323248

ICHD - ENVIRONMENTAL HEALTH DIVISION

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

PERMIT # RELAY-2023-31503

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

PIN # 4636-68-0061

APPLICANT / OWNER: Michael Athanas & Associates | APPLICANT ADDRESS: 2630 Statesville Blvd, Salisbury, NC 28147

SITE ADDRESS: 129 DABBLING DUCK CIR, MOORESVILLE, NC 28117 | PHONE: 7043101832 | ALT. PHONE:

SITE DIRECTIONS: W Brawley School -> L Mallard -> R Dabbling Duck -> lot on L | SAP CONTROLLED: YES ☐ NO ☑

SUBDIVISION: Fairfax at Mallard Head | SECTION: N/A | LOT #: 7/SFE7 | LOT AREA: 0.38 | DESIGN FLOW: 360 | L.T.A.R.: 0.25

Septic Tank: 1000 (gal)	STB: 760	Date: 7-8-23	☒ New System ☐ Repair ☐ Expansion	System Type: III	☑ Residence	No. Bedrooms: 3	Water Supply: New Well
Pump Tank: 1000 (gal)	PT:	Date:	System Description: VPPBPS		☐ Business	No. Persons: 6	
Pump Make:	Model:	Serial #:	Repair System Description: Drip - 5000 sq ft		☐ Other	No. Employees: 0	
# Nitrification Fields: 1	# Lines: 6	Linear Ft.: 240	Maintenance Agreement Required: ☐ YES ☑ NO		☑ Slab	☐ Crawl Space	
Trench Width: 24	Trench Bottom Depth (Low side): 48		Gravel Depth: 0	☑ GRAVITY ☐ PRESSURE	☐ Basement w/ Plumbing	☐ Basement w/o Plumbing	

Comments / Conditions: Do not grade lot any further - permit will be revoked. Install on contour, lines must be vented. Follow design specifications by Michael Athanas & Associates.

