

**NEUSE RIVER BASIN SCHEDULE  
ACTUAL IMPERVIOUS CALCULATIONS and OFFSET PAYMENT  
ADDITION TO UNITED TOBACCO COMPANY ADDITION**

Herring-Sutton & Associates, P.A.  
Prepared by DONALD PERRY  
March 8, 2010

Area #	Acres	Act. Imperv. Area (ac)	Act. Loading (lbs/acre)	Actual Undisturbed Open Space (ac)	NO <sub>x</sub> Loading (lbs/acre)	Actual Managed Open Space (ac)	NO <sub>x</sub> Loading (lbs/acre)	NO <sub>x</sub> Reduction Factor	TOTAL NO <sub>x</sub> Loading (lbs/acre)	Actual NO <sub>x</sub> Loading (lbs/acre)	NO <sub>x</sub> Reduction	TOTAL NO <sub>x</sub> Loading (lbs/acre)	Actual NO <sub>x</sub> Loading (lbs/acre)	Excess NO <sub>x</sub>
1	1.170	N/A	N/A	N/A	N/A	N/A	N/A	N/A	5.850	0.526	3.071	2.825	0.975	3.141
2	24.210	N/A	N/A	N/A	N/A	N/A	N/A	N/A	171.754	0.526	90.171	3.725	0.125	3.000
3	5.610	N/A	N/A	N/A	N/A	N/A	N/A	N/A	39.799	0.750	29.849	5.321	1.721	9.650
4	6.500	N/A	N/A	N/A	N/A	N/A	N/A	N/A	66.961	1.000	46.961	7.204	3.094	22.866
R/W	0.180	61.000	0.110	2.332	0.000	0.000	0.000	39.000	0.070	0.084	2.416	1.000	2.416	9.822
<b>Total</b>	<b>37.719</b>	<b>0.110</b>	<b>2.332</b>	<b>0.000</b>	<b>0.000</b>	<b>0.070</b>	<b>0.084</b>	<b>266.280</b>	<b>171.968</b>	<b>4.559</b>	<b>0.959</b>	<b>36.13</b>		

Total Development Acreage: 37.719 (ac)      NO<sub>x</sub> Reduction from BMP's (lbs): 94,312

BMP TYPE	TN REMOVAL RATE
A WET DETENTION POND	25%
B CONSTRUCTED WETLANDS	40%
C OPEN CHANNEL PRACTICE	20%
D RIPARIAN BUFFERS	30%
E VEGETATED FILTER STRIPS WITH LEVEL SPREADER	20%

NOTES:  
NO ADDITIONAL DELETIONS, CHANGES OR MODIFICATIONS WERE MADE TO THIS PLAN OTHER THAN THOSE REQUESTED BY THE CITY OF WILSON TECHNICAL REVIEW COMMITTEE.

**ADDITION TO UNITED TOBACCO COMPANY**  
Mar-10

**APPORTIONED NITROGEN LOADING**

LOT # 2	PRE-ADDITION (EXISTING) SITE CONDITIONS	POST-ADDITION (NEW) SITE CONDITIONS	ADDITIONAL
ACREAGE	24.100	36.372	12.162
IMPERVIOUS	1.980	13.030	11.050
MANAGED OPEN SPACE	19.430	23.342	3.912
UNDISTURBED OPEN AREA	2.800	0.000	-2.800

**ANL= 258.014**

**LEGEND**

- EXISTING IRON
- NEW IRON SET
- ⊗ NO POINT SET
- ⊠ EXISTING CONCRETE MONUMENT
- ⊡ NEW CONCRETE MONUMENT
- ▲ EXISTING PK NAIL
- △ NEW PK NAIL
- ⊙ N.C.G.S. MONUMENT
- ⊕ BENCH MARK
- ⊖ EXISTING RAILROAD SPIKE
- NEW RAILROAD SPIKE
- ⊖ EXISTING AXLE

