IREDELL COUNTY HEALTH DEPARTMENT

Statesville Office (704) 878-5305 Mooresville Office (704) 660-3625 PERMIT # 213053

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

PIN # 4636-36-2626

APPLICANT: JAMES TAKES APPLICANT ADDRESS: 111 CHINOOK LN.

SITE ADDRESS: 142 LUGNUT LN. - MRSVL. PHONE: 704-402-5418 ALT. PHONE:

SITE DIRECTIONS: BSR, TL STUTTS, TR FAST, TL LUGNUT, ON R

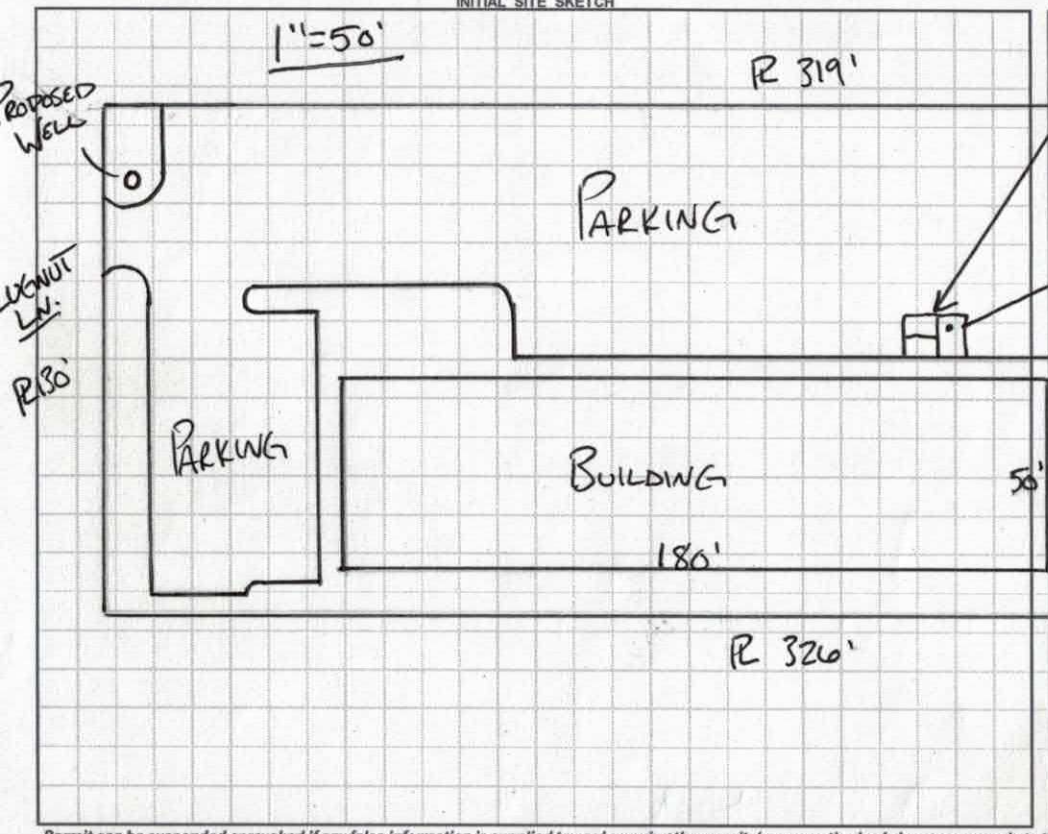
SUBDIVISION: BRAWLEY BOSINESS PARK SECTION: -3- LOT # 23 LOT AREA: .96AC (.18ASFE) DESIGN FLOW: 250 L.T.A.R.: .3 (.25R)

Septic Tank	1000	(gal)	STB	465	Date	7-29-16	☑ New System	☐ Repair	☐ Expansion	System Type: I II III IV V VI		☐ Residence	No. Bedrooms		Water Supply	
Pump Tank	1000	(gal)	PT	465	Date	7-29-16	System Description:	PM - 25% REDUCTION				☑ Business	No. Persons		☑ Private	
Pump Make			Model		Serial #		Repair System Description:	SAME				☐ Other	No. Employees	10	☐ Public	
# Nitrification Fields	1		# Lines	3@70'	Linear Ft:	210'	Maintenance Agreement Required:	☐ YES	☒ NO			☒ Slab	☐ Crawl Space		☐ Community	
Trench Width	36"		Max. Trench Bottom Depth	36"	Gravel Depth	—		☐ GRAVITY	☒ PRESSURE			☐ Basement w/plumbing		☐ Basement w/o plumbing		

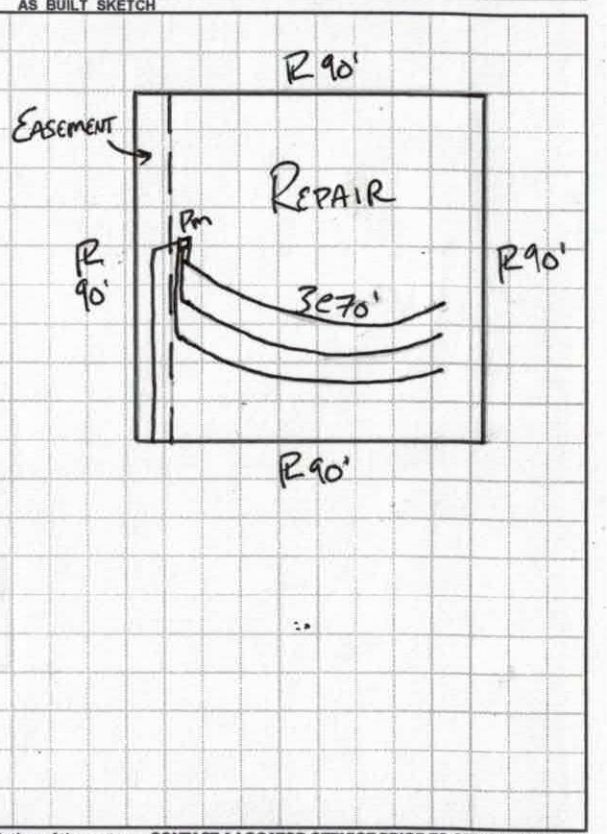
Comments / Conditions:

USE TRAFFIC RATED TANKS 8-26-16 / CHECKED TANKS BA
12-22-16 / CHECKED DRAW FIELD BA

INITIAL SITE SKETCH



AS BUILT SKETCH



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: 12/29/15 Installed by: ABERNATHY

IMPROVEMENT PERMIT by: BA Date: 12-23-15 OPERATION PERMIT by: BA Date: 1-23-17

AUTHORIZATION TO CONSTRUCT by: BA Date: 12-23-15 Existing System Inspected by: Date:

Health Dept. Copy - WHITE Applicant (Final Approval) - YELLOW Applicant (Conditional Approval) - PINK

Department of Environment, Health, and Natural Resources
Division of Environmental Health
On-site Wastewater Section

Sheet: 1 OF 1
PIN #: 4636-36-2626
Lot #: 23
Permit #: 213053
AppID:

