BLDG-2025-71208

(B)

File/Permit #: OSWP 2025-73133

IREDELL COUNTY HEALTH DEPARTMENT
JANE HINSON, MS, BSN, RN
HEALTH DIRECTOR

Public Health
Prevent. Promote. Protect.
Iredell County Health Department

EXISTING SYSTEM APPROVAL

Issued by: ☒ Local Health Department ☐ AOWE ☐ Certified Inspector

☒ Existing System Approval
- ☐ Site modification (e.g., storage shed) or footprint addition with no DDF or wastewater strength increase
- ☒ Reconnection when the proposed facility is in the same footprint as existing/previous facility

☐ Construction Authorization/Notice of Intent to Construct

[issued for reconnection when the proposed facility is not in the same footprint as existing/previous facility pursuant to Session Law 2023-77, Section 5.(c)]
[certified inspectors are not authorized to approve reconnections outside of footprint pursuant to Session Law 2023-77, Section 5.(c)]

Applicant: MOSS MARLOW BUILDING COMPANY
Mailing Address: PO BOX 2423
City: HICKORY
State: NC Zip: 28603
Phone #: 828 328 2333
Email:

Owner: GMS RACING PROPERTIES LLC
Mailing Address: 1980 FESTIVAL PLAZA DR STE 300
City: LAS VEGAS
State: NV Zip: 89135
Phone #: N/A
Email: N/A

PIN/Lot Identifier: 4714-80-7131
Property Location/Address: 310 W. AVIATION DR STATESVILLE NC 28677 (GMS Racing Properties Lot # 3)

Facility Type: ☐ House/Modular ☐ Mobile/Manufactured Home ☒ Business ☐ Other:

Operation Permit/ATO #: 123014 Design Daily Flow: 850 GPD
Number of Bedrooms: _____ Max # Occupants: _____ Other: 30 EMPLOYEES + 100 GPD
Wastewater Strength: ☒ Domestic ☐ High Strength ☐ Industrial Process Wastewater
Water Supply: ☐ Private well ☐ Public well ☐ Shared well ☒ Municipal Supply ☐ Spring ☐ Other:

Proposed Property Improvement: RE-MODEL / CHANGE OF USE WITH NO INCREASED FLOW

All of the following must be checked for approval:

***For Reconnections:**
- ☒ Site complies with its Operation Permit or the wastewater system was in use prior to July 1, 1977
- ☒ No current or past uncorrected malfunction of the system as described in 15A NCAC 18E .1303(a)(2)
- ☒ DDF and wastewater strength for the proposed facility do not exceed that of the existing system
- ☒ Facility meets the setbacks in Section .0600 of 15A NCAC 18E
- ☒ Existing system is being operated and maintained in accordance with Section .1300 of 15A NCAC 18E and permit conditions.

***For Site Modifications or Footprint Expansions:**
- ☒ Proposed structure meets the setbacks in Section .0600 of 15A NCAC 18E

Approval Conditions: SYSTEM FUNCTIONAL AT INSPECTION. SEE ATTACHED EASEMENT BOOK 3130 PG 187-189. PLASTIC LIDS REPLACED ON TANKS.

Inspector's Printed Name: SARAH WILLIAMS Inspector Certification #: 3208
Inspector's Signature: Sarah Williams Date: 4/24/2025

