ICHD - ENVIRONMENTAL HEALTH DIVISION

Statesville Office (704) 878-5305 Mooresville Office (704) 660-3825 PERMIT # AP 305631

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

PIN # 4624-57-8425

APPLICANT/OWNER: Patrick Joseph Distinctive Homes LLC APPLICANT ADDRESS: 20600 N. Main St Cornelius NC 28031

SITE ADDRESS: 103 Saylors Watch Lane, Mooresville, NC 28117 PHONE: 70-722-1118 ALT. PHONE

SITE DIRECTIONS: W Brawley School Rd → L Torrence Chapel → continue to Saylors

SAP CONTROLLED: ☐ YES ☑ NO

SUBDIVISION: Saylors Watch SECTION: - LOT # 181A LOT AREA: 1.096 DESIGN FLOW: 600gpd L.T.A.R.: 0.3(I)/0.25(R)

Septic Tank	1500	(gal)	STB	964	Date	5/20/22	☒ New System	☐ Repair	☐ Expansion	System Type: I II III IV V VI	
Pump Tank	1500	(gal)	PT	363	Date	9/2/22	System Description:	LP PPBPS			
Pump Make			Model		Serial #		Repair System Description:	LP PPBPS (offsite)			
# Nitrification Fields			# Lines	8	Linear Ft	345	Maintenance Agreement Required:	☒ YES	☐ NO		
Trench Width	24"		Trench Bottom Depth(from pipe)		36" max		Gravel Depth	N/A	☐ GRAVITY	☒ PRESSURE	

☒ Residence	No. Bedrooms	5	Water Supply		
☐ Business	No. Persons	10	☐ Private		
☐ Other	No. Employees		☐ Public		
☐ Slab	☒ Crawl Space		☒ Community		
☐ Basement w/ plumbing	☐ Basement w/o plumbing				

Comments / Conditions: 345' laid out - 334' needed. Install drain liners on contour of land. Use CVB. Divert all drainage from drain field. Do not drive, park, pave, grade or bury utilities in drainfield

Keep water line 10' from system. Use 5/32" holes
L1: 8 panels L2,L3,L4,L5 - 12 panels L6,L7: 9 panels L8: 7 panels
Dose 291.6 Run time = 8.78 min Drawdown

INITIAL SITE SKETCH

4 Bedrooms on floor plan, installing 5BR system

See attached Site plan
by ICHD, 8/6/21

Offsite Plat: 72, 12
Language: 2843, 1828

Maintenance needed before signing OP

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.

- verify tanks are not in 50' buffer
- drainlines checked 9/29/22

10-7-2022
- TANK 5" OUT OF BUFFER
- FILTER IN TANK R&W

hold on permit - Could not enter drain line inspection. Tanks still need plumbed together Once verified they are not in the buffer

- Pressure Head 12/5/22 MD
- Electrical ✓
- Hoots ✓
- Alarm ✓

Permit can be suspended or revoked if any false information is supplied toward securing the permit / any unauthorized changes are made to

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

CONTACT A LOCATOR SERVICE PRIOR TO ANY EXCAVATION

Owner / Applicant Signature: Jean Shahwan Date: 12/23/2021 Installed by: Galle Grading

IMPROVEMENT PERMIT by: D. Weberg Date: 8/8/21 OPERATION PERMIT by: Matt Wi Date: 12/7/22

AUTHORIZATION TO CONSTRUCT by: D. Weberg Date: 8/20/21 Existing System Inspected by: Date:

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

ICHD - ENVIRONMENTAL HEALTH DIVISION

Statesville Office (704) 878-5305 Mooresville Office (704) 660-3625 PERMIT # AP 305631

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

PIN # 4624-57-8425

APPLICANT/OWNER: Patrick Joseph Distinctive Homes LLC APPLICANT ADDRESS: 201600 N. Main St Cornelius NC 28031

SITE ADDRESS: 103 Saylors Watch Lane, Mooresville, NC 28117 PHONE: 980-722-1118 ALT. PHONE

SITE DIRECTIONS: W Brawley School Rd → L Torrence Chapel → Continue to Saylors SAP CONTROLLED: ☐ YES ☒ NO

SUBDIVISION: Saylors Watch SECTION: - LOT # 1 & 1-A LOT AREA: 1.096 DESIGN FLOW: 600 gpd L.T.A.R.: 0.3(I)/0.25(R)

Septic Tank	1500 (gal)	STB	964	Date	5/20/22	☒ New System ☐ Repair ☐ Expansion System Type: I II III (IV) V VI	☒ Residence	No. Bedrooms	5
Pump Tank	1500 (gal)	PT	353	Date	8/2/22	System Description: LP PPBPS	☐ Business	No. Persons	10
Pump Make		Model		Serial #		Repair System Description: LP PPBPS (offsite)	☐ Other	No. Employees	
# Nitrification Fields	1	# Lines	8	Linear Ft	345	Maintenance Agreement Required: ☒ YES ☐ NO	☐ Slab	☒ Crawl Space	
Trench Width	24"	Trench Bottom Depth	36" max	Gravel Depth	N/A	☐ GRAVITY ☒ PRESSURE	☐ Basement w/ plumbing	☐ Basement w/o plumbing	

Water Supply: ☐ Private ☐ Public ☒ Community

Comments / Conditions: 345' laid out - 334' needed. Install drain lines on contour of land. Use CVB. Divert all drainage from drain field. Do not drive, park, pave, grade or bury utilities in drainfield

Keep water lines 10' from system. Use 5/32" holes
L1: 8 panels L2, L3, L4, L5 - 12 panels L6, L7: 9 panels L8: 7 panels
Dose 291.6 Run time = 8.78 min Drawdown

INITIAL SITE SKETCH

4 Bedrooms on floor plan, installing 5BR system

See attached site plan
by ICHD, 8/6/21

Offsite. Plat: 72, 12
Language: 2843, 1828

AS BUILT SKETCH

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10-7-2022
- TANK ~~@~~ 5" OUT OF BUFFER
- FILTER IN TANK B CW

hold on permit - Could not enter drain line inspection. Tanks still need plumbed together Once verified they are not in the buffer

Permit can be suspended or revoked if any false information is supplied toward securing the permit / any unauthorized changes are made to [illegible] CONTACT A LOCATOR SERVICE PRIOR TO ANY EXCAVATION

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

Owner / Applicant Signature: Aeon Ahahmy Date: 8/23/2021 Installed by: Galle Grading

IMPROVEMENT PERMIT by: D. Wiebers Date: 8/8/21 OPERATION PERMIT by: Date:

AUTHORIZATION TO CONSTRUCT by: D. Wiebers Date: 8/20/21 Existing System Inspected by: Date:

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

ICHD - ENVIRONMENTAL HEALTH DIVISION

Statesville Office (704) 878-5305 Mooresville Office (704) 660-3625 PERMIT # AP 305631

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

PIN # 4624--57--8425

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SITE ADDRESS: 103 Saylors Watch Lane, Mooresville, NC 28117 PHONE: 980-722-1118 ALT. PHONE

SITE DIRECTIONS: (W) Brawley School Rd → (L) Torrence Chapel → Continue to Saylors SAP CONTROLLED: ☐ YES ☒ NO

SUBDIVISION: Saylors Watch SECTION: - LOT # 1 & 1-A LOT AREA: 1.096 DESIGN FLOW: 600gpd L.T.A.R.: 0.3(I)/0.25(R)

Septic Tank	1500	(gal)	STB	964	Date	5/20/22	☒ New System	☐ Repair	☐ Expansion	System Type: I II III (IV) V VI	
Pump Tank	1500	(gal)	PT	353	Date	8/2/22	System Description:	LP PPBPS			
Pump Make			Model		Serial #		Repair System Description:	LP PPBPS (offsite)			
# Nitrification Fields	1		# Lines	8	Linear Ft	345	Maintenance Agreement Required:	☒ YES	☐ NO		
Trench Width	24"		Trench Bottom Depth(~~from inside~~)	36" max	Gravel Depth	N/A		☐ GRAVITY	☒ PRESSURE		

☒ Residence	No. Bedrooms	5	**Water Supply**
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Dose 291.6 Run time = 8.78 min Drawdown

INITIAL SITE SKETCH

4 Bedrooms on floor plan, installing 5BR system

See attached site plan by ICHD, 8/6/21

Offsite: Plat: 72, 12
Language: 2843, 1828

AS BUILT SKETCH

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- verify tanks are not in 50' buffer
- drainlines checked 9/29/22

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: Aean Shahmy Date: 8/23/2021 Installed by: Galle Grading

IMPROVEMENT PERMIT by: D. Weberg Date: 8/8/21 OPERATION PERMIT by: Date:

AUTHORIZATION TO CONSTRUCT by: D. Weberg Date: 8/20/21 Existing System Inspected by: Date:

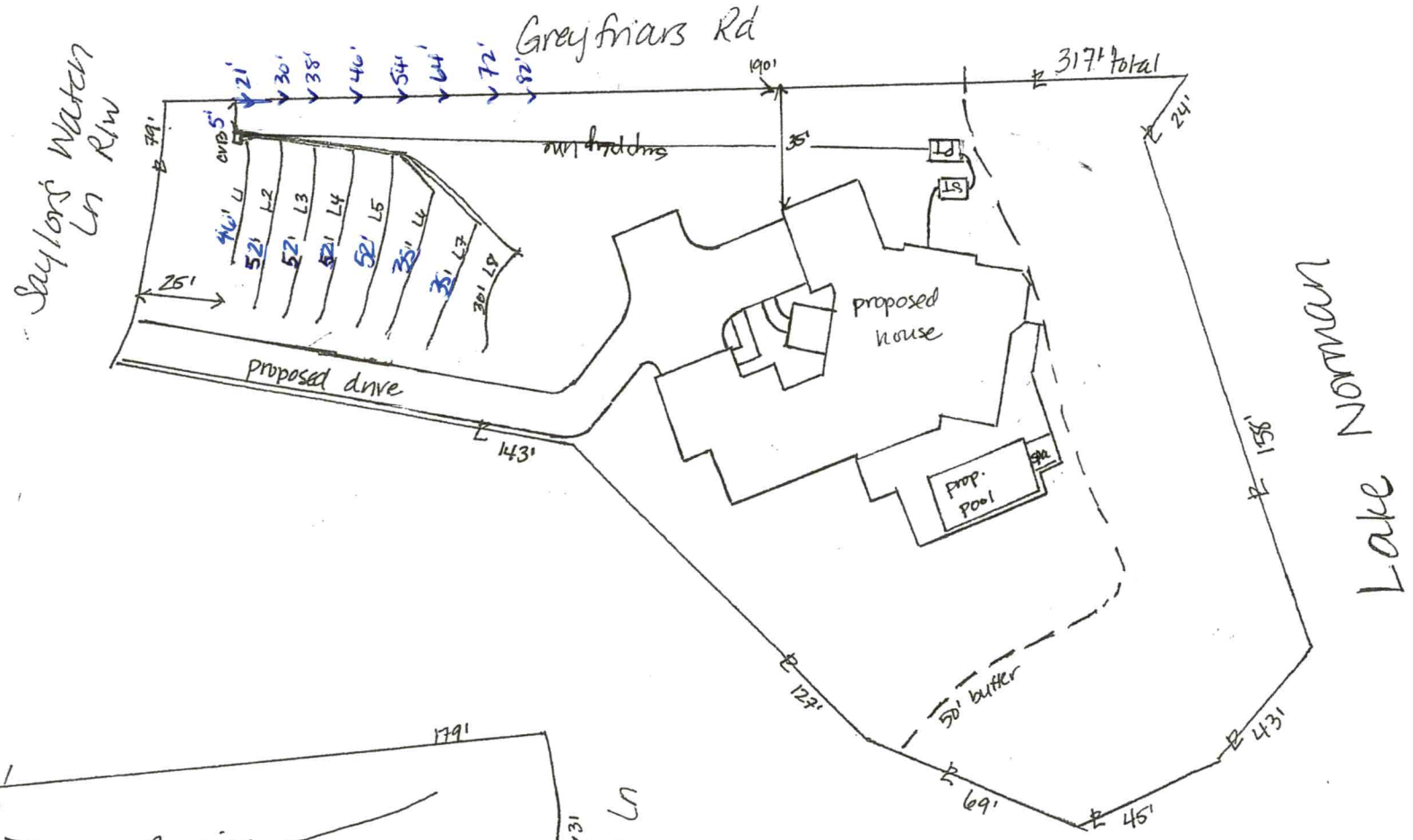
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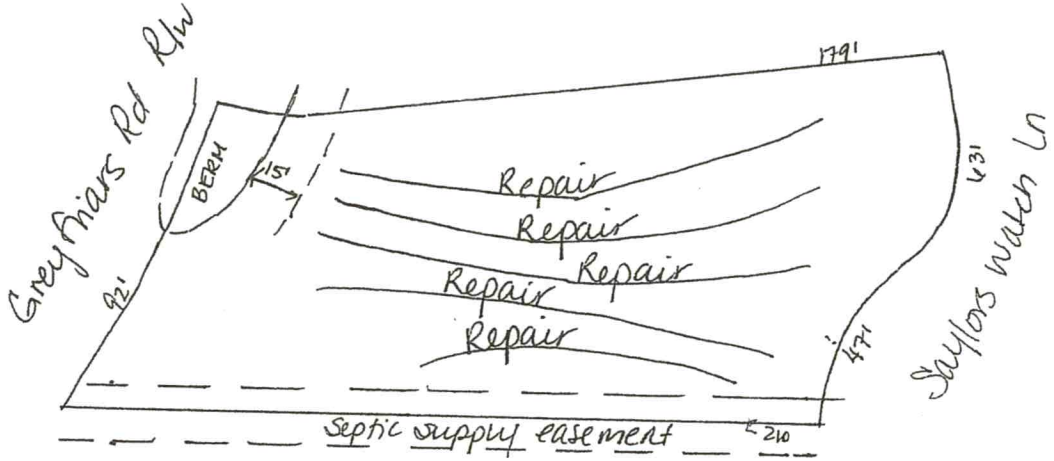
Item	Date	Initials
Drain Lines Checked	9/29/22	DW
Tanks Checked		
Pressure Manifold or Valve Box Checked	9/29/22	DW
Pressure Head Set		
Electrical Checked		
Floats Set		
Alarm Checked		
Maintenance Contract Needed? (Y) / N		
Comments:		