SOIL/SITE EVALUATION for ON-SITE WASTEWATER SYSTEM

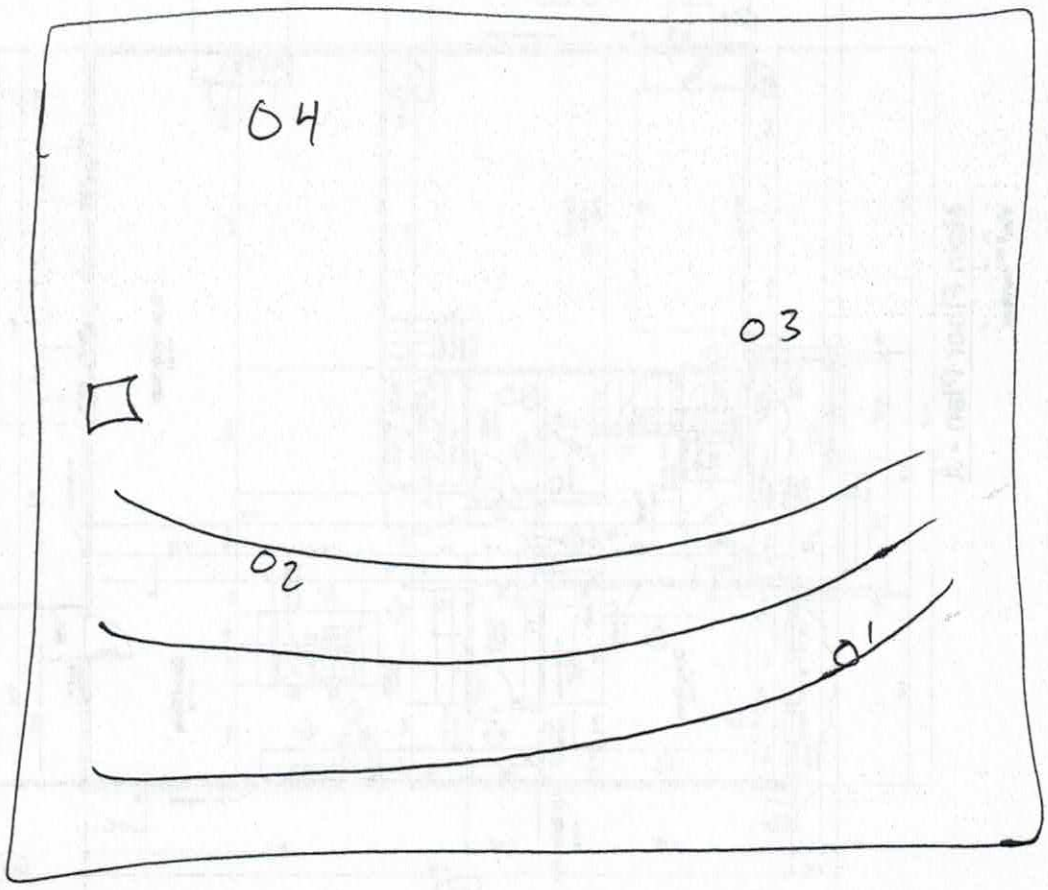
Owner: JAMES TAKES
Applicant: SAME
Address: 111 CHINOOK LN.
Date Evaluated: 12/23/2015
Proposed Facility: SFR
Design Flow (.1949) 250
Property Size: .96 AC
Location of Site: BRAWLEY BUSINESS PARK 23
Property Recorded: YES
Water Supply: [ ] Public [X] Individual [X] Well [ ] Spring [ ] Other
Evaluation Method: [X] Auger Boring [ ] Pit [ ] Cut
Type of Wastewater: [X] Sewage [ ] Industrial Process [ ] Mixed

PROFILE #	.1940 Landscape Position/ Slope%	Horizon Depth (IN.)	SOIL MORPHOLOGY .1941 .1941 Structure/ Texture	.1941 Consistence Mineralogy	b PROFILE FACTORS .1942 Soil Wetness/ Color	.1943 Soil Depth (IN.)	.1956 Sapro Class	.1944 Restr Horiz	Profile Class & LTAR
AB 1	LINEAR 8%	0-48	CL,M,SBK	SS	NA	48"	NA	48"+	.3
AB 2	LINEAR 8%	0-20	C,M,SBK	SS	NA	55"	MANY INC @ 40"	55"+	.3
		20-55	CL,W,SBK	SS					
AB 3	LINEAR 8%	0-40	C,M,SBK	SS	NA	51"	NA	51"+	.3
		40-51	CL,M,SBK	SS					
AB 4	LINEAR 8%	0-20	SCL,W,SBK	SS	FEW Y/BR MOTT	39"	NA	39"+	.25
		20-39	C,M,SBK	SS					
		39+	AR						

Description	Initial System	Repair System
Available Space (.1945)	PS	PS
System Type(s)	PM-25% RED	PM-25% RED
Site LTAR	.3	.25

Other Factors (.1946):
Soil Evaluation By: BEN ALDRIDGE
Others Present: NONE
Site Classification (.1948): PS
Site Evaluation By: BEN ALDRIDGE
Others Present: NONE

EASEMENT



AB#1
0-48 CL m/w SBK (.3)

AB#2
0-20 CMSBK
20-55 CLWSBK MANY SAP INC @ 40" (.3)

AB#3
0-40 CMSBK (.3)
40-51 CLMSBK

AB#4
0-20 SCLWSBK
20-39 CMSBK FEW Y/BR (.25)

RECEIVED OCT 1 2 2015

7:00

IREDELL COUNTY HEALTH DEPARTMENT

Paid $500.00

ENVIRONMENTAL HEALTH DIVISION

PAGE 1: *APPLICATION FORM*

Paid $700.00 12-29-15 #213053

Application For:

( ) New Well Permit ( ) Well Repair Permit ( ) Well Abandonment

(X) Septic Improvement Permit (X) 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:

Applicant Name: JAMES TAKES **Address:** 111 CHINOOK LANE **Phone:** 704-402-5

Owner Name: JAMES TAKES **Address:** 111 CHINOOK LANE MOORESVILLE **Phone:** 704-402-541

Property Information:

Street Address: 142 LUGNUT LANE

Subdivision Name: N/A Brawley Business Park **Section/Phase:** 3 **Lot Number:** 23

Driving Directions: BRAWLEY SCH. Rd TO STUTZ THEN (RIGHT) INTO FAST LA LEFT ON LUGNUT LANE (JOB ON RIGHT)

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

( ) New Single Family Residence
( ) New Multi-Family Residence
( ) Accessory Building
( ) Bedroom(s) Addition

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

( ) Crawl Space Foundation
(X) Concrete Slab Foundation
( ) Basement with Plumbing
( ) Basement without Plumbing

Non-Residential Site Development:

Type of Business: COMMERCIAL / RENTAL
Square Footage of Building: 13,000 sq ft.
Maximum Number of Employee: _____
Maximum Number of Seats/Beds/Other: 10

Water Supply:

( ) 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 (X) 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: James Takes
Property owner or owner's legal representative signature (SIGNATURE REQUIRED)

10/11/15
DATE

Public Health
Prevent. Promote. Protect.
Iredell County Health Department

IREDELL COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH

Public Health
Prevent. Promote. Protect.
Iredell County Health Department

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, James Takes, am the legal owner(s) of the property located at 142 Legrand Lane, identified as PIN (Parcel Identification Number) _____, located in Iredell County, North Carolina.

I do hereby authorize (**print legal representative/company name**) Matt Kelly, Kelly Building & Development 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.

