ICHD - ENVIRONMENTAL HEALTH DIVISION

Statesville Office (704) 878-5305 Mooresville Office (704) 660-3625 PERMIT # AP 312430

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

PIN # 4726 -- 84 -- 1177

APPLICANT/OWNER: Cornerstone III Properties APPLICANT ADDRESS: 118 East Kingston Ave CLT 28203

SITE ADDRESS: 184 Bowman ROAD, STATESVILLE, N.C. 28625 PHONE: 704 301 3279 ALT. PHONE 919-732-1300

SITE DIRECTIONS: Wilkesboro Hwy North - (L) on Scotts Creek - (R) on Bowman SAP CONTROLLED: ☐ YES ☑ NO REPAIR

SUBDIVISION: Brook Hollow SECTION: P1 LOT # 53 LOT AREA: 0.80 AC DESIGN FLOW: 360 GPD L.T.A.R.: 0.35 (0.1)

Septic Tank	1000 (gal)	STB	760	Date	12-19-2021	☑ New System ☐ Repair ☐ Expansion	System Type: I II (III) IV V VI
Pump Tank	– (gal)	PT	–	Date	–	System Description:	50% REDUCTION - HORIZONTAL PRBPS
Pump Make	–	Model	–	Serial #	–	Repair System Description:	TS-1 PRETREATED DRIP
# Nitrification Fields	1	# Lines	5	Linear Ft	170 FT	Maintenance Agreement Required:	☐ YES ☑ NO
Trench Width	36 IN	Trench Bottom Depth(Low side)	14 IN	Gravel Depth	–	☑ GRAVITY	☐ PRESSURE

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

No. Bedrooms 3 No. Persons 6 No. Employees – ☑ Crawl Space ☐ Basement w/o plumbing

Water Supply: ☑ Private ☐ Public ☐ Community

Comments / Conditions: DO NOT EXCEED A 17IN MAX TRENCH DEPTH, INSTALL ON 9FT CENTERS, 6IN OF APPROVED COVER REQUIRED, NO FOUNDATION DRAINAGE ON BACK OF HOUSE

INITIAL SITE SKETCH

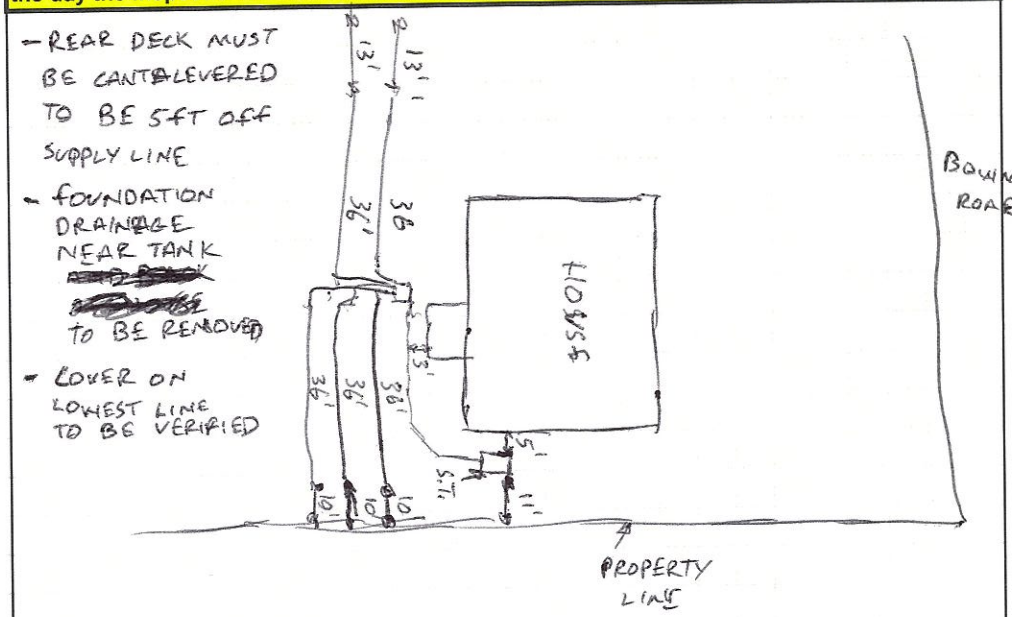
This permit is issued pursuant to Section 11 . (C) of S.L. 2018-114 using the signed and sealed LSS Evaluation by:

Three Oaks Engineering

LSS # 1219

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.



Permit can be suspended or revoked if any false information is supplied toward securing the permit / any unauthorized changes are made to the site / any unauthorized changes are made in the installation of the system. **CONTACT A LOCATOR SERVICE PRIOR TO ANY EXCAVATION**

☐ **IMPROVEMENT PERMIT** *with plat valid without expiration;* ☑ **IMPROVEMENT PERMIT** *with site plan valid for 60 mos.* ☑ **AUTHORIZATION TO CONSTRUCT** *valid for period equal to IMPROVEMENT PERMIT--not to exceed 60 mo.*

Owner / Applicant Signature: Date: 2-18-22 Installed by: GALLE EXCAVATION

IMPROVEMENT PERMIT by: Bryant C. White Date: 2-7-2022 OPERATION PERMIT by: Cory Wilt Date: 4/7/22

AUTHORIZATION TO CONSTRUCT by: Bryant C. White Date: 2-7-2022 Existing System Inspected by: Date:

