# IREDELL COUNTY HEALTH DEPARTMENT

Statesville Office (704) 878-5305 (BB) Mooresville Office (704) 660-3625 PERMIT # AP301457

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

PIN # 4719875935

APPLICANT/OWNER: John M. Goosey APPLICANT ADDRESS: 113 Mark Twain Ct, Mt Holly

SITE ADDRESS: 197 Vance Farm Dr, Statesville 28625 PHONE: 704-822-3613 ALT. PHONE 704-906-1119

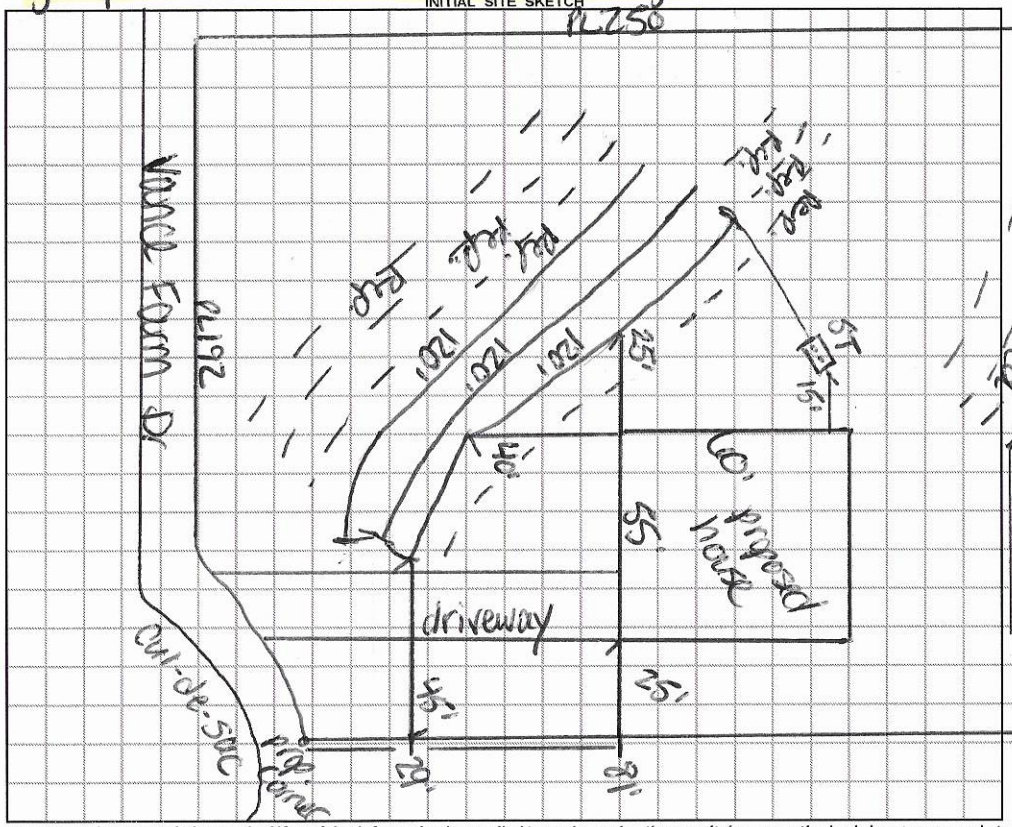
SITE DIRECTIONS: 115N → L on Bowles Farm → L on Vance Farm → at end on left SAP CONTROLLED: ☐ YES ☒ NO

SUBDIVISION: Seven Oaks at Cook Farm SECTION: 2 LOT # 13 LOT AREA: 1.09 ac DESIGN FLOW: 360 gpd L.T.A.R.: .25

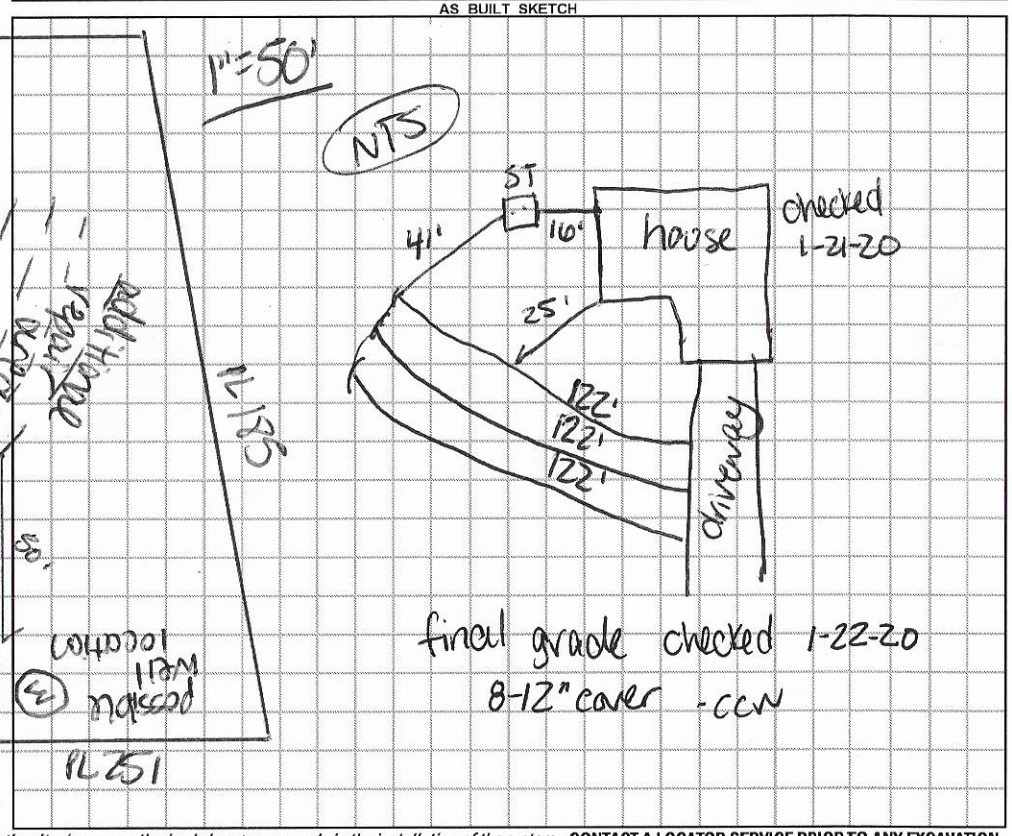
| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Septic Tank | 1000 | (gal) | STB | infiltrator | Date | plastic | ☒ New System | ☐ Repair | ☐ Expansion | System Type: I II (III) IV V VI | ☒ Residence | No. Bedrooms | 3 | Water Supply |
| Pump Tank | | (gal) | PT | | Date | | System Description: | 25% reduction w/ cover | | | ☐ Business | No. Persons | 10 | ☒ Private |
| Pump Make | | Model | | | Serial # | | Repair System Description: | 25% reduction w/ cover | | | ☐ Other | No. Employees | | ☐ Public |
| # Nitrification Fields | 1 | # Lines | 3 | | Linear Ft | 360 | Maintenance Agreement Required: | ☐ YES | ☒ NO | | ☐ Slab | ☒ Crawl Space | | ☐ Community |
| Trench Width | 36" | Trench Bottom Depth(Low side) | 13" ★ | | Gravel Depth | — | ☒ GRAVITY | ☐ PRESSURE | | | ☐ Basement w/plumbing | ☐ Basement w/o plumbing | | |

Comments / Conditions: Install on contour + utilize serial distribution. Do not exceed max trench depth of 16". 6-8" of group III soil cover must be brought in.

