/NC 904 (Seaside Road) at Site Access 1

(proposed stop controlled T-intersection)

- Align this driveway with the opposing driveway
- Construct the eastbound approach with one ingress and one egress lane.

- Provide stop control for the eastbound approach.
- Provide a southbound right turn lane with 50 feet of storage, 50 feet of full width deceleration, and 100 feet of taper.
- Provide an internal protected stem of 50 feet.

If changes are made to the proposed site driveways, land uses, land use intensity, or other study parameters, or if the build year studied in the report has passed, a revised Traffic Impact Analysis will be required for review by NCDOT. Any such changes will null and void this TIA approval.

The applicant is required to obtain all applicable Brunswick County 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 Brunswick County technical standards and policies shall apply.

Please contact me at 910-398-9100 with any questions regarding this approval.

Sincerely,



Benjamin T. Hughes, PE
District Engineer
Division 3, District 3

cc: Madi Lee, EI, Development Review Engineer, NCDOT
Aaron LeBeau, Assistant District Engineer, NCDOT
Jessi Leonard, PE, Division Traffic Engineer, NCDOT
Kirsten Spirakis, PE, Senior Assistant Division Traffic Engineer, NCDOT
Todd Rademacher, Planning Director, Town of Sunset Beach