ICHD - ENVIRONMENTAL HEALTH DIVISION

Statesville Office (704) 878-5305 | Mooresville Office (704) 660-3625 | PERMIT # AP 237265/31082

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

PIN # 4664-86-5721

APPLICANT/OWNER: Peachtree Residential LLC | APPLICANT ADDRESS: 9525 Birkdale Crossing Dr STE 208, Huntersville NC 28078

SITE ADDRESS: 120 Broad Birch Dr Davidson NC 28036 | PHONE: 704-928-9215 | ALT. PHONE 704-310-1832 (Gary McNeely)

SITE DIRECTIONS: NC3N to Ronkistler Farm Rd, Ron Rocky River Rd, Lon Shearers Rd, Lon Anniston Way, Ron Burnell Pl, Lon Walking Horse, Ron Broad Birch Dr, 1st on R

SUBDIVISION: Ridge Walk | SECTION: — | LOT # 8 | LOT AREA: 0.541 acres | SAP CONTROLLED: ☐ YES ☒ NO | DESIGN FLOW: 450 GPD | L.T.A.R.: .3

Septic Tank	1000 (gal)	STB	760	Date	10/3/21
Pump Tank	1000 (gal)	PT	363	Date	10/3/21
Pump Make	Liberty	Model	290	Serial #	
# Nitrification Fields	1	# Lines	3	Linear Ft:	270'
Trench Width	24"	Trench Bottom Depth(Low side)	36"	Gravel Depth	—

☒ New System ☐ Repair ☐ Expansion System Type: I II III IV V VI

System Description: LPPPBPS

Repair System Description: TSZ LPPPBPS

Maintenance Agreement Required: ☒ YES ☐ NO

☐ GRAVITY ☒ PRESSURE

☒ Residence ☐ Business ☐ Other ☐ Slab ☐ Basement w/plumbing

No. Bedrooms 4 | No. Persons 8 | No. Employees | ☒ Crawl Space

Water Supply: ☒ Private ☐ Public ☐ Community

☐ Basement w/o plumbing

Comments / Conditions: Install lines on contour. DO NOT drive on, Store material or manipulate drainfield in any way. All property lines and corners must be marked during time of installation and inspection.

INITIAL SITE SKETCH

See Attached and Approved Site plan by Michael Athanasand Associates Dated 7/2/2021 PJB

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.

3:00

	Date	Initials
Drain Lines Checked	11/24/21	CW
Tanks Checked	11/24/21	CW
Pressure Manifold or Valve Box Checked	3/8/22	MD
Pressure Head Set		
Electrical Checked		
Floats Set		
Alarm Checked	3/8/22	MD
Maintenance Contract Y / N	3/11/22	BR
Comments: As of 3/8/224 Still needs Maint. Contract		

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: 7-27-21

IMPROVEMENT PERMIT by: Patrick J Bagley III Date: 7/2/2021

AUTHORIZATION TO CONSTRUCT by: Patrick J Bagley III Date: 7/2/2021

Installed by: Richard Abernathy

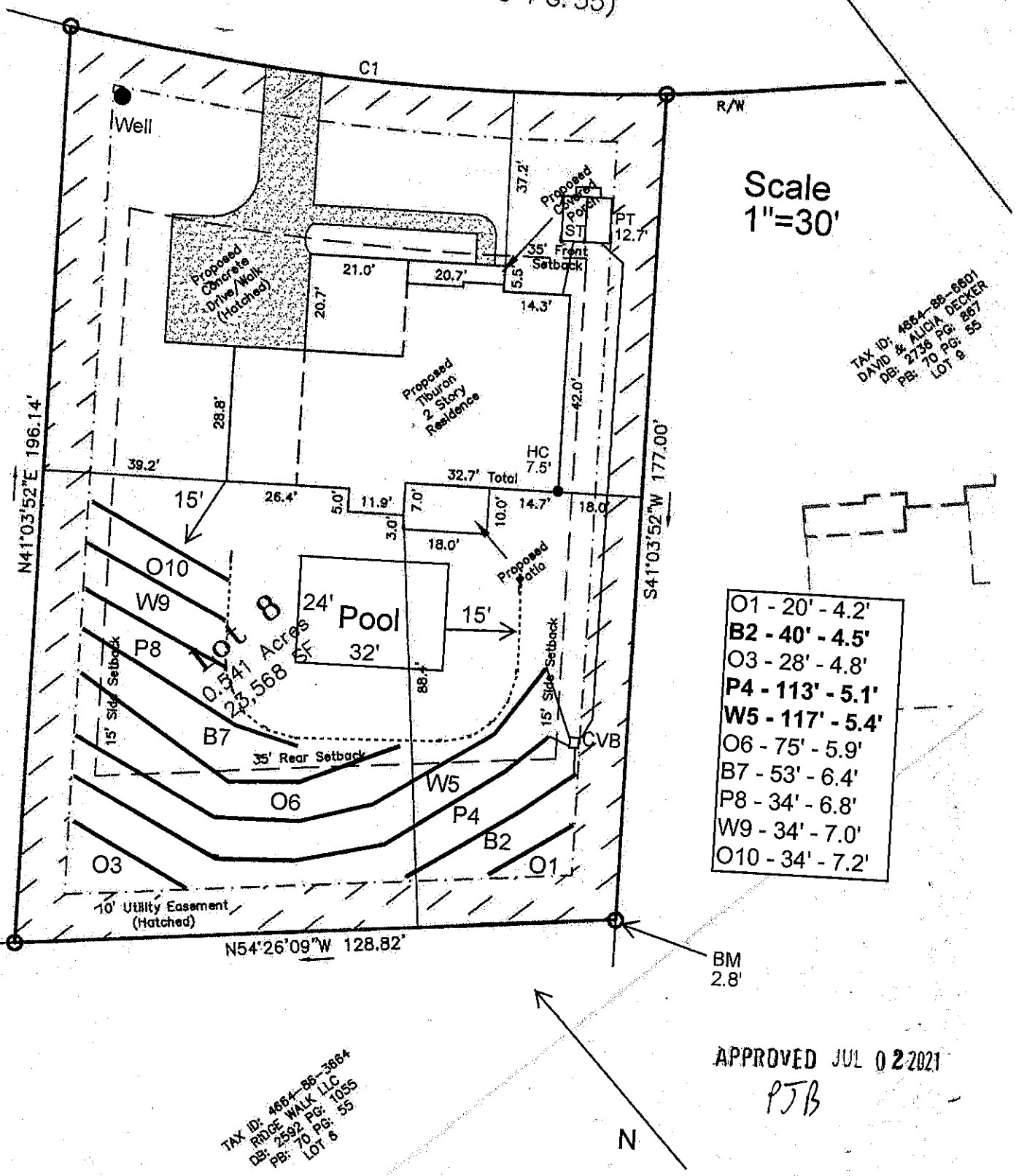
OPERATION PERMIT by: Mana Dobson Date: 3/11/22

