ICHD - ENVIRONMENTAL HEALTH DIVISION

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

PERMIT # AP 311994

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

PIN # 4722 --57 --9136

APPLICANT/OWNER: Cornerstone III Properties APPLICANT ADDRESS: 18 East Kingston Ave CLT 28203.

SITE ADDRESS: 126 Lippard Springs Circle, STV 28677 PHONE: 704 301 3229 ALT. PHONE –

SITE DIRECTIONS: Old Mtn @ Rumple Hill @ Lippard Springs Circle. SAP CONTROLLED: ☐ YES ☒ NO

SUBDIVISION: Lippard Springs SECTION: – LOT# 136 LOT AREA: .60 Ac DESIGN FLOW: 360 L.T.A.R.: .40

Septic Tank 1000 (gal) STB STOAF 7100 Date 3/4/22

Pump Tank (gal) PT Date

Pump Make Model Serial #

Nitrification Fields 1 # Lines 3 Linear Ft 225

Trench Width 36 Trench Bottom Depth 30 in Gravel Depth –

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

System Description: Gravity - 25% Reduction.

Repair System Description: Aerobic Drip.

Maintenance Agreement Required: ☐ YES ☒ NO

☒ GRAVITY ☐ PRESSURE

☒ Residence ☐ Business ☐ Other ☐ Slab ☒ Crawl Space ☐ Basement w/ plumbing ☐ Basement w/o plumbing

No. Bedrooms 3 No. Persons 6 No. Employees

Water Supply: ☒ Private ☐ Public ☐ Community

Comments / Conditions: No Foundation Drainage Rear of House. Drainlines Can be no Closer than 5ft to House Foundation. *Install System prior to Site Construction per LSS *

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:

Alternative Septic Services LLC

LSS # 1254 Dated 5/12/2021.

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.

As Built Attached - NTS

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 plan 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: 3-4-22 Installed by: Galle Grading

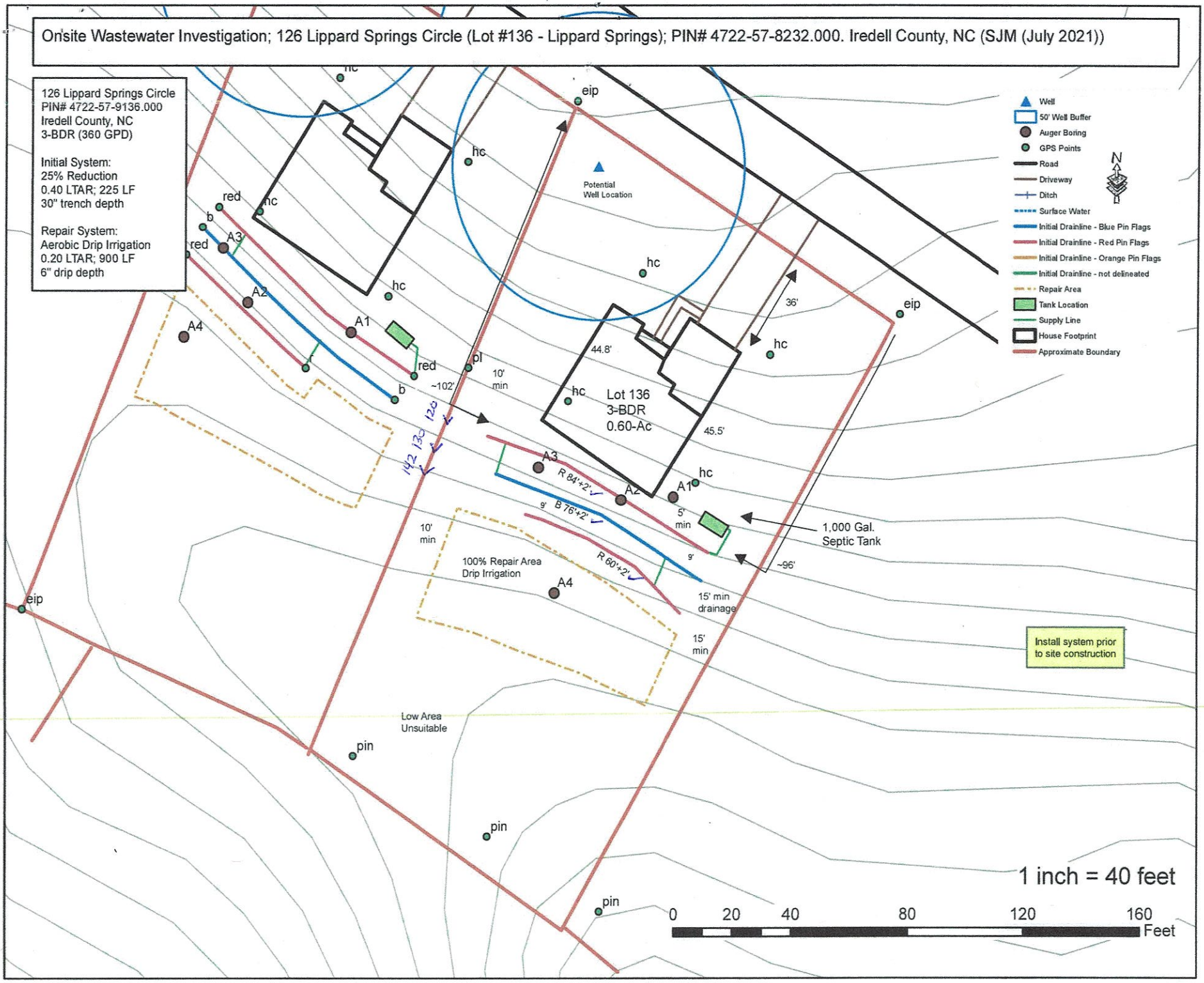
IMPROVEMENT PERMIT by: Date: 6/21/2021 OPERATION PERMIT by: ICE Date: 4/14/22

AUTHORIZATION TO CONSTRUCT by: Date: 3/25/22 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	4/4/22	DW
Tanks Checked	4/4/22	DW
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? _____	


