FAST TRACK ADDITION OF 1 BEDROOM OF 25% REDUCTION

for

182 PINTAIL RUN
MOORESVILLE, NC 28117

Prepared for:
Eric & Ellen Takatori
182 Pintail Run
Mooresville, NC 28117

Prepared by:
Toney C. Jacobs, LSS
Jacobs On-Site Development, Inc.
168 Broadbill Drive
Mooresville, North Carolina 28117
704 662-9845
toneycjacobs@gmail.com

July 13, 2015

Copy: Mooresville Fast Track Staff
Iredell County Health Dept.
(704 660-3625)

Toney C. Jacobs, LSS

This plan is to add 100' of 25% reduction system to an existing 25% reduction 3 bedroom system. The house will have a bedroom and bath added, 24' x35' as shown. No change to tanks, pump, or distribution manifold. Line added on each end to 133' from 100'.

Approved 7/22/15 MS

DESIGN SPECIFICATIONS
182 Pintail Run

Daily design flow (new)	480 gpd.
Septic tank size	1000 gal. existing
Pumping tank size	1000 gal. existing
Initial system	300' of 25% reduction + new 100', going from 3 x 100' lines to 3 x 133' lines
Effluent loading rate, Initial system	0.3 gpd/ft^2
Total length and diameter of supply pipe	approx. 330 ft. 2" sch 40 PVC
Number and length of laterals	3 @ 133' end-fed
Trench depth	as installed – approx.. 30"- 36"
Dosing volume	as installed
Depth of water pumped per dose	calculated to specific tank by measure or dealer engineering specifications (1 cubic ft. of water equals 7.48 gal.)
Pump run per dose	as installed
Check valve	as installed
Siphon break hole	no
Effluent loading rate, Repair system	0.3 gpd/ft^2
Repair system	pressure distribution 50% reduction

RONNIE DEDMON, PLS #1666
CHUCK POOVEY, PLS #3762
ROBERT DEDMON, PLS #3899
PHILLIP HARRIS, PLS #4164
4837 NORTH HIGHWAY #16
P. O. BOX 494 DENVER, N.C. 28037
(704) 483-4908

RECORDED OR
OR EASEMENTS

GOLF COURSE

Easement

SEPTIC EASEMENT
FOR OFFSITE SEPTIC

#4 PIN

N 05° 07' 49" W 294.13'

59.37'

10.88'

36.89'

35' S/B

20.00'

Bath + Bedroom 25

2W

19.7'

24.0'

FOUNDATION
2-15-05

22.3'

33.5'

34.8'

37.7'

20.3'

GARAGE

2

1.10 AC.±

Limited Repair Option

drain

3

N 86° 51' 31" E 150.17'

15' S/B

N 71° 48' 51" W 157.46'

146.58'

35' S/B

drain

51.06'

A=57.35'
R=1661.17'

#4 PIN

118.85'

S 04° 05' 49" E 293.94'

C= S 04° 57' 10" E
57.35'

