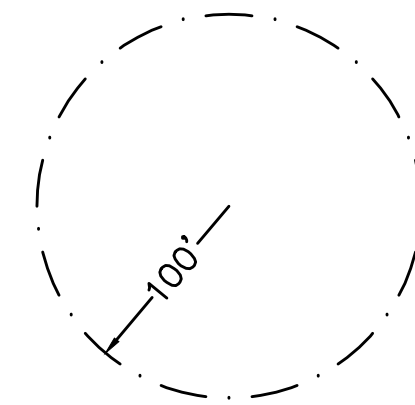


LEGEND



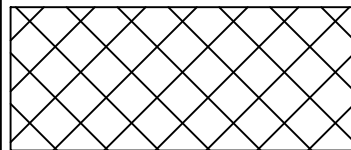
WELL ISOLATION DISTANCE

On Lot Well Requirements

Lots 2 through 13 of this subdivision shall use individual well sites for potable water. All other lots shall connect to the public water supply. The well sites shall be consistent with Section 902.4 of the Burke County Subdivision Ordinance.

Individual Well Sites Must Meet the Following Requirements:

- To benefit the public health, proposed individual well sites should be drilled wells with a minimum setback of ten (10) feet from any property line and fifty (50) feet from any on-site wastewater system, any on-site wastewater component part, and any designated on-site wastewater system repair area.
- Bored wells shall be set back at least ten (10) feet from any property line and set back at least one hundred (100) feet down slope and fifty (50) feet up slope from any on-site wastewater system, on-site wastewater system component or repair area.
- In order to promote ground water quality and availability, every effort should be made to maintain maximum separation distance between wells within the subdivision.



100-YR FLOOD PLAIN

NCDOT DRIVEWAY PERMITS:

NOTE: ALL INDIVIDUAL LOT OWNERS SHALL BE RESPONSIBLE FOR OBTAINING AN NCDOT DRIVEWAY PERMIT TO ACCESS NCDOT STREETS AND ROADS PRIOR TO CONSTRUCTION OF DRIVEWAYS.

LOW DENSITY SUBDIVISION VERIFICATION (HQW-15A NCAC 02H.1000)

TOTAL PROPERTY AREA: 90.3 AC
 SURFACE WATER AREA: STREAMS & WETLANDS = 1.66 AC
 AREA OF EXISTING RIGHT-OF-WAY: 7.03 AC
 ADJUSTED PROPERTY AREA: 90.3 - (1.66 + 7.03) = 81.61 AC
 TOTAL NUMBER OF LOTS: 23
 ALLOWABLE TOTAL IMPERVIOUS COVER: 81.61 * 0.12 = 9.79 AC
 ALLOWABLE IMPERVIOUS COVER PER LOT: 9.79 / 23 = 0.42 AC

LOTS 2-20
 AREA OF LOTS 2-20: 40.47 AC
 AREA OF EXISTING RIGHT-OF-WAY: 2.29 AC
 ADJUSTED AREA FOR LOTS 2-20: 40.47 - 2.29 = 38.18 AC
 AVERAGE LOT AREA FOR LOTS 2-20: 38.18 / 19 = 2.01 AC
 ALLOWABLE IMPERVIOUS COVER PER LOT: 2.01 * 0.12 = 0.24 AC
 ASSUMED HOUSE FOOTPRINT: 4,000 SF/LOT
 ASSUMED DRIVEWAY FOOTPRINT: 3,000 SF/LOT
 REMAINING ALLOWABLE IMPERVIOUS (SHEDS, GARAGES, LONGER DRIVEWAYS, ETC.): 3,450 SF/LOT
 TOTAL ASSUMED MAXIMUM ALLOWABLE IMPERVIOUS PER LOT: 10,450 SF OR 0.24 AC

REQUIRED COVENANT: MAXIMUM ALLOWABLE IMPERVIOUS AREA FOR LOTS 2 TO 20 SHALL BE LIMITED TO 10,450 SF PER LOT.

