ICHD - ENVIRONMENTAL HEALTH DIVISION

Statesville Office (704) 878-5305 Mooresville Office (704) 660-3625

PERMIT # AP 317983

PIN # 3782 -- 72 -- 3935

SEPTIC: IMPROVEMENT PERMIT / AUTHORIZATION TO CONSTRUCT / OPERATION PERMIT / EXISTING SYSTEM

APPLICANT/OWNER: Jeff Lawliss (owner) / Americas Home Place APPLICANT ADDRESS: 1206 Greenland Dr., Statesville, NC 28677

SITE ADDRESS: 234 Bluewater Drive, Statesville, NC 28677 PHONE: 614-824-8171 ALT. PHONE 919-264-9434

SITE DIRECTIONS: (N) NC 21 → (L) Old Mountain Rd → (L) NC 70 → (R) Pier Dr → (2) Bluewater - lot on (R) SAP CONTROLLED: ☐ YES ☒ NO

SUBDIVISION: River Oaks Landings SECTION: 1 LOT # 28/34 LOT AREA: 1.49 ac DESIGN FLOW: 360 gpd L.T.A.R.: 0.25 (I) / 0.1 (R)

Septic Tank	1000	(gal)	STB	760	Date	10/13/21	☒ New System	☐ Repair	☐ Expansion	System Type: I II (III) IV V VI	
Pump Tank		(gal)	PT		Date		System Description:	25% Reduction			
Pump Make			Model		Serial #		Repair System Description:	Dr. P			
# Nitrification Fields	1		# Lines	5	Linear Ft	302'	Maintenance Agreement Required:	☐ YES	☒ NO		
Trench Width	36"		Trench Bottom Depth(Low side)	~~24"~~	Gravel Depth	N/A		☒ GRAVITY	☐ PRESSURE		

☒ Residence ☐ Business ☐ Other ☐ Slab ☒ Basement w/plumbing ☐ Crawl Space ☐ Basement w/o plumbing

No. Bedrooms 3 No. Persons 6 No. Employees

Water Supply: ☐ Private ☒ Public ☐ Community

Comments / Conditions: Positive drainage away from drainfield must be achieved. ~~24"~~ 36" max. trench bottom to Pre-construction meeting required - call 704-902-4482

Install on contour of land. Keep 15' from all cuts, including drainage swales. Ensure fall from house to lines once basement is cut. Do not install in fill. Do not install in flood zone.

INITIAL SITE SKETCH

See attached site plan by ICHD, dated 9/9/21

AS BUILT SKETCH

FOR SEPTIC FINAL INSPECTION CALL: 704-664-3703 between 8am-9am the day the inspection is needed. Be sure to speak with an inspector to confirm your time.

Installed as Drawn

Permit can be suspended or revoked if any false information is supplied toward securing the permit / any unauthorized changes are made to the site / any unauthorized changes are made in the installation of the system. CONTACT A LOCATOR SERVICE PRIOR TO ANY EXCAVATION

☐ **IMPROVEMENT PERMIT** *with plat valid without expiration.* ☒ **IMPROVEMENT PERMIT** *with site plan valid for 60 mos.* ☒ **AUTHORIZATION TO CONSTRUCT** *valid for period equal to IMPROVEMENT PERMIT--not to exceed 60 mo.*

Owner / Applicant Signature: Date: 9/15/21 Installed by: Stutts Grading

IMPROVEMENT PERMIT by: D. Wieberg Date: 9/9/21 OPERATION PERMIT by: Date: 12/17/21

AUTHORIZATION TO CONSTRUCT by: D. Wieberg Date: 9/9/21 Existing System Inspected by: Date:

FOR SEPTIC FINAL INSPECTION: CALL 704-664-3703 between 8am-9am the day the inspection is needed.

Lake Norman

234 Blue Water Dr.
3782-72-3935
9/9/21 Dw
1" = 40'

SOIL/SITE EVALUATION

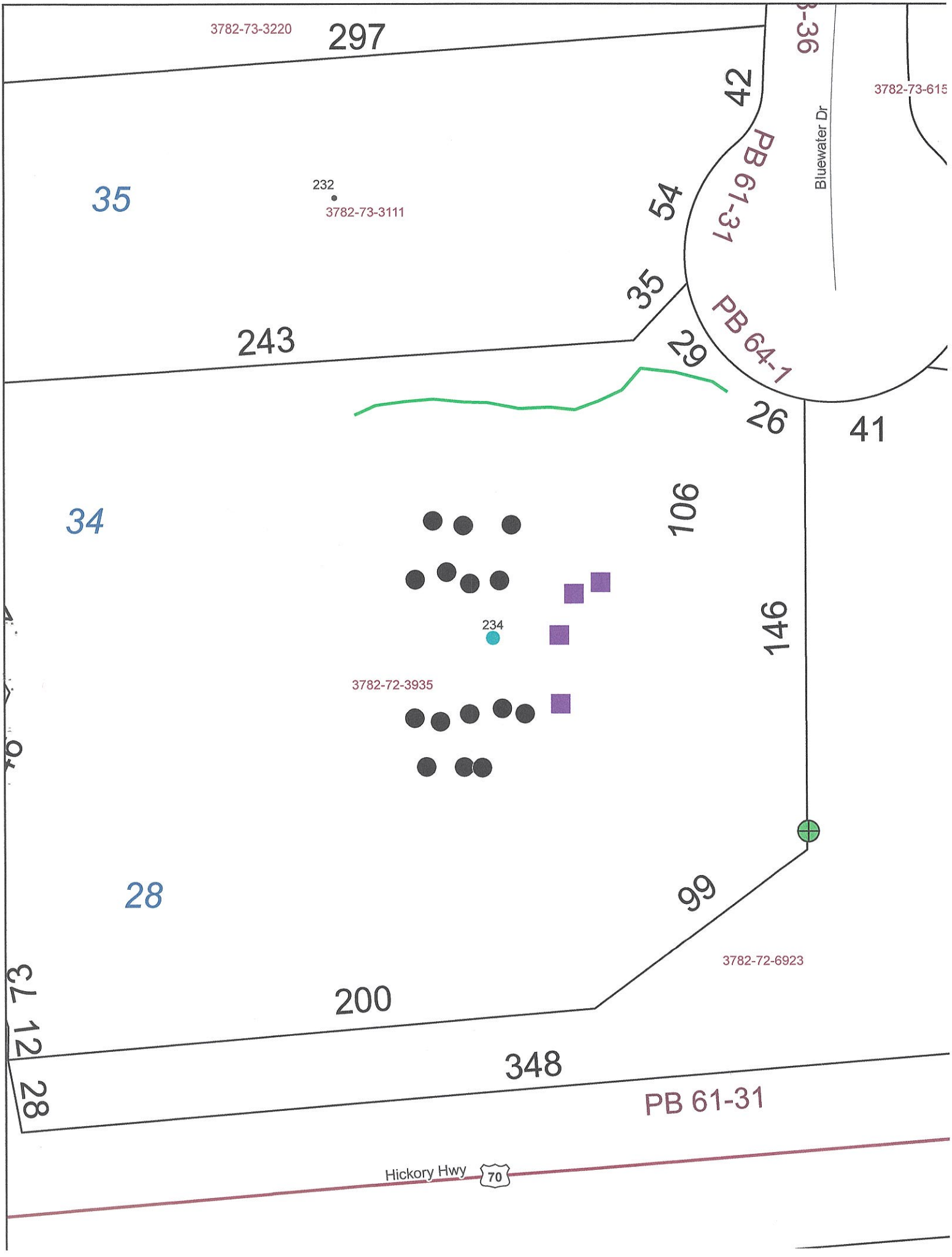
(Continuation Sheet-Complete all field in full)

DEPARTMENT OF HEALTH AND HUMAN SERVICES
DIVISION OF PUBLIC HEALTH
ENVIRONMENTAL HEALTH SECTION
ON-SITE WATER PROTECTION BRANCH

