BLdr-2022-1187

BB

ICHD - ENVIRONMENTAL HEALTH DIVISION

Statesville Office (704) 878-5305 Mooresville Office (704) 660-3625 PERMIT # AP 328423

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

PIN # 4648-48-2361.000

APPLICANT/OWNER: Nest Homes, LLC APPLICANT ADDRESS: PO Box 3965, Mooresville NC 28117

SITE ADDRESS: 104 Sisters Cove Ct, Mooresville NC 28117 PHONE: 980-500-1238 ALT. PHONE

SITE DIRECTIONS: (N) Perth → (R) Cornelius → (R) Sisters Cove Ct → lot on corner SAP CONTROLLED: [X] YES [ ] NO

SUBDIVISION: Sisters Cove SECTION: 5 LOT # 7 LOT AREA: 0.287 ac DESIGN FLOW: EX. L.T.A.R. EXISTING

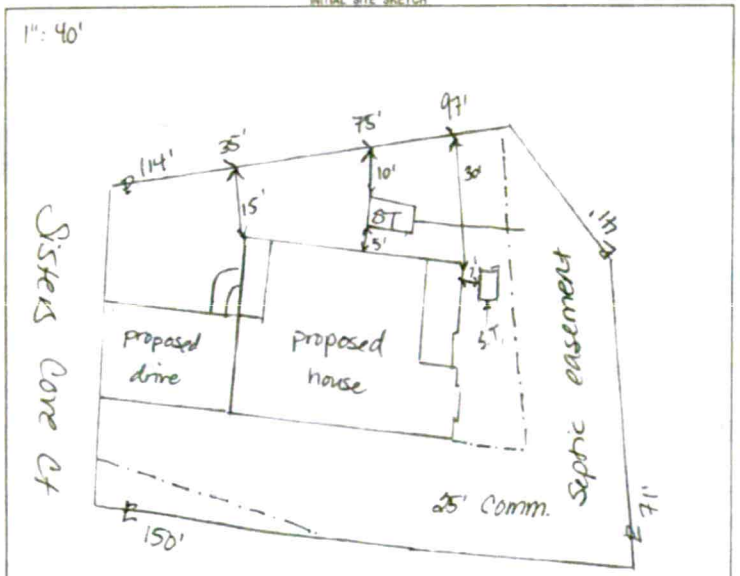
Septic Tank	2000 (gal)	STB	2102	Date	7-22-2022	[X] New System [ ] Repair [ ] Expansion	System Type: I II III IV V VI	[ ] Residence	No. Bedrooms 3
Pump Tank	(gal)	PT		Date		System Description:	TS-II Drip - Existing	[ ] Business	No. Persons 6
Pump Make		Model		Serial #		Repair System Description:	same	[ ] Other	No. Employees
# Nitrification Fields	# Lines			Linear Ft.		Maintenance Agreement Required:	[X] YES [ ] NO	[X] Slab	[ ] Crawl Space
Trench Width	EXISTING	Trench Bottom Depth (Low side)		Gravel Depth			[ ] GRAVITY [X] PRESSURE	[ ] Basement w/plumbing	[ ] Basement w/o plumbing

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

Comments / Conditions: Keep tank 15' from any cut >2', 5' from slab foundation.

Septic easement must be marked @ time of installation

INITIAL SITE SKETCH



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.

Alarm
Electrical
Floats

INSTALLED AS SHOWN

nuds M.A.

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: Heather Foster Date: 8/8/22 Installed by: SPECIALTY SEPTIC

IMPROVEMENT PERMIT by: D. Hebert Date: 8/3/22 OPERATION PERMIT by: Date: 11/30/23

AUTHORIZATION TO CONSTRUCT by: D. Hebert Date: 8/8/22 Existing System Inspected by: Date:

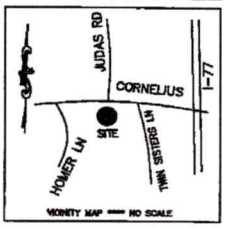
FOR SEPTIC FINAL INSPECTION: CALL 704-664-3703 between 8am-9am the day the inspection is needed

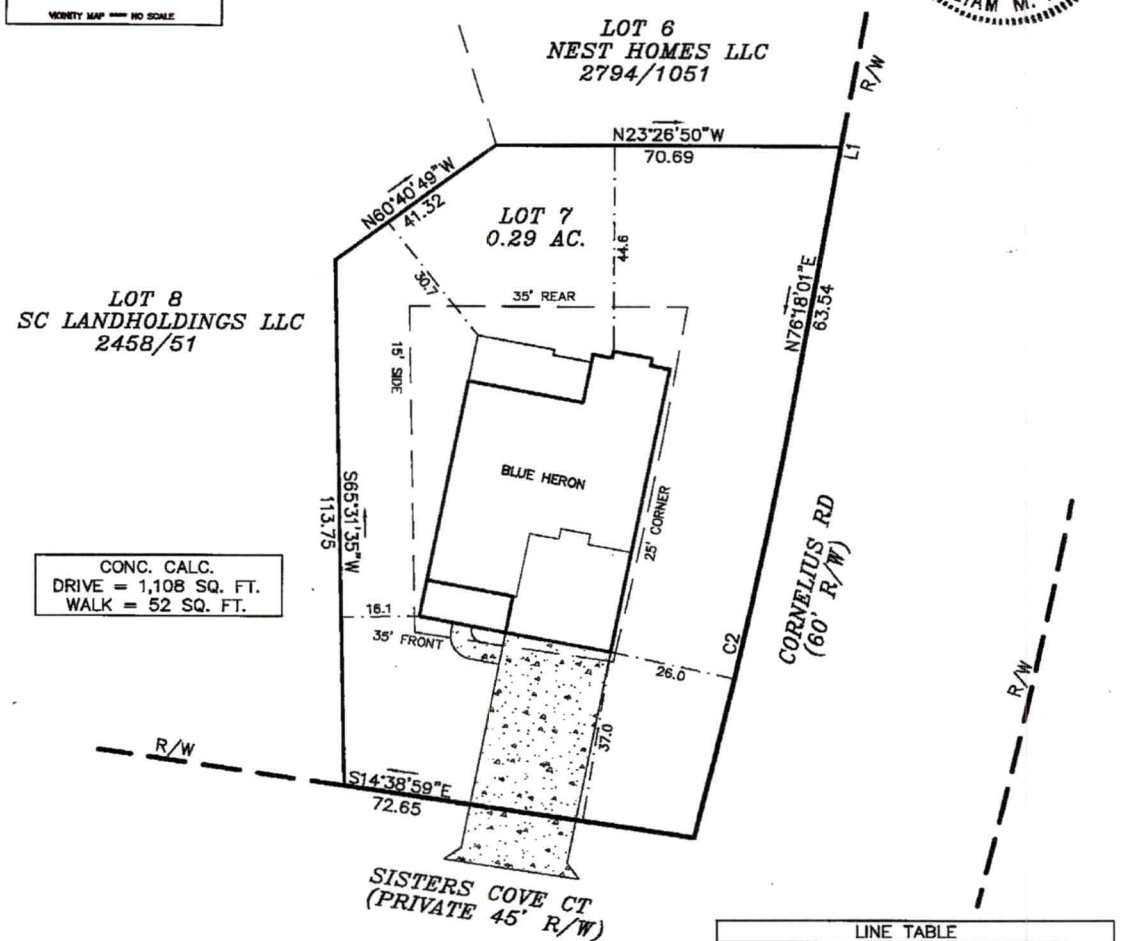
DAS DON ALLEN & ASSOCIATES, P. A.
"Since 1971"
Commercial * Residential * Mortgage Surveys * Multi-Family
Construction Staking * Subdivision Design * Topographical
131 Crosslake Park Drive – Suite 102 * Mooresville * NC * 28117
(704) 664-7029 (704) 664-8041 Fax

