(11)

ICHD - ENVIRONMENTAL HEALTH DIVISION

Statesville Office (704) 878-5305 Mooresville Office (704) 660-3625 PERMIT # 307591

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

PIN # Multiple Parcels.

APPLICANT/OWNER: West Communities, LLC APPLICANT ADDRESS: PO Box 3965 Mooresville NC 28117.

SITE ADDRESS: 247177 Charlotte Hwy Mooresville NC PHONE: 704-433-9947 ALT. PHONE

SITE DIRECTIONS: Charlotte Highway towards Troutman - subdivision on Right SAP CONTROLLED: ☐ YES ☒ NO

SUBDIVISION: Collins Grove SECTION: - LOT # 1A, 5A, 6A LOT AREA: OFFSite DESIGN FLOW: Multiple LTAR: -

Septic Tank	X	(gal)	STB	Date	☑ New System ☐ Repair ☐ Expansion System Type: I II III IV V VI	☑ Residence	No. Bedrooms	—	Water Supply
Pump Tank	X	(gal)	PT	Date	System Description: OFFSite Easements - Pump Line	☐ Business	No. Persons	—	☑ Private
Pump Make	X	Model		Serial #	Repair System Description:	☐ Other	No. Employees	—	☐ Public
# Nitrification Fields	3	# Lines	Multiple	Linear Ft	Multiple Maintenance Agreement Required: ☐ YES ☑ NO	☐ Slab	☐ Crawl Space		☐ Community
Trench Width	See Permit	Trench Bottom Depth(Low side)	See Permit	Gravel Depth	See Permit ☐ GRAVITY ☑ PRESSURE	☐ Basement w/plumbing		☐ Basement w/o plumbing	

Comments / Conditions: 150 psi = Lot 35
151 psi Lot 32
2/19/21 Checked pressure on Supply lines

* Easement must be Recorded Prior to A/C for Construction - Revised Per 2180- PC-1440-1455

INITIAL SITE SKETCH

See attached Plat + Design by Piedmont Design Associates P.A. dated April 23, 2020

~~2/23/2021: Lot 32 = 146 PSI~~

~~Lot 35 = 144 PSI~~
~~need to redo test~~

offsite lots:

PRESSURE TEST 2-26-2021

4658-88-1527 — LOT 1 = 140 PSI
4658-88-1427 — LOT 5 = 140 PSI
4658-88-1581 — LOT 6 = 140 PSI

3-1-2021

LOT 1 = 139 PSI
LOT 5 = 140 PSI
LOT 6 = 140 PSI

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.

House lots:

Lot 1 — 107 Collins Grove Ct - PIN# 4658-88-1707
Lot 5 — 122 Collins Grove Ct - PIN# 4658-88-6503
Lot 6 — 118 Collins Grove Ct - PIN# 4658-88-4550

3-2 - Pressure Addl. Lot 1

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: 2/17/21 Installed by:

IMPROVEMENT PERMIT by: Date: 1-15-2020 OPERATION PERMIT by: Date: 3-2-21

AUTHORIZATION TO CONSTRUCT by: Date: 2-17-21 Existing System Inspected by: Date:

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

RECEIVED MAY 1 9 2020

APPLICATION MUST BE FILLED OUT COMPLETELY & BE LEGIBLE
OR IT WILL NOT BE PROCESSED Paid $1200.00

Iredell County Health Department – Environmental Health Division

PAGE 1: *APPLICATION FORM* Supply Line Permit AP-307571

Application For: ( ) New Well Permit ( ) Well Repair Permit ( ) Well Abandonment
( ) 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: (✓) **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: Nest Communities, LLC **Address:** PO Box 3965 Mooresville NC 28117 **Zip:** _____
Applicant Email: mwetter@nesthomes.com **Phone:** 704-433-9947 **Alt. Phone:** _____
Owner Name: _____ **Address:** _____ **Zip:** _____
Owner Email: _____ **Phone:** _____ **Alt. Phone:** _____

Property Information:

Street Address: 4658884711.000 (Charlotte Hwy) 247177 Charlotte Hwy, Mooresville
Subdivision Name: Collins Grove **Section/Phase:** _____ **Lot Number:** _____
Driving Directions: _____

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

CHECK FOUNDATION TYPE

(✓) New Single Family Residence — Maximum Number of Bedrooms: _____ — ( ) Crawl Space Foundation
( ) New Multi-Family Residence — Maximum Number of Occupants: _____ — ( ) 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 ( ) 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: Off Site Septic Line AC

Please answer the following to the best of your ability:

( ) Yes (✓) No Does the site contain any jurisdictional wetlands?
( ) Yes (✓) No Is any non-domestic sewage (i.e. industrial) to be generated?
( ) 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.

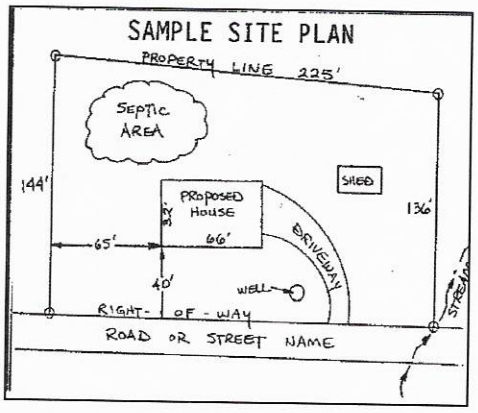
Signature: J. Michael Wetter J. 5/8/20
Property owner or owner's legal representative signature (SIGNATURE REQUIRED) **DATE**

IREDELL COUNTY HEALTH DEPARTMENT

ENVIRONMENTAL HEALTH DIVISION

PAGE 2: *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 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 and well location
- ( ) Area you prefer your septic system to be placed
- ( ) 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

SEE DESIGN DRAWINGS FROM PIEDMONT DESIGN & ASSOCIATES

Signature: J. Michael Vetter Jr.

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

5/8/20

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, am the legal owner(s) of the property located at Collins Grove SD, identified as PIN (Parcel Identification Number) 4658884711.000, located in Iredell County, North Carolina.

I do hereby authorize (**print legal representative/company name**) Michael Wetter _____, 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 M. Wood _____ 5/19/20
Signature of Owner(s) Date

Mooresville - Environmental Health
Fax: 704-662-3239
610 E. Center Avenue, Mooresville, NC 28115

Statesville - Environmental Health
ronda.hart@co.iredell.nc.us
Fax: 704-871-3483
349 N. Center Street, Statesville, NC 28677

SPECIFICATIONS FOR

OFFSITE EFFLUENT FORCEMAINS

SERVING LOTS 1, 5 & 6

COLLINS GROVE SUBDIVISION

U.S. HIGHWAY 21

Mooresville, Iredell County, North Carolina

April 23, 2020

Prepared for:
Nest Communities, LLC
PO Box 3965
Mooresville, NC 28117
Phone: 704-202-1524

Prepared by:
PIEDMONT DESIGN ASSOCIATES, P.A.
125 East Plaza Drive, Suite 101
Mooresville, NC 28115
Phone: 704-664-7888
Fax: 704-664-1778
NCBELS No.: C-1007



Lots 1, 5 & 6 Offsite Forcemains
Collins Grove Subdivision
Mooresville, Iredell County, NC

SECTION I - INTRODUCTION AND DESIGN CONSIDERATIONS

Due to portions of the subdivision phase having suitable soils for septic systems, Collins Grove Subdivision has been designed with a portion of the lots to have primary and/or repair located a tract of land not abutting the one for the primary residence.

Daily design flow has been set at 120 gallons per day per bedroom for the each of the individual systems.

Each residence is to be served by a private well water supply source located more than 50 feet from any septic system component.

Paul Penninger, LSS evaluated the soil and flagged layouts for all individual onsite and offsite septic systems located in Collins Grove Subdivision. Permitting of the individual septic system types, tank locations and sizes and exact distribution type will be completed under a separate review.