James Takes 10/11/15

Signature of Owner(s) 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

Type: CONSOLIDATED REAL PROPERTY
Recorded: 2/19/2014 12:30:15 PM
Fee Amt: $356.00 Page 1 of 3
Revenue Tax: $330.00
Iredell County, NC
Matthew J. McCall Register of Deeds
BK 2287 PG 1188 - 1190

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: $ 330.00 Purchase Price: $165,000.00

Parcel Identifier No. 4636362626 Verified by _____ County on the ____ day of_____, 20_____
By:_____

Mail/Box to: Grantee

This instrument was prepared by: Ben S. Thomas THOMAS & GODLEY, PLLC, 514 Williamson Road, Ste. 421, Mooresville, NC 28117

File# 2014022706

Title Insurance Company: North Carolina Title Center, LLC.

Brief description for the Index: Lot 23 Brawley

THIS DEED made this 02/19/14, by and between

GRANTOR	GRANTEE
Drena Properties, LLC a North Carolina Limited Liability Company 334 Bay Harbour Road Mooresville, NC 28117	James Takes and spouse Denise Takes 111 Chinook Court Mooresville, NC 28117

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Iredell County, North Carolina and more particularly described as follows:

EXHIBIT 'A'

Page Count 3
ROTC NS PQ SI

Delinquent property taxes, if any, are to be paid by the closing attorney to the county Tax Administrator upon disbursement of the closing proceeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1926, Page 800.

All or a portion of the property herein conveyed ___ includes or _X_ does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Book 30, Page 69.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

1. Any and all easements, rights of way and restrictions of record.
2. Any and all zoning and planning ordinances.
3. Any discrepancies as an accurate survey of the premises might reveal.
4. Any and all other matters of record.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written..

Drena Properties, LLC

By: Matthew B Kelly (SEAL)
Matthew Kelly, Member

State of North Carolina - County or City of Iredell

I, the undersigned Notary Public of the County and State aforesaid, certify that Matthew Kelly personally came before me this day and acknowledged that _he is the Member of Drena Properties, LLC a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, __he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 19 day of Feb, 2014.

My Commission Expires:_____
(Affix Seal)

BEN S. THOMAS
NOTARY PUBLIC
IREDELL COUNTY
STATE OF NORTH CAROLINA
MY COMMISSION EXPIRES 03-01-2017

_____ Notary Public
Notary's Printed or Typed Name

State of North Carolina - County or City of Iredell

I, the undersigned Notary Public of the County and State aforesaid, certify that _____.

Witness my hand and Notarial stamp or seal, this _____ day of _____, 20___.

My Commission Expires:_____
(Affix Seal)

_____ Notary Public
Notary's Printed or Typed Name

EXHIBIT "A"

PROPERTY LOCATION: 142 Lugnut Lane Mooresville NC 28117

PROPERTY DESCRIPTION

Lying in Davidson Township, Iredell County, North Carolina:

TRACT I: BEING all of Lot 23 of Brawley Road Business Park, Phase 3, as the same is platted, planned and recorded in Plat Book 30, Page 69 (a revision of Lot 10, Phase 2 Map Book 29 at Page 24) of the Iredell County Public Registry.

TRACT II: BEGINNING at the northwest corner of Mallard Head Condominium, Inc., property (recorded in Deed Book 715 at Page 150); thence along the common line of Pruitt Development Co. (recorded in Deed Book 982, Page 2027) South 82-18-42 West 176.86 feet to the true point of beginning; point being the northeast corner of Lot 23A; thence four (4) new calls as follows: 1) South 7-41-18 East 100 feet, 2) South 2-18-42 West 90.00 feet, 3) north 7-4118 East 100.00 feet and 4) North 82-18-42 East 90.00 feet to the point and place of beginning, containing 0.21 acres, more or less according to a survey by Don Allen & Associates, dated January 21, 2002.

Together with a 10' septic easement leading from Lot 16 Brawley Road Business Park Phase 3 to Lot 23A septic lot as written in the above description and being more particularly described as follows: BEGINNING at the southwest corner of Lot 16 Brawley Road Business Park; thence South 33-39-01 West 165.47 feet; thence North 82-18-42 East 196.66 feet; thence North 82-18-42 East 90.00 feet; thence South 7-41-18 East 10.00 feet; thence South 82-18-42 West 308.78 feet; thence North 33-39-01 East 215.20 feet to a point located on the western property line of Lot 16 Brawley Road Business Park; thence with common line of Lot 16 with a circular curve to the right having a radius of 500.27 feet and an arc length of 29.42 feet, chord bearing South 13-46-32 West 29.41 feet to the point and place of BEGINNING.

The above is a temporary off-site private sewer easement to be used until a municipal sewer system is in place on Brawley School Road and available for Brawley Business Park owners. At that time, each user will abandon the described easement in place and hook up to the municipal system. The yearly rental costs of the described property will be $350.00 payable to Ron and Lee Smith on the anniversary date of the property closing commencing on the closing date. Ron and Lee Smith will pay property taxes and for mowing services twice a year for the fee.

This conveyance is made subject to those Restrictive Covenants for Brawley Road Business Park, Phase 3, recorded in Book 982, Page 2032, Book 1040, Page 267 and Book 1115, Page 529, Iredell County Registry, which said Restrictive Covenants are incorporated herein by reference, and the Grantee by acceptance of this deed, agrees to be bound and to comply with said Restrictive Covenants.

This conveyance is made subject to all restrictions, easements and rights of way of record, including those for utilities and public roadways.

IREDELL COUNTY HEALTH DEPARTMENT

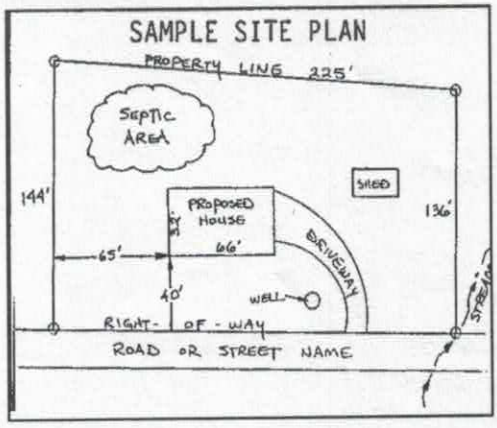
ENVIRONMENTAL HEALTH DIVISION

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:

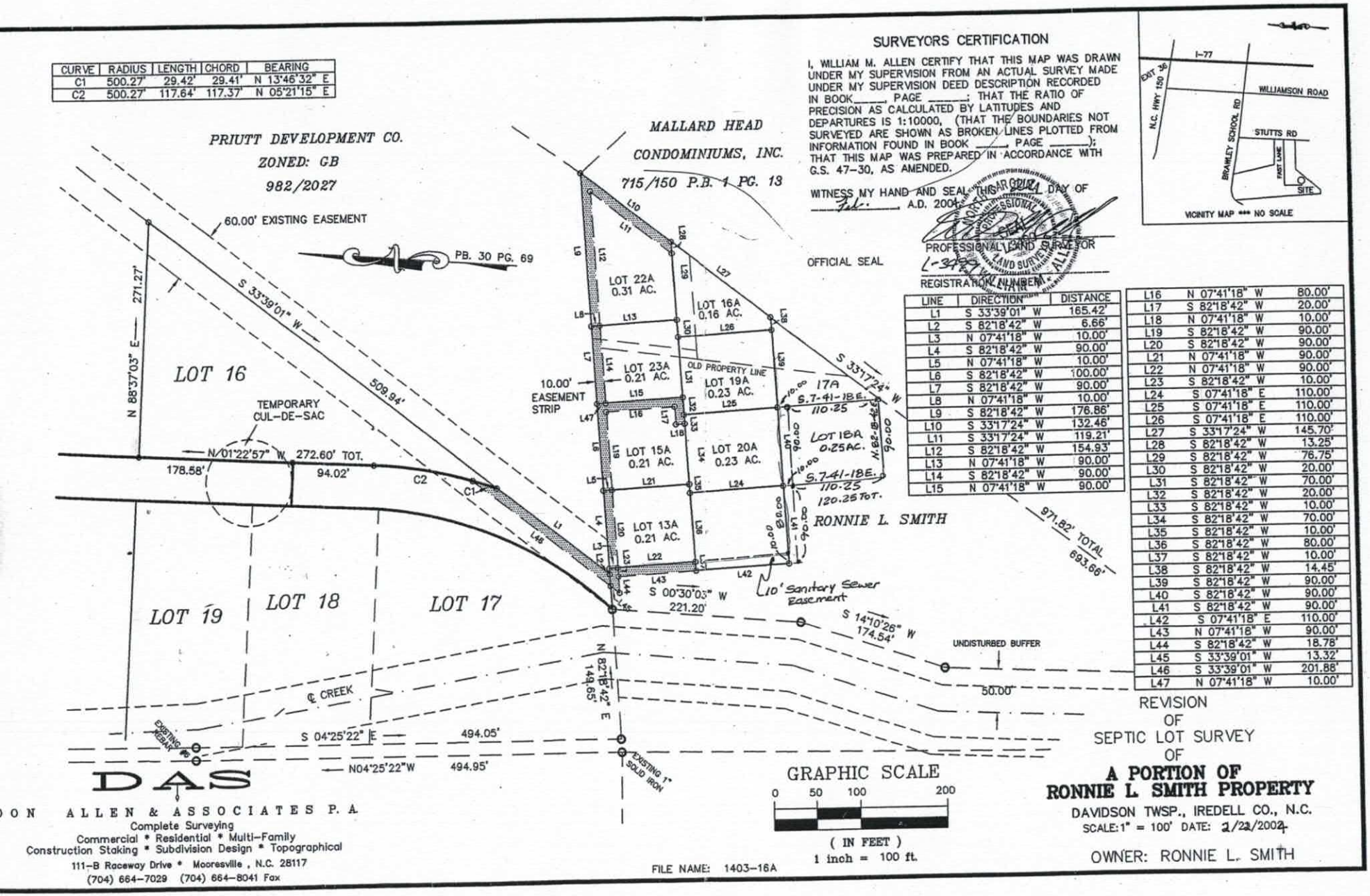
Location of septic systems and wells within 100' of your property	**N/A**
Location of easements and rights of ways on your property	**N/A**
Location of any designated wetlands on the property	**N/A**

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: _____ 10/11/15

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



CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	500.27'	29.42'	29.41'	N 13°46'32" E
C2	500.27'	117.64'	117.37'	N 05°21'15" E

SURVEYORS CERTIFICATION

I, WILLIAM M. ALLEN CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION DEED DESCRIPTION RECORDED IN BOOK ____, PAGE ____; THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1:10000, (THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN BOOK ____, PAGE ____); THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30, AS AMENDED.

WITNESS MY HAND AND SEAL THIS 31st DAY OF July, A.D. 2002.

OFFICIAL SEAL

PROFESSIONAL LAND SURVEYOR

REGISTRATION NUMBER L-3427

LINE	DIRECTION	DISTANCE
L1	S 33°39'01" W	165.42'
L2	S 82°18'42" W	6.66'
L3	N 07°41'18" W	10.00'
L4	S 82°18'42" W	90.00'
L5	N 07°41'18" W	10.00'
L6	S 82°18'42" W	100.00'
L7	S 82°18'42" W	90.00'
L8	N 07°41'18" W	10.00'
L9	S 82°18'42" W	176.86'
L10	S 33°17'24" W	132.46'
L11	S 33°17'24" W	119.21'
L12	S 82°18'42" W	154.93'
L13	N 07°41'18" W	90.00'
L14	S 82°18'42" W	90.00'
L15	N 07°41'18" W	90.00'

L16	N 07°41'18" W	80.00'
L17	S 82°18'42" W	20.00'
L18	N 07°41'18" W	10.00'
L19	S 82°18'42" W	90.00'
L20	S 82°18'42" W	90.00'
L21	N 07°41'18" W	90.00'
L22	N 07°41'18" W	90.00'
L23	S 82°18'42" W	10.00'
L24	S 07°41'18" E	110.00'
L25	S 07°41'18" E	110.00'
L26	S 07°41'18" E	110.00'
L27	S 33°17'24" W	145.70'
L28	S 82°18'42" W	13.25'
L29	S 82°18'42" W	76.75'
L30	S 82°18'42" W	20.00'
L31	S 82°18'42" W	70.00'
L32	S 82°18'42" W	20.00'
L33	S 82°18'42" W	10.00'
L34	S 82°18'42" W	70.00'
L35	S 82°18'42" W	10.00'
L36	S 82°18'42" W	80.00'
L37	S 82°18'42" W	10.00'
L38	S 82°18'42" W	14.45'
L39	S 82°18'42" W	90.00'
L40	S 82°18'42" W	90.00'
L41	S 82°18'42" W	90.00'
L42	S 07°41'18" E	110.00'
L43	N 07°41'18" W	90.00'
L44	S 82°18'42" W	18.78'
L45	S 33°39'01" W	13.32'
L46	S 33°39'01" W	201.86'
L47	N 07°41'18" W	10.00'

GRAPHIC SCALE

0 50 100 200

(IN FEET)

1 inch = 100 ft.

FILE NAME: 1403-16A

REVISION OF SEPTIC LOT SURVEY OF

A PORTION OF RONNIE L. SMITH PROPERTY

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

SCALE: 1" = 100' DATE: 1/21/2002

OWNER: RONNIE L. SMITH

DAS

ON ALLEN & ASSOCIATES P.A.

Complete Surveying

Commercial * Residential * Multi-Family

Construction Staking * Subdivision Design * Topographical

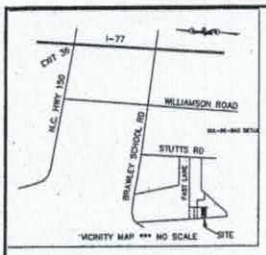
111-B Raceway Drive * Mooresville, N.C. 28117

(704) 664-7029 (704) 664-8041 Fax

Acknowledgement of Plans Submittal ONLY!

Matthew B Kelly Date

Date

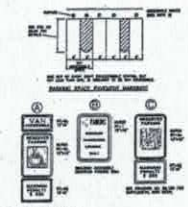




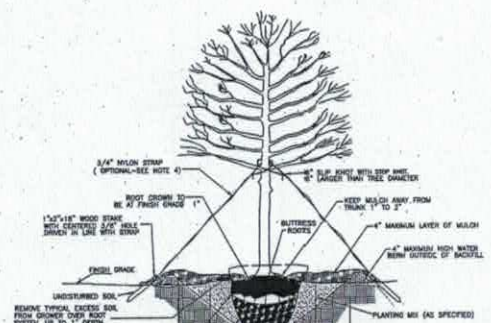
SUPPLEMENTAL ACCESSIBLE SIGN (R7-8e)



SUPPLEMENTAL ACCESSIBLE SIGN (R7-8D)



ACCESSIBLE PARKING AND SIGNAGE STANDARDS



TREE PLANTING (FOR SINGLE AND MULTI-STEM TREES)

LANDSCAPE NOTES:

1. ALL PLANTING BEDS SHALL BE MULCHED WITH A LAYER OF SHREDDED HARDWOOD BARK AT THE DEPTH SPECIFIED ON DETAIL.
2. ALL PLANTS SHALL BE GUARENTEED TO LIVE AT LEAST ONE FULL CALENDAR YEAR FROM DATE OF ACCEPTANCE.
3. FERTILIZER SHALL BE OF 10-10-10 NORTH CAROLINA CERTIFIED ANALYSIS APPLIED AT 2 LBS. PER SQUARE YARD.

