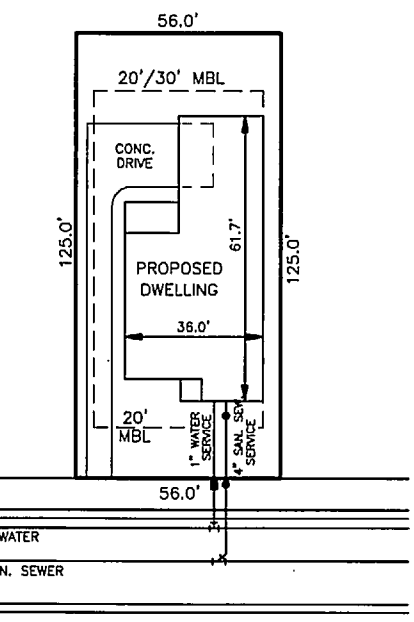


VICINITY MAP  
NTS

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHD	BRO	CHORD
C2	96.02	100.00	55°11'	52.08	S84°53'28"W	92.38	
C3	85.22	90.00	39°11'	28.51	N11°34'21"E	54.36	
C4	22.08	80.00	14°32'	11.10	N38°10'37"E	22.02	
C5	4.29	1170.00	0°25'54"	2.20	S43°50'51"W	4.39	
C6	91.55	1170.00	4°28'59"	45.80	S40°44'54"W	91.52	
C7	109.03	1170.00	5°20'22"	54.56	S35°50'13"W	108.99	
C8	48.34	1170.00	2°22'51"	24.18	S31°50'01"W	48.34	
C9	54.83	380.00	4°16'58"	27.51	N34°59'29"E	54.89	
C10	86.77	380.00	14°35'26"	48.85	N46°24'41"E	86.51	
C11	42.74	380.00	6°28'40"	21.39	S42°24'31"E	42.72	
C12	59.75	380.00	9°20'35"	29.94	S39°40'59"E	59.69	
C13	52.25	380.00	7°52'41"	26.17	S27°14'18"E	52.21	
C14	52.25	380.00	7°52'41"	26.17	S19°21'37"E	52.21	
C15	54.15	380.00	8°20'23"	27.12	S11°20'20"E	54.10	
C16	43.66	380.00	6°35'11"	21.86	S03°57'53"E	43.64	
C17	38.16	25.00	8°27'22"	23.51	N44°23'53"W	34.56	
C18	39.27	25.00	8°20'00"	25.00	N48°52'36"E	35.36	
C19	65.28	275.00	13°36'11"	32.79	S08°40'37"W	65.12	
C20	42.16	275.00	8°47'44"	21.12	S18°52'09"W	42.12	
C21	8.75	275.00	2°13'56"	4.88	S67°41'40"W	8.75	
C22	21.03	25.00	48°11'24"	11.18	N02°11'53"E	20.41	
C23	47.31	50.00	54°12'47"	25.59	S08°12'38"W	45.56	
C24	59.37	50.00	45°71'14"	20.73	S84°52'39"W	38.37	
C25	33.75	50.00	38°40'29"	17.55	N83°13'00"W	33.11	
C26	33.75	50.00	38°40'29"	17.55	N44°33'02"W	33.11	
C27	33.75	50.00	38°40'29"	17.55	N02°52'33"W	33.11	
C28	33.75	50.00	38°40'29"	17.55	N02°52'33"W	33.11	
C29	33.75	50.00	38°40'29"	17.55	N02°52'33"W	33.11	
C30	33.75	50.00	38°40'29"	17.55	N02°52'33"W	33.11	
C31	4.39	25.00	10°31'15"	2.20	S69°27'23"W	4.38	
C32	16.64	25.00	38°28'7"	8.64	S42°21'42"W	16.33	
C33	30.30	225.00	7°42'51"	15.17	S22°22'12"W	30.27	
C34	65.59	225.00	15°42'59"	33.03	S10°13'41"W	65.36	
C35	39.27	25.00	8°20'00"	25.00	S43°07'24"E	35.36	
C36	18.41	400.00	18°48'18"	9.28	N78°43'18"W	18.31	
C37	33.75	50.00	38°40'29"	17.55	N48°24'18"W	33.11	
C38	48.21	50.00	55°14'58"	28.17	N03°01'10"W	46.37	
C39	33.75	50.00	38°40'29"	17.55	N42°36'34"E	33.11	
C40	86.50	50.00	89°27'22"	38.67	S67°09'26"W	86.51	
C41	30.77	25.00	70°31'44"	17.68	N52°51'32"W	28.87	
C42	40.37	25.00	82°31'44"	26.13	S45°36'44"W	36.13	
C43	140.58	320.00	28°10'14"	11.44	S13°14'12"E	139.45	
C44	100.38	320.00	17°58'21"	50.60	S34°48'34"E	99.97	
C45	42.83	25.00	87°41'52"	28.81	N87°21'20"E	37.65	
C46	34.62	25.00	79°47'24"	20.90	N06°43'54"W	32.07	