INITIAL SITE SKETCH

See attached Site plan & design by MA&A approved 7/26/23

AS BUILT SKETCH

Easement: Plat Bk 80 P 94
Lang. Bk 3007, P 3309

Tank - SH 8/16/23

See attached for line lengths

Lines - CW 8/23/23

Check vents - checked 8/24/23 DW

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: _____

IMPROVEMENT PERMIT by: _____ Date: 7/26/23

AUTHORIZATION TO CONSTRUCT by: _____ Date: 8/3/23

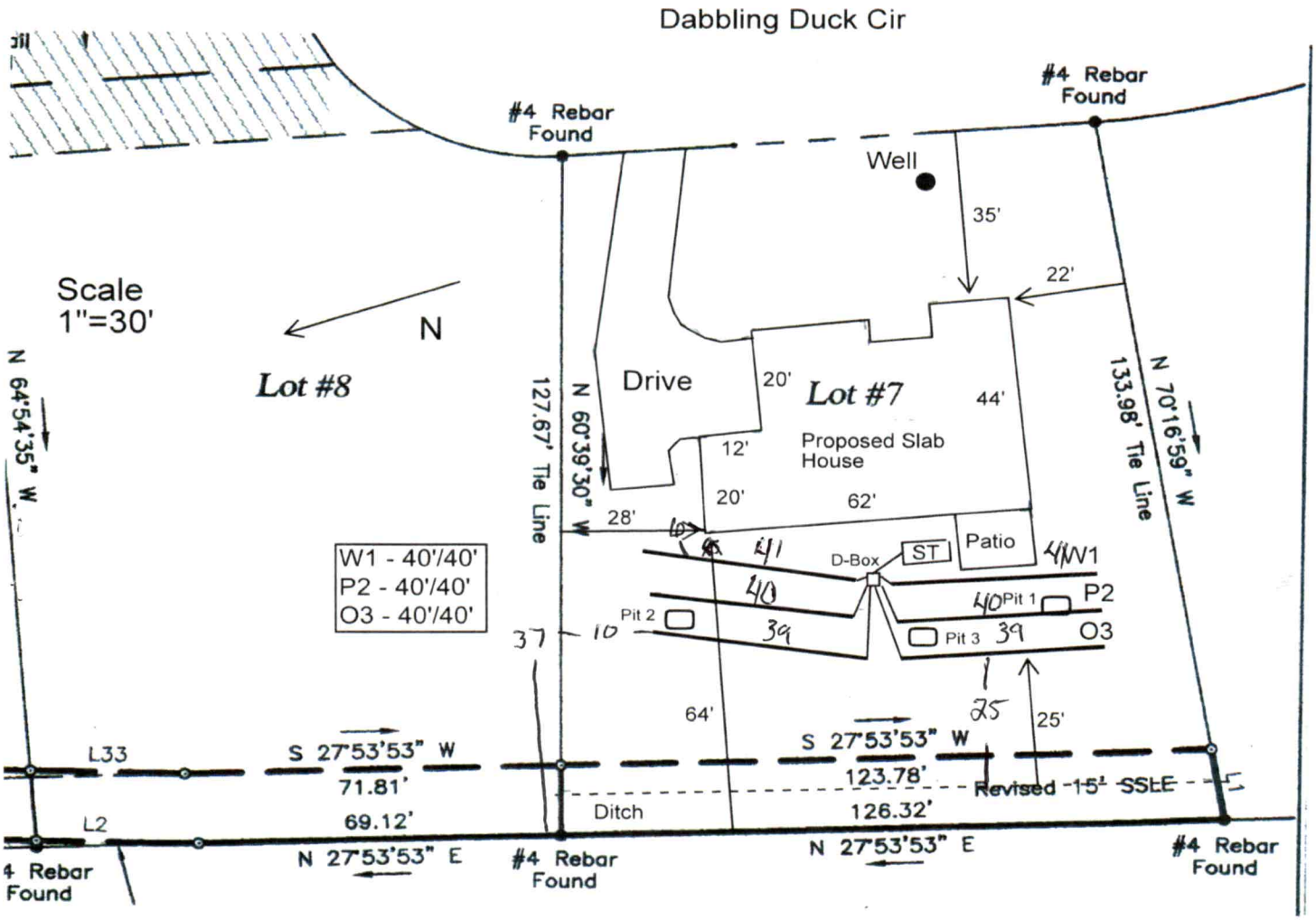
Installed By: Abernathy

OPERATION PERMIT by: _____ D. Wicker Date: 8/24/23

Existing System Inspected By: _____ Date: _____

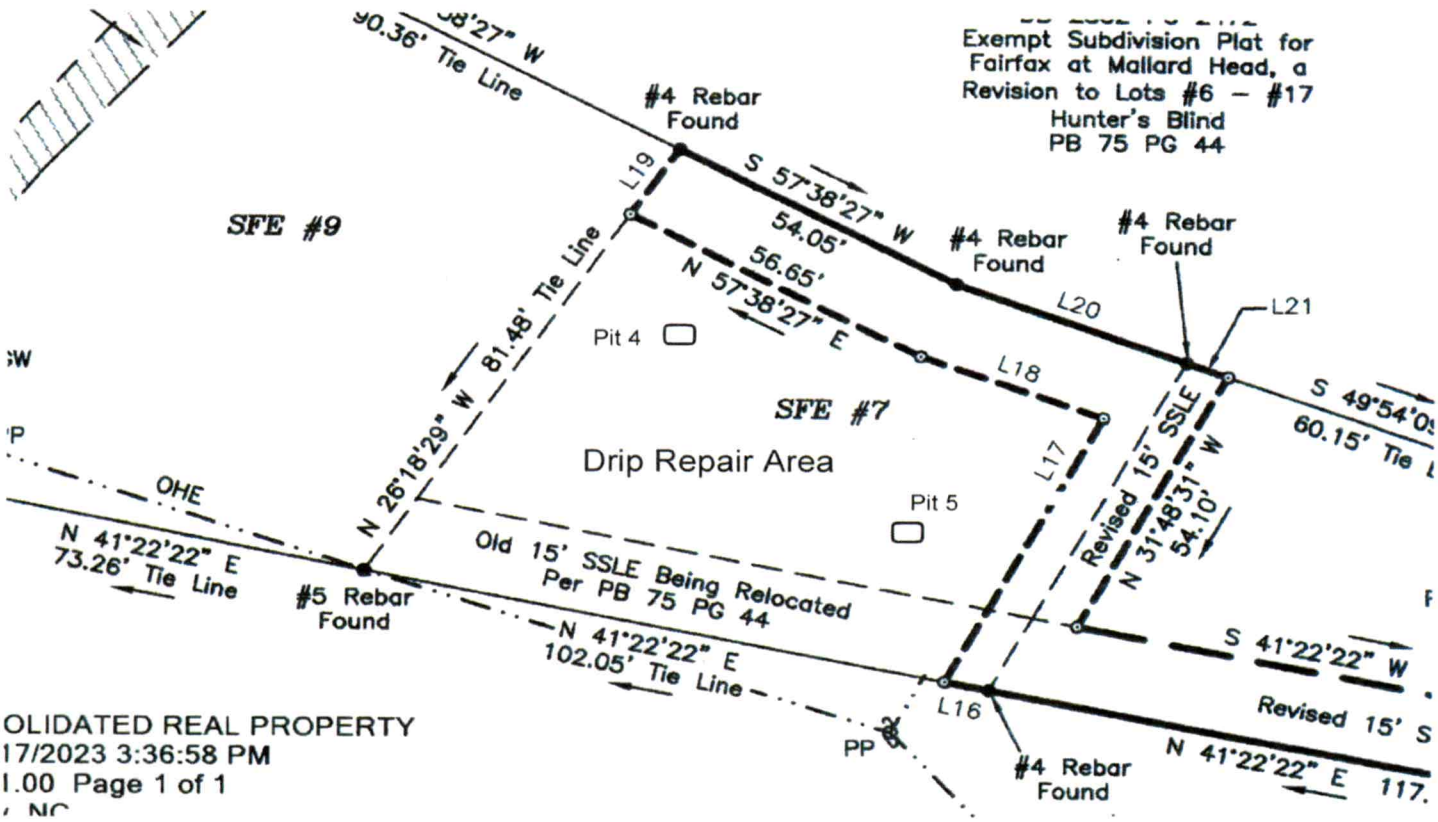
FOR SEPTIC FINAL INSPECTION CALL: 704-664-3703 BETWEEN 8am-9am the day the inspection is needed.

APPROVED JUL 26 2023



Brawley School Rd

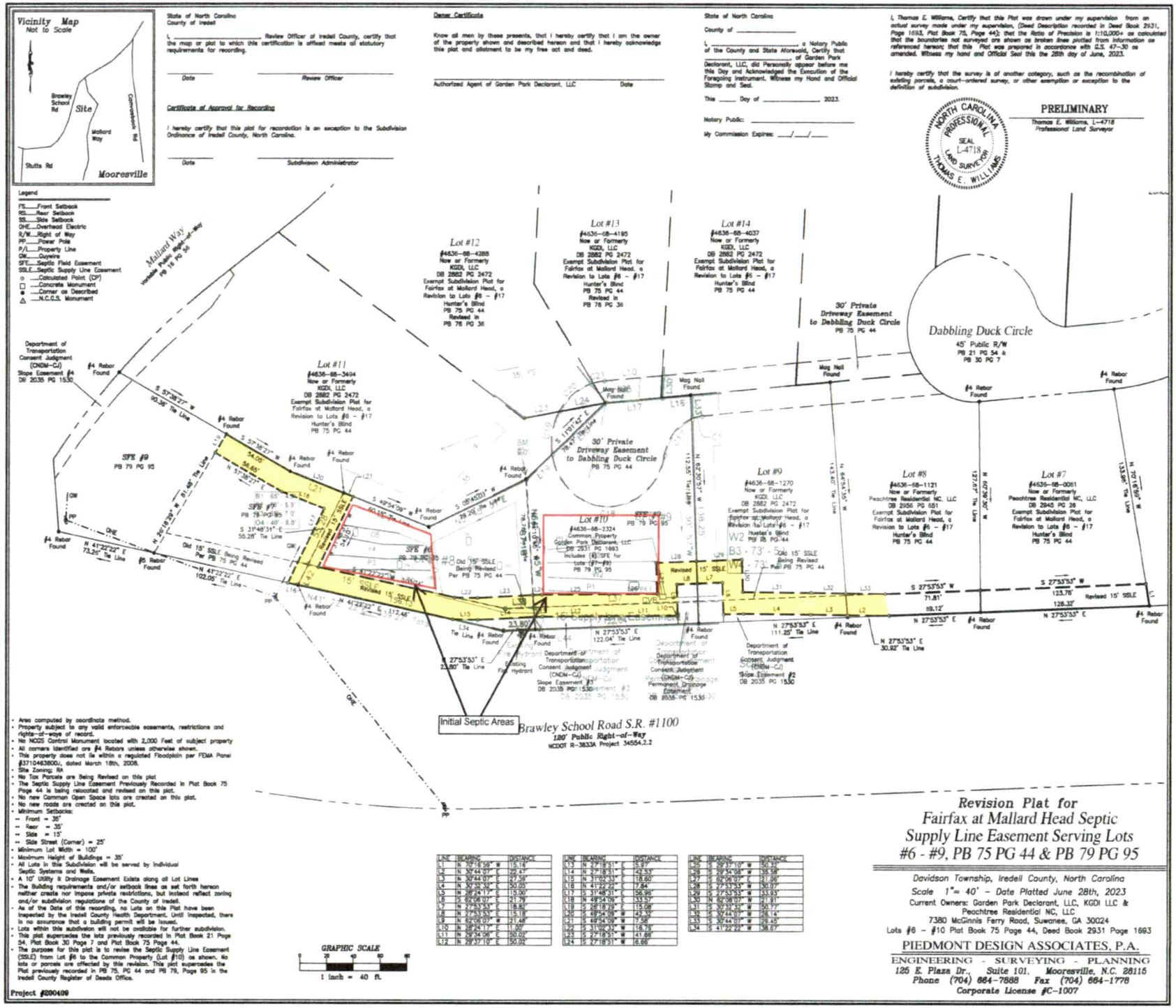
APPROVED JUL 2 6 2023



OLIDATED REAL PROPERTY
17/2023 3:36:58 PM
1.00 Page 1 of 1
, NC

Scale
1"=30'

N



LINE	BEARING	DISTANCE
L1	N 70°16'59" W	115.16
L2	N 30°44'07" E	29.47'
L3	N 59°44'09" W	67.00'
L4	N 30°15'51" E	50.05
L5	N 26°24'17" E	15.00'
L6	S 62°08'07" E	21.79
L7	N 27°53'53" E	18.82'
L8	N 27°53'53" E	15.18'
L9	N 62°08'07" W	21.48'
L10	N 59°44'09" W	11.20'
L11	N 59°44'09" W	50.02'
L12	N 29°37'10" E	50.02

LINE	BEARING	DISTANCE
L13	N 27°18'51" E	15.97'
L14	N 27°18'51" E	42.53'
L15	N 31°07'13" E	18.60'
L16	N 41°22'22" E	17.84'
L17	S 31°48'31" E	56.96'
L18	N 49°54'09" E	33.57'
L19	S 27°18'51" W	15.08'
L20	S 49°54'09" W	42.72'
L21	S 49°54'09" W	7.58'
L22	S 31°09'31" W	18.78'
L23	S 27°18'51" W	41.68'
L24	S 27°18'51" W	6.66'

LINE	BEARING	DISTANCE
L25	S 29°37'10" W	50.12'
L26	S 29°34'08" W	35.58'
L27	S 62°08'07" E	21.09'
L28	S 27°53'53" W	30.77'
L29	S 27°53'53" W	33.93'
L30	N 62°08'07" W	21.91'
L31	S 30°12'32" W	50.77'
L32	S 30°44'07" W	26.14'
L33	S 30°44'07" W	29.45'
L34	S 41°22'22" W	38.87'

Type: CONSOLIDATED REAL PROPERTY
Recorded: 7/31/2023 2:49:53 PM
Fee Amt: $26.00 Page 1 of 5
Revenue Tax: $0.00
Iredell County, NC
Renee L. Holland Register of Deeds

BK 3007 PG 369 - 373

STATE OF NORTH CAROLINA

COUNTY OF IREDELL

**DEED OF EASEMENT
FOR SEPTIC FIELD EASEMENT
AND SEPTIC SUPPY LINE
EASEMENT FOR LOT 7**

This Agreement made July 28, 2023, by Peachtree Residential NC, LLC, a North Carolina limited liability company, KGDI, LLC, a Georgia limited liability company, and Garden Park Declarant, LLC , a Georgia limited liability company (Hereinafter collectively "Grantor") and Peachtree Residential NC, LLC, a North Carolina limited liability company (Hereinafter "Grantee") with address of 7380 McGinnis Ferry Road, Suwanee, GA 30024.

WITNESSETH:

1. Grantor is the owner of that real property described as Lots 7, 8, 9, and 10 as shown on that Plat titled **"Revision Plat for Fairfax at Mallard Head** Septic Supply Line Easement Serving Lots #6-#9, PB 75 PG 44 & PB 79 **PG 95" recorded in Plat Book 80, Page 94**, Iredell County Public Registry.

2. Grantee requires the conveyance of the Septic Field Easements as shown on Lot 10 of Fairfax at Mallard Head and the conveyance of Septic Supply Line Easements for Lot 7 of Fairfax at Mallard Head across Lots 8, 9 and 10 in order to access the Septic Field Easement shown as SFE #7.

3. The location for the Septic Field Easement for Lot 7 of Fairfax at Mallard Head is located on Lot 10 of Fairfax at Mallard Head and is identified as SFE #7 on the plat recorded in Plat Book 80, Page 94, Iredell County Public Registry.

4. The Septic Supply Line Easement for Lot 7 of Fairfax at Mallard Head is shown on the plat recorded in Plat Book 80, Page 94, Iredell County Public Registry and provides access to the Septic Field Easement identified as SFE #7.

Submitted electronically by "McMillan Psaroudis & Markey, PA"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Iredell County Register of Deeds.

THEREFORE:

In consideration of the sum of Ten Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor hereby grants and conveys to Grantee, its heirs, successors and assigns as owner of the property known as Lot 7 of that Plat titled "Revision Plat for Fairfax at Mallard Head Septic Supply Line Easement Serving Lots #6-#9, PB 75 PG 44 & PB 79 PG 95" recorded in Plat Book 80, Page 94, Iredell County Public Registry, a permanent and perpetual, non-exclusive septic supply line easement over Lots 8, 9 and 10 to allow access to septic field easement identified as SFE #7, as shown on the plat recorded in Plat Book 80, Page 94 Iredell County Public Registry. The aforesaid septic supply line easements and septic field easements shall be appurtenant to and transfer with Lot 7 of Fairfax at Mallard Head, more specifically:

The Septic Field Easement identified as SFE #7 shall be appurtenant to and transfer with said Lot 7 of Fairfax at Mallard Head and shall run with the land and not be affected by change of ownership or contract and shall transfer with the ownership of the lot to which it is appurtenant.

