BLDR-2023-36671

ICHD - ENVIRONMENTAL HEALTH DIVISION

Statesville Office (704) 878-5305 Mooresville Office (704) 660-3625 PERMIT # AP 323940

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

PIN # 4636-67-3988

APPLICANT/OWNER: Peachtree Residential APPLICANT ADDRESS: 9525 Birkdale Crossing, Ste 208, Huntersville NC 28078

SITE ADDRESS: 136 Dabbling Duck Circle, Mooresville NC 28117 PHONE: 704-928-9215 ALT. PHONE 704-310-1832

SITE DIRECTIONS: (W) Brawley School Rd → (R) Mallard Way → (R) Dabbling Duck → lot on (R) SAP CONTROLLED: ☐ YES ☒ NO

SUBDIVISION: Fairfax @ Mallard Head SECTION: N/A LOT # 15 LOT AREA: 0.910 ac DESIGN FLOW: 480 gpd L.T.A.R.: 0.3

Septic Tank 1000 (gal) STB 760 Date 12-19-2023 ☒ New System ☐ Repair ☐ Expansion System Type: I II (III) IV V VI

Pump Tank (gal) PT Date

Pump Make Model Serial #

Nitrification Fields 1 # Lines 5 Linear Ft 270'

Trench Width 24" min Trench Bottom Depth(Low side) 36" MAX Gravel Depth N/A

System Description: PPBPS - Gravity

Repair System Description: PPBPS - Gravity

Maintenance Agreement Required: ☐ YES ☒ NO

☒ GRAVITY ☐ PRESSURE

☒ Residence No. Bedrooms 4

☐ Business No. Persons 8

☐ Other No. Employees

☐ Slab ☒ Crawl Space

☐ Basement w/plumbing ☐ Basement w/o plumbing

Water Supply

☒ Private

☐ Public

☐ Community

Comments / Conditions: Do not pave, grade, drive, park, or bury utilities in drainfield. Direct all drainage from drainfield.

Easement: 30', 24', 40', 36'

INITIAL SITE SKETCH

See attached site plan & design by Michael Athanas & Assoc. approved 1/9/22

AS BUILT SKETCH

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

INSTALLED AS SHOWN

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.*

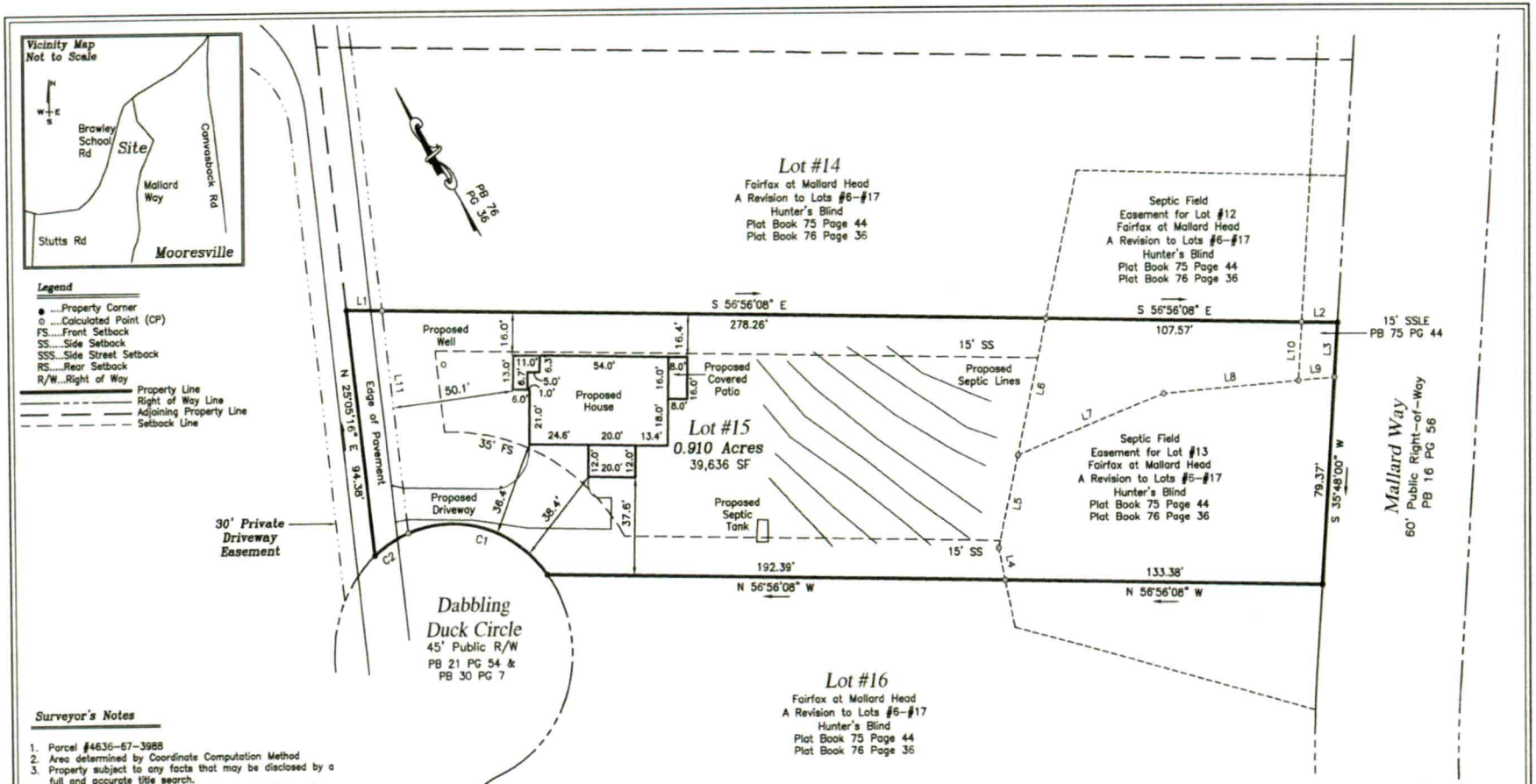
Owner / Applicant Signature: Date: 11/2023 Installed by: RICHARD ABERNATHY GRADING