Existing System Inspected by: _____ Date: _____

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

BROAD BIRCH DRIVE

50' Public R/W – (PB: 70 PG: 55)



O1 - 20' - 4.2'
B2 - 40' - 4.5'
O3 - 28' - 4.8'
P4 - 113' - 5.1'
W5 - 117' - 5.4'
O6 - 75' - 5.9'
B7 - 53' - 6.4'
P8 - 34' - 6.8'
W9 - 34' - 7.0'
O10 - 34' - 7.2'

APPROVED JUL 02 2021
PJB

MA&A
SOIL & ENVIRONMENTAL CONSULTANTS

MICHAEL ATHANAS & ASSOCIATES
LICENSED SOIL SCIENTIST
556 Walden Trail
Weddington, NC 28173
(704) 576-3887
6/23/2021

APPROVED JUL 0 2 2021
PJB

Reference: Data Sheet for 120 Broad Birch Dr, Ridge Walk Lot 8
House Footprint: See attached plan
Building Setbacks: 35' front/rear, 15' side
Water Source: Private well
Number of Bedrooms/Daily Flow: 4/480 GPD
Predetermined LTAR: 0.3 GPD/FT^2
Proposed System Type: PPBPS
Proposed Repair System Type: TSII PPBPS
Distribution: Low Pressure-CVB
Flow per Orifice: 0.59 GPM
Orifice Size: 3/16"
System Flow: 36.6 GPM
Dosing Volume: 223.2 gallons
Pump Run Time: 6.1 minutes
Elevation Head: 13.2'
Friction Head: 3.5'
Pressure Head: 2'
Total Dynamic Head: 18.7'
Supply Line Length: 110' of 2" PVC
Septic/Pump Tank Size: 1000/1000 gallons
Proposed Trench Bottom: 36"



Line	Design Length	# of Panels	Actual Length	Elevation
Orange 1			20'	4.2'
Blue 2	**40'**	**9**	**40'**	**4.5'**
Orange 3			28'	4.8'
Pink 4	**113'**	**26**	**120'**	**5.1'**
White 5	**117'**	**27**	**127'**	**5.4'**
Orange 6			75'	5.9'
Blue 7			53'	6.4'
Pink 8			34'	6.8'
White 9			34'	7.0'
Orange 10			34'	7.2'

Initial System: 270' **Repair System:** 278'

DEPARTMENT OF HEALTH AND HUMAN SERVICES
DIVISION OF PUBLIC HEALTH, ENVIRONMENTAL HEALTH SECTION
ON-SITE WATER PROTECTION BRANCH

Sheet 1 of 1
PROPERTY ID #: 4669468776
COUNTY: Randall

SOIL/SITE EVALUATION
***for* ON-SITE WASTEWATER SYSTEM** Lot 8.
(Complete all fields in full)

OWNER: Kendall Foster
ADDRESS: PO Box 39 Cornelius NC
PROPOSED FACILITY: 4BR
LOCATION OF SITE: 120 Broad Birch Drive
APPLICATION DATE: 7/16/18
DATE EVALUATED: 7/27/18
PROPOSED DESIGN FLOW (.1949): 480 gpd
PROPERTY SIZE: 1.1 Acres
PROPERTY RECORDED: No