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.* **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: [signature] Date: 11-1-19 Installed by: Brett Bass - Bass Grading

IMPROVEMENT PERMIT by: Carla C. Cave Date: 10-31-19 OPERATION PERMIT by: Carla C. Nicks Date: 1-22-20

AUTHORIZATION TO CONSTRUCT by: Carla C. Cave Date: 10-31-19 Existing System Inspected by: Date:

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

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

Sheet 1 of 2
PROPERTY ID #: 4719903935
COUNTY: Iredell

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

OWNER: John Godsey
ADDRESS: 113 Mark Twain Ct
PROPOSED FACILITY: 3BR
LOCATION OF SITE: 197 Vance Farm
APPLICATION DATE: 9-24-19
DATE EVALUATED: 10-4-19
PROPOSED DESIGN FLOW (.1949): 360gpd
PROPERTY SIZE: 109 ac
PROPERTY RECORDED: Y

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 | SOIL MORPHOLOGY (.1941) .1941 CONSISTENCE/ MINERALOGY | OTHER PROFILE FACTORS .1942 SOIL WETNESS/ COLOR | .1943 SOIL DEPTH | .1956 SAPRO CLASS | .1944 RESTR HORIZ | PROFILE CLASS & LTAR |
|---|---|---|---|---|---|---|---|---|---|
| 1 | L 9% | 0-24 | SBK C | Fr ss sp smp | chroma 2@ 29" | 50" | – | – | PS .25 w/ cover |
| | | 24-50 | ABK CL | " " | | | | | |
| 2 | L 9% | 0-28 | SBK C | Fr ss sp smp | firm soil @ 28" | 28" | U | – | .25 w/cover |
| | | 28-51 | ABK CL/sap | Fi ss sp smp | | | | | |
| 3 | L 9% | 0-25 | SBK C | Fr ss sp smp | 2.5Y 7/2 @ 28" | 50" | – | – | .25 w/ cover |
| | | 25-50 | ABK CL | " " | | | | | |
| 4 | L 9% | 0-15 | SBK SCL | Fr ss sp smp | few Y/OS through out C/CL | 53" | – | – | PS .25 |
| | | 15-40 | SBK C | " " | | | | | |
| | | 40-53" | SBK CL | " " | | | | | |

| DESCRIPTION | INITIAL SYSTEM | REPAIR SYSTEM |
|---|---|---|
| Available Space (.1945) | 360' | 360' |
| System Type(s) | 25% w/ cover | 25% w/ cover |
| Site LTAR | .25 | .25 |

OTHER FACTORS (.1946): N/A
SITE CLASSIFICATION (.1948): PS
EVALUATED BY: C. Cave
OTHER(S) PRESENT: B. Botkins, H. Snow

COMMENTS: 6-8 in cover needed

# SOIL/SITE EVALUATION

*(Continuation Sheet-Complete all field in full)*



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

PROPERTY ID #: 4719775935
DATE OF EVALUATION: 10-11-19
COUNTY: Iredell

| PROFILE # | .1940 LANDSCAPE POSITION/ SLOPE % | HORIZON DEPTH (IN.) | SOIL MORPHOLOGY (.1941) .1941 STRUCTURE/ TEXTURE | SOIL MORPHOLOGY (.1941) .1941 CONSISTENCE/ MINERALOGY | OTHER PROFILE FACTORS .1942 SOIL WETNESS/ COLOR | OTHER PROFILE FACTORS .1943 SOIL DEPTH | OTHER PROFILE FACTORS .1956 SAPRO CLASS | OTHER PROFILE FACTORS .1944 RESTR HORIZ | PROFILE CLASS & LTAR |
|---|---|---|---|---|---|---|---|---|---|
| 5 | L 9% | 0-29 | soil C | Fr ss sp sexp | firm sap @29" | 29" | 4 | — | .25 w/ Caver |
| | | 29-49 | M sap | firm | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | |

# LEGEND

*use the following standard abbreviations*

| LANDSCAPE POSITION | GROUP | SOIL TEXTURE | CONVENTIONAL .1955 LTAR* | LPP .1957 LTAR* | MINERALOGY/ CONSISTENCE | STRUCTURE |
|---|---|---|---|---|---|---|
| CC (Concave Slope) | I | S (Sand) | 1.2 - 0.8 | 0.6 - 0.4 | SEXP (Slightly Expansive) | G (Single Grain) |
| CV (Convex Slope) | | LS (Loamy Sand) | | | EXP (Expansive) | M (Massive) |
| D (Drainage Way) | | | | | | CR (Crumb) |
| DS (Debris Slump) | II | SL (Sandy Loam) | 0.8 - 0.6 | 0.4 - 0.3 | | GR (Granular) |
| FP (Flood Plain) | | L (Loam) | | | | SBK (Subangular Blocky) |
| FS (Foot Slope) | | | | | | ABK (Angular Blocky) |
| H (Head Slope) | III | Si (Silt) | 0.6 - 0.3 | 0.3 - 0.15 | | PL (Platy) |
| L (Linear Slope) | | SiCL (Silty Clay Loam) | | | | PR (Prismatic) |
| N (Nose Slope) | | CL (Clay Loam) | | | | |
| R (Ridge) | | SCL (Sandy Clay Loam) | | | **MOIST** | **WET** |
| S (Shoulder Slope) | | SiL (Silt Loam) | | | | |
| T (Terrace) | | | | | VFR (Very Friable) | NS (Non-sticky) |
| | IV | SC (Sandy Clay) | 0.4 - 0.1 | 0.2 - 0.05 | FR (Friable) | SS (Slightly Sticky) |
| | | SiC (Silty Clay) | | | FI (Firm) | S (Sticky) |
| | | C (Clay) | | | VFI (Very Firm v. Very Sticky) | VS (Very Sticky) |
| | | O (Organic) | None | None | EFI (Extremely Firm) | NP (Non-plastic) |
| | | | | | | SP (Slightly Plastic) |
| | | | | | | P (Plastic) |
| | | | | | | VP (Very Plastic) |

