ICHD–ENVIRONMENTAL HEALTH DIVISION

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

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

PERMIT # 234490

PIN # 4606489455L5287

APPLICANT/OWNER: Concept Homes LLC

APPLICANT ADDRESS: 11220 Elm Ln Suite 109 Charlotte, NC 28277

SITE ADDRESS: 177 Riverstone Dr Davidson, NC

PHONE: 704 507-6327 ALT. PHONE

SITE DIRECTIONS: Shearers Rd TL Anniston Way TR Burnell TL Walking Horse TL Riverstone

SAP CONTROLLED: ☐ YES ☒ NO

SUBDIVISION: Riverstone @ Anniston

SECTION: — LOT # 9 LOT AREA: .512 Ac DESIGN FLOW: 480 gpd L.T.A.R.: 3

Septic Tank	1000 (gal)	STB	1000/854	Date	2-22-21	☒ New System	☐ Repair ☐ Expansion System Type: I II III IV V VI
Pump Tank	1000 (gal)	PT	159	Date	3-26-21	System Description:	1 P PPBPS
Pump Make		Model	WE0312MV	Serial #	N205	Repair System Description:	TS I Drip Irrigation
# Nitrification Fields	1 # Lines		4	Linear Ft	267	Maintenance Agreement Required:	☒ YES ☐ NO
Trench Width	min 24"	Trench Bottom Depth(Low side)			33"	Gravel Depth	N/A ☐ GRAVITY ☒ PRESSURE

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

No. Bedrooms 4 No. Persons 8 No. Employees

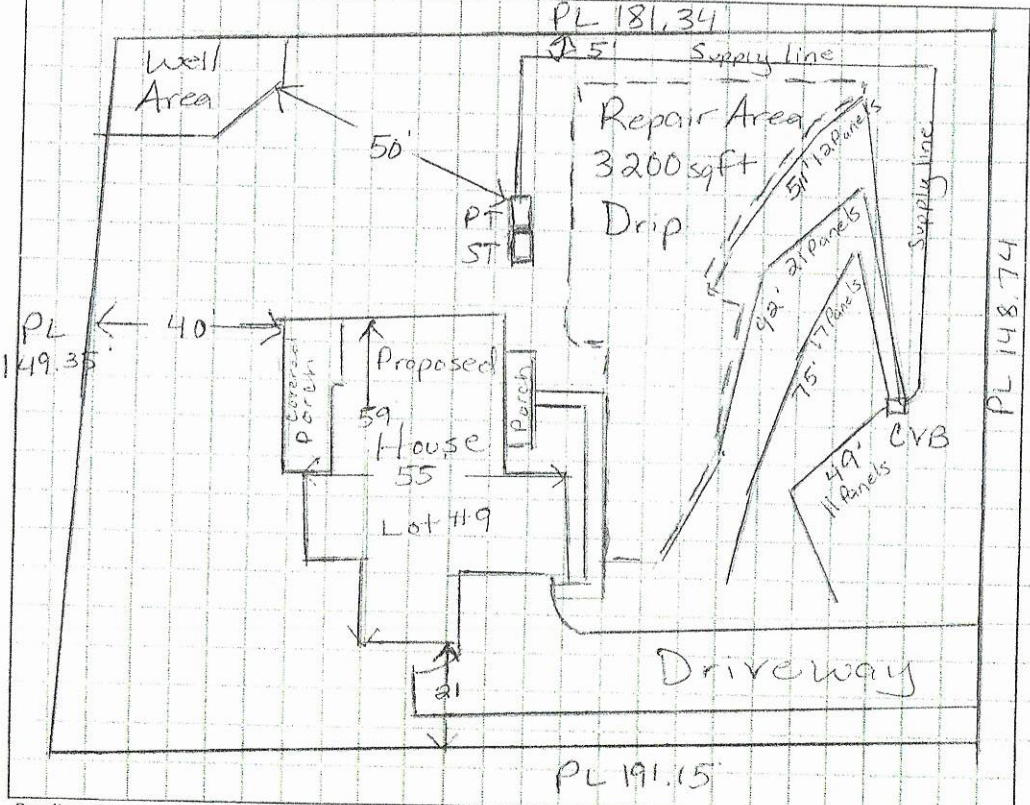
☒ Crawl Space ☐ Basement w/o plumbing

Water Supply: ☒ Private ☐ Public ☐ Community

Comments / Conditions: 25.01 gpm, drill .5/32" hole

See additional information on previous Septic plan submitted.

INITIAL SITE SKETCH



AS BUILT SKETCH

Scale 1:40

Riverstone Drive

	Date	Initials
Drain Lines Checked	5-5	
Tanks Checked	5-14	
Pressure Manifold or Valve Box Checked	5-5	
Pressure Head Set	5-14	
Electrical Checked	6/16/21	DW
Floats Set	5-14	
Alarm Checked	6/1/21	MD
Maintenance Contract (Y) N	6/21/21	
Comments:		

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:

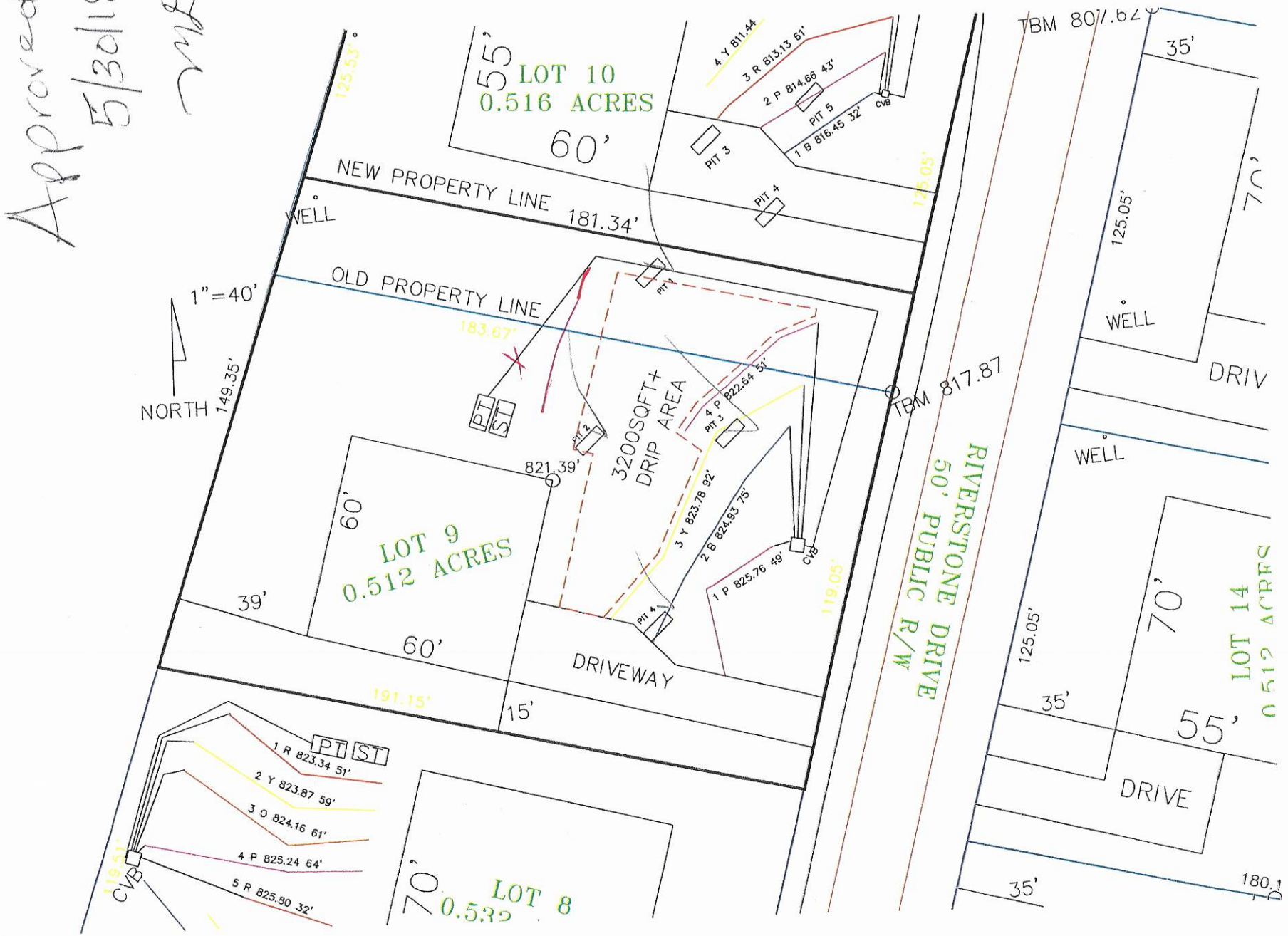
Date: 8/27/20 Installed by: A-1 Backhoe

IMPROVEMENT PERMIT by: Maria Dotson Date: 8/24/2020 OPERATION PERMIT by: Danielle Tinberg Date: 6-21-2021

AUTHORIZATION TO CONSTRUCT by: Maria Dotson Date: 8/24/2020 Existing System Inspected by: Date:

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

Approved
5/30/18
mlb



Carolina Soil & Septic Consulting, PLLC

P.O. Box 1703, Mooresville, NC 28115

Phone: (704) 202-5791 Email: adrianpruett@yahoo.com

NC Licensed Soil Scientist, SC Professional Soil Classifier,
Certified Septic System Operator, Licensed Septic Installer,
Certified Septic Inspector

Design proposal for a PPBPS Septic System with low pressure distribution for a 4 bedroom single family residence in RIVERSTONE AT ANNISTON LOT 9 Mooresville, Iredell County, North Carolina.

Contents:

	Page
Installer Information	1
Design Information	
Install Specifications	2
Field Layout Specifications	3
System Tapsheet	4
Site Plan/System Plan	5
Dosing Calculations	6
Soil Profile Descriptions	7



March 21, 2018
Job Number: 17076
Design By: BEN ALDRIDGE, REHS

INSTALLER INFORMATION:

- The permit should be read very carefully prior to submitting bid. The following are details that must be considered along with all other considerations.
- Tanks shall be approved by NC DHHS, and certification supplied by the manufacturer.
- All tanks shall be properly back filled and compacted to prevent slump at a later date.
- The installer is responsible for final grades and returning that grade to original, with exception of added structural features.
- The supply trench shall be compacted to eliminate any cavities left during initial fill placement.
- Installation of the system shall be during dry conditions in order to protect the soil structure.
- All fittings shall be pressure rated fittings.
- All joints shall be cleaned with PVC pipe cleaner and a heavy bodied glue applied to weld all joints.
- Where required by the county health department, post installation inspections by the designer must be scheduled 5 week days in advance.
- Trenches shall be carefully excavated so the bottom has no more than 1/4"fall in 10 feet with no high or low areas within. If high or low areas do exist after trench excavation, high areas should be removed rather than filling in low areas. Do not over excavate trenches! Any fine grading should be completed by hand with a rake and shovel, leaving no loose material.
- All pipe openings in the tanks shall be properly grouted. This also applies to the joints around the riser.
- Earth dams, constructed of relatively impervious material, shall be installed at the beginning and end of each lateral to prevent unwanted lateral water movement.
- Elevations at pin flag locations should be checked by the installer prior to beginning trenches to insure accuracy.
- Pump tank riser should be 6" above grade, control panel should be 12" above grade.
- If septic tank risers are used they should be a minimum of 6" above finished grade or within 6" of final grade if buried.
- Backfill minimum of 6" of material (County Approved) over panels, rake trench walls, lime side walls, install trenches 24" wide.
- **System is specified as a PPBPS with Low Pressure Distribution.**
- **Repair is specified as a TS-1 DRIP IRRIGATION**
- **Pump tank riser should be 6" above grade, control panel should be 12" above grade.**
- **component. Do not back fill over any septic component.**
- **If grading for a slab do not grade or backfill over system area.**

LOW PRESSURE PPBPS SYSTEM
INSTALL SPECIFICATIONS

Approved

Location RIVERSTONE AT ANNISTON LOT 9

Owner/Applicant Information

Owner: RUFUS ROAD PARTNERS LLC
Address: 11220 ELM LN. SUITE 107
CHARLOTTE, NC 28277
Client: JOE DORITY
Phone Number: 803-381-5921

Source of Wastewater Flow: 4 Bedroom Single Family Residence
Estimated Gallons Per Day Flow: 480
System Flow: 25.01

Design Specifications

Drainfield Size: 267
Required Drainfield Size: 266.6666667
Loading Rate (gpd/ft.^{2}): 0.3
Depth of Gravel in Trench: NA (PPBPS)
Gravel Size: NA (PPBPS)
Trench Depth: 33 in.
Trench Width: 24 in.