Before any site construction, the area of the nitrification fields and reserve area shall be barricaded with orange barricade fence to prevent any access by vehicles, grading equipment and there shall be no earth disturbance of this area unless under the direction of the Soil Scientist. This work shall only be done under the direct supervision of the Soil Scientist.

The following publications shall be a part of these specifications. Any deviation between them and these specifications shall be brought to the attention of the engineer for clarification.

(1) LAWS AND RULES FOR GROUND ABSORPTION SEWAGE TREATMENT & DISPOSAL SYSTEMS. N. C. Department of Environment, Health and Natural Resources; Division of Environmental Health, On-Site Wastewater Section; Administrative Code Section 15A N.C.A.C. 18A.1900, amended effective date July 1, 1995.
(2) PRESSURE MANIFOLD DESIGN FOR GROUND ABSORPTION SEWAGE SYSTEM. Steven J. Berkowitz; February 1986.
(3) GUIDANCE MATERIAL, Onsite Wastewater Management, March 1996, NC DENR Onsite Wastewater Section.

Directions to the Property:
From Highway 150 from Mooresville, travel north onto US Highway 21. Subdivision is located just past Shinville Road on the right side of the road.

SECTION II - COMPONENTS OF SYSTEM

Proposed collection system installed according to Title 15A Subchapter 18A of the North Carolina Administrative Code, IWWS 2016-01 (Approved 09/02/2016), the NC Plumbing Code, local plumbing and ASTM D2321 latest revision.

- Offsite Forcemains
- Casing Pipe (Road Crossing)

B. COLLECTION SYSTEM

Material and Installation Specifications for Forcemain Piping: Unless superseded or modified by a Special Provision, all materials, apparatus, supplies, methods of manufacture, or construction shall conform to the specifications for same contained in this Section. National material standards (ASTM, ANSI, etc.) referred to herein shall be the latest revisions only.

The Engineer may waive certain requirements of these Material and Installation specifications, provided that the Contractor requests such waiver in writing and provided that the function of the material is not impaired. The Contractor may request to substitute for a material that has been specified. The Engineer, in writing only, may accept or reject such request.

PVC PRESSURE SEWER: All piping from individual pump tanks to offsite drain field distribution devices shall be 2" diameter SCH 40 PVC pipe with a minimum pressure rating of 200 PSI. Pipe shall be labeled NSF-PW with

solvent welded joints. All force main piping shall be buried with 36 inches of minimum cover with marking tape and locator wire as specified herein at a depth halfway between the crown of the pipe and finish ground surface. PVC Pipe shall be made from materials whose Cell Classifications are either Class 1245A or 1245B and shall be furnished in lengths of 20 feet. Lesser lengths will be accepted to allow the proper placement of fittings, valves, etc. All PVC Pipe will be shipped, stored, and strung at the project in such a manner as to be protected from total accumulated exposure to sunlight and possible ultraviolet radiation of no more than four (4) weeks.

Pipes shall either be color coded for corresponding lots or marked permanently on the crown of the pipe with unique lot number and/or letter and shall be visible at time of construction. The printed number shall be a minimum of 1-inch in height.

MARKING TAPE: The force main shall be clearly identified with green plastic locator tape made specifically for that purpose. The tape shall be marked with black lettering clearly identifying the pipeline as sanitary sewer. The tape shall be Type III detectable Marking Tape as manufactured by Seton or approved equal. Tape shall be installed at a depth to provide 18 inches of cover between top of pipe and tape. Tape shall be green metallic to allow for locating service to acquire a horizontal location of force main. As an alternate, wire may me attached to pipe with tape or zip ties at minimal separation distance of 5 to 10 feet.

FITTINGS: PVC fittings for pressure sewer mains shall be solvent weld Schedule 40 fittings furnished in accordance with ASTM D-2467 with solvent weld joints installed according to ASTM D-2855.

PIPING: All forcemains and fittings to be pressure rated 200 PSI minimum. All pressure lines (less than 2" in diameter) to be cut with hand ratcheting style cutter or wheel style cutter. PVC saws shall not be used to cut pressure pipe.

This section is a minimum guideline for furnishing and the installation of Polyvinyl Chloride (PVC) pipe and fittings for lines with hydraulic pressure.

Pipe shall be furnished complete with all fittings, specials, and other accessories.

FITTINGS: All fittings within this piping system shall be glue type capable of sustaining the working pressure and imposed loads. The fittings shall be compatible with the pipe used.

Thrust Blocking: At all sharp bends in the force main, the contractor shall install thrust blocking. Thrust blocking shall be installed per detail on plan sheet U-2.

Casing Pipe: At the point at which the force main is installed underneath traffic road crossings, it shall be sleeved within a minimum 6-inch diameter PVC or ferrous material. Other material shall be approved by the Engineer. Ends of casing pipe shall be grouted watertight. Casing pipe shall be installed at a minimum from right of way line to right of way line. Carrier pipe shall have casing spacers installed pipe as shown on detail on sheet U-2. Carrier pipe and casing pipe shall be installed per detail on plan sheet U-2.

SECTION IV – INSTALLATION & CONSTRUCTION SEQUENCE

The new force mains shall be installed complete, tested, and accepted before receiving any waste.

1. Installation of the force mains shall be coordinated with the General Contractor, Owner and scheduled as necessary to comply with overall operation.

2. Installation of the system shall be performed to the satisfaction of the Owner, Design Engineer, Licensed Soil Scientist and Local Health Department.

3. The Septic Contractor shall install all components of the system in strict accordance with the plans and specifications. Upon completion of the system construction, the Septic Contractor shall charge the system with water and go through a complete cycle. Any failure or discrepancy shall be corrected. The manufacturer of the component and the Septic Contractor shall warrant the component and system for one year from the date of acceptance by the Owner.

Force Main Installation
Lay out force mains to allow placement of within easements.

Each of the force mains going to each field shall be coded with a color using an exterior grade, UV resistant paint. These mains shall be labeled every 10 feet with a minimum of 10 feet continuous painting, marked with permanent pen to a height no less than 1-inch or with a UV resistant sticker adhered to the pipe no less than 1-inch in height at a minimum of every 10 feet along the pipe.

Continuous warning tape shall be buried above all buried plastic pipe. Warning tape shall be 3" wide, 4 mils thick green polyethylene. This warning tape shall be installed 18" below finished grade. The words "caution - sewer line buried below" shall be printed on the tape in 3" high letters at approximately 3' intervals on centers. Warning tape shall be placed printed side up, essentially parallel to finished grade. The top of the pipe shall be installed 18" below the warning tape. A copper tracing wire shall be zip tied to the pipe for locating.

Spacing between pipes within the same trench shall be separated with a minimum of one pipe diameter. Contractor shall install spacer between pipes as detailed on plan sheet U-2.

Trenches shall not be opened for more than 300 feet in advance of the complete pipe nor more than 100 feet in the rear thereof.

Backfill material shall contain no organic material, rocks larger than 4-inches or construction materials. The material shall be relatively dry and shall have no tendency to flow when compacted. No rocks shall be installed against pipe.

All force mains shall have 36 inches minimum cover.

Install all other piping, valves, and all other system components. Ensure good bedding and cover and uniform slope as specified. All valve boxes shall be flush with the ground and clear of debris.

FORCE MAIN INSTALLATION
Lay out supply force mains to corresponding offsite lot location. The pressure force main shall be SCH 40 PVC or stronger material. This pipe shall be buried with 3 feet minimum cover. A continuous warning tape shall be installed 18 inches above the crown of the pipe with a continuous locator wire from tank to the pressure manifold.