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

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

4726841177

Sheet 1 of 2
PROPERTY ID #:
COUNTY: Iredell

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

OWNER: Bull River Development Partners
ADDRESS:
APPLICATION DATE
DATE EVALUATED: 4/27/21
PROPOSED FACILITY: Residential PROPOSED DESIGN FLOW (.1949): 360
PROPERTY SIZE: 0.92
LOCATION OF SITE: 184 Bowman Road
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	OTHER PROFILE FACTORS .1943 SOIL DEPTH	OTHER PROFILE FACTORS .1956 SAPRO CLASS	OTHER PROFILE FACTORS .1944 RESTR HORIZ	PROFILE CLASS & LTAR
1	LS / 7	0-8	GR / cl	FR / S	32" 10YR 6/2	32			PS 0.35
		8-30	SBK / cl	FI / S					
		30-35+	SBK / scl	FR / S					
2	LS / 9	0-9	GR / cl	FR / S	21" 10YR 6/2	21			PS 0.2 LPC
		9-23+	SBK / scl	FR / S					
3	LS / 9	0-3	GR / sl	VFR / N	40" 10YR 6/2	40			PS 0.35
		3-32	SBK / scl	FR / S					
		32-41+	SBK / scl	FI / S					
4	LS / 9	0-3	GR / sl	VFR / N		40"+			PS 0.40
		3-40+	SBK / scl	FR / N					

DESCRIPTION	INITIAL SYSTEM	REPAIR SYSTEM
Available Space (.1945)	PS	DRIP
System Type(s)	III E (H-PPBPS)	TS-1
Site LTAR	0.35	0.10

OTHER FACTORS (.1946):
SITE CLASSIFICATION (.1948): PROVISIONALLY SUITABLE
EVALUATED BY: M. Wood; E. Morgan
OTHER(S) PRESENT:

SOIL/SITE EVALUATION

(Continuation Sheet-Complete all field in full)