LOTS 1, 21-23
 AREA OF LOTS 1, 21-23: 49.92 AC
 AREA OF EXISTING RIGHT-OF-WAY: 4.74 AC
 ADJUSTED AREA FOR LOTS 1, 21-23: 49.92 - 4.74 = 45.18 AC
 AVERAGE LOT AREA FOR LOTS 1, 21-23: 11.29 AC
 ALLOWABLE IMPERVIOUS COVER PER LOT: 11.29 * 0.12 = 1.35 AC
 ASSUMED HOUSE FOOTPRINT: 4,000 SF/LOT
 ASSUMED DRIVEWAY FOOTPRINT: 12,000 SF/LOT
 REMAINING ALLOWABLE IMPERVIOUS (SHEDS, GARAGES, LONGER DRIVEWAYS, ETC.): 42,800 SF/LOT
 TOTAL ASSUMED MAXIMUM ALLOWABLE IMPERVIOUS PER LOT: 58,800 SF OR 1.35 AC

REQUIRED COVENANT: MAXIMUM ALLOWABLE IMPERVIOUS AREA FOR LOTS 1, 21 TO 23 SHALL BE LIMITED TO 58,800 SF PER LOT.

Setback Lines:
Front Yard:
 30 Feet from Right-of-Way/Property Line
 (Except when adjacent to a road designated as a minor arterial, major collector, or urban major thoroughfare on the approved Burke County Thoroughfare Plan, in which case the required setback shall be 45 feet).
Corner Lot Side Yard, Side Yard, and Rear Yard:
 10 Feet from Right-of-Way/Property Line

NATURAL FEATURES & DRAINAGE NOTES:

- THE ACTUAL FEMA 100-YEAR FLOODWAY IS BASED UPON ELEVATIONS (ELEVATION 1018) PROVIDED ON FEMA MAP NUMBER 3710270500J DATED SEPTEMBER 5, 2007.
- A PORTION OF LOT 1 AND LOT 23 IS LOCATED WITHIN THE 100-YEAR FLOODWAY. ALL PROPOSED BUILDINGS SHALL BE CONSTRUCTED ABOVE THE BUILDING RESTRICTION FLOOD LINE ON LOTS 1 AND 23. THE BUILDING RESTRICTION ELEVATION FOR LOTS 1 AND 23 SHALL BE AT ELEVATION 1019.
- NO FILLING SHALL BE PERMITTED IN THE 100-YEAR FLOOD AREA WITHOUT OBTAINING ADDITIONAL PERMITS AND OR AUTHORIZATION FROM LOCAL, STATE, AND OR GOVERNMENT OFFICIALS (ARMY CORPS OF ENGINEERS).
- THE 100-YEAR PROBABLE FLOOD FREQUENCY IS BASED UPON THE FEMA FLOOD ELEVATIONS AND MAP MENTIONED ABOVE. ALL BUILDINGS PROPOSED ON LOTS 1 AND 23 FOR HUMAN OCCUPATION SHALL BE CONSTRUCTED WITH LIVING SPACE ONE (1) FOOT ABOVE THE TOP OF BANK OF THE STREAMS LOCATED ON THOSE LOTS.
- THE PROPOSED RESIDENTIAL SUBDIVISION COMPLIES WITH THE LOW DENSITY OPTION.
- LOTS 1 AND 23 CONTAIN JURISDICTIONAL WETLANDS AND PERENNIAL STREAMS. NOT FILLING, DREDGING OR EARTH DISTURBANCE SHALL OCCUR WITHIN THESE AREAS WITHOUT PRIOR PLAN AND PERMIT APPROVAL FROM LOCAL, STATE AND FEDERAL AGENCIES.
- A NATURAL FEATURES SURVEY WAS COMPLETED BY HUYSMAN & BANDY, INC. WETLAND AND ENVIRONMENTAL CONSULTANTS. THE NATURAL FEATURES DEPICTED ON THIS PLAN ARE BASED ON A REPORT BY HUYSMAN & BANDY, INC. DATED JUNE 1, 2015.
- THE ENTIRE SITE IS WOODED.
- THE PROPOSED SUBDIVISION DRAINS TO THE JOHNS RIVER. THE RECEIVING WATER OF THE JOHNS RIVER IS CLASSIFIED AS A WS-IV, HQW STREAM.
- NO EARTH DISTURBANCE, STREAM OR WETLAND CROSSINGS ARE PROPOSED AS PART OF THIS SUBDIVISION. INDIVIDUAL LOT OWNERS SHALL BE RESPONSIBLE FOR OBTAINING PERMITS FOR EARTH DISTURBANCE, STREAM AND OR WETLAND CROSSINGS FROM LOCAL, STATE AND FEDERAL AGENCIES (IF NEEDED).