I, certify that this map was drawn under my supervision from an actual survey made under my supervision recorded in deed book 2458, page 51, and/or plat book 66, page 21, that the ratio of precision is 1':10,000, that this map was prepared in accordance with the General Statutes of North Carolina Chapter 89C.

my hand and seal on the 29, day of APRIL,
A.D. 20 22.

WILLIAM M. ALLEN, NORTH CAROLINA PROFESSIONAL SEAL L-3499 LAND SURVEYOR WILLIAM M. ALLEN





LINE TABLE		
LINE	BEARING	LENGTH
L1	N 76°18'01" E	3.15'

CURVE TABLE				
CURVE	RADIUS	LENGTH	BEARING	CHORD
C2	1305.00'	86.14'	S 78°56'01" W	86.12'

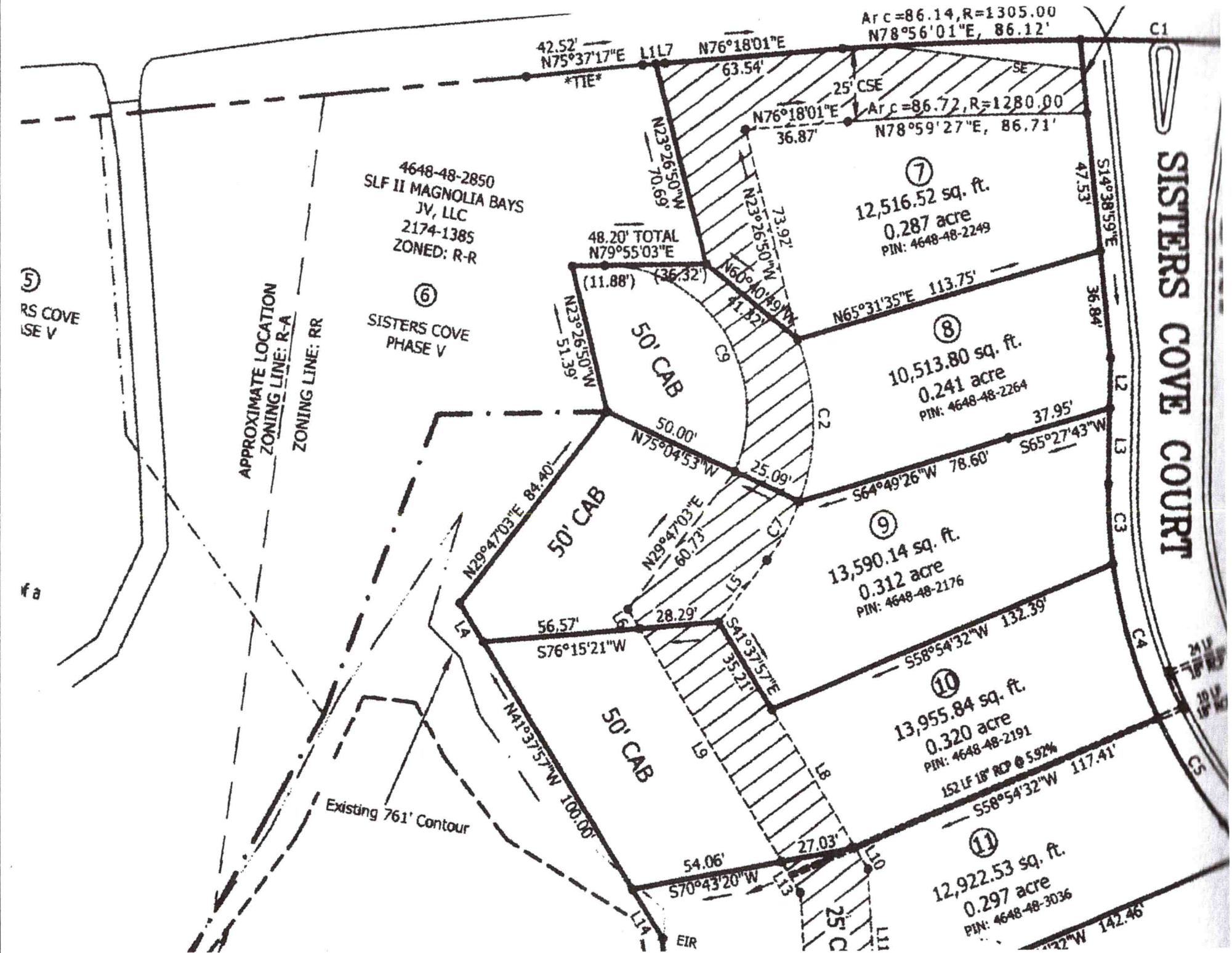
LEGEND
P.P. = POWER POLE
I.P.S. = #4 REBAR SET
R/W = RIGHT-OF-WAY
CP = COMPUTED POINT

NOTES
1) THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS AND/OR RIGHTS OF WAY OF RECORD.
2) ACREAGE COMPUTED BY THE COORDINATE METHOD.
3) UNDERGROUND POWER
4) NO GRID MONUMENT FOUND WITHIN 2000 FEET.

0' 15' 30' 60'
SCALE IN FEET
SCALE 1" = 30'
ACQUIRED BY: NEST HOMES

PLOT PLAN SURVEY
OF
104 SISTERS COVE CT
LOT 7 SISTERS COVE PHASE 5
DAVIDSON TWSP., IREDELL CO., N.C.

