MANF-2024-58411

ICHD - ENVIRONMENTAL HEALTH DIVISION

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

PERMIT # AP 321309

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

PIN # 4705 --85 --0595

APPLICANT/OWNER: Cornerstone III Properties APPLICANT ADDRESS: 234 Kingsley Park

SITE ADDRESS: 126 Zircon Drive Statesville NC 28625 PHONE: 704-301 3229 ALT. PHONE –

SITE DIRECTIONS: Lippard Farm to Stone Edge to Zircon Drive SAP CONTROLLED: ☐ YES ☒ NO

SUBDIVISION: Stones Edge SECTION: – LOT # 105 LOT AREA: 533 AC DESIGN FLOW: 360 L.T.A.R.: .30

Septic Tank 1000 (gal) STB 760 Date

Pump Tank (gal) PT Date

Pump Make Model Serial #

Nitrification Fields 1 # Lines 4 Linear Ft: 300

Trench Width 36 in Trench Bottom Depth [illegible] 36 in Gravel Depth –

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

System Description: Gravity - High Capacity Chambers

Repair System Description: Gravity - High Capacity Chambers

Maintenance Agreement Required: ☐ YES ☐ NO

☐ GRAVITY ☐ PRESSURE

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

No. Bedrooms 3 No. Persons 6 No. Employees

☒ Crawl Space

Water Supply: ☐ Private ☒ Public ☐ Community

☐ Basement w/o plumbing

Comments / Conditions: Install at 36 in max

* New house plant placement does not impact Septic and meets Necessary Setbacks *

INITIAL SITE SKETCH

This permit is issued pursuant to Section 11 . (C) of S.L. 2018-114 using the signed and sealed LSS Evaluation by:

Davis Horizons

LSS # 1347 Dated Sept 7, 2021

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.

See attached for line lengths

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: Stan Pruett Date: 10/08/24 Installed by: A1 Backhoe

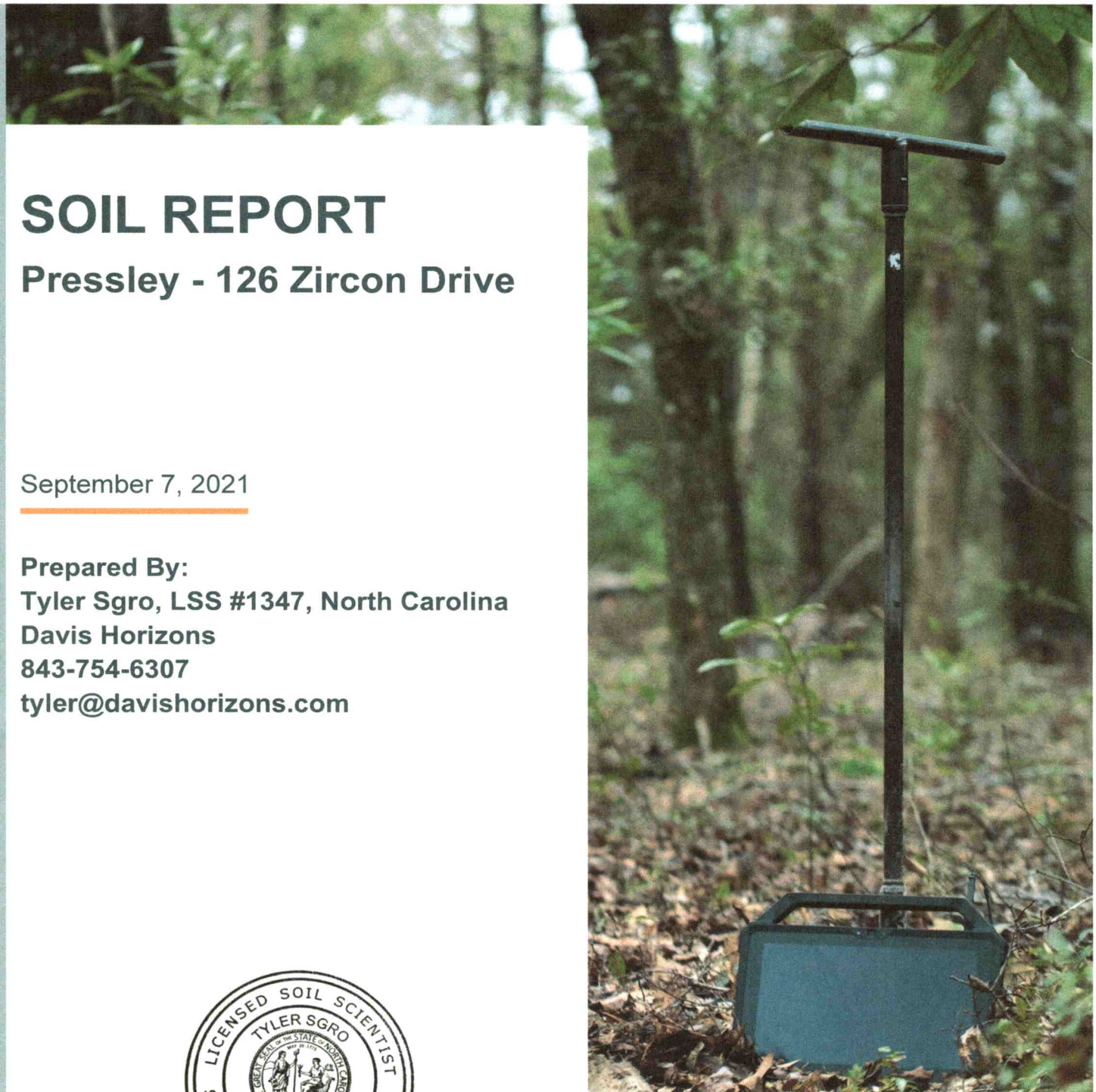
IMPROVEMENT PERMIT by: Benjamin A Betts Date: 9-21-24 OPERATION PERMIT by: Cory Whitt Date: 10/30/24

AUTHORIZATION TO CONSTRUCT by: Benjamin A Betts Date: 7/3/2024 Existing System Inspected by: Date:

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

Item	Date	Initials
Drain Lines Checked		
Tanks Checked		
Pressure Manifold or Valve Box Checked		
Pressure Head Set		
Electrical Checked		
Floats Set		
Alarm Checked		
Maintenance Contract Needed? Y / N		
Comments:		

Repairs Only	
	State Code
Failing System Code	
Type of Distribution	G or P
Type of Failure/Malfunction	
Primary Cause of Failure/Malfunction	
Age of System? _____	
Initial or Repair? _____	



SOIL REPORT

Pressley - 126 Zircon Drive

September 7, 2021

Prepared By:
Tyler Sgro, LSS #1347, North Carolina
Davis Horizons
843-754-6307
tyler@davishorizons.com

LICENSED SOIL SCIENTIST
TYLER SGRO
1347
STATE OF NORTH CAROLINA

DAVIS HORIZONS
SOIL • ENVIRONMENTAL • GIS

Site Location and Characteristics

The project site is located at 126 Zircon Drive, in the town of Statesville, Iredell County, North Carolina, identified by Tax ID number 4705850595.000. Data was recorded on September 2, 2021 utilizing a soil auger. Elevation data recorded at these locations shows elevations ranging no more than 68 inches between sample points.

Soil Sampling Methodology

In order to measure site elevations, a Trimble R10-2 external GNSS receiver was used to measure elevations at each soil boring location. Fixed real-time kinematic (RTK) positioning was obtained in order to maximize data accuracy. Elevation error was measured to not exceed 1 inch, based on data provided from the GNSS receiver. Orthometric elevation data was recorded at each data point and recorded on the subsequent data sheet. Elevation ranges between the soil borings were obtained by computing the difference between elevation points. In total, 5 data points were recorded for the purposes of finalizing the footprint of the proposed drainfield and associated repair area.

Applicable Regulations

Recorded soil documentation, included suitability considerations, were observed based on criteria found in the North Carolina Administrative Code, Subchapter 18A, Section 1900, titled "Sewage Treatment and Disposal Systems." Soil conditions such as soil texture, soil structure, soil consistency, soil mineralogy, soil color, soil wetness, observed soil depth, saprolite class, restrictive horizon presence, and subsequent loading rates were identified in accordance with this Section.

This report and subsequent design are being submitted for review under North Carolina Session Law 2018-114 (HB374). As such, the following required statement is included to meet the requirement of the law: **"The LSS Evaluation is being submitted pursuant to and meets the requirements of SL 2018-114 Section 11.(c)."**

Design Criteria and Recommendations

Soil wetness conditions were observed at a depth of >50 inches. A restrictive horizon was not observed during sampling. A minimum of a twelve inch separation between soil wetness/restrictive horizons and trench bottoms must be maintained. Horizons with more than trace amounts of organic carbon content existed to maximum depths of 4 inches. The aforementioned soil horizons with more than trace amounts of soil organic carbon do not need to be removed. However, the root mat should be removed prior to adding fill material if required.

A long-term acceptance rate (LTAR) of 0.3 gallons per day (GPD)/square foot (SF) will be utilized for the loading rate[2]. At the completion of the construction of the drain field/disposal area, the fill material over this area will be immediately seeded and protected with straw or mulch or sodded to establish a permanent vegetative cover. Any concerns regarding surface water flow and/or improvement of subsurface drainage conditions should be taken into account by the installer prior to system installation. If questions regarding the final drainage plan arise, this office should be notified for consultation prior to the initiation of work.

Based on the observed soil conditions and applicable regulations, it was determined that a IIa. Conventional Septic System would be applicable for this site. The minimum linear footage required for the system is 400 total linear feet. However, since 14-inch Infiltrator chambers are being recommended for use as aggregate replacement, the total linear footage required is 300 linear feet after a 25% reduction is applied. The proposed system will utilize 3-foot wide trenches. The system should be installed at a depth of 36 inches at Data Points 1 and 2, and at a depth of 35 inches at Data Point 3, and 36 inches at Data Point 4. The system should be installed level and along the contour lines, as referenced in the associated site plan attached with this report.

Soil Classification & Site Suitability

The soils in this area formed from metamorphic rock typical of the Piedmont and in relation to the site's geomorphic position on the landscape. Thus, the soil conditions reflect drainage characteristics typical of soils of the mapped series below. This soil classification was based on the observed soil morphology in the excavated soil profile. Descriptions to further depths are not necessary to make interpretations for onsite wastewater disposal systems. The soil observations provided in this report and the below classification are derived by soil conditions in the observed sampled locations/area only. It should be noted that the below classification does not take into account any inclusions that might exist with the sampled area. Based on the recorded soil data, related soil classification below, and applicable suitability parameters listed in Section .1948, it is recommended that this site be considered **Provisionally Suitable (PS)** for the placement of the proposed septic system.

Similar to soils of the Tomlin series: Fine, Kaolinitic, Mesic Rhodic Kanhapludults

Other Considerations



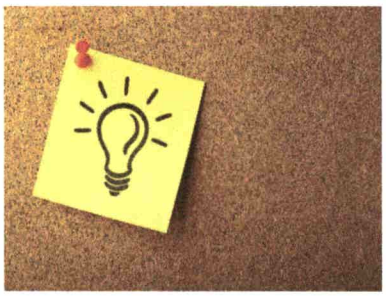
Adherence to Report:

The depth to the soil wetness conditions, restrictive horizon(s), trench bottom separation, LTAR, and the land preparation prescriptions outlined in this report are site condition minimums that must be adhered to in the design and installation of an onsite wastewater disposal system. Any expenses incurred due to deviations from the soil prescriptions outlined in this report that result in system malfunctions or repairs will be the liability of the responsible party completing the onsite work.