Repairs Only	
	State Code
Failing System Code	
Type of Distribution	G or P
Type of Failure/Malfunction	
Primary Cause of Failure/Malfunction	
Age of System? _____	
Initial or Repair? _____	

1"=50'

As Built





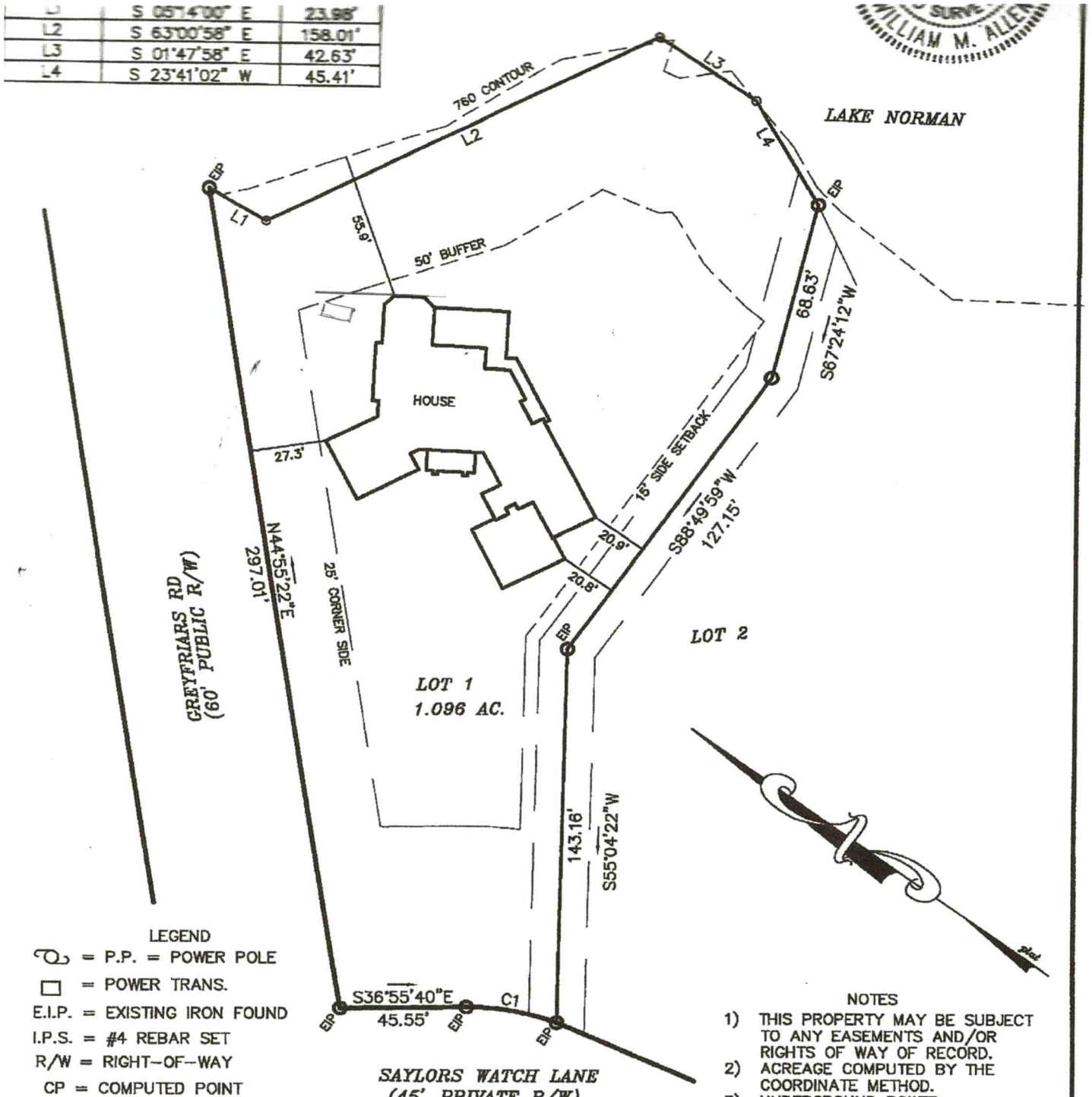
Lot 1A - Repair Area

103 Saylors Waters Ln

PIN 4616 24-57-8425

approved 8/6/21 DW

L1	S 05°14'00" E	23.98'
L2	S 63°00'58" E	158.01'
L3	S 01°47'58" E	42.63'
L4	S 23°41'02" W	45.41'



LEGEND

- P.P. = POWER POLE
- POWER TRANS.
- E.I.P. = EXISTING IRON FOUND
- I.P.S. = #4 REBAR SET
- R/W = RIGHT-OF-WAY
- CP = COMPUTED POINT

NOTES

1) THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS AND/OR RIGHTS OF WAY OF RECORD.
2) ACREAGE COMPUTED BY THE COORDINATE METHOD.
3) UNDERGROUND POWER
4) NO GRID MONUMENT FOUND WITHIN 2000 FEET.

0' 25' 50' 100'

SCALE IN FEET

PLOT PLAN SURVEY

OF

103 SAYLORS WATCH LN

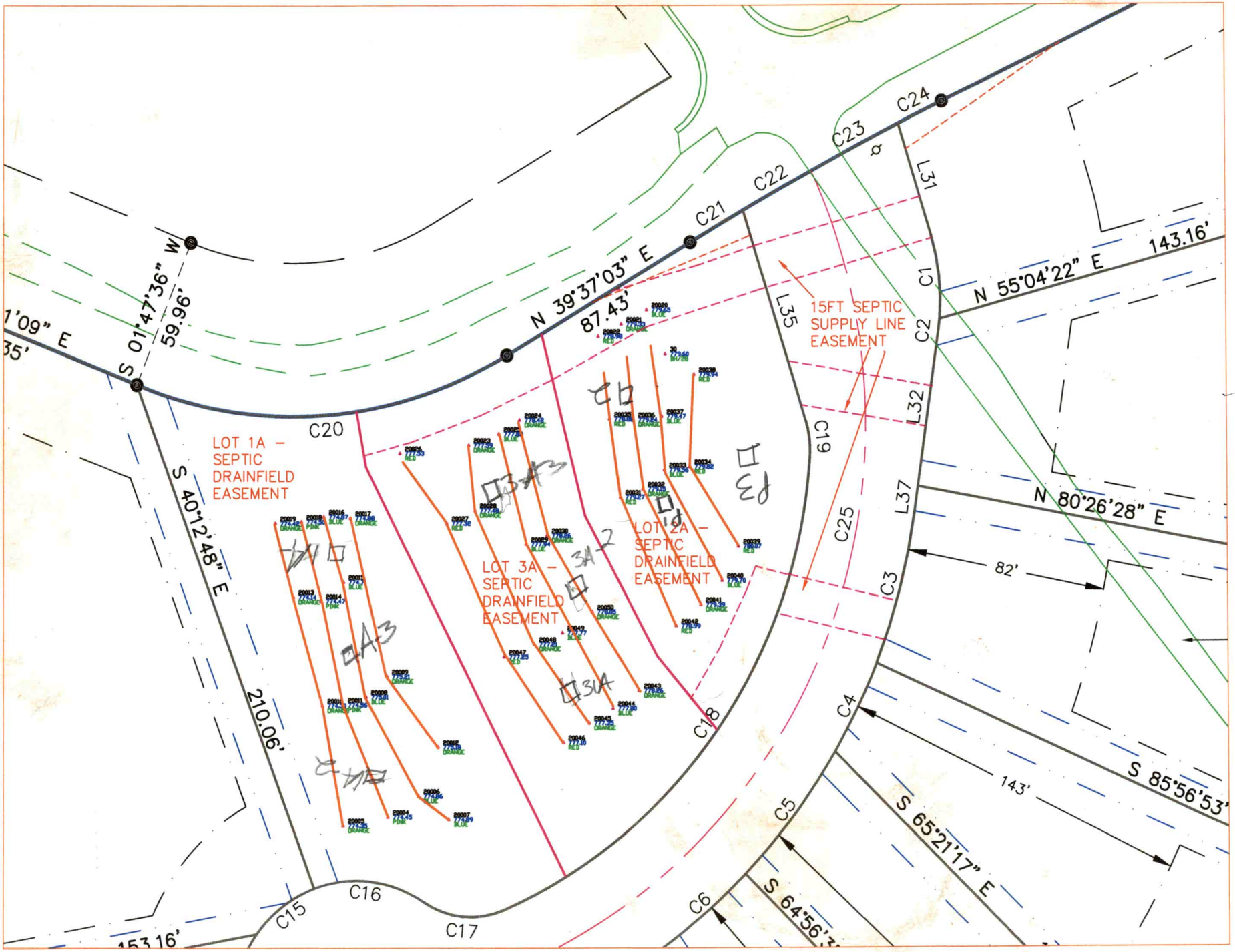
LOT 1 SAYLORS WATCH

SCALE 1" = 50'

DAVIDSON TWSP., IREDELL CO., N.C.