IMPROVEMENT PERMIT by: D. Meberg Date: 1/9/22 OPERATION PERMIT by: Bryant C. Wise Date: 2-19-2024

AUTHORIZATION TO CONSTRUCT by: D. Meberg Date: 10/2/23 Existing System Inspected by: Date:

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

1"=50'



Surveyor's Notes

1. Parcel #4636-67-3988
2. Area determined by Coordinate Computation Method
3. Property subject to any facts that may be disclosed by a full and accurate title search.
4. Property may be subject to any Restrictions, Easements, and/or Rights of Ways of record and those not of record if they exist.
5. Subject Property is not located in a Special Flood Hazard Area as designated by FEMA FLOOD INSURANCE RATE MAPS. See Map #3710463600J – Effective Date 03/18/2018.
6. No Geodetic Monument found within 2000' of Subject Property.
7. Subject Property Zoning = RA
8. Setbacks shown are from Plat Book 75 Page 44
   Front Setback = 35'
   Side Setback = 15'
   Rear Setback = 35'
   Side Street (Corner) = 25'
9. A 10' Utility & Drainage Easement Exists along all Lots Lines.
10. #4 Rebars found at all Property Corners

LINE	BEARING	DISTANCE
L1	S 56°56'08" E	15.12'
L2	S 56°56'08" E	14.94'
L3	S 35°48'00" W	20.75'
L4	N 19°40'12" E	12.55'
L5	N 44°59'32" E	36.31'
L6	N 44°59'32" E	53.43'
L7	S 78°51'15" E	65.28'
L8	S 62°37'46" E	57.29'
L9	S 62°37'46" E	15.07'
L10	N 35°45'31" E	22.25'
L11	N 25°04'21" E	85.63'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	50.00'	64.70'	60.28'	N 42°19'37" W
C2	50.00'	16.48'	16.41'	N 88°50'24" W

GRAPHIC SCALE
0 20 40 60 80
1 inch = 40 ft.