Onsite Wastewater Investigation; 126 Lippard Springs Circle (Lot #136 - Lippard Springs); PIN# 4722-57-8232.000. Iredell County, NC (SJM (July 2021))
126 Lippard Springs Circle
PIN# 4722-57-9136.000
Iredell County, NC
3-BDR (360 GPD)
Initial System:
25% Reduction
0.40 LTAR; 225 LF
30" trench depth
Repair System:
Aerobic Drip Irrigation
0.20 LTAR; 900 LF
6" drip depth
Well
50' Well Buffer
Auger Boring
GPS Points
Road
Driveway
Ditch
Surface Water
Initial Drainline - Blue Pin Flags
Initial Drainline - Red Pin Flags
Initial Drainline - Orange Pin Flags
Initial Drainline - not delineated
Repair Area
Tank Location
Supply Line
House Footprint
Approximate Boundary
N
Potential Well Location
Lot 136
3-BDR
0.60-Ac
44.8'
45.5'
36'
~102'
10' min
R 84'+2'
B 76'+2'
R 60'+2'
5' min
9'
~96'
1,000 Gal. Septic Tank
100% Repair Area
Drip Irrigation
10' min
15' min drainage
15' min
Low Area
Unsuitable
Install system prior to site construction
hc
eip
pin
pl
red
b
A1
A2
A3
A4
1 inch = 40 feet
0
20
40
80
120
160
Feet

Alternative Septic Services, LLC

15 Lone Coyote Ridge; Fletcher, NC 28732
Email: sjmelin@gmail.com Cell: (828) 551-9903

May 12, 2021

To: Owner – 126 Lippard Springs Circle (Lot #136)

Re: **Site/Soil Investigation(s) for 126 Lippard Springs Circle (Lot #136) in Statesville (Iredell County, North Carolina).**

I, Pam Bonell, **acknowledge that "The LSS Evaluation attached is this application is to be used to produce, design and construction features for permitting in accordance with SL 2018-114 Section 11.(c)."**

Sincerely,

Steve Melin, LSS
Soil Scientist
Alternative Septic Services, LLC

Client:
Accepted: Builder Pam Bonell/Pam Bonell
Date: 5/13/21

Alternative Septic Services, LLC

15 LONE COYOTE RIDGE, FLETCHER, NC 28732
EMAIL: SJMELIN@GMAIL.COM CELL: (828) 551-9903

ON-SITE SOIL AND SITE EVALUATION

126 Lippard Springs Circle
Lot #136 – Lippard Springs Subdivision
Session Law Permitting
Iredell County, North Carolina
Parcel ID# 4722-57-9136.000
3-Bedroom (360 GPD)

Prepared for:

Prepared by:
Alterative Septic Services

LICENSED SOIL SCIENTIST
STEVEN J. MELIN
1254
STATE OF NORTH CAROLINA

Steven J. Melin #1254

Steven J. Melin, LSS

May 12, 2021

Alternative Septic Services, LLC

15 LONE COYOTE RIDGE; FLETCHER, NC 28732
EMAIL: SJMELIN@GMAIL.COM CELL: (828) 551-9903

126 Lippard Springs Circle (Lot #136 – Lippard Springs) **05-12-2021**
PIN# 4722-57-9136.000 (Iredell County, NC)
Saprolite System: No

Onsite Wastewater Septic System Overview:

The following report has been prepared by Alternative Septic Services (Steve Melin, LSS #1254) for a 0.60-acre lot at 126 Lippard Springs Circle in Statesville (Iredell County), NC. Please note that a 3-bedroom house is proposed (360 GPD). Please note that the following report prepared is intended to be permitted under Session Law 2018-Section 11.c. **The LSS Evaluation is being submitted pursuant to and meets the requirements of SL 2018-114 Section 11.(c).**

Application Type:	Session Law (2018) (3-BDR)					
Number of Bedrooms:	Proposed Septic System	**GPD**	**Soil Group**	**Soil Texture**	**LTAR**	**Linear Feet Required Calculation (in Square and Linear Feet)**
Initial Septic System:	25% Reduction	360	III	Clay Loam	0.40	360 gpd / 0.40 gpd/ft^2 = 900 ft^2 900 ft^2/4. ft trench eq. = 225 ft (See calculations below)
Repair Septic System:	Aerobic Drip Irrigation	360	III	Clay Loam	0.20 drip LTAR	360 gpd / 0.20 gpd/ft^2 = 1,800 ft^2 or 900 linear feet of drip tubing 2' off center (See calculations below)
Easement Required:	No					

Alternative Septic Services, LLC
15 LONE COYOTE RIDGE, FLETCHER, NC 28732
EMAIL: SJMELIN@GMAIL.COM CELL: (828) 551-9903

Onsite Wastewater Septic System Configuration and Recommendations:

The following recommendations are proposed a 0.60-acre lot at 126 Lippard Springs Circle in Statesville (Iredell County), NC. The proposed system design/layout is for a three-bedroom house. The septic area has been evaluated and determined to contain Group III soils (the most restrictive texture being clay loam). A long-term acceptance rate (LTAR) of 0.40 has been assigned to these soils for the initial system area (0.20 for the repair aerobic drip irrigation LTAR) (*See attached soil descriptions).*

It is recommended to utilize a 25% Reduction type system for the septic drainfield. The (initial) septic system will require 225 linear feet of material to accommodate the 3-bedroom septic system. The recommended trench depth is 30-inches (on contour). It is anticipated that gravity flow can be maintained from the septic tank to drainfield. The square and linear footage required for installation of this system is illustrated below.

3 bedrooms x 120 gallon/day/bedroom = 360 gallons per day (gpd)
Group III, Clay Loam, 0.40 gallons per square foot per day (LTAR)
Square Footage required: 360 gpd / 0.40 LTAR = 900 square feet
900 ft²/4.0' trench equivalency= 225 Linear Feet
NOTE: Not a Saprolite System

It is recommended to utilize an acrobic drip irrigation type system for the repair septic drainfield. The (repair) septic system will require 900 linear feet of drip tubing to accommodate the 3-bedroom septic system. The recommended drip tubing depth is 6 inches (on contour). The square and linear footage required for installation of this system is illustrated below.

3 bedroom home x 120 gallon per bedroom per day = 360 gallons per day (gpd)
Group III, Clay Loam, 0.40 gallons per square foot per day (0.20 Drip LTAR)
Square Footage required: 360 gpd / 0.20 LTAR = 1,800 square feet or 900 linear feet 2' o/c
Note: Not a Saprolite System

Alternative Septic Services, LLC
15 LONE COYOTE RIDGE, FLETCHER, NC 28732
EMAIL: SJMELIN@GMAIL.COM CELL: (828) 551-9903

The proposed septic system area has been delineated on the attached map. It is recommended/required to utilize 225 linear feet of material for the septic drainfield. *(See attached site plan for detail.)* It is also required to delineate the system again prior to installation.

Onsite Wastewater Septic System Setbacks (Buffers) and Site Recommendations:

The following items are recommended to preserve the integrity of the proposed site and surrounding area.