STREAM ANALYSIS

100-YR PRE DEVELOPMENT

STREAM 1
 A=DRAINAGE AREA: 45.2 AC
 TIME OF CONCENTRATION: 15.8 MIN
 I=INTENSITY: 6.43 IN/HR
 C=RUNOFF COEFFICIENT: 0.25 (WOODLANDS)
 Q=CIA= 72.7 CFS

STREAM 2
 A=DRAINAGE AREA: 90.1 AC
 TIME OF CONCENTRATION: 21.2 MIN
 I=INTENSITY: 5.93 IN/HR
 C=RUNOFF COEFFICIENT: 0.25 (WOODLANDS)
 Q=CIA= 133.6 CFS

STREAM 3
 A=DRAINAGE AREA: 12.0 AC
 TIME OF CONCENTRATION: 11.9 MIN
 I=INTENSITY: 7.23 IN/HR
 C=RUNOFF COEFFICIENT: 0.25 (WOODLANDS)
 Q=CIA= 21.7 CFS

STREAM 2+3
 Q=CIA= 155.3 CFS

STREAM 1+2+3
 Q=CIA= 228.0 CFS

NOTE: A STREAM ANALYSIS FOR THE 100-YR STORM WAS COMPLETED AND THE PROPOSED DEVELOPMENT HAS NO SIGNIFICANT IMPACT ON THE EXISTING STREAM CHANNEL CAPACITY OR FLOW DEPTH (SEE DRAINAGE NOTE 4).

STORMWATER ANALYSIS COMPLETED BY JEFFREY J. SWARTZ, PE (NC PE LICENSE NUMBER 033411).

100-YR POST DEVELOPMENT

STREAM 1
 A=DRAINAGE AREA: 45.2 AC
 TIME OF CONCENTRATION: 15.8 MIN
 I=INTENSITY: 6.43 IN/HR
 C=RUNOFF COEFFICIENT: 0.25 (WOODLANDS)
 Q=CIA= 72.7 CFS

STREAM 2
 A=DRAINAGE AREA: 90.1 AC
 TIME OF CONCENTRATION: 21.2 MIN
 I=INTENSITY: 5.93 IN/HR
 C=RUNOFF COEFFICIENT: 0.25 (WOODLANDS)
 Q=CIA= 133.6 CFS

STREAM 3
 A=DRAINAGE AREA: 12.0 AC
 TIME OF CONCENTRATION: 11.9 MIN
 I=INTENSITY: 7.23 IN/HR
 C=RUNOFF COEFFICIENT: 0.30 (SINGLE FAMILY LARGE LOTS)
 Q=CIA= 26.0 CFS

STREAM 2+3
 Q=CIA= 159.6 CFS

STREAM 1+2+3
 Q=CIA= 232.3 CFS

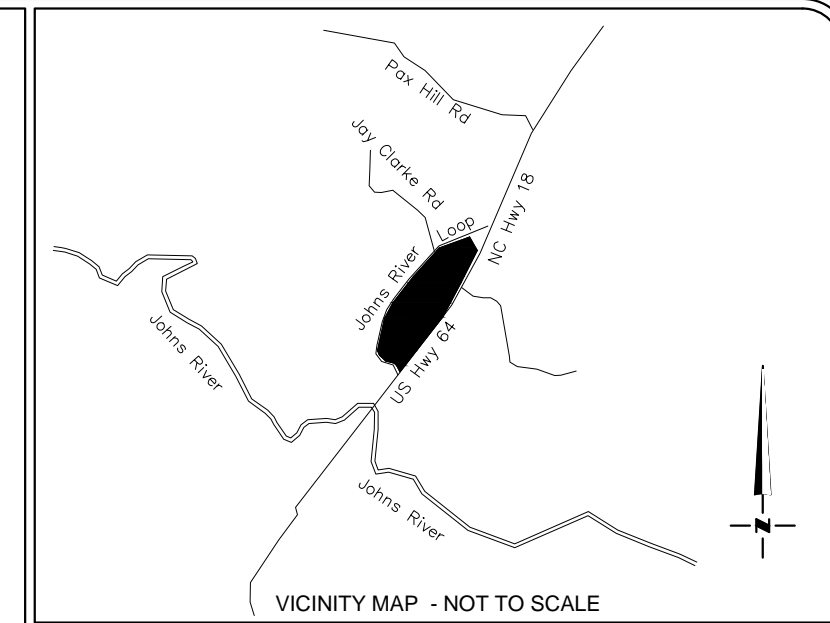
Notes:

- Area determined by coordinate method.
- North Carolina Geodetic Survey Monumentation not recovered within 2000'.
- No improvements, above ground utilities or underground utilities, and infrastructure located other than shown hereon.
- Property is subject to deeds, restrictions, right-of-ways of record and/or other legal prescription.
- No title report was provided to the surveyor at the time of survey.
- Deed references: DB:2158 PG:115, in the Burke County Registry.
- Broken lines indicate lines not surveyed.
- All distance shown hereon are horizontal ground distances unless otherwise noted.