PLANT LIST:

SYMBOL	QTY.	NAME OF TREE	CAL.	HEIGHT	SPREAD	COND.	NOTES
TREES: ●	3	CRAPE MYRTLE LAGERSTROEMIA INDICA	1.5"	10'	4-5'	B&B	MATCH
⊕	2	WILLOW OAK QUERCUS PHELLOS	1.5"	15'	40'	3 1/2"	MATCH

Acknowledgement of
Plans Submittal ONLY!

Matthew B Kelly Date

Date 12-23-15



LOT 3
HAROLD W MAYHEW
00E/414
PB 3 PG 154
ZONED: RA
USE: VACANT LOT

LOT 4
HAROLD W MAYHEW
00E/414
PB 3 PG 154
ZONED: RA
USE: RESIDENTIAL HOME

N04°08'41"W
130.15'

CENTER OF CREEK

UNDISTURBED BUFFER

30' SETBACK

2" WATER LINE

THE EXISTING BUFFER WILL BE 90% OPAQUE, BUT IF IT DOES NOT MEET THIS REQUIREMENT ADDITIONAL VEGETATION WILL BE ADDED IN ORDER TO MEET THE 90%.

PUMP STATION AND FORCE MAIN

4" SEWER LINE

PROPOSED WELL

SIDE SETBACK

10' DOOR

1 STORY SECTION 9,000 SF

FFE = 492.0

10' DOOR H/C SIGN

8' DOOR

2 STORY SECTION 4,750 SF

8' DOOR

WHEEL STOPS (TYP)

H/C SIGN

H/C RAMP

25' AISLE WIDTH

6 SPACES + CURB & SUTTER 1 H/C

1' PARKING LOT = 1% GRADE

VEGETATION BUFFER

S01°22'03"E
430.00'

RETAINING WALL

N88°37'03"E
319.26'

26 SPACES + 1 H/C

9 SPACES

10' SIDE SETBACK

DRIVE AISLE = 12% GRADE

ALL PARKING SPACES ARE 9' BY 19' (TYP)

LOT 22
JAMES M TAKES
2189/232
PB 30 PG 69
ZONED: GB
USE: COMMERCIAL

LOT 10
JAMES M TAKES
2123/855
PB 30 PG 69
ZONED: GB
USE: COMMERCIAL

LUGNUT LANE
(PAVED)

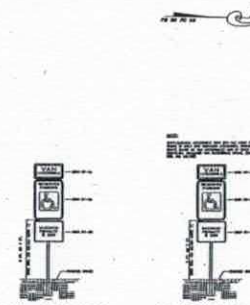
R/W

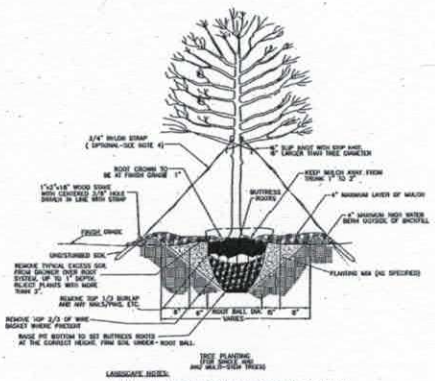
GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

SITE DATA

1. 0.96 TOTAL ACREAGE
2. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO FLOOD INSURANCE RATE MAP – COMMUNITY PANEL # 370313 0200 B EFFECTIVE DATE: 5-15-1980
3. PROPERTY ZONED: GB
   SETBACKS: FRONT: 30'
   SIDE: 10'
   REAR: 30' WHEN ABUTTING RESIDENTIAL
4. TAX PARCEL NO: 4636-36-2626
5. DEED REF: 2287/1188
6. BOUNDARY INFORMATION TAKEN FROM RECORD PLAT PLAT BK. 30 PG. 69.
7. ALL DIMENSIONS, RELATIVE TO CURB AND GUTTER, ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
8. PARKING SUMMARY: REQUIRED PARKING = 37 SPACES
   9,500 SQ.FT. OFFICE SPACE @ 1 PER 300 = 32 SPACES
   WAREHOUSE = 5 EMPLOYEES = 5 SPACES
   TOTAL PARKING PROVIDED = 43 SPACES
   = 41 REGULAR SPACES
   = 2 HANDICAP SPACES
6. WATERSHED CALCULATIONS:
   PROPERTY IS LOCATED IN THE WS-IV CRITICAL AREA WATERSHED DISTRICT.
   AREA TO BE DISTURBED: 0.88 AC.
7. ALL SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD) AND IREDELL COUNTY SIGN ORDINANCE.
8. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, IREDELL COUNTY, REGULATIONS.
9. ALL SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE " MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD) AND COUNTY OF IREDELL SIGN ORDINANCE.
10. SEWER TO BE PUMPED TO SEPTIC FIELD AT END OF STREET.
11. PROPOSED CONSTRUCTION TIME: 3 YEAR FROM DATE OF START
12. MAXIMUM HEIGHT OF BLDG PER IS 28' TO "TOP OF SECOND FLOOR.
13. DRIVEWAY PERMIT NOT REQUIRED.
    LUGNUT LANE IS NOT A STATE MAINTAINED ROAD
14. WATER SERVICE TO PROVIDED BY INDIVIDUAL WELL
15. OUTDOOR LIGHTING TO BE PROVIDED BY WALL PACKS LOCATED ON BUILDING.
16. THERE IS NO PROPOSED SIGNAGE AT THIS TIME.

SITE PLAN GENERAL NOTES
1. ALL DIMENSIONS ARE TO BACK OF CURB. UNLESS OTHERWISE NOTED.
2. ALL IMPROVEMENTS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY AND STATE STANDARDS.
3. ANY DISCREPANCIES FOUND IN THE FIELD SHALL BE CALLED TO THE ATTENTION OF THE OWNER OR ENGINEER PRIOR TO PROCEEDING WITH WORK.
4. PRIOR TO BEGINNING ANY DEMOLITION, GRADING OR CONSTRUCTION, THE GENERAL CONTRACTOR SHALL VERIFY THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED FROM ALL REGULATORY AUTHORITIES.
5. GENERAL CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY.
6. REFER TO ARCHITECTURAL PLANS FOR ACTUAL BUILDING DIMENSIONS.
7. ALL SIGN, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFIRM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
8. CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENTS MARKINGS AS SHOWN
9. CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY AGC OF AMERICA, INC. AND THE SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION ISSUED BY THE U.S. DEPARTMENT OF LABOR.
10. PROPERTY ADDRESS IS: 142 LUGNUT LANE

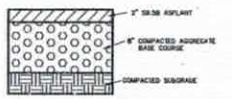




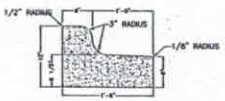
LANDSCAPE NOTES:
1. ALL PLANTING BEDS SHALL BE MULCHED WITH A LAYER OF SHREDDED HARDWOOD BARK AT THE DEPTH SPECIFIED ON DETAIL.
2. ALL PLANTS SHALL BE GUARANTEED TO LIVE AT LEAST ONE FULL CALENDAR YEAR FROM DATE OF ACCEPTANCE.
3. FERTILIZER SHALL BE OF 10-10-10 NORTH CAROLINA CERTIFIED ANALYSIS APPLIED AT 2 LBS. PER SQUARE YARD.