PINTAIL RUN 60' PUBLIC R/W

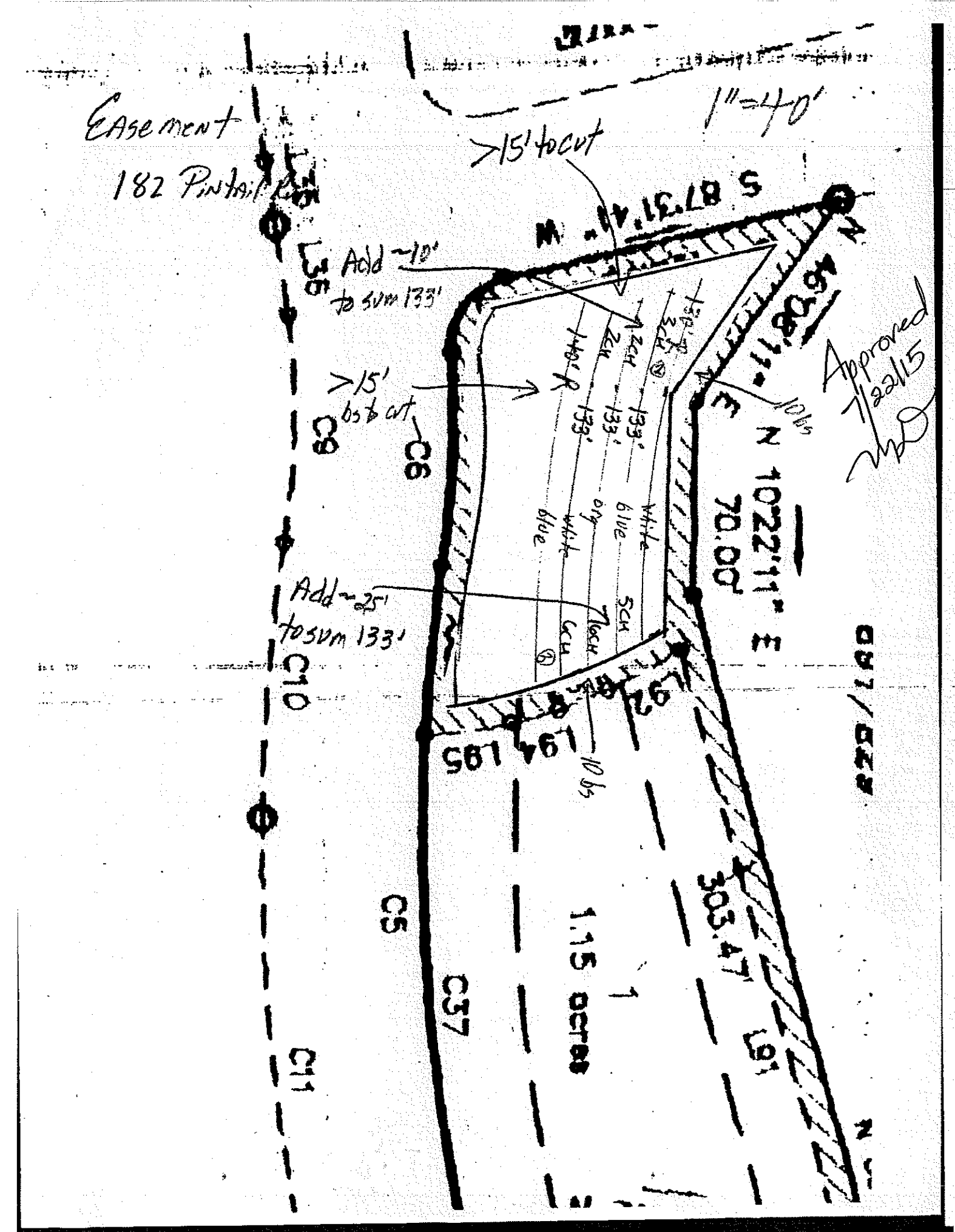
40 0 40 80 120

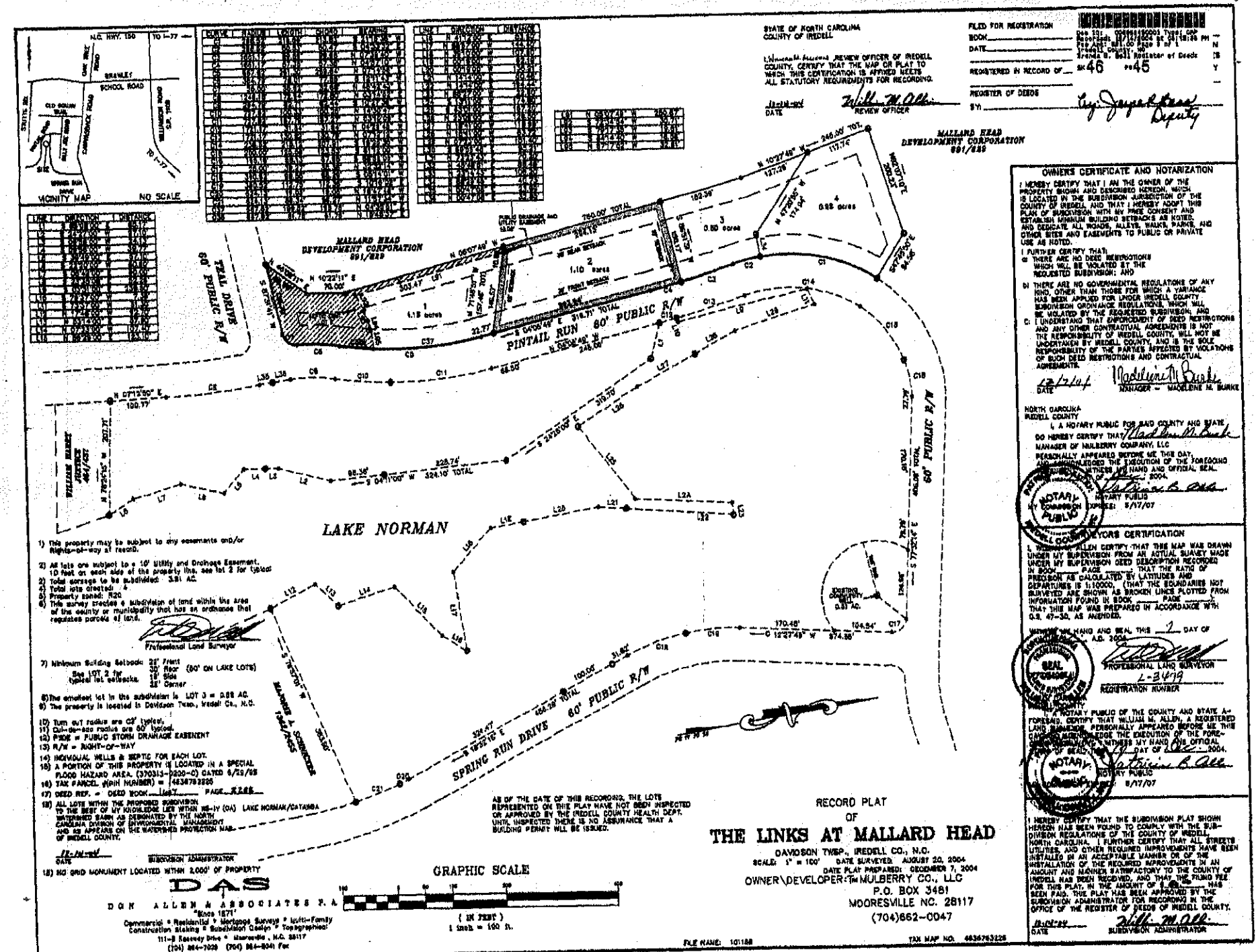
GRAPHIC SCALE - FEET

Acknowledgement of
Plans Submittal ONLY!

Pat Jarrell Date 7-29-15

Date


Easement
182 Pintail
1"=40'
>15' to cut
S 87°31'41" W
Add ~10'
to sum 133'
>15'
to cut
Approved
7/22/15
N 10°22'11" E
70.00'
Add ~25'
to sum 133'
1.15 acres
303.47'
C5
C6
C8
C10
C11
C37
L36
L91
L92
L94
L95



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 statutory requirements for recording.

Review Officer

Date

FILED FOR REGISTRATION
BOOK
DATE
REGISTERED IN RECORD OF BK 46 PG 45
REGISTER OF DEEDS
BY Deputy

OWNERS CERTIFICATE AND NOTARIZATION

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 AND ESTABLISH MINIMUM BUILDING SETBACKS AS NOTED, AND DEDICATE ALL ROADS, ALLEYS, WALKS, PARKS, AND 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 IREDELL COUNTY SUBDIVISION ORDINANCE 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.

12/17/04 DATE

Madeline M. Burke
MANAGER – MADELINE M. BURKE

NORTH CAROLINA
IREDELL COUNTY

I, A NOTARY PUBLIC FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT Madeline M. Burke MANAGER OF MULBERRY COMPANY, LLC PERSONALLY APPEARED BEFORE ME THIS DAY, AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL, THIS 17 DAY OF Dec 2004.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 5/17/07

NOTARY PUBLIC IREDELL COUNTY, NC

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 1 DAY OF Dec A.D. 2004.

SEAL L-3479 PROFESSIONAL LAND SURVEYOR

L-3479 REGISTRATION NUMBER

NORTH CAROLINA
IREDELL COUNTY

I, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT WILLIAM M. ALLEN, A REGISTERED LAND SURVEYOR, PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGE THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL, THIS 17 DAY OF Dec 2004.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 5/17/07

NOTARY PUBLIC IREDELL COUNTY, NC

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE COUNTY OF IREDELL, NORTH CAROLINA. I FURTHER CERTIFY THAT ALL STREETS, UTILITIES, AND OTHER REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER OR THE INSTALLATION OF THE REQUIRED IMPROVEMENTS IN AN AMOUNT AND MANNER SATISFACTORY TO THE COUNTY OF IREDELL HAS BEEN RECEIVED, AND THAT THE FILING FEE FOR THIS PLAT, IN THE AMOUNT OF $ ____ HAS BEEN PAID. THIS PLAT HAS BEEN APPROVED BY THE SUBDIVISION ADMINISTRATOR FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF IREDELL COUNTY.

