

NEW HANOVER COUNTY

DEPARTMENT OF PLANNING & LAND USE
 230 Government Center Drive, Suite 110
 Wilmington, North Carolina
 Telephone (910) 798-7165
 FAX (910) 798-7053
 planningdevelopment.nhcgov.com



COMMERCIAL SITE PLAN

Application

Items in red are required to be completed

Applicant/Agent Information	Developer Information
Name Matthew Suttles, Member	Name Matthew Suttles, Member
Company WPS Holding, LLC	Company WPS Holding, LLC
Address 124 Walnut Street, Unit 207	Address 124 Walnut Street, Unit 207
City, State, Zip Wilmington, NC 28401	City, State, Zip Wilmington, NC 28401
Phone 704-975-9646	Phone 704-975-9646
Email ilmpowersports@gmail.com	Email ilmpowersports@gmail.com

Subject Property Information
Address/Location (If there is no address, please provide the latitude and longitude) 3008 North Kerr Avenue, Wilmington, NC
Parcel Identification Number(s) R03400-001-028-000
Total Parcel(s) Acreage 1.24 AC
Existing Zoning and Use(s) I-2 Industrial District

Development Description

Development Name	Lot 7R North Kerr Industrial Park
Propose Use	Office / Retail / Warehouse
Development Description	Development of 11,200 SF office / retail / warehouse with parking and loading facilities.

Project Contacts

Please provide any additional contacts for the project, including the design professionals (engineer, surveyor, landscape architect).

<input checked="" type="checkbox"/> Engineer <input type="checkbox"/> Surveyor <input type="checkbox"/> Landscape Architect <input type="checkbox"/> Other _____	<input type="checkbox"/> Engineer <input checked="" type="checkbox"/> Surveyor <input type="checkbox"/> Landscape Architect <input type="checkbox"/> Other _____
Name John S. Tunstall, P.E.	Name Dean Exline, PLS
Company Norris & Tunstall Consulting Engineers, P.C.	Company GeoInnovation, PC
Address 1900 Eastwood Road, Suite 11	Address 6740 Netherlands Drive, Suite A
City, State, Zip Wilmington, NC 28403	City, State, Zip Wilmington, NC 28405
Phone 910-343-9653	Phone 910-799-0099
Email jtunstall@ntengineers.com & anorris@ntengineers.com	Email dexline@gisspc.com

Traffic Impact

Please provide the estimated number of trips generated for the proposed use(s) based off the most recent version of the Institute of Transportation Engineers (ITE) Trip Generation Manual. A Traffic Impact Analysis (TIA) must be completed for all proposed developments that generate more than 100 peak hour trips, and the TIA must be included with this application.

ITE Land Use: General Light Industrial (LUC 110)

Trip Generation Use and Variable (gross floor area, dwelling units, etc.): 11,200

AM Peak Hour Trips: ~8 PM Peak Hour Trips: ~7

Specific Development Information

Disturb Area in Acres	Proposed Impervious Area (square feet)
1.13	37,200
Number of Buildings	Number of Stories
1	1
Building Height (feet)	Total Building Area (square feet)
18'	11,200 SF

Utility Information

Water Provider	Sewer Provider
<input checked="" type="checkbox"/> CFPUA <input type="checkbox"/> Aqua <input type="checkbox"/> Community System <input type="checkbox"/> Private Well	<input checked="" type="checkbox"/> CFPUA <input type="checkbox"/> Aqua <input type="checkbox"/> Community System <input type="checkbox"/> Private Septic
Maximum # of Employees for the Proposed Buildings	Gallons of Waste Water per Day
12	300 GPD (12 Employees x 25 GPD / Employee)

Proposed Development Questions

Are there any deeded easements for the subject site? If so, please illustrate the easements on the site plan.

See site plan.

Will gated access be installed?

No

Please check if the following features will be installed:

Swimming Pool Spa/Hot Tub Water Attraction N/A

Has a tree survey been completed for the site? If so, please include it in your application.

Yes

Will fire hydrants be installed?

No

Have you applied for driveway permit from NCDOT?

Yes

DISCLAIMER

I hereby certify that I am the applicant or authorized agent of the applicant, and the information included in this application is accurate to the best of my knowledge, information, and belief. I also certify that I have submitted all of the information and documentation required for this application. Further, I acknowledge that no site work can commence until all applicable approvals and permits are obtained, and that any modifications to approved or proposed plans must be reviewed by the County and may require the submittal of a new site plan application.



Signature of Applicant/Agent

Matthew Suttles

Print Name