Notification Regarding Wetlands:

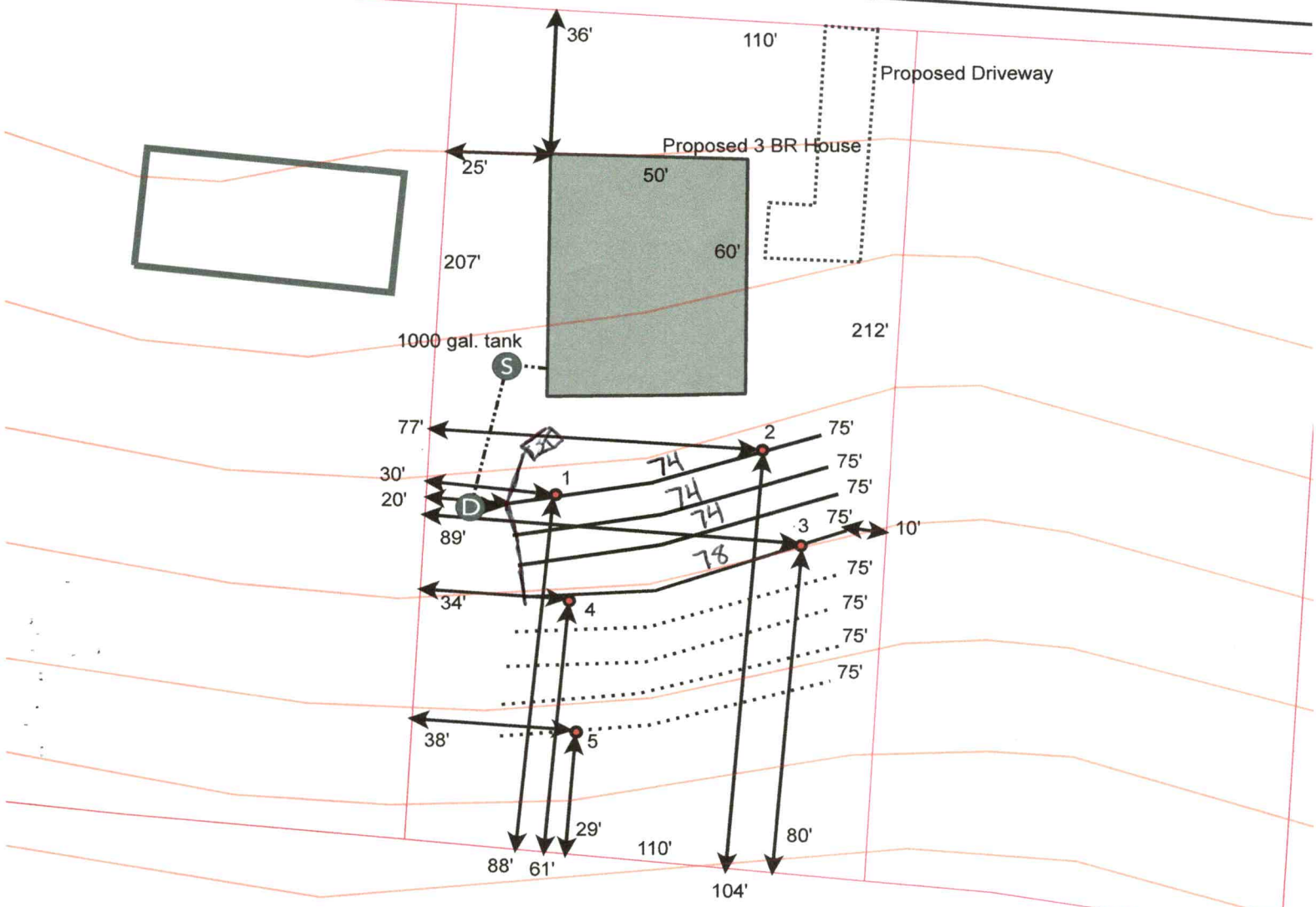
It is the responsibility of the landowner and/or equipment operators to avoid regulated impacts to waters of the United States (WOTUS), including wetlands. Should any part of the proposed onsite wastewater system be located in WOTUS, including wetlands, approval from the appropriate State and/or Federal agency [i.e., US Army Corps of Engineers, NC Div. of Coastal Management, etc.] must accompany the application for an onsite wastewater system. It is recommended that the landowner and/or equipment operators contact the applicable State and/or Federal agencies prior to initiating site work in order to avoid regulated impacts to WOTUS, including wetlands.



Footnotes:

1. Fill material must be inspected and approved by Tyler Sgro prior to placement of material and system installation, if required.

2. Long-term acceptance rates (LTAR) are **estimated** using the South Carolina Department of Health and Environmental Control, Bureau of Environmental Health Long Term Acceptance Rate Standard for Onsite Wastewater Systems. The long-term acceptance rate is based on the most hydraulically limiting naturally occurring soil texture from the ground surface to 12 inches below the bottom of the proposed absorption trenches/disposal tubing. Estimates on the acceptance rates are based on soil texture and other applicable soil morphology.



' AM

' Interval - BaseContour2feet

a Form

53

Drain Lines

Repair Lines

Distribution Line

1:564

0 25 50

0 5 10 20 n

DAVIS HORIZONS

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

PROPERTY ID #: 4705850595.000
PROJECT NAME: Pressley - 126 Zircon Drive
COUNTY: IREDELL

OWNER: Stone Edge Inc
ADDRESS: 126 Zircon Drive, Statesville, NC
PROPOSED FACILITY: Dwelling
SITE LOCATION: 126 Zircon Drive, Statesville, NC
PROPOSED DESIGN FLOW (.1949): 360 gpd

APPLICATION DATE:
DATE EVALUATED: September 2, 2021
PROPERTY SIZE (in acres): 0.53
PROPERTY RECORDED:

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

PROFILE #	.1940 LANDSCAPE POSITION/ SLOPE %/MEASURED ELEVATIONS (in ft.)	SOIL HORIZONATION	HORIZON DEPTH (IN.)	SOIL MORPHOLOGY (.1941)		OTHER PROFILE FACTORS					
				.1941 STRUCTURE/ TEXTURE	.1941 CONSISTENCE/ MINERALOGY	.1942 SOIL COLOR	.1942 SOIL WETNESS (CONCENTRATIONS) (DEPLETIONS)	.1943 SOIL DEPTH	.1956 SAPROLITE CLASS	.1944 RESTRICTIVE HORIZON	PROFILE CLASS & LTAR
1	Convex Slope / 5% / 891.557271990942 ft.	A	0-3	GR / L	FR / SEXP	5R 4/3		50+	/	/	0.3 / PS
1	Convex Slope / 5% / 891.557271990942 ft.	Bt1	3-24	SBK / C	FI / SEXP	5R 4/6		50+	/	/	0.3 / PS
1	Convex Slope / 5% / 891.557271990942 ft.	Bt2	24-50	ABK / C	VFI / SEXP	5R 4/6		50+	/	/	0.3 / PS
2	Convex Slope / 5% / 891.5 ft.	A	0-4	GR / L	FR / SEXP	5R 4/3		50+	/	/	0.3 / PS
2	Convex Slope / 5% / 891.5 ft.	Bt1	4-20	SBK / C	FI / SEXP	5R 4/6		50+	/	/	0.3 / PS
2	Convex Slope / 5% / 891.5 ft.	Bt2	20-50	SBK / C	VFI / SEXP	5R 4/6		50+	/	/	0.3 / PS
3	Concave Slope / 5% / 887.495600324316 ft.	A	0-4	GR / L	FR / SEXP	5R 4/3		50+	/	/	0.3 / PS
3	Concave Slope / 5% / 887.495600324316 ft.	Bt1	4-18	SBK / C	FI / SEXP	5R 4/6		50+	/	/	0.3 / PS
3	Concave Slope / 5% / 887.495600324316 ft.	Bt2	18-50	SBK / C	VFI / SEXP	5R 4/6		50+	/	/	0.3 / PS
4	Concave Slope / 5% / 887.541531990982 ft.	A	0-4	GR / L	FR / SEXP	10yr 4/3		50+	/	/	0.3 / PS
4	Concave Slope / 5% / 887.541531990982 ft.	Bt1	4-18	SBK / CL	FR / SEXP	5R 4/6		50+	/	/	0.3 / PS
4	Concave Slope / 5% / 887.541531990982 ft.	Bt2	18-50	SBK / C	VFI / SEXP	5R 5/6		50+	/	/	0.3 / PS
5	Concave Slope / 5% / 885.9 ft.	A	0-3	GR / L	FR / SEXP	5R 4/3		50+	/	/	0.3 / PS
5	Concave Slope / 5% / 885.9 ft.	Bt1	3-30	SBK / C	FI / SEXP	5R 4/6		50+	/	/	0.3 / PS

5	Concave Slope / 5% / 885.9 ft.	Bt2	30-50	SBK / C	VFI / SEXP	5R 5/6		50+	/	/	0.3 / PS

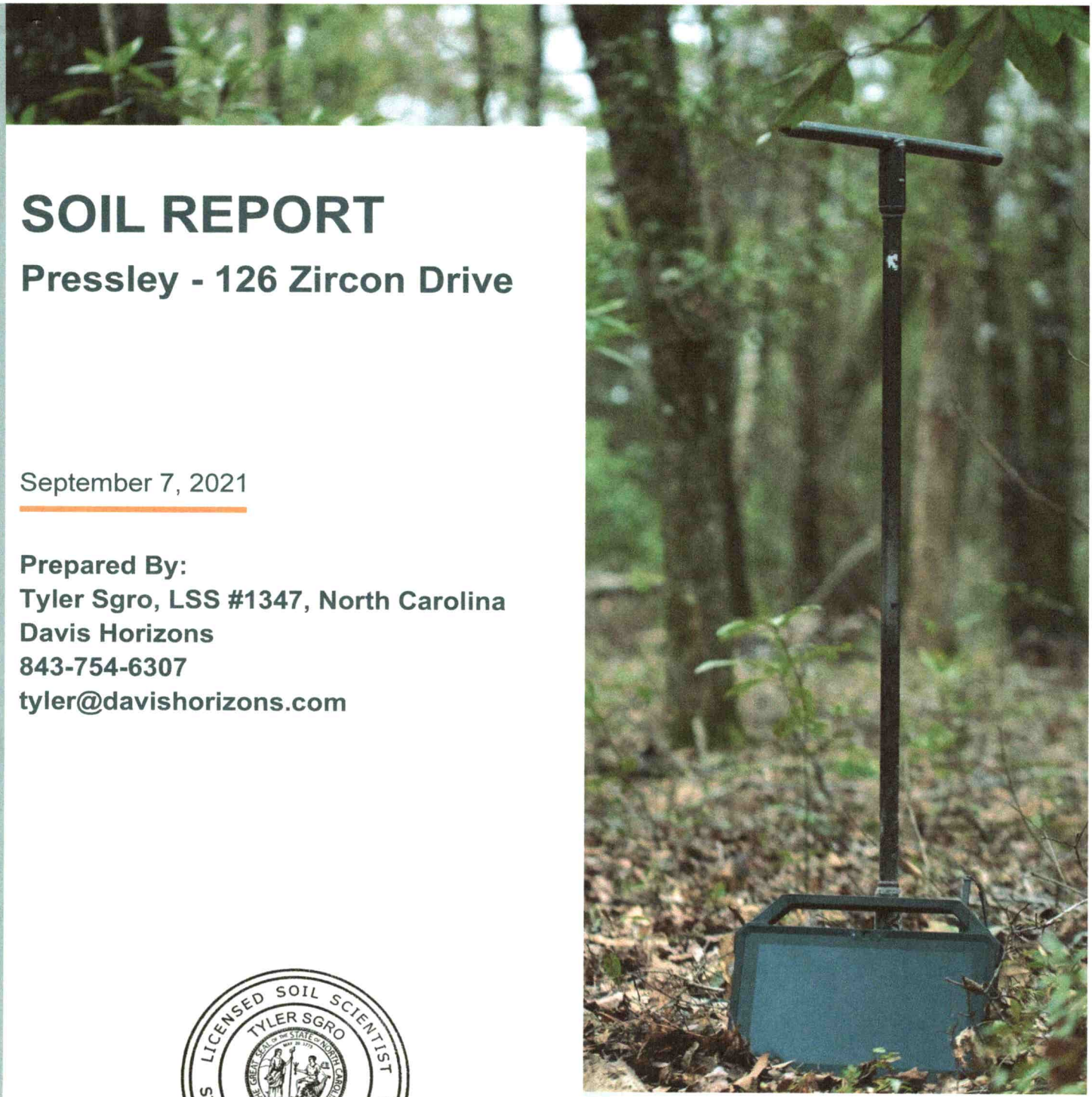
DESCRIPTION	INITIAL SYSTEM	REPAIR SYSTEM
Available Space (.1945)	yes	yes
System Type(s)	IIa. Conventional Septic System (single-family or 480gpd or less)	IIa. Conventional Septic System (single-family or 480gpd or less)
Site LTAR	0.3	0.3
Comments:		