Septic Tank Size: 1000
Pump Tank Size: 1000

Repair Trench Width: .5 in.
Repair Trench Depth: 6 in.

Estimated Supply Line Length: 210
Supply Line Diameter: 2 in. SCH 40 PVC
Supply Line Volume: 36.54
Dosing Volume: 219.60

Recommended Pump: Iredell County Approved Pump
Recommended Float Controls: Iredell County Approved Controls
Recommended Control Panel: Iredell County Approved Control Panel

Pressure Head: 2 ft.
Friction Head: 2.67
Elevation Head: 12.75
Total Dynamic Head: 20.90

Threaded Union: In Tank
Gate Valves: 1 in Tank
1 per lateral
Check Valves: In Tank
Anti-Siphon Hole: **NA**
Additional Comments: Soil suitability performed by Carolina Soil & Septic Consulting, PLLC

**Pump tank draw down based on a volume basis of 21 gallons per inch. Draw down may vary among pump tank manufacturers.*

RIVERSTONE AT ANNISTON LOT 9
FIELD LAYOUT SPECIFICATIONS

LAYOUT FOR 4 BEDROOM HOME

March 21, 2018

LINE #	FLAG COLOR	IH	FS	ELEVATION	FLAGGED LINE LENGTH	DESIGN LINE LENGTH
TBM				817.87		
INSTR. 1						
HOUSE CNR				821.39		
P. TANK				818.01		
1	*PINK*			*825.76*	*49*	*49*
2	*BLUE*			*824.93*	*75*	*75*
3	*YELLOW*			*823.78*	*92*	*92*
4	*PINK*			*822.64*	*51*	*51*
5	RED				2400 SQFT+	2400 SQFT+
				Total	**267**	**267**

Approved MD 5/30/18

	LINE LENGTH	SYSTEM TYPE	SOIL LTAR GPD/FT2	TRENCH SYSTEM	DISTRIBUTION
** System*	*267*	*MOD.*	*0.300*	*PPBPS*	*LOW PRESSURE*
Repair	2400 SQFT+	INNOV.	0.200	DRIP	LOW PRESSURE

Notes:
** TBM located top of ground at EIP at corner of lot (see site plan)
**All measures in feet
**Nitrification lines are demonstrated on contour via colored pin flags
**IH, and FS indicate rod readings

Comments: Remove ten inches of compaction Pit 2 (Repair area)

System must be installed as shown.

Iredell County has permission from CS&SC to change tank and distribution device locations.

Approved
5/30/18
MD

LOW PRESSURE PPBPS TAPSHEET
RIVERSTONE AT ANNISTON LOT 9
SYSTEM

Line #	Color	Elevation	Length	Hole Size	Flow/hole	Trench Area	Number of Panels
1	*PINK*		*49*	0.156	**0.41**	147	11
2	*BLUE*		*75*	0.156	**0.41**	225	17
3	*YELLOW*		*92*	0.156	**0.41**	276	21
4	*PINK*		*51*	0.156	**0.41**	153	12
							61 TOTAL
	total	**feet =**	**267**	**gal/min =**	**25.01**		
			Des. Flow	**480**			
			Pump Run=	**8.78**			
			soil LTAR	**0.3**			

.156 equals 5/32 inch hole

DOSING CALCULATIONS

Location RIVERSTONE AT ANNISTON

Lot No: 9

Approved
5/30/18
MS

No. of Bedrooms	4	
Design Flow	480	$^{gal}/_{day}$
LTAR	0.300	$^{gal}/_{ft^2\ day}$
PPBPS? (YES OR NO)	YES	
Supply Line Length	210	ft.
Supply Line Volume	36.54	gal.
Required Feet of Line	266.6667	ft.
Amount of Line from Layout	267	ft.
Gallons per Minute	25.01	$^{gal}/_{min}$
Required Septic Tank Capacity	1000	gal.
Minimum Standard Tank Size	1000	
Panel Volume	3.6	gal.
# of Panels	61	
Dosing Volume	219.60	gal.

Note: Dosing Volume based on 100% of # of panels times 3.6 gal/panel

Tank Draw Down	10.5	*Generic Draw Down of 21 gal.per in.*
Pump Run Time	8.78	minutes
Elevation Head	12.75	ft.
Pressure Head	2	ft.
Friction Factor	1.27	ft./100 ft. *(From the interpolater.)*
Friction Head	2.67	ft.
Total Dynamic Head (+20%)	20.90	ft.

FRICTION FACTOR INTERPOLATER
2" SCH 40 PVC

GPM	*f*
20	0.84
	-0.88
25	1.27
	-1.28
30	1.78
	-1.76
35	2.37
	-2.25
40	3.03
43.07	3.48
45	3.77
48.14	4.28
50	4.58
57.11	5.89
60	6.42

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

PROPERTY ID #: 4664485286
COUNTY: IREDELL

Approved
5/30/18 MD

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

OWNER: RUFUS RD. PARTNERS LLC
ADDRESS: 11220 ELM. LN. SUITE 107, CHARLOTTE, NC 28277
PROPOSED FACILITY: SFR
PROPOSED DESIGN FLOW (.1949): 480
LOCATION OF SITE: RIVERSTONE AT ANNISTON LOT 9