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

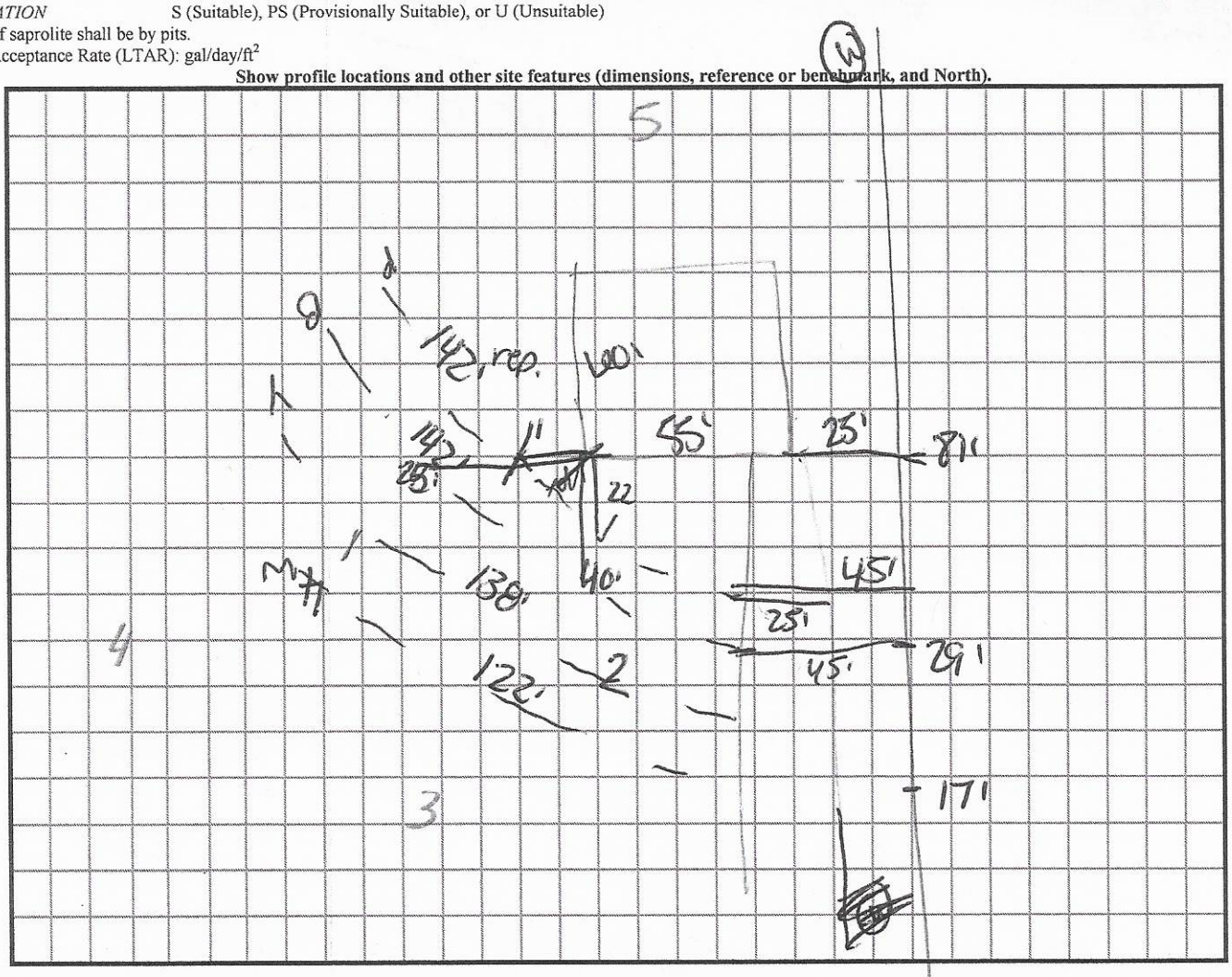
***NOTES***

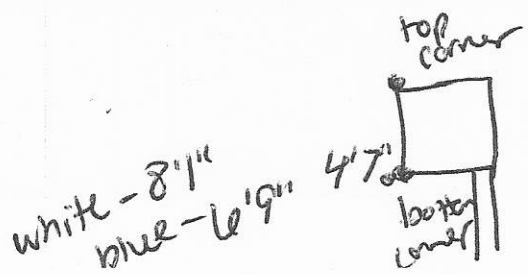
| | |
|---|---|
| *HORIZON DEPTH* | In inches below natural soil surface |
| *DEPTH OF FILL* | In inches from land surface |
| *RESTRICTIVE HORIZON* | Thickness and depth from land surface |
| *SAPROLITE* | S(suitable) or U(unsuitable) |
| *SOIL WETNESS* | Inches from land surface to free water or inches 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/ft$^2$

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



AP 301457 ck $500

# 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)*

**1. APPLICATION FOR:** ___Improvement Permit X Authorization To Construct ___ Existing System Inspection

**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:**

| | | | |
|---|---|---|---|
| John Godsey | 113 Marble Trail Ct, Mt Holly, NC 28120 | 701 822 3613 | Call call please 704-906-6119 |
| Applicant Name | Mailing Address | Home Phone # | Alternate Phone # |
| Gayle Dixon | 4127 Cooper Hill Lane Charlotte, NC 28269 | | |
| Owner Name | Mailing Address | Home Phone # | Alternate Phone # |

**4. Property Information:**

| | | |
|---|---|---|
| 197 Vance Farm Drive | Seven Oaks at Cool Farm | Phase II |
| Street Address | Subdivision Name | Section/Phase and Lot Number |

**Driving Directions:** From Statesville- Take Hwy 115 north. Turn left on Bowles Farm Road. Turn left on Vance Farm Drive. Go to end. Lot is on left side of cul de sac.

**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 2
If Expansion, Current Number of Bedrooms ___

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

**IF Non-Residential Site Development:**
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

**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:** _____ 9-24-19

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

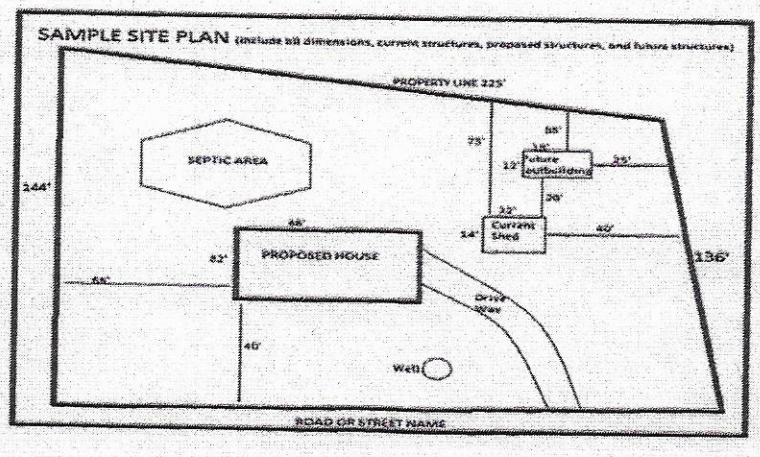
- X **Property Line measurements are clearly identified…**
- X **All proposed structures are indicated…**