Other Factors (.1946):

Site Classification (.1948): Provisionally Suitable (PS)

Evaluated By: Tyler Sgro, LSS # 1347

Others Present:



SOIL REPORT

Pressley - 126 Zircon Drive

September 7, 2021

Prepared By:
Tyler Sgro, LSS #1347, North Carolina
Davis Horizons
843-754-6307
tyler@davishorizons.com

LICENSED SOIL SCIENTIST
TYLER SGRO
1347
STATE OF NORTH CAROLINA

DAVIS HORIZONS
SOIL • ENVIRONMENTAL • GIS

Cornerstone III Properties

234 Kingsley Park
Suite 110
Fort Mill, SC 29715
704-301-3229
Stan@cornerstone3p.com

Date 9/7/21

126 Zircon Drive

Please note: The LSS Evaluation attached to this application is to be used to produce design and construction features for permitting in accordance with SL 2018-114 Section 11(C)

Regards

Stan W. Pressley

Stan Pressley / Cornerstone III Properties

CORNERSTONE III
PROPERTIES

ALL RECEIVED SEP 3 0 2021

IREDELL COUNTY HEALTH DEPARTMENT *ENVIRONMENTAL HEALTH DIVISION*

(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)

AP-321309

1. APPLICATION FOR: ___ Improvement Permit ✓ Authorization To Construct ___ Existing System Inspection

Paid $500.00

2. 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 check ( ) beside whichever is submitted if applicable ___ Custom Site Plan, Scaled no more than 1 Inch = 60 Feet

3. Applicant Information:

Applicant Name	Mailing Address	Home Phone #	Alternate Phone #
Cornerstone III Properties	234 Kingsley Park Suite 110	X	704 301 3229
Owner Name	**Mailing Address**	**Home Phone #**	**Alternate Phone #**
Buller River Development	234 Kingsley Park	X	704 301 3229

4. Property Information:

Street Address	Subdivision Name	Section/Phase and Lot Number
126 Zircon Drive	Stone Edge	Lot-105

Driving Directions: Lippard Farm Rd. North / Rt on Zircon Drive

5. RESIDENTIAL Site Development Information: *(Check or Complete ALL that apply)*

- (✓) New, Single Family Residence
- ( ) New, Multi-Family Residence
- ( ) Expansion of Existing Septic System
- ( ) Repair To Failing Septic System due to _____
- ( ) Other _____

Maximum Number of Bedrooms 3
Maximum Number of Occupants 3
If Expansion, Current Number of Bedrooms ___

- (✓) Crawl Space Foundation?
- ( ) Concrete Slab Foundation?
- ( ) Basement w/Plumbing?
- ( ) Basement w/out Plumbing?

IF Non-Residential Site Development: X

Type of Business
Square Footage of Building
Maximum Number of Employees
Maximum Number of Seats

6. Proposed Water Supply:

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

7. Desired Septic System Type: *(You may rank in order of preference, if any)* ( ) EXISTING SYSTEM installed _____ Year

(✓) Alternative (✓) Conventional ( ) Innovative ( ) Modified Conventional ( ) Other_____

8. Please Answer The Following ( ) Yes (✓) No Does the site contain any jurisdictional wetlands?

To The Best of Your Ability: ( ) Yes (✓) No Is any non-domestic sewage (i.e. industry) 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.

9. Signature: Stan W. Purdy

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

9/7/21
DATE

IREDELL COUNTY HEALTH DEPARTMENT *ENVIRONMENTAL HEALTH DIVISION:*

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:

_X_ Property Line measurements are clearly identified… **_X_ All proposed structures are indicated…**

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

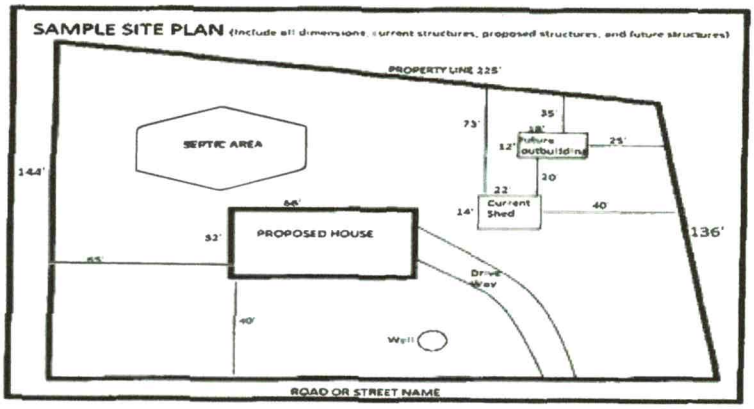
_X_ Front and side setbacks from property line… **_X_ Preferred driveway location and configuration, preferred well location…**

_X_ Area you prefer your septic system to be placed… **_X_ 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