1. Preparation
   - A. Trenching, backfilling, and compaction.
     1. Trenching shall be performed such that soil cover over the pipe is a minimum of 18 inches to warning tape.
     2. Pipe should be placed on native soil or soil that it well compacted using a tamping rod or a mechanical tamper.
     3. Fill should be placed over the pipe before required testing has been performed. Fill shall be well compacted over the pipe and approximately 2 to 4 inches of soil shall be mounded over the trench to allow for subsequent settling. Contractor shall leave an open pit to exposed pipe a minimum of every 100 feet along trench for Engineer/Inspector to verify correct bury depth, material, spacing, etc.
   - B. Cutting the pipe.
     1. Cut pipe smooth, straight and at right angles to the pipe axis with saws or pipe cutters designed specifically for the material.
     2. Remove burrs and wipe off all dust from the jointing surfaces.
     3. Do not disturb previously installed joints during cutting operations.
   - C. Field Joints.
     1. Use push-on joints for buried pipe except where indicated otherwise on the plans.
        a. Dirt, oil, grit, and other foreign matter shall be removed from the inside of the bell, outside of the spigot, and where other pipe connections are to be made.
        b. All joints shall be cleaned with solvent PVC cleaner prior to joining.
        c. Joints shall be glued using acceptable PVC glue that will provide a water-tight joint at a pressure of 100 PSI.

UTILITY CROSSING AND LOCATIONS: The Septic Contractor is responsible for locating all services before beginning work on the site. The plans are approximate and may not show all utilities.

WATER LINE VERTICAL SEPARATION: Clear separation distance when a water line crosses over a sewer must be at least 18-inches at the closest point. When conditions prevent an 18-inch clear separation from being maintained, or whenever it is necessary for the water line to cross under the sewer, both the water line and sewer shall be constructed of ferrous materials with mechanical joints equivalent to water main standards for a distance of at least 10 feet on each side of the point of crossing, with full sections of pipe centered at the point of crossing.

STORM DRAIN SEPARATION: Horizontal separation between sewer lines and storm drains shall be at least ten feet. Vertical separation between sewer lines and storm drains at crossings shall be at least 18-inches at the closest point unless the sewer is of cast iron pipe or encased in concrete for at least ten feet on either side of the crossing.

SECTION III - TESTING REQUIREMENTS:

Requirements for Leakage Testing-Pressure Force Mains

Required testing of pipelines and valves shall be done under the direct supervision of the Project Engineer. Field-testing shall not negate the requirements for material certifications as contained in the material specification section of this contract. Unless otherwise directed by the Engineer, all testing and disinfection will be completed prior to connection to any existing line.

Hydrostatic & Leakage Tests

On completion of the line or sections of the lines, connections and appearances, the line shall be filled and hydrostatically tested after backfilling. The water for testing purposes can be taken from the nearest available water main under the supervision of the Engineer's Inspector. All leaks and any defective material shall be repaired or replaced to the satisfaction of the Engineer and the tests repeated until the requirements of this specification are met. Any special equipment, pumps, etc., required to make the test shall be furnished and operated by the Contractor as directed by the Inspector.

The Septic Contractor shall use great care to be sure that all air is expelled from each section under test. If service connection or other openings are not available for the purposes of expelling air, the Septic Contractor shall provide air release of sufficient size (as determined by the Engineer).
Specific procedures for testing main are as follows:

A. The contractor shall perform hydrostatic testing of all water distribution systems, as set forth in the following, and shall conduct said tests in the presence of Design Engineer, with 48 hours advance notice provided.

B. Piping and appurtenances to be tested shall be within sections between turnups unless alternate methods have received prior approval from the Design Engineer. Testing shall not proceed until all restraining devices have been installed. All piping shall be thoroughly cleaned and flushed prior to testing to clear the lines of all foreign matter. While the piping is being filled with water, care shall be exercised to permit the escape of air from extremities or the test section, with additional release cocks provided if required.

C. Hydrostatic testing shall be performed at 150 pounds per square inch pressure, unless otherwise approved by the Utility Director, for a period of not less than two (2) hours. Testing shall be in accordance with the applicable provisions as set forth in AWWA Standard C605-94, Section 7. The allowable rate of leakage shall be less than the number of gallons per hour determined by the following formula:

$L = ND(P)^{1/2} / 3700$

L = allowable leakage in gallons per hour
N = number of joints in section tested
D = nominal diameter of the pipe in inches
P = average test pressure maintained during the leakage test in pounds per square inch gauge

OR

$Q = (D1 \times S1) + (D2 \times S2) + (D3 \times S3) \times P \times H / 133{,}200$

Where,
D= Diameter of line tested (inches)
S = Length of line tested (feet)
P = Square root of average test pressure

Q = Allowable leakage (gallons)
H = Test duration (hours)

D. The testing procedures shall include the continued application of the specified pressure to the test system, for the two-hour period, by way of a pipe taking supply from a container suitable for measuring water loss. The amount of loss shall be determined by measuring the volume displaced from said container.

E. Should the test fail, necessary repairs shall be accomplished by the contractor and the test repeated until within the established limits. The contractor shall furnish the necessary labor, water, pumps, gauges, and all other items required to conduct the required water distribution system testing and perform necessary repairs.

If the leakage exceeds this amount then the pipe shall be visually inspected, and any leaking joints shall be replaced. Once this is complete the pipe shall be re-tested.

The Contractor shall be required to provide as many tests and/or certifications as the Engineer may deem necessary for materials, such as concrete, piping, valves, steel reinforcement, all fasteners and anchorage systems, etc. Testing for materials shall be made by a separate independent test laboratory employed by the Contractor and approved by the Engineer.

During the installation of the system, construction inspection(s) may be conducted by the local health department. These inspections will help to ensure the system is installed to meet the intended design and to document the system components. At the completion of the installation a final inspection will be completed by the certifying Engineer. At this time, the system installer will also provide the certifying Engineer with documentation of the installation as well as an installer certification indicating the system was installed to meet the intent of the design.

Required testing of pipelines shall be done under the direct supervision of the Project Engineer. Field-testing shall not negate the requirements for material certifications as contained in the material specification section of this contract. Unless otherwise directed by the Engineer, all testing is required to be completed prior connection to pump tank or distribution device.

Prior to testing and certified in writing by the Engineer of Record, the Contractor shall backfill the trenches to a minimum of 95% standard proctor, seed, and mulch. At the ends of the offsite force main(s), the contractor shall install a 90-degree ell and extend up to an elevation of 36-inches above the ground surface and cap. It shall also be noted on the pipe within 12-inches of the cap the corresponding lot number. This will allow for installers to readily identify the pipe and tie into for extension to the future pump tank and drain field distribution device. Contractor shall leave an open pit to exposed pipe a minimum of every 100 feet along trench for Engineer/Inspector to verify correct bury depth, material, spacing, etc. To be backfilled after completion/approval of testing.

FINAL LANDSCAPING

SEEDBED PREPARATION

Complete grading according to the approved plan before seeding. Below are steps to take in order to prepare the seedbed for planting.

- Chisel compacted areas and spread topsoil 3 inches deep over adverse soil conditions, if available.
- Rip the entire area to 6 inches deep.
- Remove all loose rock, roots, and other obstructions leaving surface reasonably smooth and uniform.
- Apply agricultural lime, fertilizer, and superphosphate uniformly and mix with soil.
- Continue tillage until a well pulverized, firm reasonably uniform seedbed is prepared 4 to 6 inches deep.
- Seed on a freshly prepared seedbed.
- Mulch immediately after seeding and anchor mulch.

Apply lime and fertilizer evenly and incorporate into the top 4–6 inches of soil by disking or other suitable means. Operate machinery on the contour. When using a hydro seeder, apply lime and fertilizer to a rough, loose surface.

Roughen surfaces. Complete seedbed preparation by breaking up large clods and raking into a smooth, uniform surface. Fill in or level depressions that can collect water. Broadcast seed into a freshly loosened seedbed that has not been sealed by rainfall.

SEEDING

Seeding dates given in the seeding mixture specifications designated as "best" or possible". Seedings properly carried out within the "best" dates have a high probability of success. It is also possible to have satisfactory establishment when seeding outside these dates. However, as you deviate from them, the probability of failure increases rapidly. Seeding on the last date shown under "possible" may reduce chances of success by 30-50%. Always take this into account in scheduling land-disturbing activities.