PROPERTY ID #: 3787723935
DATE OF EVALUATION: 6/3/21
COUNTY: Iredell

PROFILE #	.1940 LANDSCAPE POSITION/ SLOPE %	HORIZON DEPTH (IN.)	SOIL MORPHOLOGY (.1941) .1941 STRUCTURE/ TEXTURE	SOIL MORPHOLOGY (.1941) .1941 CONSISTENCE/ MINERALOGY	OTHER PROFILE FACTORS .1942 SOIL WETNESS/ COLOR	OTHER PROFILE FACTORS .1943 SOIL DEPTH	OTHER PROFILE FACTORS .1956 SAPRO CLASS	OTHER PROFILE FACTORS .1944 RESTR HORIZ	PROFILE CLASS & LTAR
5	LS 10%	0-10	SCL - SBK	SSSP-FR-SEXP	5Y 7/2 @ 22, 37"				PS
		10-40	C - SBK/ABK	SSSP-FR/FI					0.1
		40-57	CL - SBK	SSSP-FR/FI	Heavy mottles, gleys "40"+	57"			dnp
6	Small ridge —	0-5	SCL - SBK	SSSP-FR-SEXP	5Y 7/2 @ 17"				U
		5-30	C - ABK/PL	SSSP-FR-SEXP	Heavy mottling	17"+			
		30-57	CL - SBK	SSSP-FR-SEXP	PL	14"+			
7	18%	0-8	SCL - SBK	SSSP-FR-SEXP	5Y 7/2, 7/1 @ 28"+				PS
		8-33	C - SBK/ABK	SSSP-FR-SEXP					0.1
		33-57	CL - SBK	SSSP-FR-SEXP					dnp
				10"					
			—	Grade ^ before laying out			b/w	house	
			—	Move house for			&	100 yr	
				57'	b/w (R) prop line				

COMMENTS: TS-11 Downslope-7
Prop pnp like w/ culvert/drainage all the way behind system
SideSlope-10
UpSlope-15


3782-73-3220
297
42
PB 61-31
Bluewater Dr
3782-73-615
35
232
3782-73-3111
54
35
243
29
PB 64-1
26
41
34
106
234
146
3782-72-3935
28
99
3782-72-6923
73
12
200
28
348
PB 61-31
Hickory Hwy
70

DEPARTMENT OF HEALTH AND HUMAN SERVICES
DIVISION OF PUBLIC HEALTH, ENVIRONMENTAL HEALTH SECTION
ON-SITE WATER PROTECTION BRANCH

Sheet 1 of 2
PROPERTY ID #: 27827239350
COUNTY: Iredell

SOIL/SITE EVALUATION
for ON-SITE WASTEWATER SYSTEM
(Complete all fields in full)

OWNER: Jeff & Jackie Lawless
ADDRESS: 13603 Castleton Rd Columbus OH
PROPOSED FACILITY: 3BR
PROPOSED DESIGN FLOW (.1949): 360
LOCATION OF SITE: 234 Bluewater Dr SVL

APPLICATION DATE 5/9/21
DATE EVALUATED: 6/3/21
PROPERTY SIZE: 1.49
PROPERTY RECORDED:

WATER SUPPLY: ☐ Private ☒ Public ☑ Well ☐ Spring ☐ Other
EVALUATION METHOD: ☐ Auger Boring ☒ Pit ☐ Cut
TYPE OF WASTEWATER: ☑ Sewage ☐ Industrial Process ☐ Mixed

PROFILE #	.1940 LANDSCAPE POSITION/ SLOPE %	HORIZON DEPTH (IN.)	SOIL MORPHOLOGY (.1941) .1941 STRUCTURE/ TEXTURE	SOIL MORPHOLOGY (.1941) .1941 CONSISTENCE/ MINERALOGY	OTHER PROFILE FACTORS .1942 SOIL WETNESS/ COLOR	.1943 SOIL DEPTH	.1956 SAPRO CLASS	.1944 RESTR HORIZ	PROFILE CLASS & LTAR
1	LS 25%	0-9	CL - SBK	SSSP - FR - SEXP	very few YB - Some Lith Some Mn - more prevalent LS	58"	N/A	N/A	PS 0.275
		9-40	C - SBK	SSSP FR - SEXP					
		40-58	CL - SBK	SSSP - FR - SEXP					
2	LS 20%	0-14	FILL	—	RB mottled color - Mn staining?				PS 0.25
		14-58	CL/SCL - SBK	SSP - FR SEXP					
*3	LS in flood plain	0-23	FILL	—	N/A	(56")	N/A	N/A	PS 0.25
		23-56	CL/SCL - SBK	SSP - FR - SEXP					
*4	FS in flood plain	0-20	FILL	—	Mn staining	(57")	N/A	N/A	PS 0.25
		20-57	SCL - SBK	SSP - FR - SEXP					

DESCRIPTION	INITIAL SYSTEM	REPAIR SYSTEM
Available Space (.1945)	240	3600 ft2
System Type(s)	50%	drip
Site LTAR	0.25	0.1

OTHER FACTORS (.1946):
SITE CLASSIFICATION (.1948): PS
EVALUATED BY: D - Wieberg
OTHER(S) PRESENT: B. Botkins, H Snow

COMMENTS: verify legally monitored >1' fill remove
4' elevation change b/t top of pit to 100' floor

LEGEND

use the following standard abbreviations

LANDSCAPE POSITION	GROUP	SOIL TEXTURE	CONVENTIONAL .1955 LTAR*	LPP .1957 LTAR*	MINERALOGY/ CONSISTENCE	STRUCTURE
CC (Concave Slope) CV (Convex Slope) D (Drainage Way) DS (Debris Slump) FP (Flood Plain) FS (Foot Slope) H (Head Slope) L (Linear Slope) N (Nose Slope) R (Ridge) S (Shoulder Slope) T (Terrace)	I	S (Sand) LS (Loamy Sand)	1.2 - 0.8	0.6 - 0.4	SEXP (Slightly Expansive) EXP (Expansive)	G (Single Grain) M (Massive) CR (Crumb) GR (Granular) SBK (Subangular Blocky) ABK (Angular Blocky) PL (Platy) PR (Prismatic)
	II	SL (Sandy Loam) L (Loam)	0.8 - 0.6	0.4 - 0.3		
	III	Si (Silt) SiCL (Silty Clay Loam) CL (Clay Loam) SCL (Sandy Clay Loam) SiL (Silt Loam)	0.6 - 0.3	0.3 - 0.15		
	IV	SC (Sandy Clay) SiC (Silty Clay) C (Clay) O (Organic)	0.4 - 0.1 None	0.2 - 0.05 None		

MOIST	WET
VFR (Very Friable)	NS (Non-sticky)
FR (Friable)	SS (Slightly Sticky)
FI (Firm)	S (Sticky)
VFI (Very Firm v. Very Sticky)	VS (Very Sticky)
EFI (Extremely Firm)	NP (Non-plastic)
	SP (Slightly Plastic)
	P (Plastic)
	VP (Very Plastic)

*Adjust LTAR due to depth, consistence, structure, soil wetness, landscape, position, wastewater flow and quality.