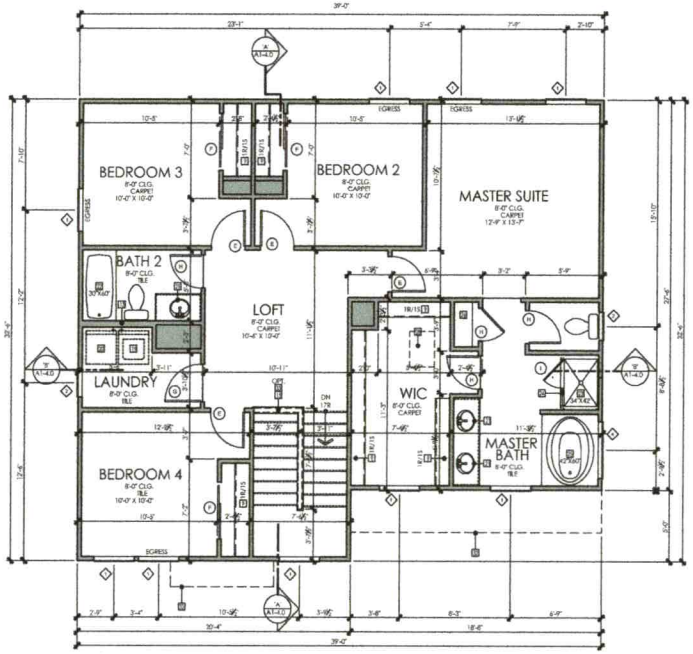
See attached **LSS** designed site plan

Signature: Stan Prentiss

REQUIRED **property owner or owner's legal representative signature.**

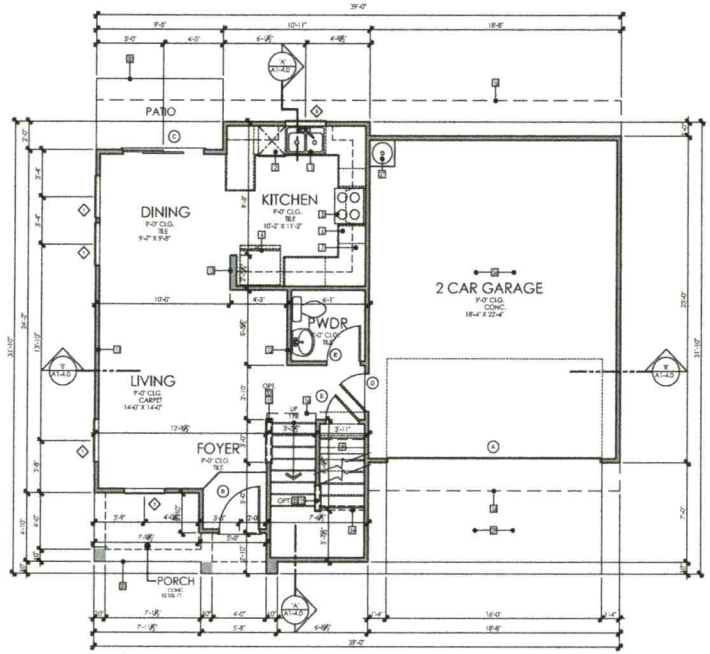
9/7/21

DATE



SECOND FLOOR PLAN "A"

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



FIRST FLOOR PLAN "A"

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

FLOOR PLAN NOTES

1	DOUBLE BASIN SINK W/GARBAGE DISPOSAL-VERIFY DIMS. w/SPECS.
2	DISHWASHER-PROVIDE SURFACE MOUNT AIR GAP-VERIFY DIMS. w/SPECS.
3	RANGE WITH MICROWAVE HOOD ABOVE - VENT TO OUTSIDE AIR AND PROVIDE BACK DRAFT DAMPER - VERIFY DIMENSIONS WITH MFR. SPECS.
4	REFRIGERATOR-FREEZER SPACE W/ COLD WATER STUB-OUT FOR ICE MAKER RECESSED IN WALL
5	NOT USED
6	BASE CABINETS - REFER TO CABINET MANUFACTURER SHOP DRAWINGS
7	UPPER CABINETS-REFER TO CABINET MANUFACTURER SHOP DRAWINGS
8	NOT USED
9	SHELF AND POLE - PER PLAN
10	NOT USED
11	ALL EXTERIOR WALLS TO BE 2x4 STUDS AT 16" O.C. - U.N.O.
12	ALL INTERIOR WALLS TO BE 2X4 STUDS AT 24" O.C. - U.N.O.
13	2X6 STUDS AT 24" O.C. - U.N.O.
14	LOW WALL - REFER TO PLAN FOR HEIGHT
15	GUARD WALL - 36" ABOVE FINISHED FLOOR
A	LINE OF FLOOR ABOVE
17	LINE OF WALL BELOW
18	UTILITY SINK
19	WASHER SPACE - PROVIDE DRAIN PAN AND HOT AND COLD WATER SUPPLY WITH WASTE LINE RECESSED IN WALL
20	DRYER SPACE - PROVIDE SHEET METAL DRYER BOX WITH DRYER VENT - VENT RUN SHALL COMPLY WITH MANUFACTURER'S SPECS. AND M.E.C. AND LOCAL JURISDICTION.
21	VANITY SINK
22	TUB/SHOWER COMBO - TILE SURROUND
23	SHOWER - TILE SURROUND
24	SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE w/ DOOR
25	DROP-IN TUB w/ DECK
26	LINEN WITH (5) SHELVES
27	WATER HEATER - INSTALL PER MANUFACTURER'S SPECS.
28	22" x 30" ATTIC ACCESS
29	MOTOR COURT-SLOPE AWAY FROM STRUCTURE-REFER TO LANDSCAPE PLAN
30	CONCRETE PATIO - SLOPE AWAY FROM STRUCTURE
31	10"X10" WRAPPED POST - REFER TO ELEVATION
32	ROOF BELOW
33	GUARDRAIL - 36" ABOVE FINISHED WALKING SURFACE
34	GARAGE SLAB - REFER TO STRUCTURAL PLANS
35	MANUFACTURED STONE VENEER. PER SPEC
36	SCREENED PORCH - ALUMINUM WIRE MESH w/ .011 DIAMETER
37	BRICK. PER SPEC

DOOR SCHEDULE

MARK	WIDTH	HEIGHT	QUANTITY	REMARK
DOOR SCHEDULE				
A	16'-0"	7'-0"	1	NON-INSULATED STEEL GARAGE DOOR
B	3'-0"	6'-8"	1	ENTRY DOOR W/ TEMPERED GLAZING
C	6'-0"	6'-8"	1	SLIDING GLASS DOOR
D	2'-8"	6'-8"	1	SELF-CLOSING FIRE RATED DOOR
E	2'-6"	6'-8"	7	HOLLOW CORE PASSAGE DOOR
F	4'-0"	6'-8"	3	HOLLOW CORE BI-PASS DOOR
G	2'-8"	6'-8"	1	HOLLOW CORE PASSAGE DOOR
H	2'-4"	6'-8"	4	HOLLOW CORE PASSAGE DOOR
I	2'-0"		1	TEMP. GLASS SHOWER DOOR

WINDOW SCHEDULE

MARK	WIDTH	HEIGHT	QUANTITY	REMARK
WINDOW SCHEDULE				
1	3'-0"	5'-0"	13	SINGLE HUNG - EGRESS
2	2'-0"	4'-0"	2	SINGLE HUNG
3	3'-0"	3'-0"	3	SINGLE HUNG
4	4'-0"	4'-0"	1	FIXED GLASS - TEMPERED

AREA CALCULATION

FIRST FLOOR (GROSS)	81193
SECOND FLOOR (GROSS)	169080
TOTAL GROSS LIVING AREA	250273
PORCH	7543
GARAGE	61824

To Many Bedrooms.