Use certified seed for permanent seeding whenever possible. Certified seed is inspected by the North Carolina Crop Improvement Association. It meets published North Carolina Standards and should bear an official "Certified Seed" label.

Labeling of non-certified seed is also required by law. Labels contain important information on seed purity, germination, and presence of weed seeds. Seed must meet State standards for content of noxious weeds. Do not accept seed containing "prohibited" noxious weed seed.

Apply seed uniformly with a cyclone seeder, drop-type spreader drill, cultipacker seeder, or hydro seeder on a firm, friable seedbed.

When using a drill or cultipacker seeder, plant small grains no more than 1 inch deep, grasses and legumes no more than ½ inch. Equipment should be calibrated in the field for the desired seeding rate.

When using broadcast-seeding methods, subdivide the area into workable sections and determine the amount of seed needed for each section. Apply one-half the seed while moving back and forth across the area, making a uniform pattern; then apply the second half in the same way, but moving at right angles to the first pass.

Cover broadcast seed by raking or chain dragging; then firm the surface with a roller or cultipacker to provide good seed contact.

MULCH

Mulch all plantings immediately after seeding. Select a material based on site and practice requirements, availability of material, labor, and equipment. Before mulching, complete the required grading, install sediment control practices, and prepare the seedbed. Apply seed before mulching except in the following cases:

- Seed is applied as part of a hydro seeder slurry containing wood fiber mulch.
- A hydro seeder slurry is applied over straw.

IRRIGATION

Moisture is essential for seed germination and seedling establishment. Supplemental irrigation can be very helpful in assuring adequate stands in dry seasons or to speed development of full cover. Assess the need for irrigation when the seeding is conducted.

Water application rates must be carefully controlled to prevent runoff. Inadequate or excessive amounts of water can be more harmful than no supplemental water. Once the system has been placed into use, cease all irrigation use on the drainfield areas to prevent the hydraulic overloading.

APPLICATION OF ORGANIC MULCH

Organic mulches are effective where they can be tacked securely to the surface.

Spread mulch uniformly by hand, or with a mulch blower. When spreading straw mulch by hand, divide the area to be mulched into sections of approximately 1,000 ft2, and place 70-90 lb. of straw (1 ½ to 2 bales) in each section to facilitate uniform distribution. After spreading mulch, no more than 25% of the ground surface should be visible. In hydroseeding operations, a green dye, added to the slurry, assures a uniform application.

ANCHORING ORGANIC MULCH

Straw mulch must be anchored immediately after spreading using vegetation. Rye (grain) may be used to anchor mulch in fall plantings, and German millet in spring. Broadcast at 15 lb./acre before applying mulch.

PERMANENT STABILIZATION

Permanent stabilization is needed in graded or cleared areas subject to erosion and where a permanent, long-lived vegetative cover is needed. Typically, disturbed portions of a site where construction activities have permanently ceased will be stabilized with permanent seeding no later than 14 days after the last construction activity. This method will not provide erosion control cover or prevent soil slippage on soils that are not stable due to soil texture or structure, water movement or excessively steep slopes. In some areas it may be necessary to install erosion or sediment control practices such as dikes, contour ripping, erosion stops, channel liners, sediment basins, diversions, subsurface drainage, or other practices.

Prior to seeding, 1,000 lbs./ac of a 12-12-12 or equivalent fertilizer and lime according to soil test or in lieu of soil test, 4,000 lbs./ac of ground agricultural limestone shall be worked into the soil to a depth of 3 inches. Seed should be applied uniformly at a depth of 1/4 to ½ inch with appropriate equipment. Except on very flat slopes and ideal seeding conditions, small grain straw should be applied at a rate of 3,000 to 4,000 lbs./ac using appropriate mulch anchoring techniques. Other mulch materials can be used except under adverse conditions or steep slopes, grain straw should be adequate.

AS BUILTS AND RECORD DRAWINGS

A set of as-built plans and specifications shall be prepared by a Professional Surveyor licensed to practice in the State of North Carolina. The Surveyor shall be hired by the Septic Contractor to perform the work. The Septic Contractor shall provide the "As-Built" data to the Engineer. The Engineer shall provide the signed and sealed "Record Drawings" to the local Health Department and Owner which will show actual vertical and horizontal location and design of all system components and contain a complete list of all mechanical equipment installed whenever any deviations were made from the approved plans and specifications. The Septic Contractor shall forward to the Engineer two bound sets of all manufacturer's component data along with the "As Built" data.

Final Record drawings shall be on full-size 24" x 36" paper. Two (2) sets shall be provided. An additional full-size Record Drawing shall be given to the ORC.

OPERATING PERMIT

Installation of the remaining portions of the system shall be performed under the supervision of the Local Health Department or designer.

The force main(s) shall not be operated until the Project Engineer certifies in writing that the system has been installed in accordance with the approved plans and specifications, and the installation is approved by the local Health Department.

1. An Operation Permit may be issued by the Local Health Department after all conditions of the improvement permit have been met, the Design Engineer certifies in writing that the system has been installed in accordance with the approved plans and specifications.

2. The operation permit shall include description of facilities served and sewage system components, as-built plans and specifications, legal documents, operation and maintenance manual, monitoring and performance requirements, and other operating conditions deemed appropriate.

WARRANTY: The Septic Contractor shall agree to provide a minimum of one-year regular service to the Owner for maintenance and upkeep of the force mains at no additional cost to the Owner, and such one-year period shall begin from the date of final inspection and acceptance of the system construction by the Owner and the Engineer. Any concerns by the owners' personnel shall be addressed promptly.

If the installation Septic Contractor will not be willing to agree to the above described one-year maintenance period, then any other time period must be acceptable to the Owner and the Engineer.

The current system owner (**Nest Communities, LLC and subsequent owners**) shall establish an operation and maintenance program and procedure based on experience obtained from similar installations.

The current system owner (**Nest Communities, LLC and subsequent owners**) shall be responsible to comply with all above operating and maintenance procedures in addition to any so specified on the operation permit issued by the Local County Health Department or may be necessary in the future for the operation of the system to meet all public health laws, rules and regulation regarding the wastewater system.

Failure to comply with these operating and maintenance procedures will necessitate immediate legal action by the Local County Health Department to suspend or revoke the operation permit.

Type: CONSOLIDATED REAL PROPERTY
Recorded: 2/8/2021 4:23:08 PM
Fee Amt: $26.00 Page 1 of 7
Iredell County, NC
Maureen P. Purcell Register of Deeds

BK 2780 PG 1449 - 1455

PREPARED BY & AFTER RECORDING

MAIL TO:

Todd Jason Farlow

PO Box 3965

Mooresville, NC 28117

STATE OF NORTH CAROLINA)

) DECLARATION OF EASEMENT

COUNTY OF IREDELL)

THIS DECLARATION OF EASEMENT (the "Agreement") is made this 11th day of December, 2020 by **R&B Enterprises of Salisbury, Inc.**, a North Carolina Limited Liability Company (hereinafter "Declarant");

WITNESSETH:

The following recitals of fact are a material part of this instrument:

A. Declarant is the Owner of the following parcels of Real Property located in Collins Grove Subdivision as the same is platted and recorded in Plat Book 72, at page 97, Iredell County Register of Deeds:

Being all of Lots 1, 1A, and all Roadways and Common Areas of Collins Grove Subdivision as the same is platted, planned, and recorded in Plat Book 72, at page 97, Iredell County Register of Deeds; and

B. That Declarant, in conjunction with Nest Homes, LLC, has developed lots in Collins Grove Subdivision that require off-site septic systems; expressly included therein is Lot 1 & 1A Collins Grove Subdivision; and

C. That Lot 1A shall be an appurtenance to the ownership of Lot 1, and shall serve as the Septic Areas for said lot; and

Submitted electronically by "SEAN C. WALKER ATTORNEY AT LAW"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Iredell County Register of Deeds.