LEGEND

- CONCRETE MONUMENT FOUND
- IRON PIPE FOUND
- IRON ROD FOUND
- ⊙ UNMARKED POINT
- IRON ROD SET
- ▲ NAIL SET IN ASPHALT
- PK NAIL SET
- ⊗ WATER METER
- ⊕ FIRE HYDRANT
- ⊘ UTILITY POLE
- PROPERTY LINE
- - - ADJOINER PROPERTY LINE
- R/W- EXISTING RIGHT OF WAY
- - - SETBACK LINE
- OW — OVERHEAD UTILITY WIRES
- - - W - - - UNDERGROUND WATER LINES
- EDGE OF ASPHALT
- - - INTERMEDIATE CONTOUR (1 FOOT)
- - - INDEX CONTOUR (5 FOOT)

LINE	BEARING	DISTANCE
L49	N 51°19'33" E	150.29'
L50	N 51°19'33" E	24.16'
L51	N 51°27'41" E	76.12'
L52	N 55°51'38" E	42.98'
L53	N 61°47'34" E	43.96'
L54	N 61°47'34" E	17.95'
L55	N 67°22'52" E	50.52'
L56	N 71°39'19" E	47.23'
L57	N 76°03'37" E	14.35'
L58	N 76°03'37" E	63.84'
L59	N 77°17'59" E	74.72'
L60	N 77°17'59" E	28.52'
L61	N 79°08'35" E	125.95'
L62	N 79°08'35" E	143.76'
L63	N 79°08'35" E	58.66'
L64	N 78°40'02" E	91.64'
L65	N 78°40'02" E	306.33'



Subdivision Name:
Johns River Subdivision

Subdivider:
Joshua Drake
225 East Main Street
Franklin, NC 28743
Phone: 828-421-4700

Property Reference:
Joshua Drake
DB 2158 PG 115
Tract 1 of P.B. 19 PG. 73
PIN 2705768732

Zoning: Burke County R-3
Watershed: WS-IV P
PIN 2705768732

Total Acres: 90.3
Total Lots: 23
Smallest Lot: 46,455 Sq. Ft.

Fire District:
Chesterfield

School Districts:
Elementary School: Chesterfield
Middle School: Walter R. Johnson
High School: Freedom

No Preliminary evaluation by a licensed soil scientist for on-site septic systems for the individual lot(s) has been done and Burke County Health Office has no liability, or fault, in lots that may be denied or forced to have alternative on-site sewer systems.

All lots which have access to public water must connect to those utilities. Lots 2 through 13 shall use individual well sites for potable water.

Certificate of Approval or Conditional Approval by the Planning Board

I, _____, chairman of the Planning Board hereby certify that the said board fully or conditionally approved the preliminary plat of the subdivision entitled _____ on the _____ day of _____, 20____.

_____, Chairman

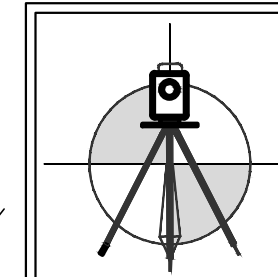
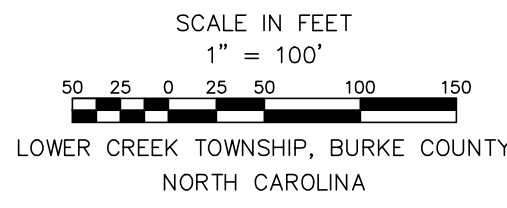
Certificate of Preliminary Plat Approval by the Watershed Review Board

I, _____, chairman of the Watershed Review Board hereby certify that the preliminary plat complies with the Water Supply Watershed Protection Ordinance and that the said board fully or conditionally approved the preliminary plat on the _____ day of _____, 20____.

_____, Chairman

Project # 1504

Johns River Subdivision



Survey for Joshua Drake
 Major Subdivision Survey
 DB: 2158 PG: 115
 PIN: 2705768732
 US HWY 64/ NC HWY 18 N, Morganton, NC 28655
 LOWER CREEK TOWNSHIP
 BURKE COUNTY, NORTH CAROLINA

Preliminary
 NOT FOR SALES, CONVEYANCE,
 OR RECORDATION
 FOR REVIEW ONLY