PROPERTY ID #: 472684 1177

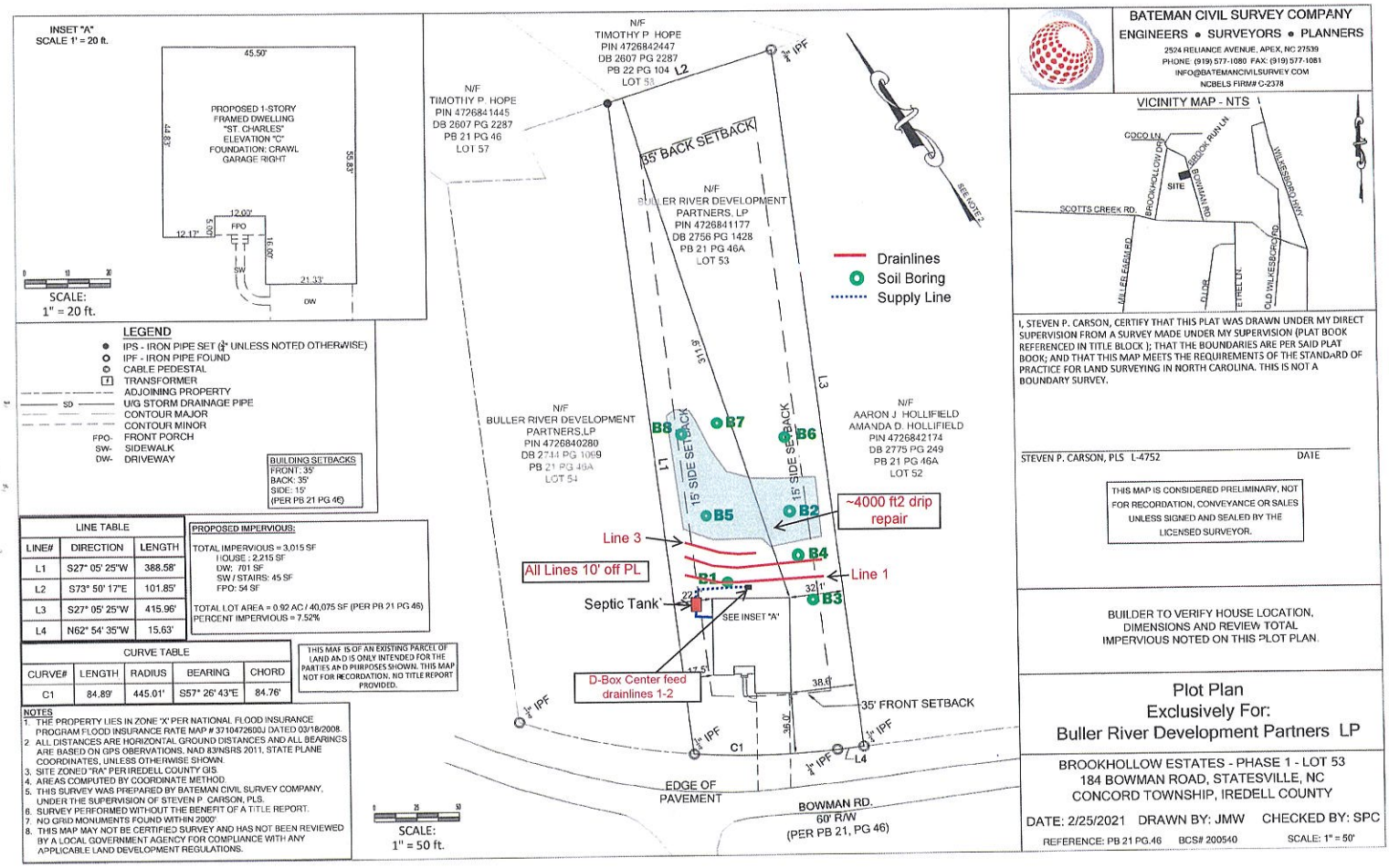
DATE OF EVALUATION: 4/27/21 : 9/8/21

COUNTY: IREDELL

184 BOWMAN

PROFILE #	.1940 LANDSCAPE POSITION/ SLOPE %	HORIZON DEPTH (IN.)	SOIL MORPHOLOGY (.1941) STRUCTURE/ TEXTURE	SOIL MORPHOLOGY (.1941) CONSISTENCE/ MINERALOGY	OTHER PROFILE FACTORS .1942 SOIL WETNESS/ COLOR	.1943 SOIL DEPTH	.1956 SAPRO CLASS	.1944 RESTR HORIZ	PROFILE CLASS & LTAR
5	LS/9	0-9	GR/SL	VFR/NP	10YR 6/2	27"			PS
		9-17	SBK/SCL	FR/S	27"				0.35
		17-30+	SBK/CO SCL	FR/S					
6	LS/9	0-5	GR/LS/VFR	NS, NP, NE	10YR 6/2				U
		5-7+	SBK/CL/FR	SS, SP, SE	5"				
7	LS/7	0-10+	SBK/CL/FR	SS, SP, SE	10YR 6/2				U
					8"				
8	LS/5	0-15	SBK/CL/FR	SS, SP, SE	10YR 6/2				DRIP
		15+	M/CL/FR	SS, SP, SE	15"				15

COMMENTS:


INSET "A"
SCALE 1" = 20 ft.
45.50'
PROPOSED 1-STORY
FRAMED DWELLING
"ST. CHARLES"
ELEVATION "C"
FOUNDATION: CRAWL
GARAGE RIGHT
44.83'
55.83'
12.00'
FPO
5.00'
12.17'
16.00'
SW
21.33'
DW
SCALE:
1" = 20 ft.
LEGEND
IPS - IRON PIPE SET (¾" UNLESS NOTED OTHERWISE)
IPF - IRON PIPE FOUND
CABLE PEDESTAL
TRANSFORMER
ADJOINING PROPERTY
U/G STORM DRAINAGE PIPE
CONTOUR MAJOR
CONTOUR MINOR
FPO- FRONT PORCH
SW- SIDEWALK
DW- DRIVEWAY
BUILDING SETBACKS
FRONT: 35'
BACK: 35'
SIDE: 15'
(PER PB 21 PG 46)
LINE TABLE
LINE# | DIRECTION | LENGTH
L1 | S27° 05' 25"W | 388.58'
L2 | S73° 50' 17"E | 101.85'
L3 | S27° 05' 25"W | 415.96'
L4 | N62° 54' 35"W | 15.63'
PROPOSED IMPERVIOUS:
TOTAL IMPERVIOUS = 3,015 SF
HOUSE : 2,215 SF
DW: 701 SF
SW / STAIRS: 45 SF
FPO: 54 SF
TOTAL LOT AREA = 0.92 AC / 40,075 SF (PER PB 21 PG 46)
PERCENT IMPERVIOUS = 7.52%
CURVE TABLE
CURVE# | LENGTH | RADIUS | BEARING | CHORD
C1 | 84.89' | 445.01' | S57° 26' 43"E | 84.76'
THIS MAP IS OF AN EXISTING PARCEL OF LAND AND IS ONLY INTENDED FOR THE PARTIES AND PURPOSES SHOWN. THIS MAP NOT FOR RECORDATION. NO TITLE REPORT PROVIDED.
NOTES
1. THE PROPERTY LIES IN ZONE 'X' PER NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP # 3710472600J DATED 03/18/2008.
2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES AND ALL BEARINGS ARE BASED ON GPS OBERVATIONS, NAD 83(NSRS 2011, STATE PLANE COORDINATES, UNLESS OTHERWISE SHOWN.
3. SITE ZONED "RA" PER IREDELL COUNTY GIS
4. AREAS COMPUTED BY COORDINATE METHOD.
5. THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY COMPANY, UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS.
6. SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.
7. NO GRID MONUMENTS FOUND WITHIN 2000'
8. THIS MAP MAY NOT BE CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.
SCALE:
1" = 50 ft.
N/F
TIMOTHY P. HOPE
PIN 4726842447
DB 2607 PG 2287
PB 22 PG 104
LOT 53
L2
¾" IPF
N/F
TIMOTHY P. HOPE
PIN 4726841445
DB 2607 PG 2287
PB 21 PG 46
LOT 57
35' BACK SETBACK
N/F
BULLER RIVER DEVELOPMENT
PARTNERS, LP
PIN 4726841177
DB 2756 PG 1428
PB 21 PG 46A
LOT 53
SEE NOTE 2
Drainlines
Soil Boring
Supply Line
311.6'
L3
N/F
BULLER RIVER DEVELOPMENT
PARTNERS,LP
PIN 4726840280
DB 2744 PG 1069
PB 21 PG 46A
LOT 54
N/F
AARON J. HOLLIFIELD
AMANDA D. HOLLIFIELD
PIN 4726842174
DB 2775 PG 249
PB 21 PG 46A
LOT 52
B8
B7
B6
B5
B2
15' SIDE SETBACK
15' SIDE SETBACK
L1
~4000 ft2 drip repair
Line 3
All Lines 10' off PL
B4
B1
Line 1
Septic Tank
22.1'
32.1'
B3
SEE INSET "A"
D-Box Center feed drainlines 1-2
17.5'
38.6'
35' FRONT SETBACK
¾" IPF
¾" IPF
C1
36.0'
¾" IPF
¾" IPF
L4
EDGE OF PAVEMENT
BOWMAN RD.
60' R/W
(PER PB 21, PG 46)
BATEMAN CIVIL SURVEY COMPANY
ENGINEERS • SURVEYORS • PLANNERS
2524 RELIANCE AVENUE, APEX, NC 27539
PHONE: (919) 577-1080 FAX: (919) 577-1081
INFO@BATEMANCIVILSURVEY.COM
NCBELS FIRM# C-2378
VICINITY MAP - NTS
COCO LN.
BROOKHOLLOW DR.
CREEK RUN LN
SITE
BOWMAN RD.
WILLIAMSBORO CROSSING
SCOTTS CREEK RD.
MILLER FARM RD
OLD WILKESBORO RD
I, STEVEN P. CARSON, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY DIRECT SUPERVISION FROM A SURVEY MADE UNDER MY SUPERVISION (PLAT BOOK REFERENCED IN TITLE BLOCK); THAT THE BOUNDARIES ARE PER SAID PLAT BOOK; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARD OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA. THIS IS NOT A BOUNDARY SURVEY.
STEVEN P. CARSON, PLS L-4752
DATE
THIS MAP IS CONSIDERED PRELIMINARY, NOT FOR RECORDATION, CONVEYANCE OR SALES UNLESS SIGNED AND SEALED BY THE LICENSED SURVEYOR.
BUILDER TO VERIFY HOUSE LOCATION, DIMENSIONS AND REVIEW TOTAL IMPERVIOUS NOTED ON THIS PLOT PLAN.
Plot Plan
Exclusively For:
Buller River Development Partners LP
BROOKHOLLOW ESTATES - PHASE 1 - LOT 53
184 BOWMAN ROAD, STATESVILLE, NC
CONCORD TOWNSHIP, IREDELL COUNTY
DATE: 2/25/2021 DRAWN BY: JMW CHECKED BY: SPC
REFERENCE: PB 21 PG.46 BCS# 200540 SCALE: 1" = 50'