Acknowledgement Of
Plans Submittal ONLY!

_____Date_____

_____Date_____

CHARLOTTE, NC

REVISIONS

FLOOR PLANS - BEDFORD ELEVATION 'A'

CORNERSTONE III PROPERTIES
4509 Faith Church Road
Indian Trail, NC 28079

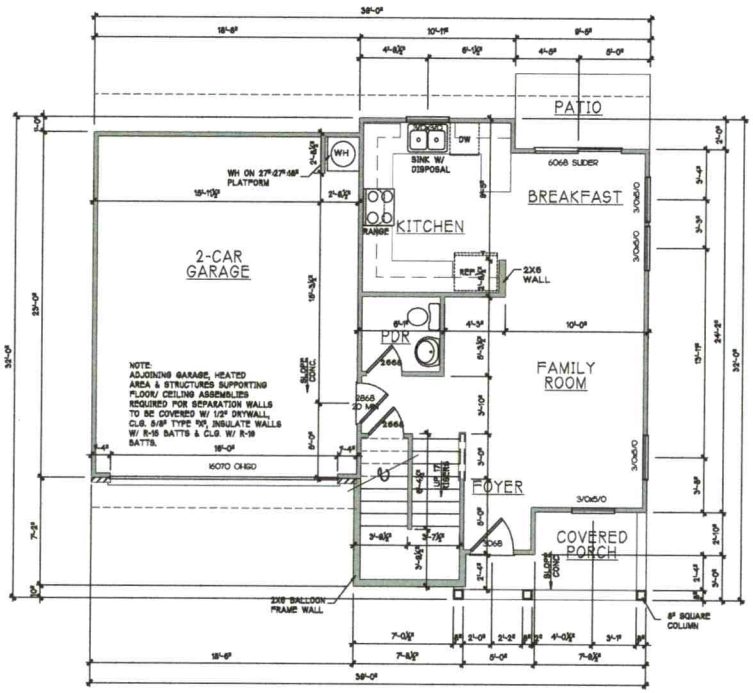
SHEET No. A1-1.0R

DATE: 03.13.17

PLOTTED: May 15, 2017 / Karla / BEDFORD CD 05 11 17.DWG

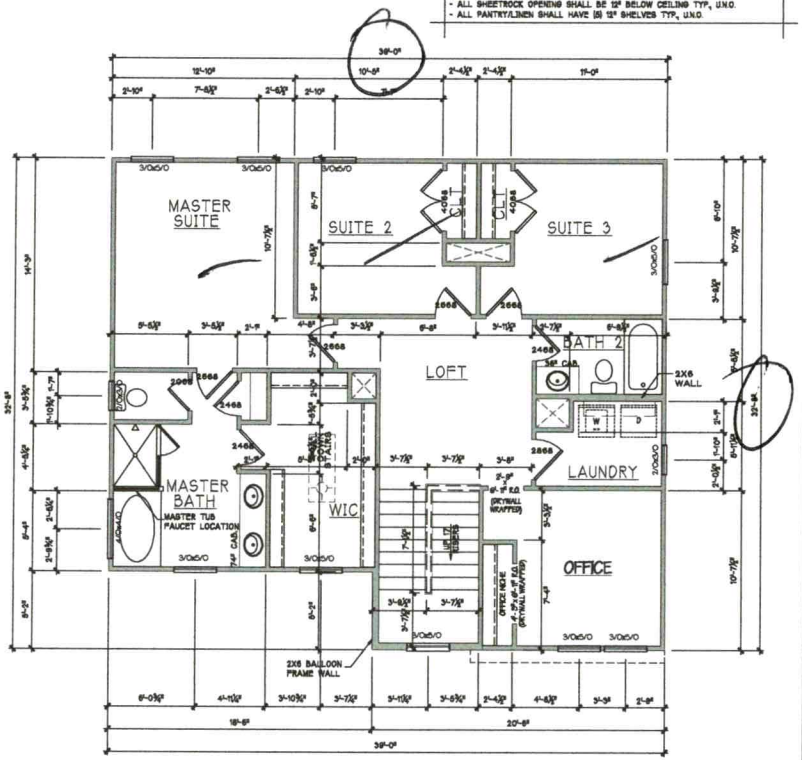
FIRST FLOOR NOTES:

- FULL 4" OR 6" EXTERIOR WALL WERE USED IN DETERMINING DIMENSIONS ON PLANS.
- FRAMERS SHALL START ALL WALL LAYOUTS FROM THE REAR OF THE HOUSE
- ALL ANGLED WALL ARE 45 DEGREES OR 90 DEGREES (UNLESS NOTED OTHERWISE)
- ALL OVERALL DIMENSIONS SHALL BE FROM OUT TO OUT OF FRAMING, INTERIOR DIMENSIONS SHALL BE FROM ONE SIDE OF STUD
- ALL INTERIOR DOORS ARE 4" FROM WALL (UNLESS NOTED OTHERWISE)
- WHEN HOUSE IS REVERSED, WASHER AND DRYER HOOKUPS TO REMAIN ORIENTED WITH WASHER ON LEFT AND DRYER ON RIGHT
- MASTER MOUNTS SHALL BE PLACED ON ALL EXTERIOR LIGHTS AND HOSE BIBBS.
- FRAMED CAVITY WALLS (E. TUBS, SHOWERS, STAIRS & FIREPLACES) SHALL BE INSULATED WITH AIR BARRIER PER ENERGY CODE
- ANY WINDOW W/ A SILL OF LESS THAN 24" AFF. OR EQUAL TO OR GREATER THAN 72" BFF. MUST HAVE WOOD & MAY BE SUBJECT TO FALL PROTECT RULE
- ALL SHEETROCK OPENING SHALL BE 12" BELOW CEILING TYP., U.N.O.
- ALL PANTRY/LINEN SHALL HAVE (5) 12" SHELVES TYP., U.N.O.