LINE	BEARING	LENGTH
L1	S01°52'38"W	33.35
L2	N01°52'38"E	38.35
L3	N88°02'24"W	4.51



TYPICAL LOT LAYOUT  
NO SCALE

TYPICAL LOT LAYOUT: 56'x125'  
 PROPOSED HOUSE: 7,000 SF  
 PROPOSED DRIVE/WALK: 2,800 SF  
 PROPOSED STORAGE: 1,600 SF  
 10% CONTIGUENCY AREA: 400 SF  
 TOTAL PROPOSED IMP. AREA: 5,000 SF

OPEN SPACE REQUIREMENTS	
TOTAL AREA	393,702
REQUIRED OPEN SPACE (15%)	59,055
OPEN SPACE PROVIDED	59,281
POND AREA	21,771

WATERSHED MANAGEMENT SITE DATA TABLE

LOT NO.	LOT AREA (SQ.FT.)	MAX. IMPERVIOUS AREA (SQ.FT.)	% IMPERVIOUS
1	14,144	5,000	35%
2	10,462	5,000	48%
3	9,834	5,000	52%
4	11,963	5,000	42%
5	11,366	5,000	44%
6	9,708	5,000	52%
7	11,364	5,000	44%
8	8,978	5,000	56%
9	8,828	5,000	57%
10	9,721	5,000	51%
11	7,396	5,000	68%
12	7,220	5,000	69%
13	7,220	5,000	69%
14	7,883	5,000	63%
15	10,985	5,000	46%
16	12,850	5,000	40%
17	9,084	5,000	55%
18	8,526	5,000	59%
19	8,978	5,000	56%
20	8,724	5,000	57%
21	6,750	5,000	74%
22	7,850	5,000	65%
23	9,197	5,000	54%
24	8,792	5,000	57%
25	7,724	5,000	65%
26	10,293	5,000	49%
27	13,938	5,000	36%
28	13,010	5,000	38%
29	59,281	5,000	8%
R/W	66,775	40,216	60%
TOTAL	393,695	180,216	46%