Residential Subsurface Wastewater Treatment and Disposal System Proposal

for

184 Bowman Road
Brookhollow Estates – Phase 1 - Lot 53
Statesville, Iredell County, NC

PIN # 4726841177
September 16, 2021

Prepared for:

Stan W Pressley
Cornerstone III Properties
704-301-3229
Stan@cornerstone3p.com

Prepared by:

Evan T. Morgan, LSS
Michael G. Wood, LSS
Three Oaks Engineering
324 Blackwell Street, Suite 1200
Durham, NC 27701
Phone: 919-732-1300

SL-2018-114 LSS Evaluation

184 BOWMAN ROAD

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).

Owner's Signature — Date

X Stan W. Pauley — 6/28/26

Owner's Legal Representative Signature — Date

Evan Morgan — 6-11-21

LSS Signature — Date



*Septic installer must be preapproved by Three Oaks Engineering.
*Septic drainfield area must be protected from construction traffic and grading throughout the life of the project. Orange barrier fencing is recommended to protect the septic drainfield area.

Details

Cornerstone III Properties has contracted with Three Oaks Engineering (Three Oaks) to prepare Session Law 2018-114 Section 11 (c) septic proposal for a new **3-bedroom** single family residence to be located at 184 Bowman Road, Statesville, North Carolina (Iredell County Parcel Number: 4726841177).

Based upon a soils investigation performed by Three Oaks, it has been determined that a sufficient amount of "Suitable" Group IV soils is available for the installation of a **Gravity Horizontal - Pre-Fabricated Permeable Block Panel System** for the initial system at a 0.35 GPD/ft. sq. long term acceptance rate (LTAR). The repair system will be a **TS-1 Drip System at a** 0.10 LTAR.

Cornerstone Properties requests that Iredell County Environmental Health (ICEH) issue the appropriate permits for a subsurface wastewater treatment and disposal system based upon the following proposal and the enclosed Licensed Soil Scientist Evaluation. The LSS Evaluation is being submitted pursuant to and meets the requirements of SL 2018-114 Section 11. (c).

Location

From Statesville, take NC-115 north for approximately 4.0 miles then turn left onto Scotts Creek Road. to Perth Road. Take second right onto Bowman Road. Lot 53 (184 Bowman) will be on the right.

References

Laws and Rules for Sewage Treatment and Disposal Systems, 15A NCAC 18A, Section .1900, December 6, 2018.

Design, Installation and Maintenance of the T & J Panel Wastewater Treatment System; 2021, published by T & J Panel.

Primary Investigator's Credentials

NC Licensed Soil Scientist No. 1219
NC Licensed Soil Scientist No. 1340

Plans and Specifications

A. Septic Tank

1. The septic tank shall be State approved (Section .1953 of 15A NCAC 18A), watertight, structurally sound, and 1,000 gallons in capacity.
2. The septic tank will be fitted with an approved effluent filter and riser for easy access and periodic maintenance.
3. It is the responsibility of the septic contractor to thoroughly inspect the septic tank prior to accepting delivery to assure that the tank has had time to properly cure and is free of cracks or other structural deficiencies.

B. Pipes and Fittings

1. All discharge piping, connectors and supply lines should be made of SCH 40 PVC.
2. All joints must be properly "welded" utilizing the appropriate PVC cement for each application.
3. The supply line from the septic tank to the distribution box (D-box) shall be 3-inch Schedule 40 PVC (approximate length of supply line is 35 feet).

C. Distribution Box

1. The D-box conveys effluent from the septic tank to the lateral distribution lines.
2. The D-box shall have (5) taps each providing flow to 34 feet of drainline.
3. The D-box should be placed upon a gravel base.