WATER SUPPLY: ☑ Private ☐ Public ☐ Well ☐ Spring ☐ Other
EVALUATION METHOD: ☐ Auger Boring ☑ Pit ☐ Cut
TYPE OF WASTEWATER: ☑ Sewage ☐ Industrial Process ☐ Mixed

PROFILE #	.1940 LANDSCAPE POSITION/ SLOPE %	HORIZON DEPTH (IN.)	SOIL MORPHOLOGY (.1941) .1941 STRUCTURE/ TEXTURE	.1941 CONSISTENCE/ MINERALOGY	OTHER PROFILE FACTORS .1942 SOIL WETNESS/ COLOR	.1943 SOIL DEPTH	.1956 SAPRO CLASS	.1944 RESTR HORIZ	PROFILE CLASS & LTAR
1	Sid 10%	0-16.	C SBK	SS SP FR	2.5YR5/6	48	–	Some Sap Influence	PS .3.
		16-48.	CL WSBK	SS SP FR					
2	Sid 8%	0-27	SC GRSBK	SS SP FR SEXP	2.5YR5/6	48	–	Little	PS .275 .30
		27-44	CRC SBK	SS SP FR					
		44-48	CL WSBK	SS SP VFR					
3	Sid 8%	0-16	SC GRSBK	SS SP FR SEXP	2.5YR3/6	60	–	Weak Structure	PS .3.
		16-50	C SBK	SS SP FR					
		50-66	CL WSBK	SS SP FR					
4	Sid. 15%	0-37	C SBK	SS SP FR SEXP	2.5YR3/6	53	–	Little	PS .3.
		37-53	CL WSBK	SS SP FR					

DESCRIPTION	INITIAL SYSTEM	REPAIR SYSTEM
Available Space (.1945)	270	270.
System Type(s)	IV 50% GP PBS	III 50% GP PBS
Site LTAR	.30	.30.

OTHER FACTORS (.1946): ~
SITE CLASSIFICATION (.1948): PS
EVALUATED BY: Bolkins.
OTHER(S) PRESENT:

COMMENTS:

Updated February 2014

210

LANDSCAPE POSITION	GROUP	SOIL TEXTURE	CONVENTIONAL .1955 LTAR*	LPP .1957 LTAR*	MINERALOGY/ CONSISTENCE	STRUCTURE
CC (Concave Slope) CV (Convex Slope) D (Drainage Way) DS (Debris Slump) FP (Flood Plain) FS (Foot Slope) H (Head Slope) L (Linear Slope) N (Nose Slope) R (Ridge) S (Shoulder Slope) T (Terrace)	I	S (Sand) LS (Loamy Sand)	1.2 - 0.8	0.6 - 0.4	SEXP (Slightly Expansive) EXP (Expansive)	G (Single Grain) M (Massive) CR (Crumb) GR (Granular) SBK (Subangular B ABK (Angular Blo PL (Platy) PR (Prismatic)
	II	SL (Sandy Loam) L (Loam)	0.8 - 0.6	0.4 - 0.3		
	III	Si (Silt) SiCL (Silty Clay Loam) CL (Clay Loam) SCL (Sandy Clay Loam) SiL (Silt Loam)	0.6 - 0.3	0.3 - 0.15		
	IV	SC (Sandy Clay) SiC (Silty Clay) C (Clay)	0.4 - 0.1	0.2 - 0 05		
		O (Organic)	None	None		

MOIST	WET
VFR (Very Friable)	NS (Non-sticky)
FR (Friable)	SS (Slightly Stick
FI (Firm)	S (Sticky)
VFI (Very Firm v. Very Sticky)	VS (Very Sticky)
EFI (Extremely Firm)	NP (Non-plastic)
	SP (Slightly Plas
	P (Plastic)
	VP (Very Plastic

*Adjust LTAR due to depth, consistence, structure, soil wetness, landscape, position, wastewater flow and quality.

