



CERTIFICATE OF APPROVAL UNDER NEUSE RIVER BASIN STORMWATER PROTECTION PROGRAM FOR NITROGEN REMOVAL REGULATIONS

I CERTIFY THAT THE (PLAT/DEVELOPMENT PLAN) SHOWN HEREON IS EXEMPT FROM THE PEAK FLOW REQUIREMENTS SINCE THE OVERALL IMPERVIOUSNESS OF THE SITE IS LESS THAN 15%.

PUBLIC WORKS / STORMWATER

I, DO HEREBY CERTIFY (1) THAT STREETS, UTILITIES, AND OTHER REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO SPECIFICATIONS AND STANDARDS OF THE CITY OF WILSON IN THE SUBDIVISION ENTITLED "PHASE II SECTION THREE CRANBERRY RIDGE" OR (2) THAT A GUARANTEE OF THE INSTALLATIONS OF THE REQUIRED IMPROVEMENTS IN AN AMOUNT OR MANNER SATISFACTORY TO THE CITY OF WILSON HAS BEEN RECEIVED.

> DATE CITY ENGINEER

I, TONYA A. WEST, CITY CLERK OF THE CITY OF WILSON, NC DO HEREBY CERTIFY THAT THE FOREGOING PLAT HAS BEEN APPROVED BY THE TECHNICAL REVIEW COMMITTEE ON

CITY CLERK

I, HEREBY CERTIFY THAT I (WE) AM (ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND I (WE) DO HEREBY DEDICATE UNTO THE CITY OF I (WE) DO HEREBY DEDICATE UNTO THE CITY OF WILSON, WILSON COUNTY, NORTH CAROLINA, ITS SUCES—SORS AND ASSIGNS, THE RIGHT, PRIVILEDGE AND EASE—MENT TO ENTER UPON THE PROPERTY SHOWN AND DE—SCRIBED HEREON, AND FROM TIME TO TIME, TO ERECT, CONSTRUCT, OPERATE, MAINTAIN, PATROL, INSPECT, SERVE, REPAIR, REMOVE, AND RECONSTRUCT, UPON, ALONG, ACROSS, OVER AND UNDER SAID PROPERTY, A LINE OR LINES FOR THE DISTRIBUTION OF ELECTRICAL POWER. TELEPHONE AND SIGNAL LINES INCLUDING POWER, TELEPHONE, AND SIGNAL LINES, INCLUDING, WITHOUT LIMITATION, ALL NECESSARY AND CONVENIENT WIRES, CABLES, TRANSFORMERS, GROUND CONNECTIONS, SERVICE LINES, UNDERGROUND CONDUIT AND CABLE SUPPORT PADS, SECONDARY PEDESTALS, AND ANY OTHER ITEMS DEEMED NECESSARY TO THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF THE THE UNDERGROUND POWER SYSTEM TOGETHER WITH ALL RIGHTS AND PRIVILEGES NECESSARY OR CONVENIENT FOR THE FULL ENJOY-MENT OR USE OF SAID LINES INCLUDING, WITHOUT LIMIT— ATION THE RIGHTS TO TRIM, CUT, AND KEEP CLEAN ALL TREES, LIMBS, BUSHES, FLORA, FAUNA, AND UNDERGROUND WITHIN FIVE FEET (5) OF ANY TRANS-FORMER, AND ALONG AND ON THE PROPERTY SHOWN HEREON THAT MAY, IN ANY WAY ENDANGER THE PROPER OPERATION OF THE SAME, OR OBSTRUCT THE MAINTEN-ANCE OR REPAIR OF UNDERGROUND LINES LOCATED ON THIS EASEMENT.

OWNER DATE

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY THEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES AND PLAT ALL STREETS, ALLEYS, WALKS, AND OTHER SITES TO PUBLIC OR PRIVATE USE AS NOTED. FURTHERMORE, I CERTIFY THE LAND AS SHOWN HEREON IS WITHIN THE PLATTING JURISDICTION OF THE CITY OF WILSON, NORTH CAROLINA.

OWNER DATE

THIS PROPERTY IS LOCATED WITHIN THE MUNICIPAL BOUNDARIES OR THE ETJ THAT HAS AN ORDINANCE THAT REGULATED PARCELS OF LAND, REQUIRES LOCAL AGENCY APPROVAL IF CERTIFIED AS 47-30(F)(11) A, D, OR E.

____ NO APPROVAL REQUIRED

CITY OF WILSON SUBDIVISION ADMINISTRATOR

STATE OF NORTH CAROLINA COUNTY OF WILSON

I, _____, REVIEW OFFICER OF WILSON COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER DATE

REFERENCE: (SEE PROPERTY REFERENCE IN SITE DATA TABLE)

I, RONNIE L. SUTTON, CERTIFY THAT THIS SURVEY CREATES A SUBDIVISION OF LAND IN AN AREA COVERED BY A SUBDIVISION ORDINANCE AND I RONNIE L. SUTTON, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION BASED ON THE DESCRIPTIONS IN THE ABOVE "PROPERTY REFERENCES" FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN ______BOOK _____, PAGE _____; THAT THE ERROR OF CLOSURE AS CALCULATED BY LATITUDES AND DEPARTURES IS 1:10,000+. THAT THIS MAP WAS

PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS _____, DAY OF _____, A.D., 20___

RONNIE L. SUTTON P.L.S. L-3439

NEUSE RIVER BASIN SCHEDULE

ACTUAL IMPERVIOUS CALCULATIONS and OFFSET NITROGEN CREDITS

BEDFORD PLACE

Herring-Sutton & Associates, P.A. Prepared by RON SUTTON

September 6, 2021

Copiemist 6, 2021																				
Lot#	Acreag	Act.	Act.	NO3 Loading	Actual Undisturbed	Undisturbed	NO ₃ Loading	Actual Managed	Managed	NO ₃ Loading			NO ₃	TOTAL NO ₃	TOTAL		Excess NO ₃	·	DISTRIBUTED	REQ'D NO ₃
		Imperv.	Imperv.		Open Space	Open Space		Open Space	Open		Loading w/o		Reduction	Loading	NO ₃	NO ₃		DISTRIBUTION	NO ₃	CREDITS
	е	Area (%)	Area (ac)	(lbs)(21.2)	AREA (%)	(ac)	(lbs)(0.6)	AREA (%)	Space (ac)	(lbs)(1.2)	BMP's (lbs)	BMP'S	Factor	with BMP's	lbs/ac/yr	lbs/ac/yr	lbs	lbs	lbs	lbs
PHASEI																				
LOTS 1-19 & 44-73	11.010	30.650	3.375	71.550	0.000	0.000	0.000	69.350	7.635	9.162	80.712		1.000	80.712	7.331	3.731	41.078	-28.120	12.96	388.7
R/W (PROPOSED)	2.500	76.000	1.490	31.588	0.000	0.000	0.000	24.000	0.600	0.720	32.308		1.000	32.308	12.923	9.323	23.308	-23.308	0.00	0.0
CA(ONSITE-MANAG)	1.090	0.000	0.000	0.000	0.000	1.090	0.654	0.000	1.650	1.980	2.634		1.000	2.634	2.417	-1.183	-1.289	1.289	0.00	0.0
CA(ONSITE-UNMANG)	3.630	0.000	0.000	0.000	0.000	0.000	3.630	0.000	0.000	0.000	3.630		1.000	3.630	1.000	-2.600	-9.438	9.438	0.00	0.0
CA(PARCEL PAIR)	14.106	0.000	0.000	0.000	0.000	16.810	10.086	0.000	0.000	0.000	10.086		1.000	10.086	0.715	-2.885	-40.696	40.696	0.00	0.0
SUB-TOTAL(PH1)	32.336	15.05	4.865	103.138		12.000	14.370		9.885	11.862	129.370			129.370	4.001	0.401	12.96	0.00	12.96	388.7
PHASE II																				******************************
LOTS 20 - 43	5.170	31.970	1.653	35.044	0.000	0.000	0.000	68.030	3.517	4.220	39.264		1.000	39.264	7.595	3.995	20.654	-13.484	7.17	215.1
R/W (PROPOSED)	1.110	72.100	0.800	16.960	0.000	0.000	0.000	27.900	0.310	0.372	17.332		1.000	17.332	15.614	12.014	13.336	-13.336	0.00	0.0
CA(PARCEL PAIR)	10.310	0.000	0.000	0.000	0.000	17.160	10.296	0.000	0.000	0.000	10.296		1.000	10.296	0.999	-2.601	-26.816	26.816	0.00	0.0
SUB-TOTAL(PH1)	16.590	14.79	2.453	52.004		0.000	10.296		3.827	4.592	66.892			66.892	4.032	0.432	7.17	0.00	7.17	215.1
TOTAL PH I & II	48.926	14.96	7.318	155.142		17.160	24.666		13.712	16.454	77.188		Transconduction of the Control of th	196.262	4.011	0.411	20.14	0.00	20.13	603.8
Total Development Acreage				48.926	(ac)					NO ₃ Reduction	on from	BMP's (lbs)		0.000]					

TN REMOVAL RATE WET DETENTION POND STORMWATER WETLANDS SAND FILTER 35% BIORETENTION 35% GRASS SWALE 20% VEGETATED FILTER STRIPS 20% WITH LEVEL SPREADER 50' RESTORED REPARIAN BUFF 30% WITH LEVEL SPREADER

DRY DETENTION

NOTES: With the provision of 24.416 acres of adjacent conservation area in Tax Parcel PIN # 3702-54-3508 and 3702-45-3693 there will be a itrogen credit purchase of 388.74 lbs in Phase I and of 215.10 lbs in Phase II. This is based upon a maximum impervious lot area of 300 square feet of impervious area per single family building lot.

THIS SUBDIVISION IS LOCATED IN A WS-4P WATERSHED DISTRICT AND THE DEVELOPER IS UTILIZING THE LOW DENSITY OPTION OF 2 RESIDENTIAL UNITS TO COMPLY WITH THE CITY OF WILSON WATERSHED REGULATIONS.

WATERSHED ADMINISTRATOR / ENGINEER

DATE

CERTIFICATE OF APPROVAL UNDER WATERSHED PROTECTION

PUBLIC SERVICES/WATERSHED ADMINISTRATOR

I CERTIFY THE PLAT SHOWN HERON COMPLIES WITH THE WATERSHED PROTECTION REGULATIONS FOR THE CITY OF WILSON.

10%

CERTIFICATE OF APPROVAL UNDER NEUSE RIVER BASIN STORMWATER PROGRAM FOR NITROGEN REMOVAL REGULATIONS:

I CERTIFY THE PLAT SHOWN HERON COMPLIES WITH THE NEUSE RIVER BASIN STORMWATER PROGRAM FOR NITROGEN REMOVAL REGULATIONS FOR THE CITY OF WILSON

PUBLIC SERVICES/STORMWATER

DATE

TOTAL AREA 27.328 AC ZONING SR6

PARCEL ID NUMBER 3702-64-2188 (PART OF) & 3702-54-2560

PROPERTY REFERENCE . . . DB 2919 P 634 & DB 3022 P 197

MINIMUM BUILDING LINES:

FRONT 20' SIDE 8' SIDE STREET 15'

REAR 20'

SITE DATA - PHASE 1-A:

OWNER: FWB DEVELOPMENT CO INC

PO BOX 1607 WILSON, NC 27894

2.49 AC - UNIMPROVED

RECREATION REQUIREMENTS FOR PHASE I-A&B & II: AREA REQUIRED: $49.56 \text{ AC} \times 5\% = 2.49 \text{ AC} - \text{IMPROVED}$

LOT #77 TO BE PROVIDE WITH GREENWAY EASEMENT - 14.106 AC LOT #76 TO BE DEVELOPED AS ACTIVE RECREATION ARE MEETING REQUIREMENTS OF SECTION 7.4.1 OF THE CITY OF WILSON UDO.

> NORTH CAROLINA WILSON COUNTY FILED FOR REGISTRATION

AT _		o,crock	A.P.M.		DAY	OF
				AND	RECOR	DED
IN	BOOR	ζ	PA	GE _		_

REGISTER OF DEEDS

Final Plat - Phase I-A Bedford Place Property Owner

WATERSHED IMPERVIOUS

AREA TABLE

BEDFORD PLACE S/D

11-Apr-23

MAX. %

22.4%

25.3%

23.9%

27.3%

26.0%

27.2%

28.7%

28.8%

28.9%

29.1%

29.2%

29.3%

35.9%

21.2%

26.2%

27.1%

37.6%

32.1%

29.6%

35.3%

41.3%

18.1%

25.8%

29.3%

34.2%

35.9%

28.2%

29.6%

30.5%

0

0

61.2%

17.870%

MAX. AREA IMPERVIOUS

2820

2820

2820

2820

2820

2820

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2820

2820

2820

2820

2820

2820

2820

2820

2820

81780

0

0

49169

212729

IMPERVIOUS AREA SURFACE ALLOWED (SF

LOT AREA

(SF) 12,616

11,125

11,802

10,331

10,841

10,351

9,817

9,779

9,741

9,703

9,666

9,628

7,848

13,319

10,768

10,420

7,506

8,774

9,536

7,992

6,825

15,567

10,949

9,619

8,234

7,847

9,985

9,527

9,261

50,327

23,917

132,070

614,462

80,280

1,190,433

PHASE I

LOT#

4

10

12

58

59

61

62

65

70

72

73

74(OPEN SPACE)

75(OPEN SPACE)

76 (OPEN SPACE)

77 (OPEN SPACE)

PROP. R/W

SUBTOTAL PHASE I

FWB Develoment Co. SInc.

City of Wilson January 2023

Wilson Co., NC **)** 200'

Herring-Sutton & Associates, P.A.

Firm License #C-2310 2201 Nash Street NW Wilson, North Carolina 27896 (252) 291-8887

Sheet 3 of 3 21-M-1870PA