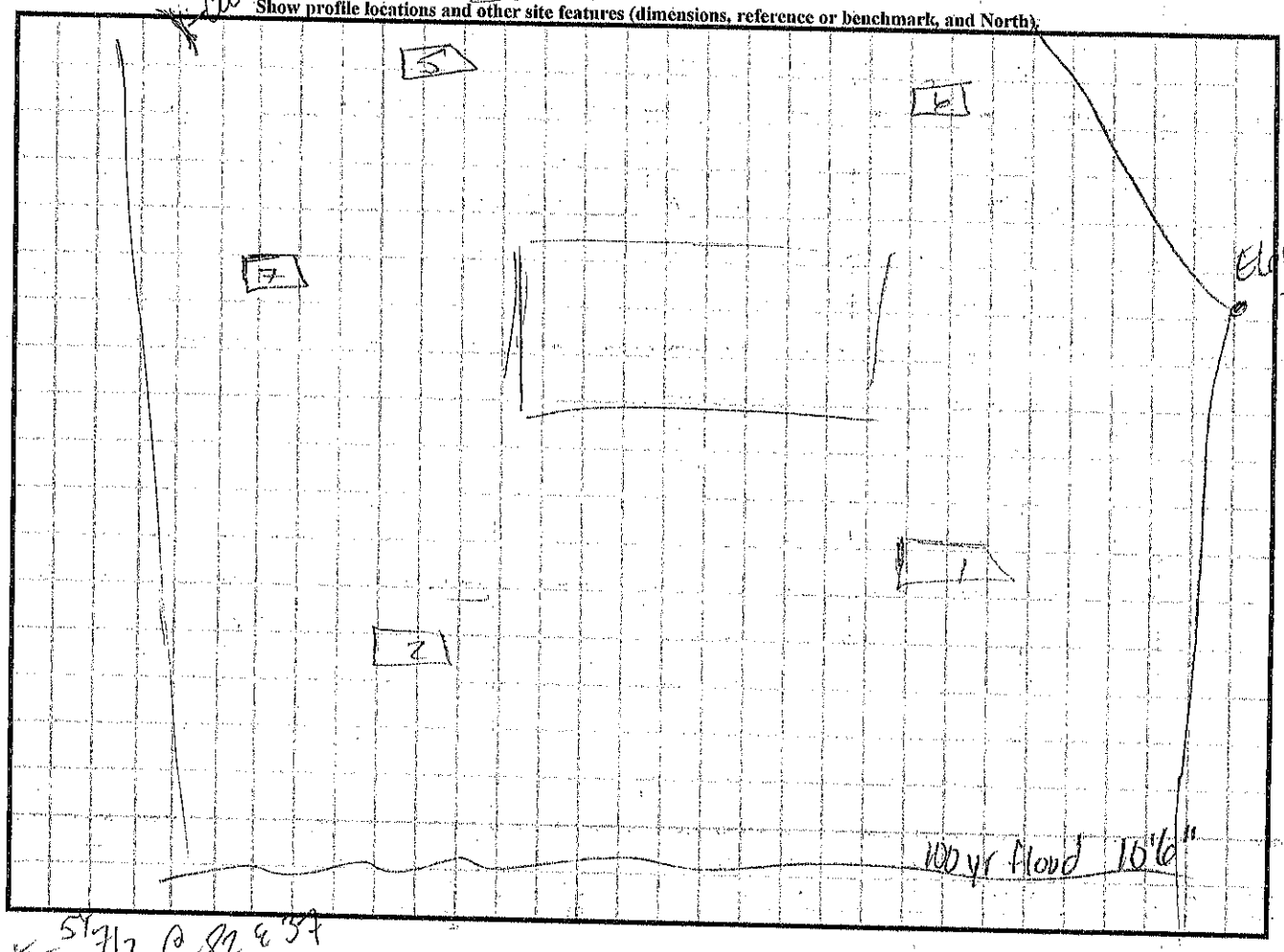
NOTES

HORIZON DEPTH	In inches below natural soil surface
DEPTH OF FILL	In inches from land surface
RESTRICTIVE HORIZON	Thickness and depth from land surface
SAPROLITE	S(suitable) or U(unsuitable)
SOIL WETNESS	Inches from land surface to free water or inches from land surface to soil colors with chroma 2 or less - record Munsell color chip designation
CLASSIFICATION	S (Suitable), PS (Provisionally Suitable), or U (Unsuitable)

Evaluation of saprolite shall be by pits.

Long-term Acceptance Rate (LTAR): gal/day/ft²

Show profile locations and other site features (dimensions, reference or benchmark, and North):



5 - 5Y 7/2 C&E 3?

3

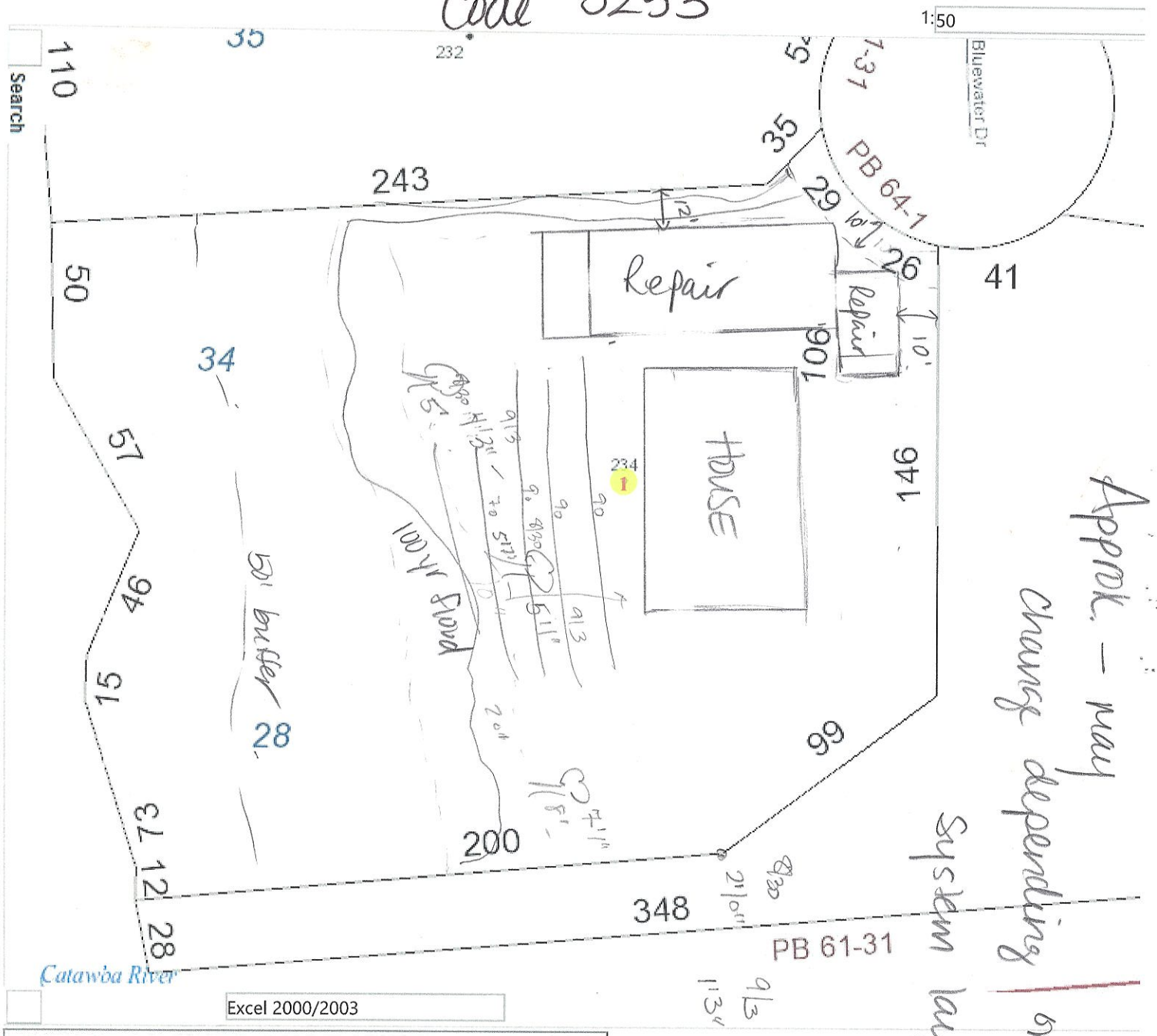
0-10 SCL
Heavy 10-40 C
YB 40-58 - Heavy
YB, Chroma 2's/1's continue

N

CONNECTGIS WEB HOSTING

North Carolina Iredell County

Code 5253



	Address	City	State Zip	Street Name
1	234 BLUEWATER DR	STATESVILLE	NC 28677	BLUEWATER

Approx. — may change depending on how initial system lays out once lot has been graded.

Eliminate berms — make drainage away from site possible

RECEIVED MAY 1 9 2021

APPLICATION MUST BE FILLED OUT COMPLETELY & BE LEGIBLE OR IT WILL NOT BE PROCESSED

$550.00

Iredell County Health Department – Environmental Health Division

PAGE 1: *APPLICATION FORM* AP-317983 $500.00

Application For: (✓) New Well Permit ( ) Well Repair Permit ( ) Well Abandonment
(✓) Septic Improvement Permit (✓) Authorization to Construct ( ) Existing System Inspection ( ) Septic System Repair

THE ABOVE PERMIT DOCUMENTS WILL BECOME INVALID IF INFORMATION PROVIDED ON THIS APPLICATION IS FALSIFIED OR CHANGED, OR IF THE SITE IS ALTERED. THE IMPROVEMENT PERMIT IS VALID FOR EITHER 60 MONTHS OR WITHOUT EXPIRATION DEPENDING UPON DOCUMENTATION SUBMITTED. APPLICATION WITH SITE PLAN 60 MONTHS, APPLICATION WITH COMPLETE, SCALED PLAT WITHOUT EXPIRATION. SEE 15A NCAC 18A .1937(f) FOR DETAILS.