1 / 40B ELEV. "B" FIRST FLOOR PLAN

SCALE: 1/8"=1'-0" (IF 30"X42" SHEET SIZE)
SCALE: 1/4"=1'-0" (12"X36" SHEET SIZE)



2 / 40B ELEV. "B" SECOND FLOOR PLAN

SCALE: 1/8"=1'-0" (IF 30"X42" SHEET SIZE)
SCALE: 1/4"=1'-0" (12"X36" SHEET SIZE)

SQUARE FOOTAGE:

1ST FLR:	667 SQ. FT.
2ND FLR:	1178 SQ. FT.
TOTAL HEATED:	1745 SQ. FT.
FRONT PORCH:	82 SQ. FT.
REAR PATIO:	47 SQ. FT.
2-CAR GARAGE:	439 SQ. FT.
TOTAL UNHEATED:	528 SQ. FT.
TOTAL UNDER ROOF:	2273 SQ. FT.

Acknowledgement Of Plans Submittal ONLY!

Date 9/23/21

Date 10/8/21

CORNERSTONE III PROPERTIES
4509 FAITH CHURCH RD
INDIAN TRAIL, NC 28079
(704) 577 - 4002

PROJECT TITLE
BEDFORD PLAN

PROJECT NUMBER
ISSUE DATE

DRAWING DATA
DRAWN BY:
CHECKED BY:
FILE NUMBER:

SHEET TITLE
FLOOR PLAN

SHEET NUMBER
4.0B

C:\2021 PROJECTS\21-18 BEDFORD B HOUSE - Cornerstone III\Sheets\ Floor Electrical.dwg, 8/9/2021 10:44:33 AM, AutoCAD PDF (General Documentation).pc3

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, PAM HARDING / BULLER RIVER, am the legal owner(s) of the property located at 126 ZIRCON DR, identified as PIN (Parcel Identification Number) 4705 850595, located in Iredell County, North Carolina.

I do hereby authorize **(print legal representative/company name)** TYLER SGRO / DAVIS HORIZONS, 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.

Pam Harding _____ Stan Pruett 9/7/21

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

ENVIRONMENTAL HEALTH REQUIREMENTS for SEPTIC PERMITS

The following items* must be completed *PRIOR* to the *SUBMITTAL of the Improvement Permit (IP) Authorization to Construct (AC) / Existing System application packet.

*** Initial each statement to indicate you have read and agree. ****

SWP ____ **Complete all Environmental Health forms:** septic system application, site plan, new well water application (if applicable), and sign this green sheet **after** you have completed all items. Include a copy of the site Zoning Permit. NOTE: *A Zoning Permit is not required for septic system repairs or expansion where no addition is being made to an existing structure.* All applications requiring zoning must submit completed paperwork and applicable fees to *CENTRAL PERMITTING* before any name will be placed on the service request (appointment) list. Applications not requiring zoning may be submitted and paid for at Central Permitting in Statesville OR the Mooresville office of Environmental Health. Only properly completed applications will be placed on the service request list on a first come, first serve basis. **Incomplete applications will be returned to the applicant.**

SWP ____ **Lots must be cleared** to allow access and provide good visibility. Structure footprint must be visible and adequate area for septic drain field and repair area must be cleared sufficiently to provide staff room to move about freely, shoot laser level elevations as well as test soil with hand auger, etc. **If they cannot access the lot, you will incur a $100 revisit fee AFTER clearing the lot before Environmental Health will return to the site.**

SWP ____ Clearly **mark all property corners by locating existing iron or concrete markers.** Flag all property lines every twenty-five feet if adjacent corners are not visible when standing on any given corner. Property lines must be flagged by a licensed NC surveyor and easily identified. 'Mow lines' and/or fence lines do NOT constitute marked lines.

SWP ____ **Stake or flag the footprint of the proposed building structure or addition to match site plan application.** Without a footprint Environmental Health cannot determine the location and size of a proposed septic system.

SWP ____ Where an **Authorization to Construct (AC) is desired,** submit a recorded copy of the plat for the subdivision lot and include a legible copy of the basic floor plan not larger than 11" x 17" for each floor in the structure. Be sure to include any decks, porches, etc.

SWP ____ In the event that backhoe pits are required for soil evaluation (which cannot be determined until Environmental Health staff arrive to test soil) understand that **you are responsible for securing these services.** This may delay the permitting process, but will not result in the application being returned to the bottom of the work list. You must coordinate with the Environmental Health Specialist when test pits are to be dug. The application will be worked back into the schedule as quickly as possible.

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

By signing below I am acknowledging the above specifications have been met and the site is READY to be evaluated.

Signature Stan Purdy **Date** 9/7/21

Questions? Call between 8:00-9:00a.m., to speak with a Registered Environmental Health Specialist.

Statesville Office
349 North Center Street
(2nd Floor-Building Standards)
Statesville, NC 28677-4063
Phone: (704)878-5305 ext. 3456
This office closes for lunch 1:00 – 2:00 daily.

Mooresville Office
610 East Center Avenue
(2nd Floor-Government Center South)
Mooresville, NC 28115-2548
Phone: (704)660-3625
This office closes for lunch 12-1:00 daily.

IREDELL COUNTY · NC

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

APPLICATION NUMBER
321309 Issue Date:

Permit Type: ZONING

Parcel Number	Street Address	Jurisdiction
4705850595.000	126 ZIRCON DR	Iredell County

Owner Information	Applicant Information
Name: STONE EDGE INC	Name: CORNERSTONE III PROPERTIES INC use this one
Address: C/O DARYL SUTHER 2200 OLD SALISBURY RD CONCORD, NC 28025	Address: 4509 FAITH CHURCH INDAIN TRAIL, 28 28203
Phone:	Phone: (704)906-6212

Use Requested	Zone Code
Single Family Dwelling	RA

Lot Acreage	F Setback	B Setback	L Setback	R Setback	Watershed	Flood Zone
0.533	35	35	15	15	N/A	NO

Remarks
sfd

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.

Date: 09/09/2021

Signature of Owner/Contractor

Permit Number	321309	TOTAL FEES:	$77.25