12-17-04 DATE

SUBDIVISION ADMINISTRATOR

1) This property may be subject to any easements and/or Rights-of-way of record.
2) All lots are subject to a 10' Utility and Drainage Easement, 10 feet on each side of the property line, see lot 2 for typical
3) Total acreage to be subdivided: 3.81 AC.
4) Total lots created: 4
5) Property zoned: R20
6) This survey created a subdivision of land within the area of the county or municipality that has an ordinance that regulates parcels of land.

Professional Land Surveyor

7) Minimum Building Setback: 25' Front, 30' Rear (50' ON LAKE LOTS), 10' Side, 25' Corner
See LOT 2 for typical lot setbacks.

8) The smallest lot in the subdivision is LOT 3 = 0.88 AC.
9) The property is located in Davidson Twsp., Iredell Co., N.C.
10) Turn out radius are 42' typical.
11) Cul-de-sac radius are 60' typical.
12) PSDE = PUBLIC STORM DRAINAGE EASEMENT
13) R/W = RIGHT-OF-WAY
14) INDIVIDUAL WELLS & SEPTIC FOR EACH LOT.
15) A PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA. (370313-0200-C) DATED 6/19/98
16) TAX PARCEL #(PIN NUMBER) = 4634783205
17) DEED REF. = DEED BOOK 1667 PAGE 2265
18) ALL LOTS WITHIN THE PROPOSED SUBDIVISION TO THE BEST OF MY KNOWLEDGE LIE WITHIN HR-IV (CA) LAKE NORMAN/CATAWBA WATERSHED EARA AS DESIGNATED BY THE NORTH CAROLINA DIVISION OF ENVIRONMENTAL MANAGEMENT AND AS APPEARS ON THE WATERSHED PROTECTION MAP OF IREDELL COUNTY.

12-16-04 DATE

SUBDIVISION ADMINISTRATOR

18) NO GRID MONUMENT LOCATED WITHIN 2,000' OF PROPERTY

AS OF THE DATE OF THIS RECORDING, THE LOTS REPRESENTED ON THIS PLAT HAVE NOT BEEN INSPECTED OR APPROVED BY THE IREDELL COUNTY HEALTH DEPT. UNTIL INSPECTED THERE IS NO ASSURANCE THAT A BUILDING PERMIT WILL BE ISSUED.

RECORD PLAT
OF
THE LINKS AT MALLARD HEAD

DAVIDSON TWSP., IREDELL CO., N.C.
SCALE: 1" = 100' DATE SURVEYED: AUGUST 20, 2004
DATE PLAT PREPARED: DECEMBER 7, 2004
OWNER\DEVELOPER: THE MULBERRY CO., LLC
P.O. BOX 3481
MOORESVILLE NC. 28117
(704)662-0047

DAS
DON ALLEN & ASSOCIATES P.A.
"Since 1971"
Commercial • Residential • Mortgage Surveys • Multi-Family
Construction Staking • Subdivision Design • Topographical
111-B Roosevelt Drive • Mooresville, N.C. 28117
(704) 664-7028 (704) 664-8041 Fax

FILE NAME: 101188

TAX MAP NO. 4634783228

SOIL/SITE EVALUATION
for ON-SITE WASTEWATER SYSTEM

Lot #: _____
File #: _____
AppID: _____

Owner: TAKATOS
Address: 182 Painted Run
Proposed Facility: 3 to 4 BR Design Flow (.1949) 480
Location of Site:

Applicant: _____
Date Evaluated: _____
Property Size: 1.1 AC (apparent)
Property Recorded: _____

Water Supply: [ ] Public [ ] Individual [ ] Well [ ] Spring [ ] Other
Evaluation Method: [ ] Auger Boring [ ] Pit [ ] Cut
Type of Wastewater: [ ] Sewage [ ] Industrial Process [ ] Mixed

Approved MD 7/22/15

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
1	N 10-15	0-11	gr fsl	fri	NA		NA	NA	mod 0.3
		11-46	[illegible]	fri					
2	LS 25	10-18	gr fsl	fri	NA	PS	[illegible]	NA	mod 0.3
		18-46	sandy c/a	fri					
		46-48	WHdl Alt	"					
3	LS 25	0-12	gr fsl	fri	NA	PS		NA	0.3
		12-51	sandy c/a	"					

Description	Initial System	Repair System
Available Space (.1945)	03	PS
System Type(s)	Trench	PDBS
Site LTAR	0.3	0.3

Other Factors (.1946): _____
Soil Evaluation By: Tony Dellis
Others Present: _____
Site Classification (.1948): _____
Site Evaluation By: _____
Others Present: _____