1. It is recommended to encase all septic system supply lines where they cross roads, drives and/or power lines *(pursuant to Laws and Rules for Sewage Treatment, and Disposal Systems 15A NCAC 18A .12,000)*
2. It is recommended to divert all stormwater runoff away from all proposed septic areas.
3. A minimum 1,000 gallon septic tank is recommended / required. The septic tank is proposed to feed two-hundred twenty five feet (225') of drainline by serial distribution.
4. Install the system prior to site construction.
5. Please notify us if there are any changes to the site plan.
6. The proposed septic system designs/layouts are based on dodging large trees or other obstacles that may hinder the installation or operation of the septic system.
7. The proposed onsite wastewater system is based off of theoretical calculations based on data obtained at the site. Actual system performance is not guaranteed.
8. The proposed initial septic system and repair system must maintain a setback (Buffer), specified by North Carolina Department of Environment and Natural Resources (NCDENR), including: 5' horizontal from the house and all foundations, 50' horizontal from any surface water, 100' horizontal minimum from all wells (can be reduced to 50' under circumstances), 5' horizontal from all property lines and water lines, 10' horizontal from any other septic system (except repair) and 8' horizontal from cut banks (unless filled and compacted, 5' horizontal setback).

Notice

* Property subject to any easements and right of way of record and all NCDOT maintenance and rights of way.

* This survey is subject to any facts that may be disclosed by a full and accurate title search.

* This survey does state that there are encroachments, either on or off the property, and that appears to be shown. Additionally, none of the area has been surveyed to include any of the existence of such encroachment not shown hereon.

* This plat was made for the exclusive use of the party named hereon. Such certification do not extend to any unnamed person without an express recertification by the surveyor making said survey.

* This plat represents an actual field survey that meets or exceeds the minimum requirements of a Class C Survey in accordance with the Standards of Practice for Land Surveying in North Carolina, according to North Carolina Administrative Code Title 21, Chapter 56, Section 1600.

* The ratio of precision before any adjustments is 1:10,270.

* Area determined by coordinate computations.

* No field or NGS Horiz. Control Monument found within 2,000 feet of the site.

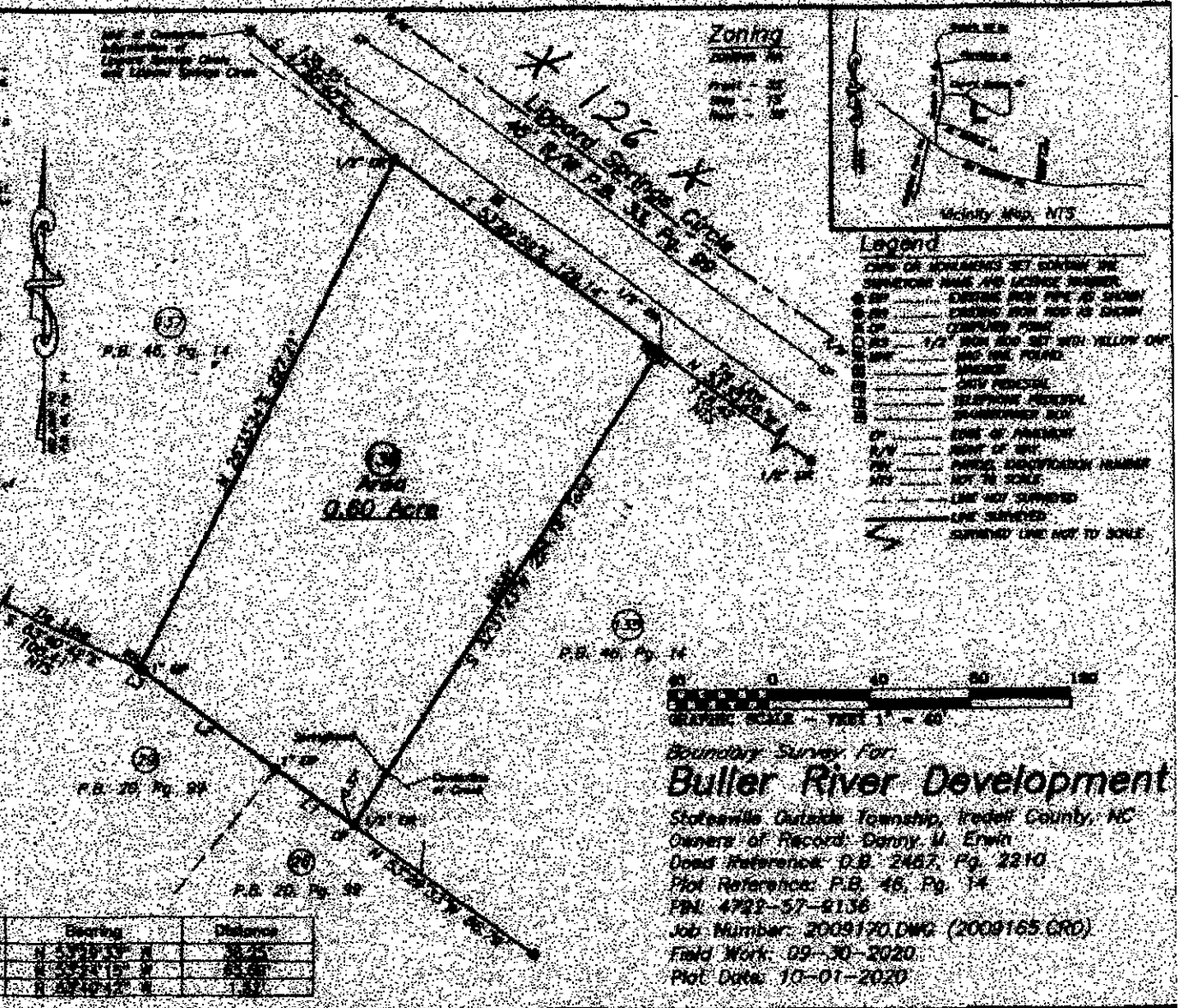
* There is a 30' Ingress, and Utility Easement along each side of all the lines.

Witness my original signature, registration number and seal this 1 day of October 2020 A.D.