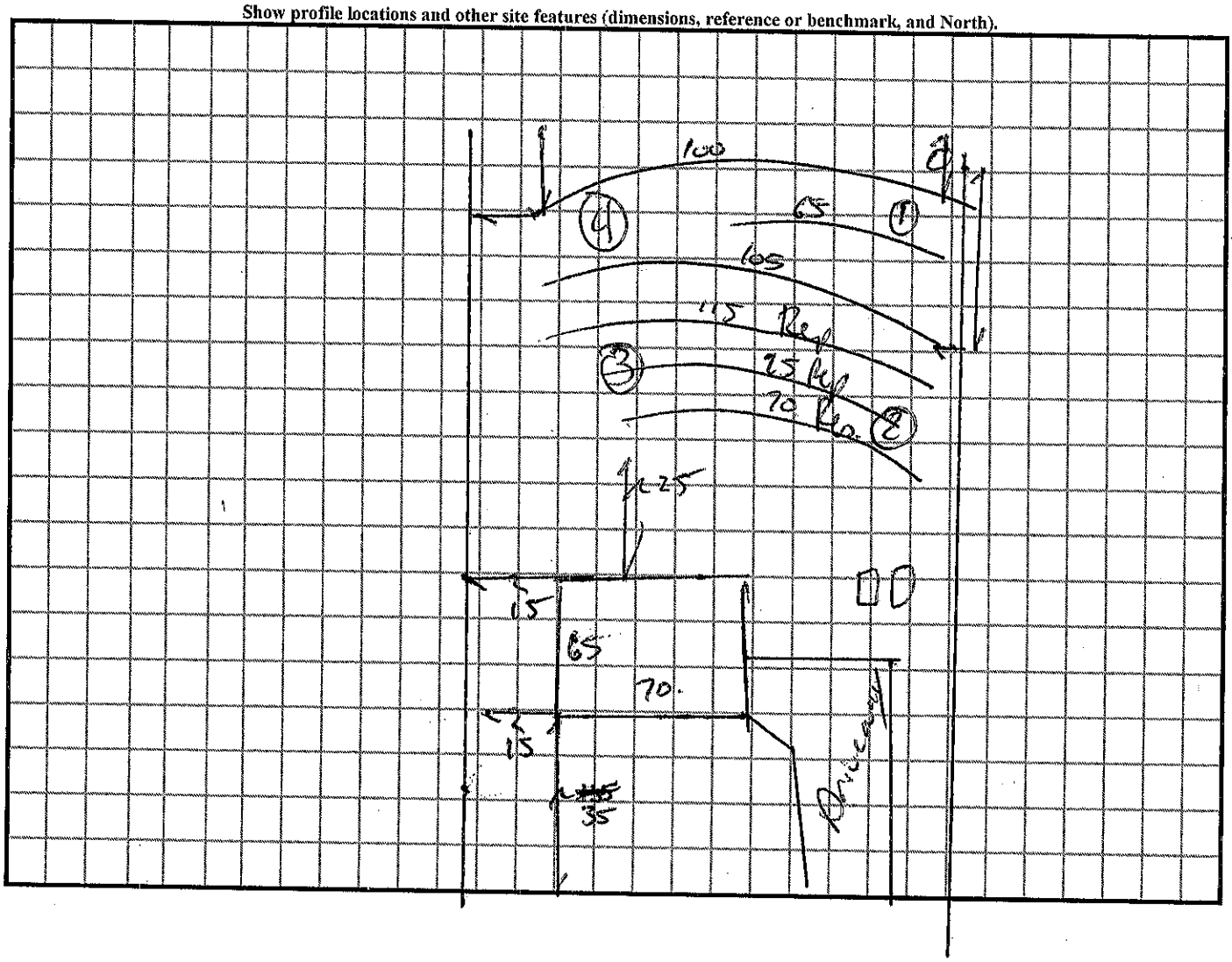
NOTES

HORIZON DEPTH	In inches below natural soil surface
DEPTH OF FILL	In inches from land surface
RESTRICTIVE HORIZON	Thickness and depth from land surface
SAPROLITE	S(suitable) or U(unsuitable)
SOIL WETNESS	Inches from land surface to free water or inches from land surface to soil colors with chroma 2 or less - record Munsell color chip designation
CLASSIFICATION	S (Suitable), PS (Provisionally Suitable), or U (Unsuitable)

Evaluation of saprolite shall be by pits.

Long-term Acceptance Rate (LTAR): gal/day/ft²

Show profile locations and other site features (dimensions, reference or benchmark, and North).



RECEIVED JUN 2 3 2021

IREDELL COUNTY DEPARTMENT of ENVIRONMENTAL HEALTH AP-31082

APPLICATION FORM Int. Relayout Pd. $225.00

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: (X) Survey Plat, scaled no more than 1 inch = 60 feet
Place an (X) beside whichever is submitted if applicable ( ) Custom Site Plan, scaled no more than 1 inch = 60 feet

Applicant Information: **(PRINT CLEARLY)** Please contact Gary McNeely (704-310-1832) prior to evalution

Applicant Name: Peachtree Residential LLC **Address:** 9525 Birkdale Crossing Dr, STE 208, Huntersville, NC **Zip:** 28078

Applicant Email: _____ **Phone:** Mark-704-928-9215 **Alt. Phone:** _____

Owner Name: Same **Address:** _____ **Zip:** _____

Owner Email: _____ **Phone:** _____ **Alt. Phone:** _____

Property Information:

Street Address: 120 Broad Birch Dr

Subdivision Name: Ridge Walk **Section/Phase:** _____ **Lot Number:** 8

Driving Directions: _____

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

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

Maximum Number of Bedrooms: 4
Maximum Number of Occupants: 8
(X) Swimming Pool
( ) Other Addition/Structure: _____

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

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

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

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

Desired Septic System Type: *(you may rank in order of preference)* Year existing system installed: _____
( ) No Preference ( ) Alternative ( ) Conventional ( ) Innovative (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?
( ) Yes (X) No Is the site subject to approval by any other public agency?

I have read this application and certify that the information provided herein is true, complete, and correct. Authorized county and state officials are granted right of entry to conduct necessary inspections to determine compliance with applicable laws and rules. I understand that I am solely responsible for the proper identification and labeling of all property lines and corners and making the site accessible so that a complete site evaluation can be performed.