ACQUIRED BY: RICKY & SANDRA MCCRAY

FIELD BOOK:
FILE: SAYLORS WATCH 1
DC FILE:
TAX MAP NO: 4624578425


LOT 1A – SEPTIC DRAINFIELD EASEMENT
LOT 3A – SEPTIC DRAINFIELD EASEMENT
LOT 2A – SEPTIC DRAINFIELD EASEMENT
15FT SEPTIC SUPPLY LINE EASEMENT
N 39°37'03" E
87.43'
S 01°47'36" W
59.96'
S 40°12'48" E
210.06'
N 55°04'22" E
143.16'
N 80°26'28" E
82'
S 85°56'53"
143'
S 65°21'17" E
S 64°56'3
153.16'
C1
C2
C3
C4
C5
C6
C15
C16
C17
C18
C19
C20
C21
C22
C23
C24
C25
L31
L32
L35
L37

ON-SITE WASTEWATER SECTION

PROPERTY ID #: ___ - ___
COUNTY: Iredell

SOIL/SITE EVALUATION
for ON-SITE WASTEWATER SYSTEM

OWNER: Bi Part Dev LLC
ADDRESS: 8611 Starcreek Dr Cornelius, NC 28031
PROPOSED FACILITY: House
PROPOSED DESIGN FLOW (.1949): 600gpd
LOCATION OF SITE: 103 Saylors Watch / Lot #1
APPLICATION DATE: 3/22/20
DATE EVALUATED: 4/19/20
PROPERTY SIZE: 1.09 Acre
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)		OTHER PROFILE FACTORS				PROFILE CLASS & LTAR
			.1941 STRUCTURE/ TEXTURE	.1941 CONSISTENCE/ MINERALOGY	.1942 SOIL WETNESS/ COLOR	.1943 SOIL DEPTH	.1956 SAPRO CLASS	.1944 RESTR HORIZ	
1	1A-1	0-6	Brw SCL	w SBK SS, SP, SE, FR					PS
		6-17	R C m-c	w SBK SS, SP, SE, FR					.3
		17-50	R C L	w SBK SS, SP	SE, FR				
			few to many SAP	Inclus					
2	1A-2	0-10	Brw SCL	w SBK SS, SP, SE, FR					PS
		10-22	R/Brw C	m-w SBK FR, SS, SP					.25
		22-53	R to yel RC	m-f SBK/ABK FR, S, P					
			common yel/Brw	mottles					
3		0-11"	Brw SCL	w SBK SS, SP, SE, FR					PS
		11-30	RC	m-w SBK SS, SP, SE, FR					.25
		30-50	RCL	w SBK SS, SP, SE, FR					
4									

DESCRIPTION	INITIAL SYSTEM	REPAIR SYSTEM
Available Space (.1945)	PS	PS
System Type(s)	50% Red	50% Red
Site LTAR	.3	.25

OTHER FACTORS (.1946): ___
SITE CLASSIFICATION (.1948): ___
EVALUATED BY: Maria Dotson
OTHER(S) PRESENT: Paul Penninger, David Bean

COMMENTS: ___

LEGEND

use the following standard abbreviations

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

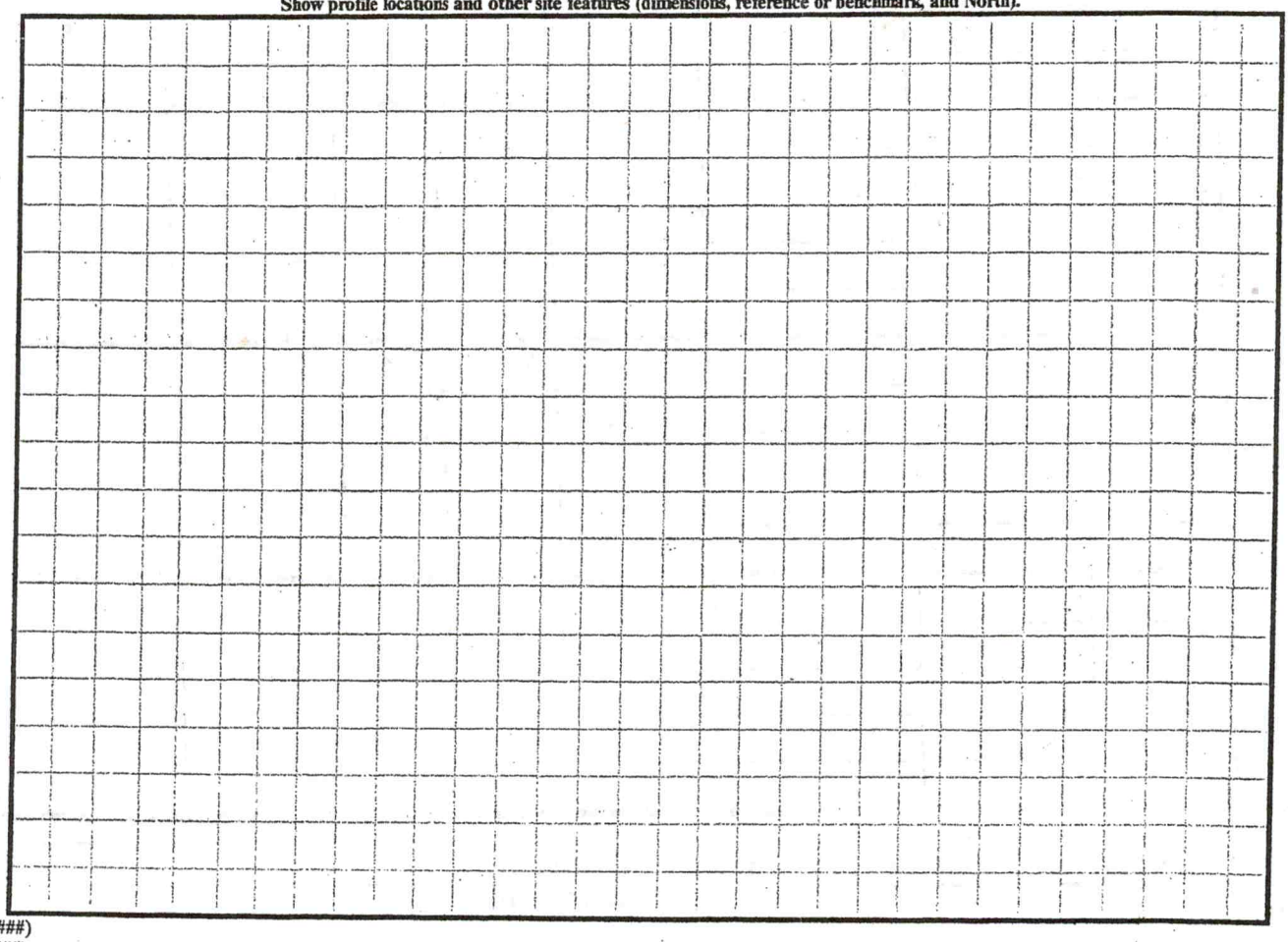
NOTES

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/ft^2

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



ENR (######)

view (#####)

ON-SITE WASTEWATER SECTION

PROPERTY ID #: ____
COUNTY: Iredell

SOIL/SITE EVALUATION
for ON-SITE WASTEWATER SYSTEM

OWNER: BiPart Dev LLC
ADDRESS: 18611 Starcreek Dr Cornelius, NC 28031
PROPOSED FACILITY: House
LOCATION OF SITE: 103 Sayters Watch Ln Lot #15

APPLICATION DATE 3/22/20
DATE EVALUATED: 3/27/20
PROPERTY SIZE: 1.09 Acre
PROPERTY RECORDED: ____

PROPOSED DESIGN FLOW (.1949): 4 bdrm

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	.1941 CONSISTENCE/ MINERALOGY	OTHER PROFILE FACTORS .1942 SOIL WETNESS/ COLOR	.1943 SOIL DEPTH	.1956 SAPRO CLASS	.1944 RESTR HORIZ	PROFILE CLASS & LTAR
1	5%	0-8"	Rd/Brn SCL	wSBK, SS, SP, SEXP, FR					PS
		8-20	RCm-L	wSBK SS, SP, SEXP, FR					
		20-58	RCL	wSBK, SS SP, SEXP, FR					.3
		>44"	SAP Indus & Mica		—	58"	—	—	
2	5%	0-6"	Rd/Brn SCL	wSBK, SS, SP, SEXP, FR					PS
		6-27	RCm-L	wSBK SS, SP, SEXP, FR					
		27-47	RCL	wSBK SS SP, SEXP, FR					.3
		47-53	R/RAPL	SS, SP, FR					
	almost	C Horizons	of LSAP		—	53"	—	—	
3	Not in Drainfield Area	0-6	Brn SCL	wSBK SS, SP, SEXP, FR					PS to .25 30"
		6-30	RCm	SBK FR S, P SEXP					
		Few	Mangnes Coatings		30"	30"	—	30"	U > 30"
		30-50	C						
		common	Mn, poor structure		Yel/Brn				
4									

DESCRIPTION	INITIAL SYSTEM	REPAIR SYSTEM
Available Space (.1945)	PS	PS
System Type(s)	50% Red	50% Red
Site LTAR	.3	.25