Ted M. Benson, NC PLS L-3178
Firm License # C-1588

SEAL L-3178 Ted M. Benson

TED BENSON
Land Surveying
Proudly Surveying Iredell County Since 1988
836 SCHOOL HILL DRIVE, STE. STATESVILLE, NC 28625
PHONE (704) 876-2887
tedbenson@bellsouth.com


Point of Curvature Intersection of Liberty Springs Circle and Liberty Springs Circle
Liberty Springs Circle
40' R/W P.B. 35, Pg. 99
126
P.B. 46, Pg. 14
Area 0.60 Acre
P.B. 46, Pg. 14
P.B. 35, Pg. 99
P.B. 35, Pg. 99
1/2" RB
1/2" CM
1/2" RB
1/2" RB
1/2" RB

Alternative Septic Services, LLC

15 Lone Coyote Ridge
Fletcher, NC 28732

5/12/2021

126 Lippard Springs Circle (Lot #136)
PIN# 4722-57-9136.000 (Iredell County)
3-BDR (360 GPD)
Saprolite System: No

Septic System Calculation Worksheet

Initial System = 25% Reduction
Recommended Trench Depth: 30"

Gal / Day	Trench Width (Inches)	Trench Equivalency (Feet)	Soil Depth on 0% Slope
360	36	4	42

Slope	Auger#	Suitable Soil Depth (in.)	Total Suitable Depth/ Sap. Depth (in.)	Soil Needed (slope adjusted) (in.)	[1] Total Depth of Saprolite Required (2:1 ratio) factoring Soil Depth (in.)	Fill Material Required (in.)	Morphological Based Field LTAR
26%	A1	54	54	51.4	N/A	0	0.4
8%	A2	54	54	44.9	N/A	0	0.45
22%	A3	54	54	49.9	N/A	0	0.45
					LTAR Utilized		0.40
					Linear Feet Required		225

Repair System = Aerobic Drip Irrigation
Recommended Drip Tubing Depth: 6"

Gal / Day	Trench Width (Inches)	Trench Equivalency (Feet)	Soil Depth on 0% Slope
360	12	2	18

Slope	Auger#	Suitable Soil Depth (in.)	Total Suitable Depth/ Sap. Depth (in.)	Soil Needed (slope adjusted) (in.)	[1] Total Depth of Saprolite Required (2:1 ratio) factoring Soil Depth (in.)	Fill Material Required (in.)	Morphological Based Field LTAR
26%	A1	54	54	18.0	N/A	0	0.4
8%	A2	54	54	18.0	N/A	0	0.45
22%	A3	54	54	18.0	N/A	0	0.45
6%	A4	20	20	18.0	N/A	0	0.4
					LTAR Utilized		0.20
					Linear Feet Required		900

[1] ((Soil depth needed-soil depth) x 2) + Soil depth = Sap. Depth needed.
Above equation only to be used if the difference in soil depth needed and actual soil depth present = 12" or less

4722-57-9136.000 Lot # 126 - 0.6-Ac

Lippard Springs Sbdv,

SOIL/SITE EVALUATION

(Continuation Sheet)

Sheet of

DEPARTMENT OF ENVIRONMENT
AND NATURAL RESOURCES
DIVISION OF ENVIRONMENTAL HEALTH

~~Lot~~ 126

Lippard Circle Springs

PROPERTY ID #:

DATE OF EVALUATION: 5-C-2c

COUNTY: Iredell

LICENSED SOIL SCIENTIST STEVEN B. LELIN STATE OF FLORIDA

PROFILE #	.1940 LANDSCAPE POSITION/ SLOPE %	HORIZON DEPTH (IN.)	SOIL MORPHOLOGY (.1941) STRUCTURE/ TEXTURE	SOIL MORPHOLOGY (.1941) CONSISTENCE/ MINERALOGY	OTHER PROFILE FACTORS .1941 SOIL WETNESS/ COLOR	OTHER PROFILE FACTORS .1943 SOIL DEPTH	OTHER PROFILE FACTORS .1956 CLIMO CLASS	OTHER PROFILE FACTORS .1944 RESTR HORIZ	PROFILE CLASS & LTAR
1	Bt Loss Bt2 26+	10-18 18-54	2 msbk cL 1msbk /scl	FR (37) FR (37)	25Y 4/6 5Y 5/6 common	54"		54" AR	III 0.4*
			32" refusal						
2	Bt 15 Bl 8+ Bt2	0-16 16-32 32-54+	1 msbk /scl 1msbk /cl 1fsbk /sc	FR/(55) FR FR	5Y 4/6 + common + prominent	>54"	—	—	III 0.45
3	Bt Loss Bl 22+ Bt2	0-15 15-24 24-54+	1 msbk /cL 1msbk /scl 1fsbk /sc	FR (55) FR (55) FR	5Y 4/6 + common common prominent	>54"			III 0.45
4	Ap Loss Bt FS Bt 6+	0-6 6-14 14-20	1msc /sL 1 msbk/scl 2msbk /cl Refusal	FR FR FR (55) → Rock	7.5Y 3/2 5Y 5/4 5Y 4/6	120"			IV 0.4

COMMENTS:

Lot 126 Lippard Springs 30" refusal

r 85 (86)
b 77 (81)
r 64 (66)

RECEIVED FEB 17 2021

X ALREADY PERMITTED, CHANGED PLAN X

APPLICATION MUST BE FILLED OUT COMPLETELY & BE LEGIBLE
OR IT WILL NOT BE PROCESSED

Iredell County Health Department – Environmental Health Division

PAGE 1: *APPLICATION FORM*

X SEPTIC X

Application For: ( ) New Well Permit (X) Authorization to Construct ( ) Well Repair Permit ( ) Existing System Inspection ( ) Well Abandonment ( ) Septic System Repair
( ) Septic Improvement Permit

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

Applicant Information: (PRINT CLEARLY)
Applicant Name: CORNERSTONE III PROPERTIES Address: 118 EAST KINGSTON AVE, CLT. Zip: 28203
Applicant Email: STAN@CORNERSTONESP.COM Phone: 704 301 3229 Alt. Phone: X
Owner Name: BUTLER RIVER DEVELP. Address: 725 CHERRY RD. Rock Hill, SC Zip: 29732
Owner Email: N/A Phone: N/A Alt. Phone: N/A

Property Information:
Street Address: 126 LIPPARD SPRINGS CIRCLE
Subdivision Name: LIPPARD SPRINGS Section/Phase: _____ Lot Number: 136
Driving Directions: OLD MOUNTAIN RD NORTH / RT. ONTO RUMPLE HILL DR. RT. ONTO LIPPARD SPRINGS CIRCLE

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

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

Maximum Number of Bedrooms: 3
Maximum Number of Occupants: 3
( ) Swimming Pool
( ) Other Addition/Structure: _____

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

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

Water Supply: ( ) Replacement Well – Reason: _____ Number of Houses: 1 Number of Persons: _____
( ) Multi-connection Well
( ) 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 (X) Conventional ( ) Innovative ( ) Modified Conventional ( ) Other: _____

Please answer the following to the best of your ability:
( ) Yes (X) No Does the site contain any jurisdictional wetlands?
( ) Yes (X) No Is any non-domestic sewage (i.e. industrial) to be generated?
( ) Yes (X) No Is the site subject to approval by any other public agency?