Page 2: *Site Plan Worksheet* form MUST accompany this application

The following optional attachments may also be submitted: ( ) Survey Plat, scaled no more than 1 inch = 60 feet
Place an (X) beside whichever is submitted if applicable (X) Custom Site Plan, scaled no more than 1 inch = 60 feet

Applicant Information: (PRINT CLEARLY)

Applicant Name: America's Home Place, Inc Address: 1206 Greenland Drive, Statesville, NC Zip: 28677

Applicant Email: jerry@cpe-permit.com Phone: 919-264-9434 Alt. Phone: 704-872-4400

Owner Name: Jeffrey & Jackie Lawless Address: 1363 Castleton Rd N, Columbus OH Zip: 43220

Owner Email: _____ Phone: 614-824-8171 Alt. Phone: _____

Property Information:

Street Address: 234 Bluewater Drive, Statesville, NC 28625

Subdivision Name: River Oaks Landing Section/Phase: 1 Lot Number: 28/34

Driving Directions: Take I-40 W to Sharon School Rd, Exit 141, Follow Sharon School Rd and US-70 W to Bluewater Dr.

Site Development Information: *(check or complete ALL that apply*

(✓) New Single Family Residence
( ) New Multi-Family Residence
( ) Accessory Building
( ) Bedroom(s) Addition
( ) Repair to failing septic system ___ Tank ___ Drain lines Describe Problem: _____

Maximum Number of Bedrooms: 3
Maximum Number of Occupants: 6
( ) Swimming Pool
( ) Other Addition/Structure: _____

CHECK FOUNDATION TYPE
( ) Crawl Space Foundation
( ) Concrete Slab Foundation
(✓) Basement with Plumbing
( ) Basement without Plumbing

Non-Residential Site Development: Type of Business: _____
Square Footage of Building: _____ Max. Number of Employees: _____ Max. Number of Seats/Beds/Other: _____

Water Supply: ( ) Replacement Well – Reason: _____
( ) Multi-connection Well Number of Houses: _____ Number of Persons: _____

(✓) New Well ( ) Existing Well ( ) Community Well ( ) City Water ( ) Other Public Water

Desired Septic System Type: *(you may rank in order of preference)* Year existing system installed: _____
( ) No Preference ( ) Alternative (✓) Conventional ( ) Innovative ( ) Modified Conventional ( ) Other: _____

Please answer the following to the best of your ability:

( ) Yes (✓) No Does the site contain any jurisdictional wetlands?
( ) Yes (✓) No Is any non-domestic sewage (i.e. industrial) to be generated?
( ) Yes (✓) No Is the site subject to approval by any other public agency?

I have read this application and certify that the information provided herein is true, complete, and correct. Authorized county and state officials are granted right of entry to conduct necessary inspections to determine compliance with applicable laws and rules. I understand that I am solely responsible for the proper identification and labeling of all property lines and corners and making the site accessible so that a complete site evaluation can be performed.

Signature: _____ 5/14/21
Property owner or owner's legal representative signature (SIGNATURE REQUIRED) DATE

IREDELL COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH

DOCUMENTATION TO AUTHORIZE AN OWNER'S LEGAL REPRESENTATIVE

Applications for permits require the "signature of the owner or owner's legal representative" (15A NCAC 18A .1937). If the owner does not sign the application himself or herself, they can submit any one of the following documents to designate their legal representative:

Power of Attorney; Real Estate Contract; Estate executor; Bankruptcy trustee; Court ordered guardianship

In the absence of the above documentation, the property owner may provide the local health department with documentation that designates a legal representative. A property owner may:

Complete this form to document his or her legal representative, or provide his or her own form that contains the information in this form.

If there are multiple property owners, then all property owners must sign the form that designates a legal representative.

By signing a form that designates a legal representative for purposes of 15A NCAC 18A .1937, the property owner authorizes that representative to act on their behalf in matters pertaining to the application and permitting process, including signing or receiving any application, document or permit. The owner retains full responsibility to meet all permit conditions specified by the local health department.

I, Jeffrey Lawless, am the legal owner(s) of the property located at 234 Bluewater Drive, Statesville, NC 28625, identified as PIN (Parcel Identification Number) 3782723935, located in Iredell County, North Carolina.

I do hereby authorize (print legal representative/company name) America's Home Place, Inc and their agents, to act as an agent on my behalf in applying for/signing/obtaining any of the documents described below.

- Application for Improvement Permit (IP) / Authorization to Construct (AC)
- Improvement Permit (IP) / Authorization to Construct (AC)
- Application for soil-site evaluation (new/repair)
- Application/permit for private drinking water well/well abandonment
- Application for Compliance Inspection

I agree to abide by all decisions and/or conditions between the legal representative acting on my behalf and the Iredell County Department of Public Health, Environmental Health Division.

Signature of Owner(s) 11/29/21 Date

Signature of Witness Date

Please return this signed form to the appropriate office:

Mooresville - Environmental Health
ronda.hart@co.iredell.nc.us
Fax: 704-662-3239
610 E. Center Avenue, Mooresville, NC 28115

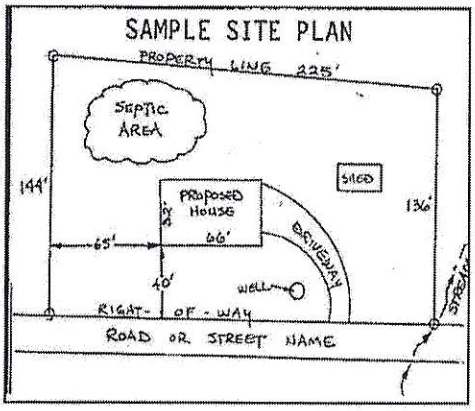
Statesville - Environmental Health
adrienne.shea@co.iredell.nc.us
Fax: 704-871-3483
349 N. Center Street, Statesville, NC 28677

IREDELL COUNTY HEALTH DEPARTMENT

ENVIRONMENTAL HEALTH DIVISION

PAGE 2: *SITE PLAN WORKSHEET*

SEE THE "SAMPLE SITE PLAN" BELOW. ***INCOMPLETE SITE PLANS WILL BE RETURNED TO YOU FOR COMPLETION AND MAY RESULT IN A DELAY IN THE ISSUANCE OF YOUR SEPTIC SYSTEM PERMIT!!!***



Place an (X) beside each item as you complete the site plan:

- X Property Line measurements are clearly identified
- X All proposed structures are indicated
- X Front and side setbacks from property line
- X Preferred driveway location and well location
- X Area you prefer your septic system to be placed
- X North arrow, or other sufficient indicator of direction

Circle N/A on the following if appropriate:

Location of septic systems and wells within 100' of your property N/A
Location of easements and rights of ways on your property X
Location of any designated wetlands on the property X

USE THIS SPACE TO DRAW YOUR SITE PLAN

Show: proposed house or business footprint, wells, water lines, patios, pools and decks, and any other item that will occupy space on the site