Signature: _____ 6/23/2021
Property owner or owner's legal representative signature (SIGNATURE REQUIRED) DATE

IREDELL COUNTY DEPARTMENT OF
ENVIRONMENTAL HEALTH

DOCUMENTATION TO AUTHORIZE AN OWNER'S LEGAL REPRESENTATIVE

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.

I, Peachtree Residential LLC, am the legal owner(s) of the property located at 120 Broad Birch Dr Ridge Walk Lot 8, identified as PIN (Parcel Identification Number) 4664865721, located in Iredell County, North Carolina.

I do hereby authorize (**print legal representative/company name**) Michael Athanas & Associates_, MArk Benitez - Peachtree, 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.

6/22/2021

Signature of Owner(s) Date | Date | Signature of Witness

Please return this signed form to the appropriate office:

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

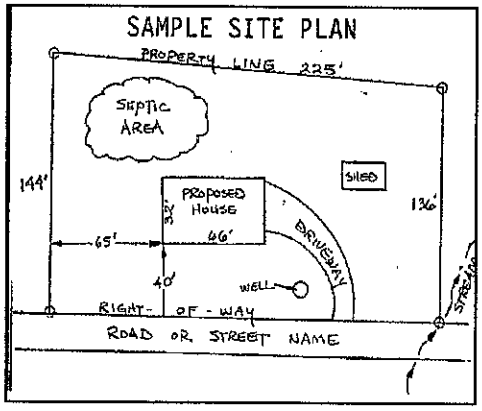
IREDELL COUNTY DEPARTMENT of ENVIRONMENTAL HEALTH