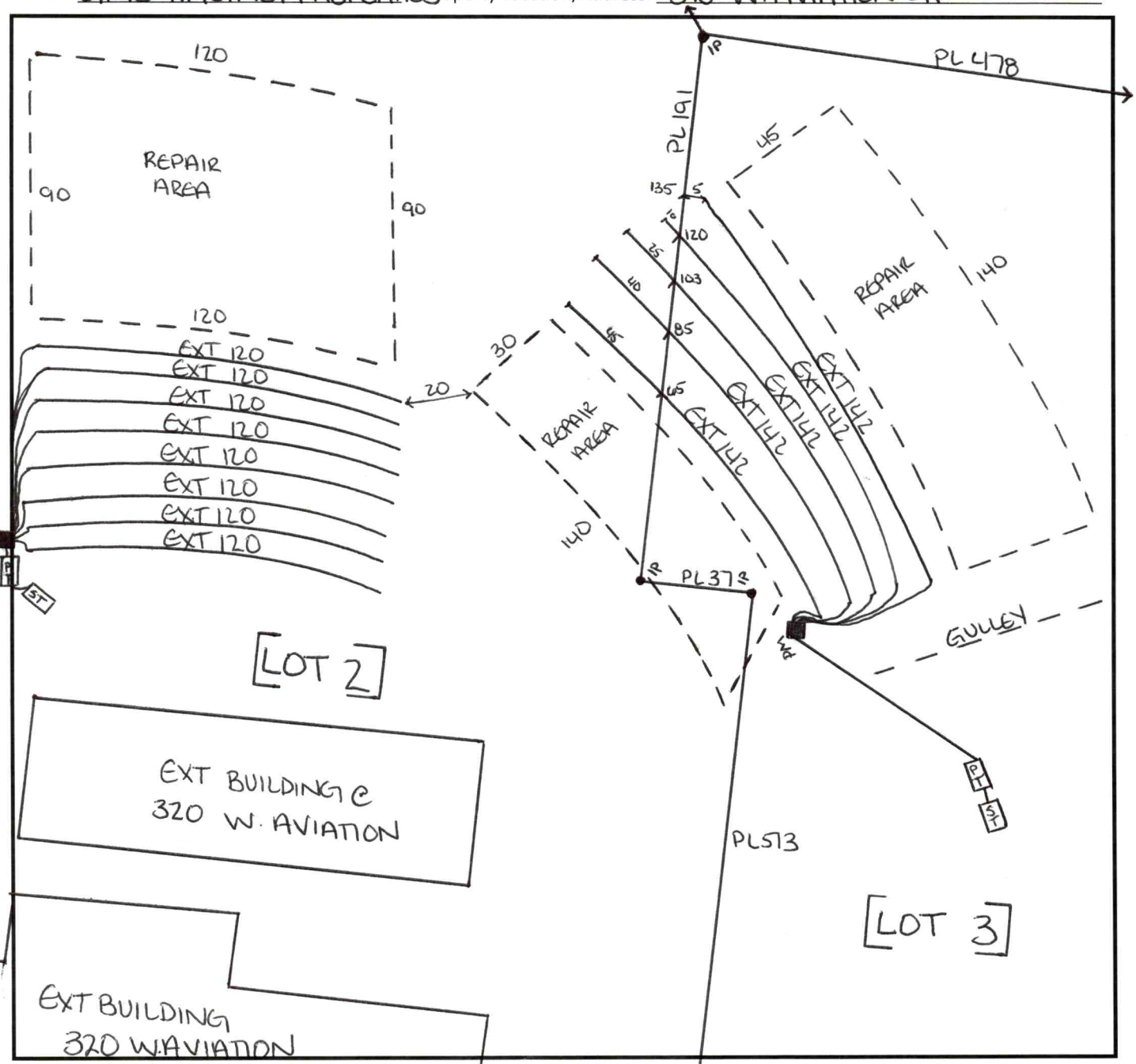
SCALE 1" = 50'

See attached site sketch

EXISTING SYSTEM APPROVAL
SITE SKETCH

Operation Permit/ATO #: 123014 PIN/Lot Identifier: 4714-80-7131

Owner: GMS RACING PROPERTIES Property Location/Address: 310 W. AVIATION DR



Include the existing and proposed structures and applicable setbacks.

Central Office
318 Turnersburg Hwy
Statesville, NC 28625
704-878-5300

Mooresville Site
610 E. Center Avenue
Mooresville, NC 28115
704-664-5281

Environmental Health
349 N. Center Street
Statesville, NC 28677
704-878-5305 x3456

www.co.iredell.nc.us/161/Health-Department

EXT BUILDING
310 W. AVIATION

This instrument was prepared by
and after recording return to:

_____

_____

_____

Type: CRP
Recorded: 04/23/2025 at 04:07:22 PM
Fee Amt: $26.00 Page 1 of 3
Revenue Tax: $0.00
Iredell County, NC
Renee L. Holland Register of Deeds
BK 3130 PG 187-189

STATE OF NORTH CAROLINA
COUNTY OF IREDELL

SEPTIC EASEMENT

THIS SEPTIC EASEMENT made and entered into this 23rd day of April, 2025 by and between **GMS RACING PROPERTIES LLC**, and having an address of 320 W AVIATION DRIVE Statesville North Carolina "Grantor", and **RPAC RACING LLC** having an address of 310 W AVIATION DRIVE Statesville North Carolina hereinafter "Grantee."

WHEREAS, the Grantor and Grantee herein is the owner of adjoining tracts of real estate, the property of the Grantor being shown by Deed recorded in Book 2323 at Page 2490 of the Iredell County Registry, and the property of the Grantee being shown by Deed recorded in Book 3117 at Page 498 of the Iredell County Registry; and

WHEREAS, the Grantee is in need of a septic easement for the placement of underground septic lines and if necessary a septic tank and underground piping for the transmission of septic emissions; and

WHEREAS, Grantor has agreed to provide the same.

NOW, THEREFORE, for and in consideration of the sum of ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey unto the Grantee, its successors and assigns, a perpetual septic easement including ingress, egress, and regress, the placement of all types of underground septic lines, transmission lines, drain/leach fields, and a septic tank or tanks together with the right to go upon the property from time to time for the inspection, maintenance and if necessary repair and/or replacement of the same and for the initial installation and any subsequent repair or replacement of said septic lines, drain/leach fields, piping and tank(s) provided that in the event any excavation of the subject matter property is made the Grantee shall promptly restore the excavated area to its original unexcavated state as soon as reasonably possible, and that the easement shall remain free of structures, landscaping, or any other activities and/or items that would interfere with the use of and/or function of the area for its intended purposes. For legal description of septic easement area see Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said right and easement to the Grantee, its successors and assigns in perpetuity.