PLANT LIST:

SYMBOL	QTY.	NAME OF TREE	CAL.	HEIGHT	SPREAD	COND.	NOTES
TREES:							
●	3	CRAPE MYRTLE LAGERSTROEMIA INDICA	1.5"	10'	4-5'	B&B	MATCH
⊛	3	WILLOW OAK QUERCUS PHELLOS	1.5"	15'	40'	2 1/2"	MATCH



TYPICAL PAVEMENT SECTION (N.T.S.)





SEAL L-4367 NORTH CAROLINA PROFESSIONAL ENGINEER

SHEET 1 OF 2

JOB NUMBER 15-1039

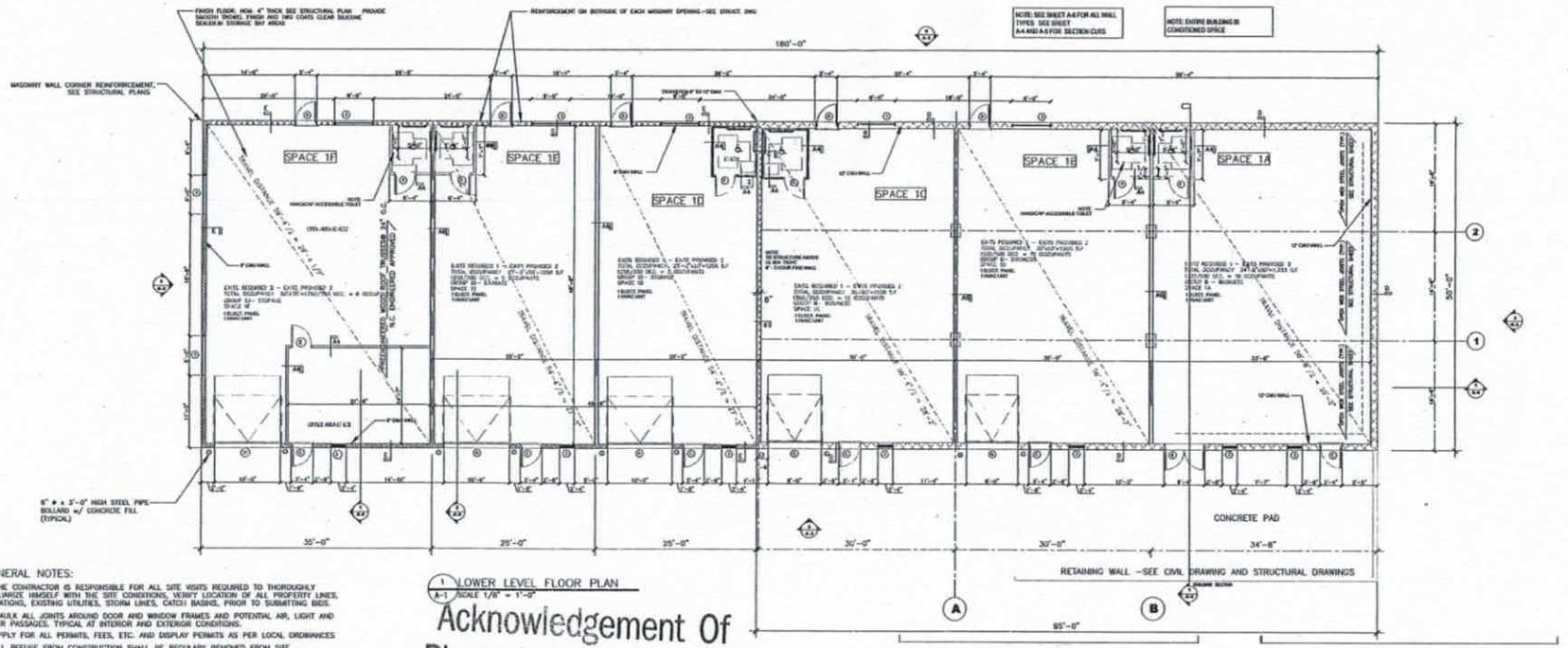
SCALE HORZ: 1"=20' VERT:

SITE & LANDSCAPE PLAN OF LOT 23 BRAWLEY ROAD BUSINESS PARK
DAVIDSON TWP., IREDELL CO., N.C.

OWNER:
JAMES TAKES
111 DAWSON COURT
MOORESVILLE, N.C. 28117

DOWELL & CO., P.C.
Engineering • Surveying • Planning
245 Knox Rd. Mooresville, N.C. 28117
(704) 664-1657 (704) 664-3177 Fax
EMAIL: mail@dowellpc.com

Computer File: 15039.7/15039.7DWG

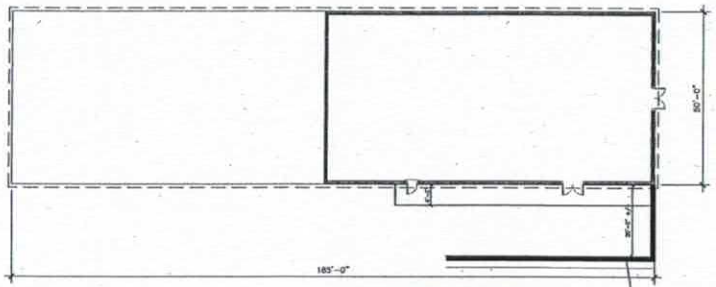


1 LOWER LEVEL FLOOR PLAN
A-1 SCALE 1/8" = 1'-0"

GENERAL NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR ALL SITE VISITS REQUIRED TO THOROUGHLY FAMILIARIZE HIMSELF WITH THE SITE CONDITIONS, VERIFY LOCATION OF ALL PROPERTY LINES, ELEVATIONS, EXISTING UTILITIES, STORM LINES, CATCH BASINS, PRIOR TO SUBMITTING BIDS.
2. CAULK ALL JOINTS AROUND DOOR AND WINDOW FRAMES AND POTENTIAL AIR, LIGHT AND WATER PASSAGES, TYPICAL AT INTERIOR AND EXTERIOR CONDITIONS.
3. APPLY FOR ALL PERMITS, FEES, ETC. AND DISPLAY PERMITS AS PER LOCAL ORDINANCES
4. ALL REFUSE FROM CONSTRUCTION SHALL BE REGULARY REMOVED FROM SITE.
5. PROVIDE BARRIORS AT ALL PLACES ON SITE WHERE REQ'D.TO PROTECT THE PUBLIC.
6. VERIFY ALL DIMENSIONS PRIOR TO INSTALLATION OF ANY WORK. WALLS ARE INTENDED TO ALIGN WITH EXTERIOR WALLS, CORNERS ETC..
7. PROVIDE SOLID BLOCKING AND BRACING WITHIN ALL GYP. BOARD PARTITIONS AT WALL MOUNTED SHELVING, CHAIR RAILS, HANDICAP RAILS, TOILET ACCESSORIES, MARKER BOARDS, FIRE EXTINGUISHER, CABINETS, DOOR STOPS, ETC.
8. GENTLY SLOPE SIDEWALKS AWAY FROM BUILDING TO DRAIN WATER AWAY (PROPERLY)
9. EACH CONTRACTOR IS RESPONSIBLE FOR CUTTING HOLES IN ROOF REQUIRED FOR HIS WORK AS WELL AS NECESSARY CURBS AND BASE FLASHING. FLASHING IS BY ROOFING CONTRACTOR.