***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 **Area you prefer your septic system to be placed…**
- X **Preferred driveway location and configuration, preferred well location…**
- 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)



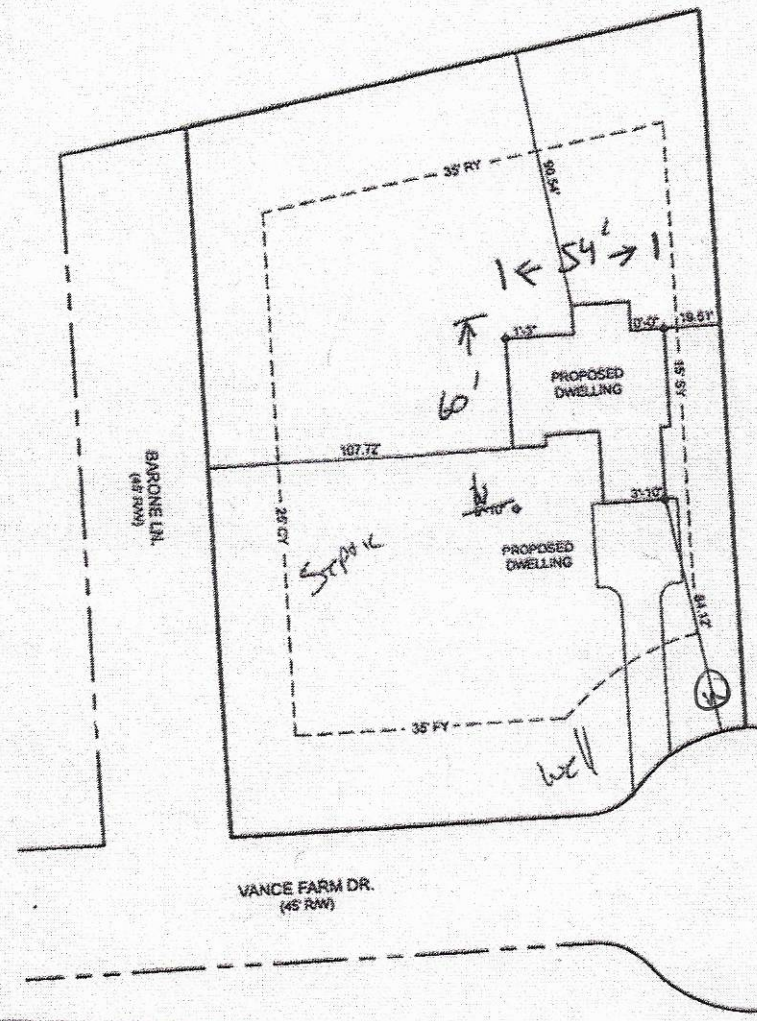

**USE THIS SPACE TO DRAW YOUR SITE PLAN**

See Attached.

**Signature:** _____ 9-24-19

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

PRELIMINARY FOR REVIEW ONLY




SETBACKS:

PROPERTY SUBJECT TO A 35' FRONT YARD (FY), 15' SIDE YARD (SY), 25' CORNER YARD (CY), & 35' REAR YARD (RY) AS RECORDED IN P.B. 52, PG. 29.

REFERENCE:

BEING ALL OF LOT 13 - SEVEN OAKS AT COOK FARM - PHASE 2 - AS RECORDED IN P.B. 52, PG. 28 - IREDELL COUNTY REGISTRY.

| LEGEND | |
|---|---|
| FY | FRONT YARD SETBACK |
| RY | REAR YARD SETBACK |
| SY | SIDE YARD SETBACK |
| CY | CORNER YARD SETBACK |
| R/W | RIGHT OF WAY |
| P.B. | PLAT BOOK |
| PG. | PAGE |

0 40 80 120


JORDAN GRANT
ENGINEERING • SURVEYING • PLANNING
JORDAN GRANT & ASSOCIATES, PLLC
P.O. BOX 151 * STATESVILLE, NC 28687
matt@jordan-grant.com (704) 928-7919
FIRM # P-1227


OWNER: GODSEY

| | |
|---|---|
| DRAWN BY: JWE | CHECKED BY: MBG |
| SCALE: 1" = 40' | |
| DEED REF: 1881 - 1009 | PIN NO: 4719-88-5935 |
| DATE OF MAP: 08-01-19 | SURVEY DATE: 07-31-19 |
| REVISION: | DRAWING FILE: 20190721 |

LOT #13, VANCE FARM DR., STATESVILLE, NC 28625
SHARPSBURG TWP - IREDELL COUNTY - NORTH CAROLINA

# IREDELL COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH

## DOCUMENTATION TO AUTHORIZE AN OWNER'S LEGAL REPRESENTATIVE

*(Check and sign only ONE of the options below)*

1. *** APPLICANT AND OWNER ARE THE SAME. *** *(Sign here)* _____

Applications for permits require the "signature of the owner or owner's legal representative" (15A NCAC 18A .1937). If the owner does not sign the application himself or herself, they can submit any one of the following documents to designate their legal representative: *Power of Attorney; Real Estate Contract; Estate executor; Bankruptcy trustee; Court ordered guardianship*

In the absence of the above documentation, the property owner may provide the local health department with documentation that designates a legal representative. A property owner may:

Complete this form to document his or her legal representative, or provide his or her own form that contains the information in this form. If there are multiple property owners, then all property owners must sign the form that designates a legal representative.

**By signing a form that designates a legal representative for purposes of 15A NCAC 18A .1937, the property owner authorizes that representative to act on their behalf in matters pertaining to the application and permitting process, including signing or receiving any application, document or permit. The owner retains full responsibility to meet all permit conditions specified by the local health department.**

2. I, _____, am the legal owner(s) of the property located at _____, identified as PIN (Parcel Identification Number)_____, located in Iredell County, North Carolina.

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

_____, _____, 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.

_____ _____

Signature of Owner(s) Date

**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

# SOIL AND SITE EVALUATION

**Lot 13 – Seven Oaks at Cook Farm (Phase II)**
**Vance Farm Drive**
**Statesville, NC 28265**

Prepared For:

J. Michael Godsey
113 Mark Twain Court
Mount Holly, NC 28120-1597

Prepared By:

Thompson Environmental Consulting
WATER • WASTEWATER • WETLANDS

Thompson Environmental Consulting, Inc.
PO Box 541
Midland, NC 28107

August 15, 2019



## INTRODUCTION & SITE DESCRIPTION

This Soil and Site Evaluation was performed on a 1.09-acre parcel located on Vance Farm Drive, Statesville, North Carolina (Lot 13 – Seven Oaks at Cook Farm, Phase II, Iredell County Tax Parcel 4719885935.000).