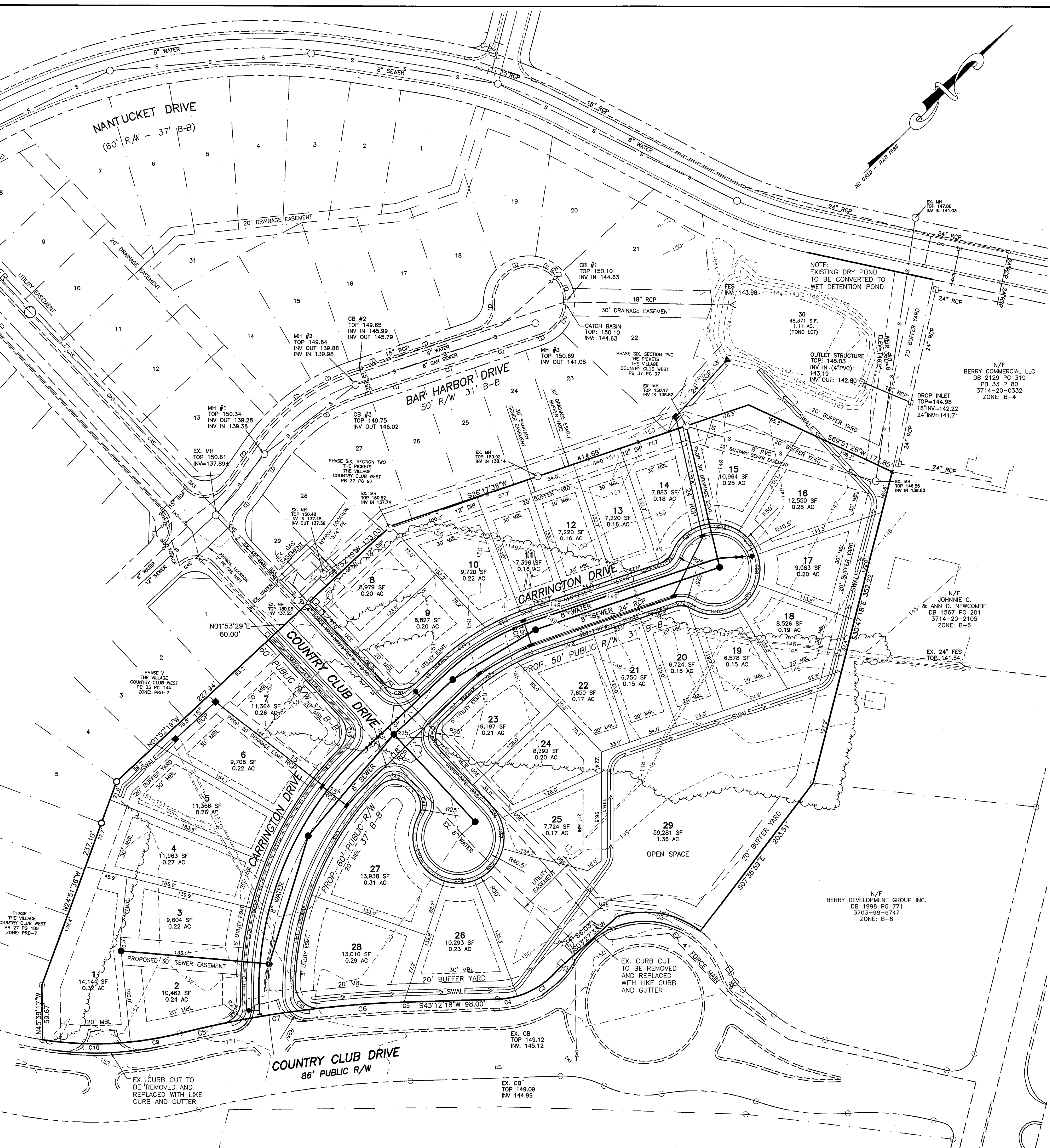
NO ADDITIONS, DELETIONS, CHANGES OR MODIFICATIONS WERE MADE TO THIS PLAN OTHER THAN THOSE REQUESTED BY THE CITY OF WILSON TECHNICAL REVIEW COMMITTEE.

4-20-10  
 ENGINEER DATE



NEUSE RIVER BASIN MANAGEMENT STRATEGY NITROGEN EXPORT CALCULATIONS											
WATERSHED MANAGEMENT DATA											
Lot #	Area (ac)	Impervious Area (ac)	Impervious %	Area (ac)	Area (ac)	Area (ac)	Area (ac)	Area (ac)	Area (ac)	Area (ac)	Area (ac)
1	0.01	0.00	0%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2	0.01	0.00	0%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3	0.01	0.00	0%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4	0.01	0.00	0%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5	0.01	0.00	0%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6	0.01	0.00	0%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
7	0.01	0.00	0%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
8	0.01	0.00	0%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9	0.01	0.00	0%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10	0.01	0.00	0%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
11	0.01	0.00	0%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
12	0.01	0.00	0%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13	0.01	0.00	0%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
14	0.01	0.00	0%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
15	0.01	0.00	0%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
16	0.01	0.00	0%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
17	0.01	0.00	0%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
18	0.01	0.00	0%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
19	0.01	0.00	0%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
20	0.01	0.00	0%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
21	0.01	0.00	0%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
22	0.01	0.00	0%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
23	0.01	0.00	0%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
24	0.01	0.00	0%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
25	0.01	0.00	0%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
26	0.01	0.00	0%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
27	0.01	0.00	0%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
28	0.01	0.00	0%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
29	0.01	0.00	0%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
R/W	0.01	0.00	0%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTALS	17.15	0.00	0%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