D. Backfill

1. Backfill sand shall be clean, washed, medium sand that is naturally occurring and falls within the gradation of ASTM C-33 specification (used in the ready-mix industry and is readily available).

E. Drainfield Installation

1. The drainfield and the proposed septic tank location have been marked on-site utilizing metal stemmed flags. Once this area has been approved by the County, the property owner/builder should mark this area and isolate it as much as possible from construction traffic. Prior to the system installation, the septic contractor shall contact the County for a preconstruction conference at which time the drainfield area will be re-verified.
2. Under no circumstances shall any construction take place within the drainfield area while the soil is in a wet condition. If the installer has doubts as to whether or not the drain field area is dry enough to begin construction, the environmental health specialist for this area should be contacted for permission to proceed with the installation.
3. The specified system is a Type III-E gravity flow to horizontal - prefabricated permeable block panel system – specifically the 16-inch high panel system

manufactured by T&J Panel Wastewater Treatment System, Patent No. 4013559; telephone: 1-800-222-2577. The installer must follow the manufacturer's guidelines for installing the T&J Panel System and should request an installation manual from the manufacturer prior to beginning construction.

4. The initial drain field consists of five (5) lateral trenches 3 feet wide by 34 feet in length.
5. It is essential that the lateral trenches be constructed on contour with the land, with each trench being excavated level from beginning to end. The use of a tripod mounted engineer's level is essential to assure that each trench is constructed as level as possible.
6. The maximum trench depth for this system shall be **17 inches**. Each trench shall be placed on a minimum of 9 foot on centers.
7. Once trenches are dug, the side walls shall be raked and a light dusting of lime applied.
8. Backfill the trench with 6 inches of sand and level to grade. Once leveled, place 1 x 4- or 6-inch boards on top of the sand the entire length of each trench. Once the grade boards have been set, the panels may be set into the trench. The panels should be placed 6-inches apart but can be slightly minimized as needed to allow for installation.
9. Once the panels have been set, line the top chamber of each panel with 10 – 12 pounds of clean particle sand (medium sand blasting sand). Coverage depth should be approximately 1 inch thick. *Please note that this sand is not the same material specified for backfill.*
10. Tar seal rope, or approved foam, should be placed in the "U" outs of each end of the panel to form seals. Once the tar rope is in place, the 2-inch Schedule 40 PVC laterals can be added and the seal completed by the addition of more tar rope on the top and sides of the pipe. Now that the connection and seals are complete, a block cap is placed on each end of the panel so that all openings are covered.
11. Once the lateral has been installed and the panels closed, the trench is ready to be backfilled to the top with the sand used in the trench bottom. At this point, the trenches should be left open for the final inspection by the County.

Initial System - 184 Bowman Road					
Field Line #	Color	Initial/Repair	Field Length	System Length	Setup #1
1	Y	Repair	70	34 / 34	8.47
2	R	Repair	70	34 / 34	9.01
6	B	Repair	45	35	10.4

F. Proper Operation Check

1. After all components of the wastewater disposal system have been installed and connected, the system shall be checked for proper operation.

G. Final Landscaping

1. The drainfield shall be shaped to shed rainwater and be free from low spots.
2. The entire area of the drainfield should be planted with grass as soon as possible to prevent erosion. The soil should be properly tilled, limed (if necessary) and fertilized prior to planting. After applying grass seed, the area should be heavily mulched with straw or other suitable material.

I. Utility/Drive Conflicts

1. The builder and property owner must take special care in planning for utilities (water, power, gas, telephone, cable lines, etc.). All utilities shall be kept clear of the septic system and its proposed repair area. Improper planning for underground utilities can negatively impact the installation and, in some cases, cause irreparable damage and permit revocation.
2. Water lines must be kept at least ten (10) feet from any portion of the septic system.
3. Irrigation systems should not be placed in the drain field area.

Maintenance

J. Operation and Maintenance

The designed system is classified does not require ongoing maintenance via a person certified (Certified Subsurface System Operator) by the North Carolina Department of Environment and Natural Resources to operate subsurface wastewater systems (Section .1961 Maintenance of Sewage Systems). However, the following maintenance should be considered by the owner.

1. The septic tank shall be pumped out when the solids within the septic tank reach an elevation that is equivalent to 25% of the volume of the tank. In some situations, the tanks may need to be pumped more frequently; for example, if you are using a garbage disposal, it is recommended that the septic be cleaned out annually.
2. The effluent filters should be inspected semi-annually. When it becomes necessary to clean the effluent filters, the filters should be removed and the accumulated debris washed back into the septic– not onto the lawn.
3. All piping and valves should be inspected semi-annually for damage and corrections/repairs made immediately.
4. The drain field area should be maintained to prevent overgrowth of vegetation. Any damp areas, leakages or malfunctions should be addressed immediately.
5. Divert gutter downspouts and surface water runoff away from the septic.

K. Suggestions to the Homeowner

1. A garbage disposal is not recommended. The ground up garbage adds large amounts of solids into a septic tank that tend to degrade at a very slow rate.

2. Grease, cooking oils, coffee grounds and non-degradable solids (disposable diapers, cigarettes and solid paper wastes) should never be put into a septic tank.
3. Used motor oil or any oily liquids should not be disposed of in a septic tank.
4. Be aware of the amount of water that you are using in your home. Water saving fixtures and devices can be installed on sinks, toilets and showers to reduce the volume of wastewater that you are sending to your drain field.
5. Run dishwashers and washing machines only when you have a full load.
6. Repair leaky faucets and toilets. Small drips equal large volumes of water over time and can over burden your drain field.
7. Do not use chemical additives in your system. Studies have indicated that they do not increase the biological activity that naturally occurs in the septic system and in some cases certain additives have been found to be detrimental to the life of a system.