Thompson Environmental Consulting, Inc. (TEC) was retained to determine whether the soils were suitable for an onsite subsurface wastewater treatment and disposal system. The property was evaluated in accordance with North Carolina statutes for waste disposal ("Laws and Rules for Sewage Treatment and Disposal Systems", amended December 2018).

## INVESTIGATION METHODOLOGY & SITE PHYSICAL CHARACTERISTICS

Individual soil borings were evaluated, and soil color was determined with a Munsell Soil Color Chart. Observations of the landscape (slope, drainage patterns, etc.) as well as soil properties (depth, texture, structure, seasonal wetness, restrictive horizons, etc.) were recorded.

The lot is currently undeveloped, gently sloping (6 percent) towards the road and is vegetated with early secessional growth.

## FINDINGS

A field survey was conducted on August 15, 2019 by Larry Thompson, LSS and Graham Bradshaw. Four soil borings were advanced, logged, and their locations noted in Figure 1.

All borings were rated as Provisionally Suitable for the installation of an Accepted System. Surfaces typically exhibited friable sandy loam textures with weak, fine, granular structure 5 to 6 inches in depth. Upper subsurface horizons exhibited friable sandy clay loam textures with moderate, medium, subangular blocky structure 10 to 12 inches in depth. Lower subsurface horizons exhibited firm clay loam textures with moderate, medium, subangular blocky structure 36 to 48 inches in depth. The most limiting feature to soil depth was parent material. A long-term acceptance rate (LTAR) of 0.3 gal./day/sq. ft. is recommended for these soils.

## CONCLUSION

The soils observed can be considered as a single unit and appear adequate to support the installation of an accepted system at a LTAR of 0.3 gal./day/sq. ft. It is estimated that approximately 8,000 square feet of suitable soil would need to be completely available for the installation of a 4-bedroom septic system and its required repair area.

The findings presented herein represent TEC's professional opinion based on our Soil and Site Evaluation and knowledge of the current laws and rules governing on-site wastewater systems in North Carolina. Soils naturally change across a landscape and contain many inclusions. As such, attempts to quantify them are not always precise and exact. Due to this inherent variability of soils and the subjectivity when determining limiting factors, there is no guarantee that a regulating authority will agree with the findings of this report.

**Thompson Environmental Consulting, Inc.**
PO Box 541
Midland, NC 28107

Sheet 1 of 1
PROPERTY ID #: 4719865935 cav
COUNTY: Iredell

## SOIL/SITE EVALUATION
*for* ON-SITE WASTEWATER SYSTEM

OWNER: Gayle Dixon
ADDRESS: 9427 Cooper Hill Lane, Charlotte NC 28269
PROPOSED FACILITY: Res PROPOSED DESIGN FLOW (.1949): 360 gpd
LOCATION OF SITE: LOT 13 - Seven Oaks at Cook Farm, Vance Farm Dr.
DATE EVALUATED: 8-15-19
PROPERTY SIZE: 1.09
PROPERTY RECORDED:
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 | SOIL MORPHOLOGY (.1941) .1941 CONSISTENCE/ MINERALOGY | OTHER PROFILE FACTORS .1942 SOIL WETNESS/ COLOR | .1943 SOIL DEPTH | .1956 SAPRO CLASS | .1944 RESTR HORIZ | PROFILE CLASS & LTAR |
|---|---|---|---|---|---|---|---|---|---|
| 1 | LS 6% | 0-6 | GR/SL | FR/NS/NP/MA | N/A | 48" | N/A | N/A | S 0.3 |
| | | 6-12 | SBK/SCL | FR/SS-SP/SH | | | | | |
| | | 12-48+ | SBK/C | FI/SS-SP/VH | | | | | |
| 2 | LS 6% | 0-5 | GR/SL | FR/NS/NP/MA | N/A | 36" | N/A | 36" PM | RS 0.3 |
| | | 5-12 | SBK/SCL | FR/SS-SP/SH | | | | | |
| | | 12-36 | SBK/C | FI/SS-SP/VH | | | | | |
| 3 | LS 6% | 0-5 | GR/SL | FR/NS/NP/MA | N/A | 44" | N/A | PM | S 0.3 |
| | | 5-12 | SBK/SCL | FR/SS-SP/SH | | | | | |
| | | 12-44 | SBK/C | FI/SS-SP/VH | | | | | |
| 4 | LS 6% | 0-6 | GR/SL | FR/NS/NP/MA | N/A | 48" | N/A | N/A | S 0.3 |
| | | 6-12 | SBK/SCL | FR/SS-SP/SH | | | | | |
| | | 12-48 | SBK/C | FI/SS-SP/VH | | | | | |

| DESCRIPTION | INITIAL SYSTEM | REPAIR SYSTEM |
|---|---|---|
| Available Space (.1945) | PS | PS |
| System Type(s) | Accepted | Accepted |
| Site LTAR | 0.3 | 0.3 |

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

COMMENTS: * Samples taken for fertility analysis

LICENSED SOIL SCIENTIST — GARY B. THOMPSON — 1287 — STATE OF NORTH CAROLINA

Updated February 2014

# LEGEND

***use the following standard abbreviations***

| LANDSCAPE POSITION | GROUP | SOIL TEXTURE | CONVENTIONAL .1955 LTAR* | LPP .1957 LTAR* | MINERALOGY/ CONSISTENCE | STRUCTURE |
|---|---|---|---|---|---|---|
| CC (Concave Slope)<br>CV (Convex Slope)<br>D (Drainage Way)<br>DS (Debris Slump)<br>FP (Flood Plain)<br>FS (Foot Slope)<br>H (Head Slope)<br>L (Linear Slope)<br>N (Nose Slope)<br>R (Ridge)<br>S (Shoulder Slope)<br>T (Terrace) | I | S (Sand)<br>LS (Loamy Sand) | 1.2 - 0.8 | 0.6 - 0.4 | SEXP (Slightly Expansive)<br>EXP (Expansive) | G (Single Grain)<br>M (Massive)<br>CR (Crumb)<br>GR (Granular)<br>SBK (Subangular Blocky)<br>ABK (Angular Blocky)<br>PL (Platy)<br>PR (Prismatic) |
| | II | SL (Sandy Loam)<br>L (Loam) | 0.8 - 0.6 | 0.4 - 0.3 | | |
| | III | Si (Silt)<br>SiCL (Silty Clay Loam)<br>CL (Clay Loam)<br>SCL (Sandy Clay Loam)<br>SiL (Silt Loam) | 0.6 - 0.3 | 0.3 - 0.15 | | |
| | | | | | **MOIST** | **WET** |
| | IV | SC (Sandy Clay)<br>SiC (Silty Clay)<br>C (Clay)<br>O (Organic) | 0.4 - 0.1 | 0.2 - 0.05 | VFR (Very Friable)<br>FR (Friable)<br>FI (Firm)<br>VFI (Very Firm v. Very Sticky)<br>EFI (Extremely Firm) | NS (Non-sticky)<br>SS (Slightly Sticky)<br>S (Sticky)<br>VS (Very Sticky)<br>NP (Non-plastic)<br>SP (Slightly Plastic)<br>P (Plastic)<br>VP (Very Plastic) |
| | | None | None | None | | |

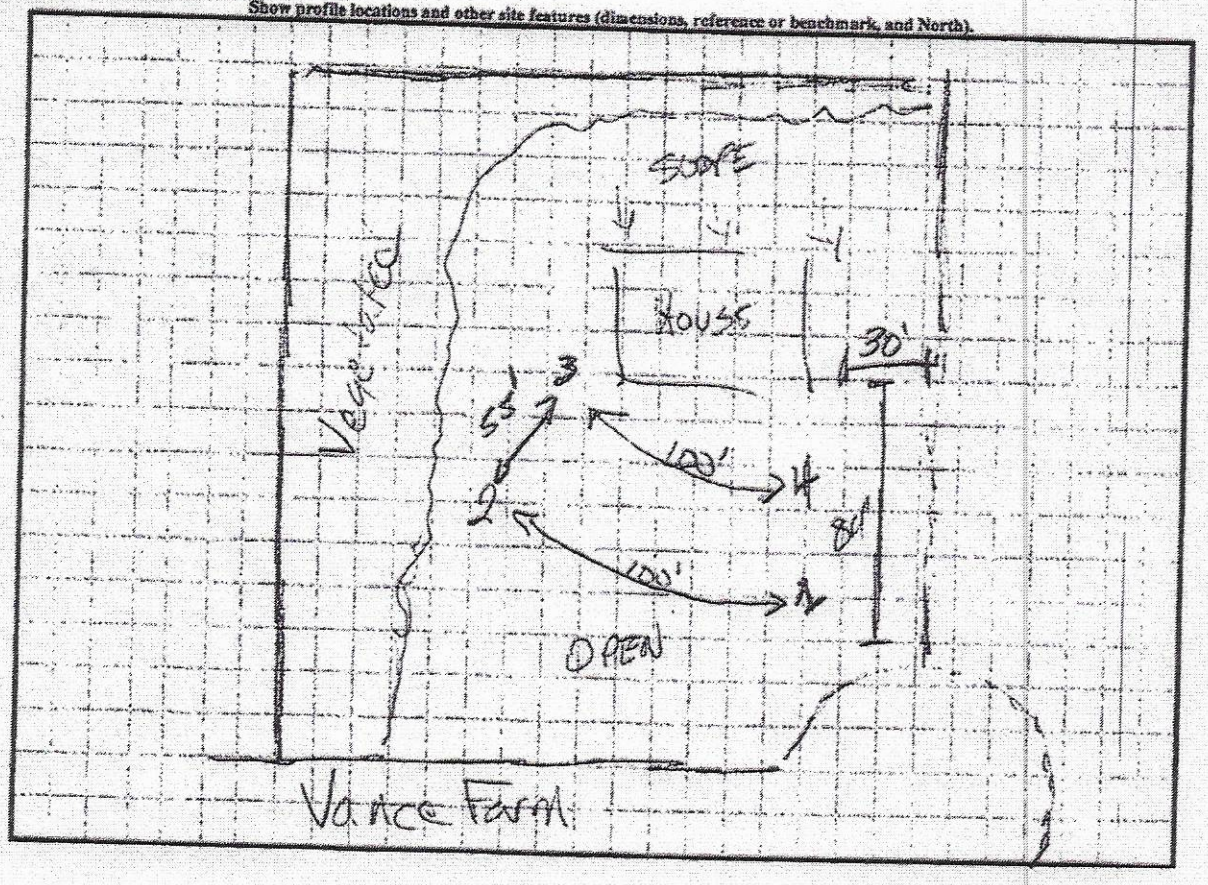
*Adjust LTAR due to depth, consistence, structure, soil wetness, landscape, position, wastewater flow and quality.

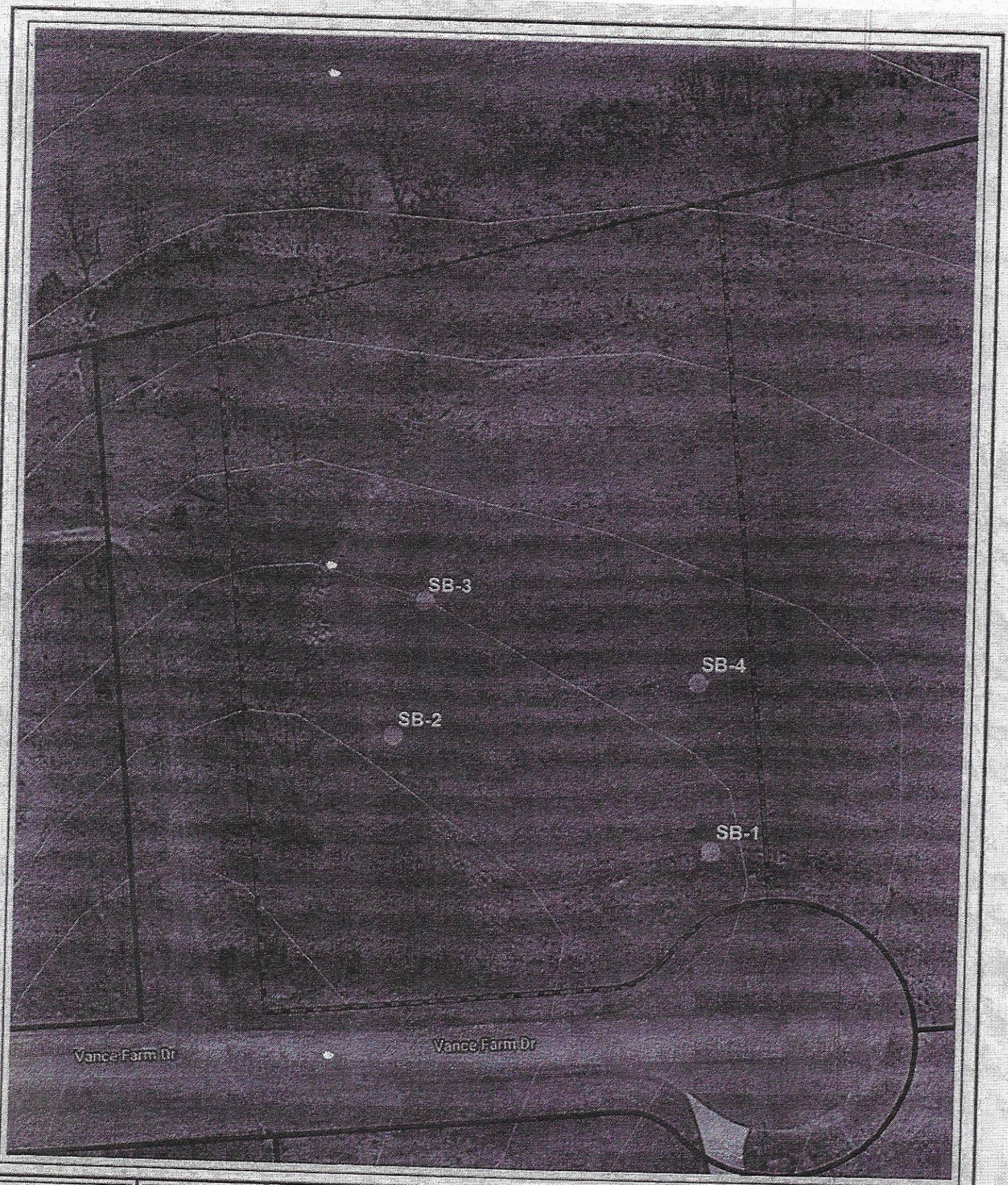
***NOTES***

*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).**






| | | | | |
|---|---|---|---|---|
| Thompson Environmental Consulting | Prepared For: Mike Godsey | Soil and Site Evaluation<br>Lot 13 - Seven Oaks at Cook Farm<br>Vance Farm Drive<br>Statesville, NC 28265<br>Iredell County, North Carolina | Date: August 2019<br>Scale: 0 25 50 ft<br>TEC Job #: 19-112 | Figure 1 |

Type: CONSOLIDATED REAL PROPERTY
Recorded: 10/2/2019 12:30:53 PM
Fee Amt: $82.00 Page 1 of 4
Revenue Tax: $56.00
Iredell County, NC
Ronald N. Wyatt Register of Deeds

**BK 2648 PG 1612 - 1615**

Excise Tax $ 56.00 Recording Time, Book and Page

Mail after recording to: ON TIME SETTLEMENT, 12000 CLIFF MINE RD., STE 200, PITTSBURGH, PA 15205

This instrument prepared by Kristin Marsalese, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief Description for the index: Lot No. 13 of Seven Oaks at Cook Farm, Phase Two

Parcel ID: 4719-88-5935.000 Order No: 103121-19

# NORTH CAROLINA GENERAL WARRANTY DEED

**THIS GENERAL WARRANTY DEED** made this 30 day of SEPTEMBER, in the year 20 19, by and between:

| GRANTOR | GRANTEE |
|---|---|
| **GAYLE DIXON**, an unmarried person | **JOHN M. GODSEY** and **SHERRI D. GODSEY** |
| **Mailing Address:** | **Mailing Address:** 113 MARK TWAIN CT., MT. HOLLY, NC 28120 |

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

WITNESSETH, that the Grantor, for valuable consideration, paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in FEE SIMPLE, all that certain lot or parcel of land situated in **IREDELL** County, North Carolina and more particularly described as follows:



Submitted electronically by "Crown Title Corporation"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Iredell County Register of Deeds.

**SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF.**

**Commonly Known As:** Lot 13 Vance Farm Drive, Statesville, NC 28625

Grantor acquired the property hereinabove described by deed dated August 20, 2008 and recorded August 26, 2008 in Book 1961, Page 1009 of official records.

A map showing the above described property is recorded in Plat Book 52, Page 25.

**TO HAVE AND TO HOLD** the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in FEE SIMPLE.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

**1. 2019 ad valorem taxes for which Grantee hereby assumes and agrees to pay.**
**2. Easements and restrictions of public record as of the date hereof.**

**This property ___(is)/or ____ is not the principal residence of the Grantor.**

THIS SPACE INTENTIONALLY LEFT BLANK

**IN TESTIMONY WHEREOF**, said grantor has hereunto set his/her/their hand(s) and seal(s) the day and year first above written.

Gayle Dixon
**GAYLE DIXON**

STATE OF North Carolina

COUNTY OF Iredell

I, Thomas L. Esper, a Notary Public of said State and County aforesaid, do hereby certify that grantor, **GAYLE DIXON**, personally appeared before me this day, and (i) I have personal knowledge of the identity of the person(s) or (ii) I have seen satisfactory evidence of the grantor's identity, by current state or federal identification with the grantor's photograph in the form of a _____ or (iii) a credible witness has sworn to the identity of the grantor each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

Witness my hand and official seal or stamp, this 30 day of September, in the year 2019.

Witness my hand and official seal this the 30 day of September, 2019.

Thomas L Esper
Notary Public

SEAL
My Commission Expires: 5/14/2022

THOMAS L ESPER
NOTARY PUBLIC
CABARRUS COUNTY
STATE OF NORTH CAROLINA

## EXHIBIT A
## LEGAL DESCRIPTION

Real property in the Township of Sharpesburg, County of Iredell, State of North Carolina, described as follows:

Being all of Lot No. 13 of Seven Oaks at Cook Farm, Phase Two, Sharpesburg Township, Iredell County, North Carolina, as shown on map recorded in Plat Book 52, Page 25, Iredell County Registry.

The above described property is conveyed subject to those certain restrictions, covenants and easements recorded in Book 1807, Page 941, Iredell County Registry.

Commonly known as: Lot 13 Vance Farm Drive, Statesville, NC 28625

Parcel ID: 4719-88-5935.000

*The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences of that may arise as a result of the conveyance, nor has the preparer verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been collected.*

Acknowledgement Of
Plans Submittal ONLY!
Date 10-3-19
Date 10-3-19
Carla C. Cave 10-3019