OTHER FACTORS (.1946): ____
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L (Linear Slope)		SiCL (Silty Clay Loam)				PR (Prismatic)
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R (Ridge)		SCL (Sandy Clay Loam)			MOIST	WET
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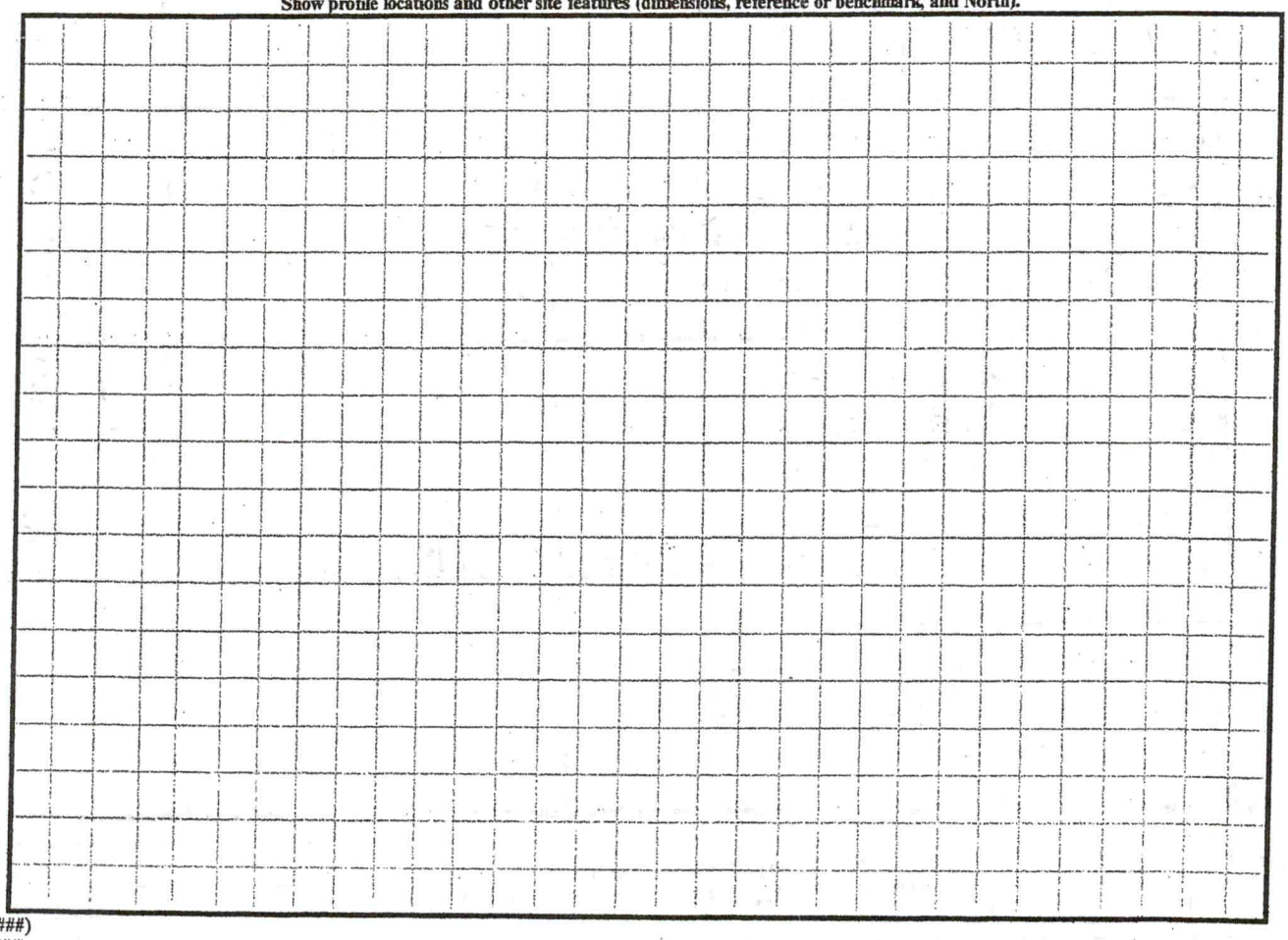
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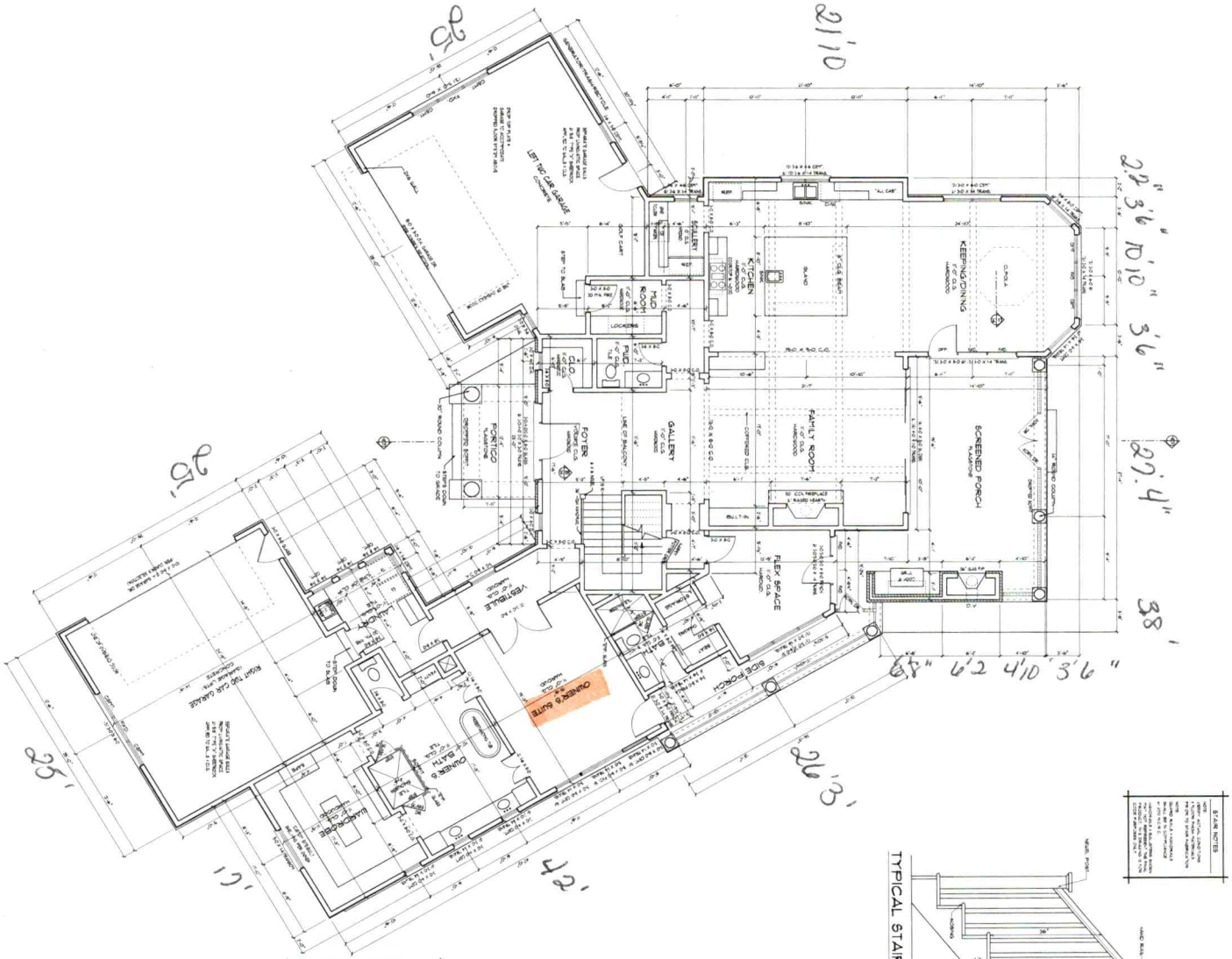
ENR (######)

view (#####)

Acknowledgement Of
Plans Submittal ONLY!

Date 8/23/2021

Date 8/8/21



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

FIRST FLOOR NOTES

- CEILING HEIGHT: MAIN NOTE: OTHERWISE
- 8' DOOR AND WINDOW HEIGHT TYP. UNLESS NOTED OTHERWISE
- SECOND FLOOR HEIGHT: FLOOR FRAMING SHALL BE ENGINEERED FOR ALL LIVE LOADS AS REQUIRED BY THE LOCAL BUILDING CODE.
- ALL EXTERIOR WINDOWS SHALL BE DOUBLE GLAZED LOW-E WITH ARGON GAS FILLED INSULATED GLASS UNITS. ALL WINDOWS SHALL BE ENERGY STAR RATED FOR THE CLIMATE ZONE IN WHICH THE HOUSE IS LOCATED. ALL WINDOWS SHALL BE TESTED AND LABELED BY AN APPROVED INDEPENDENT LABORATORY AND BEAR A LABEL OR CERTIFICATE PERMANENTLY ATTACHED TO THE WINDOW. WINDOWS SHALL BE CERTIFIED BY THE MANUFACTURER TO MEET THE PERFORMANCE REQUIREMENTS OF THE ENERGY CONSERVATION CODE.
- ALL EXTERIOR DOORS SHALL BE TESTED AND LABELED BY AN APPROVED INDEPENDENT LABORATORY AND BEAR A LABEL OR CERTIFICATE PERMANENTLY ATTACHED TO THE DOOR. DOORS SHALL BE CERTIFIED BY THE MANUFACTURER TO MEET THE PERFORMANCE REQUIREMENTS OF THE ENERGY CONSERVATION CODE.
- ALL FIRST FLOOR WALLS TO BE 9'-1" PACKED PLAN NOTED OTHERWISE

SQUARE FOOTAGE

FIRST FLOOR HEATED	3,066
SECOND FLOOR HEATED	3,642
TOTAL HEATED AREA	5,708
TWO CAR GARAGE (LEFT)	678
TWO CAR GARAGE (RIGHT)	595
PORTICO	469
SCREENED PORCH	133
SIDE PORCH	
TOTAL UNDER ROOF	7,121

DOOR & WINDOW NOTE

ALL DOOR & WINDOW SIZES SHOWN ARE NOMINAL. CONTRACTOR SHALL VERIFY ROUGH OPENING REQUIREMENTS WITH MANUFACTURER'S SPECIFICATIONS PRIOR TO FRAMING.

NOTE
ALL DOORS TO BE VERIFY TYP.
MECHANICAL ETC. FOR ELEVATION
BUILT-IN/REFR. PER PROJ. SPEC'S.

TYPICAL STAIR SECTION

SCALE: 1/2" = 1'-0"

STAIR NOTES

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GARY A. BARNES, PE.
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CHARLOTTE, NC 28278
(704) 677-5339
N.C. BUS LIC. # P-1298

P.O. Box 691286
Mint Hill, NC 28227
tel 704-545-2928
ELITEDESIGNGROUP.COM

PROJECT:

THE MCCRAY RESIDENCE

103 SAYLORS WATCH LN #1 MOORESVILLE, NC 28117

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DRAWN BY: J.BAR./A.TELEACH

DATE: 06/21/2021

REVISED:

SHEET 5 OF 16

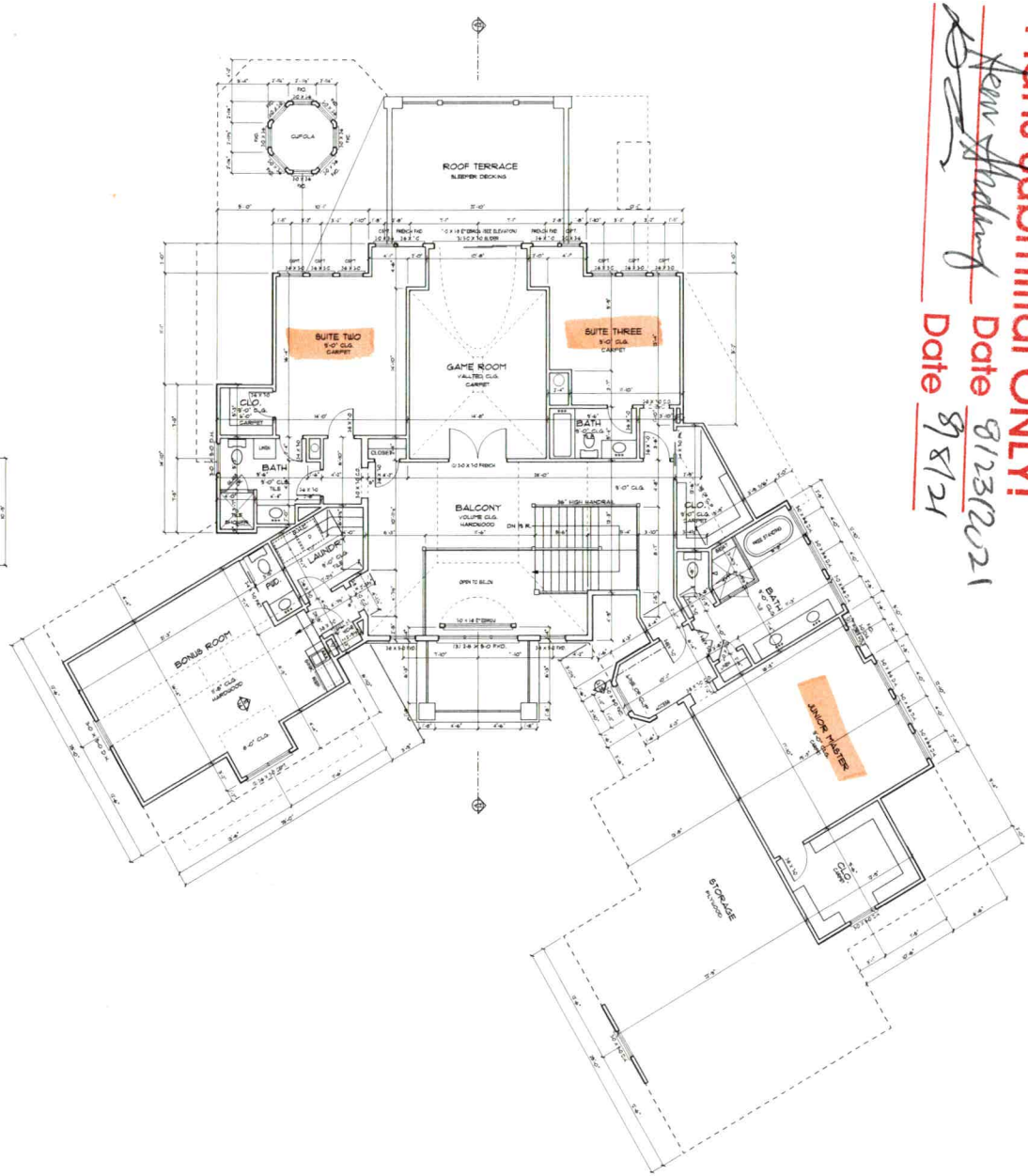
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N.C. BUS. LIC. # P-1298

Acknowledgement Of Plans Submittal ONLY!

