

**NORRIS & TUNSTALL**  
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J. Phillip Norris, P.E.  
Thomas J. Scheetz, E.I.

April 29, 2020

Mr. Brad Schuler, AICP, Current Planning Supervisor  
New Hanover County Planning & Land Use  
230 Government Center Drive, Suite 110  
Wilmington, NC 28403

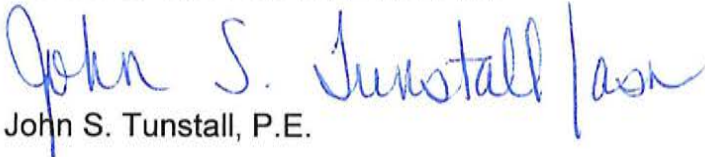
Re: NHC Commercial Site Plan (TRC) Submittal  
Wilmington Trade Center  
4104 US Hwy. 421 N  
New Hanover County, NC  
N&T Project No. 19131

Dear Mr. Schuler:

Enclosed electronically are the plans and the executed NHC Commercial Site Plan Application for your review and approval. Please feel free to contact us with any questions you may have.

Sincerely,

**NORRIS & TUNSTALL**  
**CONSULTING ENGINEERS, P.C.**



John S. Tunstall, P.E.

JST/asn

19131 04-29-20-nhc-commercial-trc-ltr

Enclosures

cc: McKinley Dull, Manager / Seamist Properties, LLC (by E-Mail Only)  
Pete Avery / McKinley Building Corporation (by E-Mail Only)

# 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](http://planningdevelopment.nhcgov.com)



## COMMERCIAL SITE PLAN

N&T #19131

### Application

Items in red are required to be completed

Applicant/Agent Information	Developer Information
<b>Name</b> McKinley D. Dull, Manager	<b>Name</b> McKinley D. Dull, Manager
<b>Company</b> Seamist Properties, LLC	<b>Company</b> Seamist Properties, LLC
<b>Address</b> 3807 Peachtree Avenue, Suite 200	<b>Address</b> 3807 Peachtree Avenue, Suite 200
<b>City, State, Zip</b> Wilmington, NC 28403	<b>City, State, Zip</b> Wilmington, NC 28403
<b>Phone</b> 910-395-6036	<b>Phone</b> 910-395-6036
<b>Email</b> kdull@mckinleybuilding.com & pavery@mckinleybuilding.com	<b>Email</b> kdull@mckinleybuilding.com & pavery@mckinleybuilding.com

Subject Property Information
<b>Address/Location (If there is no address, please provide the latitude and longitude)</b> 4104 US Hwy. 421 N
<b>Parcel Identification Number(s)</b> R02400-001-041-000
<b>Total Parcel(s) Acreage</b> 25.339 +/-
<b>Existing Zoning and Use(s)</b> I-2: Industrial District

## Development Description

<b>Development Name</b>	Wilmington Trade Center
<b>Propose Use</b>	Warehouse
<b>Development Description</b>	<p>I-140 Phase V development will consist of three (3) office / warehouse buildings. The development will be accessed off US 421.</p> <p style="color: blue;">With respect to the traffic impacts, the civil engineer and owner's representative (Pete Avery) met with NCDOT officials to review the schematic plan and to determine how many driveway connections the project could have to HWY 421. Per the plan provided herewith, NCDOT determined that two direct connections to HWY 421 would be permitted and one on the north end of the property at an existing private 65 wide access easement would also be allowed. NCDOT also determined based on ITE's land use classification that the entirety of the project would generate about 81 trips per day.</p>

## 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 type="checkbox"/> Surveyor <input type="checkbox"/> Landscape Architect <input type="checkbox"/> Other _____
<b>Name</b> John S. Tunstall, P.E.	<b>Name</b>
<b>Company</b> Norris & Tunstall Consulting Engineers, P.C.	<b>Company</b>
<b>Address</b> 2602 Iron Gate Drive, Suite 102	<b>Address</b>
<b>City, State, Zip</b> Wilmington, NC 28412	<b>City, State, Zip</b>
<b>Phone</b> 910-343-9653	<b>Phone</b>
<b>Email</b> jtunstall@ntengineers.com & anorris@ntengineers.com	<b>Email</b>

### 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: **INDUSTRIAL 150**

Trip Generation Use and Variable (gross floor area, dwelling units, etc.): **0.19 Trips per 1,000 SF GFA**

AM Peak Hour Trips: **Regardless of the peak periods, AM or PM, the project's total trips per day is only 81; thus no TIA is required and one is not provided.** PM Peak Hour Trips:

### Specific Development Information

Disturb Area in Acres	25.4 AC	Proposed Impervious Area (square feet)	842,293 SF
Number of Buildings	3	Number of Stories	1
Building Height (feet)	36'	Total Building Area (square feet)	425,250 SF

### Utility Information

<b>Water Provider</b> <input checked="" type="checkbox"/> CFPUA <input type="checkbox"/> Aqua <input type="checkbox"/> Community System <input type="checkbox"/> Private Well	<b>Sewer Provider</b> <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

### 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. See Site Plan.

Will fire hydrants be installed?

No

Have you applied for driveway permit from NCDOT? We met w/ NC DOT & discussed proposed driveways.

We will be applying for a NC DOT Driveway Permit.

**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

Walter Pete Avery

Print Name

