

NORRIS & TUNSTALL
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May 20, 2020

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

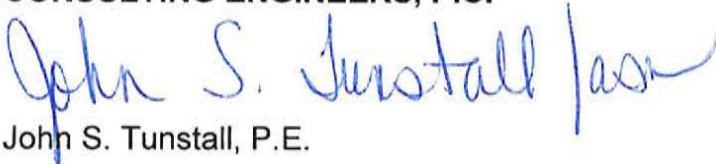
Re: NHC Commercial Site Plan (TRC) Submittal
Division Commerce Park
149 Division Drive
New Hanover County, NC
N&T Project No. 20036

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

20036 05-20-20-nhc-commercial-trc-ltr

Enclosures

cc: Robert High, Member / Bluebill Development, LLC (by E-Mail Only)
Rob High (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



N&T #20036

COMMERCIAL SITE PLAN

Application

Items in red are required to be completed

Applicant/Agent Information	Developer Information
Name Robert M. High, Member	Name Same as Applicant
Company Bluebill Development, LLC	Company
Address 324 Greenville Avenue	Address
City, State, Zip Wilmington, NC 28403	City, State, Zip
Phone 910-790-9490	Phone
Email robert@roberthighdevelopment.com & rob@roberthighdevelopment.com	Email

Subject Property Information
Address/Location (If there is no address, please provide the latitude and longitude) 149 Division Drive, Wilmington, NC (Per John Townsend, NHC Planning)
Parcel Identification Number(s) R04100-004-007-000
Total Parcel(s) Acreage 10.43 AC
Existing Zoning and Use(s) I-2 / No Existing Development Onsite

Development Description

Development Name
Division Commerce Park
Propose Use
Flex Space Warehouse
Development Description
Similar development previously approved on this site in 2006. Development consist of
six (6) flex space warehouse buildings. Stormwater pond was previously approved with
NHC and NC DEQ.

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 _____
Name	Name
John S. Tunstall, P.E.	
Company	Company
Norris & Tunstall Consulting Engineers, P.C.	
Address	Address
2602 Iron Gate Drive, Suite 102	
City, State, Zip	City, State, Zip
Wilmington, NC 28412	
Phone	Phone
910-343-9653	
Email	Email
jtunstall@ntengineers.com & anorris@ntengineers.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: Warehousing - ITE Code 150

Trip Generation Use and Variable (gross floor area, dwelling units, etc.): 127,500 GFA

AM Peak Hour Trips: 41 (31 Entering / 10 Exiting) PM Peak Hour Trips: 43 (12 Entering / 31 Exiting)

Specific Development Information

Disturb Area in Acres	Proposed Impervious Area (square feet)
10.97	322,004
Number of Buildings	Number of Stories
6	1
Building Height (feet)	Total Building Area (square feet)
18'-20'	127,500

Utility Information

Water Provider <input checked="" type="checkbox"/> CFPUA <input type="checkbox"/> Aqua <input type="checkbox"/> Community System <input type="checkbox"/> Private Well	Sewer Provider <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.
Yes, see survey.

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 survey.

Will fire hydrants be installed?
Yes.

Have you applied for driveway permit from NCDOT?
Not yet.

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

Robert M. High, Member
Print Name

