

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

2602 Iron Gate Drive, Suite 102  
Wilmington, NC 28412  
(910) 343-9653  
(910) 343-9604 Fax

John S. Tunstall, P.E.  
T. Jason Clark, P.E.

1429 Ash-Little River Road  
Ash, NC 28420  
(910) 287-5900  
(910) 287-5902 Fax

J. Phillip Norris, P.E.  
Thomas J. Scheetz, E.I.

August 19, 2020

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

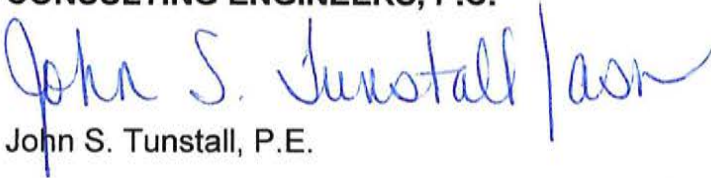
Re: NHC Commercial Site Plan (TRC) Submittal  
Lot 3-39 North Kerr Industrial Park  
3313 Kitty Hawk Drive  
New Hanover County  
N&T Project No. 20030

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

20030 08-19-20-nhc-commercial-trc-ltr

Enclosures

cc: V. A. Saffo, Member / BNT Company, LLC

# 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 #20030

### Application

Items in red are required to be completed

<b>Applicant/Agent Information</b>	<b>Developer Information</b>
<b>Name</b> V. A. Saffo, Member	<b>Name</b> Same as Applicant
<b>Company</b> BNT Company, LLC	<b>Company</b>
<b>Address</b> 3705-A Reston Court	<b>Address</b>
<b>City, State, Zip</b> Wilmington, NC 28403	<b>City, State, Zip</b>
<b>Phone</b> 910-616-6020	<b>Phone</b>
<b>Email</b> vsaffo53@gmail.com	<b>Email</b>

<b>Subject Property Information</b>
<b>Address/Location (If there is no address, please provide the latitude and longitude)</b> 3313 Kitty Hawk Drive Wilmington, NC 28405
<b>Parcel Identification Number(s)</b> R03400-001-095-000
<b>Total Parcel(s) Acreage</b> 1.17
<b>Existing Zoning and Use(s)</b> I-2 (Heavy Industrial)

## Development Description

<b>Development Name</b>
Lot 3-39 North Kerr Industrial Park
<b>Propose Use</b>
Warehouse
<b>Development Description</b>
Commercial Warehouse with Office, Parking & At Grade Truck Dock

## 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>	<b>Name</b>
John S. Tunstall, P.E.	
<b>Company</b>	<b>Company</b>
Norris & Tunstall Consulting Engineers, P.C.	
<b>Address</b>	<b>Address</b>
2602 Iron Gate Drive, Suite 102	
<b>City, State, Zip</b>	<b>City, State, Zip</b>
Wilmington, NC 28412	
<b>Phone</b>	<b>Phone</b>
910-343-9653	
<b>Email</b>	<b>Email</b>
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: General Light Industrial (LUC 110)

Trip Generation Use and Variable (gross floor area, dwelling units, etc.): 10,000 SF

AM Peak Hour Trips: ~7 PM Peak Hour Trips: ~6

## Specific Development Information

<b>Disturb Area in Acres</b>	<b>Proposed Impervious Area (square feet)</b>
1.11 AC	36,047 SF
<b>Number of Buildings</b>	<b>Number of Stories</b>
1	1
<b>Building Height (feet)</b>	<b>Total Building Area (square feet)</b>
24'	10,000 SF

## Utility Information

<b>Water Provider</b>	<b>Sewer Provider</b>
<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
<b>Maximum # of Employees for the Proposed Buildings</b>	<b>Gallons of Waste Water per Day</b>
15	375 GPD

## Proposed Development Questions

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

10' Drainage & Utility Easement Along Property Line

**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.

*V.A. Saffo*

Signature of Applicant/Agent

V.A. SAFFO

Print Name