Refer to Attached Site Sketch

Signature: _____

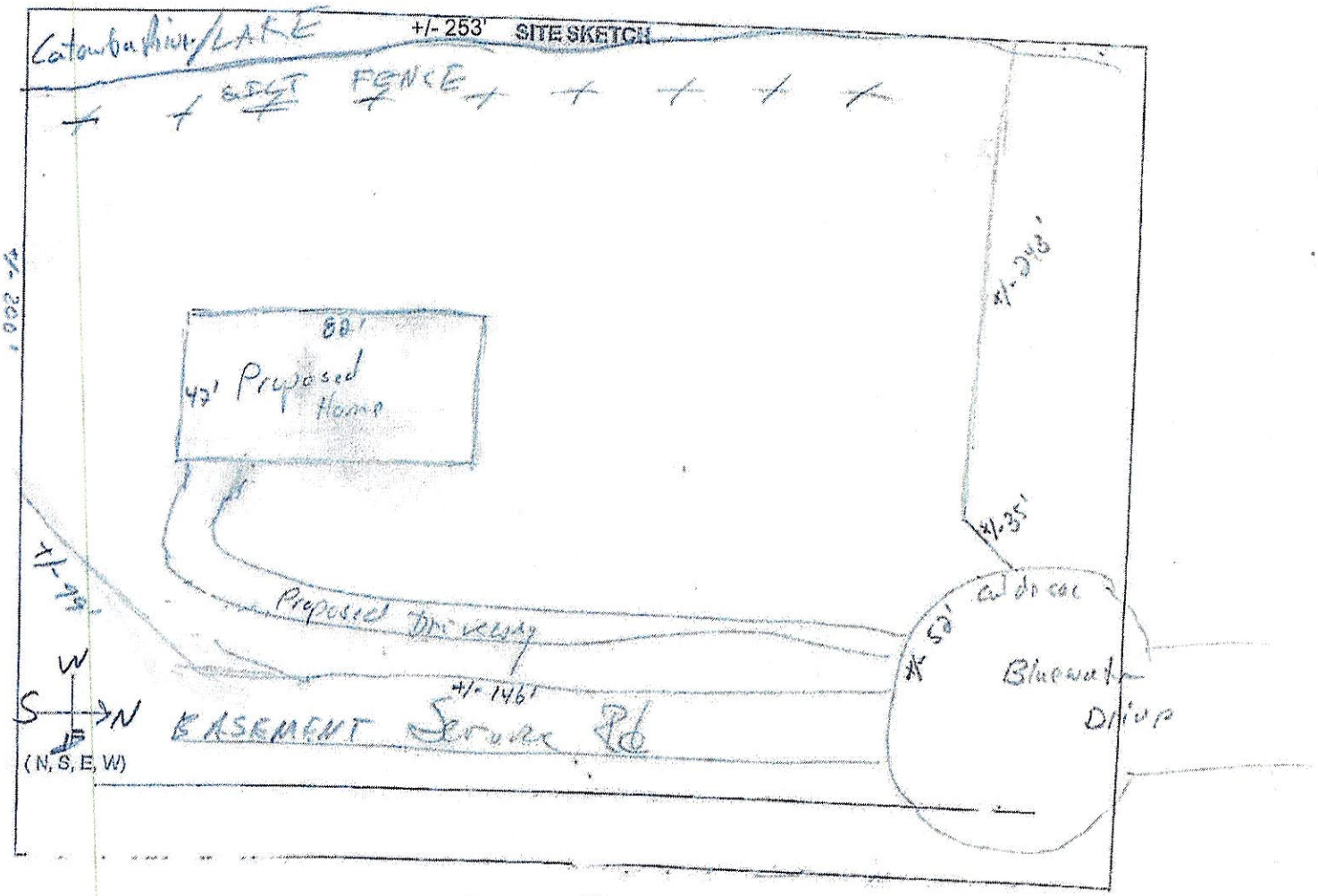
Property owner or owner's legal representative signature (SIGNATURE REQUIRED)

5/14/21

DATE

SITE SKETCH - Proposed Construciton of new SFD

Owner: Jeffrey & Jackie Lawless
Parcel: 3782723935
Site Address: 234 Bluewater Dr, Statesville, NC 28625
Lot 28/34 in River Oaks Plantation
1.449 Acres



NOT TO SCALE

Lynn Barker

Doc ID: 015220340001 Type: CRP
Recorded: 10/02/2015 at 12:10:48 PM
Fee Amt: $21.00 Page 1 of 1
Iredell County, NC
Matthew J. McCall Register of Deeds
BK 64 PG 1

Curve Data Table

CURVE	RADIUS	LENGTH	CHORD	CH.BEARING
C-39	50.00'	39.08'	38.81'	S 31°40'08"E
C-40	50.00'	39.08'	38.81'	S 84°06'15"E
C-41	50.00'	42.58'	41.30'	N 74°03'20"E
C-43	127.30'	88.01'	86.27'	S 36°34'06"E
C-44	1001.20'	171.29'	171.08'	S 69°08'28"E
C-45	1001.20'	212.74'	212.34'	S 79°03'45"E

Edge of Lake Norman

COURSE	BEARING	DISTANCE
L-1	N 30°40'18"W	29.80'
L-2	N 01°28'42"E	10.00'
L-3	N 17°16'14"W	58.50'
L-4	N 09°08'43"E	15.31'
L-5	N 22°48'53"E	28.66'
L-5A	N 22°48'53"E	18.36'
L-6	N 37°07'08"W	28.78'
L-7	N 01°19'01"W	42.86'
L-8	N 00°39'30"E	18.67'

North Carolina
Davie County
I, Brent E. Truax II, a Notary Public of the County and State aforesaid, certify that Steve McDowell & wife, Judy P. McDowell personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 2nd day of October, 2015.
Brent E. Truax II
Notary Public
My commission expires 11/02, 2019

Certificate of Ownership & Dedication

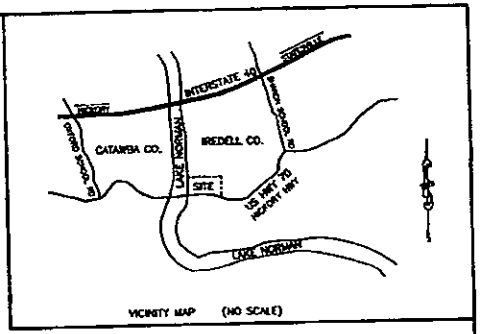
I hereby certify that I am the owner of the property shown and described hereon, which is located in the subdivision jurisdiction of the County of Iredell and that I hereby adopt this plan of subdivision with my free consent, establish minimum building setback lines, and dedicate all roads, alleys, walks, parks, and other ways and easements to public or private use as noted. Furthermore, I hereby certify that all sanitary sewers, storm sewers, or water lines are to be included in the subdivision.

I further certify that:
a. there are no deed restrictions which will be violated by the requested subdivision and
b. there are no governmental regulations of any kind, other than those for which a variance has been applied for under the Iredell County Subdivision Ordinance regulations, which will be violated by the requested subdivision and regulations, which will be violated by the requested subdivision and
c. I understand that enforcement of deed restrictions and any other contractual agreements is not the responsibility of Iredell County, will not be undertaken by Iredell County, and is the sole responsibility of the parties affected by violations of such deed restrictions and contractual agreements.

Steve McDowell Judy P. McDowell
Owners

Road Maintenance Disclosure Statement

All roads in this subdivision are hereby declared private and shall not be eligible for inclusion into the North Carolina State Highway System or for maintenance by the North Carolina State Highway System. The maintenance of all streets and roads in this subdivision shall be the responsibility of the (the owner(s) or the developer(s))



VICINITY MAP (NO SCALE)

Certificate of Approval for Recording

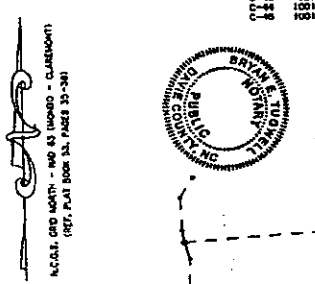
I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations of the County of Iredell, North Carolina and that the plat has been approved by the Subdivision Administrator for recording in the Office of the Register of Deeds of Iredell County.

10-2-15
Date
Subdivision Administrator

Water Supply Watershed Certificate

All lots within "Minor Subdivision of Lot 34: River Oaks Landings – Phase 1", to the best of my knowledge, lie within the WS-IV Critical Area of the Catawba / Lake Norman Watershed, as designated by the Environmental Management Commission and as appears on the Watershed Protection Map of Iredell County.

10-2-15
Date
Subdivision Administrator



NOTES:

1) TOTAL NUMBER OF LOTS: 2.
2) MINIMUM LOT SIZE: 0.707 ACRE. TOTAL AREA: 1.449 ACRES.
3) LOT AREAS DETERMINED BY COORDINATES.
4) UNLESS OTHERWISE NOTED, LOT CORNERS ARE 3/4" RP.
5) PROPERTY ZONED R-A. LAKE ADJOINING PROPERTIES ALSO ZONED R-A)
6) ALL LOTS ARE SUBJECT TO A 10' DRAINAGE & UTILITY EASEMENT ALONG ALL FRONT, SIDE & REAR LOT LINES. (SEE LOT 21)
7) ALL ROADS TO BE PRIVATE MAINTAINED.
8) ALL LAKE LOTS ARE SUBJECT TO A 50' SETBACK FROM LAKE NORMAN.
9) SEE LOT 22 FOR TYPICAL LOT SETBACKS.
10) SUBDIVISION IS WITHIN THE WS-IV CRITICAL WATERSHED AREA.
11) LOTS ALONG LAKE NORMAN TO COMPLY WITH FEMA FLOOD PREVENTION REGULATIONS (FLOOD CERTIFICATE MAY BE REQUIRED).
12) LOTS SFE 28A & SFE 34A COMPRISE COMMON AREA 2.

