

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

NT# 19100

Application

Items in red are required to be completed

Applicant/Agent Information	Developer Information
Name Yousry Sayed	Name Yousry Sayed
Company Pyramid Real Estate Holdings, LLC	Company Pyramid Real Estate Holdings, LLC
Address 3220 Corporate Drive	Address 3220 Corporate Drive
City, State, Zip Wilmington, NC 28405	City, State, Zip Wilmington, NC 28405
Phone 910-796-3441	Phone 910-796-3441
Email yousry.sayed@qualitychemlabs.com	Email yousry.sayed@qualitychemlabs.com

Subject Property Information
Address/Location (If there is no address, please provide the latitude and longitude) Latitude: 34° 18' 54" Longitude: -77° 52' 24"
Parcel Identification Number(s) R02616-001-001-000, R02616-001-002-000
Total Parcel(s) Acreage 5.96 Acres
Existing Zoning and Use(s) PD Undeveloped

Development Description

Development Name

Quality Chemical Labs - Facility Expansion PH III

Propose Use

Commercial Laboratory

Development Description

Construct new building and paved access and parking for
facility expansion.

Project Contacts

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

☒ Engineer ☐ Surveyor ☐ Landscape Architect
☐ Other _____

☐ Engineer ☐ Surveyor ☐ Landscape Architect
☐ Other _____

Name

J. Phillip Norris, P.E.

Name

Company

Norris & Tunstall Consulting Engineers P.C.

Company

Address

1429 Ash-Little River Road

Address

City, State, Zip

Ash, NC 28420

City, State, Zip

Phone

910-287-5900

Phone

Email

pnorris@ntengineers.com

Email

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: See Attached Traffic Impact Worksheet

Trip Generation Use and Variable (gross floor area, dwelling units, etc.): 72,041 SF

AM Peak Hour Trips: 70 PM Peak Hour Trips: 70

Specific Development Information

Disturb Area in Acres <u>5.65</u>	Proposed Impervious Area (square feet) <u>169,121</u>
Number of Buildings <u>1</u>	Number of Stories
Building Height (feet)	Total Building Area (square feet)

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

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?

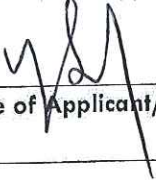
Yes

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

Dr. Yousry Saged
Print Name



Traffic Impact Worksheet

NT# 19100

Prior to submission of nonresidential site plan, this worksheet must be prepared. A Traffic Impact Analysis will be required for all projects generating 100 peak hour trips or more. The scope of the TIA shall be determined by concurrence of the Planning Director, the MPO coordinator and NCDOT traffic engineer. Any mitigation measures required must be included in the final site plan submitted for review.

PROJECT NAME Quality Chemical Labs – Facility Expansion PH III

PROJECT ADDRESS TBD

DEVELOPER/OWNER Pyramid Real Estate Holdings, LLC

EXISTING ZONING PD

GROSS FLOOR AREA 72,041 sq. ft.

NEAREST INTERSECTION Corporate Dr (SR 2653) and NE Northchase Pkwy (SR 2652)

BEFORE PROPOSED PROJECT

Average Daily Traffic (Date) No data available (low traffic)

LEVEL OF SERVICE (LOS) No data available – Assume “A”
No Adverse Impact

ITE MANUAL TRAFFIC GENERATION ESTIMATE:

*ITE Manual available at Planning Department

USE AND VARIABLES: Commercial Laboratory
(Example: Racquet Club; 8 courts; Saturday peaks)

AM PEAK HOUR TRIPS 70 PM PEAK HOUR TRIPS 70
(Traffic generation of 100 peak hour trips will require Traffic Impact Analysis Scoping meeting with Planning Department)

Phil Norris
Person Providing Estimate

Peak Hour estimate confirmed by Planning Department on _____
(Date)

By _____