FIELD BOOK:
FILE: SISTERS COVE 7 PH5
DC FILE:
TAX MAP NO: 4648482361.000


SISTERS COVE COURT
Arc=86.14,R=1305.00
N78°56'01"E, 86.12'
C1
42.52'
N75°37'17"E
L1L7
N76°18'01"E
63.54'
TIE
25' CSE
SE
N76°18'01"E
36.87'
Arc=86.72,R=1280.00
N78°59'27"E, 86.71'
N23°26'50"W
70.69'
73.92'
47.53'
S14°38'59"E
4648-48-2850
SLF II MAGNOLIA BAYS
JV, LLC
2174-1385
ZONED: R-R
7
12,516.52 sq. ft.
0.287 acre
PIN: 4648-48-2249
48.20' TOTAL
N79°55'03"E
(11.88')
(36.32')
N60°40'49"W
41.12'
N65°31'35"E 113.75'
36.84'
5
RS COVE
SE V
6
SISTERS COVE
PHASE V
APPROXIMATE LOCATION
ZONING LINE: R-A
ZONING LINE: RR
N23°26'50"W
51.39'
50' CAB
C9
C2
8
10,513.80 sq. ft.
0.241 acre
PIN: 4648-48-2264
L2
50.00'
N75°04'53"W
25.09'
37.95'
S65°27'43"W
L3
S64°49'26"W 78.60'
N29°47'03"E 84.40'
50' CAB
N29°47'03"E
60.73'
C7
L5
9
13,590.14 sq. ft.
0.312 acre
PIN: 4648-48-2176
C3
L6
28.29'
56.57'
S76°15'21"W
L4
S41°37'57"E
35.21'
S58°54'32"W 132.39'
C4
10
13,955.84 sq. ft.
0.320 acre
PIN: 4648-48-2191
152 LF 18" RCP @ 5.92%
N41°37'57"W 100.00'
50' CAB
L9
L8
S58°54'32"W 117.41'
C5
Existing 761' Contour
27.03'
54.06'
S70°43'20"W
L13
L10
11
12,922.53 sq. ft.
0.297 acre
PIN: 4648-48-3036
L14
EIR
25' C
L11
142.46'

SEPTIC PERMITS - BEDROOM COUNT BREAKDOWN

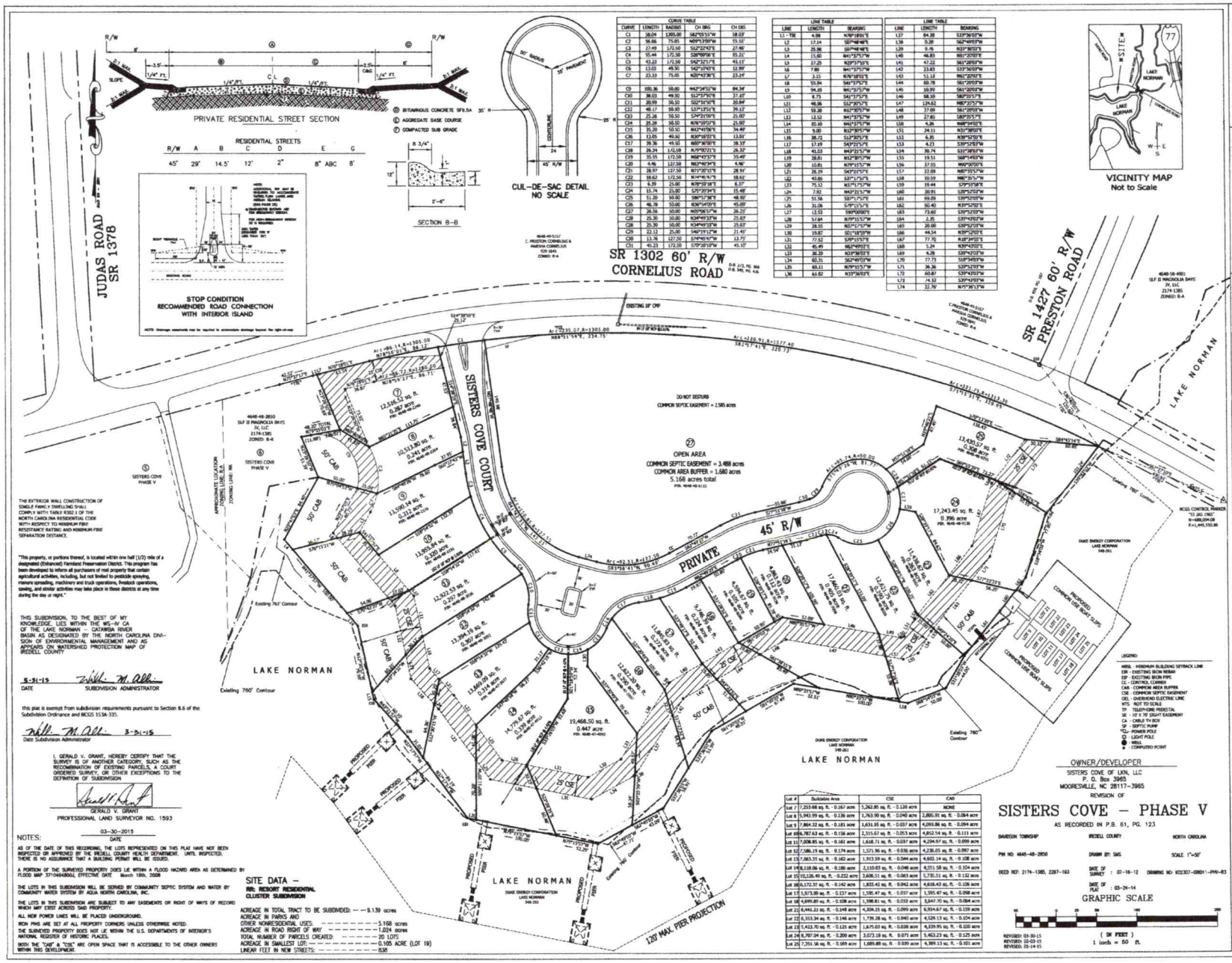
TWIN SISTERS

LOT	# OF BEDROOMS PERMITTED
51	3
52	4
53	3
58	4
61	3
63	3
64	3

OVERLOOK (CUMULATIVE)	67
REMAINING BEDROOMS AVAILABLE	**8**

LOT	# OF BEDROOMS
7	3
8	3
9	3
10	3
11	3
12	3
13	3
14	4
15	3
16	3
17	3
18	3
19	3
20	3
21	4
22	3
23	3
24	3
25	3

SEPTIC PERMITS - BEDROOM COUNT BREAKDOWN	
HOMER LN/HOMESTEAD/CORNELIUS	106
REMAINING BEDROOMS AVAILABLE	9
CORNELIUS/ESTATES	
LOT	# OF BEDROOMS
1	6
2	4
3	4
4	
5	0
6	3
HOMER LN/HOMESTEAD	
LOT	# OF BEDROOMS
35	4
36	4
37	4
38	4
39	4
40	5
41	5
42	4
43	5
44	5
45	4
46	4
47	4
48	4
49	4
50	4
23	3
67	4
68	5