MINIMUM BUILDING SETBACKS:
FRONT – 30'
SIDE – 15'
SIDE ABUTTING A R/W – 25'
REAR – 30'
ALONG LAKE NORMAN – 50'

CURRENT OWNERS:
STEVE MCDOWELL & WIFE,
JUDY P. MCDOWELL
148 ZINER DRIVE
ADVANCE, NC 27006

SFE 28A
Part of Common Area 2
0.222 Acre
(Septic Easement for Lot 28)

SFE 34A
Part of Common Area 2
0.507 Acre
(Septic Easement for Lot 34)

This plat supersedes Lot 34 of the plat entitled "River Oaks Landings – Phase 1: Recombination of Lots 28, 34 & 35" recorded at Plat Book 61, Page 31 and Lot 34 of the plat entitled "River Oaks Landings – Phase 1", recorded at Plat Book 53, Page 35 (Sheet 2 of 4).

– Lot 34 divided into two new lots (28 & 34).
– Septic Easements for Lots 28 & 34 Shown on Common Area 2 (Previous Lot SFE 34A).

State of North Carolina
County of Iredell

I, Winnona M. Augustus, Review Officer of Iredell County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Review Officer
Date: 10-2-15

P.O.B. IS LOCATED N 32°10'20"W 13,286.70' FROM N.C.G.S. "MONRO"
COMBINED FACTOR = 0.9999637
SURVEYED TO P.O.B. TIE ONLY!

P.O.B. COORDINATES (NAD 83)
N = 722,804.740'
E = 1,367,215.918'

N.C.G.S. "MONRO" COORDINATES (NAD 83)
N = 714,778.822'
E = 1,357,307.563'

N.C.G.S. "CLAREMONT" COORDINATES (NAD 83)
N = 722,277.704'
E = 1,361,328.843'

100 0 100 200 300
GRAPHIC SCALE – FEET
1" = 100'

LEGEND

Existing Iron Pipe	●	EIP
New Iron Pipe	○	NIP
Existing Iron Rod	●	EIR
New Iron Rod	○	NIR
Rebar Found	●	RF
Rebar Set	○	RS
Concrete Monument	□	CM
P.K. Nail	△	PK
Point	·	PT.

Line Data Table

COURSE	BEARING	DISTANCE
V-1	N 04°41'08"W	28.40'
V-2	S 85°21'52"W	40.00'
V-3	S 04°40'38"E	28.36'

THE MAP SHOWN HEREON IS WITHIN A 100 YEAR FLOOD HAZARD ZONE ACCORDING TO FIRM MAP PANEL No.: 3710378200K DATED: March 18, 2008

I, Peter E. Fleming, PLS, certify as the following:

A: That this survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

Date A. Fleming
Surveyor, (PLS) License No. L-4240

I, Peter E. Fleming, PLS, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 2272, page 1272, etc.) (other); that the boundaries not surveyed are clearly indicated as drawn from information found in book As, page Shown; that the ratio of precision as calculated is 1: 68,057; that this plat was prepared in accordance with G.S. 47-30 as amended.

Witness my original signature, license number and seal this 28th day of September, A.D., 2015.

Date A. Fleming
Surveyor (PLS) License No. L-4240

NORTH CAROLINA PROFESSIONAL SEAL L-4240 LAND SURVEYOR PETER E. FLEMING

Peter E. Fleming, Professional Land Surveyor Reg. No. L-4240
581 Birch Circle Drive Hudson, NC 28638 (828)728-3427

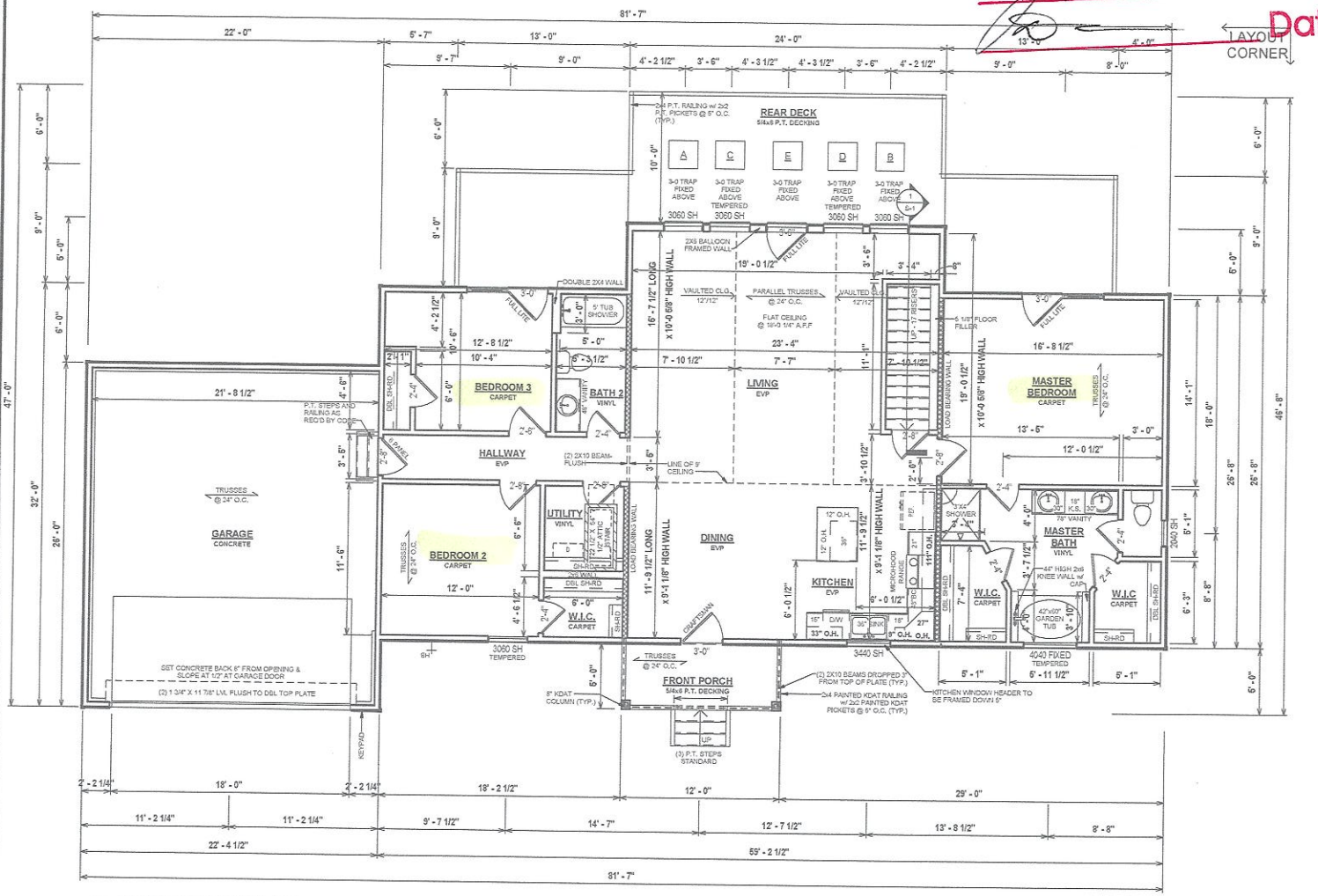
TITLE: Minor Subdivision of Lot 34 of: River Oaks Landings – Phase 1
TOWNSHIP: SHILOH
COUNTY: IREDELL
STATE: NC

CLIENT: Steve McDowell & wife,
OWNER: Judy P. McDowell

DEED REF.: BK. 2272 PG. 1272; BK. PG.
TAX MAP NO.: 3782-72-3925-000
SCALE: 1" = 100'
DF: 04073 SF: 04073348
FIELD: PEF
APP. BY: PEF
DRAWN BY: PEF
DATE: 9/28/15
PLAT REF.: BK. 61 PG. 31; BK. 53 PG. 36
JOB NO.: 04073-348
SHEET: 1 OF 1