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

Signature: Stan Cowley ...ntative signature (SIGNATURE REQUIRED) 2/9/22 DATE

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, PAM HARDING/BUTLER RIVER, am the legal owner(s) of the property located at 126 LIPPARD SPRINGS CIRCLE, identified as PIN (Parcel Identification Number) 4722-57-9136, located in Iredell County, North Carolina.

I do hereby authorize (**print legal representative/company name**) STAN PRESSLEY/CORNERSTONE III, 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/Butler River Dentonat — 2/9/21

Signature of Owner(s) — Date

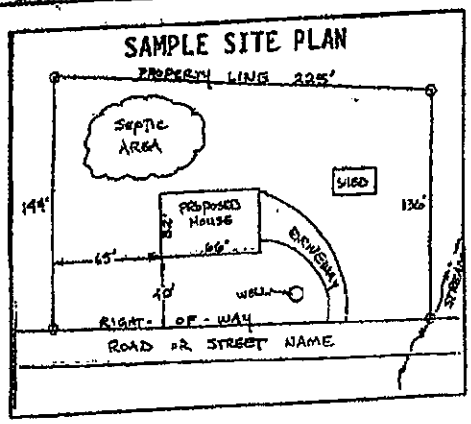
Mooresville - Environmental Health
ronda.hart@co.iredell.nc.us
Fax: 704-662-3239
610 E. Center Avenue, Mooresville, NC 28115

Statesville - Environmental Health
adrienne.shea@co.iredell.nc.us
Fax: 704-871-3483
349 N. Center Street, Statesville, NC 28677

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:

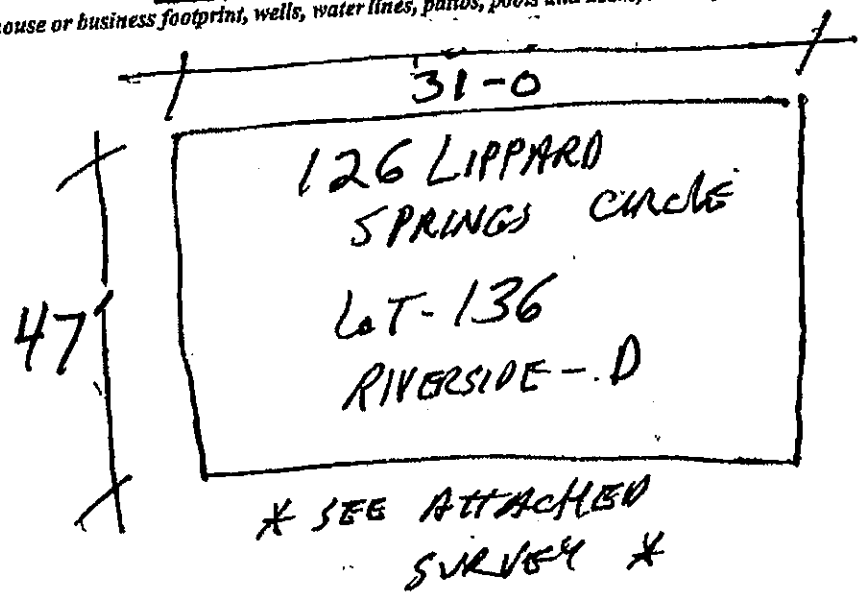
- (X) Property Line measurements are clearly identified
- (X) All proposed structures are indicated
- (X) Front and side setbacks from property line
- (X) Preferred driveway location
- (X) Preferred well location
- (X) Preferred septic system location
- (X) North arrow, or other sufficient indicator 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

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: Tim Crawley

2/9/22

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

Notice

* Property subject to any easements and right of way on record, and all NCDOT easements and rights of way.

* This survey is subject to any facts that may be disclosed by a full and accurate title search.

* [illegible] does not show any unrecorded, written or [illegible] encumbrances, boundary lines or areas of land on this property that may not appear on this plat, nor does it warrant or represent that the existence of such information hereon not shown hereon.

* This plat was drawn for the exclusive use of the party named hereon. Such certification do not extend to any unnamed person without an express recertification by the surveyor making said plat.

* [illegible] is a boundary survey and not a property division plat. Plat is prepared in accordance with the [illegible] of practice for land surveying in North Carolina according to North Carolina Administrative Code Title 21, Chapter 56, Section 1602.

* The ratio of precision [illegible] was adjustments [illegible]

* [illegible]

* [illegible]

Witness my original signature, registration number and seal this 1 day of OCT 2020 A.D.

Ted W. Benbow NC PLS L-3175
Firm License # C-1731

SEAL L-3175 NORTH CAROLINA PROFESSIONAL LAND SURVEYOR TED W. BENBOW

Zoning

ZONING: RA

Front - 35'
Side - 15'
Rear - 35'

Vicinity Map, NTS

Legend

CAPS ON MONUMENTS SET CONTAIN THE SURVEYORS NAME AND LICENSE NUMBER.

- EIP ..... EXISTING IRON PIPE AS SHOWN
- EIR ..... EXISTING IRON ROD AS SHOWN
- CP ..... COMPUTED POINT
- IRS ..... 1/2" IRON ROD SET WITH YELLOW CAP
- MAG ..... MAG NAIL FOUND
- MB ..... MAILBOX
- OHU ..... OVERHEAD UTILITIES
- TEL ..... TELEPHONE PEDESTAL
- SIGN ..... SIGN-ONLY 3.3K
- EP ..... EDGE OF PAVEMENT
- CL ..... CENTERLINE
- PK ..... PARKER KALON SPIKE
- NTS ..... NOT TO SCALE
- ---- ..... NOT SURVEYED
- ———— LINE SURVEYED
- SURVEYED LINE NOT TO SCALE

Meet at Centerline Intersection of Lippard Springs Circle and Lippard Springs Circle

S 63°40'12" E 105.41'

126 Lippard Springs Circle

45' R/W P.B. 33, Pg. 99

S 63°39'39" E 1,041.11'

1/2" EIR

N 63°39'39" W 1,041.11'

