ICHD - ENVIRONMENTAL HEALTH DIVISION

Statesville Office (704) 878-5305 Mooresville Office (704) 660-3625 PERMIT # 2023-18906

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

PIN # 4636 -- 68 -- 1270

APPLICANT/OWNER: Peachtree Residential LLC APPLICANT ADDRESS: 9525 Birkdale Crossing Dr. Suite 208 Huntersville NC

SITE ADDRESS: 139 Dabbling Duck Creek Mooresville NC 28117 PHONE: 980-689-2235 ALT. PHONE

SITE DIRECTIONS: Brawley School Rd to Dabbling Duck.

SAP CONTROLLED: ☐ YES ☒ NO

SUBDIVISION: Fairfax at Mallard Head SECTION: - LOT # 9/95FE LOT AREA: DESIGN FLOW: 480 L.T.A.R.: .275

Septic Tank	1000	(gal)	STB	7617	Date	7-8-23	☒ New System ☐ Repair ☐ Expansion	System Type: I II III IV V VI	☒ Residence	No. Bedrooms	4	Water Supply
Pump Tank	1000	(gal)	PT	3613	Date	7-10-23	System Description: LP- PPBPS-50% Reduction		☐ Business	No. Persons	8	☒ Private
Pump Make			Model		Serial #		Repair System Description: Drip-		☐ Other	No. Employees		☐ Public
# Nitrification Fields	1	# Lines	4	Linear Ft	292		Maintenance Agreement Required: ☒ YES ☐ NO		☒ Slab	☐ Crawl Space		☐ Community
Trench Width	24in	Trench Bottom Depth(Low side)	36in	Gravel Depth	-		☐ GRAVITY ☒ PRESSURE		☐ Basement w/plumbing		☐ Basement w/o plumbing	

Comments / Conditions:

Duke Easement 3022 1441
Septic Easement 2919, 837

INITIAL SITE SKETCH

See attached Site Plan and Design

by Michael Abernathy & Associates
ICHD- 8/9/2023

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.

Tanks 7SH
Partial Supply Line 8/16/23
Supply to start of system 8/24/23 DW

9-20-2023 BW
DRAINLINE
↓ CVB ↙

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: Installed by: Abernathy

IMPROVEMENT PERMIT by: Benjamin A Botts Date: 8/9/2023 OPERATION PERMIT by: D Inlebery Date: 5/2/24

AUTHORIZATION TO CONSTRUCT by: Benjamin A Botts Date: 8/9/2023 Existing System Inspected by: Date:

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

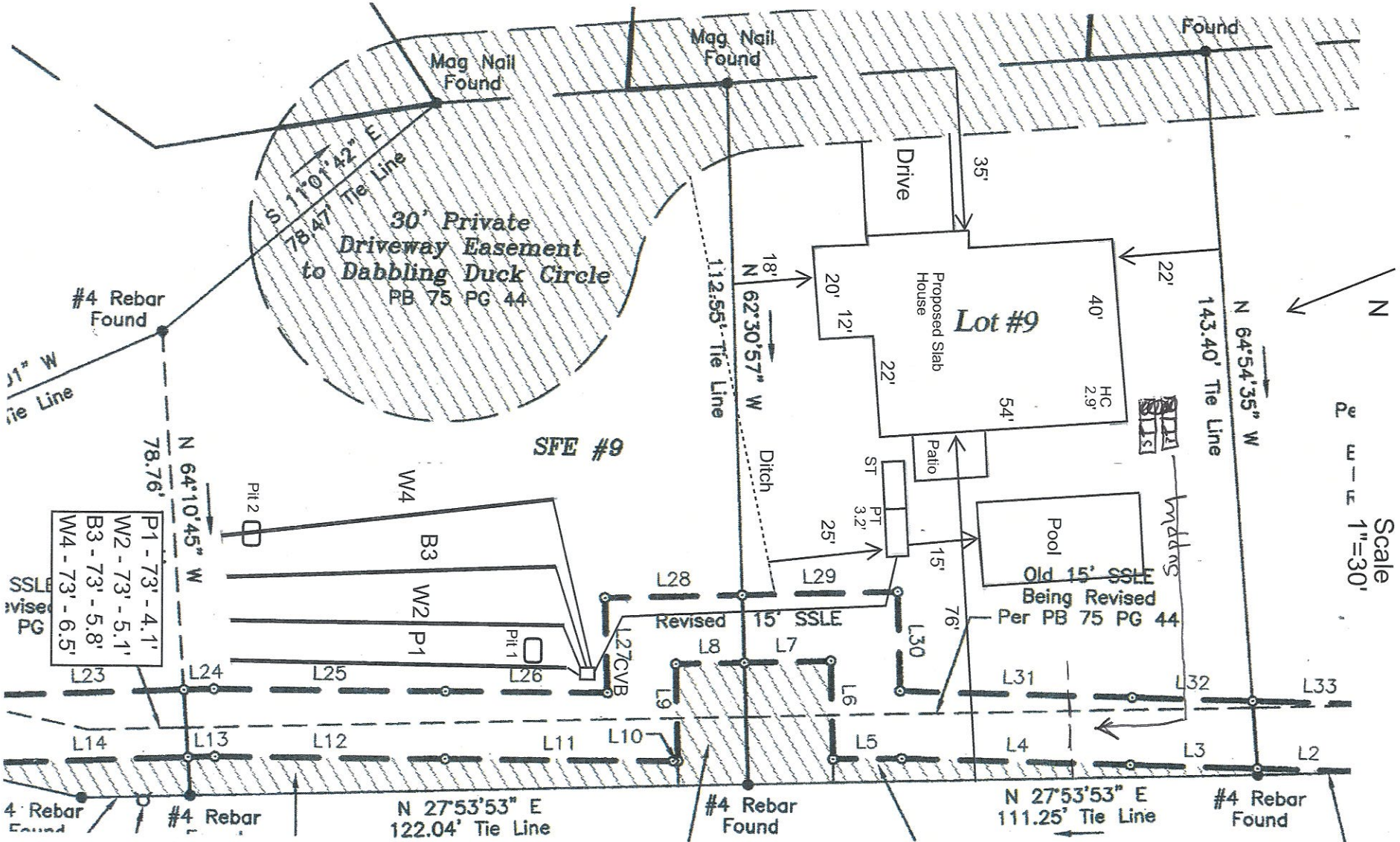
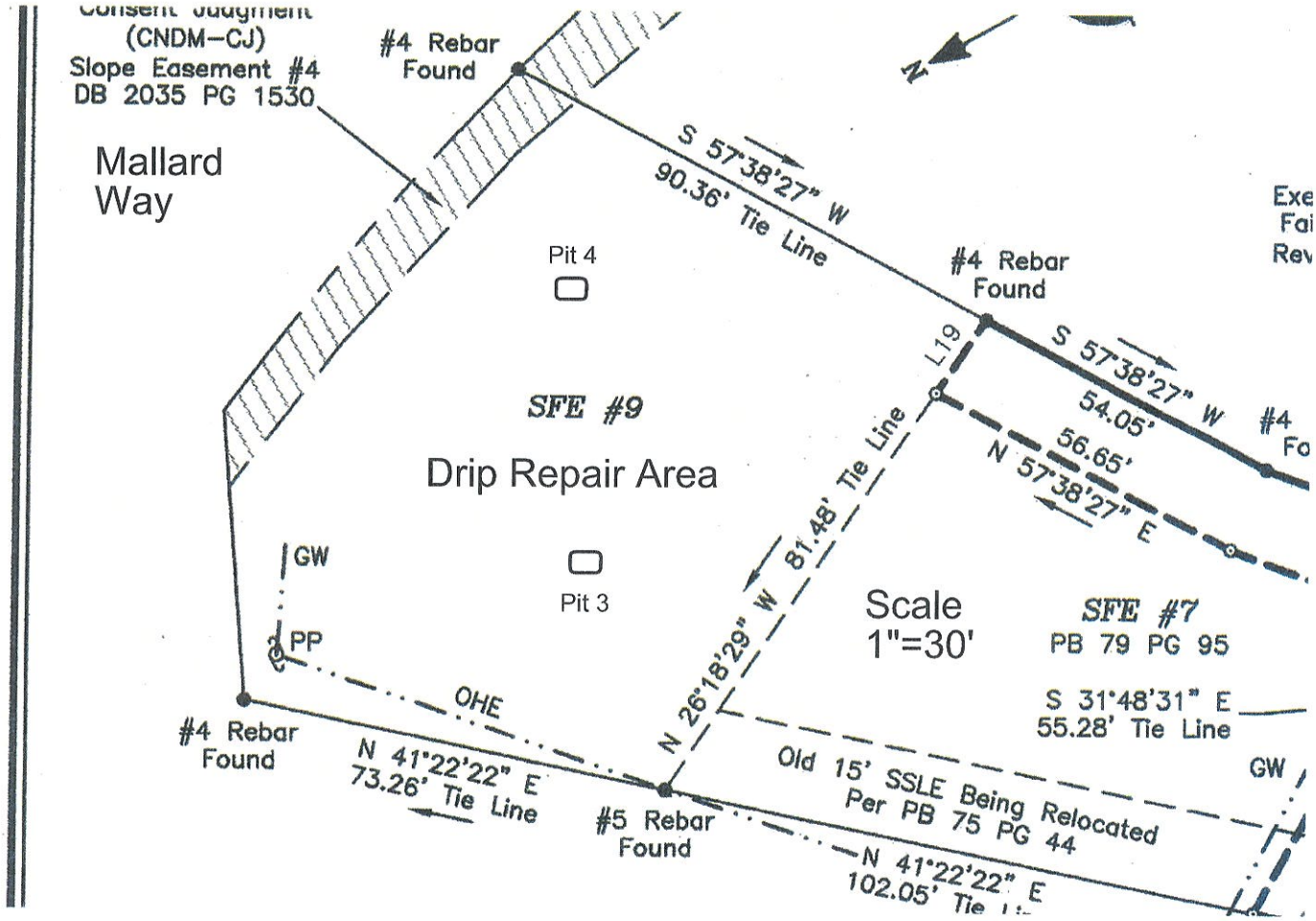

Mag Nail Found
Mag Nail Found
Found
S 11°01'42" E
78.47' Tie Line
30' Private Driveway Easement to Dabbling Duck Circle
PB 75 PG 44
#4 Rebar Found
Drive
35'
18'
N 62°30'57" W
112.55' Tie Line
Proposed Slab House
Lot #9
40'
54'
HC 2.9'
20'
12'
22'
22'
N 64°54'35" W
143.40' Tie Line
N
Scale 1"=30'
SFE #9
Ditch
Patio
ST
PT 3.2'
25'
15'
Pool
Old 15' SSLE Being Revised Per PB 75 PG 44
N 64°10'45" W
78.76'
P1 - 73' - 4.1'
W2 - 73' - 5.1'
B3 - 73' - 5.8'
W4 - 73' - 6.5'
Pit 2
W4
B3
W2
P1
Pit 1
L28
L29
Revised 15' SSLE
L27CVB
L8
L7
L30
76'
L23
L24
L25
L26
L9
L6
L31
L32
L33
L14
L13
L12
L11
L10
L5
L4
L3
L2
#4 Rebar
#4 Rebar
N 27°53'53" E
122.04' Tie Line
#4 Rebar Found
N 27°53'53" E
111.25' Tie Line
#4 Rebar Found

Exhibit D
8-9-2023



Brawley School Rd

AP 323247

ICHD - ENVIRONMENTAL HEALTH DIVISION

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DESIGN FLOW: 480 L.T.A.R.: .275

Septic Tank	1000	(gal)	STB	7617	Date	7-8-23	☒ New System	☐ Repair	☐ Expansion	System Type: I II III IV V VI	☒ Residence	No. Bedrooms	4	Water Supply	
Pump Tank	1000	(gal)	PT	363	Date	7-10-23	System Description: LP - PPBPS - 50% Reduction				☐ Business	No. Persons	8	☒ Private	
Pump Make			Model		Serial #		Repair System Description: Drip-				☐ Other	No. Employees		☐ Public	
# Nitrification Fields	1	# Lines	4		Linear Ft	292	Maintenance Agreement Required:	☒ YES	☐ NO		☒ Slab	☐ Crawl Space		☐ Community	
Trench Width	24in	Trench Bottom Depth(Low side)	36in		Gravel Depth	-		☐ GRAVITY	☒ PRESSURE		☐ Basement w/plumbing			☐ Basement w/o plumbing	

Comments / Conditions:

INITIAL SITE SKETCH

See attached Site Plan and Design

by Michael Almaras & Associates

ICHD- 8/9/2023

AS BUILT SKETCH

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Partial Supply Line 8/16/23

Supply to start of system 8/24/23 DW

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☐ **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: Installed by:

IMPROVEMENT PERMIT by: Benjamin A. Botts Date: 8/9/2023 OPERATION PERMIT by: Date:

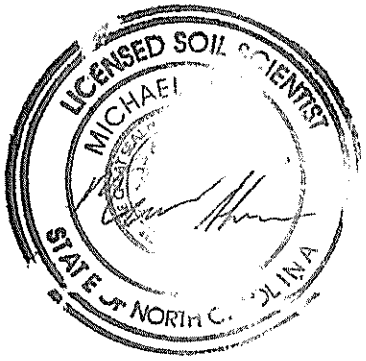
AUTHORIZATION TO CONSTRUCT by: Benjamin A. Botts Date: 8/9/2023 Existing System Inspected by: Date:

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

MA&A
SOIL & ENVIRONMENTAL CONSULTANTS

IC4D 5-9-2023.

MICHAEL ATHANAS & ASSOCIATES
LICENSED SOIL SCIENTIST
556Walden Trail
Weddington, NC 28173
(704) 576-3887
3/10/2023



Reference: Data Sheet for 139 Dabbling Duck Cir, Fairfax at Mallard Head Lot 9
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: 0.275 GPD/FT^2 (initial), 0.125 GPD/FT^2 (repair)
Proposed System Type: PPBPS (offsite)
Proposed Repair System Type: Drip Dispersal (offsite)
Distribution: Low Pressure-Central Valve Box
Flow per Orifice: 0.41 GPM
Orifice Size: 5/32"
System Flow: 27.9 GPM
Dosing Volume: 244.8 gallons
Pump Run Time: 8.8'
Elevation Head: 6'
Friction Head: 3.4'
Pressure Head: 2'
Total Dynamic Head: 11.4'
Supply Line Length: 185' of 2" PVC
Septic/Pump Tank Size: 1000/1000 gallons
Proposed Trench Bottom: 36" (initial), 6" (repair)

Line	Design Length	# of Panels	Actual Length	Elevations
Pink 1	**73'**	**17**	**80'**	**4.1'**
White 2	**73'**	**17**	**80'**	**5.1'**
Blue 3	**73'**	**17**	**80'**	**5.8'**
White 4	**73'**	**17**	**80'**	**6.5'**

Initial System: 292'
Repair System: 4000 FT^2
Pump Tank: 3.2'
House Corner: 2.9'
Benchmark: 9.0'

Comments:

PROPERTY ID #: 4636681178
COUNTY: Iredell

SOIL/SITE EVALUATION
for ON-SITE WASTEWATER SYSTEM

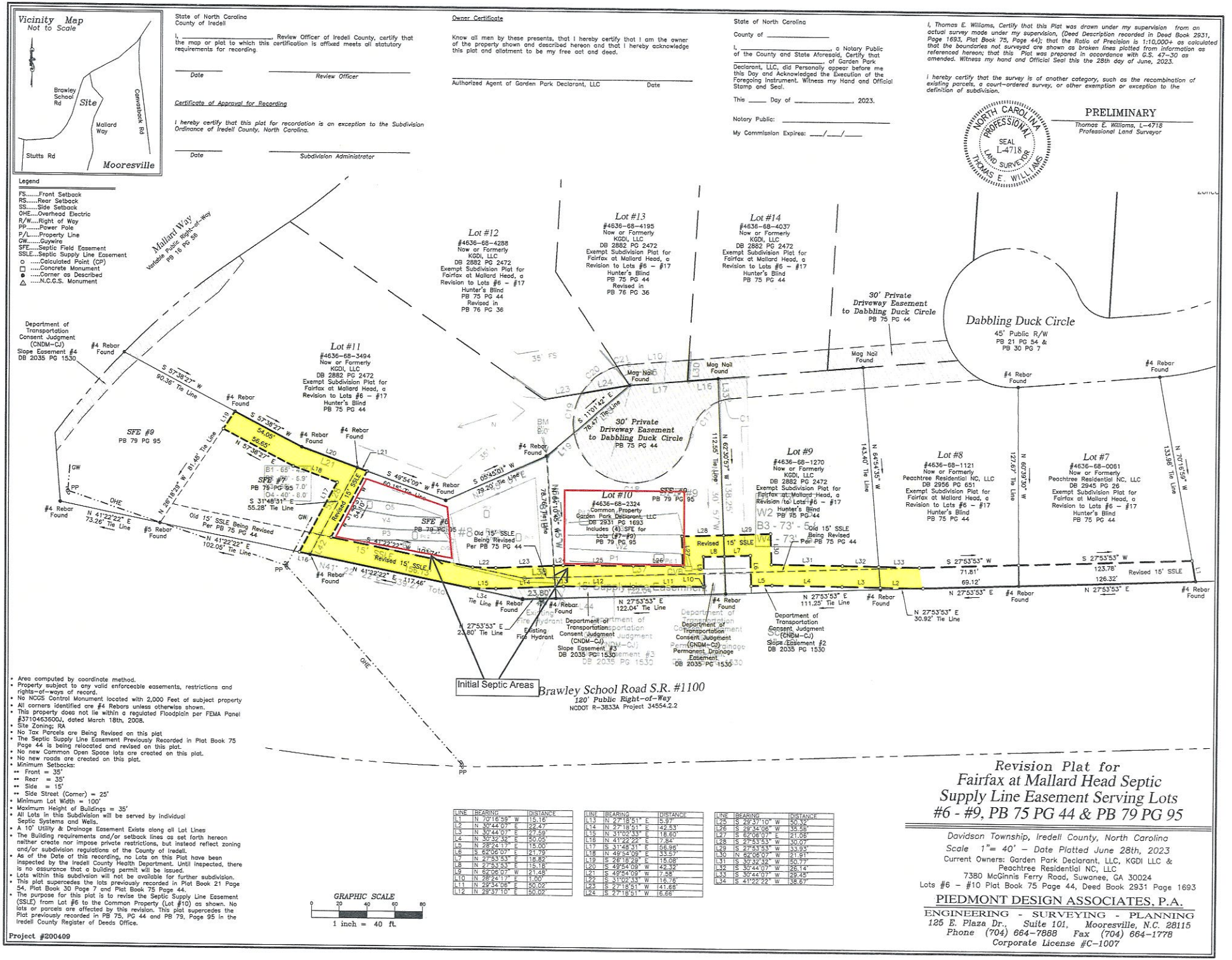
OWNER: Peachtree Residential APPLICATION DATE
ADDRESS: 9525 Birkdale Crossing Dr, STE 208, Huntersville, NC 28078 DATE EVALUATED:
PROPOSED FACILITY: 4 BDRM PROPOSED DESIGN FLOW (.1949): 480 GPD PROPERTY SIZE: 0.389 AC
LOCATION OF SITE: 139 Dabbling Duck Cir, Fairfax at Mallard Head Lot 9 PROPERTY RECORDED:
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)		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	
INT SFE 1	LS 10%	0-8	Br CL WSBK	FR SS SP SXP	N/A	53"	N/A	N/A	PS 0.3
		8-33	R C ABK	FR SS SP SXP					
		33-53	R CL WSBK	FR SS SP SXP					
INT SFE 2	LS 8%	0-6	RBr SCL WSBK	FR SS SP SXP	N/A	56"	N/A	N/A	PS 0.3
		6-30	R C SBK	FR SS SP SXP					
		30-56	R CL WSBK	FR SS SP SXP					
REP SFE 3	LS 8%	0-8	Br SCL WSBK	FR SS SP SXP	N/A	60"	Few SAP	N/A	PS 0.3
		8-32	R C SBK	FR SS SP SXP					
		32-60	R CL WSBK	FR SS SP SXP					
REP SFE 4	LS 5%	0-10	Br SCL WSBK	FR SS SP SXP	YB 27-41"	25"	N/A	N/A	PS 0.25
		10-41	R C SBK	FR SS SP SXP					
		41-50	R CL WSBK	FR SS SP SXP					

DESCRIPTION	INITIAL SYSTEM	REPAIR SYSTEM
Available Space (.1945)	540 FT^2	4000 FT^2
System Type(s)	PPBPS	DRIP
Site LTAR	0.3	0.125

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

COMMENTS:



LINE	BEARING	DISTANCE
L1	N 70°16'59" W	15.16
L2	N 30°44'07" E	22.47
L3	N 30°44'07" E	27.59
L4	N 30°32'32" E	50.05
L5	N 28°24'17" E	15.00
L6	S 62°06'07" E	21.79
L7	N 27°53'53" E	18.82
L8	N 27°53'53" E	15.18
L9	N 62°06'07" W	21.48
L10	N 28°24'17" E	1.00
L11	N 29°34'06" E	50.02
L12	N 29°37'10" E	50.02

LINE	BEARING	DISTANCE
L13	N 27°18'51" E	5.97
L14	N 27°18'51" E	42.53
L15	N 31°02'33" E	18.60
L16	N 41°22'22" E	7.84
L17	S 31°48'31" E	56.96
L18	N 49°54'09" E	33.57
L19	S 28°18'28" E	15.08
L20	S 49°54'09" W	42.32
L21	S 49°54'09" W	7.58
L22	S 31°05'53" W	16.78
L23	S 27°18'51" W	41.68
L24	S 27°18'51" W	16.66

LINE	BEARING	DISTANCE
L25	S 29°37'10" W	50.32
L26	S 29°34'06" W	35.58
L27	S 62°06'07" E	21.05
L28	S 27°53'53" W	30.07
L29	S 27°53'53" W	33.93
L30	N 62°06'07" W	21.91
L31	S 30°32'32" 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	38.67

Type: CONSOLIDATED REAL PROPERTY
Recorded: 5/13/2022 2:37:39 PM
Fee Amt: $26.00 Page 1 of 3
Revenue Tax: $0.00
Iredell County, NC
Maureen P. Purcell Register of Deeds

BK 2919 PG 837 - 839

DRAWN BY AND RETURN TO:
JULIE B. GLENN
PURSER & GLENN, PLLC
11121 CARMEL COMMONS BLVD. SUITE 305
Charlotte, NC 28226

STATE OF NORTH CAROLINA

COUNTY OF IREDELL

**DEED OF EASEMENT
FOR SEPTIC FIELD EASEMENT
AND SEPTIC SUPPY LINE
EASEMENT FOR LOT 9**

This Agreement made this 12 day of May, 2022, by KGDI, LLC, a Georgia Limited Liability Company (Hereinafter "Grantor") and KGDI, LLC, A Georgia Limited Liability Company (Hereinafter "Grantees") with address of 7380 McGinnis Ferry Road, Suwanee, GA 30024.

WITNESSETH:

1. Grantor/Grantee is the owner of that real property described as all of Lots 7, 8, 9 and 10 of that Plat recorded in Plat Book 75, Page 44, titled "Exempt Subdivision Plat for Fairfax at Mallard Head, a Revision to Lots #6-#17 Hunter's Blind, Recorded in PB 30 PG 7 & PB 21 PG 54", 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 9 of Fairfax at Mallard Head across Lot 10 in order to access the Septic Field Easement shown as SFE #9.

3. The location for the Septic Field Easement for Lot 9 of Fairfax at Mallard Head is located on Lot 10 of Fairfax at Mallard Head and is identified as SFE #8 on said plat.

4. The Septic Supply Line Easement for Lot 9 of Fairfax at Mallard Head is shown on said plat and provides access to the Septic Field Easement identified as SFE #9.

Submitted electronically by "Purser and Glenn, PLLC"
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 9 of that Plat recorded in Plat Book 75, Page 44, titled "Exempt Subdivision Plat for Fairfax at Mallard Head, a Revision to Lots #6-#17 Hunter's Blind, Recorded in PB 30 PG 7 & PB 21 PG 54", Iredell County Public Registry, a permanent and perpetual, non-exclusive septic supply line easement over Lot 10 to allow access to septic field easements identified as SFE #9, as shown on Lot 10 of Fairfax at Mallard Head. The aforesaid septic supply line easements and septic field easements shall be appurtenant to and transfer with Lot 9 of Fairfax at Mallard Head, more specifically:

The Septic Field Easement identified as SFE #9 shall be appurtenant to and transfer with said Lot 9 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 it is appurtenant.

The septic supply line easements across Lot 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 tap, pipe, pump, or wire 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 tap, pump, pipe and/or wires .

Grantees have 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 Grantees 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.

In testimony whereof, said Grantor and Grantees have hereunto set their hands and seals the day and year first above written.

Grantor:

KGDI, LLC, a Georgia Limited Liability Company

BY: David J. Borreson, Manager

Notary
Seal-StampState of Georgia, Forsyth County.
I, a notary public of the County and State aforesaid, certify that David J. Borreson, Manager of KGDI, LLC, a Georgia Limited Liability Company, personally appeared before me this day and whom I personally identified by a current government issued picture identification and being duly sworn acknowledged the voluntary execution of the foregoing instrument for the purposes therein stated in his/her/their capacity as Grantor on behalf of said Limited Liability Company.
Witness my hand and official stamp or seal, this 12 day of May, 2022.

My commission expires: June 15, 2023
Date

Notary Public
Signature

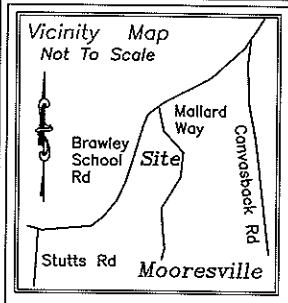
Kendra Taylor
Printed/Typed Notary Name

KENDRA TAYLOR NOTARY EXPIRES GEORGIA June 15, 2023 PUBLIC FORSYTH COUNTY

Exhibit A – Septic Supply Line & Underground Power Encroachment Easement prepared for Garden Park Declarant, LLC

Davidson Township, Iredell County, Mooresville, NC
Scale 1"= 50' – Date of Map, October 4th, 2023
Current Owner: Garden Park Declarant, LLC
7380 McGinnis Ferry Road, Suwanee, GA 30024
DB 2931 PG 1693 – PB 80 PG 94

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



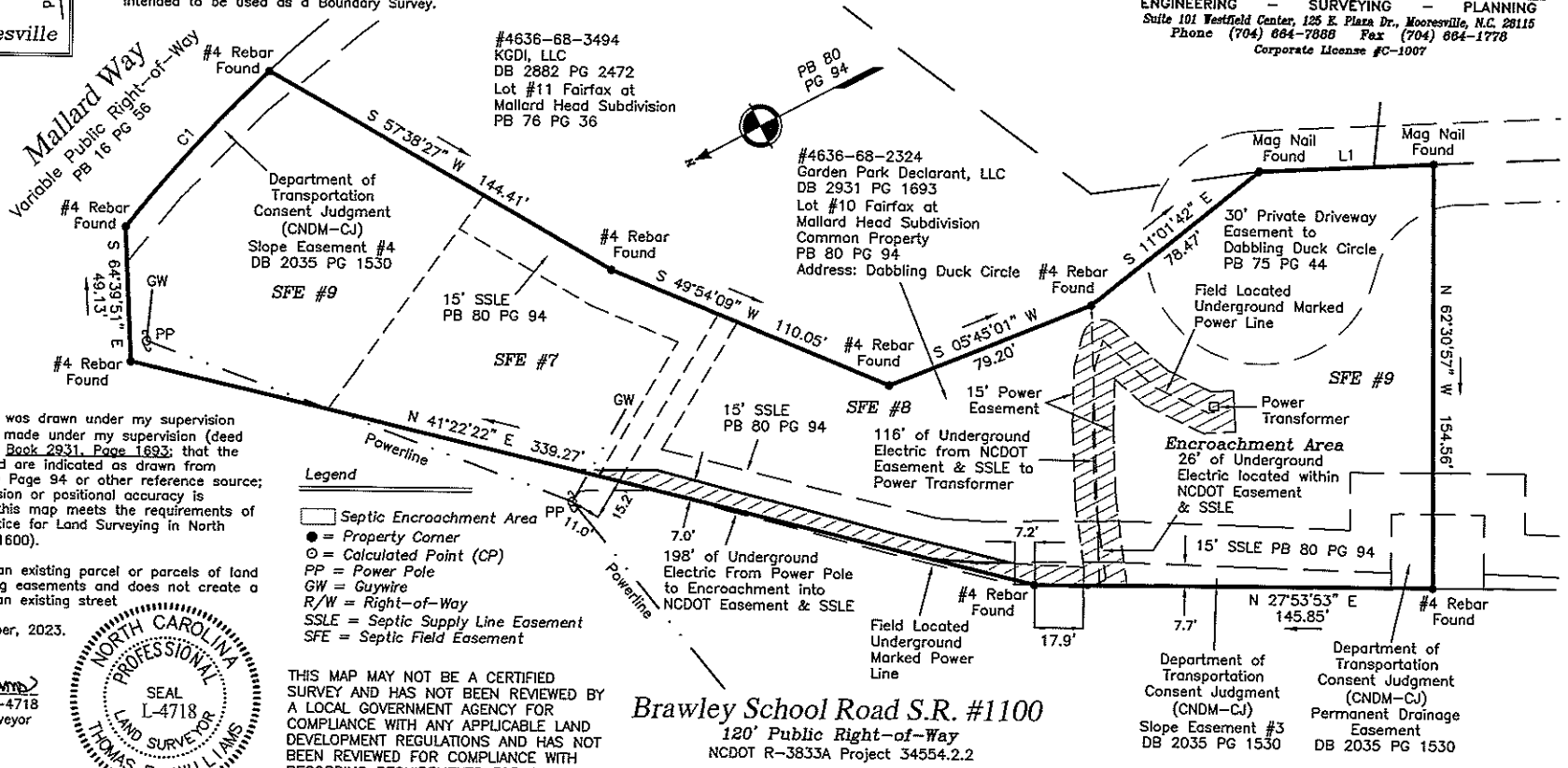
Surveyor's Notes

1. Parcel #4636-68-2324
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. No Geodetic Monument found within 2000' of Subject Property.
6. Subject Property Zoning = RA
7. This map is for easement purposes only and not intended to be used as a Boundary Survey.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	535.98'	76.86'	76.80'	S 20°01'42" E

LINE	BEARING	DISTANCE
L1	S 25°05'15" W	63.65'

GRAPHIC SCALE
0 25 50 75 100
1 inch = 50 ft.



Legend

- Septic Encroachment Area
- ● = Property Corner
- ⊙ = Calculated Point (CP)
- PP = Power Pole
- GW = Guywire
- R/W = Right-of-Way
- SSLE = Septic Supply Line Easement
- SFE = Septic Field Easement

Brawley School Road S.R. #1100

120' Public Right-of-Way
NCDOT R-3833A Project 34554.2.2

I certify that this map was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 2931, Page 1693; that the boundaries not surveyed are indicated as drawn from information in Book 80 Page 94 or other reference source; that the ratio of precision or positional accuracy is 1:10,000 +; and that this map meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1600).

That the survey is of an existing parcel or parcels of land or one or more existing easements and does not create a new street or change an existing street

This 11th day of October, 2023.

Thomas Williams
Thomas E. Williams L-4718
Professional Land Surveyor

NORTH CAROLINA PROFESSIONAL SEAL L-4718 LAND SURVEYOR THOMAS E. WILLIAMS

THIS MAP MAY NOT BE A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH RECORDING REQUIREMENTS FOR PLATS

Project #200409