Revised Preliminary Site Plan for Lot #15, Fairfax at Mallard Head prepared for Peachtree Residential, LLC

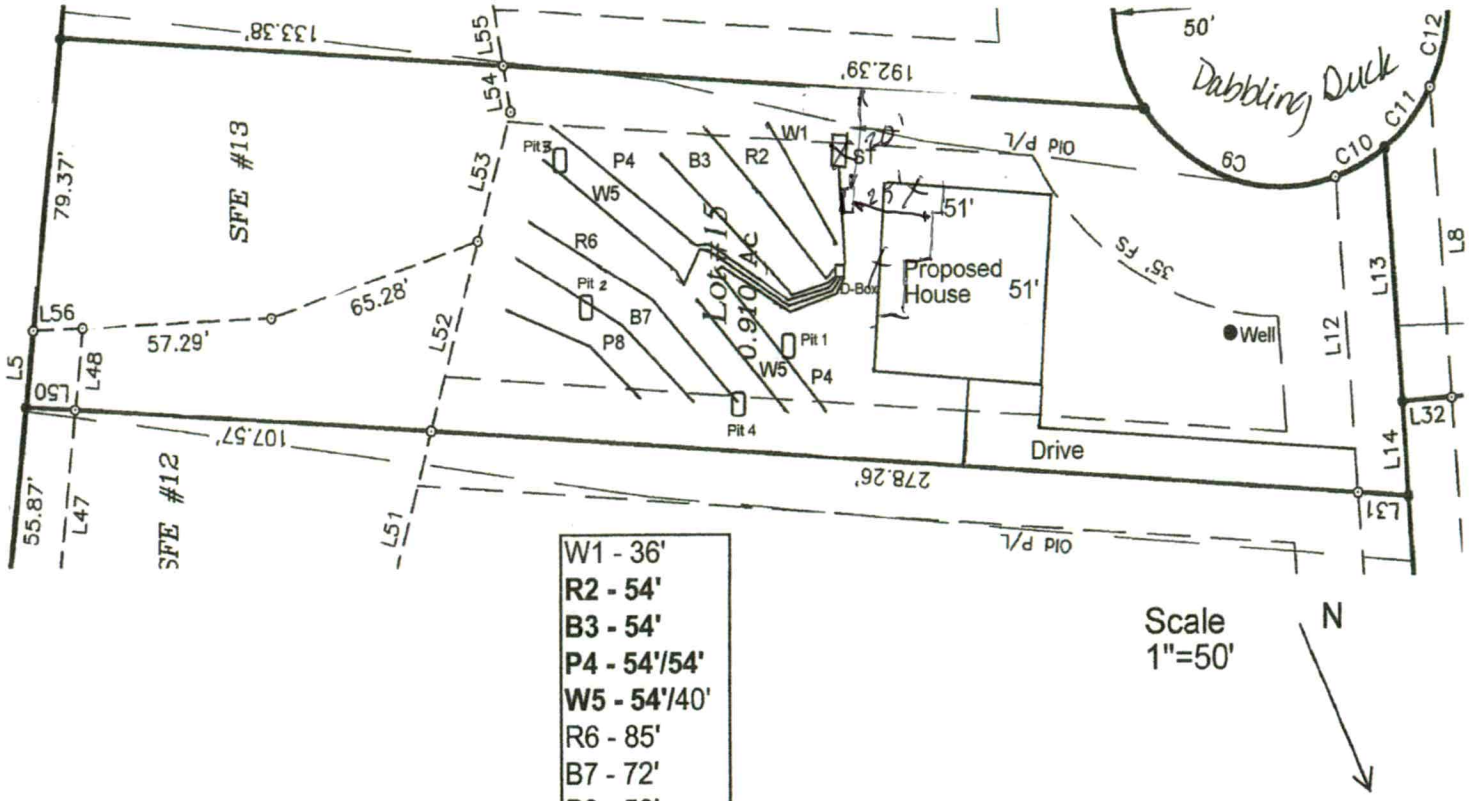
Davidson Township, Iredell County, Mooresville, NC
Scale 1"= 40' – Date of Site Plan, September 13th, 2023
Current Owner: KGDI, LLC
7380 McGinnis Ferry Road, Suwanee, GA 30024
Lot #15 Fairfax at Mallard
Plat Book 76 Pages 36 – Deed Book 2882 Page 2472
Site Address: 136 Dabbling Duck Circle, Mooresville, NC 28117

PIEDMONT DESIGN ASSOCIATES, P.A.
ENGINEERING – SURVEYING – PLANNING
Suite 101 Westfield Center, 125 E. Plaza Dr., Mooresville, N.C. 28115
Phone (704) 664-7888 Fax (704) 664-1778
Corporate License #C-1007

Project # 200409

approved 1/4/22 DW

136 Dabbling Duck Cir
Mooresville, NC



W1 - 36'
R2 - 54'
B3 - 54'
P4 - 54'/54'
W5 - 54'/40'
R6 - 85'
B7 - 72'
P8 - 50'