CURVE TABLE				
CURVE	LENGTH	RADIUS	CH BRG	CH DIS
C1	38.04	1,005.00	S82°05'15"W	38.03'
C2	56.86	75.65	N09°13'09"W	55.55'
C3	27.03	172.50	S52°22'45"E	27.00'
C4	61.44	172.50	S36°09'08"E	61.11'
C5	43.23	172.50	S42°32'17"E	43.11'
C6	13.03	49.50	N62°41'06"E	12.99'
C7	23.33	75.65	N28°43'36"E	23.24'
C9	100.36	50.00	N42°34'50"W	84.34'
C10	38.03	49.50	S12°37'07"E	37.10'
C11	20.99	50.50	S02°31'50"E	20.84'
C12	40.17	50.50	S37°13'51"E	39.11'
C13	25.26	50.50	S74°21'09"E	25.00'
C14	25.26	50.50	N76°09'01"E	25.00'
C15	35.20	50.50	N42°41'06"E	34.49'
C16	13.05	49.50	N20°18'03"E	13.01'
C17	39.36	49.50	N65°36'08"E	38.33'
C18	26.24	172.50	N79°02'11"E	26.22'
C19	35.55	172.50	N68°43'37"E	35.49'
C20	4.46	127.50	N61°49'34"E	4.46'
C21	28.97	127.50	N71°28'13"E	28.91'
C22	18.62	172.50	N74°46'47"E	18.61'
C23	8.39	25.00	N78°29'18"E	8.37'
C24	15.74	25.00	S75°29'34"E	15.48'
C25	51.20	50.00	S86°57'38"E	48.99'
C26	46.78	50.00	S36°54'05"E	45.09'
C27	26.56	50.00	N05°08'57"W	26.25'
C28	25.30	50.00	N34°49'33"W	25.03'
C29	25.30	50.00	N34°49'33"W	25.03'
C30	22.12	25.00	S40°19'12"W	21.41'
C31	13.76	127.50	S74°45'47"W	13.75'
C32	43.23	172.50	S75°29'18"W	43.10'

LINE TABLE		
LINE	LENGTH	BEARING
L1 - L16	4.38	N78°18'01"E
L2	17.14	S07°48'48"E
L3	25.38	S07°48'48"E
L4	15.60	N41°57'57"W
L5	27.25	N29°37'55"E
L6	7.88	N41°57'57"W
L7	3.15	N78°18'01"E
L8	55.94	S41°57'57"E
L9	94.10	N41°57'57"W
L10	6.73	S41°57'57"E
L11	48.06	S12°30'57"E
L12	50.28	N12°30'57"W
L13	12.52	N41°57'57"W
L14	30.10	N41°57'57"W
L15	9.00	N12°30'57"W
L16	38.72	S12°30'57"E
L17	17.19	S43°25'57"E
L18	41.03	N43°25'57"W
L19	28.81	N12°30'57"W
L20	10.81	N79°15'57"W
L21	28.19	S43°25'57"E
L22	43.60	S87°17'57"E
L23	75.12	N17°17'57"W
L24	7.82	N43°25'57"W
L25	51.56	S87°17'57"E
L26	31.08	S79°15'57"E
L27	13.53	S80°09'07"E
L28	57.64	N79°15'57"W
L29	28.55	N07°17'57"W
L30	15.87	S01°18'03"W
L31	77.52	S79°15'57"E
L32	45.49	N62°49'03"E
L33	36.29	N33°36'03"E
L34	60.31	S62°49'03"W
L35	69.11	N79°15'57"W
L36	61.82	N33°36'03"E

LINE TABLE		
LINE	LENGTH	BEARING
L37	84.38	S33°36'03"W
L38	0.28	S62°49'03"W
L39	9.76	N33°36'03"E
L40	46.83	N62°39'03"E
L41	47.22	S61°29'03"W
L42	23.83	S33°36'03"W
L43	53.13	N61°29'03"E
L44	60.78	S61°20'03"W
L45	10.99	S61°20'03"W
L46	68.10	S80°25'57"E
L47	124.62	N82°25'57"W
L48	37.09	S61°29'03"W
L49	27.86	S80°25'57"E
L50	4.26	N68°54'02"E
L51	24.11	N31°38'03"E
L52	6.35	N39°52'02"E
L53	4.23	S39°52'03"W
L54	30.74	S31°58'03"W
L55	19.51	S68°54'03"W
L56	37.55	N90°00'00"E
L57	22.09	N80°25'57"W
L58	30.99	N80°25'57"W
L59	19.44	S79°53'58"E
L60	38.91	S39°52'03"W
L61	69.09	S39°52'03"W
L62	90.40	S39°52'03"E
L63	73.60	S39°52'03"W
L64	2.35	S39°43'02"W
L65	20.00	S39°52'03"W
L66	44.54	N39°52'03"E
L67	77.70	N38°29'02"E
L68	5.24	N39°43'02"E
L69	4.28	S39°43'02"W
L70	77.73	S39°43'02"W
L71	36.36	S39°52'03"W
L72	60.87	S39°43'02"W
L73	74.32	S39°43'02"W
L74	32.79	N75°35'13"W

THE EXTERIOR WALL CONSTRUCTION OF SINGLE FAMILY DWELLING SHALL COMPLY WITH TABLE R302.1 OF THE NORTH CAROLINA RESIDENTIAL CODE WITH RESPECT TO MINIMUM FIRE RESISTANCE RATING AND MINIMUM FIRE SEPARATION DISTANCE.

"This property, or portions thereof, is located within one half (1/2) mile of a designated (Enhanced) Farmland Preservation District. This program has been developed to inform all purchasers of real property that certain agricultural activities, including, but not limited to pesticide spraying, manure spreading, machinery and truck operations, livestock operations, sawing, and similar activities may take place in these districts at any time during the day or night."

THIS SUBDIVISION, TO THE BEST OF MY KNOWLEDGE, LIES WITHIN THE WS-IV CA OF THE LAKE NORMAN – CATAWBA RIVER BASIN AS DESIGNATED BY THE NORTH CAROLINA DIVISION OF ENVIRONMENTAL MANAGEMENT AND AS APPEARS ON WATERSHED PROTECTION MAP OF IREDELL COUNTY

5-31-15 DATE — SUBDIVISION ADMINISTRATOR

this plat is exempt from subdivision requirements pursuant to Section 8.6 of the Subdivision Ordinance and NCGS 153A-335.