1/2" EIR

(37) P.B. 46, Pg. 14

(36) P.B. 46, Pg. 14

(35) P.B. 46, Pg. 14

(29) P.B. 20, Pg. 99

(28) P.B. 20, Pg. 99

1" EIP

1/2" EIR

Centerline of Creek

N 53°29'53" W 46.79'

Course	Bearing	Distance
L1	N 53°29'53" W	36.25'
L2	N 53°24'15" W	85.69'
L3	N 63°40'12" W	1.52'

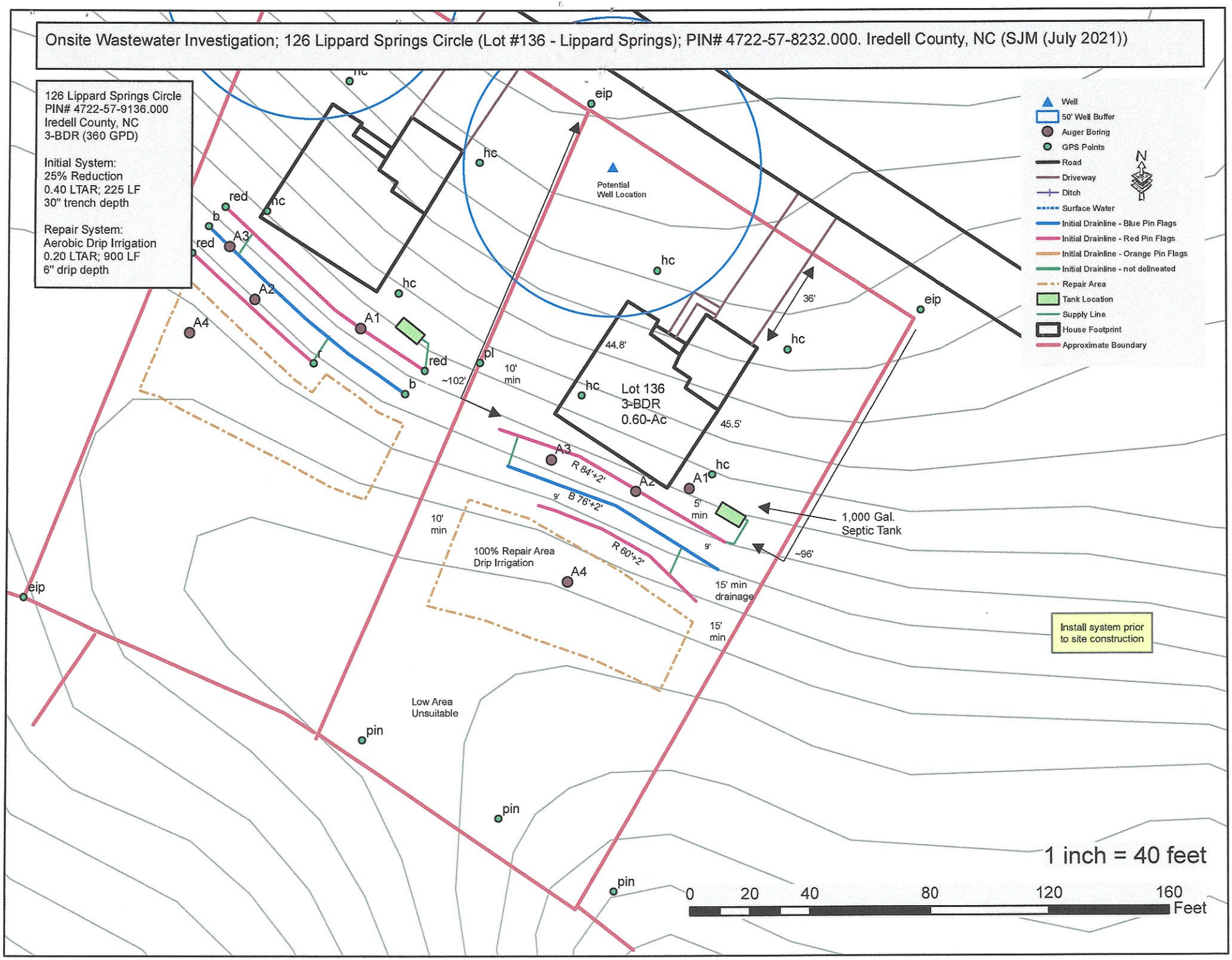
GRAPHIC SCALE - TEXT 1" = 40'

Boundary Survey For:

Buller River Development

Statesville Outside Township, Iredell County, NC.
Owners of Record: Danny M. Erwin
Deed Reference: D.B. 2467, Pg. 2210
Plat Reference: P.B. 46, Pg. 14
PIN: 4722-57-9136
Job Number: 2009170.DWG (2009185.CRD)
Field Work: 09-30-2020
Plat Date: 10-01-2020

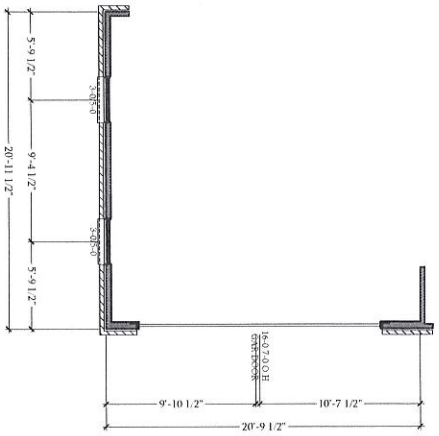
TED BENBOW
Land Surveying
Proudly Surveying Iredell County Since 1969
630 SIGNAL HILL DRIVE EXT. STATESVILLE, NC 28625
PHONE (704) 876-1661
www.boundarydevelopment.com


Onsite Wastewater Investigation; 126 Lippard Springs Circle (Lot #136 - Lippard Springs); PIN# 4722-57-8232.000. Iredell County, NC (SJM (July 2021))
126 Lippard Springs Circle
PIN# 4722-57-9136.000
Iredell County, NC
3-BDR (360 GPD)
Initial System:
25% Reduction
0.40 LTAR; 225 LF
30" trench depth
Repair System:
Aerobic Drip Irrigation
0.20 LTAR; 900 LF
6" drip depth
Well
50' Well Buffer
Auger Boring
GPS Points
Road
Driveway
Ditch
Surface Water
Initial Drainline - Blue Pin Flags
Initial Drainline - Red Pin Flags
Initial Drainline - Orange Pin Flags
Initial Drainline - not delineated
Repair Area
Tank Location
Supply Line
House Footprint
Approximate Boundary
N
Potential
Well Location
Lot 136
3-BDR
0.60-Ac
44.8'
45.5'
36'
~102'
~96'
10'
min
5'
min
9'
15' min
drainage
15'
min
R 84'+2'
B 76'+2'
R 60'+2'
1,000 Gal.
Septic Tank
100% Repair Area
Drip Irrigation
Low Area
Unsuitable
Install system prior
to site construction
A1
A2
A3
A4
red
b
hc
eip
pl
pin
1 inch = 40 feet
0
20
40
80
120
160
Feet

Acknowledgement Of
Plans Submittal ONLY!