Date 8/23/2021

Date 8/8/21





DOOR & WINDOW NOTE

ALL WINDOW & DOOR SIZES ARE NOMINAL. BUILDER TO VERIFY ALL EGRESS & NON-EGRESS CONDITIONS, FALL PROTECTION CODE & GLAZING REQUIREMENTS PER CODE w/ WINDOW & DOOR MANUFACTURE SELECTED. ALL DOORS & WINDOWS TO COMPLY w/ ALL OF 2012 NORTH CAROLINA RESIDENTIAL CODES

SECOND FLOOR NOTES

- 9'-0" CEILING HEIGHT TYP. UNLESS NOTED OTHERWISE
- 6'-8" DOOR AND WINDOW HEIGHT TYP. UNLESS NOTED OTHERWISE. SEE ELEVATION FOR WINDOW HEIGHTS
- PROVIDE ATTIC ACCESS TO ALL ATTIC SPACES ACCORDING TO CODE
- SEE SECOND FLOOR CEILING PLAN FOR ALL SECOND FLOOR BEAM & SECOND FLOOR HEADER SIZES
- ALL FRAMING DIMENSIONS FOR FIREPLACES SHOULD BE CHECKED PER MFG.
- IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72" ABOVE THE FINISHED GRADE OR SURFACE BELOW THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE LOCATED AT LEAST 24" ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT THE OPENINGS THAT ALLOW PASSAGE OF A 4" DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24" OF THE FINISHED FLOOR

SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

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FRONT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"

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RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

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PROJECT:

THE MCCRAY RESIDENCE

103 GAYLORS WATCH LN #1 MOORESVILLE, NC 28117

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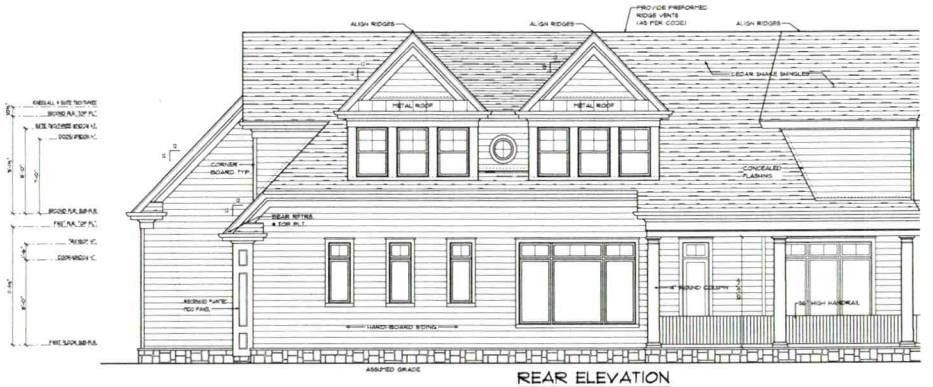
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REAR ELEVATION

* ANGLE/PARTIAL SCALE: 1/4" = 1'-0"



LEFT ELEVATION

* ANGLE SCALE: 1/4" = 1'-0"

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PROJECT:

THE MCCRAY RESIDENCE

103 SAYLORS WATCH LN #1 MOORESVILLE, NC 28117

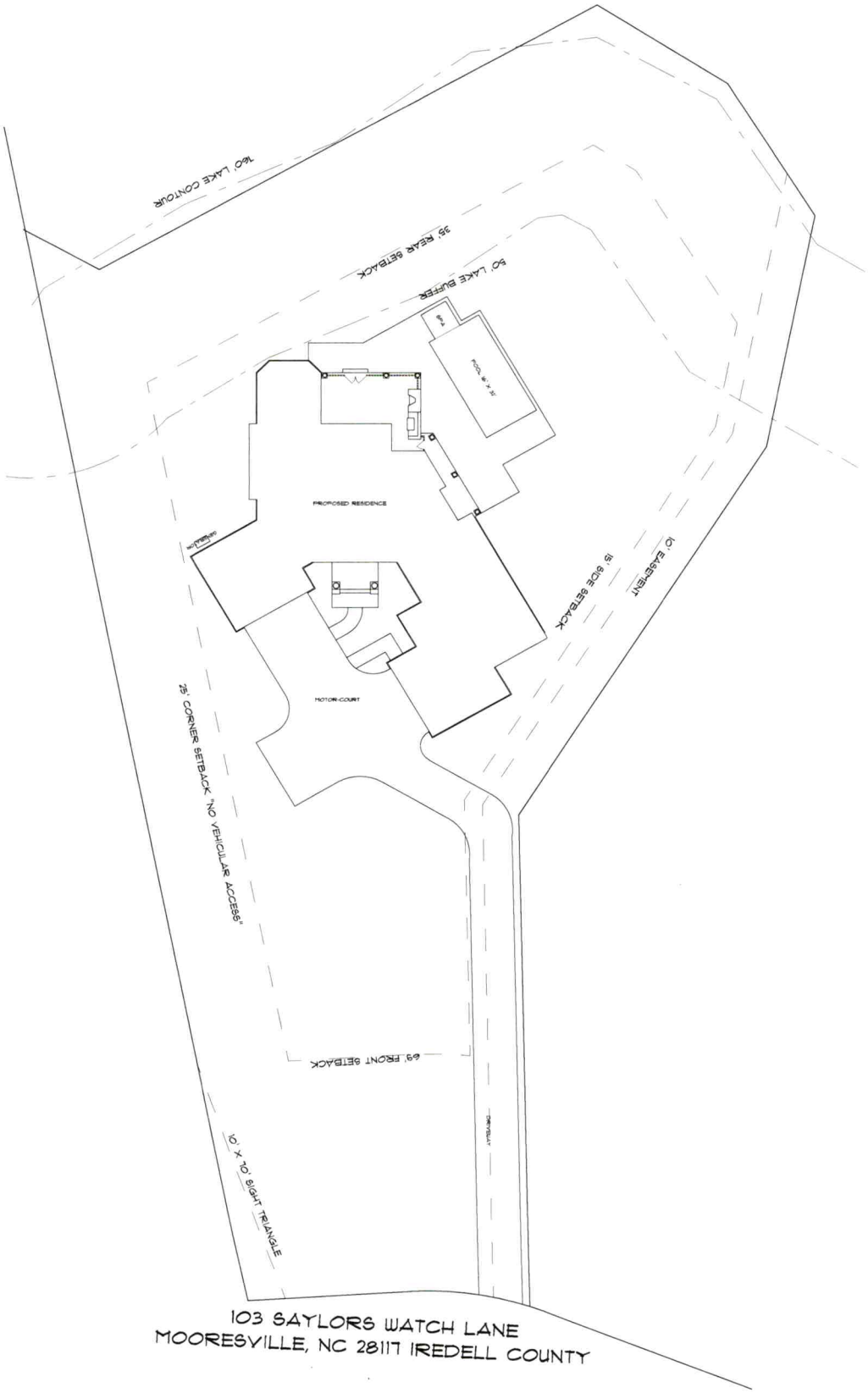
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OF 16



103 SAYLORS WATCH LANE
MOORESVILLE, NC 28117 IREDELL COUNTY

ENGINEER BY:
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THE MCCRAY RESIDENCE

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RECEIVED JUL 2 2 2021

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

Iredell County Health Department – Environmental Health Division

PAGE 1: *APPLICATION FORM* AP-305631

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 ( ) Custom Site Plan, scaled no more than 1 inch = 60 feet

Applicant Information: (PRINT CLEARLY)

Applicant Name: Patrick Joseph Distactive Homes LLC **Address:** 20600 N. Main Street Cornelius NC **Zip:** 28031

Applicant Email: MShalvoy@pjohomes.com **Phone:** 980-722-1118 **Alt. Phone:** _____

Owner Name: Michael Shalvoy **Address:** 20600 N. Main Street Cornelius NC **Zip:** 28031

Owner Email: MShalvoy@pjohomes.com **Phone:** 980-722-1118 **Alt. Phone:** _____

Property Information:

Street Address: 103 Saylors Watch Lane Mooresville NC 28117

Subdivision Name: Saylors Watch **Section/Phase:** _____ **Lot Number:** 1

Driving Directions: Brawley School Road, Right on Torrence Chapel deadend to Saylors Watch

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

CHECK FOUNDATION TYPE

(X) New Single Family Residence — Maximum Number of Bedrooms: 4 — (X) Crawl Space Foundation
( ) New Multi-Family Residence — Maximum Number of Occupants: _____ — ( ) Concrete Slab Foundation
( ) Accessory Building — ( ) Swimming Pool — ( ) Basement with Plumbing
( ) Bedroom(s) Addition — ( ) Other Addition/Structure: _____ — ( ) Basement without Plumbing
( ) Repair to failing septic system ___ Tank ___ Drain lines Describe Problem: _____
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: _____
(X) No Preference ( ) Alternative ( ) Conventional ( ) Innovative ( ) Modified Conventional ( ) Other: _____

Please answer the following to the best of your ability:
( ) Yes (X) No Does the site contain any jurisdictional wetlands?
( ) Yes (X) No Is any non-domestic sewage (i.e. industrial) to be generated?
( ) Yes (X) 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.

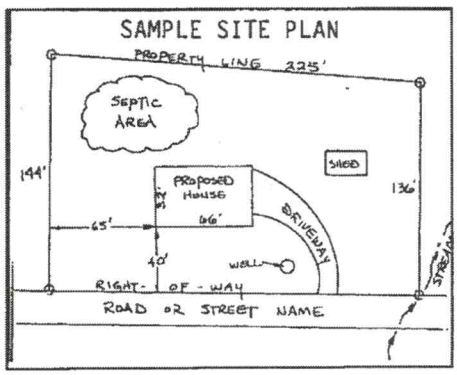
Signature: _____ 7/21/2021
Property owner or owner's legal representative signature (SIGNATURE REQUIRED) DATE

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:

- ( ) **Property Line measurements are clearly identified**
- ( ) **All proposed structures are indicated**
- ( ) **Front and side setbacks from property line**
- ( ) **Preferred driveway location and well location**
- ( ) **Area you prefer your septic system to be placed**
- ( ) **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	**N/A**
Location of any designated wetlands on the property	**N/A**

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

Signature: _____ _____

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

(Check and sign only ONE of the options below)

☐ **1. * APPLICANT AND OWNER ARE THE SAME. *** (*Sign here*) _____

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.

☑ **2.** I, Sandy McCray, am the legal owner(s) of the property located at 103 Saylors Watch Lane Mooresville NC 28117, identified as PIN (Parcel Identification Number)_____, located in Iredell County, North Carolina.