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**

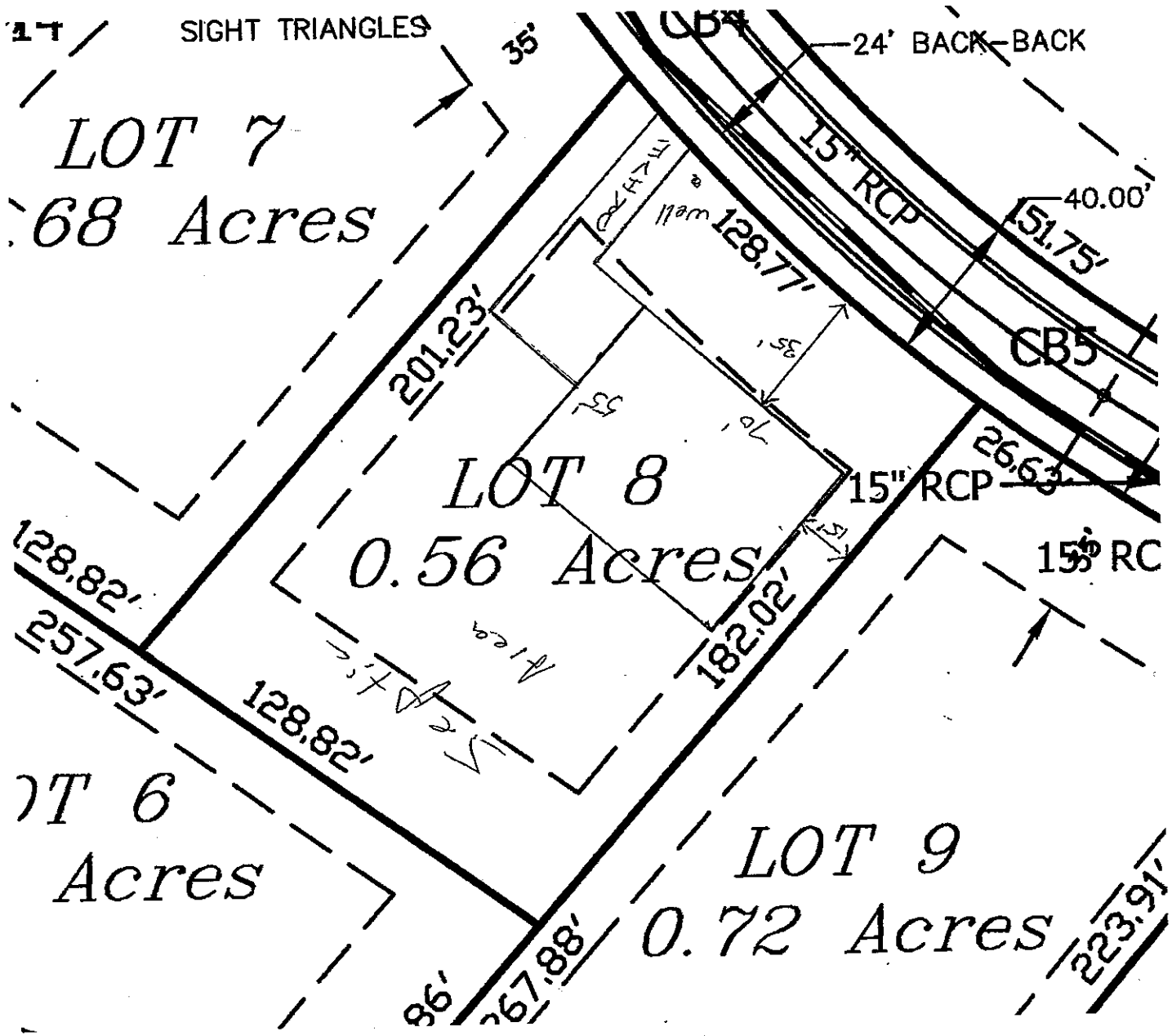
USE THIS SPACE TO DRAW YOUR SITE PLAN

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

See Attached Plan

Signature: _____ 6/23/2021

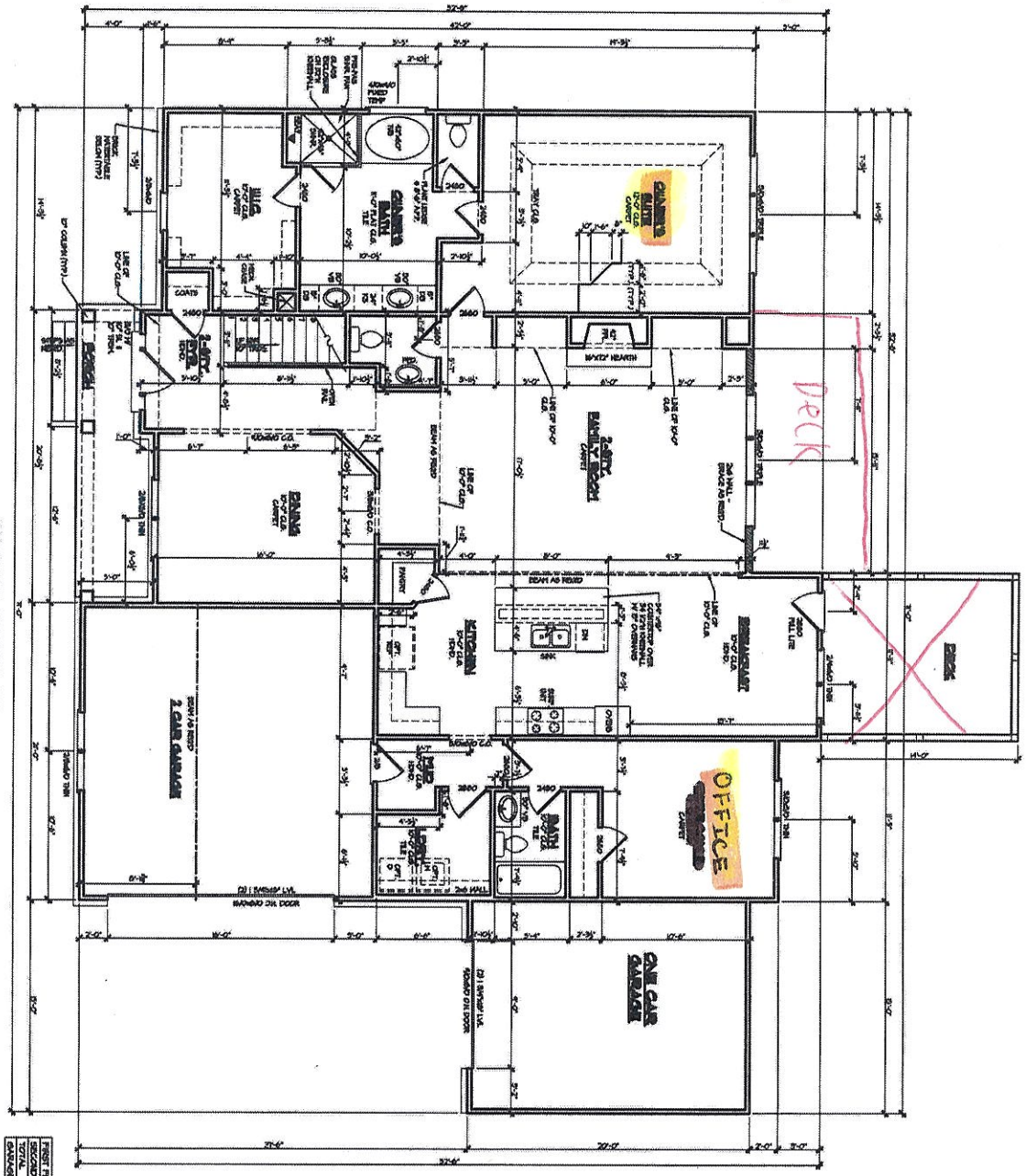
Property owner or owner's legal representative signature (SIGNATURE REQUIRED) **DATE**


SIGHT TRIANGLES
35'
24' BACK-BACK
15" RCP
40.00'
51.75'
CB5
LOT 7
.68 Acres
201.23'
128.77'
LOT 8
0.56 Acres
26.63'
15" RCP
128.82'
257.63'
128.82'
182.02'
)T 6
Acres
LOT 9
0.72 Acres
223.91'
1"=40'

Acknowledgement Of
Plans Submittal ONLY!

Date

Patrick J Bagley Date 7/2/2021



FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

FIRST FLOOR	2,378 S.F.
SECOND FLOOR	480 S.F.
TOTAL	2,858 S.F.
GARAGE	788 S.F.

11.