5-31-15
Date Subdivision Administrator

I, GERALD V. GRANT, HEREBY CERTIFY THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT ORDERED SURVEY, OR OTHER EXCEPTIONS TO THE DEFINITION OF SUBDIVISION

GERALD V. GRANT
PROFESSIONAL LAND SURVEYOR NO. 1593

03-30-2015
DATE

NOTES:

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

A PORTION OF THE SURVEYED PROPERTY DOES LIE WITHIN A FLOOD HAZARD AREA AS DETERMINED BY FLOOD MAP 3710464800J, EFFECTIVE DATE March 18th, 2008

THE LOTS IN THIS SUBDIVISION WILL BE SERVED BY COMMUNITY SEPTIC SYSTEM AND WATER BY COMMUNITY WATER SYSTEM BY AQUA NORTH CAROLINA, INC.

THE LOTS IN THIS SUBDIVISION ARE SUBJECT TO ANY EASEMENTS OR RIGHT OF WAYS OF RECORD WHICH MAY EXIST ACROSS SAID PROPERTY.

ALL NEW POWER LINES WILL BE PLACED UNDERGROUND.

IRON PINS ARE SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

THE SURVEYED PROPERTY DOES NOT LIE WITHIN THE U.S. DEPARTMENTS OF INTERIOR'S NATIONAL REGISTER OF HISTORIC PLACES.

BOTH THE "CAB" & "CSE" ARE OPEN SPACE THAT IS ACCESSIBLE TO THE OTHER OWNERS WITHIN THIS DEVELOPMENT.

Lot #	Buildable Area	CSE	CAB
Lot 7	7,253.68 sq. ft. - 0.167 acre	5,262.85 sq. ft. - 0.120 acre	NONE
Lot 8	5,943.99 sq. ft. - 0.136 acre	1,763.90 sq. ft. - 0.040 acre	2,805.91 sq. ft. - 0.064 acre
Lot 9	7,864.32 sq. ft. - 0.181 acre	1,631.95 sq. ft. - 0.037 acre	4,093.86 sq. ft. - 0.094 acre
Lot 10	6,787.63 sq. ft. - 0.156 acre	2,315.87 sq. ft. - 0.053 acre	4,852.54 sq. ft. - 0.111 acre
Lot 11	7,008.85 sq. ft. - 0.161 acre	1,618.71 sq. ft. - 0.037 acre	4,194.97 sq. ft. - 0.096 acre
Lot 12	7,586.19 sq. ft. - 0.174 acre	1,571.96 sq. ft. - 0.036 acre	4,236.05 sq. ft. - 0.097 acre
Lot 13	7,063.35 sq. ft. - 0.162 acre	1,913.59 sq. ft. - 0.044 acre	4,602.14 sq. ft. - 0.106 acre
Lot 14	8,118.06 sq. ft. - 0.186 acre	2,110.83 sq. ft. - 0.048 acre	4,551.58 sq. ft. - 0.104 acre
Lot 15	10,126.49 sq. ft. - 0.232 acre	3,606.51 sq. ft. - 0.083 acre	5,735.51 sq. ft. - 0.132 acre
Lot 16	6,172.37 sq. ft. - 0.142 acre	1,833.42 sq. ft. - 0.042 acre	4,616.41 sq. ft. - 0.106 acre
Lot 17	5,973.89 sq. ft. - 0.137 acre	1,591.47 sq. ft. - 0.037 acre	1,595.47 sq. ft. - 0.098 acre
Lot 18	4,699.89 sq. ft. - 0.108 acre	1,398.81 sq. ft. - 0.032 acre	3,647.70 sq. ft. - 0.084 acre
Lot 21	6,441.21 sq. ft. - 0.148 acre	4,304.15 sq. ft. - 0.099 acre	6,934.67 sq. ft. - 0.159 acre
Lot 22	6,353.34 sq. ft. - 0.146 acre	1,739.26 sq. ft. - 0.040 acre	4,529.13 sq. ft. - 0.104 acre
Lot 23	5,422.70 sq. ft. - 0.125 acre	1,675.03 sq. ft. - 0.038 acre	4,339.95 sq. ft. - 0.100 acre
Lot 24	8,707.04 sq. ft. - 0.200 acre	3,073.18 sq. ft. - 0.071 acre	5,463.23 sq. ft. - 0.125 acre
Lot 25	7,351.58 sq. ft. - 0.169 acre	1,689.88 sq. ft. - 0.039 acre	4,389.13 sq. ft. - 0.101 acre

Doc ID: 010012850001 Type: CRP
Recorded: 08/03/2015 at 08:51:12 PM
Fee Amt: $21.00 Page 1 of 1
Iredell County, NC
Renee J. Pellatt Register of Deeds
BK 63 PG 11

I, William M. Allen, Review Officer of Iredell County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

William M. Allen
Review Officer

5-31-15
Date

Know all men by these presents, that I hereby certify that I am the owner of the property shown and described hereon and that I hereby acknowledge the plan and statement to be my free act and deed.

Owner
ERIC M. WOOD, MEMBER/MANAGER
HIGHLAND HINCKLEY, LLC, MANAGING MEMBER
SISTERS COVE OF LKN LLC

3/31/15
Date

NORTH CAROLINA, IREDELL COUNTY,
I, STEPHEN M. SHARPE,
A NOTARY PUBLIC FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT ERIC WOOD, PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THAT HE IS MANAGER OF HIGHLAND HINCKLEY, LLC WHICH IS MANAGING MEMBER FOR SISTERS COVE, LKN, LLC AND ACKNOWLEDGED ON BEHALF OF SISTERS COVE OF LKN, LLC THE DUE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL,
THIS 31st DAY OF MARCH, 2015.