APPLICATION DATE 3-20-18
DATE EVALUATED: 3-19-18
PROPERTY SIZE: .512 AC
PROPERTY RECORDED: YES

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)		OTHER PROFILE FACTORS				PROFILE CLASS & LTAR
			.1941 STRUCTURE/ TEXTURE	.1941 CONSISTENCE/ MINERALOGY	.1942 SOIL WETNESS/ COLOR	.1943 SOIL DEPTH	.1956 SAPRO CLASS	.1944 RESTR HORIZ	
PIT 1	LSS 8%	0-24	CL,W,SBK	FR,SS,SP,SEXP	NA	24"	S	60"	.2 DRIP
		24-60	LSAP,MASSIVE	FR,SS,SP,SEXP					
PIT 2	LSS 8%	0-15	COMPACTED		NA	49"	S	63"	.2 DRIP
		15-49	RCL,W,SBK	FR,SS,SP,SEXP					
		49-63	LSAP,MASSIVE	FR,SS,SP,SEXP					
PIT 3	LSS 5%	0-36	RC,M,SBK/ABK	FR,SS,SP,SEXP	NA	54"	COM INC @ 36-54"	54"	.3
		36-54	RCL,W,SBK	FR,SS,SP,SEXP					
PIT 4	LSS 5%	0-6	BRSCL,W,SBK	FR,SS,SP,SEXP	NA	57"	COM INC @ 26-57"	57"	.3
		6-26	RC,M,SBK	FR,SS,SP,SEXP					
		26-57	RCL,W,SBK	FR,SS,SP,SEXP					

DESCRIPTION	INITIAL SYSTEM	REPAIR SYSTEM
Available Space (.1945)	PS	PS
System Type(s)	LP PPBPS	TS-1 DRIP
Site LTAR	.3	.2

OTHER FACTORS (.1946): NONE
SITE CLASSIFICATION (.1948): PS

EVALUATED BY: BEN ALDRIDGE
OTHER(S) PRESENT: JACOB CONRAD, DAVID BEANE

COMMENTS:

RECEIVED AUG 1 0 2020

AP-234490
AP-309554-
Fee Okay

IREDELL COUNTY DEPARTMENT of ENVIRONMENTAL HEALTH

APPLICATION FORM Paid $105.00

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: Concept Homes, LLC **Address:** 11220 Elm Ln. Suite 109 **Zip:** 28277

Applicant Email: nick@greybrookhomes.com **Phone:** 704-507-6327 **Alt. Phone:**

Owner Name: Rufus Rd Partners **Address:** 11220 Elm Ln. Suite 107 **Zip:** 28277

Owner Email: joe@gregybrookhomes.com **Phone:** 803-381-5921 **Alt. Phone:**

Property Information:

Street Address: 177 Riverstone Dr. Davidson

Subdivision Name: Anniston **Section/Phase:** **Lot Number:** 9

Driving Directions: Shearers Rd, Left on Anniston Way, Right on Burton, Left on Walking Horse Trail, Left on Riverstone.

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

(✓) 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
( ) Swimming Pool
( ) Other Addition/Structure:

CHECK FOUNDATION TYPE
(✓) 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:

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

Desired Septic System Type: *(you may rank in order of preference)* Year existing system installed:
(✓) No Preference ( ) Alternative ( ) Conventional ( ) Innovative ( ) Modified Conventional ( ) Other:

Please answer the following to the best of your ability:

( ) Yes (✓) 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: Nick Belk 7/7/2020

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

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, Nick Belk, am the legal owner(s) of the property located at [redacted] 177 Riverstone Dr., identified as PIN (Parcel Identification Number) [redacted] 4664-89-5287, located in Iredell County, North Carolina.

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

Nick Belk 7/7/20

Signature of Owner(s) Date

Signature of Witness Date

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

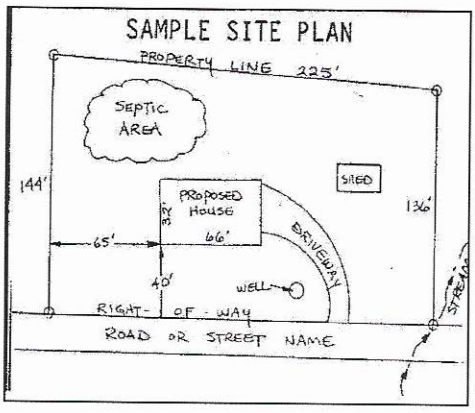
IREDELL COUNTY DEPARTMENT of ENVIRONMENTAL HEALTH

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

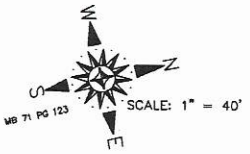
Signature: Nick Belk
Property owner or owner's legal representative signature (SIGNATURE REQUIRED)

7/7/20
DATE

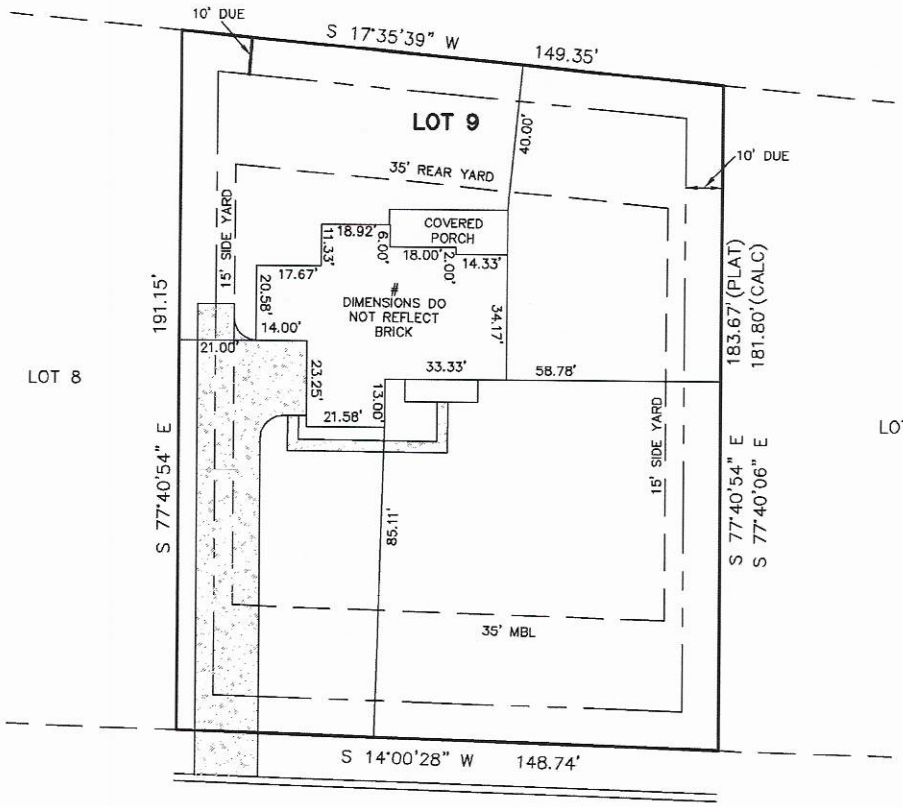
SITE DEVELOPMENT PLAN

THIS SITE PLAN IS TO SHOW THE PROPOSED LOCATION OF THE HOUSE ON THE LOT AND IS NOT TO BE RELIED UPON FOR CONSTRUCTION.

PREPARED BY:
DELTA LAND SERVICES, INC.
FIRM LICENSE #C-735
608-G Matthews Mint Hill Road
MATTHEWS, NORTH CAROLINA 28105
(704) 847-4700



NOW OR FORMERLY
WILLIAM BARRY & GAYE
LYNN McALLISTER
DB 2392 PG 289



RIVERSTONE DRIVE
50' PUBLIC R/W
MB 67 PG 94

ESTIMATED IMPERVIOUS
AREA = 5509 SQ. FT.±

STAKEOUT ☐

NOT FOR RECORDATION, CONVEYANCES OR SALES

Subdivision REVISED PLAT RIVERSTONE AT ANNISTON LOTS 3,4 AND 9-13 County IREDELL
Address RIVERSTONE DRIVE Owner CONCEPT
Lot 9 Block ___ Plan HARVARD Elevation C Drive (Left) SIDE (Right) ___ (Courtyard) ___ Deck ___
Patio ___ Fireplace ___ Garage (1 Car) ___ (2 Car) ___ (3 Car) X Brick ___ Basement ___ Curtain Wall ___
Crawl ___ Slab X Other COVERED PORCH

REVISED: MOVED 35' BACK. DWN: TMM CKD: DATE: 07/ 13/ 20

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General Floor Plan Notes

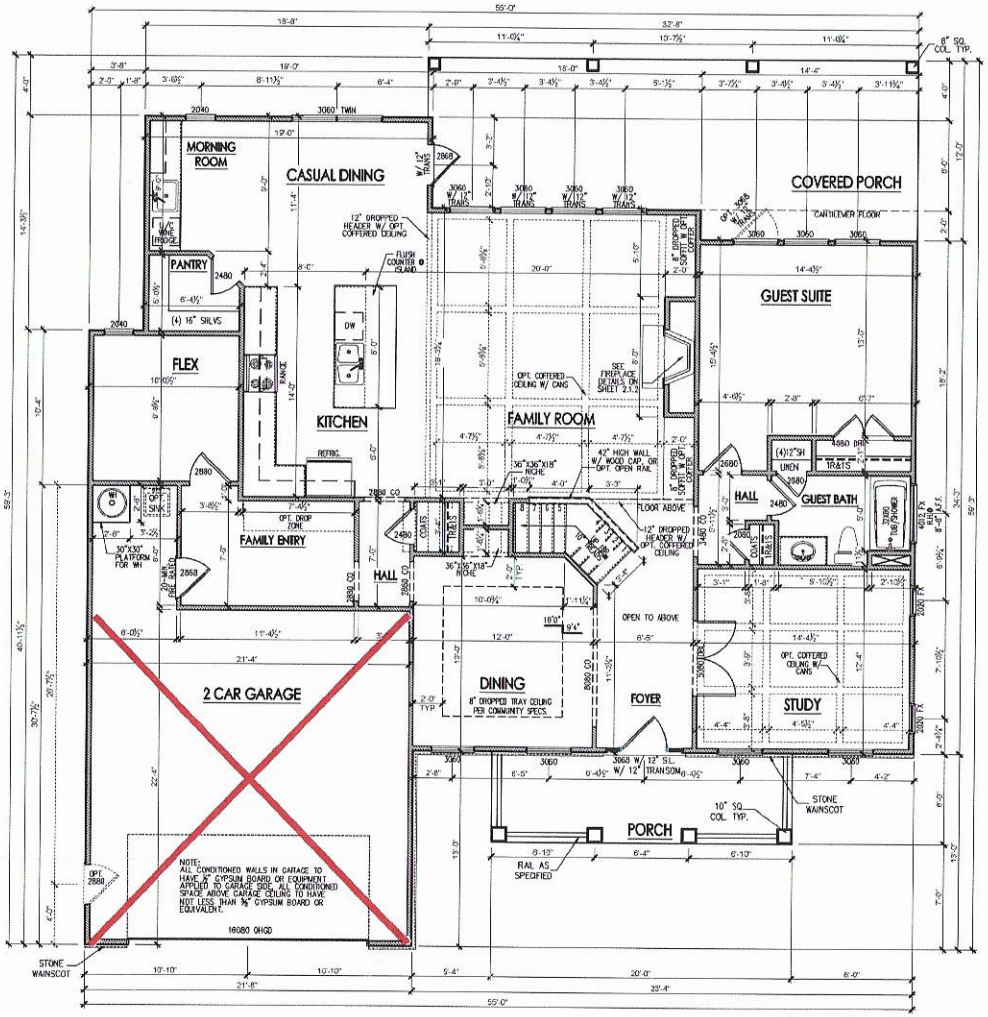
General Floor Plan Notes shall apply unless noted otherwise on plan.

1. Wall Heights: Typically 10'-1-1/2" at first floor, and 9'-1-1/2" at second floor U.N.O. All walls are constructed using a double top plate. Splices of Double Top Plate do not need to occur at Vertical Studs but must be at least 24" apart from joint in other Top Plate layer. Special wall heights are noted on plans where they occur.
2. Wall Thickness is typically 4" at exterior walls, 3-1/2" at interior. 2x4 frame shall be used at walls that back up to plumbing fixtures. Walls greater than 10' high shall be framed with 2x6 framing or greater and will be noted as a special condition where it occurs on plan.
3. Header height shall be 8'-0" AFF at First Floor, and 7'-6" AFF at Second Floor unless noted otherwise.
4. Jacks: Openings up to 3'-6" wide shall have (1) 2x4 jack stud SPF on each side. Openings greater than 3'-6" wide shall have (2) 2x4 jack studs SPF on each side.
5. Soffits, Coffered Ceilings, Trey Ceilings and other significant ceiling plan elements are shown on the floor plans and are denoted as single dashed lines. Unless specifically call out as included, Kitchens **do not** include soffits over wall cabinetry.
6. Door & Window frames, where occurring near corners, shall be a minimum of 4-1/2" from corner. Except for walk-in closets with doors near a corner, doors at closets shall be centered on closet.
7. Windows: Shall have at least (1) window in each sleeping room, that meets egress. Shall be provided with tempered glass at hazardous glazing areas. False windows shall be installed with obscure glazing.
8. Closets for clothing or coat storage shall be equipped with 1 rod/shelf, open wire. Closets for linen shall have 5 open wire shelves. Closets for pantries shall have 6 wood shelves, painted.
9. Stair treads shall be 10" deep, risers shall be a maximum of 7-3/4", unless noted otherwise.
10. Handrails and Guards at stairs shall be 34" above the finished surface of the ramp surface of the stair. Handrails at landings and overlooks of multilevel spaces shall be 36" above finished floor. Guards (pickets or balisters) shall be spaced with no more than 4" between guards.
11. Attic Access shall be provided at all attic area with a height greater than 30". Minimum clear attic access shall be 20" x 30". Pull down stairs and access doors in knee walls meeting minimum criteria are also acceptable.
12. Garage Door to living Space shall be 2'-8" x 6'-8" minimum size and shall be 20 minute fire rated and weather sealed.
13. Garage Walls, as a minimum, shall be separated from living space by installing 1/2" gypsum board on the garage side of the wall. With habitable space above, the inside of all garage walls require 1/2" GWB supporting 5/8" type X GWB on ceiling.

Acknowledgement of Plans Submittal ONLY!

Date 8/9/23

Date 8/24/2020



FIRST FLOOR PLAN 'C'

SCALE: 1/8"=1'-0" ON 11x17, 1/4"=1'-0" ON 22x34

SOUTH DESIGNS
(O) 919-556-2226
(F) 919-556-2228
www.southdesigns.com

Concept Homes

REV #	DESCRIPTION	DATE
1		
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3141 - HARVARD - LH

SIGNATURE COLLECTION

First Floor Plan 'C'

DRAWN BY: South Designs

ISSUE DATE: 10/01/2018

CURRENT REVISION DATE: 10/01/2018

SCALE: 1/8" = 1'-0"

SHEET: 2.1c

General Floor Plan Notes

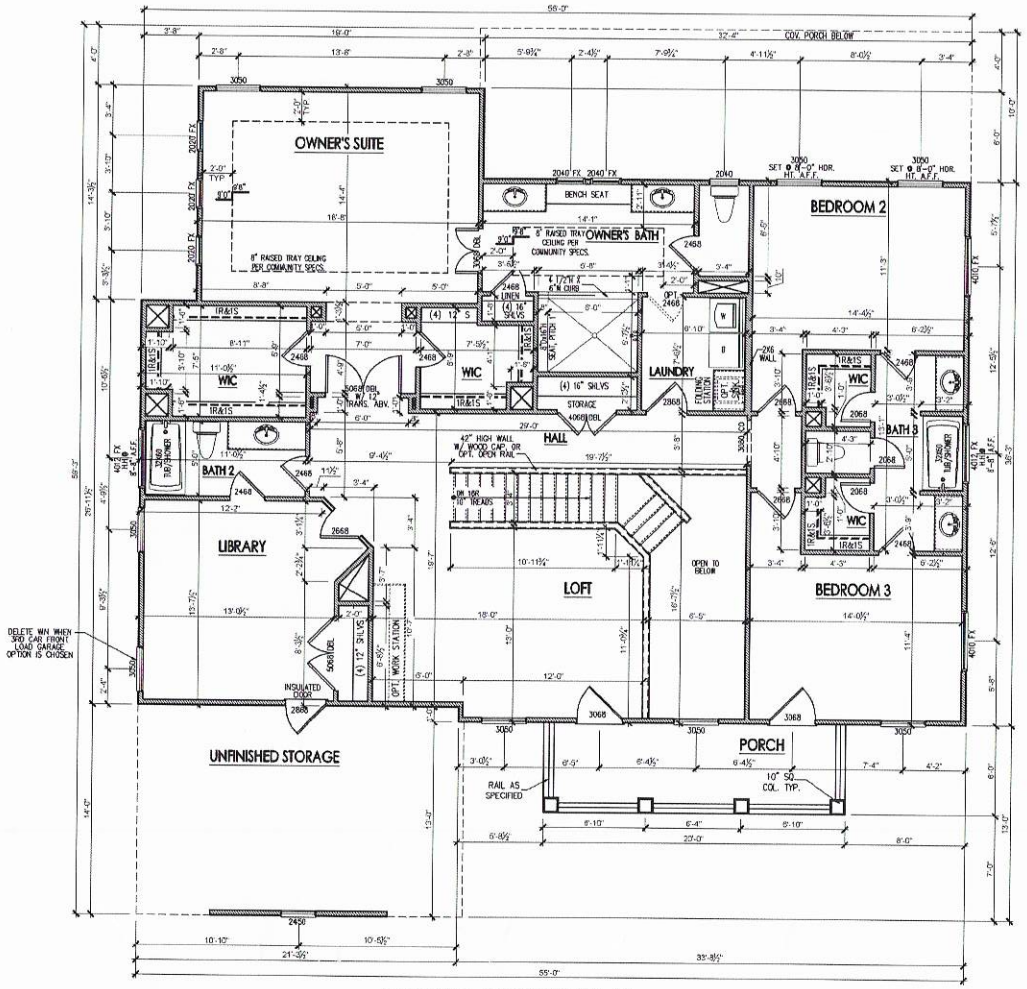
General Floor Plan Notes shall apply unless noted otherwise on plan.

1. Wall Heights: Typically 10'-1-1/2" at first floor, and 9'-1-1/2" at second floor U.N.O. All walls are constructed using a double top plate. Splices at Double Top Plate do not need to occur at Vertical Studs but must be at least 24" apart from Joist in other Top Plate layer. Special wall heights are noted on plans where they occur.
2. Wall Thickness is typically 4" at exterior walls, 3-1/2" at interior. 2x6 frame shall be used at walls that back up to plumbing fixtures. Walls greater than 10' high shall be framed with 2x6 framing or greater and will be noted as a special condition where it occurs on plan.
3. Header height shall be 8'-0" AFF at First Floor, and 7'-4" AFF at Second Floor unless noted otherwise.
4. Jacks: Openings up to 3'-4" wide shall have (1) 2x4 jack stud SPF on each side. Openings greater than 3'-4" wide shall have (2) 2x4 jack studs SPF on each side.
5. Soffits, Coffered Ceilings, Trey Ceilings and other significant ceiling plan elements are shown on the floor plans and are denoted as single dashed lines. Unless specifically call out as included, thickness **do not** include soffits over wall cabinetry.
6. Door & Window frames, where occurring near corners, shall be a minimum of 4-1/2" from corner. Except for walk-in closets with doors near a corner, doors at closets shall be centered on closet.
7. Windows: Shall have at least (1) window in each sleeping room, that meets egress. Shall be provided with tempered glass at hazardous glazing areas. False windows shall be installed with obscure glazing.
8. Closets for clothing or coat storage shall be equipped with 1 rod/shelf, open wire. Closets for linen shall have 5 open wire shelves. Closets for pantries shall have 6 wood shelves, painted.
9. Stair treads shall be 10" deep, risers shall be a maximum of 7-3/4", unless noted otherwise.
10. Handrails and Guards at stairs shall be 34" above the finished surface of the ramp surface of the stair. Handrails at landings and overlooks at multilevel spaces shall be 36" above finished floor. Guards (pickets or balusters) shall be spaced with no more than 4" between guards.
11. Attic Access shall be provided at all attic area with a height greater than 30". Minimum clear attic access shall be 20" x 30". Pull down stairs and access doors to knee walls meeting minimum criteria are also acceptable.
12. Garage Door to living Space shall be 2'-8" x 6'-8" minimum size and shall be 20 minute fire rated and weather sealed.
13. Garage Walls, as a minimum, shall be separated from living space by installing 1/2" gypsum board on the garage side of the wall. With habitable space above, the inside of all garage walls require 1/2" GWB supporting 5/8" type X GWB on ceiling.

Acknowledgement of Plans Submittal ONLY!

Date 8/9/20

Date 8/24/2020



SECOND FLOOR PLAN 'C'
SCALE: 1/8"=1'-0" ON 11x17, 1/4"=1'-0" ON 22x34

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Concept Homes

REV #	DESCRIPTION	DATE
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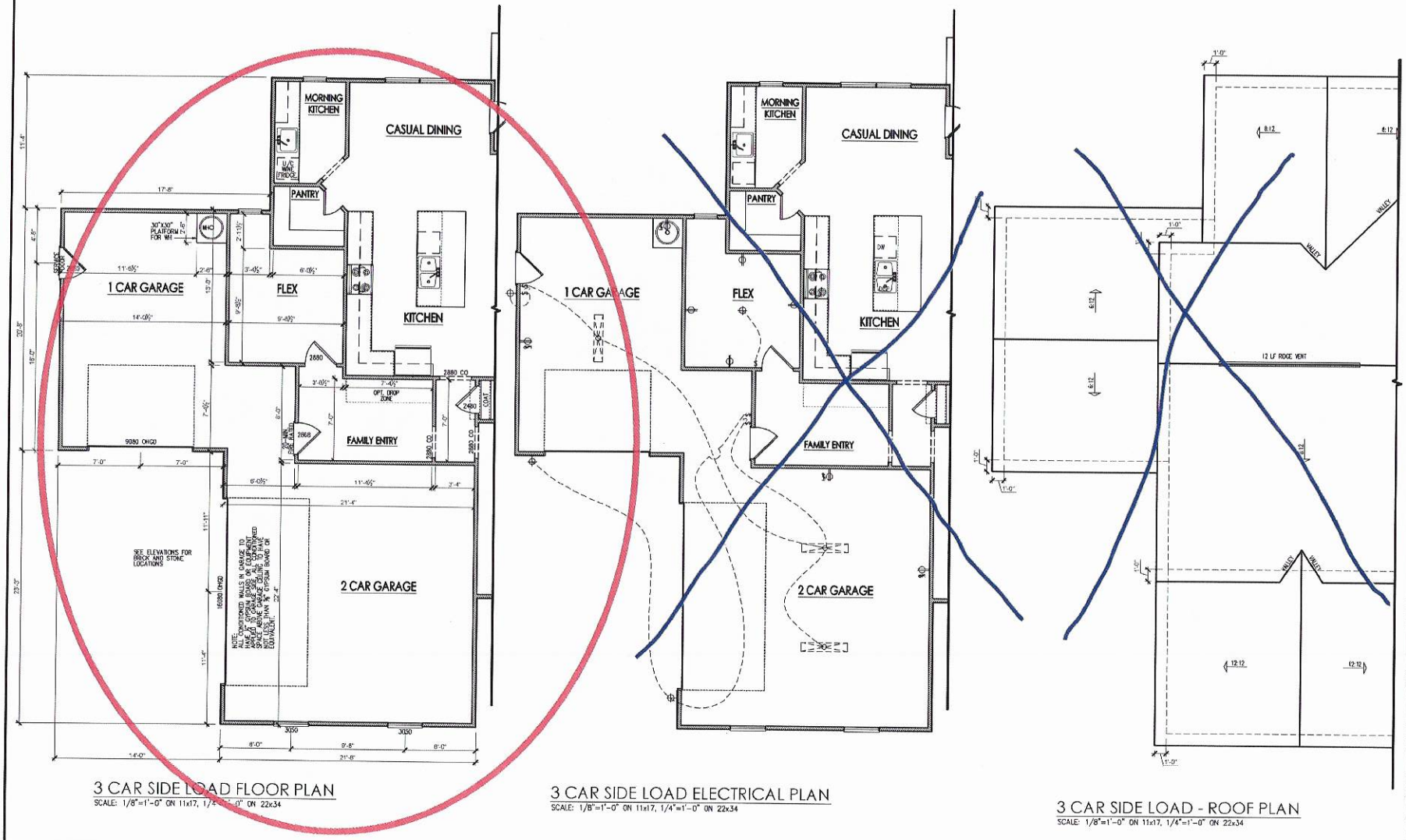
3141 - HARVARD - LH
SIGNATURE COLLECTION
Second Floor Plan 'C'

DRAWN BY: South Designs
ISSUE DATE: 10/31/2018
CURRENT REVISION DATE: 10/31/2018
SCALE: 1/8" = 1'-0"
SHEET: 2.2c

Acknowledgement of
Plans Submittal ONLY!

Date 8/9/20

Date



3 CAR SIDE LOAD FLOOR PLAN
SCALE: 1/8"=1'-0" ON 11x17, 1/4"=1'-0" ON 22x34

3 CAR SIDE LOAD ELECTRICAL PLAN
SCALE: 1/8"=1'-0" ON 11x17, 1/4"=1'-0" ON 22x34

3 CAR SIDE LOAD - ROOF PLAN
SCALE: 1/8"=1'-0" ON 11x17, 1/4"=1'-0" ON 22x34

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3141 - HARVARD - LH
SIGNATURE COLLECTION
Side Load Utility (3rd Car Garage) 'C'

DRAWN BY: South Designs
ISSUE DATE: 10/01/2018
CURRENT REVISION DATE: 10/01/2018
SCALE: 1/8" = 1'-0"
SHEET: 2.9c

IREDELL COUNTY

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

APPLICATION NUMBER
234490
Issue Date: 03/29/2018

ZONING PERMIT

Residential

Parcel Number	Street Address	Jurisdiction
4664895286.000	177 RIVERSTONE DRIVE, DAVIDSON, NC 28036	

Owner Information	Applicant Information
Owner: RUFUS ROAD PARTNERS LLC	Applicant: CAROLINA SOIL SEPTIC C
Address: 242 JOHNSON DAIRY ROAD	Address: 162 WEST B ST
MOORESVILLE, NC 28115	KANNAPOLIS, NC 28081
Phone:	Phone: 704-202-5791

Use Requested	Zone Code
SFD	

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

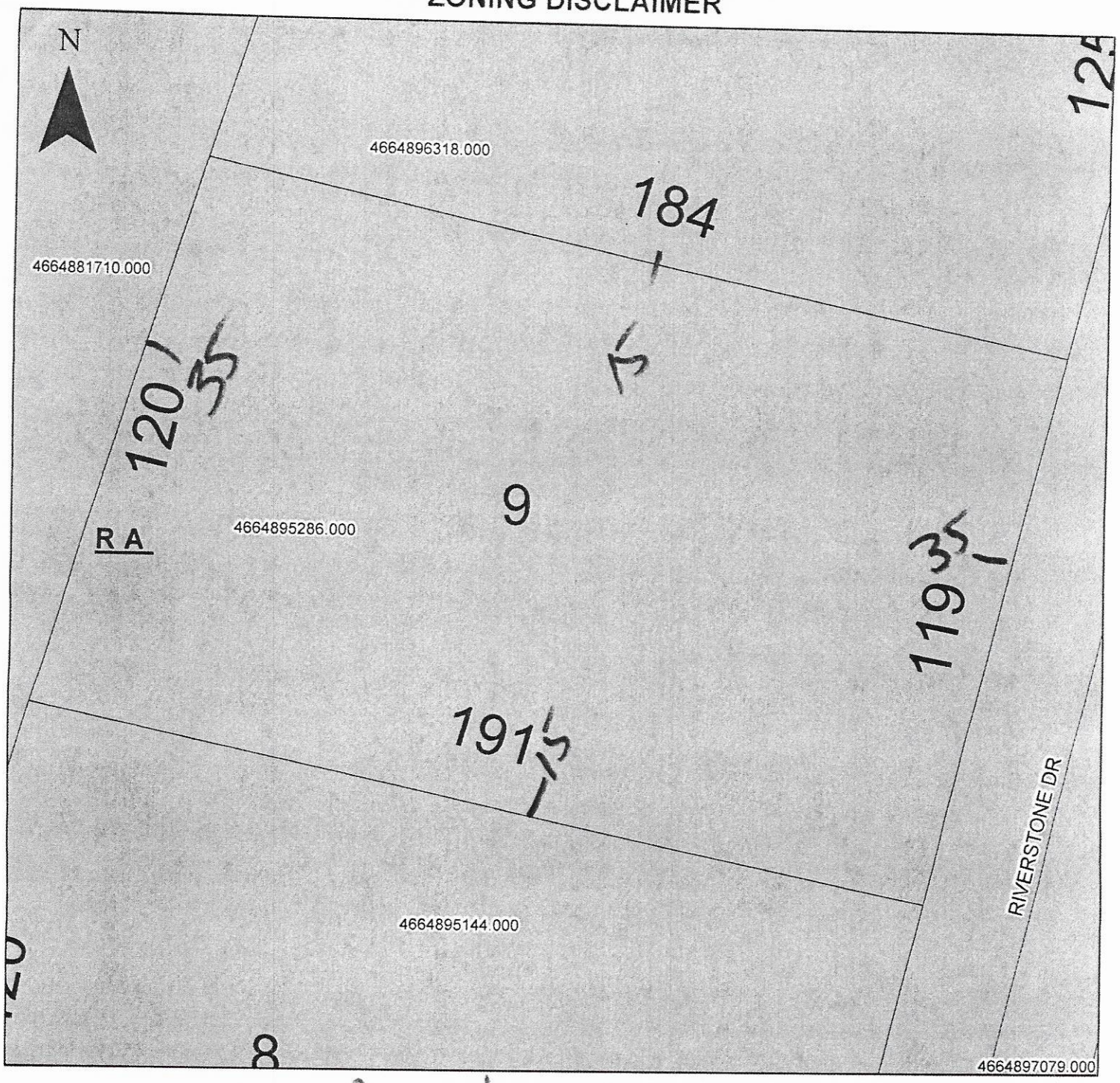
Remarks:

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	133842	TOTAL FEES:	$ 77.25

ZONING DISCLAIMER



Property Address 177 Riverstone Dr

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

Date