**BARTLETT ENGINEERING & SURVEYING, PC**  
 1906 NASH STREET NORTH WILSON, N.C. 27893-1726  
 TELE: (252) 399-0704 FAX: (252) 399-0804  
 LICENSE# C-1551 www.bartlett.us.com



SITE DATA:  
 LOT AREA: 393,695 SQ. FT. (9.04 AC.)  
 NO. OF LOTS: 29 LOTS  
 NO. UNITS: 28 UNITS  
 ZONE: PRD-7  
 MINIMUM LOT WIDTH: 40' AT MBL LINE  
 MINIMUM BUILDING LINES: FRONT = 20'  
 SIDE = 8'  
 ST. SIDE = 20'  
 REAR = 30' (ON STREET)  
 REAR = 20' (NOT ON STREET-INTERIOR)  
 REAR = 30' (NOT ON STREET-EXTERIOR)  
 BUILDING HEIGHT: LESS THAN 35'  
 PROPOSED LAND USAGE: SINGLE FAMILY  
 OWNER/DEVELOPER: BERRY DEVELOPMENT GROUP  
 P.O. BOX 8069 WILSON, N.C. 27895  
 REFERENCE: DEED BOOK 1998 PAGE 771  
 PLAT BOOK 37 PAGE 97  
 PLAT BOOK 33 PAGE 144  
 PLAT BOOK 27 PAGE 109  
 PIN NO: 3703-98-6747