**Vicinity Map**  
Not to Scale

**SITE DATA**

LOT AREA . . . . . 36.37 AC.  
 ZONE . . . . . I-1  
 BUILDING AREA . . . . . 40,000 SF  
 PARKING REQUIRED . . . 1 HANDICAP SPACE PROPOSED

**PARKING PROVIDED . . . 45 SPACES (EXIST.)**  
 1 HANDICAP SPACE EXISTING PER BLDG.  
 16 EMPLOYEES  
 8 TRUCKS STOPPED ON SITE SIMULTANEOUSLY

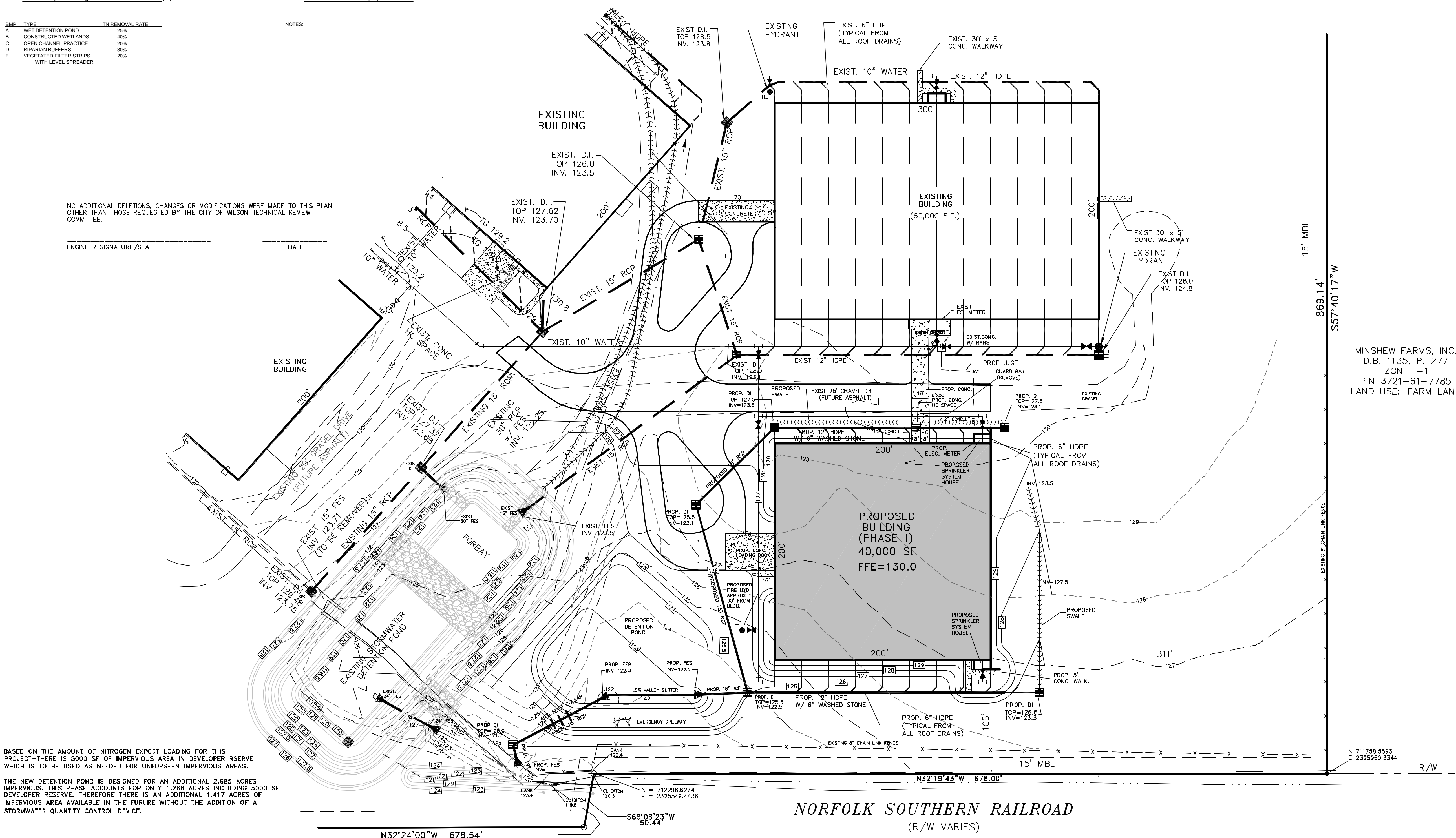
**BUILDING HEIGHT . . . . . NOT TO EXCEED 35'**  
 BUILDING USE . . . . . STORAGE  
 PROPERTY ADDRESS . . . 1707 BLACK CREEK ROAD, WILSON NC 27893  
 PARCEL ID NUMBER . . . 3721-52-8960