D. That Declarant has created an easement traveling under and across Collins Grove Court to serve as the Septic Supply Line Easement Area to construct and install the pump line installation to connect Lot 1 & 1A; and

E. That in addition, that Declarant desires to set forth the rules and regulations for use, operation, and ownership of these systems pursuant to applicable state Environmental Regulations and Statutes; and

F The Easement created herein shall benefit Lot 1 Collins Grove, and shall burden the owner of the roadway, and shall be appurtenant to and run with the title of each Lot.

NOW THEREFORE, for good and valuable consideration, as set forth below, the sufficiency of which is hereby acknowledged by the parties due execution of this Agreement, Grantor and Grantee agree as follows:

PERMANENT 15' SEPTIC SUPPLY LINE EASEMENT

1. Declarant, for themselves, their successors and/or assigns, hereby declares and creates, for the benefit of the current and future owners of Lot 1 Collins Grove (hereinafter the "Benefitted Property") , and burdening the current and future owners of Collins Grove Court (hereinafter the "Burdened Property"), a Permanent 15' Septic Supply Line Easement for the benefit of Collins Grove Lot 1 under and across Collins Grove Court to access Septic Lot 1A. A metes and bounds description of the 15' Septic Supply Line Easement is attached hereto on Exhibit A and incorporated herein by reference. A map showing said 15' Septic Supply Line Easement is attached hereto on Exhibit B and incorporated herein by reference. The easement created herein is solely limited to the identified and described Easement Area.

2. Declarant establishes, for themselves, their successors and/or assigns, and hereby further gives, grants, and conveys for the benefit of the Benefited Property and burdening the Burdened Property, a general easement for access, ingress, and egress over the Access Easement for purposes of upkeep, operation, monitoring, repair and maintenance of the installed pump line in the Septic Supply Easement Area.

3. The entire wastewater sewage (septic) system shall be located on the Septic Lot. The purpose of the Easement created herein is to connect the residential home located upon the Benefitted Property to the appurtenant Septic Lot and the septic system.

4. The Easement created herein shall be an appurtenance to, and run with the title of the land, of both the Benefitted and Burdened Property.

MISCELLANEOUS

5. This Agreement shall be governed by and construed in accordance with the laws of the State of North Carolina.

6. The parties hereto agree that this Agreement shall be recorded in the Office of the Register of Deeds for Iredell County, North Carolina.

7. This Declaration of Easement contains the entire agreement of the easement being created by Declarant.

IN WITNESS WHEREOF, the Declarant has caused the due execution of this instrument by the due setting of the hand and seal of its Member/Manager the day and year first written.

DECLARANT:

R & B Enterprises of Salisbury, Inc.

By: Emily S. Gupton (SEAL)

Emily S. Gupton

President

STATE OF NORTH CAROLINA

COUNTY OF Rowan

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: **Emily S. Gupton, President of R & B Enterprises of Salisbury, Inc.; Declarant** (person signing)

Date: February 2 2021 Mary W Shinn

Notary Public

Printed Name of Notary: Mary W Shinn

My Commission Expires: January 11, 2022

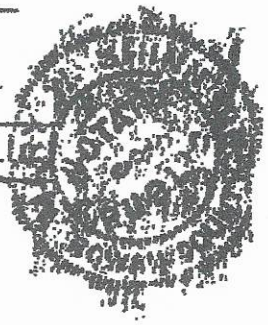


EXHIBIT "A"

METES AND BOUNDS DESCRIPTION OF

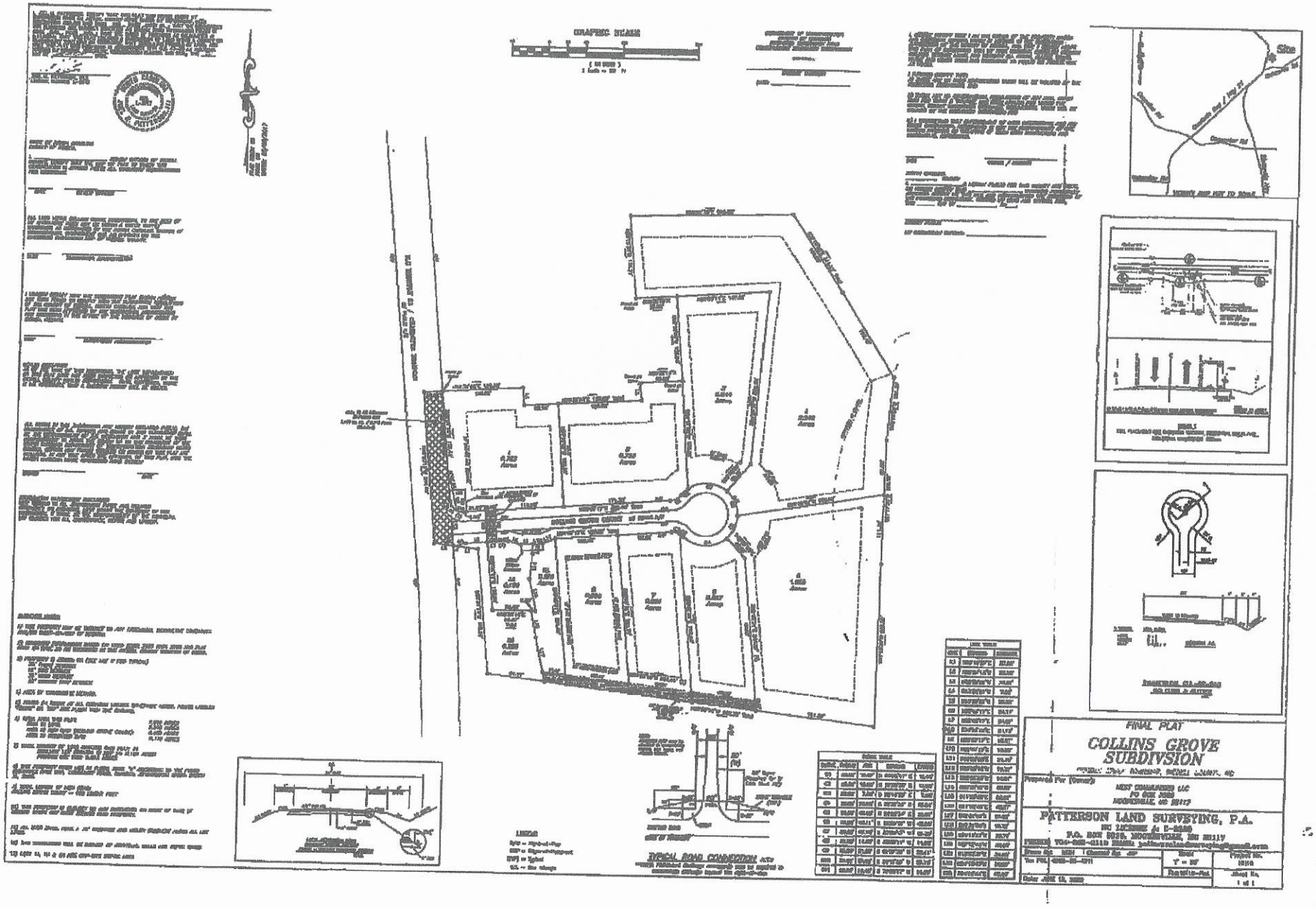
PERMANENT 15' SEPTIC SUPPLY LINE EASEMENT

BEGINNING AT A POINT FOR TIE PURPOSES LOCATED SOUTH 85 DEGREES 43' 17" WEST 110.90 FEET FROM A SET #4 REBAR LOCATED IN THE COMMON CORNER OF LOTS 1 & 2 COLLINS GROVE SUBDIVISION (PLAT BOOK 72, PAGE 97, ICR), AND RUNNING THENCE SOUTH 04 DEGREES 16' 43" EAST 50.00 FEET TO A POINT; THENCE RUNNING NORTH 85 DEGREES 43' 17" WEST 15.00 FEET TO A POINT; THENCE RUNNING NORTH 04 DEGREES 16' 43" WEST 50.00 FEET TO A POINT; THENCE RUNNING WITH THE COMMON BOUNDARY OF LOT 1 COLLINS GROVE SOUTH 85 DEGREES 43' 17" EAST 15.00 FEET TO A POINT; SAID POINT BEING THE POINT AND PLACE OF **BEGINNING**; SAID PERMANENT 15' SEPTIC SUPPLY LINE EASEMENT AREA MEASURING APPROXIMATELY 742 SQUARE FEET AS SHOWN ON A SURVEY DRAWN AND PREPARED BY JOEL H. PATTERSON, NCPLS (LICENSE #L3717) OF PATTERSON LAND SURVEYING, PA; SAID SURVEY PREPARED ON DECEMBER 10, 2020.