SITE NOTES:  
 A PRO CONDITIONAL USE PERMIT IS REQUIRED FOR THIS SUBDIVISION. THERE ARE NO WETLANDS OR FLOOD HAZARD AREA ON THIS PARCEL.  
 ALL STREETS & RIGHT-OF-WAYS ARE PUBLIC UNLESS OTHERWISE NOTED.  
 THIS PROPERTY IS LOCATED IN THE TOISNOT WS-3 PROTECTED WATERSHED AREA.  
 NO BUILDING PERMIT SHALL BE ISSUED PRIOR TO THE PROPOSED STREET INSTALLED AND LAYERED WITH AT LEAST A GRAVEL SURFACE.  
 NO BUILDING PERMIT SHALL BE ISSUED PRIOR TO THE PUBLIC SERVICES ENGINEERING DIVISION RECEIVING THE DIGITAL FILE FOR THE ABOVE-REFERENCED SITE PLAN. PLEASE CONTACT TRC COORDINATOR (252) 399-2215 FOR ADDITIONAL INFORMATION. ALSO ANY CHANGES THROUGHOUT THE DEVELOPMENT PROCESS SHALL REQUIRE AN "AS-BUILT" SITE PLAN PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.  
 ALL PUBLIC WATER, SEWER AND STORM SEWER INFRASTRUCTURE SHALL BE INSTALLED BY THE DEVELOPER TO THE STANDARDS OF THE CITY OF WILSON PUBLIC SERVICES OR FINANCIALLY SECURED PRIOR TO RECORDING OF FINAL PLATS.  
 ALL PUBLIC IMPROVEMENTS SHALL BE INSPECTED PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY. CONTACT THE CONSTRUCTION INSPECTORS FOR FURTHER INFORMATION AT (252) 399-2195.  
 THE PROPOSED FIRE HYDRANTS SHALL BE INSTALLED ON SITE AND APPROVED BY THE CITY OF WILSON FIRE MARSHALL AND PUBLIC SERVICES DEPARTMENTS PRIOR TO ANY ISSUANCE OF A CERTIFICATE OF OCCUPANCY.  
 AN APPROVED FINAL PLAT DEPICTING THE PROPERTY AS SHOWN ON THE APPROVED PRELIMINARY PLAT MUST BE PROPERLY RECORDED AT THE WILSON COUNTY REGISTER OF DEEDS PRIOR TO ISSUANCE OF BUILDING PERMITS.  
 IF GAS SERVICE IS REQUESTED FROM THE CITY OF WILSON UTILITIES GAS DIVISION, PLEASE CONTACT THE DEPARTMENT AT (252) 296-3339. IT IS IMPERATIVE THE GAS DIVISION IS NOTIFIED AND GIVEN AMPLE TIME TO RUN NATURAL GAS LINES BEFORE ANY ROCK, ASPHALT OR CONCRETE IS INSTALLED. THE GAS SERVICE CANNOT BE INSTALLED WITHIN AN ENCLOSURE OR FENCED AREA. NO BUILDING OR STRUCTURE SHALL BE INSTALLED OVER THE GAS PIPELINE.  
 ALL LOTS TO HAVE POSITIVE DRAINAGE.  
 THE LOCATION OF ALL GAS LINES ARE SHOWN APPROXIMATE AND NOT FOR CONSTRUCTION PURPOSES. CALL ULCOO TO FIELD LOCATE @ 1-800-632-4949.  
 25'x25' SIGHT TRIANGLES LOCATED AT ALL INTERSECTIONS. 10'x70' SIGHT TRIANGLES ARE LOCATED ENTIRELY IN R/W.  
 ALL LOTS MUST BE GRADED SO THAT STORMWATER RUNOFF GOES TO POND.  
 LOTS 2, 26, 28 AND 29 SHALL NOT HAVE DRIVEWAY ACCESS TO COUNTRY CLUB DRIVE.  
 THIS AREA IS WITHIN THE WS-3-P WATERSHED DISTRICT AND THE DEVELOPER IS UTILIZING THE HIGH DENSITY OPTION OF 50% BUILT UPON AREA WITH STORMWATER CONTROLS.

CERTIFICATE OF APPROVAL UNDER WATERSHED PROTECTION REGULATIONS  
 I CERTIFY THE DEVELOPMENT PLAN SHOWN HEREON COMPLIES WITH THE WATERSHED PROTECTION REGULATIONS FOR THE CITY OF WILSON, NORTH CAROLINA.  
 PUBLIC SERVICES/WATERSHED ADMINISTRATOR DATE  
 BY MY/OUR SIGNATURE(S) I/WE AUTHORIZE THE SUBMITTAL OF THIS PRELIMINARY PLAT IN ACCORDANCE WITH THE SUBDIVISION REQUIREMENTS OF THE CITY OF WILSON, WILSON CO., NORTH CAROLINA.  
 OWNER DATE  
 CERTIFICATION 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 STORMWATER PROGRAM FOR NITROGEN REMOVAL REGULATIONS FOR THE CITY OF WILSON.  
 PUBLIC SERVICES/STORMWATER DATE

GRAPHIC SCALE  
 0 30 60 90 120 150 180 210 240  
 ( IN FEET )  
 1 inch = 60 ft.

TRC APPROVAL CITY COUNCIL APPROVAL  
 PRELIMINARY PLAT NOT FOR RECORDATION, SALES OR CONVEYANCES  
**PRELIMINARY PLAN THE VILLAGE (THE PICKETTS II) COUNTRY CLUB WEST**  
 DATE: MARCH 2010 SCALE: 1" = 60'  
 PROJECT: 09-189 CLIENT CODE: BOC CADFILE: 09189TP2 FIELD BOOK: 06-09 DRAWN BY: CP,LR,PPH SURVEY BY: TB, LP  
 WILSON TOWNSHIP WILSON CO.  
 NORTH CAROLINA ZONE: PRD-7  
 PIN # 3703-98-6747 SHEET PR1