I do hereby authorize (**print legal representative/company name**) Patrick Joseph Distinctive Homes LLC, 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

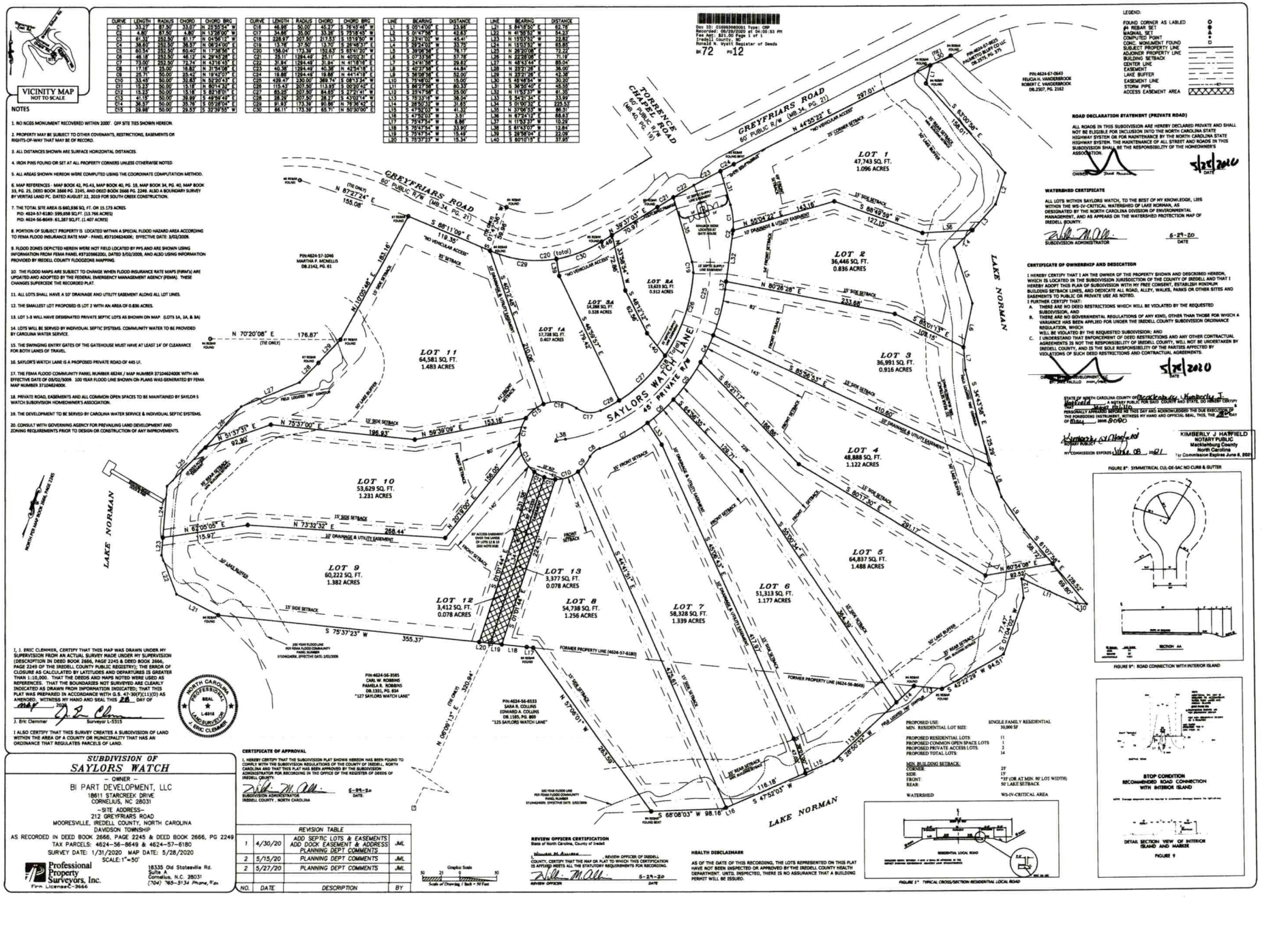
I agree to abide by all decisions and/or conditions between the legal representative acting on my behalf and the Iredell County Department of Public Health, Environmental Health Division.

Sandy McCray
Signature of Owner(s)

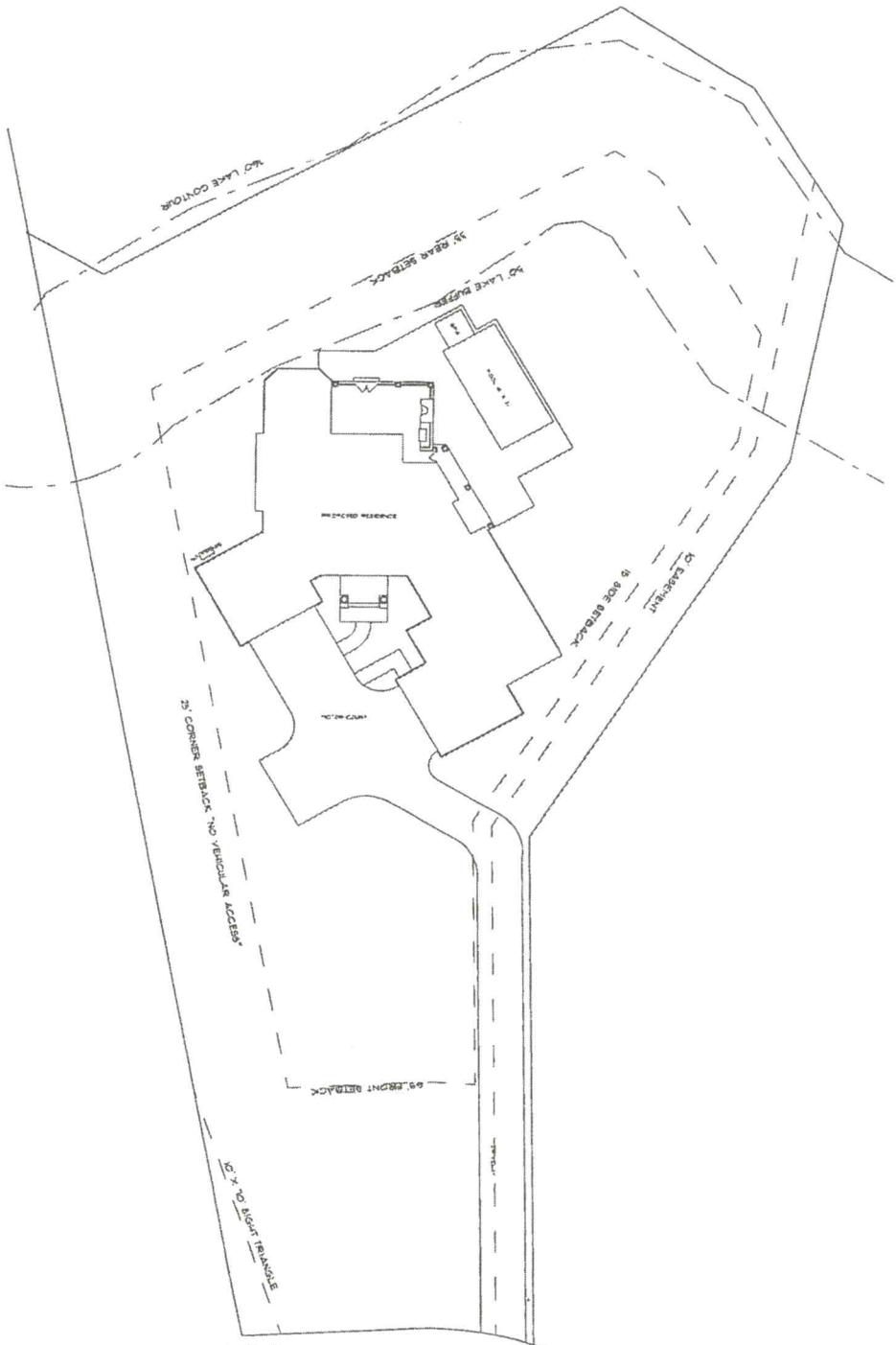
7/22/21
Date

Mooresville - Environmental Health
Fax: 704-662-3239
610 E. Center Avenue, Mooresville, NC 28115