Scale
1"=50'

N

Approved 11/18/21 BW

MA&A
SOIL & ENVIRONMENTAL CONSULTANTS

MICHAEL ATHANAS & ASSOCIATES
LICENSED SOIL SCIENTIST
556Walden Trail
Weddington, NC 28173
(704) 576-3887
11/18/2021

Reference: Data Sheet for 136 Dabbling Duck Cir, Fairfax at Mallard Head Lot 15
House Footprint: See attached plan
Building Setbacks: 35' front/rear, 15' side
Water Source: Private well
Number of Bedrooms/Daily Flow: 4/480 GPD
Proposed LTAR: 0.3 GPD/FT^2
Proposed System Type: PPBPS
Proposed Repair System Type: PPBPS
Distribution: Gravity-Distribution Box
Septic Tank Size: 1000 gallons
Proposed Trench Bottom: 36" maximum

Line	Design Length	Actual Length
White 1		36'
Red 2	**54'**	**54'**
Blue 3	**54'**	**88'**
Pink 4	**54'/54'**	**114'**
White 5	**54'**/40' (rep)	**102'**
Red 6		85'
Blue 7		72'
Pink 8		50'

Initial System: 270' **Repair System:** 283'

Comments:

LICENSED SOIL SCIENTIST
MICHAEL
STATE OF NORTH CAROLINA

approved 1/19/22 DW

PROPERTY ID #: 4636673988
COUNTY: Iredell

SOIL/SITE EVALUATION
for ON-SITE WASTEWATER SYSTEM

OWNER: Peachtree Residential APPLICATION DATE
ADDRESS: 9525 Birkdale Crossing Dr, STE 208, Huntersville, NC 28078 DATE EVALUATED:
PROPOSED FACILITY: _4 BDRM PROPOSED DESIGN FLOW (.1949): _480 GPD PROPERTY SIZE: _0.389 AC
LOCATION OF SITE: 136 Dabbling Duck Cir, Fairfax at Mallard Head Lot 15 PROPERTY RECORDED:
WATER SUPPLY: X Private ☐ Public X Well ☐ Spring ☐ Other
EVALUATION METHOD: ☐ Auger Boring X Pit ☐ Cut TYPE OF WASTEWATER: X Sewage ☐ Industrial Process ☐ Mixed

PROFILE #	.1940 LANDSCAPE POSITION/ SLOPE %	HORIZON DEPTH (IN.)	SOIL MORPHOLOGY (.1941) .1941 STRUCTURE/ TEXTURE	SOIL MORPHOLOGY (.1941) .1941 CONSISTENCE/ MINERALOGY	OTHER PROFILE FACTORS .1942 SOIL WETNESS/ COLOR	.1943 SOIL DEPTH	.1956 SAPRO CLASS	.1944 RESTR HORIZ	PROFILE CLASS & LTAR
1	LS 12%	0-7	Br SCL WSBK	FR SS SP SXP	N/A	56"		N/A	PS 0.3
		7-22	R C SBK	FR SS SP SXP			F-C SAP		
		22-56	R CL WSBK	FR SS SP SXP					
					small coarse frag mica common				
2	LS 12%	0-10	Br SCL WSBK	FR SS SP SXP	N/A	48"		N/A	PS 0.3
		10-28	R C SBK	FR SS SP SXP			Few SAP		
		28-48	R CL WSBK	FR SS SP SXP			Few WR @ 42"		
3	LS 12%	0-6	Br SCL WSBK	FR SS SP SXP	N/A	48"	N/A	N/A	PS 0.3
		6-26	R C SBK	FR SS SP SXP					
		26-48	R CL WSBK	FR SS SP SXP					
					mica common, minor sap ind				
4	LS 12%	0-8	Br SCL WSBK	FR SS SP SXP	N/A	48"	N/A	N/A	PS 0.3
		8-27	R C SBK	FR SS SP SXP					
		27-48	R CL WSBK	FR SS SP SXP					
					WR 48"-52"				

DESCRIPTION	INITIAL SYSTEM	REPAIR SYSTEM
Available Space (.1945)	540 FT^2	566 FT^2
System Type(s)	PPBPS	PPBPS
Site LTAR	0.3	0.3

OTHER FACTORS (.1946):
SITE CLASSIFICATION (.1948): PS
EVALUATED BY: MA&A
OTHER(S) PRESENT:

COMMENTS: