4

SR

AP

# ICHD–ENVIRONMENTAL HEALTH DIVISION

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

PERMIT # 308022

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

PIN # 4639331002

APPLICANT/OWNER: Donna Nelson | APPLICANT ADDRESS: 109 Windy Knoll Ln Mooresville, NC

SITE ADDRESS: 105 Frost cliff Ln Mooresville, NC | PHONE: 203257-6004 | ALT. PHONE

SITE DIRECTIONS: Perth Rd N TL Fern Hill TR Frostcliff Ln on left | SAP CONTROLLED: [X] YES [ ] NO

SUBDIVISION: Beacon Pointe | SECTION: 4 | LOT # 12 | LOT AREA: 1.098 Ac | DESIGN FLOW: 480 gpd | L.T.A.R.: .25

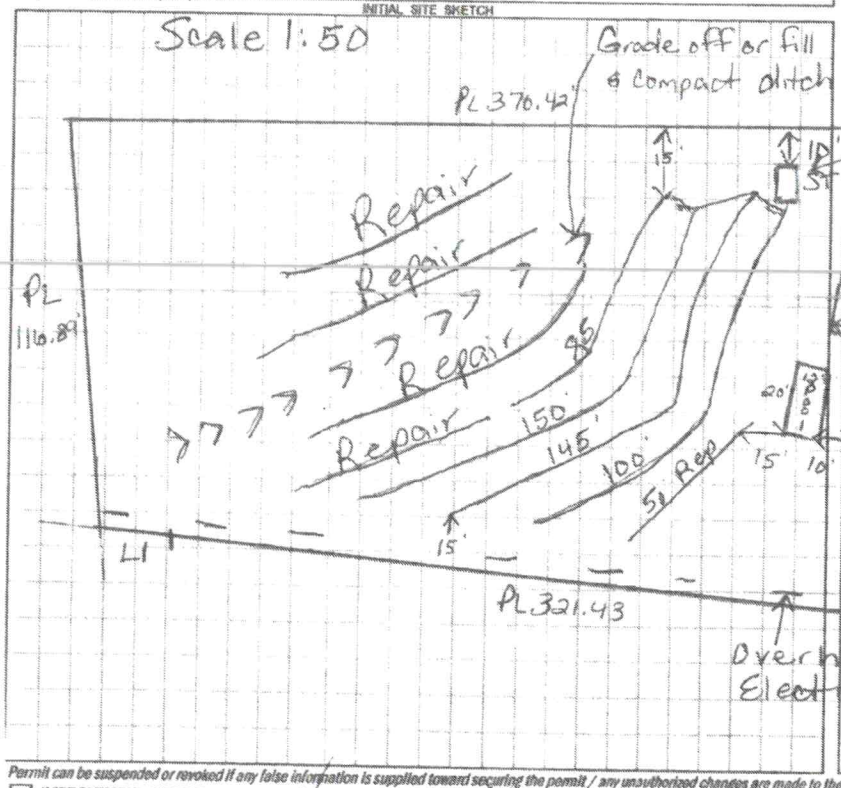
| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Septic Tank | 1000 (gal) | STB | 7100 | Date | 7-13-20 | [X] New System [ ] Repair [ ] Expansion | System Type: I II III IV V VI | [X] Residence | No. Bedrooms 4 |
| Pump Tank | (gal) | PT | | Date | | System Description: | Gravity - 25% Reduction | [ ] Business | No. Persons 8 |
| Pump Make | | Model | | Serial # | | Repair System Description: | LPPRPS | [ ] Other | No. Employees |
| # Nitrification Fields | 1 | # Lines | 4 | Linear Ft | 480ft | Maintenance Agreement Required: | [ ] YES [X] NO | [ ] Slab | [X] Crawl Space |
| Trench Width | 36 | Trench Bottom Depth (~~Low side~~) max | 36" | Gravel Depth | N/A | [X] GRAVITY | [ ] PRESSURE | [ ] Basement w/plumbing | [ ] Basement w/o plumbing |

Water Supply: [X] Private [ ] Public [ ] Community

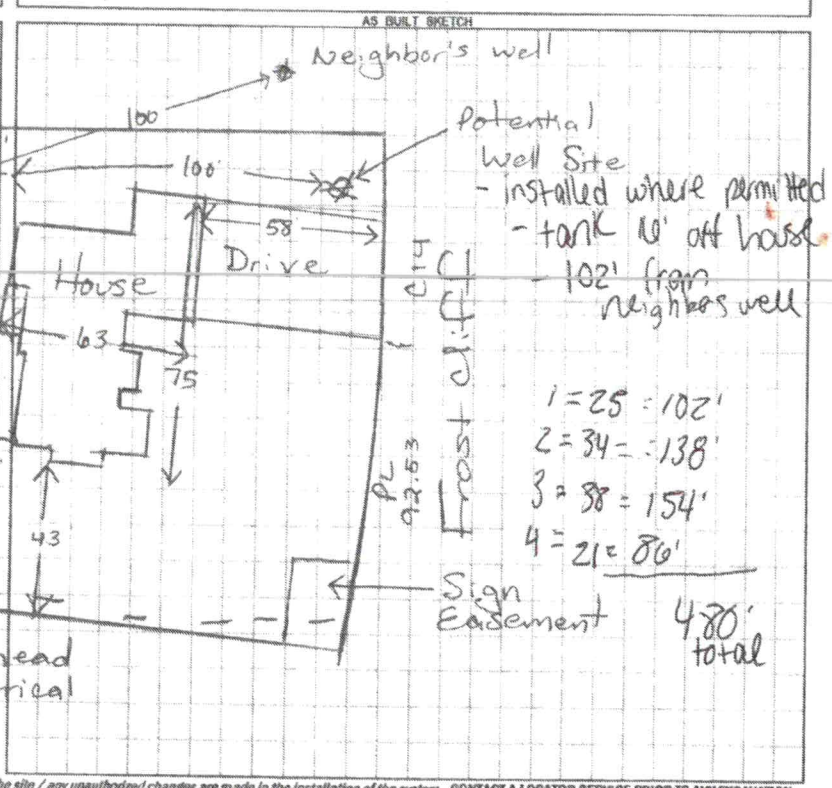
Comments / Conditions: Keep Septic 100ft from any well. Have future pool marked at time of Septic installation.

Divert storm/surface water away from Septic

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* [X] IMPROVEMENT PERMIT *with site plan valid for 60 mos.* [X] AUTHORIZATION TO CONSTRUCT *valid for period equal to IMPROVEMENT PERMIT--not to exceed 60 mo.*

Owner / Applicant Signature: [signature] Date: 7/9/2020 Installed by: Grandbreakers

IMPROVEMENT PERMIT by: [signature] Date: 7/8/2020 OPERATION PERMIT by: Carla C. Nichs Date: 9-11-20

AUTHORIZATION TO CONSTRUCT by: [signature] Date: 7/8/2020 Existing System Inspected by: Date:

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

**APPLICATION MUST BE FILLED OUT COMPLETELY & BE LEGIBLE OR IT WILL NOT BE PROCESSED**

RECEIVED JUN 1 0 2020

# Iredell County Health Department – Environmental Health Division

AP-308022
$320.00

**PAGE 1: *APPLICATION FORM***

**Application For:** (X) New Well Permit ( ) Well Repair Permit ( ) Well Abandonment
(X) Septic Improvement Permit ( ) 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:** (X) 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:** **(PRINT CLEARLY)**

**Applicant Name:** Donna Nelson **Address:** 109 Windy Knoll Lane **Zip:** 28117
**Applicant Email:** donner.nelson@gmail.com **Phone:** 2032576004 **Alt. Phone:** _____
**Owner Name:** Princeton Asset Mangemt **Address:** _____ **Zip:** _____
**Owner Email:** _____ **Phone:** _____ **Alt. Phone:** _____

**Property Information:**

**Street Address:** 105 Frostcliff Lane Mooresville NC. 28117
**Subdivision Name:** Beacon Pointe **Section/Phase:** 4 **Lot Number:** 13
**Driving Directions:** Perth, Left on Fernhill Rd, Rt onto Frostcliff Lane

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

(X) New Single Family Residence
( ) New Multi-Family Residence
( ) Accessory Building
( ) Bedroom(s) Addition
( ) Repair to failing septic system ___ Tank ___ Drain lines **Describe Problem:** _____

**Maximum Number of Bedrooms:** 4
**Maximum Number of Occupants:** 2
(X) Swimming Pool
( ) Other Addition/Structure: _____

**CHECK FOUNDATION TYPE**
(X) Crawl Space Foundation
( ) Concrete Slab Foundation
( ) Basement with Plumbing
( ) Basement without Plumbing

**Non-Residential Site Development:** **Type of Business:** _____
**Square Footage of Building:** 2190 **Max. Number of Employees:** _____ **Max. Number of Seats/Beds/Other:** _____

**Water Supply:** ( ) Replacement Well – Reason: _____
( ) Multi-connection Well **Number of Houses:** _____ **Number of Persons:** _____

(X) 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 ( ) 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:** Donna Nelson 6/10/2020
**Property owner or owner's legal representative signature (SIGNATURE REQUIRED)** **DATE**

All Borings, septic lines, house stakes, and wells have been approximately located on this site plan, and have not been located on site by a licensed surveyor.

Farm Hill Road S.R. #1300
80' Public Right of Way

Rebar(F)

L3
L2
L1

116.89'
S77°09'51"E

35' Front Setback

NF - 75' - Repair - 71.08'

91' Repair

163' Repair

Grade off or fill & compact ditch

25' Street Side Setback

15' Side Setback

370.42'

Lot #12
.808 Acres
35,206 Sq. Ft.

S19°44'07"W
321.43'

15' Side Setback

15' Side Setback

N09°38'02"E
393.96'

15' Side Setback

Lot #11
1.104 Acres
48,097 Sq. Ft.

1.493 Acres Sq. Ft.

1" = 50'

Site Triangle
10,602 Sq. Ft.

40'
70'

35' Front Setback

Drive

35' Front Setback

62.94'

Public R/W
183.27' Total

Sign Easement
92.53'

S24°58'51"W 666.43' Total

50.00'

N65°01'09"W

C14
C15
C27
C28
C29

S65°01'09"E

92.53'
Sign Easement

35' Front Setback (Typical)

# IREDELL COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH

## DOCUMENTATION TO AUTHORIZE AN OWNER'S LEGAL REPRESENTATIVE

*(Check and sign only ONE of the options below)*

**1. * APPLICANT AND OWNER ARE THE SAME. * (*Sign here*)** _____

*See attached*

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.**

**2.** I, _____, am the legal owner(s) of the property located at _____, identified as

PIN (Parcel Identification Number)_____, located in Iredell County, North Carolina.

I do hereby authorize (**print legal representative/company name**) _____, _____, 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.

_____ _____
Signature of Owner(s) Date

**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

## NOTICE INFORMATION

NOTE: INSERT AT LEAST ONE ADDRESS AND/OR ELECTRONIC DELIVERY ADDRESS EACH PARTY AND AGENT APPROVES FOR THE RECEIPT OF ANY NOTICE CONTEMPLATED BY THIS CONTRACT. INSERT "N/A" FOR ANY WHICH ARE NOT APPROVED.

**BUYER NOTICE ADDRESS:**

Mailing Address: _____

_____

Buyer Fax #: _____

Buyer E-mail: donner.nelson@gmail.com

**SELLER NOTICE ADDRESS:**

Mailing Address: _____

_____

Seller Fax #: _____

Seller E-mail: _____

## CONFIRMATION OF AGENCY/NOTICE ADDRESSES

Selling Firm Name: Keller Williams Realty
Acting as ☒ Buyer's Agent ☐ Seller's (sub)Agent ☐ Dual Agent

Firm License#: C12164

Mailing Address: _____

Mooresville

Individual Selling Agent: Ginny Barker
☐ Acting as a Designated Dual Agent (check only if applicable)

Selling Agent License#: 252787

Selling Agent Phone#: 704-657-8881

Selling Agent Fax#: barkercoordinator@gmail.com

Selling Agent E-mail: ginnybarker@kw.com

Listing Firm Name: Mooresville Realty
Acting as ☒ Seller's Agent ☐ Dual Agent

Firm License#: C12811

Mailing Address: _____

Mooresville

Individual Listing Agent: Lisa Cernuto
☐ Acting as a Designated Dual Agent (check only if applicable)

Listing Agent License#: 201272

Listing Agent Phone#: 704-591-3068

Listing Agent Fax#: _____

Listing Agent E-mail: lisa@mooresvillerealty.com

[THIS SPACE INTENTIONALLY LEFT BLANK]



Buyer initials DN

Seller initials GC


© 7/2019

...ing contained herein shall alter any agreement between a REALTOR® or broker and Seller or Buyer as contained in any ...ing agreement, buyer agency agreement, or any other agency agreement between them.

17. **CONDUCT OF TRANSACTION:** The parties agree that any action between them relating to the transaction contemplated by this Contract may be conducted by electronic means, including the signing of this Contract by one or more of them and any notice or communication given in connection with this Contract. Any written notice or communication may be transmitted to any mailing address, e-mail address or fax number set forth in the "Notice Information" section below. Any notice or communication to be given to a party herein, any any fee, deposit of other payment to be delivered to a party herein, may be given to the party or to such party's agent. Seller and Buyer agree that the "Notice Information" and "Acknowledgment of Receipt of Monies" sections below shall not constitute a material part of this Contract, and that the addition or modification of any information therein shall not constitute a rejection of an offer or the creation of a counteroffer.

18. **EXECUTION:** This Contract may be signed in multiple originals or counterparts, all of which together constitute one and the same instrument.

19. **COMPUTATION OF DAYS/TIME OF DAY:** Unless otherwise provided, for purposes of this Contract, the term "days" shall mean consecutive calendar days, including Saturdays, Sundays, and holidays, whether federal, state, local or religious. For the purposes of calculating days, the count of "days" shall begin on the day following the day upon which any act or notice as provided in this Contract was required to be performed or made. Any reference to a date or time of day shall refer to the date and/or time of day in the State of North Carolina.

THE NORTH CAROLINA ASSOCIATION OF REALTORS®, INC. AND THE NORTH CAROLINA BAR ASSOCIATION MAKE NO REPRESENTATION AS TO THE LEGAL VALIDITY OR ADEQUACY OF ANY PROVISION OF THIS FORM IN ANY SPECIFIC TRANSACTION. IF YOU DO NOT UNDERSTAND THIS FORM OR FEEL THAT IT DOES NOT PROVIDE FOR YOUR LEGAL NEEDS, YOU SHOULD CONSULT A NORTH CAROLINA REAL ESTATE ATTORNEY BEFORE YOU SIGN IT.

This offer shall become a binding contract on the Effective Date. Unless specifically provided otherwise, Buyer's failure to timely deliver any fee, deposit or other payment provided for herein shall not prevent this offer from becoming a binding contract, provided that any such failure shall give Seller certain rights to terminate the contract as described herein or as otherwise permitted by law.

Date: 5/28/2020 | 8:14 AM EDT

Buyer: DocuSigned by: Donna Nilson BAD93708AB7C4DC...

Date:

Buyer:

Entity Buyer:

(Name of LLC/Corporation/Partnership/Trust/etc.)

By:

Name:
Print Name

Title:

Date:

Date:

Seller :

Date:

Seller:

Entity Seller: Princeton Asset Management, LLLP

(Name of LLC/Corporation/Partnership/Trust/etc.)

By: Jeffery Cernuto dotloop verified 05/28/20 2:50 PM EDT ON3B-OGJS-U0QP-608F

Name: Jeffery Cernuto
Print Name

Title: General Partner

Date: 5/28/2020

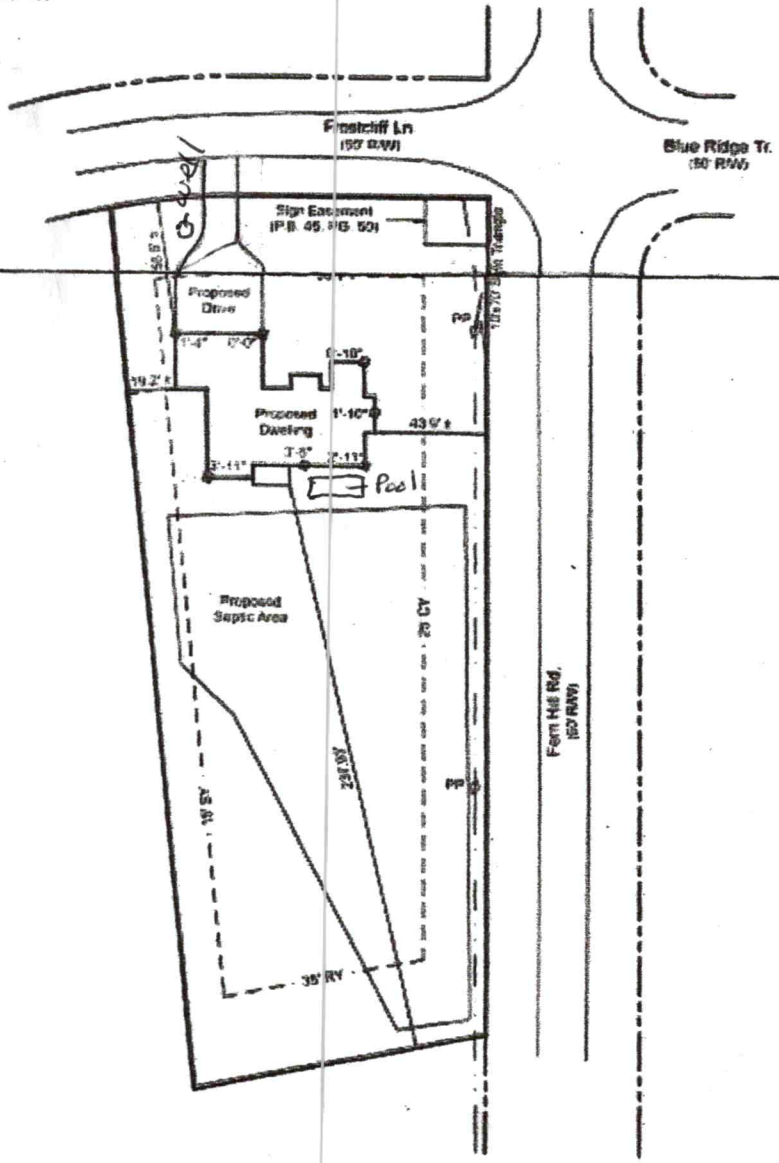



**© 7/2019**

PRELIMINARY FOR REVIEW ONLY

NOTES:

PROPERTY SUBJECT TO RESTRICTIVE COVENANTS LISTED IN D.B. 1499 PG. 1184 & D.B. 1526, PG. 720.




REFERENCE:

BEING ALL OF LOT 12 - BEACON POINTE SUBDIVISION - AS RECORDED IN P.B. 45, PGS. 50-51 - IREDELL COUNTY REGISTRY

SETBACKS:

PROPERTY IS ZONED: RA (IREDELL COUNTY)

PROPERTY SUBJECT TO A 35' FRONT YARD (FY), 15' SIDE YARD (SY), 25' CORNER YARD (CY), & 35' REAR YARD (RY) AS RECORDED IN P.B. 45, PGS. 50-51.

PROPERTY IS SUBJECT TO A 10' DRAINAGE & UTILITY AROUND INSIDE PERIMETER OF LOT PER P.B. 45, PGS. 50-51

| LEGEND | |
|---|---|
| FY | FRONT YARD SETBACK |
| RY | REAR YARD SETBACK |
| SY | SIDE YARD SETBACK |
| R/W | RIGHT OF WAY |
| P.B. | PLAT BOOK |
| PG. | PAGE |
| PP | POWER POLE |
| CY | CORNER YARD SETBACK |

0 50 100 150


JORDAN GRANT
ENGINEERING • SURVEYING • PLANNING
JORDAN GRANT & ASSOCIATES, PLLC
P.O. BOX 151 * STATESVILLE, NC 28687
mattg@jordan-grant.com (704) 928-7919


Plot Plan For:

## Nelson

| | |
|---|---|
| DRAWN BY: JWE | CHECKED BY: MBG |
| SCALE: 1" = 50' | |
| DEED REF: 1886 - 2006 | PIN NO: 4639-33-1002 |
| DATE OF MAP: 06-05-20 | SURVEY DATE: 06-04-20 |
| REVISION: | DRAWING FILE: 20200538 |

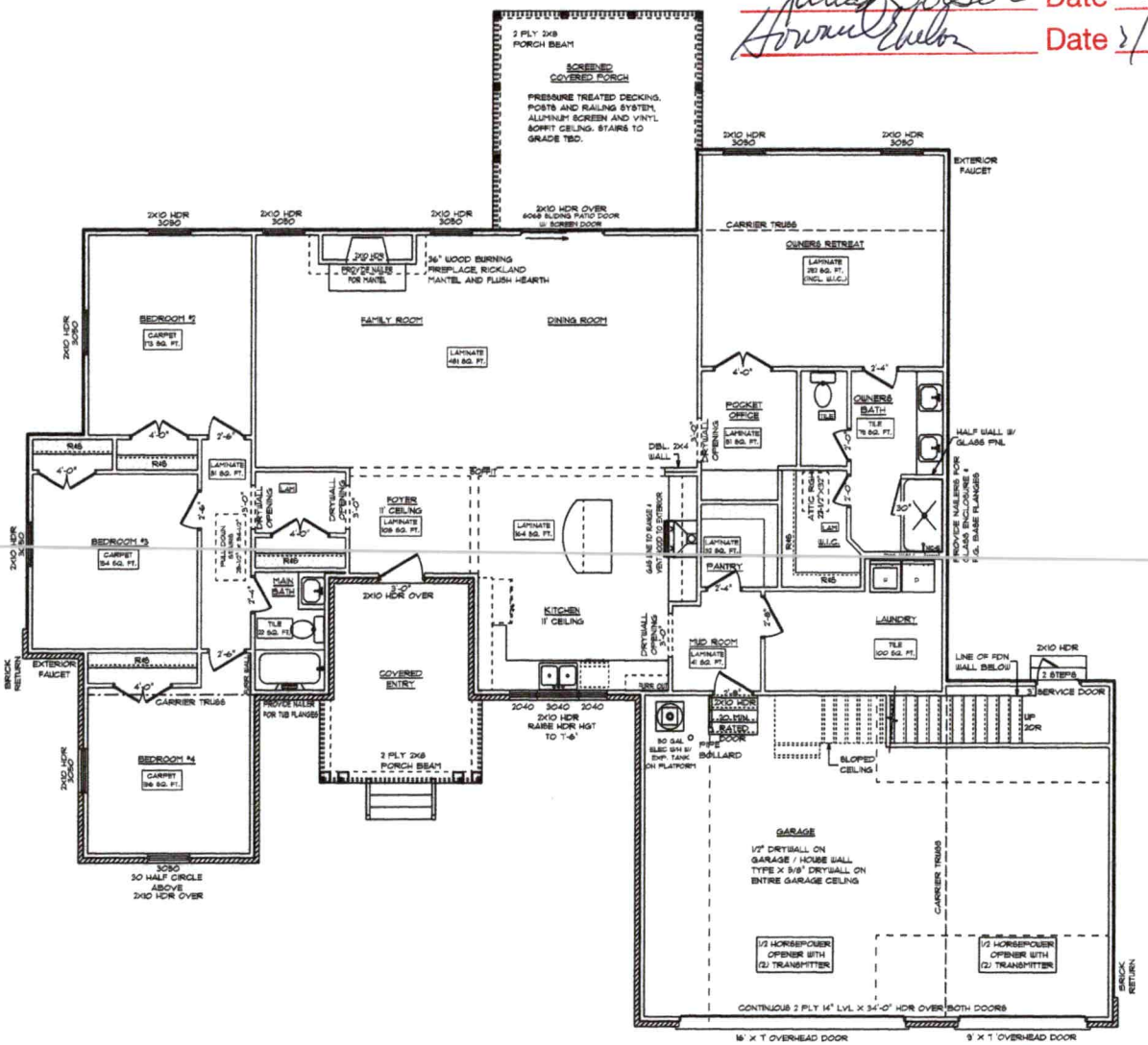
105 Frostcliff Ln, Mooresville, NC 28117

# Acknowledgement of Plans Submittal ONLY!

Date 7/8/2020

Date 7/9/2020

PRECON NOTES:
- LOCATE SCREEN DOOR AND STEP TO GRADE FOR REAR PORCH
- LOCATE DBL OVENS




GENERAL FRAMING NOTES:
- DRYWALLED OPENINGS TO BE 8'-0" HEIGHT UNLESS OTHERWISE NOTED
- HEADERS TO BE 2-PLY 2X10 W/ (2) KING & (1) JACK STUDS UNLESS OTHERWISE NOTED
- ALL LVL'S AND CARRIER TRUSSES TO HAVE A MIN. OF (2) KING & (2) JACK STUDS, UNLESS NOTED OTHERWISE

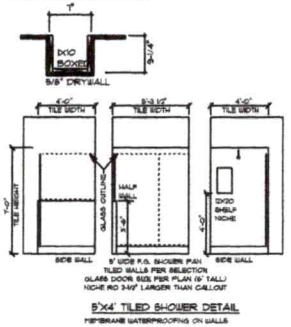
PLAN NOTES:
- SMOOTH CEILINGS THROUGHOUT HOME
- PAINTED TRIM
- 5-1/4" BASEBOARDS
- 3-1/4" CASING ON INTERIOR DOORS
- WINDOWS HAVE DRYWALLED RETURNS
- 6-PANEL HOLLOW CORE MOLDED INTERIOR DOORS
- SILVERLINE, SINGLE-HUNG, LOW-E VINYL WINDOWS W/ SOLAR GLAZING

FLOORING NOTES:
- ALL FLOORING BREAKS OCCUR @ CENTER LINE OF DOOR OPENINGS UNLESS OTHERWISE NOTED
- FLOORING SQUARE FOOTAGES INCLUDE CLOSETS RELATIVE TO THE AREA UNLESS OTHERWISE NOTED
- SOME FLOORING SQUARE FOOTAGES MAY INCLUDE HALLS OR AREAS THAT CONNECT WITHOUT WALL SEPARATION IF THE SAME FINISH IS CONTINUED

WALL BRACING NOTES:

WALL BRACING IS UTILIZING AN ENGINEERED DESIGN AS FOLLOWS: ALL WALLS SHALL BE CONTINUOUSLY SHEATHED WITH MIN. 7/16" OSB FASTENED WITH 6d COMMON NAILS AT 6" O.C. ALONG EDGES AND 12" O.C. ALONG INTERMEDIATE FRAMING. ADD BLOCKING TO WALLS IF SHEATHING MAKES UP BETWEEN 25% AND 50% OF WALL AND REDUCE NAIL SPACING TO 3" O.C. ON EDGES AND 6" O.C. ON INTERMEDIATE FRAMING. PORTAL FRAME PER DETAIL SHALL BE CONSTRUCTED AT THE GARAGE DOOR OPENING.

DROPPED SOFFIT DETAIL:




TILED WALLS PER SELECTION
GLASS DOOR SIZE PER PLAN (6' TALL)
NICHE RO 3-1/2" LARGER THAN CALLOUT

5'X4' TILED SHOWER DETAIL
MEMBRANE WATERPROOFING ON WALLS

HEATHCLIFFE CAROLINA / CUSTOM
MAIN FLOOR PLAN
9' CEILING HEIGHT

DRAWN BY: DTB
DATE: 4/23/2020
SCALE: 1/8" = 1'-0"
SHEET: 6

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SQUARE FOOTAGES:
MAIN FLOOR = 2356 SQFT
UNFIN. BONUS ROOM = 524 SQFT
GARAGE = 780 SQFT
COVERED ENTRY = 94 SQFT
FDN CRAWL = 2211 SQFT

CUSTOM BUILT FOR: DONNA AND HOWARD NELSON
JOB #: CH 679 030 0798
CN #: 102286
VH # NE 714
LOCATION: 139 PROSPECTUS HOOKERSVILLE, NC 28117 IREDELL COUNTY

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