Field Work Completed on 3/13/2015
LAYER: 34

Acknowledgement Of
Plans Submittal ONLY!
Date 9/15/21
Date 9/9/21



1 FIRST FLOOR PLAN
1/8" = 1'-0"

GENERAL NOTES

- MIN 9'-1 1/8" CEILING HEIGHT ON FIRST FLOOR
- MIN 8'-1 1/8" CEILING HEIGHT ON SECOND FLOOR
- ALL LOAD BEARING WALLS & EXT. OPENINGS TO HAVE (2) 2X10 HEADERS UNLESS OTHERWISE NOTED
- STANDARD FIRST FLOOR WINDOW HEADERS TO BE FRAMED DOWN 2'-2" FROM T.O.P. EXCEPT AS NOTED
- 7/16" O.S.B. AND HOUSEWRAP REQUIRED
- DIMENSIONS ARE TO SHEATHING EXTERIOR; SUBTRACT 1/2" FROM DIMENSIONS FOR EXTERIOR WINDOW AND DOOR FRAMING LOCATION IF OPENINGS ARE FRAMED BEFORE SHEATHING INSTALLATION
- ALL INTERIOR DOORS ARE EITHER CENTERED ON WALLS OR R.O. STARTED MIN OF4" FROM ADJOINING WALL UNLESS OTHERWISE DIMENSIONED
- NUMBER OF STAIR TREADS & RISERS MAY VARY AS A RESULT OF LOCAL BUILDING CODES, STANDARDS AND FINAL GRADE
- CLOSET SHELF HEIGHT OFF FLOOR:
  SINGLE-68"
  DOUBLE 42" & 84"
- ALL PLUMBING FIXTURES SHOWN ARE A REPRESENTATION OF SIZE AN LOCATION ONLY. ACTUAL STYLE AND BRAND OF FIXTURES MAY VARY PER OFFICE LOCATION
- ALL TUBS/SHOWERS ARE TO HAVE NAILERS AT FLANGE
- INSTALL A 24" WIDE WALKWAY FROM ATTIC ACCESS TO FURNACE PLATFORM
- FRAMER TO INSTALL DRYWALL CLIPS IN LIEU OF DEADWOOD ON ALL WALLS
- PORCH, STOOP, & DECK HARDRAILS NOT INCLUDED W/ SLAB FOUNDATION
- RAILINGS ARE A FORCED OPTION WHEN PORCH IS OVER 30" HIGH

SPECIAL NOTES

- CRAFTSMAN INTERIOR DOOR STYLE
- QUARTZ COUNTERTOPS IN KITCHEN
- CREDIT 5 TV/PHONE JACKS

Revision Schedule			
Revision Number	Revision Description	Revision Date	
1	PRELIMINARY	02/11/2021	

FIRST FLOOR HEATED	1,709 SF
GARAGE HEATED	574 SF
UNFINISHED BASEMENT	1,255 SF
BASEMENT GARAGE	453 SF
FRONT PORCH	60 SF
TOTAL UNDER ROOF	4,052 SF
PATIO	474 SF
REAR DECK	474 SF
TOTAL UNCOVERED	948 SF

THE: PLEASANTVIEW I
FOR: LAWLESS
232 Bluewater Drive
Statesville NC 28625
OFFICE: STATESVILLE, NC
SOLD BY: J. SCHOOLEY

JOB# 87-21-007
2x4 EXTERIOR WALLS
FOUNDATION TYPE: BASEMENT

DRAWN BY: M. RAMIREZ
CHECKED BY: J. SNYDER
PRINT DATE: 3/30/2021 10:28:46 AM

PROPERTY OF: AMERICA'S HOME PLACE

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SHEET NUMBER: F-2
FIRST FLOOR PLAN

OPT. PAPER SIZE: for 1/4" =1'-0" on 24"x36" PAPER SIZE ENLARGE PRINTS TO 200%
FINAL CONSTRUCTION PLANS

TO REPORT COPYRIGHT VIOLATIONS CALL (770)532-1128 THE USE OF THIS PLAN BY ANYONE OTHER THAN AN AGENT OF "AMERICA'S HOME PLACE, INC." IS IN VIOLATION OF THE FEDERAL COPYRIGHT VIOLATION ACT. $1000 REWARD FOR RECOVERING AN ACTUAL COPYRIGHT INFRINGEMENT.
© COPYRIGHT-ALL RIGHTS RESERVED NOTE-VIOLATORS OF THE COPYRIGHT WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW. THIS WORK IS THE INTELLECTUAL PROPERTY OF AMERICA'S HOME PLACE AND SHALL NOT BE REPRODUCED WITHOUT PERMISSION.

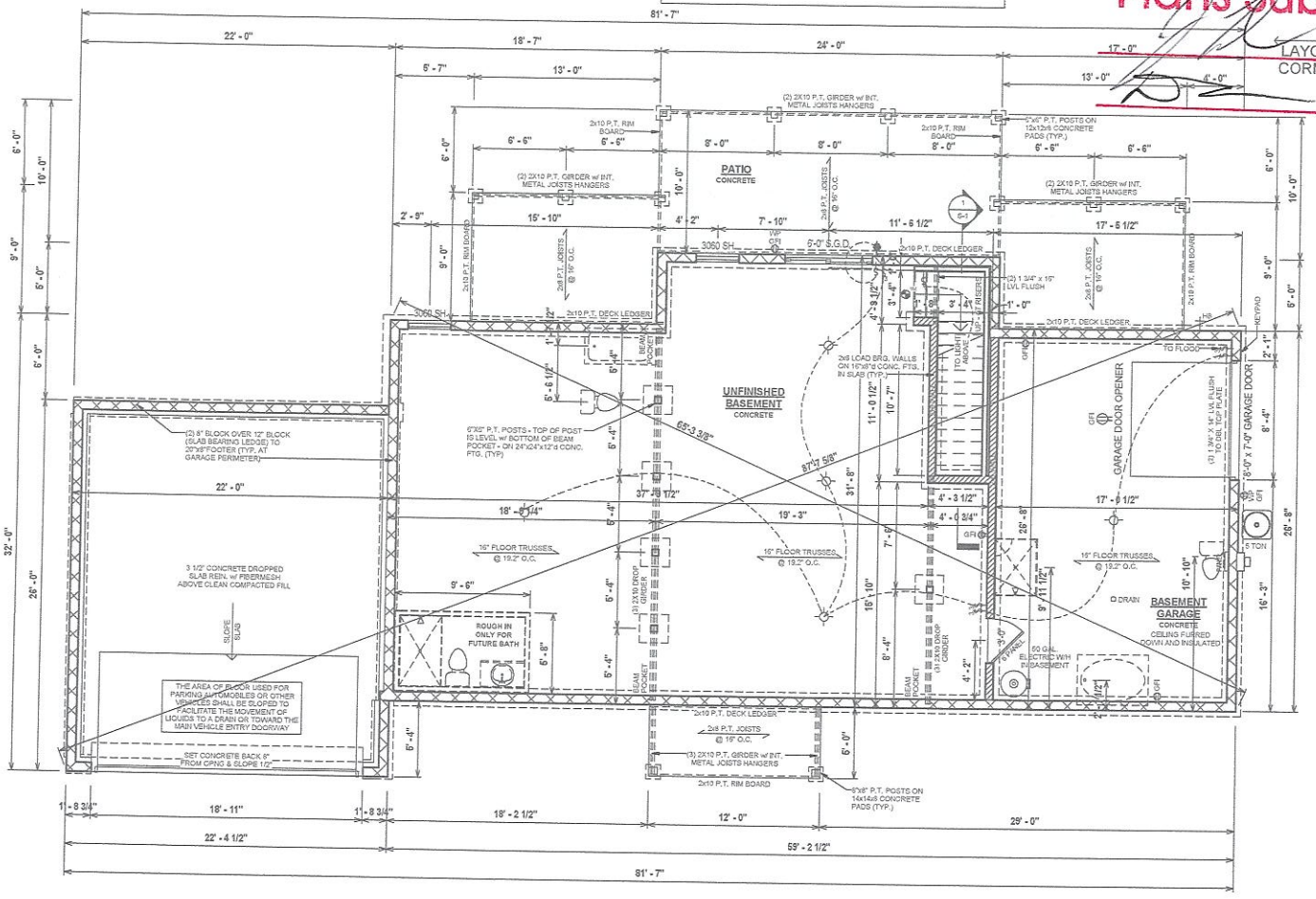
PAPER SIZE: 11" x 17" SCALE: 1/8" = 1'-0"

STANDARD BASEMENT 13 COURSES OF BLOCK + 2 ADDITIONAL - TOTAL 15 COURSE BASEMENT BLOCK WALLS

Acknowledgement Of Plans Submittal ONLY!