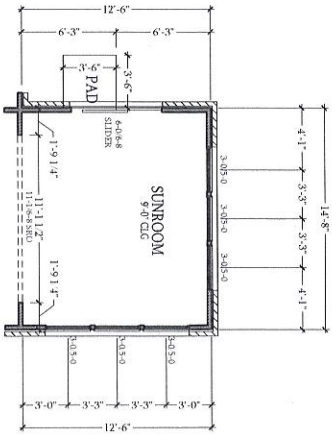
BAB Date 2-25-22

Date 3-4-22



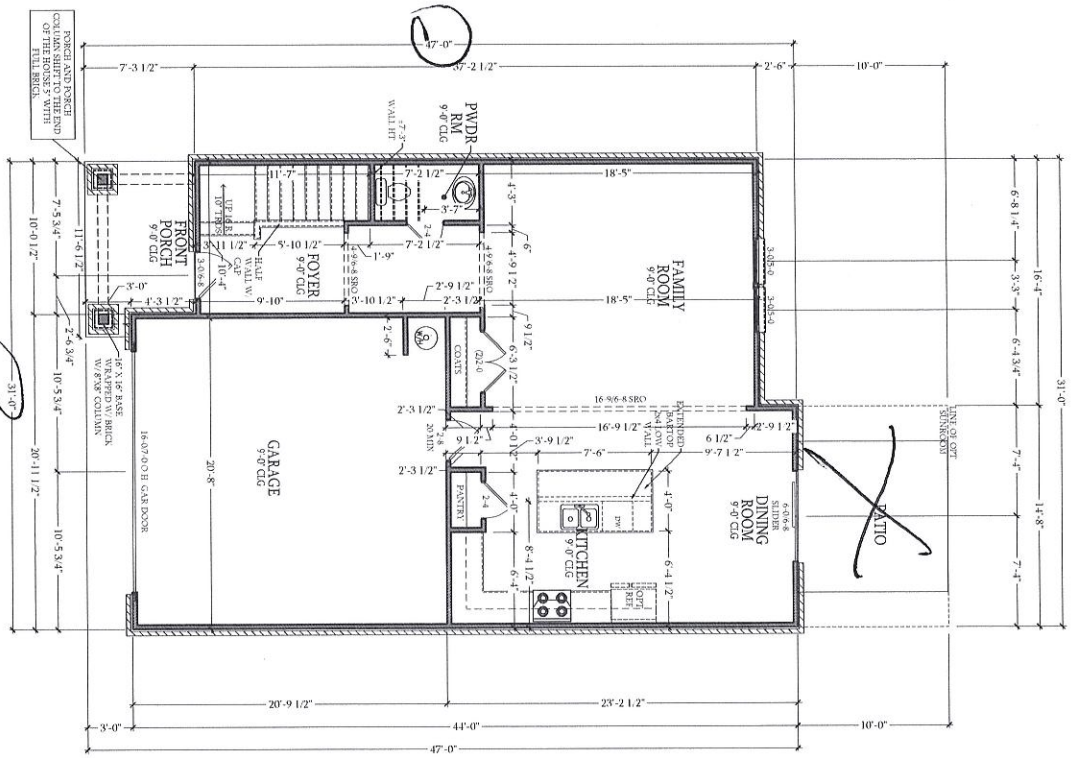
OPT SIDE LOAD GARAGE
FLOOR PLAN

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



OPT SUNROOM
FLOOR PLAN

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



FIRST FLOOR PLAN

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

REVISIONS	
DATE	PERSON BY
DESIGNED BY:	CBG
DRAWN BY:	CBG
DATE:	12-09-21
JOB #:	21-703
SHEET #:	5.10

RIVERSIDE

Elevation-D

FIRST FLOOR PLAN

CornerStone PROPERTIES

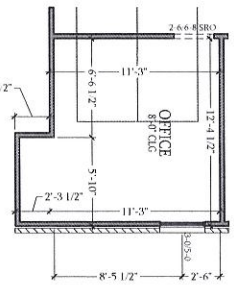
CORNERSTONE BUILDERS GROUP
www.CornerstoneCarolina.com

PO Box 5322
Clover, SC. 29710
803-866-2724
www.CornerstoneCarolina.com

Acknowledgement Of
Plans Submittal ONLY!

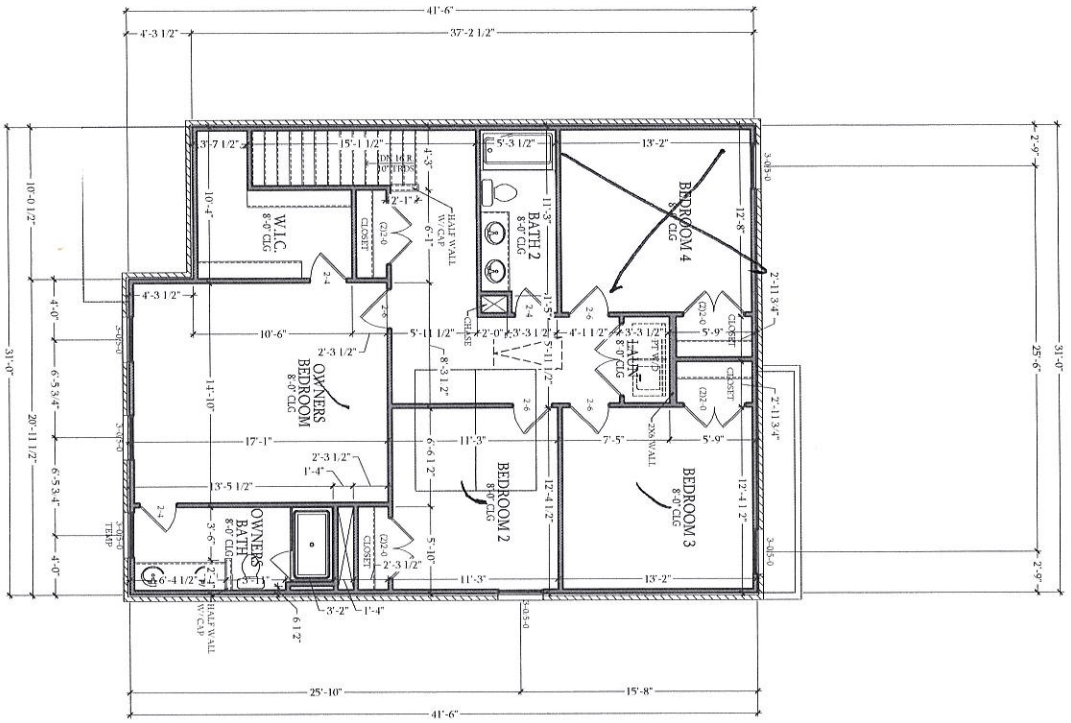
BAB Date 2-25-22.