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


VICINITY MAP
NOT TO SCALE
NOTES
1. NO NCGS MONUMENT RECOVERED WITHIN 2000'. OFF SITE TIES SHOWN HEREON
2. PROPERTY MAY BE SUBJECT TO OTHER COVENANTS, RESTRICTIONS, EASEMENTS OR RIGHTS-OF-WAY THAT MAY BE OF RECORD.
3. ALL DISTANCES SHOWN ARE SURFACE HORIZONTAL DISTANCES.
4. IRON PINS FOUND OR SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED
5. ALL AREAS SHOWN HEREON WERE COMPUTED USING THE COORDINATE COMPUTATION METHOD.
6. MAP REFERENCES - MAP BOOK 42, PG.43, MAP BOOK 40, PG. 19, MAP BOOK 34, PG. 40, MAP BOOK 33, PG. 25, DEED BOOK 2666 PG. 2245, AND DEED BOOK 2666 PG. 2249. ALSO A BOUNDARY SURVEY BY VERITAS LAND PC. DATED AUGUST 22, 2019 FOR SOUTH CREEK CONSTRUCTION.
7. THE TOTAL SITE AREA IS 660,936 SQ. FT. OR 15.173 ACRES.
PID: 4624-57-6180: 599,656 SQ.FT. (13.766 ACRES)
PID: 4624-56-8649: 61,287 SQ.FT. (1.407 ACRES)
8. PORTION OF SUBJECT PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO FEMA FLOOD INSURANCE RATE MAP - PANEL #3710462400K: EFFECTIVE DATE: 8/03/2009.
9. FLOOD ZONES DEPICTED HEREIN WERE NOT FIELD LOCATED BY PPS AND ARE SHOWN USING INFORMATION FROM FEMA PANEL #3710966200J, DATED 3/02/2009, AND ALSO USING INFORMATION PROVIDED BY IREDELL COUNTY FLOODZONE MAPPING.
10. THE FLOOD MAPS ARE SUBJECT TO CHANGE WHEN FLOOD INSURANCE RATE MAPS (FIRM's) ARE UPDATED AND ADOPTED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). THESE CHANGES SUPERCEDE THE RECORDED PLAT.
11. ALL LOTS SHALL HAVE A 10' DRAINAGE AND UTILITY EASEMENT ALONG ALL LOT LINES.
12. THE SMALLEST LOT PROPOSED IS LOT 2 WITH AN AREA OF 0.836 ACRES.
13. LOT 1-3 WILL HAVE DESIGNATED PRIVATE SEPTIC LOTS AS SHOWN ON MAP. (LOTS 1A, 2A, & 3A)
14. LOTS WILL BE SERVED BY INDIVIDUAL SEPTIC SYSTEMS. COMMUNITY WATER TO BE PROVIDED BY CAROLINA WATER SERVICE.
15. THE SWINGING ENTRY GATES OF THE GATEHOUSE MUST HAVE AT LEAST 14' OF CLEARANCE FOR BOTH LANES OF TRAVEL.
16. SAYLOR'S WATCH LANE IS A PROPOSED PRIVATE ROAD OF 445 LF.
17. THE FEMA FLOOD COMMUNITY PANEL NUMBER 4624K / MAP NUMBER 3710462400K WITH AN EFFECTIVE DATE OF 08/02/2009. 100 YEAR FLOOD LINE SHOWN ON PLANS WAS GENERATED BY FEMA MAP NUMBER 3710462400K.
18. PRIVATE ROAD, EASEMENTS AND ALL COMMON OPEN SPACES TO BE MAINTAINED BY SAYLOR S WATCH SUBDIVISION HOMEOWNER'S ASSOCIATION.
19. THE DEVELOPMENT TO BE SERVED BY CAROLINA WATER SERVICE & INDIVIDUAL SEPTIC SYSTEMS.
20. CONSULT WITH GOVERNING AGENCY FOR PREVAILING LAND DEVELOPMENT AND ZONING REQUIREMENTS PRIOR TO DESIGN OR CONSTRUCTION OF ANY IMPROVEMENTS.
GREYFRIARS ROAD
60' PUBLIC R/W (MB 34, PG. 21)
TORRENCE CHAPEL ROAD
(MB 40, PG. 19) R/W
SAYLORS WATCH LANE
45' PRIVATE R/W
LAKE NORMAN
LOT 1
47,743 SQ. FT.
1.096 ACRES
LOT 2
36,446 SQ. FT.
0.836 ACRES
LOT 2A
13,823 SQ. FT.
0.312 ACRES
LOT 3A
14,388 SQ. FT.
0.328 ACRES
LOT 1A
17,738 SQ. FT.
0.407 ACRES
LOT 3
36,991 SQ. FT.
0.916 ACRES
LOT 4
48,888 SQ. FT.
1.122 ACRES
LOT 5
64,837 SQ. FT.
1.488 ACRES
LOT 6
51,313 SQ. FT.
1.177 ACRES
LOT 7
58,328 SQ. FT.
1.339 ACRES
LOT 8
54,738 SQ. FT.
1.256 ACRES
LOT 9
60,222 SQ. FT.
1.382 ACRES
LOT 10
53,629 SQ. FT.
1.231 ACRES
LOT 11
64,581 SQ. FT.
1.483 ACRES
LOT 12
3,412 SQ. FT.
0.078 ACRES
LOT 13
3,377 SQ. FT.
0.078 ACRES
PIN:4624-57-1046
MARTHA P. MCNELLIS
DB.2142, PG. 61
PIN:4624-57-0643
FELICIA H. VANDERBROOK
ROBERT C. VANDERBROOK
DB.2507, PG. 2162
PIN:4624-57-9622
PAMETTO RUN LLC
DB.2575, PG. 375
PIN:4624-56-3585
CARL W. ROBBINS
PAMELA R. ROBBINS
DB.1331, PG. 834
"127 SAYLORS WATCH LANE"
PIN:4624-56-6533
SARA B. COLLINS
EDWARD A. COLLINS
DB.1185, PG. 869
"125 SAYLORS WATCH LANE"
FORMER PROPERTY LINE (4624-57-6180)
FORMER PROPERTY LINE (4624-56-8649)
100 YEAR FLOOD LINE PER FEMA FLOOD COMMUNITY PANEL NUMBER 3710462400K (EFFECTIVE DATE: 8/02/2009)
LEGEND:
FOUND CORNER AS LABLED
#4 REBAR SET
MAGNAIL SET
COMPUTED POINT
CONC. MONUMENT FOUND
SUBJECT PROPERTY LINE
ADJOINER PROPERTY LINE
BUILDING SETBACK
CENTER LINE
EASEMENT
LAKE BUFFER
EASEMENT LINE
STORM PIPE
ACCESS EASEMENT AREA
ROAD DECLARATION STATEMENT (PRIVATE ROAD)
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 STREET AND ROADS IN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.
OWNER
5/26/2020
DATE
WATERSHED CERTIFICATE
ALL LOTS WITHIN SAYLORS WATCH, TO THE BEST OF MY KNOWLEDGE, LIES WITHIN THE WS-IV-CRITICAL WATERSHED OF LAKE NORMAN, AS DESIGNATED BY THE NORTH CAROLINA DIVISION OF ENVIRONMENTAL MANAGEMENT, AND AS APPEARS ON THE WATERSHED PROTECTION MAP OF IREDELL COUNTY.
SUBDIVISION ADMINISTRATOR
6-29-20
DATE
CERTIFICATE OF OWNERSHIP AND 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 ROAD, ALLEY, WALKS, PARKS OR OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED.
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 REGULATION, 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.
DEVELOPMENT, LLC
BY: BRIAN MCCLELLAND MANAGER
5/26/2020
DATE
STATE OF NORTH CAROLINA COUNTY OF Mecklenburg I, Kimberly J. Hatfield, A NOTARY PUBLIC FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT Brian McClelland PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL, THIS THE 26 DAY OF May, 2020.
NOTARY PUBLIC
MY COMMISSION EXPIRES June 6, 2021
KIMBERLY J HATFIELD
NOTARY PUBLIC
Mecklenburg County
North Carolina
My Commission Expires June 6, 2021
FIGURE 8": SYMMETRICAL CUL-DE-SAC NO CURB & GUTTER
SECTION AA
FIGURE 9": ROAD CONNECTION WITH INTERIOR ISLAND
STOP CONDITION
RECOMMENDED ROAD CONNECTION
WITH INTERIOR ISLAND
DETAIL SECTION VIEW OF INTERIOR ISLAND AND MARKER
FIGURE 9
PROPOSED USE: SINGLE FAMILY RESIDENTIAL
MIN. RESIDENTIAL LOT SIZE: 30,000 SF
PROPOSED RESIDENTIAL LOTS: 11
PROPOSED COMMON OPEN SPACE LOTS: 1
PROPOSED PRIVATE ACCESS LOTS: 2
PROPOSED TOTAL LOTS: 14
MIN. BUILDING SETBACK:
CORNER: 25'
SIDE: 15'
FRONT: *35' (OR AT MIN. 90' LOT WIDTH)
REAR: 50' LAKE SETBACK
WATERSHED: WS-IV-CRITICAL AREA
RESIDENTIAL LOCAL ROAD
FIGURE 1* TYPICAL CROSS/SECTION RESIDENTIAL LOCAL ROAD
HEALTH DISCLAIMER
AS OF THE DATE OF THIS RECORDING, THE LOTS REPRESENTED ON THIS PLAT HAVE NOT BEEN INSPECTED OR APPROVED BY THE IREDELL COUNTY HEALTH DEPARTMENT. UNTIL INSPECTED, THERE IS NO ASSURANCE THAT A BUILDING PERMIT WILL BE ISSUED.
REVIEW OFFICER CERTIFICATION
State of North Carolina, County of Iredell
I, REVIEW OFFICER OF IREDELL COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL THE STATUTORY REQUIREMENTS FOR RECORDING.
REVIEW OFFICER
5-29-20
DATE
CERTIFICATE OF APPROVAL
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 THIS PLAT HAS BEEN APPROVED BY THE SUBDIVISION ADMINISTRATOR FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF IREDELL COUNTY.
SUBDIVISION ADMINISTRATOR
IREDELL COUNTY , NORTH CAROLINA
5-29-20
DATE
I, J. ERIC CLEMMER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DESCRIPTION IN DEED BOOK 2666, PAGE 2245 & DEED BOOK 2666, PAGE 2249 OF THE IREDELL COUNTY PUBLIC REGISTRY); THE ERROR OF CLOSURE AS CALCULATED BY LATITUDES AND DEPARTURES IS GREATER THAN 1:10,000. THAT THE DEEDS AND MAPS NOTED WERE USED AS REFERENCES. THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION INDICATED; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30(F)(11)(D) AS AMENDED. WITNESS MY HAND AND SEAL THIS 26 DAY OF May, 2020.
J. Eric Clemmer Surveyor L-5315
I ALSO CERTIFY 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.
NORTH CAROLINA PROFESSIONAL SEAL L-5315 J. ERIC CLEMMER LAND SURVEYOR
SUBDIVISION OF
SAYLORS WATCH
- OWNER -
BI PART DEVELOPMENT, LLC
18611 STARCREEK DRIVE
CORNELIUS, NC 28031
-SITE ADDRESS-
212 GREYFRIARS ROAD
MOORESVILLE, IREDELL COUNTY, NORTH CAROLINA
DAVIDSON TOWNSHIP
AS RECORDED IN DEED BOOK 2666, PAGE 2245 & DEED BOOK 2666, PG 2249
TAX PARCELS: 4624-56-8649 & 4624-57-6180
SURVEY DATE: 1/31/2020 MAP DATE: 5/28/2020
SCALE:1"=50'
Professional Property Surveyors, Inc.
Firm License-C-3666
18335 Old Statesville Rd.
Suite A
Cornelius, N.C. 28031
(704) 765-5134 Phone, Fax
REVISION TABLE
NO. | DATE | DESCRIPTION | BY
1 | 4/30/20 | ADD SEPTIC LOTS & EASEMENTS ADD DOCK EASEMENT & ADDRESS PLANNING DEPT COMMENTS | JML
2 | 5/15/20 | PLANNING DEPT COMMENTS | JML
2 | 5/27/20 | PLANNING DEPT COMMENTS | JML
Graphic Scale
50 25 0 50
Scale of Drawing: 1 Inch = 50 Feet
Doc ID: 016899080001 Type: OPP
Recorded: 06/29/2020 at 04:00:53 PM
Fee Amt: $21.00 Page 1 of 1
Iredell County, NC
Ronald R. Wyatt Register of Deeds
BK 72 PG 12

Plat Book 72 Page 12



103 SAYLORS WATCH LANE
MOORESVILLE, NC 28117 IREDELL COUNTY

ENGINEER BY:
G.B. ENGINEERING, PLLC.
GARY A. BARNES, PE
11928 TREE SPARROW RD.
CHARLOTTE, NC 28278
(704) 817-5239
N.C. BUS. LIC. # P-1295

PROJECT:

THE MCCRAY RESIDENCE

103 SAYLORS WATCH LN #1 MOORESVILLE, NC 28117

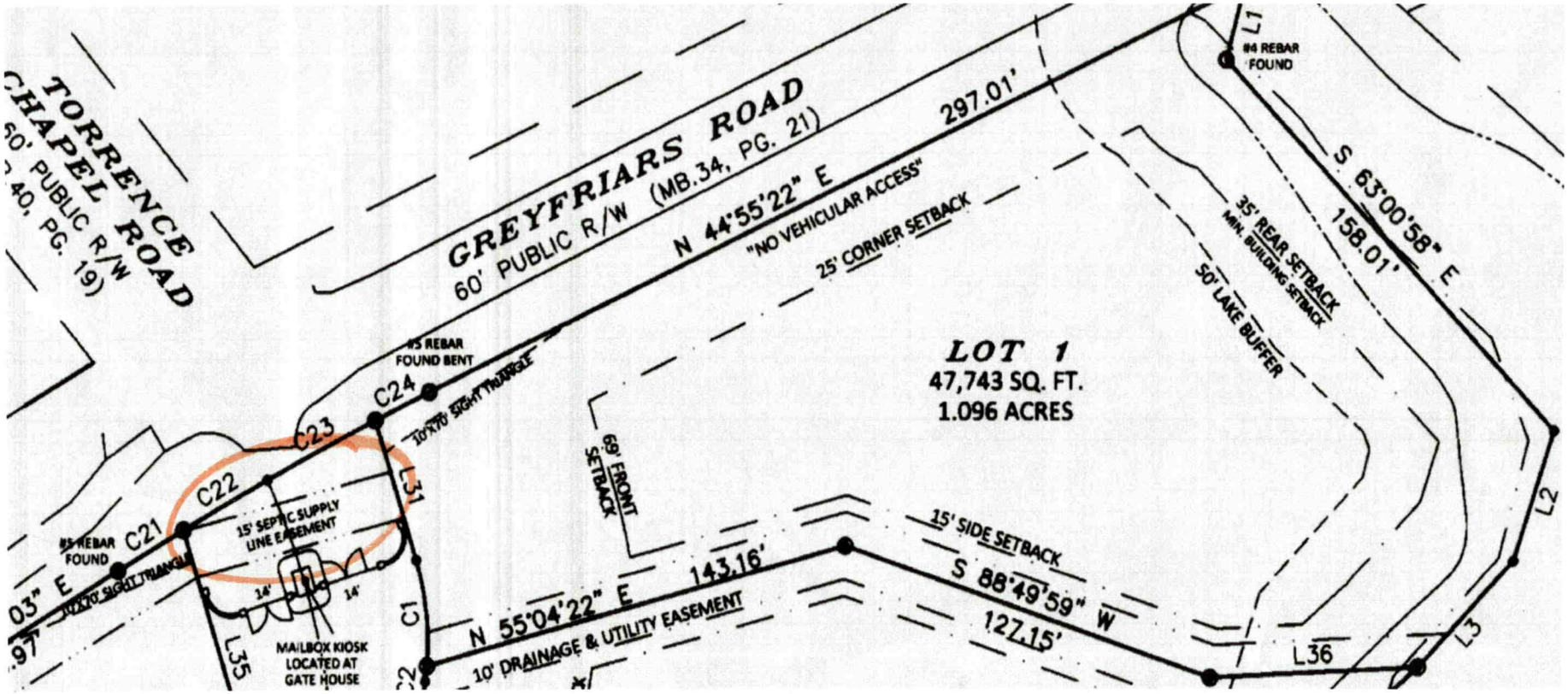
P.O. Box 691286
Mint Hill, NC 28227
tel: 704.545.2928
ELITEDESIGNGROUP.COM