Acknowledgement Of Plans Submittal ONLY!
Date 12-23-15
Date



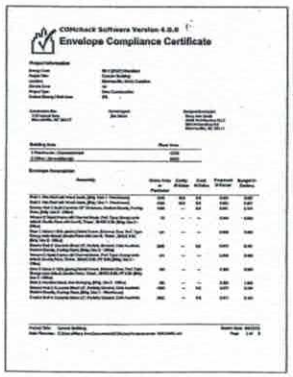
2 RETAINING WALL / RAILING PLAN
A-1 SCALE 1/8" = 1'-0"

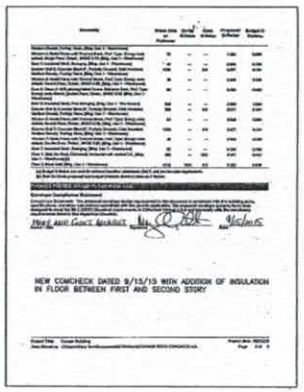
NOTE: CONTRACTOR TO DETERMINE GRADE IN FIELD- REFER TO CIVIL DRAWINGS - IF RETAINING WALL IS NEEDED- RETAINING WALL TO BE ENGINEERED- SEE STRUCTURAL DRAWINGS FOR PIER INFORMATION AND REINFORCING REQUIREMENTS IN COLUMNS

NOTE: CONTRACTOR TO INSTALL RAILINGS AND GUARDS PER MANUFACTURES SPECIFICATIONS. - PER CODE GUARDS SHALL BE 42" HIGH MEASURING VERTICALLY ABOVE THE LEADING EDGE OF THE WALKING SURFACE. AT ALL WALKING SURFACES LOCATED ABOVE 30" FROM GROUND (2340.4)GUARDS SHALL BE ADEQUATE IN STRENGTH TO RESIST A LOAD OF 50 LBS. PER LINEAR FOOT APPLIED IN ANY DIRECTION TO THE TOP OF THE GUARD AND RESULTING LOAD THROUGH THE GUARD SHALL BE DISTRIBUTED TO SUPPORTING ASSEMBLIES AND GUARDS SHALL BE ABLE TO RESIST A SINGLE CONCENTRATED LOAD OF 200 LBS.- COMPONENTS -INTERMEDIATE RAILS - SHALL BE DESIGNED TO WITHSTAND A NOMI. APPLIED LOAD OF 50LBS. ON AN AREA NOT TO EXCEED 1 SQUARE FT.- OPEN GUARDS SHALL HAVE BALLUSTERS SUCH THAT A 4" DIA.SPHERE CANNOT PASS THROUGH ANY OPNG. UP TO A HEIGHT OF 34", FROM A HEIGHT OF 34" TO 42" A.F.F., A SIDE 8" IN DIA. SHALL NOT PASS

CONTR. TO INSTALL AROUND FRONT OF BUILDING- 42" HIGH RAILING AND GUARD TO BE INSTALLED SECURELY ON TOP OF ANGLED WALKWAY SEE SPECIFICATIONS ON RAIL FOR CODE REQUIREMENTS.

RETAINING WALL EXACT LOCATION AND SIZE TO BE DETERMINED IN FIELD- GROUND SLOPE GRADUALLY- NO SUDDEN VERTICAL CHANGES- 42" HIGH RAILING AND GUARD TO BE INSTALLED SECURELY ON TOP OF RETAINING WALL- SEE SPECIFICATIONS ON RAIL FOR CODE REQUIREMENTS.


COMcheck Software Version 4.0.0
Envelope Compliance Certificate



NEW COMCHECK DATED 9/13/15 WITH ADDITION OF INSULATION IN FLOOR BETWEEN FIRST AND SECOND STORY

GWILT ARCHITECTURE, PLLC
MARY ANN GWILT A.I.A.
800 MCKENDREE ROAD
Mooresville, North Carolina 28117
Ph. (704) 660-1465 / Fax (704) 660-1466

BUILDING FLOOR PLAN

project description:
CONNER BUILDING
142 LUGNUT LANE
MOORESVILLE, NC 28117
IREDELL COUNTY

client description:
JIM TAKES
111 CHINOOK LANE
MOORESVILLE, NC 28117
T: 704-402-5418

FOR CONSTRUCTION

A-1

M.A. GWILT
MARY ANN GWILT
REGISTERED ARCHITECT
AUGUST 21, 2015
SEPT. 15, 2015
REVISED PER PERMIT
REVISED PER

GENERAL FOUNDATION NOTES:

ALL CMU BLOCK (WHERE USED) SHALL BE PER ASTM C-90, CLAY FACE BRICK (WHERE USED) SHALL BE PER ASTM C-62 GRADE OR ASTM C-216.

ALL MORTAR SHALL BE TYPE "S" OR "M" PER ASTM C-270.

UNLESS OTHERWISE NOTED, USE MINIMUM LENGTH SIZE FOR DOORS, WINDOWS, OR OTHER FRAMED OPENINGS IN A BEARING WALL IS TO BE 2-2X10'S W/ 1/2" PLYWD. ALL HEADERS, BEAMS, ETC. TO BE FABRICATED, LAMINATING CONFIGURATION, NUMBER COVERED, ADHERED AND UNIFORMLY NAILED AT 12" O.C. FOR SPANS OVER 4' WIDE, HEADER REQUIRES 2" MIN. SOLID BLOCKING AT EACH END DOWN TO FLOOR OR BOTTOM PLATE.

1/2" PLYD. SPACERS ARE TO BE USED W/ ALL BEAMS TO MATCH STUD WIDTH.
HEADERS SHALL BE USED BELOW OR AS NOTED ON PLANS.
2"X6" 2 - 2X6'S
2"X8" 2 - 2X8'S
2"X10" 2 - 2X10'S
2"X12" 2 - 2X12'S
4"X6" 3 - 2X6'S OR 2 2X12'S
4"X8" OR 10"X8" - 2 1/8" X 8 1/2 GLUE LAMINATED BEAM OR 3 2X12'S

BEAMS IN BEARING WALL OVER THE 12' WIDE BUILD BE SIZED AND APPROVED BY A LICENSED ENGINEER.
HEADER AT EXTERIOR WALLS AT ALL 24" MASONRY OPENINGS TO BE 2X12S (4 PLY) MINIMUM W/ MIN. 3" BEARING EACH END - 6'-0" DOOR OPENING TO REQUIRE A DOUBLE 2" HEADER.

SEE PLUMBING SHEETS FOR UNDER SLAB PIPING.

SEE ELECTRICAL SHEETS FOR UNDER SLAB CONDUIT.

GENERAL NOTES:

1. PLANS ARE SUBMITTED FOR BUILDING PERMIT

2. FIRE EXTINGUISHERS AND ASSOCIATED CABINETS SHALL BE PROVIDED BY THE OWNER, AND INSTALLED BY THE GC AT LOCATIONS AS DIRECTED BY LOCAL FIRE MARSHAL

ALL WORK SHALL MEET STATE AND LOCAL APPLICABLE CODES, ORDINANCES AND REGULATIONS; INCLUDING ENERGY CODE, OBTAIN ALL REQUIRED PERMITS, LICENSES, APPROVALS, ETC. PRIOR TO COMMENCEMENT OF CONSTRUCTION.