EXHIBIT "B"

MAP OF PERMANENT 15' SEPTIC SUPPLY LINE EASEMENT AREA

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.



Type: CRP
Recorded: 02/09/2021 at 02:18:45 PM
Fee Amt: $26.00 Page 1 of 8
Revenue Tax: $0.00
Iredell County, NC
Maureen P. Purcell Register of Deeds
BK 2780 PG 2421-2428

PREPARED BY & AFTER RECORDING

MAIL TO:

Todd Jason Farlow

PO Box 3965

Mooresville, NC 28117

STATE OF NORTH CAROLINA)

) DECLARATION OF EASEMENT

COUNTY OF IREDELL)

THIS DECLARATION OF EASEMENT (the "Agreement") is made this 11th day of December, 2020 by **R&B Enterprises of Salisbury, Inc.**, a North Carolina Limited Liability Company (hereinafter "Declarant"); and joined by **Nest Homes, LLC**, a North Carolina Limited Liability Company as Owner of Collins Grove Lots 7 & 8 (hereinafter referred to as "Nest");

WITNESSETH:

The following recitals of fact are a material part of this instrument:

A. Declarant is the Owner of the following parcels of Real Property located in Collins Grove Subdivision as the same is platted and recorded in Plat Book 72, at page 97, Iredell County Register of Deeds:

Being all of Lots 5, 5A, 6, and 6A of Collins Grove Subdivision as the same is platted, planned, and recorded in Plat Book 72, at page 97, Iredell County Register of Deeds; and

Nest is the Owner of the following parcels of Real Property located in Collins Grove Subdivision as the same is platted and recorded in Plat Book 72, at page 97, Iredell County Register of Deeds

Being all of Lots 7 & 8 of Collins Grove Subdivision as the same is platted, planned, and recorded in Plat Book 72, at page 97, Iredell County Register of Deeds; and

B. That Declarant, in conjunction with Nest, has developed lots in Collins Grove Subdivision that require off-site septic systems; those lots being expressly Lots 5 & 6; and

C. That Lots 5A and 6A shall be appurtenances to the ownership of Lots 5 & 6 respectively, and shall serve as the Septic Areas for said lots; and

D. That Declarant has created an easement traveling the rear property lines of Lots 6, 7, & 8 to serve as the Septic Supply Line Easement Area to construct and install the pump line installation to connect Lots 5 & 6 to their respective Septic Lots; and

E. That in addition, that Declarant desires to set forth the rules and regulations for use, operation, and ownership of these systems pursuant to applicable state Environmental Regulations and Statutes; and

F. That Nest joins in this conveyance as the Owners of Lots 7 & 8 to approve of and accept the imposition of the easement area identified on the Plat recorded in Plat Book 72, at page 97, ICR; and

G. The Easement created herein shall benefit Lots 5 & 6 Collins Grove, and shall burden Lots 6, 7, & 8, and shall be appurtenant to and run with the title of each Lot.

NOW THEREFORE, for good and valuable consideration, as set forth below, the sufficiency of which is hereby acknowledged by the parties due execution of this Agreement, Grantor and Grantee agree as follows:

PERMANENT 15' SEPTIC SUPPLY LINE EASEMENT

1. Declarant, for themselves, their successors and/or assigns, joined by Nest as the Owners of Lots 7 & 8 Collins Grove, hereby declares and creates, for the benefit of the current and future owners of Lot 5 Collins Grove and Lot 6 Collins Grove (hereinafter the "Benefitted Property") , and burdening the current and future owners of Lots 6, 7, & 8 Collins Grove (hereinafter the "Burdened Property"), a Permanent 15' Septic Supply Line Easement for the benefit of Collins Grove Lots 5 & 6 across the rear property lines of Collins Grove Lots 6, 7, & 8 to access Septic Lots 5A and 6A. A metes and bounds description of the 15' Septic Supply Line Easement is attached hereto on Exhibit A and incorporated herein by reference. A map showing said 15' Septic Supply Line Easement is attached hereto on Exhibit B and incorporated herein by reference. The easement created herein is solely limited to the identified and described Easement Area.

2. Declarant establishes, for themselves, their successors and/or assigns, and hereby further gives, grants, and conveys for the benefit of the Benefited Property and burdening the Burdened Property, a general easement for access, ingress, and egress over the Access

Easement for purposes of upkeep, operation, monitoring, repair and maintenance of the installed pump line in the Septic Supply Easement Area.

3. The entire wastewater sewage (septic) system shall be located on the Septic Lot. The purpose of the Easement created herein is to connect the residential home located upon the Benefitted Property to the appurtenant Septic Lot and the septic system.
4. The Easement created herein shall be an appurtenance to, and run with the title of the land, of both the Benefitted and Burdened Property.

MISCELLANEOUS

5. This Agreement shall be governed by and construed in accordance with the laws of the State of North Carolina.

6. The parties hereto agree that this Agreement shall be recorded in the Office of the Register of Deeds for Iredell County, North Carolina.

7. This Declaration of Easement contains the entire agreement of the easement being created by Declarant.

IN WITNESS WHEREOF, the Declarant has caused the due execution of this instrument by the due setting of the hand and seal of its Member/Manager the day and year first written.

DECLARANT:

R & B Enterprises of Salisbury, Inc.

By: Emily S. Gupton (SEAL)

Emily S. Gupton

President

JOINED BY:

Nest Homes, LLC

A North Carolina Limited Liability Company

Owner: Collins Grove Lots 7 & 8

By: _____ (SEAL)

Eric M. Wood

Member/Manager

STATE OF NORTH CAROLINA

COUNTY OF Rowan

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: **Emily S. Gupton, President of R & B Enterprises of Salisbury, Inc.; Declarant** (person signing)

Date: February 2, 2021 Mary W Stowe

Notary Public

Printed Name of Notary: Mary W Stowe

My Commission Expires: January 11, 2022

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

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 Nest Homes, LLC; Additional Grantor** (person signing)

Date: February 3, 2021

Notary Public

Printed Name of Notary: Jenna DuBois Bray

My Commission Expires: November 1, 2021

JENNA DUBOIS BRAY
Notary Public, North Carolina
Mecklenburg County
My Commission Expires
November 1, 2021

EXHIBIT "A"