DRAWN BY:
JJ BARJAKTAR/LEACH

DATE:
06/21/2021

REVISED:

SHEET
—
OF 16


TORRENCE CHAPEL ROAD
60' PUBLIC R/W
40, PG. 19)
GREYFRIARS ROAD
60' PUBLIC R/W (MB.34, PG. 21)
N 44°55'22" E
297.01'
"NO VEHICULAR ACCESS"
25' CORNER SETBACK
#4 REBAR FOUND
L1
S 63°00'58" E
158.01'
35' REAR SETBACK
MIN. BUILDING SETBACK
50' LAKE BUFFER
#5 REBAR FOUND BENT
C24
10'X70' SIGHT TRIANGLE
C23
C22
C21
LOT 1
47,743 SQ. FT.
1.096 ACRES
69' FRONT SETBACK
15' SEPTIC SUPPLY LINE EASEMENT
L31
#5 REBAR FOUND
10'X70' SIGHT TRIANGLE
14'
14'
L35
MAILBOX KIOSK LOCATED AT GATE HOUSE
C1
15' SIDE SETBACK
N 55°04'22" E
143.16'
S 88°49'59" W
127.15'
10' DRAINAGE & UTILITY EASEMENT
L36
L3
L2

STATE OF NORTH CAROLINA
COUNTY OF IREDELL

CONTRACT FOR INSPECTIONS OF ON-SITE WASTEWATER SYSTEMS TYPE II, III, IV and V

This Contract is entered into this 5th day of December, 2022 by and between TCW Wastewater Management, Inc., a North Carolina company of Mecklenburg County, North Carolina (hereinafter "TCW") and **Sandy and Toni McCray**

Preamble

TCW is contracting with The Owner to provide inspection services as described on Attachment A for the fees or charges also shown in Attachment A.

The Owner owns or controls the property upon which a ground absorption sewage treatment system ("System") is installed, such System being designated as a type II, III, IV or V system under the Rules for Sanitary Sewage Collection. Treatment and Disposal found at 15A N C Admin Code 18A 1900 et seq.; and 15A N.C. Admin. Code 18A.1961 requires that a condition of the Operation Permit for certain systems be that a properly executed inspection contract between the System Owner and a management entity shall be in effect for as long as the System is in use. TCW is a management entity which employees certified operators of a type authorized by 15A N.C. Admin. Code 18a.1961 to manage and inspect type II, III, IV, and V systems.

In consideration of the premises and of the mutual covenants and promises contained in this Agreement, it is hereby agreed by and between the Owner and TCW as stipulated below

Conditions of the Contract

A. TCW, in consideration of the payment by the Owner as set out in the schedule of services and charges in Attachment A, incorporated herein, agrees

1) To provide the services set out in Attachment A according to the minimum schedule of inspections/services required by regulations for the lots or parcels set out in Attachment B.

2) To report results of the inspections to the local environmental regulatory agency having jurisdiction as required by applicable laws or regulations.

3) If inspections indicate the need for System repairs

   a) to notify the local environmental regulatory agency within 48 hours.
   b) to give notice to the "Owner" of needed repairs, and, if the necessary repairs are outside the scope of the routine maintenance described in Attachment A, then The Owner may request TCW to provide an estimate. At the authorization of The Owner TCW will perform the necessary repairs at TCW's then prevailing charges for services and materials.

4) If TCW's services are terminated, TCW will notify the local environmental regulatory agency within 48 hours.

B. The Owner, in consideration of the services performed, agrees

1) To pay TCW for its services according to the schedule of charges as set out in Attachment A.

2) Within 30 days of receipt of notice of repairs under A (3) above, the Owner(s) must provide proof that repairs have been performed by a licensed or qualified entity and the System is functioning properly or request and authorize TCW to complete the needed repairs.

3) To notify TCW promptly of any emergency or malfunction known to it which may violate environmental, health, or other laws and regulations, and to authorize immediate repair as necessary to restore the System to proper function and operation.

4) To use reasonable efforts to provide and to maintain at all times, such access to the Systems as is reasonably necessary for TCW to comply with its obligations under this Agreement.

C. **Terms of the Agreement**

1) This Agreement shall be effective for one year from the date of this contract and will be automatically renewed from year-to-year thereafter, unless written notice of termination and non-renewal is given to the other party not less than 60 days prior to the end of the then current annual contract year.

2) The real property to be serviced under this contract is listed on Attachment B.

3) This Agreement automatically terminates if the Operation Permit for the system is revoked and all appeals of the revocation are exhausted or time for making an appeal has passed.

4) The parties may terminate at the end of the then current term by consent of each party or by not less than 60 days written notice to the other party prior to the end of the then current contract year, and not less than 30 days written notice to the local environmental regulatory agency.

5) This Agreement may be terminated for cause for breach which remains unremedied after 15 days written notice to the defaulting party

D. **Limited Warranty**

TCW'S SOLE DUTIES AND RESPONSIBILITIES UNDER THIS AGREEMENT IS TO PROVIDE INSPECTION AND ROUTINE MAINTENANCE ONLY AS SPECIFIED IN THIS AGREEMENT. INSPECTIONS WILL COMPLY WITH APPLICABLE CODES, LAWS, AND REGULATIONS IN FORCE AT THE TIME OF THE INSPECTION AND REPORT. WORK AND MATERIALS USED IN REPAIRS ARE WARRANTED ONLY TO BE OF GOOD WORKMANSHIP, FREE OF DEFECTS, AND CONFORM TO THE SYSTEMS SPECIFICATIONS AND EQUAL TO THE ORIGINAL PARTS AND EQUIPMENT. THE OWNER'S SOLE REMEDY UNDER THIS EXPRESS WARRANTY IS REPAIR OR REPLACEMENT AND CONSEQUENTIAL DAMAGE OR DAMAGES FOR DELAY ARE LIMITED TO TOTAL SUMS PAID TCW UNDER THIS AGREEMENT FOR THE PARTICULAR LOT OR PARCEL FOR THE THEN CURRENT YEAR. ALL OTHER WARRANTIES EXPRESS OR IMPLIED, INCLUDING MERCHANTABILITY OR FITNESS FOR PARTICULAR PURPOSE, ARE EXPRESSLY AND SPECIFICALLY EXCLUDED. REPAIRS, REPLACEMENTS, ADDITIONS AND CHANGES BY OTHERS TO THE SYSTEMS COVERED BY THIS AGREEMENT WITHOUT PRIOR NOTICE TO TCW OR ACCEPTANCE OF THE WORK BY TCW DURING THE TERM OF THIS AGREEMENT VOIDS ANY WARRANTY GRANTED HEREIN AS TO TCW.

E. **Miscellaneous**

1) Transfer of rights, responsibilities, and duties under this Agreement by any party shall be valid only on written notice and consent signed by all parties, which consent shall not be unreasonably or arbitrarily withheld.

2) TCW may perform its duties and responsibilities by subcontract but TCW will remain directly liable and responsible to the Owner under the terms of this Agreement.

3) Waiver of default or a breach of the Agreement by any party shall not operate nor be construed as a waiver of further or subsequent defaults or breach of this Agreement. Failure to take action in any default or breach does not bear action on such default at any time subsequent to such breach or default.

4) This Agreement constitutes the entire agreement of the parties, incorporating, and superseding all prior representations and negotiations and may not be changed or amended except in writing signed by the parties. The Agreement shall be interpreted under North Carolina law. Any part of the Agreement declared void, illegal, or unenforceable will not affect other provisions of the Agreement.

5) Disputes arising under this Agreement shall be determined by any method of Alternative Dispute Resolution the parties choose, including but not limited to, mediation or arbitration, under the Uniform Arbitration Act of North Carolina or its equivalent, or such means or methods as the parties agree to in writing.

6) Notices are deemed delivered if delivered in person, by certified or registered mail; by courier; or delivery service, if properly receipted, charges and postage prepaid, as follows:

Owner: Mr. & Mrs. Sandy McCray
103 Saylors Watch Ln
Mooresville, NC 28117

Operator:
TCW Wastewater Management, Inc
5600 Lakeview Rd
Charlotte, NC 28269

Environmental Regulatory Agency:

Iredell County Environmental Health
610 E. Center St
Mooresville, NC 28115

A party may change its address my giving notice in the manner provided above.

Each party has executed this Agreement with full power, authority, and legal right to enter into; to bind itself to the rights, duties and responsibilities under this Agreement, which is binding on the parties, their successors and assigns, heirs and personal representatives, on the date first above written.

WITNESS:

[redacted]

[redacted]

TCW Wastewater Management, Inc.

BY W. Boyd

EXHIBIT A
TYPE II, III, IV

MONITORING & INSPECTION PLAN

1. **COST:** **INITIAL CONTRACT YEAR:** **$ 350.00 (2 required inspections)**
$ N/A (0 required lab)
$ 350.00 Total Initial Year

RENEWAL YEARS: **$ TBD (2 required inspections)**
$ N/A (0 required lab)
$ TBD Total Renewal Years

a. The Owner shall pay to TCW the aforementioned sums for each parcel listed on Attachment B. The initial annual fees are payable upon the execution of the contract. Annual billings will be made thereafter and payable within 30 days of billing. The annual billings will be made on the anniversary dates. The annual renewal fees may increase no more than 5% per year. The Owner shall pay to TCW his normal and customary fees for any authorized work performed on the System as a result of non-scheduled service or maintenance calls. These fees are due and payable within 30 days of billing. Payments due to TCW, and unpaid by the Owner after 30 days, shall be assessed late payment fee of 15% per month, accruing monthly on the unpaid balance.

2. **PERFORMANCE DUTIES:**

- Inspections and services that meet state requirements, i.e., inspections of System using an itemized check list, monitoring "septic tanks" to insure proper operation, and make adjustments of imbalances to systems through the distribution devices.
- Inspection report copies are sent to the environmental regulatory agency (if applicable) and homeowner
- Emergency service calls at an additional charge.
- 24-hour availability at an additional charge.
- The Owner will be advised of any repairs needed and estimated cost or repairs. Repairs will not be made without Owner authorization.
- The Owner will be advised when pumping is recommended

Bacteria Additive Option – Additional $60 per year:

- The addition of a bacterial product into the individual septic tank as needed to maintain the proper level of bacteria.

EXHIBIT B

1. PHYSICAL ADDRESS OF SYSTEM(S):

103 Saylors Watch Ln
Mooresville, NC 28117

Saylors Watch Lot 1/1A

b. _____

_____

_____

_____

c. _____

_____

_____

_____

d. _____

_____

_____

_____