526

SHEET NO. A3.1

Model Name:
TIBURON

Sheet Title:
FIRST FLOOR PLAN

Revision:
ANNISTON
LOT 5

Drawn By: R.R.
Date: 03/03/21
Plan No.

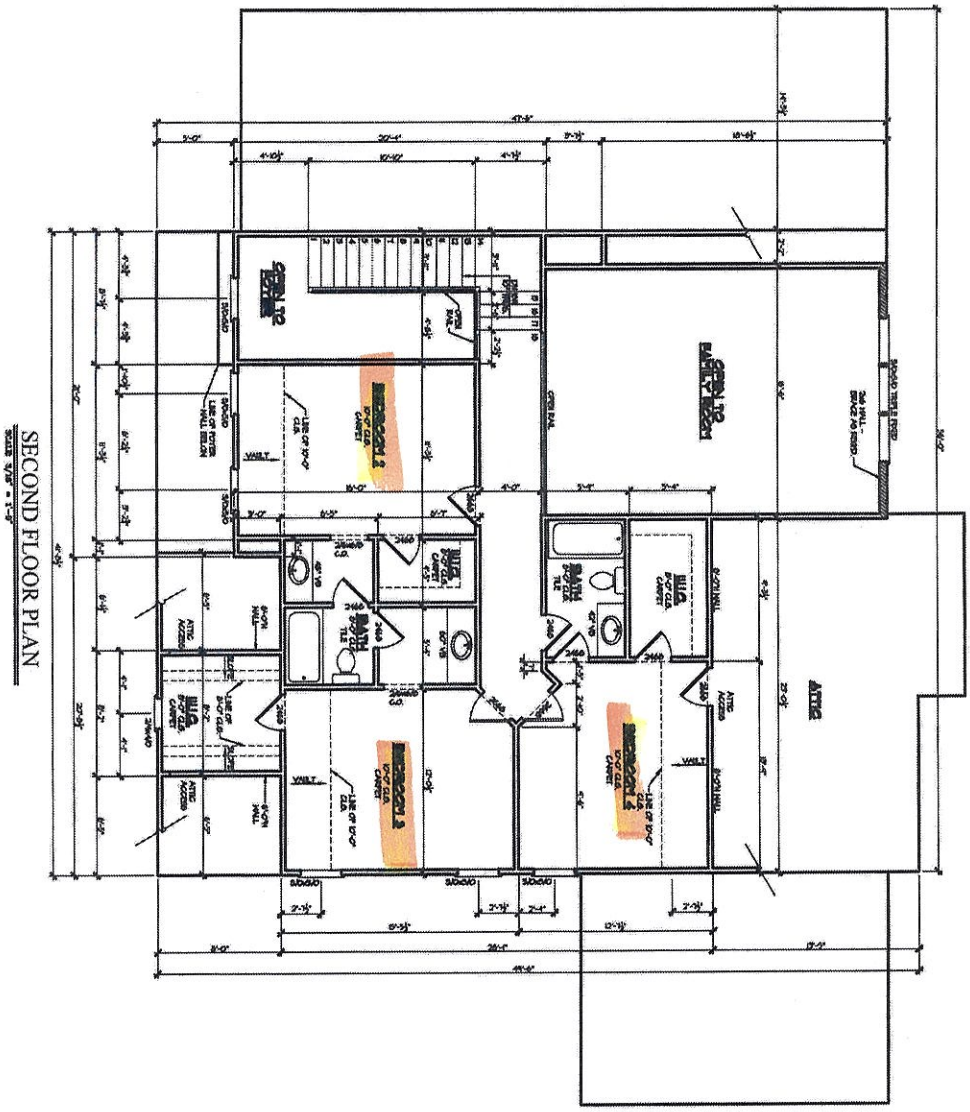
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PEACHTREE RESIDENTIAL PROPERTIES
The Builder Who Listens
7360 McGinnis Ferry Rd. Suwanee, Georgia 30174
Voice (770) 622-2622 • Fax (770) 622-9171

Acknowledgement Of
Plans Submittal ONLY!

Date

Patrick J Byle III Date 7/2/2021



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

SHEET NO. A3.2	Model Name: TIBURON Sheet Title: SECOND FLOOR PLAN	Revision: ANNISTON LOT B	Drawn By: R.R Date: 03/03/21 Plan No:	This drawing is the property of Peachtree Residential Properties and may not be copied or reproduced without the written permission of Peachtree Residential Properties.	PEACHTREE RESIDENTIAL PROPERTIES The Builder Who Listens 7580 McGinnis Ferry Rd. Suwanee, Georgia 30174 Voice (770) 622-2522 • Fax (770) 622-9171

IREDELL COUNTY

PO Box 788
349 North Center St.
Statesville, NC 28677

APPLICATION NUMBER
237265
Issue Date: 07/16/2018

ZONING PERMIT

Open Space

Parcel Number	Street Address	Jurisdiction
4664868764.000	120 BROAD BIRCH DRIVE, DAVIDSON, NC 28036	

Owner Information	Applicant Information
Owner: YOUNG MICHAEL L+FAYE	Applicant: MICHAEL ATHANAS & ASSO
Address: 2360	Address: 561 ENNIS RD
IREDELL CO, NC 28625	WEDDINGTON, NC 28173
Phone:	Phone: 704-576-3887