Date 3-4-22



OPT OFFICE
FLOOR PLAN

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



SECOND FLOOR PLAN

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

SHEET #:	5.20
JOB #:	21-703
DATE:	12-09-21
DRAWN BY:	CBG
DESIGNED BY:	CBG
REVISIONS	
DATE	DESIGNED BY

RIVERSIDE

Elevation-D

SECOND FLOOR PLAN

CornerStone PROPERTIES

CORNERSTONE BUILDERS GROUP
www.CornerstoneCarolina.com

PO Box 5322
Clover, SC. 29710
803-866-2724
www.CornerstoneCarolina.com

IREDELL COUNTY · NC

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

APPLICATION NUMBER
311994
Issue Date:

Permit Type: ZONING

Parcel Number	Street Address	Jurisdiction
4722579136.000	126 LIPPARD SPRINGS CIR	Iredell County

Owner Information	Applicant Information
Name: ERVIN DANNY M	Name: CORNERSTONE III PROPERTIES
Address: PO BOX 476	Address: 118 E KINGSTON AVE
TROUTMAN, NC 28166	CHARLOTTE, NC 28203
Phone:	Phone: (704)301-3229

Use Requested	Zone Code
Single Family Dwelling	RA

Lot Acreage	F Setback	B Setback	L Setback	R Setback	Watershed	Flood Zone
0.6	35	35	15	15	N/A	NO

Remarks
SFD NEED DISCLAIMER

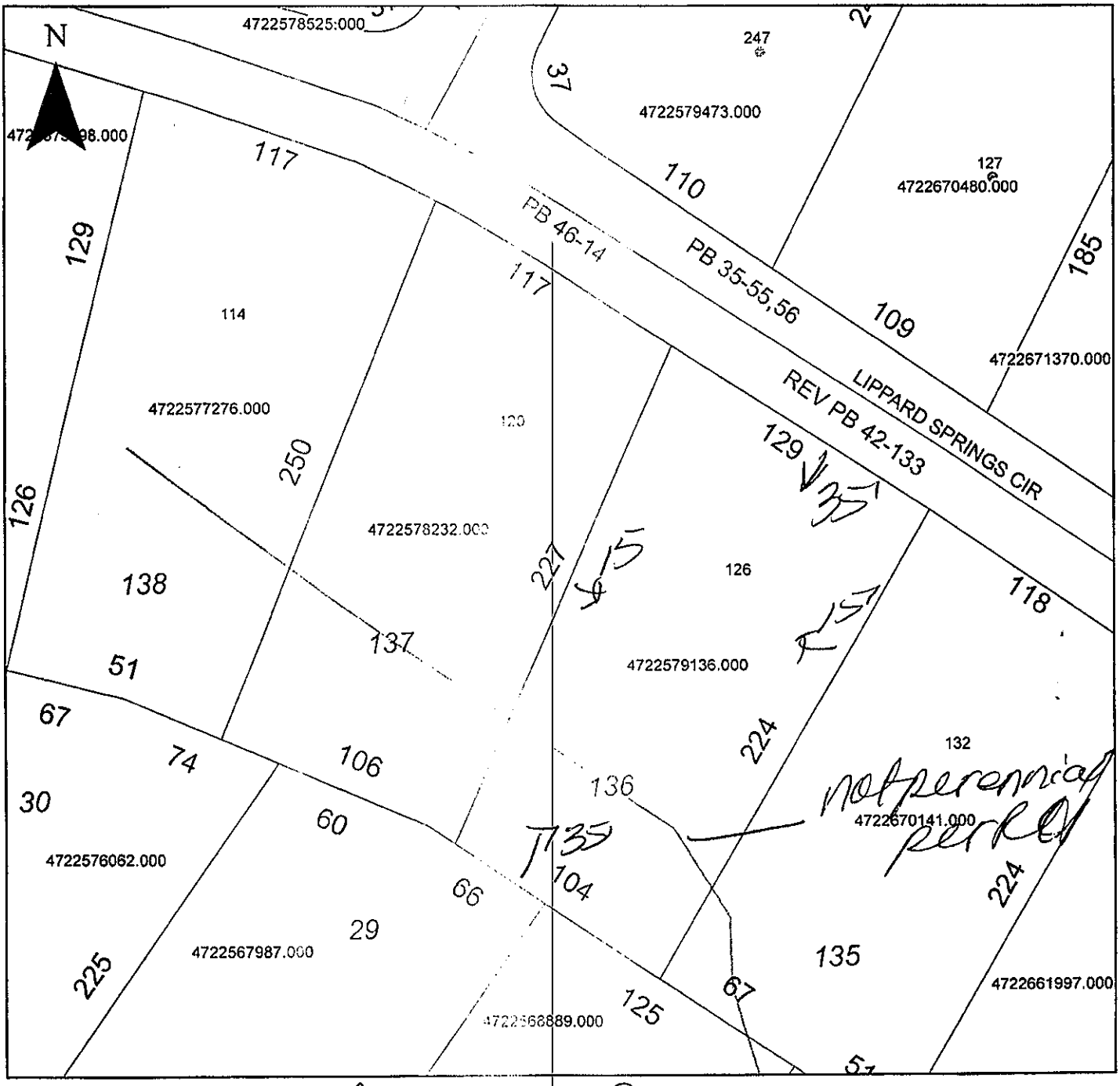
The applicant certifies that there are no deed restrictions, contractual agreements or governmental regulations of any kind that interfere with or prohibit the use of the property or the use for which this permit is requested. The applicant further acknowledges that enforcement of deed restrictions,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

Date: 10/21/2020

Signature of Owner/Contractor

Permit Number	311994	TOTAL FEES:	$77.25

ZONING DISCLAIMER



Property Address 126 Lippard Springs

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 _____