The septic supply line easements across Lots 8, 9 and 10 of Fairfax at Mallard Head shall allow the sewer tap to remain in its present location; to obtain sewer services from said location; to install and maintain any wastewater system for the conveyance of said sewer, and to install and maintain any overhead electric wires to said tap; to go upon said Grantor's property whenever reasonably necessary for the purpose of inspecting, maintaining, and repairing said sewer tap and accompanying pipeline, pump and/or electric wires; and at Grantee's pleasure to remove said wastewater system.

Said septic field easement and septic supply line/wastewater easement shall remain valid for as long as said system is required for the facility it has been designed to serve.

Said septic field easement and septic supply line/wastewater easement shall include ingress and egress, system installation, operation, maintenance, monitoring and repairs.

Grantee has executed this agreement for the purpose of agreeing to be bound by the provisions hereof.

To have and to hold said right and easement to said Grantee and their successors in title forever; it being agreed the right and easement hereby granted shall be binding upon and shall inure to the benefit of the parties hereto, their respective heirs, successors and assigns and is appurtenant to and runs with the land now owned by Grantee and hereinabove referred.

PROPERTY ID #: 4636680060
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: 1/2023
PROPOSED FACILITY: 3 BDRM PROPOSED DESIGN FLOW (.1949): 360 GPD PROPERTY SIZE: 0.38 AC
LOCATION OF SITE: 129 Dabbling Duck Cir, Fairfax at Mallard Head Lot 7 PROPERTY RECORDED: 2021
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)		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	LS 3%	0-6	Br SCL WSBK	FR SS SP SXP	YB to ~~36~~ 48" in C veins	65"	N/A	N/A	PS 0.25
		6-36	R C SBK/ABK	FR SS SP SXP					
		36-65	R CL WSBK	FR SS SP SXP					
		36-48	C/CL						
2	LS 3%	0-8	Br CL WSBK	FR SS SP SXP	YB to 38" Chroma 3's	65"	N/A	N/A	PS 0.25
		8-38	R C SBK	FR SS SP SXP					
		38-65	R CL WSBK	FR SS SP SXP					
		C/CL 38-47							
3	LS 3%	0-35	RBr C SBK	FR SS SP SXP	YB to ~~35~~ 42"	65"	N/A	N/A	PS 0.25
		35-65	R CL WSBK	FR SS SP SXP					
		C/CL 35-49							
SFE 4	LS 8%	0-10	Br SCL WSBK	FR SS SP SXP	N/A	50"	N/A	N/A	PS 0.3
		10-37	R C SBK	FR SS SP SXP					
		37-50	R CL WSBK	FR SS SP SXP					

DESCRIPTION	INITIAL SYSTEM	REPAIR SYSTEM
Available Space (.1945)	640 FT^2	4000 FT^2
System Type(s)	PPBPS	DRIP
Site LTAR	0.25	0.125

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

COMMENTS:

MA&A
SOIL & ENVIRONMENTAL CONSULTANTS

MICHAEL ATHANAS & ASSOCIATES
LICENSED SOIL SCIENTIST
556Walden Trail
Weddington, NC 28173
(704) 576-3887
1/19/2023

Reference: Data Sheet for 129 Dabbling Duck Cir, Fairfax at Mallard Head Lot 7

House Footprint: See attached plan
Building Setbacks: 35' front/rear, 15' side
Water Source: Private well
Number of Bedrooms/Daily Flow: 3/360 GPD
Proposed LTAR: 0.25 GPD/FT^2 (initial), 0.125 GPD/FT^2 (repair)
Proposed System Type: PPBPS
Proposed Repair System Type: Drip Dispersal (offsite)
Distribution: Gravity-Distribution Box
Septic Tank Size: 1000 gallons
Proposed Trench Bottom: 48" (initial), 6" (repair)



Line	Design Length	Actual Length
White 1	40'/40'	86'
Pink 2	40'/40'	86'
Orange 3	40'/40'	86'

Initial System 240" **Repair System:** 5000 FT^2

Comments:
Drainage ditched were dug that compromised the original septic design. The system has been redesigned to meet the setbacks from the drainage.
Air vents must be used for the installation due to the depth of the trenches.