**SETBACK REQUIREMENTS**

FRONT . . . . . 35'  
 SIDE . . . . . 10'  
 REAR . . . . . 15'

**OWNER/DEVELOPER:**  
 UNITED TOBACCO COMPANY LLC  
 P.O. BOX 8205  
 WILSON, NC 27894

**NOTES:**  
 ALL CONSTRUCTION AND MATERIALS TO MEET CITY OF WILSON STANDARDS AND SPECIFICATIONS.  
 ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND MUST BE VERIFIED BY CONTRACTOR.  
 CALL N/CICALL AT 1-800-632-4949 BEFORE DIGGING TO LOCATE EXISTING UTILITIES.  
 A FIVE (5) FOOT GRASS PARKING BUFFER REQUIRED ADJACENT TO ALL PARKING AREAS.  
 ALL OUTDOOR LIGHTING SHALL BE SHIELDED IN SUCH A MANNER THAT NO DIRECT GLARE CAN BE SEEN FROM A MAJOR THOROUGHFARE, AN ADJOINING ZONING DISTRICT, OR FROM ABOVE.  
 REQUIRED 10' x 70' SIGHT DISTANCE TRIANGLES AT DRIVEWAY(S) ARE AS SHOWN AND LABELED OR ARE LOCATED ENTIRELY WITHIN THE RIGHT-OF-WAY  
 ALL REQUIRED EXITS ("EXIT") WILL NEED TO BE TREATED AS AN ACCESSIBLE ENTRANCE AS PER SECTION 6.2.1.2, VOL. 1-C AND THESE EXITS ("EXIT") MUST MEET ALL REQUIREMENTS OF VOL. 1-C.  
 ALL CURB CUTS AND/OR CURB RAMPS MUST MEET ALL REQUIREMENTS IN SECTION 4.7 OF VOL. 1-C.  
 ALL TRAFFIC CONTROL DEVICES ( PAVEMENT MARKINGS, SIGNS AND SIGNALS ) SHALL BE DESIGNED, INSTALLED AND MAINTAINED IN CONFORMANCE WITH THE STANDARDS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.  
 STANDARD R7-8c RESERVED PARKING AND MAXIMUM PENALTY \$250 NCGS 20-37.6 SIGNS MUST BE INSTALLED IN FRONT OF THE HANDICAP PARKING SPACES. VAN ACCESSIBLE SIGN(S) MUST BE PROVIDED IN FRONT OF VAN ACCESSIBLE SPACES.  
 SLOPE OF HANDICAP PARKING AREA MUST NOT EXCEED 1/2" RISE PER FOOT PER REQUIREMENTS IN SECTION 4.4.6 OF VOL. 1-C OF THE NORTH CAROLINA BUILDING CODE.  
 HANDICAP RAMP SHALL HAVE A SLOPE NO GREATER THAN 1 IN 12 PER REQUIREMENTS OF SECTION 5.2 OF VOL. 1-C OF THE NORTH CAROLINA BUILDING CODE.  
 A REGISTERED ENGINEER OR SURVEYOR SHALL SUBMIT SIGNED AND SEALED CERTIFICATION ATTESTING THAT THE BUILDING IS PROPERLY LOCATED ON THE SITE AND THAT SUCH LOCATION IS IN COMPLIANCE WITH THE APPROVED DEVELOPMENT PLAN PRIOR TO THE APPROVAL OF THE CONSTRUCTION OF THE SURFACE FLOOR SLAB OF THE BUILDING BY THE BUILDING INSPECTOR.  
 LOT IS NOT LOCATED WITHIN A DESIGNATED WATERSHED AREA.  
 LOT IS NOT LOCATED WITHIN A FLOOD HAZARD AREA.  
 DITCH/DITCHES ON SITE MAY BE SUBJECT TO THE NEUSE OR TAR-PAM BUFFER REGULATIONS. THERE ARE NO WETLANDS LOCATED ON THIS PROPERTY.  
 ASPHALT PARKING LOT TO BE 2" 59.5A OVER 6" OF AGGREGATE BASE AND GRAVEL PARKING TO BE 6" OF ABC.  
 DRIVEWAY PERMIT FROM NORTH CAROLINA DEPARTMENT OF TRANSPORTATION REQUIRED PRIOR TO CONSTRUCTION. (NO NEW DRIVE REQUIRED)  
 TRASH REMOVAL FOR SITE IS PER EXISTING DUMPSTER LOCATED ON SITE.  
 CONTIGUOUS BASED ON NAD 88.  
 BOUNDARY OF PROPERTY IS BASED ON INFORMATION TAKEN FROM MAP ENTITLED "PROPERTY OF N.W. CLARK" AS RECORDED IN PLAT BOOK 17, PAGE 82 OF THE WILSON COUNTY REGISTRY. COORDINATES AT PROPERTY CORNERS ARE BASED ON NAD 1927 CITY OF WILSON GRID.  
 SECTION 12.8 REQUIRES THE APPLICATION OF THE LANDSCAPING REQUIREMENTS OF THE ZONING ORDINANCE.  
 EXISTING IMPERVIOUS AREA= 32.34 %  
 PROPOSED IMPERVIOUS AREA= 35.82%



BASED ON THE AMOUNT OF NITROGEN EXPORT LOADING FOR THIS PROJECT-THERE IS 5000 SF OF IMPERVIOUS AREA IN DEVELOPER RESERVE WHICH IS TO BE USED AS NEEDED FOR UNFORSEEN IMPERVIOUS AREAS.

THE NEW DETENTION POND IS DESIGNED FOR AN ADDITIONAL 2.885 ACRES IMPERVIOUS. THIS PHASE ACCOUNTS FOR ONLY 1.288 ACRES INCLUDING 5000 SF DEVELOPER RESERVE. THEREFORE THERE IS AN ADDITIONAL 1.417 ACRES OF IMPERVIOUS AREA AVAILABLE IN THE FUTURE WITHOUT THE ADDITION OF A STORMWATER QUANTITY CONTROL DEVICE.

**STORMWATER CERTIFICATES & DATA:**

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

I CERTIFY THAT THE (PLAT/DEVELOPMENT PLAN) SHOWN HEREON COMPLIES WITH THE NEUSE RIVER BASIN STORMWATER PROGRAM FOR NITROGEN REMOVAL REGULATIONS FOR THE CITY OF WILSON.

PUBLIC SERVICES/STORMWATER . . . . . DATE . . . . .

50 0 50 100 150

TRC Stamp:	City Council Stamp:	Revision	Date	By

**Herring-Sutton & Associates, P.A.**  
 Engineers - Surveyors - Planners  
 2201 Nash Street NW, Wilson, North Carolina 27896 (252) 291-8887

**Addition to United Tobacco Company III**  
 City of Wilson, N.C.

**Site Plan**

Date: March 2010  
 Scale: 1" = 60'  
 Drawn by: TLJ  
 Map No. 2010-1-4177J  
 Sheet No. 1 of 2