Date 9/15/21

Date 9/9/21



1 BASEMENT FLOOR PLAN
1/8" = 1'-0"

FOUNDATION GENERAL NOTES

- TYPICAL BASEMENT WALL: STANDART 13-COURSES + 2 COURSES - 10'-0" x 8" BLOCK ON TOP OF 24"x 24"x 8"d POURED CONCRETE FOOTING
- NOTCH SILL PLATES AROUND DROPPED BEAM
- ALL GIRDER BREAKS MUST BE ON PIERS OR POSTS.
- ALL INTERIOR PIERS TO BE 16"X16" WHEN OVER 4 BLOCK HIGH.
- FOOTING REBAR REQUIRED.
- POLY REQUIRED IN CRAWL SPACE.
- CRAWL SPACE VENT AND ACCESS DIMENSIONS ARE APPROXIMATE. VENTS AND ACCESSES SHOULD BE LOCATED WRITHEN CONCRETE BLOCKS. DO NOT LOCATE THESE UNDER BEAMS OR ANY OTHER STRUCTURAL LOCATIONS. VENTS SHOULD BE INSTALLED PER LOCAL CODES.
- TYPICAL FOUNDATION WALL: 2'-8" X 8" C.M.U. BLOCK ON TOP OF 16" WIDE X 8" DEEP POURED CONCRETE FOOTING.
- ADD SINGLE JOIST UNDER PARALLEL WALLS ABOVE AS SHOWN.

SPECIAL NOTES

- ADD 1x6 WITH ALUMINIUM WRAP AROUND ALL EXTERIOR DOORS AND WINDOWS
- CEILING INSULATION TYPE R-38 IN BASEMENT GARAGE

Revision Schedule			
Revision Number	Revision Description	Revision Date	
1	PRELIMINARY	02/11/2021	

FIRST FLOOR HEATED	1,709 SF
GARAGE HEATED	574 SF
UNFINISHED BASEMENT	1,256 SF
BASEMENT GARAGE	453 SF
FRONT PORCH	60 SF
TOTAL UNDER ROOF	4,052 SF
PATIO	474 SF
REAR DECK	474 SF
TOTAL UNCOVERED	948 SF

THE: PLEASANTVIEW I

FOR: LAWLESS

232 Bluewater Drive
Statesville NC 28625

OFFICE: STATESVILLE, NC

SOLD BY: J. SCHOOLEY

JOB# 87-21-007

2x4 EXTERIOR WALLS

FOUNDATION TYPE: BASEMENT

DRAWN BY: M. RAMIREZ

CHECKED BY: J. SNYDER

PRINT DATE: 3/30/2021 10:28:45 AM

PROPERTY OF:

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SHEET NUMBER: F-1

BASEMENT FLOOR PLAN

OPT. PAPER SIZE: for 1/4" =1'-0" on 24"x36" PAPER SIZE ENLARGE PRINTS TO 200%

FINAL CONSTRUCTION PLANS

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PAPER SIZE: 11" x 17" SCALE: 1/8" = 1'-0"

IREDELL COUNTY · NC

IREDELL COUNTY
PO Box 788
349 North Center St.
Statesville, NC 28677

APPLICATION NUMBER
317983 Issue Date:

Permit Type: ZONING

Parcel Number	Street Address	Jurisdiction
3782723935.000	234 BLUEWATER DR	Iredell County

Owner Information	Applicant Information
Name: LAWLESS JEFFREY S+JACKIE A	Name: AMERICA'S HOME PLACE INC
Address:	Address: 1206 GREEN LAND DRIVE
	STATESVILLE, NC 28677
Phone:	Phone: (704)872-4400

Use Requested	Zone Code
Single Family Dwelling	RA

Lot Acreage	F Setback	B Setback	L Setback	R Setback	Watershed	Flood Zone
1.49	35	50	15	15	WSIV-CA Catawba/Lake Norman	NO

Remarks
SFD

The applicant certifies that there are no deed restrictions, contractual agreements or governmental regulations of any kind that interfere with or prohibit the use of the property or the use for which this permit is requested. The applicant further acknowledges that enforcement of deed restrictions, plat conditions and other contractual agreements will not be undertaken by Iredell County and is the sole responsibility of the affected parties.

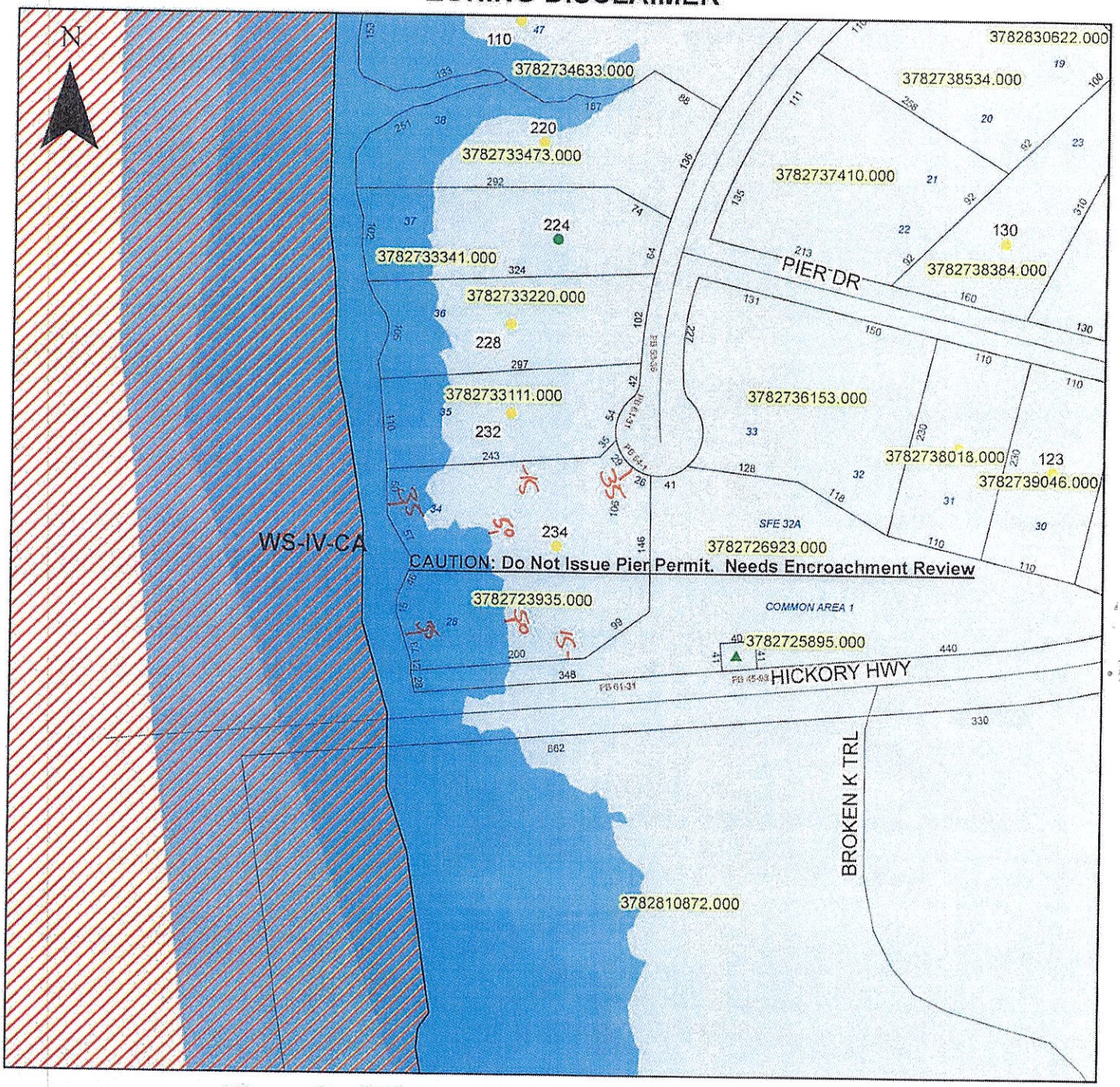
Signature of Owner/Contractor

Date: 05/19/2021

Permit Number	317983

TOTAL FEES:	$77.25

ZONING DISCLAIMER



Property Address 234 Bluewater Drive

1.49
RA
WS-IV-CA
Res

The applicant certifies that there are no deed restrictions, contractual agreements or governmental regulations of any kind that interfere with or prohibit the use of the property or the use for which this permit is requested. Applicant further acknowledges that the enforcement of deed restrictions, plat conditions, and other contractual agreements will not be undertaken by Iredell County and is the sole responsibility of the affected parties.

Lynn Barker
Applicant

5-19-21
Date