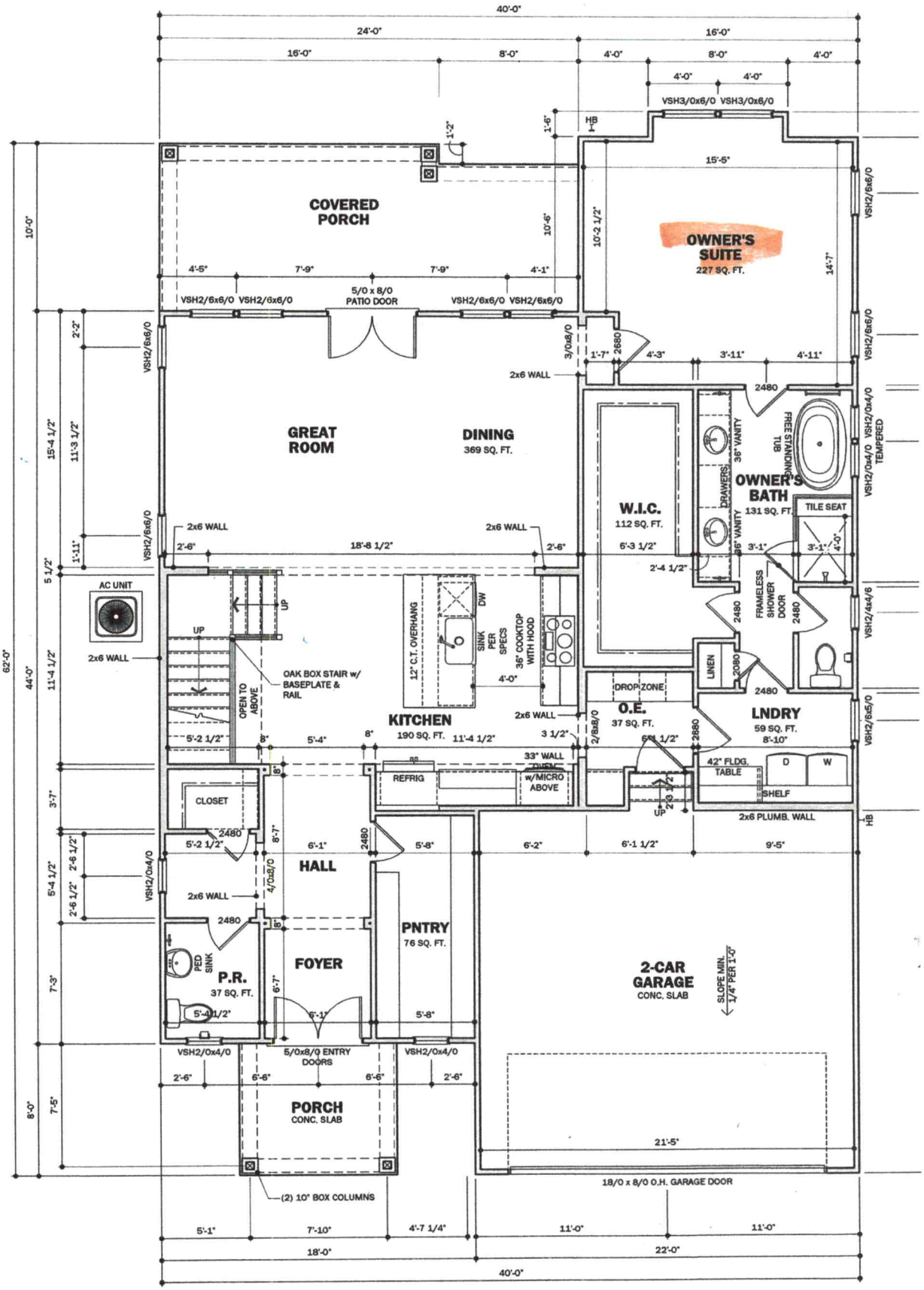
NOTARY PUBLIC

Stephen M. Sharpe
NOTARY PUBLIC
Iredell County, NC
My Commission Expires 01-29-20

STATE OF NORTH CAROLINA, IREDELL COUNTY,
I, GERALD V. GRANT, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE RATIO OF PRECISION IS 1: 10,000+; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN BOOK 929, PAGE 184; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH GS. 47-30 AS AMENDED.
WITNESS MY SIGNATURE, REGISTRATION NUMBER, AND SEAL
THIS 30th DAY OF MARCH, 2015.

SURVEYOR: GERALD V. GRANT, REG. NO.: L-1593
SEAL L-1593

KSI
KESTLER SURVEYING, INC.
2351 SIMONTON ROAD
STATESVILLE, NC 28625
PHONE: (704) 872-0212



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"
9'-1 1/8" WALL HEIGHT
WINDOW HEADER @ 8'-0" A.F.F.

C:\Users\NewU\OneDrive - MCML Studio\1-Builders\West\3-Lot Spec Orders\(SC) Sisters Cove\SC 07\1-CAD\SC7_BLUE HERON_RH_CS_20210107.dwg Plot Date: Wednesday, April 6, 2022 11:58:25 AM Plot Scale: 11"x17" = 1/8"=1'-0" 22"x36" = 1/4"=1'-0" Plotted by:NewU

4. Emailed 7/26

DW

RECEIVED MAY 11 2022

IREDELL COUNTY DEPARTMENT of ENVIRONMENTAL HEALTH

APPLICATION FORM AP-328423 $500.00

Application For: ( ) New Well Permit ( ) Well Repair Permit ( ) Well Abandonment
(X) Septic Improvement Permit (X) 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: ( ) Survey Plat, scaled no more than 1 inch = 60 feet
Place an (X) beside whichever is submitted if applicable (X) Custom Site Plan, scaled no more than 1 inch = 60 feet

****

Applicant Information: **(PRINT CLEARLY)**

Applicant Name: Nest Homes LLC **Address:** PO Box 3965 , Mooresville NC **Zip:** 28117

Applicant Email: hposton@nesthomes.com **Phone:** 980-500-1238 **Alt. Phone:** _____

Owner Name: SC Landholdings LLC **Address:** PO Box 3965 , Mooresville NC **Zip:** 28117

Owner Email: hposton@nesthomes.com **Phone:** 980-500-1238 **Alt. Phone:** _____

****

Property Information:

Street Address: 104 Sisters Cove Ct, Mooresville NC 28117

Subdivision Name: Sisters Cove **Section/Phase:** _____ **Lot Number:** 7

Driving Directions: Hwy 150& Bluefield Road, right on Bluefield, travel Bluefield to Cornelius Rd, left on Cornelius Rd
Left on Sisters Cove Ct, parcel is on right

****

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

CHECK FOUNDATION TYPE

(X) New Single Family Residence **Maximum Number of Bedrooms:** 3 ( ) Crawl Space Foundation
( ) New Multi-Family Residence **Maximum Number of Occupants:** 6 (X) Concrete Slab Foundation
( ) Accessory Building ( ) Swimming Pool ( ) Basement with Plumbing
( ) Bedroom(s) Addition ( ) Other Addition/Structure: _____ ( ) Basement without Plumbing
( ) Repair to failing septic system ___ Tank ___ Drain lines **Describe Problem:** _____
Non-Residential Site Development: **Type of Business:** _____
Square Footage of Building: _____ **Max. Number of Employees:** _____ **Max. Number of Seats/Beds/Other:** _____

****

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

( ) New Well ( ) Existing Well ( ) Community Well ( ) City Water (X) Other Public Water

****

Desired Septic System Type: ***(you may rank in order of preference)*** **Year existing system installed:** _____
( ) No Preference ( ) Alternative ( ) Conventional ( ) Innovative (X) 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?**
(X) Yes ( ) 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: Heather Poston May 6, 2022
Property owner or owner's legal representative signature (SIGNATURE REQUIRED) **DATE**