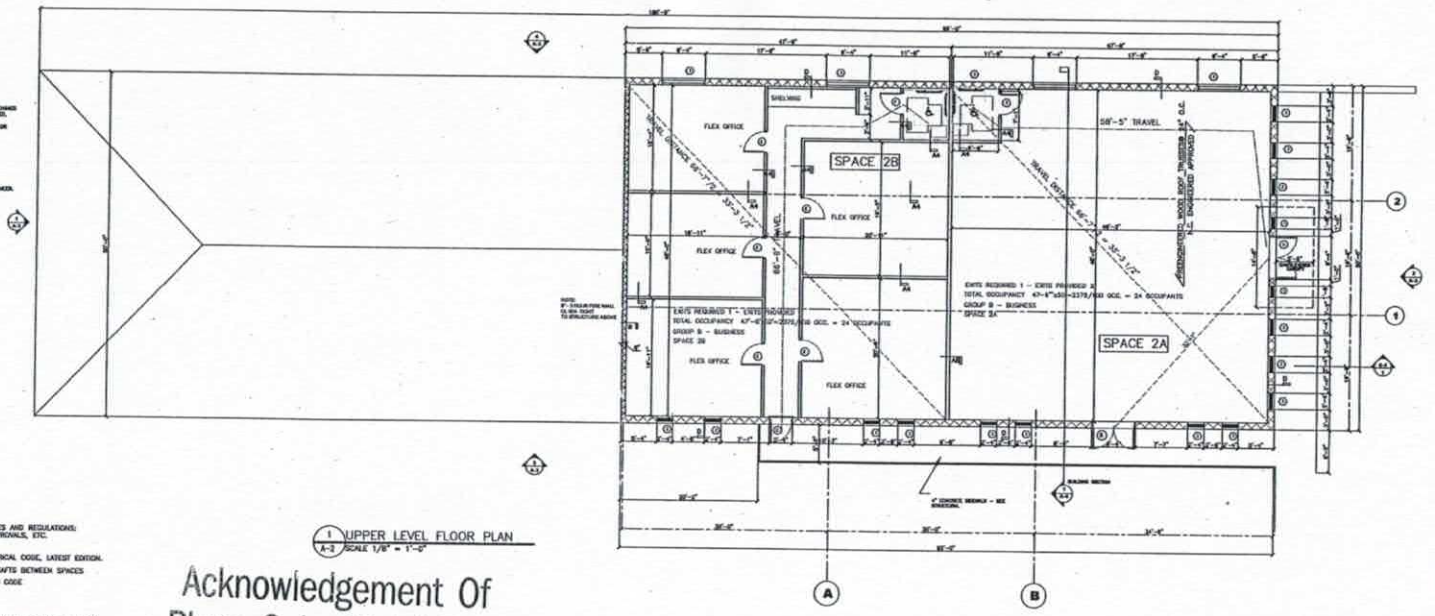
ALL ELECTRICAL WORK TO BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE, LATEST EDITION.

CONCEALED SPACES WITHIN FRAME REQUIRE 2" FIRESTOP TO PREVENT DRAFTS BETWEEN SPACES

COMPLETE PLUMBING SERVICE PER NORTH CAROLINA VOL. §2- PLUMBING CODE

BOX OUT AROUND COLUMNS W/7/8"HAT CHANNELS AND 5/8" GWB EXTEND TO 8" ABOVE FINISH CEIL. HT.

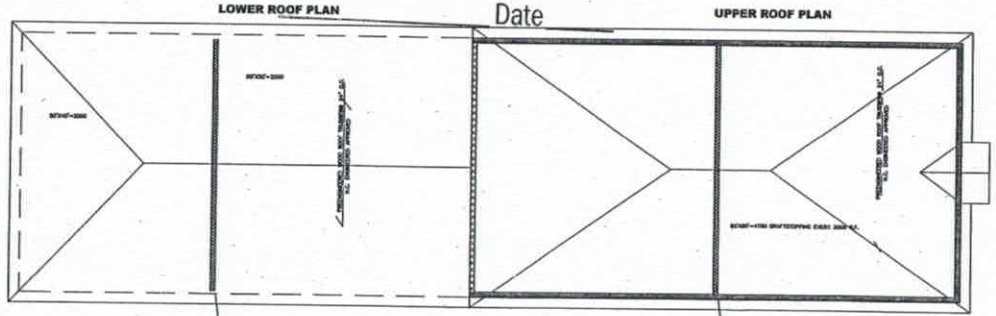
WALLS AT TOILET INT. TO BE 5/8" MOISTURE RESISTANCE GWB ON 3 5/8" MTL. STUDS @ 24" O.C.



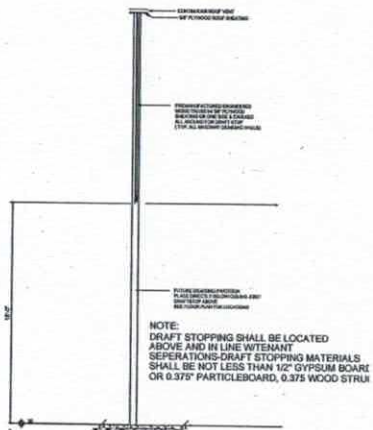
1 A-2 UPPER LEVEL FLOOR PLAN
SCALE 1/8" = 1'-0"

Acknowledgement Of
Plans Submittal ONLY!
SA Date 12-23-15

Date



2 A-2 ROOF PLAN
SCALE = NOT TO SCALE



3 A-2 WALL SECTION AT DRAFT STOPPING
SCALE 1/4" = 1'-0"

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MARY ANN GWILT A.I.A.
800 MCKENDREE ROAD
Mooresville, North Carolina 28117
Ph (704) 660-1465 / Fax (704) 660-1465

SECOND FLOOR PLAN

project description:
CONNER BUILDING
142 LUGNUT LANE
MOORESVILLE, NC 28117
IREDELL COUNTY

client description:
JIM TAKES
111 CHINOOK LANE
MOORESVILLE, NC 28117
T: 704-402-5418

FOR CONSTRUCTION

A.I.C. MARY ANN GWILT
REGISTERED ARCHITECT
AUGUST 21, 2015
AUGUST 15, 2015

A-2

IREDELL COUNTY

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

APPLICATION NUMBER
213053
Issue Date: 08/28/2015

FILE COPY

ZONING PERMIT
Commercial

Parcel Number	Street Address	Jurisdiction
4636362626.000	142 LUGNUT LANE, MOORESVILLE, NC	IREDELL COUNTY

Owner Information	Applicant Information
Owner: TAKES JAMES+DENISE	Applicant: GWILT, MARY ANN
Address: 111 CHINOOK LN MOORESVILLE, NC 28117	Address: 800 MCKENDREE ROAD MOORESVILLE, NC 28117
Phone:	Phone: 704-660-1465 — # not in service 8-31-15

Use Requested	Zone Code
JAMES TAKES OFFICE/WAREHOUSE BUILDING	GB

Lot Acreage	F Setback	B Setback	L Setback	R Setback	Watershed	Flood Zone
.960	30.00	30.00	10.00	10.00	CACL	X

Remarks:

MUST BE COMPLETED ACCORDING TO APPROVED SITE PLAN BY ZONING; ANY CHANGES MUST BE APPROVED PRIOR TO CONSTRUCTION;

PAID ✓ 1098 8-28-15

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.

Applicant: _____ Date: _____

Permit Number	47942	TOTAL FEES:	$ 177.25