Use Requested	Zone Code
SFD	

Lot Acreage	F Setback	B Setback	L Setback	R Setback	Watershed	Flood Zone
41.000	35.00	35.00	15.00	15.00	NOT	AE

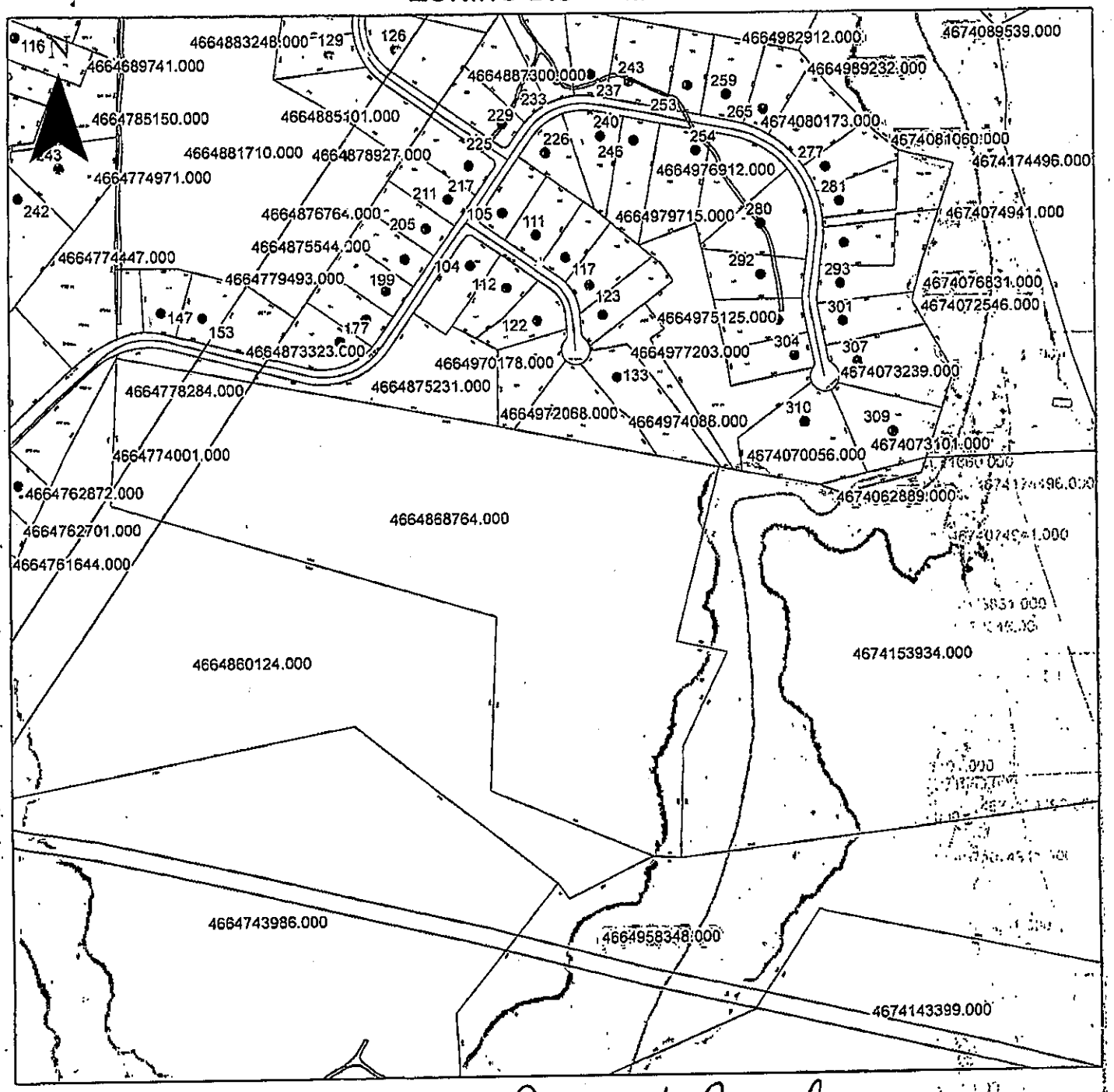
Remarks:

The applicant certifies that there are no deed restrictions, contractual agreements or governmental regulations of any kind that interfere with or prohibit the use of the property or the use for which this permit is requested. The applicant further acknowledges that enforcement of deed restrictions, plat conditions and other contractual agreements will not be undertaken by Iredell County and is the sole responsibility of the affected parties.

Applicant: _____ Date: _____

Permit Number	145607	TOTAL FEES:	$ 77.25

ZONING DISCLAIMER



Property Address 116 + 120 Broad Birch

The applicant certifies that there are no deed restrictions, contractual agreements or governmental regulations of any kind that interfere with or prohibit the use of the property or the use for which this permit is requested. Applicant further acknowledges that the enforcement of deed restrictions, plat conditions, and other contractual agreements will not be undertaken by Iredell County and is the sole responsibility of the affected parties.

Applicant

2/14/2018

Date