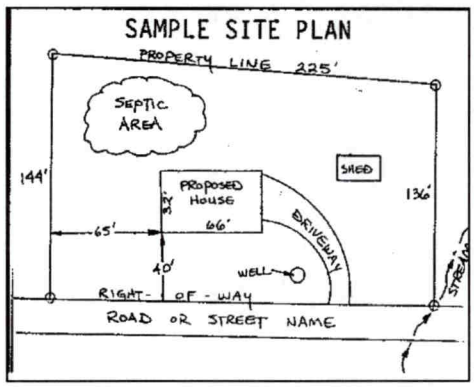
IREDELL COUNTY DEPARTMENT of ENVIRONMENTAL HEALTH

SITE PLAN WORKSHEET

SEE THE "SAMPLE SITE PLAN" BELOW. *INCOMPLETE SITE PLANS WILL BE RETURNED TO YOU FOR COMPLETION AND MAY RESULT IN A DELAY IN THE ISSUANCE OF YOUR SEPTIC SYSTEM OR WELL PERMIT!!!*

Place an (X) beside each item as you complete the site plan:

- **( ) Property Line measurements are clearly identified**
- **( ) All proposed structures are indicated**
- **( ) Front and side setbacks from property line**
- **( ) Preferred driveway location**
- **( ) Preferred well location**
- **( ) Preferred septic system location**
- **( ) North arrow, or other sufficient indicator of direction**



Circle N/A on the following if appropriate:

Location of septic systems and wells within 100' of your property	**N/A**
Location of easements and rights of ways on your property	**N/A**
Location of any designated wetlands on the property	**N/A**

USE THIS SPACE TO DRAW YOUR SITE PLAN

Show: proposed house or business footprint, wells, water lines, patios, pools and decks, and any other item that will occupy space on the site

**** Please see attached plot plan ****

Signature: Heather Poston

Property owner or owner's legal representative signature (SIGNATURE REQUIRED)

May 6, 2022

DATE

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*) _____

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, Eric Wood of SC Landholdings LLC, am the legal owner(s) of the property located at 104 Sisters Cove Ct, Mooresville NC 28117, identified as

PIN (Parcel Identification Number) 4648482361.000, located in Iredell County, North Carolina.

I do hereby authorize (**print legal representative/company name**) Heather Poston, Permitting Coordinator Nest Homes LLC, 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.

Eric Wood _____ 05/06/2022

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

ENVIRONMENTAL HEALTH REQUIREMENTS for SEPTIC and WELL PERMITS

The following items must be completed *PRIOR* to the *SUBMITTAL* of any Environmental Health Application. Incomplete applications will be returned to the applicant and cannot be processed or placed on the work list.

*** Initial all lines below to indicate you have submitted each form and completed every site requirement ****

HP **Complete all Environmental Health forms**:
- ✓ Application
- ✓ Site Plan with dimensions of proposed structure, addition, pool etc.
- ✓ Documentation to Authorize Owner Agent (if the property owner is not the applicant)
- ✓ Copy of Zoning Permit when applicable
- ✓ Sign this sheet after you have completed all items

HP **Lot must be cleared of heavy undergrowth.** In order to evaluate the lot, the footprint of the proposed structure must be visible. Adequate area for the septic drain field and repair area must be sufficiently cleared of heavy undergrowth, with **50 feet of visibility** in all directions. Inspectors must be able to evaluate the property, shoot laser level elevations, layout the drain field, do soils work, etc. **If the lot is not cleared sufficiently, then a $100 site revisit fee will be charged and the evaluation will be put on HOLD until the requirement is met.**

HP **Clearly mark all property corners by locating existing iron or concrete markers**. Flag all property lines every 25 feet if adjacent corners are not visible when standing on any given corner. Property lines must be flagged by a licensed NC surveyor & easily identified **prior to application submittal** (exception may apply for septic repair evaluations only).
'Mow lines' and/or fence lines do NOT constitute marked lines. **If the property lines are not properly marked when the lot is ready to be evaluated, then the application will be put on HOLD and a $100 site re-visit fee charged**.

HP **Stake or flag the footprint of the proposed structure, addition, pool etc. to match the site plan submitted.** The proposed structure, etc. **must be staked** out on the property as per the site plan.

HP If an **Authorization to Construct (AC) is desired**, submit a recorded copy of the plat for newly created or subdivided lot(s) and a LEGIBLE copy of the basic floor plan no larger than 8 ½" x 14" for each floor of the structure including decks, porches, etc. **The overall dimensions must be clearly noted & the rooms labeled.**

Any site not meeting the above requirements when staff arrives for the evaluation will result in a $100 site revisit fee being charged and the request being placed on HOLD. This will delay the processing of the application.
Once work by Environmental Health staff begins, the up-front fees paid toward securing any health department permit are non-refundable. Refunds for work not started, due to a customer changing their mind or plans, are subject to an administrative fee of $50 to defray a portion of the costs of processing the refund.

Backhoe pits are required for all applications that require a soils evaluation.
DO NOT DIG PITS UNTIL THE EH SPECIALIST HAS AUTHORIZED AND SCHEDULED YOUR EVALUATION TIME.
- **All utilities shall be marked before pits are dug. Call NC 811 for this service.**
- **The applicant/agent is responsible for securing these services**
- **Backhoe pits are to be dug at the locations and depths determined by the Environmental Health Specialist or a NC Licensed Soil Scientist. A minimum of four pits must be dug.**
- **The EH specialist will contact you when your application is ready to be processed for pit scheduling.**
- **Your backhoe operator must be on site during the EH Specialist's evaluation to prevent your operator from having to return to the property for additional work.**

By signing below I am acknowledging the above specifications have been met and the site is READY to be evaluated AND I understand the backhoe pit requirement and will secure those services (if applicable).

Signature Heather Poston **Date** May 6, 2022

Questions? Contact the Environmental Health Offices below:

Statesville Office
349 North Center Street (2nd Floor Building Standards)
Statesville, NC 28677-4063
Phone: (704)878-5305 ext. 3456

Mooresville Office
610 East Center Avenue (2nd Floor Govt. Center South)
Mooresville, NC 28115-2548
Phone: (704)660-3625

COPY

Type: CONSOLIDATED REAL PROPERTY
Recorded: 6/5/2015 4:52:43 PM
Fee Amt: $26.00 Page 1 of 6
Iredell County, NC
Matthew J. McCall Register of Deeds
BK 2360 PG 1728 - 1733

NORTH CAROLINA

IREDELL COUNTY

TRI-PARTY AGREEMENT

Prepared By; Return To:
The Lake Law Office, PLLC

THIS AGREEMENT made and entered into this 26th day of May, 2015 by and between the **Iredell County Health Department** (hereinafter referred to as the "Department"), **Sisters Cove Phase V Owner's Association, Inc.**, a North Carolina Non-Profit Corporation (hereinafter referred to as the "Association"), and **Sisters Cove of LKN LLC**, a Delaware Limited Liability Company authorized to transact business in North Carolina by the North Carolina Secretary of State (hereinafter referred to as the "Developer");

WITNESSETH:

1. The Developer is the owner of certain lands lying in Davidson Township, Mooresville, North Carolina, upon which it is erecting or will erect and construct a residential subdivision and associated improvements, said subdivision to be known as "Sisters Cove Phase V" and commonly referred to as "The Overlook" (hereinafter referred to as the "Property"). A plat of said development is recorded in Plat Book 63, at page 11, Iredell County Public Registry. The

Page Count 6
NS PQ SI

ROTC

Property is subject to the Declaration of Covenants, Conditions and Restrictions for Sisters Cove Subdivision recorded in Book 2351, Page 1567 of the Iredell County Public Registry.

2. The Developer desires to construct a wastewater collection, treatment and disposal system to serve the residential units and other improvements to be constructed upon the Property.

3. The Developer has applied to the Department for the issuance of permits pursuant to N.C.G.S. §§130A-336 and 130A-337 to construct, maintain, and operate said wastewater collection treatment and disposal system.

4. The Developer has caused to be formed a homeowner's association named Sisters Cove Phase V Owner's Association, Inc., a North Carolina Non-Profit Corporation, pursuant to Chapter 47F of the North Carolina General Statutes for the purpose, among others, of handling the affairs and business of the Property including, but not limited to, the operating, maintaining and repairing of the common areas and facilities, including the wastewater collection, treatment and disposal system; and of collecting dues and assessments to provide funds for such operation, maintenance and repair, in accordance with all applicable local ordinances.

5. All parties desire to assure that the wastewater collection, treatment and disposal system constructed upon and serving Sisters Cove Phase V, The Overlook, are properly constructed, maintained, operated, and repaired in accordance with laws, rules, and permit conditions in order to protect the public health, and the quality of the waters of the State and the public interest therein.

NOW THEREFORE, for and in consideration of the premises and the benefits to be derived by each of the parties hereto, the Department, the Developer, and the Association do hereby mutually agree as follows:

1. The Developer shall construct the wastewater collection treatment and disposal system (the "System") in accordance with the permit, applicable rules, and plans and specifications hereafter issued and approved by the Department; and shall thereafter properly operate, maintain, and repair such System in accordance with applicable permit provisions, rules, and laws until the entire System has been transferred to the Association.

2. The Developer shall not transfer ownership of the System to the Association until the System has been inspected, permitted, and determined to be operating in accordance with applicable rules and permit conditions.

3. The Association, after transfer of ownership of the System to it by the Developer, shall thereafter properly maintain, operate, and repair the System in accordance with laws, rules, and the conditions of the permit. The Association shall levy and collect the assessments provided for in its bylaws and Declaration, including special or additional assessments; and, in the event that the sum realized by the levy of such assessments shall not be adequate to maintain, operate, and repair the System as required by laws and conditions of the permit, the Association shall take such action as is necessary to secure funds adequate for such purposes.

4. The Association, in its duly filed bylaws and Declaration recorded in the Iredell County Register of Deeds, shall identify the entire System as a common area which will receive the highest priority for expenditures by the Association, except for Federal, State, and local taxes and insurance.

5. The Association, upon dissolution, shall provide for the continued proper operation, maintenance, and repair of its System and shall indemnify and hold Developer harmless from any liability therefrom from the date of the transfer of the System.

6. The Association, except upon dissolution, shall not transfer, convey, assign, or otherwise relinquish or release its responsibility for the operation, maintenance, and repair of its System.

7. The Department assumes no liability for the design, installation, operation or maintenance of the System.

8. A copy of this agreement and the Articles of Incorporation of the Association shall be filed with the Register of Deeds of Iredell County.

9. A Copy of the certified Articles of Incorporation of the Association from the Secretary of State of North Carolina shall be filed with the Department.

IN WITNESS WHEREOF, this agreement was executed in triplicate originals by the duly authorized representative of the parties hereto on the day and year written as indicated by each of the parties names below:

[SIGNATURES ON FOLLOWING PAGE]

THIS the 26th day of May, 2015.

IREDELL COUNTY HEALTH DEPARTMENT

By: Jane Murray (SEAL)
JANE MURRAY
PUBLIC HEALTH DIRECTOR

Lynn B Hendrix
Notary Public
Davie County, North Carolina
My Commission Expires May 15. 2018

SISTERS COVE OF LKN LLC
A Delaware Limited Liability Company

By: **Highland Hinckley NC, LLC**
A North Carolina Limited Liability Company
Its Manager

By: _____ (SEAL)
ERIC M. WOOD
Its Member/Manager

SISTERS COVE PHASE V OWNER'S ASSOCIATION, INC.
A North Carolina Non-Profit Corporation

By: _____ (SEAL)
ERIC M. WOOD
Its President

Davie County, NORTH CAROLINA

I certify that the following person(s) personally appeared before me this day, and I have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a _____ driver license; each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **Jane Murray, Public Health Director, Iredell County Health Department** (person signing)

Date: May 26, 2015

Lynn B. Hendrix

Notary Public

Printed Name of Notary: Lynn B. Hendrix

My Commission Expires: May 15, 2018

Lynn B Hendrix
Notary Public
Davie County, North Carolina
My Commission Expires May 15, 2018

Iredell County, NORTH CAROLINA

I certify that the following person(s) personally appeared before me this day, and I have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a NC driver license; each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **Eric M. Wood, Member/Manager of Highland Hinckley NC, LLC; Manager of Sisters Cove of LKN LLC** (person signing)

Date: May 31, 2015

Notary Public

Printed Name of Notary: Kevin M Wood

My Commission Expires: Feb 24 2020

KEVIN M WOOD
NOTARY PUBLIC
IREDELL COUNTY, NORTH CAROLINA

Iredell County, NORTH CAROLINA

I certify that the following person(s) personally appeared before me this day, and I have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a NC driver license; each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **Eric M. Wood, President of Sisters Cove Phase V Owner's Association, Inc., a North Carolina Non-Profit Corporation** (person signing)

Date: May 31, 2015

Notary Public

Printed Name of Notary: Kevin M Wood

My Commission Expires: Feb 24 2020.

KEVIN M WOOD
NOTARY PUBLIC
IREDELL COUNTY, NORTH CAROLINA