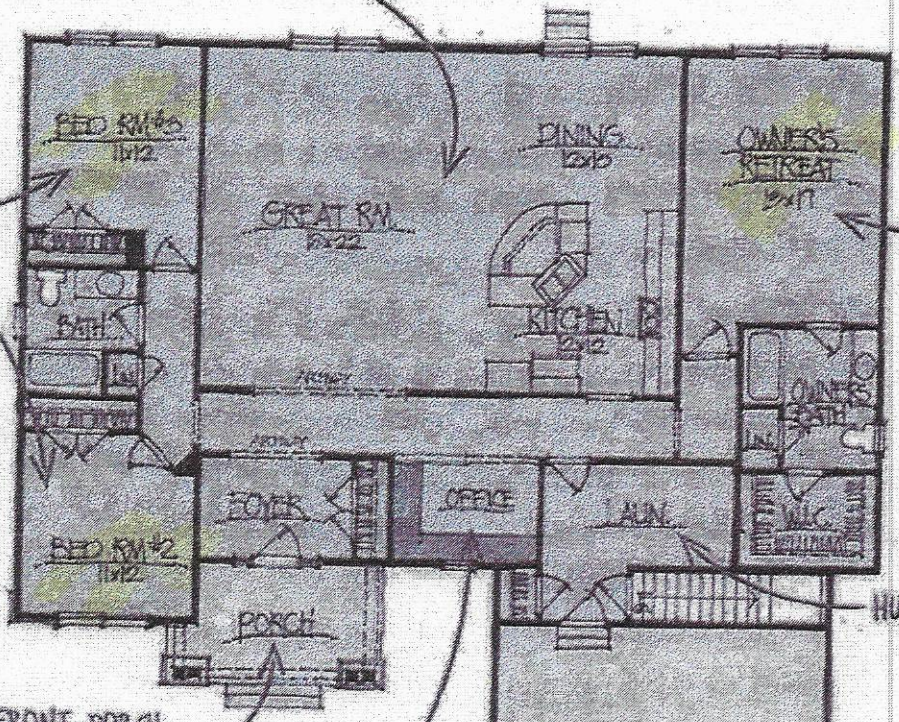
54'

60'

WIDE OPEN SPACES FOR CASUAL LIVING

THIS IS WHERE YOU GO TO GET AWAY FROM I

TIONAL BEDROOMS THEIR OWN OF THE HOUSE




HUGE LAUNDRY ROOM

WELCOMING FRONT PORCH WITH CATHEDRAL CEILING

POCKET OFFICE KEEPS LIFE ORGANIZED

IREDELL COUNTY

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

| APPLICATION NUMBER |
|---|
| 301457<br>Issue Date: 10/03/2019 |

**Permit Type: ZONING RESIDENTIAL**

| Parcel Number | Street Address | Jurisdiction |
|---|---|---|
| 4719885935.000 | 197 VANCE FARM DR | |

| Owner Information | Applicant Information |
|---|---|
| Name: DIXON GAYLE | Name: JOHN MGODSY |
| Address: 9427 COOPER HILL LANE | Address: 197 VANCE FARM DR |
| CHARLOTTE, NC 28269 | STATESVILLE, NC 28625 |
| Phone: | Phone: |

| Use Requested | Zone Code |
|---|---|
| | RA |

| Lot Acreage | F Setback | B Setback | L Setback | R Setback | Watershed | Flood Zone |
|---|---|---|---|---|---|---|
| 1.1 | 35 | 35 | 25 | 15 | | |

| Remarks |
|---|
| SFD |

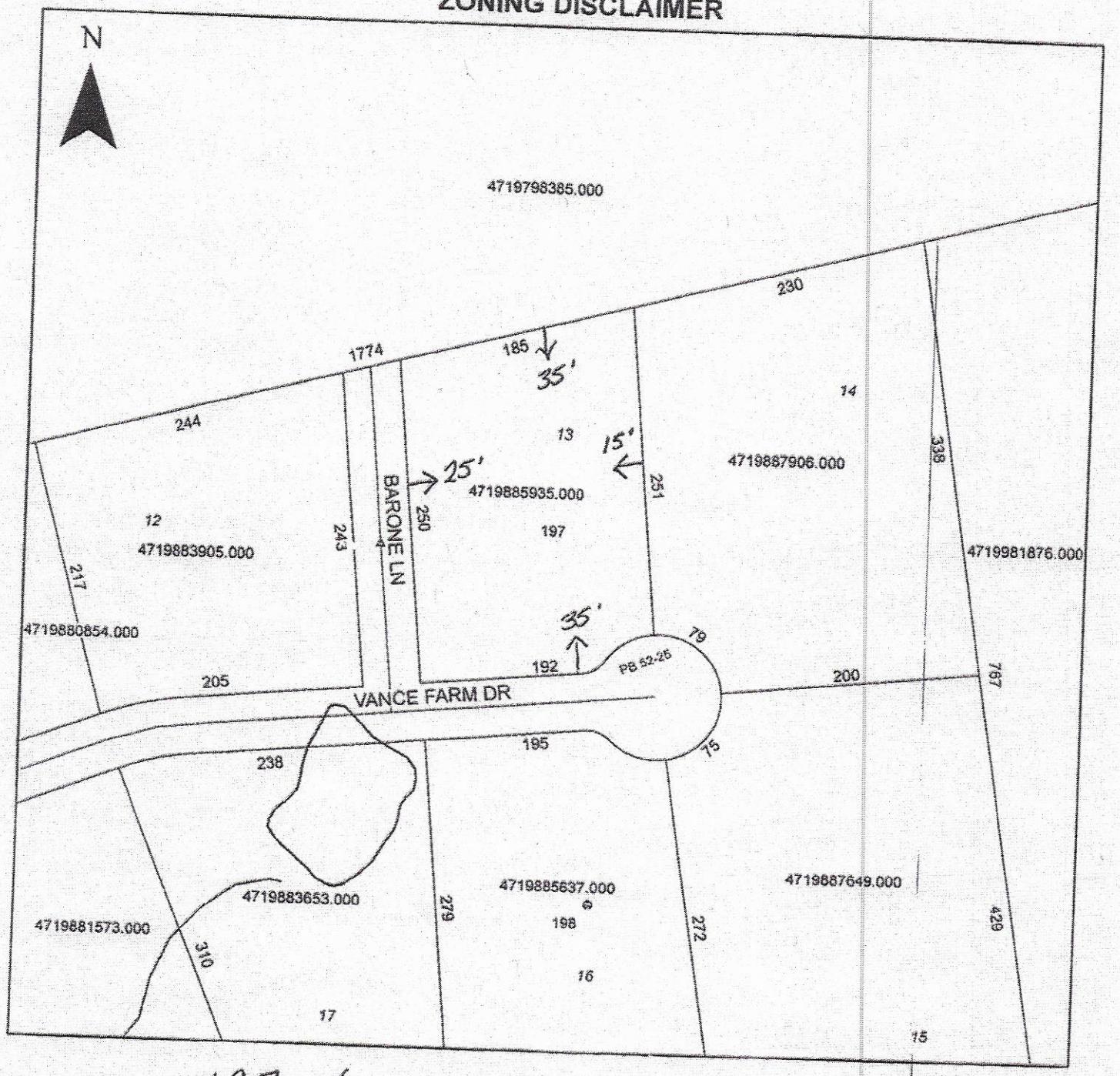
The applicant certifies that there are no deed restrictions, contractual agreements or governmental regulations of any kind that interfere with or prohibit the use of the property or the use for which this permit is requested. The applicant further acknowledges that enforcement of deed restrictions,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

Signature of Owner/Contractor

**Date:** 10/03/2019

| Permit Number | 000474 | TOTAL FEES: | $77.25 |
|---|---|---|---|

# ZONING DISCLAIMER




Property Address 197 Vance Farm 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

10-3-2019
Date