It is understood and agreed that this right and easement shall be appurtenant to and run with the lands of the Grantor and Grantee herein in perpetuity.

IN WITNESS WHEREOF, the Grantor has signed this Septic Easement this the day and year first above written.

Grantor: GMS RACING PROPERTIES LLC

By: William Wheeler
Name: William Wheeler
Its: GMS PROPERTIES MANAGER

State of NORTH CAROLINA - County or City of IREDELL

I, the undersigned Notary Public of the County or City of IREDELL and State aforesaid, certify that WILLIAM WHEELER, on behalf of and as an authorized agent of **GMS RACING PROPERTIES LLC,** personally came before me this day and acknowledged the due execution of the foregoing instrument on behalf of **GMS RACING PROPERTIES LLC**. Witness my hand and Notarial stamp or seal, this 23rd day of APRIL, 2025.

My Commission Expires: August 16, 2027 Notary Public

(Affix Seal)

WENDY S. AXTELL
Notary's Printed or Typed Name

Wendy S. Axtell
NOTARY PUBLIC
Catawba County, NC
My Commission Expires August 16, 2027

Grantee: RPAC RACING, LLC

By: Bobby Kennedy
Name: Bobby Kennedy
Its: General Manager

State of NORTH CAROLINA - County or City of IREDELL

I, the undersigned Notary Public of the County or City of IREDELL and State aforesaid, certify that Bobby Kennedy, on behalf of and as an authorized agent of **RPAC RACING, LLC**, personally came before me this day and acknowledged the due execution of the foregoing instrument on behalf of **RPAC RACING, LLC**. Witness my hand and Notarial stamp or seal, this 23rd day of APRIL, 2025.

My Commission Expires: August 16, 2027 Notary Public

(Affix Seal)

WENDY S. AXTELL
Notary's Printed or Typed Name

Wendy S. Axtell
NOTARY PUBLIC
Catawba County, NC
My Commission Expires August 16, 2027

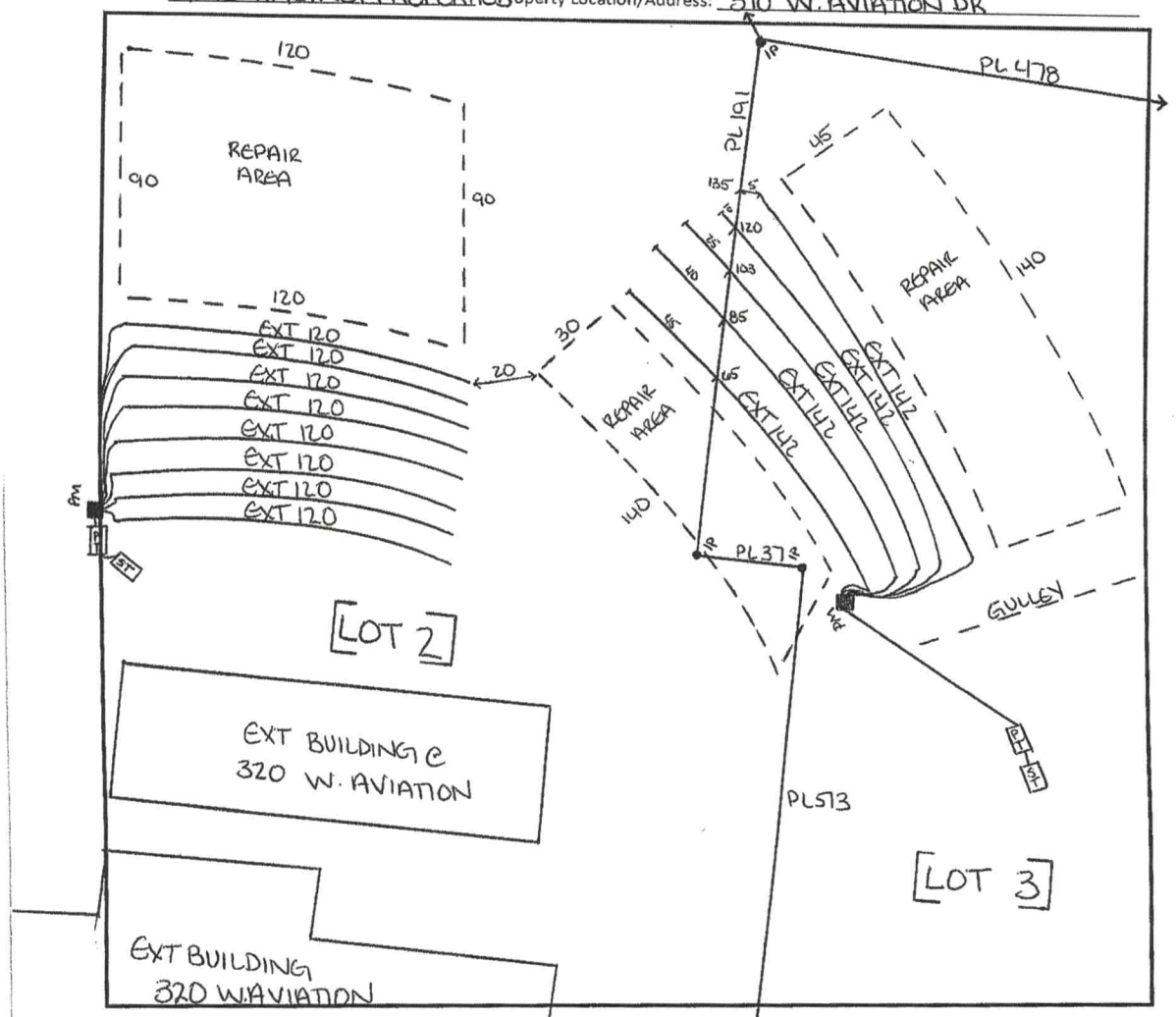
See attached site sketch

SCALE 1" = 50'

EXISTING SYSTEM APPROVAL
SITE SKETCH

Operation Permit/ATO #: 123014 PIN/Lot Identifier: 4714-80-7131

Owner: GMS RACING PROPERTIES Property Location/Address: 310 W. AVIATION DR



Include the existing and proposed structures and applicable setbacks.

Central Office
318 Turnersburg Hwy
Statesville, NC 28625
704-878-5300

Mooresville Site
610 E. Center Avenue
Mooresville, NC 28115
704-664-5281

Environmental Health
349 N Center Street
Statesville, NC 28677
704-878-5305 x3456

www.co.iredell.nc.us/161/Health-Department

DHHS/DPH/EHS/OSWP

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.

EXT BUILDING

January 2024
Form ESA-24.1

310 W. AVIATIO

PERMIT SNAPSHOT REPORT OSWP-2025-73133
FOR IREDELL COUNTY

Permit Type	Environmental Health OSWP	**Project:**		**App Date:**	04/01/2025
Work Class:	EH Septic Permit	**District:**	Statesville	**Exp Date:**	NOT AVAILABLE
Status:	In Progress	**Square Feet:**	0.00	**Completed:**	NOT COMPLETED
Valuation:	$0.00	**Assigned To:**	Williams, Sarah	**Approval Expire Date:**	
Description:	existing septic system inspection (CHANGE OF USE)				

Parcel: 4714807131.000 Main	**Address:** 310 W Aviation Dr Statesville, NC 28677 Main	**Zone:** R-A(R-A) LI(Light Industrial District) R-20(Suburban Residential District)

Property Owner	Applicant/Authorized Agent	Applicant/Authorized Agent
GMS RACING PROPERTIES LLC 1980 FESTIVAL PLAZA DR STE 300 LAS VEGAS, NV 89135	Brent Beyor 3039 U.S. Hwy 70 SW HICKORY, NC 28602 Business: (603) 770-7247 Mobile: (603) 770-7247	MOSS MARLOW BUILDING COMPANY PO BOX 2423 HICKORY, NC 28603 Business: (828) 328-2333

Permit Custom Fields

How is your site plan being submitted	Survey Plat	Septic Application/Permit Type	Existing System Inspection	Does the site contain any jurisdictional wetlands	No
Non-domestic Sewage Generated	No	Other Public Agency	No	All proposed structure dimensions	200 x160 existing structure
Maximum Number of Bedrooms	0	If other Addition/Structure, please explain	Commercial Renovation	Number of Occupants	30
Foundation Type	Concrete Slab Foundation	Residential/Business/Other	Commercial	Number of Employees	30
Water Supply	Municipal Water	Desired Septic System Type	Other	If other septic system type, please explain	Existing system
Permit type(s)	Improvement Permit with Plat	Has this project been approved by TRC	No	Front Setback	30
Back Setback	20	Zoning Permit Issued Date	Apr 3 2025 12:00AM	Zoning Permit Expiration Date	Sep 30 2025 12:00AM
Is the structure or development in the floodplain	No	Is the property in a local historic district?	No	Is the property located downtown?	No
Zoning Notes/Addendums	existing septic system inspection (CHANGE OF USE)	Additional Unique Setbacks Apply	No	Watershed	NOT IN A WATERSHED

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Brent_Beyor_4/1/2025.jpg	04/01/2025 8:18	Beyor, Brent		Uploaded via CSS
310 W AVIATION DR AUTHORIZE AN OWNER.pdf	04/02/2025 15:50	COMEAUX, DEBRA	Available Online	AUTHORIZE AN OWNER

Inspection Number	Status	Inspection Type	Request Date	Scheduled Start Date	Scheduled End Date	Actual Start Date	Actual End Date
2025-296603	Passed - Permit	OSWP Septic/Well Preliminary Site Visit	04/10/2025	04/10/2025 0:00	04/10/2025 0:00	04/10/2025 10:33	04/10/2025 10:33

Inspectors: Mravetz, Peter (Primary)

Checklist Item	Description	Passed	Comments
General Comments	Checklist item used to track general comments, not specific to any other checklist item	No	

PERMIT SNAPSHOT REPORT (OSWP-2025-73133)

Note	Created By	Date and Time Created
1. I called and left a voice message for Brent to call me back to confirm property is ready for me to inspect.	Peter Mravetz	04/08/2025 16:02

Invoice No.	Fee		Fee Amount	Amount Paid
INV-00043231	Existing System Inspection		$250.00	$250.00
		Total for Invoice INV-00043231	$250.00	$250.00
		Grand Total for Permit	**$250.00**	**$250.00**

Workflow Step / Action Name	Action Type	Start Date	End Date
Application Completeness Check v.1		04/02/2025 15:54	04/02/2025 15:55
Confirm application complete v.1	Generic Action		04/02/2025 15:55
Zoning Review v.1		04/03/2025 8:38	04/04/2025 8:18
~~Floodplain Admin Overview v.1~~	Task		04/04/2025 8:18
Statesville Zoning Approval v.1	Task	04/03/2025 8:38	04/03/2025 12:59
Issue Invoice v.1	Generic Action		04/03/2025 12:59
Fees Paid v.1	Generic Action		04/03/2025 12:59
Fees v.1		04/04/2025 8:18	04/04/2025 13:42
Issue Invoice v.1	Generic Action		04/04/2025 8:18
Fees Paid v.1	Generic Action		04/04/2025 13:42
Lot Readiness Verification v.1		04/10/2025 10:33	
OSWP Septic Preliminary Site Visit v.1	Inspection	04/10/2025 10:33	04/10/2025 10:33
OSWP Site Evaluation v.1	Inspection		
Issue Improvement Permit v.1			
Issue Invoice v.1	Generic Action		
Fees Paid v.1	Generic Action		
Issue Permit v.1	Generic Action		
Permit Completion Process v.1			
Authorization to Construct Permit v.1	Create Sub Permit		
Issue Authorization to Construct v.1	Generic Action		

IREDELL COUNTY HEALTH DEPARTMENT

STATESVILLE 704-878-5305 MOORESVILLE 704-664-5281

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

PERMIT# 123014 PIN# 4714-80-6180 DATE 8-17-04

OWNER OR CONTRACTOR TONEY JACOBS PHONE: Business (704) 663-6905 Home

ADDRESS 168 BROADBILL DR. MOORESVILLE NC 28117

LOCATION US 70W TL AIRPORT RD TR AVIATION DR PROPERTY ON RIGHT

SUBDIVISION Statesville Air Park BLOCK / SECTION IV LOT 3 LOT AREA 11.29 SITE CLASS. PS DESIGN FLOW 850 L.T.A.R. 0.3 GPD/FT²

Septic Tank: 1500 Gallons; STB 1011 Date 12-27-04
Pump Tank: 1500 Gallons; PT 99 Date 3-14-04
Pump Make: GOULDS Model WE1038H Serial No. 30576850
Nitrification Field: No Fields 1 Square Feet 2833 Linear Feet 710'
No Lines 5 Trench Width 36" Max Trench Bottom Depth 36" Gravel Depth N/A

☑ New System ☐ Repair System Type: I, II, (III) IV, V, VI
System Description: PUMP 25% REDUCTION
Repair System Description: SAME
Maintenance Agreement Required: ☐ Yes ☑ No

☐ House/Mod. Home No. Bedrooms
☐ Mobile Home No. Bathrooms 8
☑ Business RACE SHOP @ No. Employees 30 ~~100~~ 90 WORKING
☑ Other 850 GAL/DAY
☐ Slab ☐ Crawl Space ☐ Basement w/plumbing ☐ Basement wo/plumbing

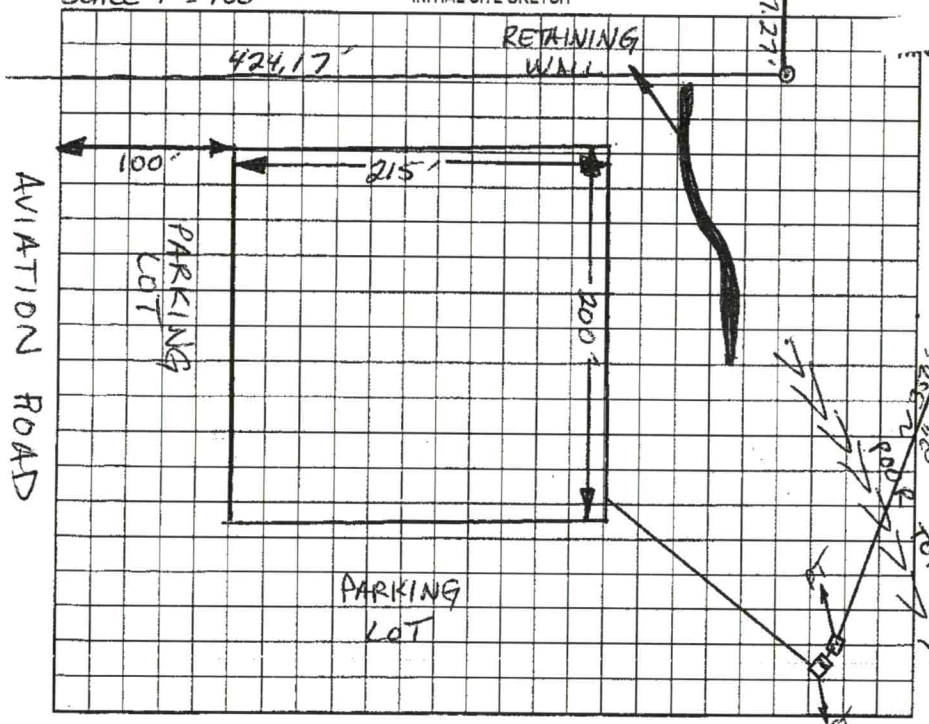
Water Supply: ☐ Individual ☐ Public ☑ Community

Comments/Conditions: ① INSTALL LINES ON CONTOUR ② MAINTAIN SETBACKS ③ CROSSING DRAINAGE PATTERN WILL REQUIRE SUPPLY LINE TO BE UNDER IT - NOT EXPOSED.

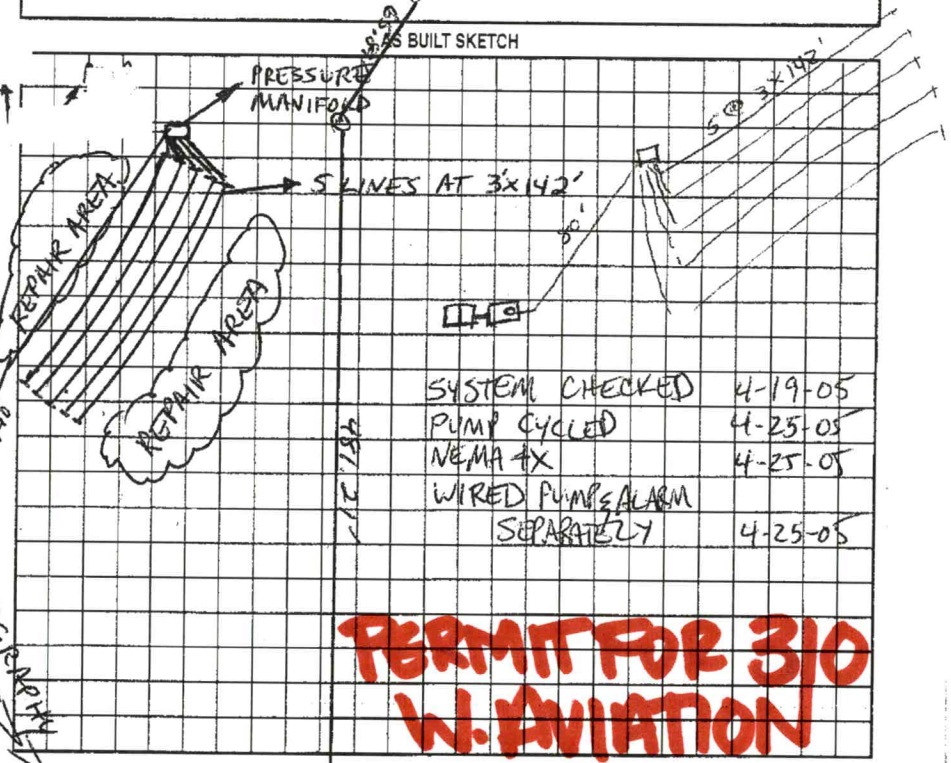
Comments/Conditions: SYSTEM INSTALLED USING 'QUICK-4' CHAMBERS STD-W H-10
~330.0' 'TUFF-TITE' FILTER IN TANK

SCALE 1" = 100'

INITIAL SITE SKETCH



AS BUILT SKETCH



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. Improvement Permit with plat valid without expiration. Improvement Permit with site plan valid for sixty months. Authorization to Construct is valid for a period equal to that of Improvement Permit – not to exceed sixty months.

Signed: [signature] date 8-18-04 Installed by: PIEDMONT BACKHOE

Improvement Permit by: Christopher M. Sherrill PS date 8-17-04 Operation Permit by: Christopher M. Sherrill PS, LSS date 4-25-05

Authorization to Construct by: Christopher M. Sherrill, PS date 8-18-04 Existing System Inspection by: date

HEALTH DEPT. COPY: WHITE OWNER COPY (FINAL): YELLOW OWNER COPY (INITIAL): PINK

Property of
Los Angeles Public Library

PERMIT FOR 320 W. AVIATION

IREDELL COUNTY HEALTH DEPARTMENT

STATESVILLE 704-878-5305 MOORESVILLE 704-664-5281

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

$17500 Paid CI

PERMIT# 102371 PIN# 4714800037.1 DATE 8/28/01

OWNER OR CONTRACTOR EVERNHAM MOTORSPORTS PHONE: Business 424-9404 Home 704-202-4971 CELL #

ADDRESS 320 AVIATION DR. STATESVILLE NC 28677

LOCATION HWY 70 WEST - TL BETHLEHEM - TL AVIATION DRIVE ON LT. 2nd EVERNHAM BUILDING

SUBDIVISION — BLOCK / SECTION — LOT — LOT AREA 2 1/2 AC SITE CLASS PS DESIGN FLOW 850 GPD L.T.A.R. .36 GPD/FT²

Septic Tank: ~~1500~~ 1550 Gallons. STB 268 Date 5-22-01

Pump Tank: ~~1500~~ 1850 Gallons. PT 247 Date 3-28-01

Pump Make: LITTLE GIANT Model 10E-CIM Serial No 5112004/5112504/5112478

Nitrification Field: No Fields 1 Square Feet 2880 Linear Feet 960

No Lines 8@120' Trench Width 36" Max Trench Bottom Depth 36" Gravel Depth 12"

☑ New System ☐ Repair System Type: I. II (III) IV. V VI

System Description: PUMP CONVENTIONAL

Repair System Description: SAME

Maintenance Agreement Required: ☐ Yes ☑ No

☐ House/Mod. Home No. Bedrooms —

☐ Mobile Home No. Bathrooms —

☐ Business No. Employees 30

☑ Other 30 EMPL. + 100 GALL PER WALK IN VISITS

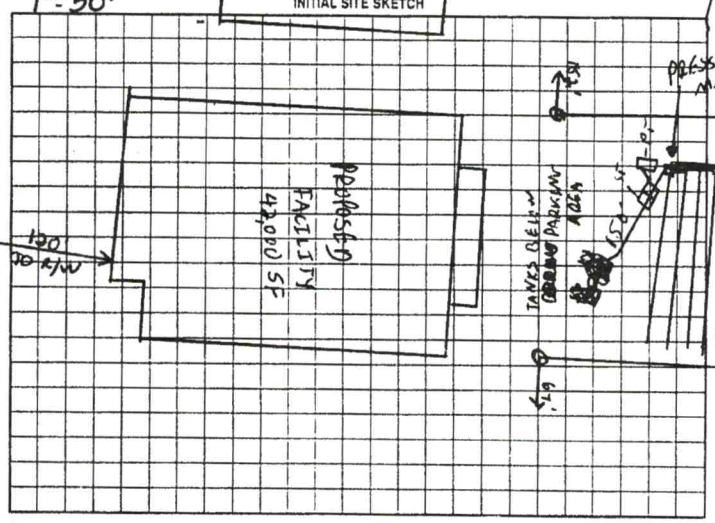
☑ Slab ☐ Crawl Space ☐ Basement w/plumbing ☐ Basement wo/plumbing

Water Supply: ☐ Individual ☑ Public ☐ Community

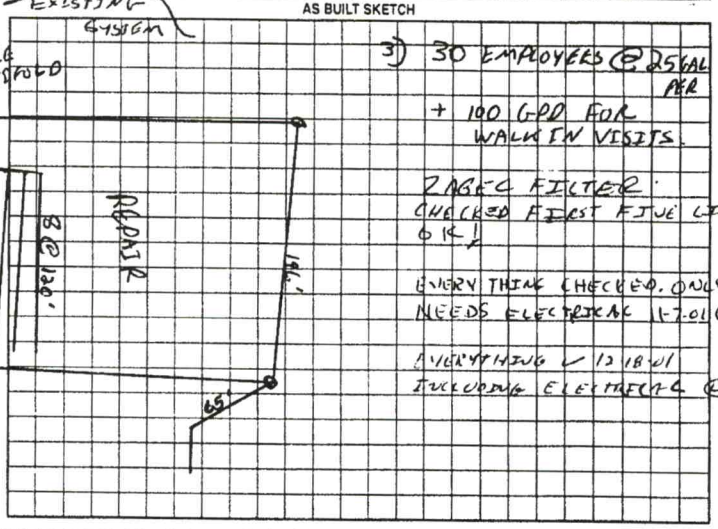
Comments/Conditions:

Comments/Conditions 1) CLEAN OUT FROM BUILDING TO SEPTIC TANKS SHALL BE INSTALLED AS REQUIRED BY BUILDING CODE.
2) CONTACT HEALTH DEPARTMENT TO FLAG SYSTEM AND FOR PUMP INFORMATION BEFORE INSTALLATION.

INITIAL SITE SKETCH



AS BUILT SKETCH



3) 30 EMPLOYEES @ 25 GAL PER
+ 100 GPD FOR WALK IN VISITS.

2 AGEC FILTER CHECKED FIRST FIVE LOTS OK!

EVERY THING CHECKED. ONLY NEEDS ELECTRICAL 11-7-01 (LE)

EVERYTHING OK 12-18-01 INCLUDING ELECTRICAL (LE)

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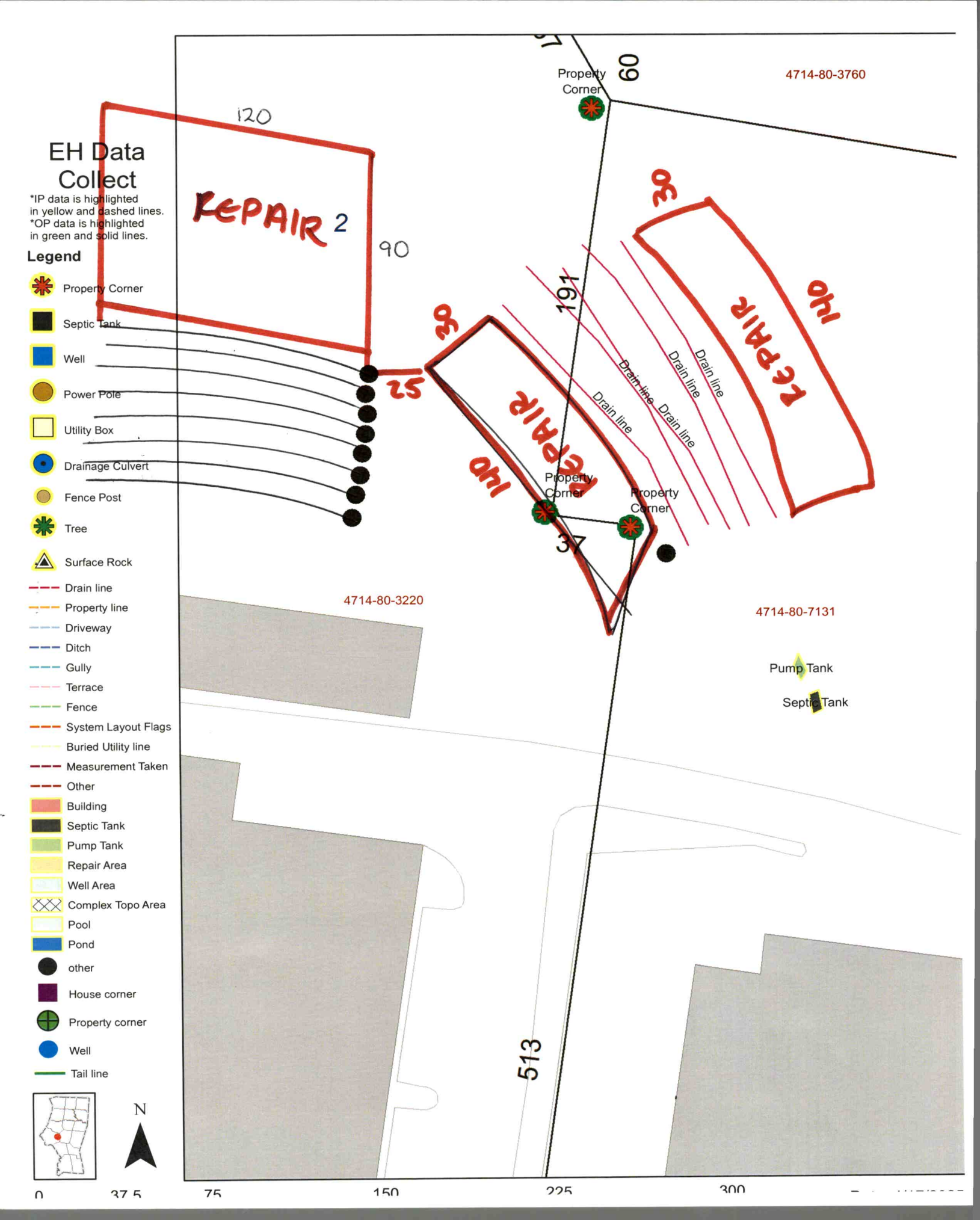
Signed: [signature] date 8-29-01 Installed by: FOOTHILLS PLUMBING CO

Improvement Permit by: C. B. Keen RS date 8/28/01 Operation Permit by: [signature] RS date 12-18-01

Authorization to Construct by: C. B. Keen RS date 8/28/01 Existing System Inspection by: _____ date _____

HEALTH DEPT COPY WHITE OWNER COPY (FINAL) YELLOW OWNER COPY (INITIAL) PINK

ДЛЯ ТЕЛЕФОННЫХ
ПЕРЕГОВОРОВ


EH Data Collect
*IP data is highlighted in yellow and dashed lines.
*OP data is highlighted in green and solid lines.
Legend
Property Corner
Septic Tank
Well
Power Pole
Utility Box
Drainage Culvert
Fence Post
Tree
Surface Rock
Drain line
Property line
Driveway
Ditch
Gully
Terrace
Fence
System Layout Flags
Buried Utility line
Measurement Taken
Other
Building
Septic Tank
Pump Tank
Repair Area
Well Area
Complex Topo Area
Pool
Pond
other
House corner
Property corner
Well
Tail line
N
0
37.5
75
150
225
300
120
90
REPAIR 2
25
30
191
REPAIR
100
REPAIR
100
30
Drain line
Drain line
Drain line
Drain line
Drain line
Property Corner
Property Corner
37
Property Corner
60
4714-80-3760
4714-80-3220
4714-80-7131
Pump Tank
Septic Tank
513