METES AND BOUNDS DESCRIPTION OF

PERMANENT 15' SEPTIC SUPPLY LINE EASEMENT

BEGINNING AT A #4 REBAR SET IN THE COMMON REAR CORNER OF LOTS 5 & 6 COLLINS GROVE SUBDIVISION (PLAT BOOK 72, PAGE 97, ICR) AND RUNNING THENCE WITH THE REAR PROPERTY LINE OF LOT 6 NORTH 83 DEGREES 26' 14" WEST 102.34 FEET TO A #4 REBAR SET IN THE COMMON REAR CORNER OF LOTS 6 & 7 COLLINS GROVE SUBDIVISION; AND RUNNING THENCE WITH THE REAR PROPERTY LINE OF LOT 7 NORTH 83 DEGREES 26' 14" WEST 102.34 FEET TO A #4 REBAR SET IN THE COMMON REAR CORNER OF LOTS 7 & 8 COLLINS GROVE SUBDIVISION; AND RUNNING THENCE WITH THE REAR PROPERTY LINE OF LOT 8 NORTH 83 DEGREES 26' 14" WEST 102.34 FEET TO A #4 REBAR SET IN THE COMMON REAR CORNER OF LOTS 8 & 6A COLLINS GROVE SUBDIVISION; AND RUNNING THENCE WITH THE REAR PROPERTY LINE OF LOT 6A NORTH 83 DEGREES 26' 14" WEST 35.98 FEET (FOR A TOTAL COURSE OF 343.00 FEET) TO A #4 REBAR SET IN THE COMMON REAR CORNER OF LOTS 5A & 6A COLLINS GROVE SUBDIVISION; THENCE RUNNING WITH THE COMMON BOUNDARY OF LOTS 5A & 6A COLLINS GROVE SUBDIVISION NORTH 10 DEGREES 51' 58" WEST 15.72 FEET TO A POINT; THENCE RUNNING SOUTH 83 DEGREES 26' 14" EAST 37.42 FEET TO A POINT IN THE COMMON BOUNDARY OF LOTS 6A & 8 COLLINS GROVE SUBDIVISION; THENCE RUNNING SOUTH 83 DEGREES 26' 14" EAST 102.34 FEET TO A POINT IN THE COMMON BOUNDARY OF LOTS 8 & 7 COLLINS GROVE SUBDIVISION; THENCE RUNNING SOUTH 83 DEGREES 26' 14" EAST 102.34 FEET TO A POINT IN THE COMMON BOUNDARY OF LOTS 7 & 6 COLLINS GROVE SUBDIVISION; THENCE RUNNING SOUTH 83 DEGREES 26' 14" EAST 102.34 FEET (FOR A TOTAL COURSE OF 344.44 FEET) TO A POINT IN THE COMMON BOUNDARY OF LOTS 6 & 5 COLLINS GROVE SUBDIVISION; THENCE RUNNING WITH THE COMMON PROPERTY LINE OF LOTS 5 & 6 COLLINS GROVE SUBDIVISION SOUTH 05 DEGREES 42' 31" EAST 15.35 FEET TO A #4 REBAR; SAID #4 REBAR BEING THE POINT AND PLACE OF **BEGINNING**; SAID PERMANENT 15' SEPTIC SUPPLY LINE EASEMENT AREA MEASURING APPROXIMATELY 5,156 SQUARE FEET AS SHOWN ON A SURVEY DRAWN AND PREPARED BY JOEL H. PATTERSON, NCPLS (LICENSE #L3717) OF PATTERSON LAND SURVEYING, PA; SAID SURVEY PREPARED ON DECEMBER 10, 2020.

EXHIBIT "B"

MAP OF PERMANENT 15' SEPTIC SUPPLY LINE EASEMENT AREA

...T A 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.

I, JOE H. PATTERSON, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, DEED DESCRIPTION AND PLAT BOOK ... PAGE ... (OTHER); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK ... PAGE ...; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS PLAT CREATES A SUBDIVISION OF LAND WITHIN A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND; AND THAT THIS PLAT HAS BEEN PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL, THIS ... DAY OF ... A.D., 2020.

JOE H. PATTERSON, PLS
LICENSE NUMBER: L-3710

NORTH CAROLINA PROFESSIONAL SEAL L-3710 JOE H. PATTERSON SURVEYOR

PLAT BOOK 88 PAGE 89 DATED 10/16/2017

STATE OF NORTH CAROLINA
COUNTY OF IREDELL

I, _____, REVIEW OFFICER OF IREDELL COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

DATE _____ REVIEW OFFICER

ALL LOTS WITHIN COLLINS GROVE SUBDIVISION, TO THE BEST OF MY KNOWLEDGE DOES NOT LIE WITHIN A WATER SUPPLY WATERSHED AS DESIGNATED BY THE NORTH CAROLINA DIVISION OF ENVIRONMENTAL MANAGEMENT AND AS APPEARS ON THE OFFICIAL PROTECTION MAP OF IREDELL COUNTY

DATE _____ SUBDIVISION ADMINISTRATOR

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE COUNTY OF IREDELL, NORTH CAROLINA, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SUBDIVISION ADMINISTRATOR FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF IREDELL COUNTY.

DATE _____ SUBDIVISION ADMINISTRATOR

HEALTH DISCLAIMER
AS OF THE DATE OF THIS RECORDING, THE LOTS REPRESENTED ON THIS PLAT MAP(S) HAS BEEN APPROVED OR APPROVED BY THE IREDELL COUNTY HEALTH DEPARTMENT. UNITS INSPECTED, THERE IS NO ASSURANCE THAT A BUILDING PERMIT WILL BE ISSUED.

ALL ROADS IN THIS SUBDIVISION ARE HEREBY DEDICATED PUBLIC. THE MAINTENANCE OF ALL STREETS AND ROADS IN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND IT SHALL BE THEIR RESPONSIBILITY TO BRING THE ROADS UP TO THE STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION SECONDARY ROAD COUNCIL BEFORE ANY PUBLIC STREETS OR ROADS ON THIS PLAT ARE MERGED, AT ANY TIME AFTER THE APPROVAL OF THIS PLAT, INTO THE NORTH CAROLINA STATE MAINTAINED ROAD SYSTEM.

OWNER _____ DATE _____

STORMWATER MANAGEMENT DISCLAIMER
WITH REGARD TO ALL STORMWATER PONDS AND RELATED EASEMENTS OR REPAIRS, LOTS WITHIN THE EXPENSE OF THIS SUBDIVISION, IT SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS FOR ALL MAINTENANCE, REPAIR AND UPKEEP.

SURVEYOR NOTES:

1) THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS, RESTRICTIVE COVENANTS AND/OR RIGHT-OF-WAY OF RECORDS.

2) BOUNDARY INFORMATION BASED ON DEED BOOK 2403 PAGE 2326 AND PLAT BOOK 88 PAGE 89 AS RECORDED IN THE IREDELL COUNTY REGISTER OF DEEDS.

3) PROPERTY IS ZONED RA (REF LOT 8 FOR TYPICAL)
25' FRONT SETBACK
15' SIDE SETBACK
30' REAR SETBACK
25' CORNER SIDE SETBACK

4) AREA BY COORDINATE METHOD.

5) FOUND #4 REBAR AT ALL CORNERS UNLESS OTHERWISE NOTED. POINTS LABELED "FOUND" OR "SET" ARE FLUSH WITH THE GROUND.

6) TOTAL AREA THIS PLAT:
AREA IN LOTS: 5.316 ACRES
AREA IN NEW R/W (COLLINS GROVE COURT): 4.844 ACRES
AREA IN DEDICATED R/W: 0.409 ACRES
2.170 ACRES

7) TOTAL NUMBER OF LOTS CREATED THIS PLAT: 11
SMALLEST LOT CREATED IS LOT 1A: 0.188 ACRES
AVERAGE LOT SIZE: 0.813 ACRES

8) THE PROPERTY SHOWN HERE IN FLOOD ZONE "X" ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER: 3710033500J DATED: MARCH 18, 2020.

9) TOTAL LENGTH OF NEW ROAD: COLLINS GROVE COURT = 408 LINEAR FEET

10) THIS PROPERTY IS SUBJECT TO ANY EASEMENTS OR RIGHT OF WAYS OF RECORD WHICH MAY EXIST ACROSS SAID PROPERTY.

11) ALL LOTS SHALL HAVE A 10' DRAINAGE AND UTILITY EASEMENT ALONG ALL LOT LINES.

12) THIS SUBDIVISION WILL BE SERVED BY MUNICIPAL WELLS AND SEPTIC TANKS.

13) LOTS 1A, 3A & 6A ARE OFF-SITE SEPTIC LOTS

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROAD
CONSTRUCTION STANDARD CERTIFICATION
APPROVED
DISTRICT ENGINEER
DATE _____

I, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE COUNTY OF IREDELL, AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL ROADS, ALLEYS, WALKS, PARKS AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED.

I FURTHER CERTIFY THAT:
A) ROADS ARE OR WILL BE CONSTRUCTED WHICH WILL BE VIOLATED BY THE RECORDED SUBDIVISION, AND
B) THERE ARE NO COVENANTS, REGULATIONS OF ANY KIND, EITHER HERE FOR UNDER A VARIANCE THAT HAVE BEEN APPROVED FOR UNDER THE IREDELL COUNTY SUBDIVISION ORDINANCE REGULATIONS, WHICH WILL BE VIOLATED BY THE RECORDED SUBDIVISION, AND
C) I UNDERSTAND THAT ENFORCEMENT OF DEED RESTRICTIONS AND ANY BOARD OF ARCHITECTURAL ARCHITECTS IS NOT THE RESPONSIBILITY OF THE PARTIES AFFECTED BY VIOLATORS OF SUCH DEED RESTRICTIONS AND CONSTRUCTION REGULATIONS.

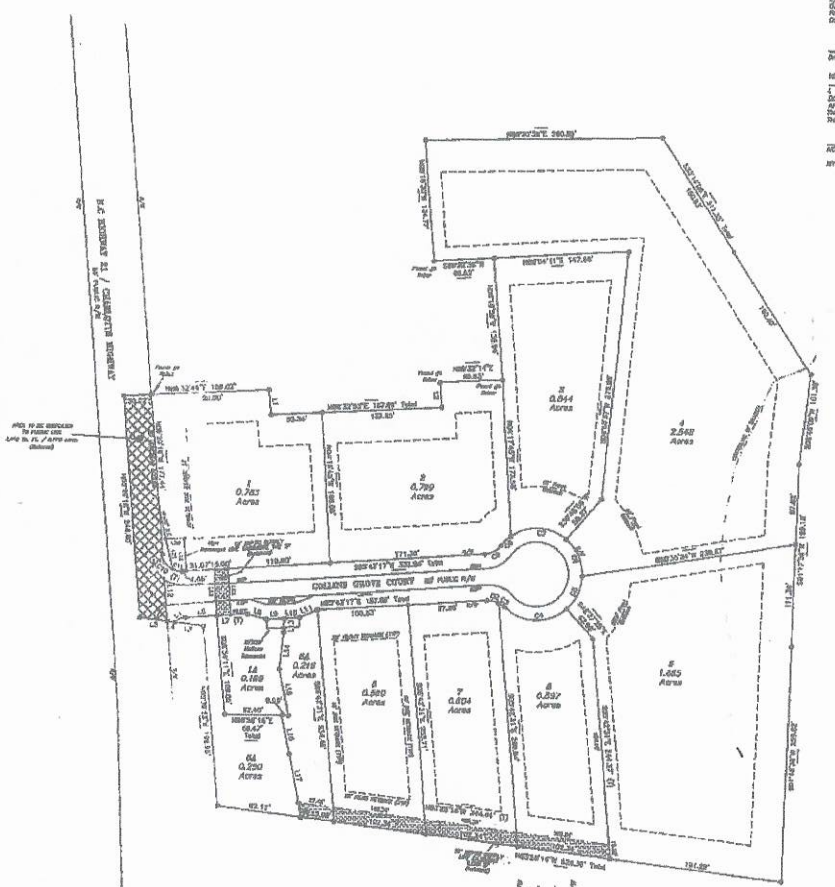
DATE _____ OWNER / MEMBER

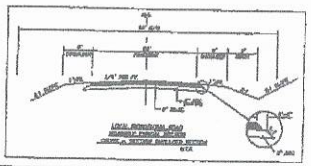
NORTH CAROLINA,
_____ COUNTY

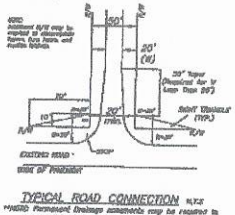
I, _____, A NOTARY PUBLIC FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT _____ (OWNER(S)) PERSONALLY APPEARED BEFORE ME THIS DAY, AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL, THIS _____ DAY OF _____, 20__.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____







TYPICAL ROAD CONNECTION N.T.S.
*NCDOT Permanent Drainage easements may be required to accomodate drainage beyond the right-of-way.

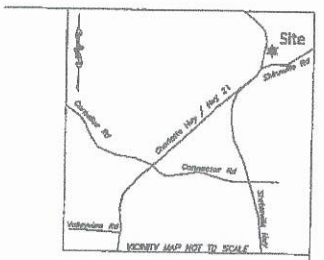
LEGEND
R/W = Right-of-Way
EOP = Edge-of-Pavement
(TYP) = Typical
S.T. = Site Triangle

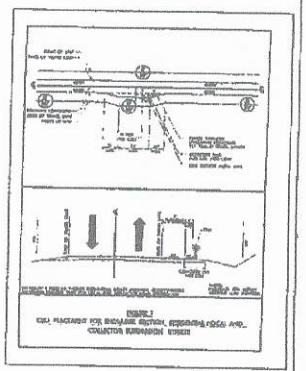
CURVE TABLE

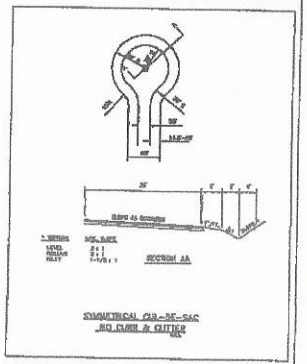
CURVE	RADIUS	ARC	BEARING	CHORD
C1	20.00'	13.64'	N 69°09'41" E	13.40'
C2	10.00'	15.63'	S 70°26'36" E	14.08'
C3	28.00'	7.39'	S 82°47'53" E	7.36'
C4	25.00'	39.54'	S 89°21'24" E	35.54'
C5	50.00'	40.03'	N 29°28'34" E	38.96'
C6	25.00'	49.11'	N 29°28'13" W	42.08'
C7	50.00'	85.00'	N 67°08'17" W	73.30'
C8	50.00'	14.89'	S 49°51'11" W	14.80'
C9	20.00'	31.05'	S 39°28'09" W	28.01'
C10	20.00'	28.89'	N 50°13'39" W	26.73'
C11	20.00'	10.46'	S 79°08'29" E	10.35'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S09°19'27"E	27.66'
L2	N09°24'15"W	28.05'
L3	N89°39'21"W	20.00'
L4	N89°39'21"W	7.96'
L5	N89°39'21"W	20.65'
L6	N89°43'17"E	34.16'
L7	N89°43'17"E	34.00'
L8	S74°36'49"E	21.16'
L9	N89°43'17"E	18.81'
L10	S89°43'17"E	19.63'
L11	N89°36'43"E	21.16'
L12	S09°24'15"E	73.27'
L13	S09°36'49"E	14.84'
L14	S09°36'49"E	60.82'
L15	S11°26'49"E	32.56'
L16	S11°26'49"E	40.27'
L17	S12°31'08"E	94.03'
L18	S19°51'08"E	19.72'
L19	S89°43'17"E	28.79'
L20	S89°43'46"E	20.00'
L21	S12°31'08"E	34.06'
L22	N89°43'46"W	20.00'
L23	N89°43'46"W	20.00'







FINAL PLAT
COLLINS GROVE SUBDIVISION
TOWNSHIP, IREDELL COUNTY, NC

Prepared For (Owner):
WEST COMMUNITIES LLC
PO BOX 3965
MOORESVILLE, NC 28117

PATTERSON LAND SURVEYING, P.A.
NC LICENSE #: C-3590
P.O. BOX 5910, MOORESVILLE, NC 28117
PHONE: 704-663-0110 EMAIL: pattersonlandsurveying@gmail.com

Drawn By: MDH	Checked By: JHP	Scale: 1" = 60'	Project No. 19110
Tax Pin: 4656-88-4711		File: 19110-Plat	Sheet No. 1 of 1
Date: JUNE 15, 2020			