Initial System Design Specifics

Daily Design Flow:	360 GPD 3-bedroom house
Septic Tank Size:	1,000 Gallons (minimum)
Effluent Loading Rate:	0.350 GPD per sq. ft.
Drainfield Type:	Horizontal PPBPS (50% Reduction)
Maximum Trench Depth:	17 Inches
Minimum Soil Cover:	6 Inches
Supply Size:	3 Inch
Supply Line Length:	Approximately 35 feet
Number of Drainlines:	5
**Drain Lines:	(5) 2' Wide x 34' Long
**Drainline Spacing:	9 Foot on Centers
Total Trench Length:	170 Linear Feet
Total Number of Panels:	40
Distribution Method:	D-Box
Number of Taps:	5

** See drainfield layout for site locations and more details.

Repair System Design Specifics

Effluent Loading Rate:	0.10 GPD per sq. ft.
Drainfield Type:	TS-1 Geoflow drip tubing
Maximum Trench Depth:	7 Inches
Linear Feet of Drainline:	1,800
Square Footage Required	3,600 sq-ft
Drainline Spacing:	2 Foot on Centers
Square Footage Available:	4,000 sq-ft
Distribution Method:	Pressure distribution with re-circulating

Residential Subsurface Wastewater Treatment and Disposal System Proposal

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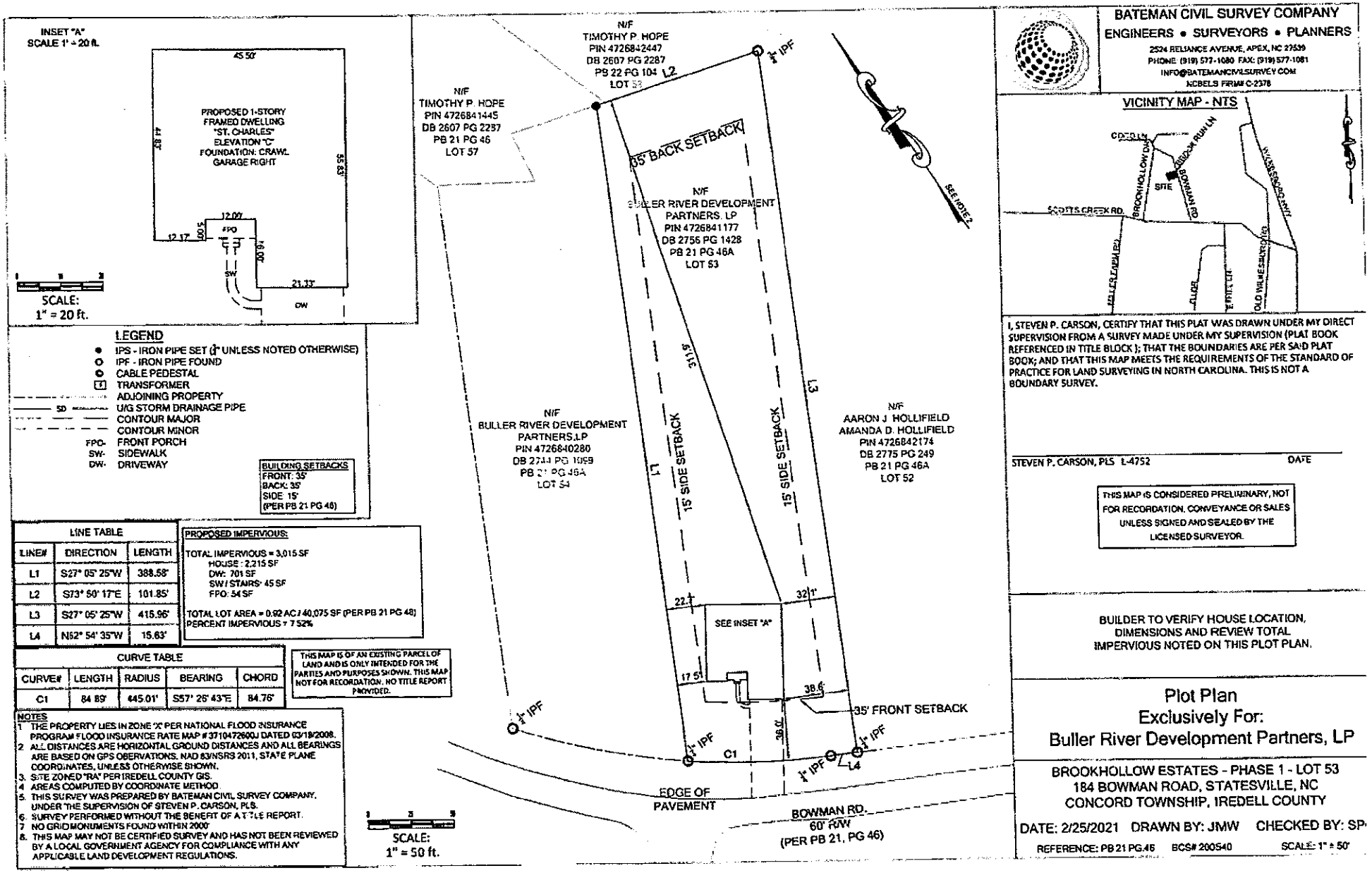
PIN # 4726841177
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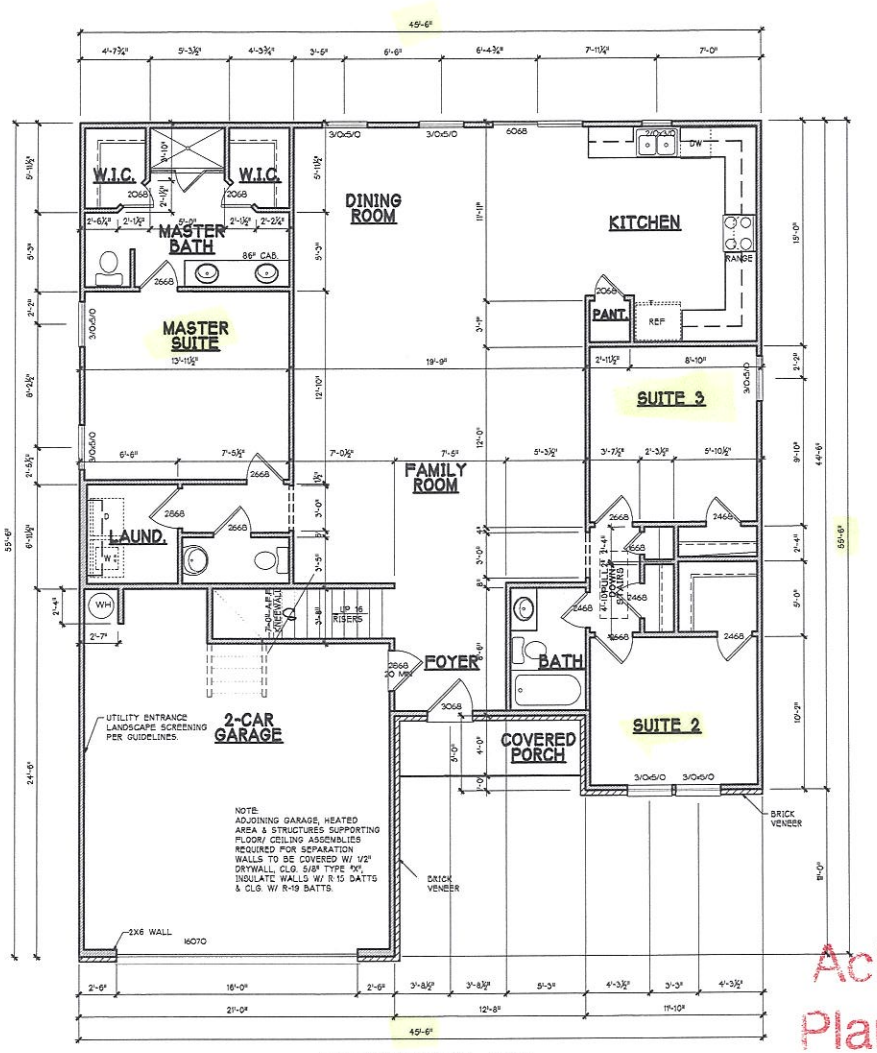
Prepared for:

Stan W Pressley
Cornerstone III Properties
704-301-3229
Stan@cornerstone3p.com

Prepared by:

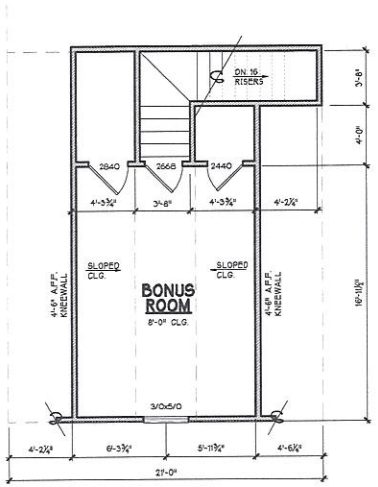
Evan T. Morgan, LSS
Michael G. Wood, LSS
Three Oaks Engineering
324 Blackwell Street, Suite 1200
Durham, NC 27701
Phone: 919-732-1300


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HOUSE : 2,215 SF
DW: 701 SF
SW / STAIRS: 45 SF
FPO: 54 SF
TOTAL LOT AREA = 0.92 AC / 40,075 SF (PER PB 21 PG 46)
PERCENT IMPERVIOUS = 7.52%
THIS MAP IS OF AN EXISTING PARCEL OF LAND AND IS ONLY INTENDED FOR THE PARTIES AND PURPOSES SHOWN. THIS MAP NOT FOR RECORDATION. NO TITLE REPORT PROVIDED.
NOTES
1. THE PROPERTY LIES IN ZONE "X" PER NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP # 3710472600J DATED 03/19/2008.
2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES AND ALL BEARINGS ARE BASED ON GPS OBERVATIONS. NAD 83/NSRS 2011, STATE PLANE COORDINATES, UNLESS OTHERWISE SHOWN.
3. SITE ZONED "RA" PER IREDELL COUNTY GIS.
4. AREAS COMPUTED BY COORDINATE METHOD.
5. THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY COMPANY, UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS.
6. SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.
7. NO GRID MONUMENTS FOUND WITHIN 2000'.
8. THIS MAP MAY NOT BE CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.
SCALE:
1" = 50 ft.
N/F
TIMOTHY P. HOPE
PIN 4726842447
DB 2607 PG 2287
PB 22 PG 104
LOT 58
N/F
TIMOTHY P. HOPE
PIN 4726841445
DB 2607 PG 2287
PB 21 PG 46
LOT 57
L2
½" IPF
35' BACK SETBACK
N/F
BULLER RIVER DEVELOPMENT
PARTNERS, LP
PIN 4726841177
DB 2755 PG 1428
PB 21 PG 46A
LOT 53
SEE NOTE 2
311.9'
L1
15' SIDE SETBACK
15' SIDE SETBACK
L3
N/F
BULLER RIVER DEVELOPMENT
PARTNERS,LP
PIN 4726840280
DB 2744 PG 1959
PB 21 PG 46A
LOT 54
N/F
AARON J. HOLLIFIELD
AMANDA D. HOLLIFIELD
PIN 4726842174
DB 2775 PG 249
PB 21 PG 46A
LOT 52
22.1'
32.1'
SEE INSET "A"
17.5'
38.6'
35' FRONT SETBACK
36.0'
½" IPF
C1
L4
EDGE OF
PAVEMENT
BOWMAN RD.
60' R/W
(PER PB 21, PG 46)
BATEMAN CIVIL SURVEY COMPANY
ENGINEERS • SURVEYORS • PLANNERS
2524 RELIANCE AVENUE, APEX, NC 27539
PHONE: (919) 577-1080 FAX: (919) 577-1081
INFO@BATEMANCIVILSURVEY.COM
NCBELS FIRM# C-2378
VICINITY MAP - NTS
COOPER LN
BROOK RUN LN
BROOKHOLLOW DR
BOWMAN RD
SITE
SCOTTS CREEK RD
HELLER FARM RD
ELLER
OLD WILKESBORO RD
I, STEVEN P. CARSON, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY DIRECT SUPERVISION FROM A SURVEY MADE UNDER MY SUPERVISION (PLAT BOOK REFERENCED IN TITLE BLOCK); THAT THE BOUNDARIES ARE PER SAID PLAT BOOK; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARD OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA. THIS IS NOT A BOUNDARY SURVEY.
STEVEN P. CARSON, PLS L-4752
DATE
THIS MAP IS CONSIDERED PRELIMINARY, NOT FOR RECORDATION, CONVEYANCE OR SALES UNLESS SIGNED AND SEALED BY THE LICENSED SURVEYOR.
BUILDER TO VERIFY HOUSE LOCATION, DIMENSIONS AND REVIEW TOTAL IMPERVIOUS NOTED ON THIS PLOT PLAN.
Plot Plan
Exclusively For:
Buller River Development Partners, LP
BROOKHOLLOW ESTATES - PHASE 1 - LOT 53
184 BOWMAN ROAD, STATESVILLE, NC
CONCORD TOWNSHIP, IREDELL COUNTY
DATE: 2/25/2021 DRAWN BY: JMW CHECKED BY: SP
REFERENCE: PB 21 PG 46 BCS# 200540 SCALE: 1" = 50'



1 4.0 ELEVATION "C" FIRST FLOOR PLAN

SCALE: 1/8"=1'-0" (11"X17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"X36" SHEET SIZE)



2 4.0 SECOND FLOOR PLAN

SCALE: 1/8"=1'-0" (11"X17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"X36" SHEET SIZE)

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 (IE. 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.

Acknowledgement Of Plans Submittal ONLY.

Stan Date 2-18-2022

Date 2-7-2022

SQUARE FOOTAGE:	
1ST FLR:	1859 SQ. FT.
2ND FLR:	325 SQ. FT.
TOTAL HEATED:	2184 SQ. FT.
FRONT PORCH:	44 SQ. FT.
TOTAL UNHEATED:	44 SQ. FT.
2-CAR GAR:	479 SQ. FT.
TOTAL UNDER ROOF:	2707 SQ. FT.

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

PROJECT TITLE
ST. CHARLES RESIDENCE

PROJECT NUMBER
ISSUE DATE

DRAWING DATA
DRAWN BY: CORNERSTONE III
CHECKED BY: STAN PRESLEY
FILE NUMBER: 20-338T.CHARLES

SHEET TITLE
ELEV. "C" FLOOR PLAN

SHEET NUMBER
4.0C

RECEIVED JAN 14 2022

* RELAYOUT *

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

AP- 312430

Iredell County Health Department – Environmental Health Division

* SEPTIC *

PAGE 1: *APPLICATION FORM*

Session Law - Pd $500.00

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

THE ABOVE PERMIT DOCUMENTS WILL BECOME INVALID IF INFORMATION PROVIDED ON THIS APPLICATION IS FALSIFIED OR CHANGED, OR IF THE SITE IS ALTERED. THE IMPROVEMENT PERMIT IS VALID FOR EITHER 60 MONTHS OR WITHOUT EXPIRATION DEPENDING UPON DOCUMENTATION SUBMITTED. APPLICATION WITH SITE PLAN 60 MONTHS, APPLICATION WITH COMPLETE, SCALED PLAT WITHOUT EXPIRATION. SEE 15A NCAC 18A .1937(f) FOR DETAILS.

Page 2: *Site Plan Worksheet* form MUST accompany this application

The following optional attachments may also be submitted: ( ) Survey Plat, scaled no more than 1 inch = 60 feet
Place an (X) beside whichever is submitted if applicable ( ) Custom Site Plan, scaled no more than 1 inch = 60 feet

Applicant Information: (PRINT CLEARLY)

Applicant Name: CORNERSTONE III PROPERTIES Address: 118 EAST KINGSTON AVE, CLT. Zip: 28203
Applicant Email: STAN@CORNERSTONEIP.COM Phone: 704 301 3229 Alt. Phone: X
Owner Name: BULLER 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: 184 BOWMAN ROAD PIN# 4726-84-1177
Subdivision Name: BROOKHOLLOW Section/Phase: _____ Lot Number: 53
Driving Directions: WILKESBORO HWY NORTH / LEFT ONTO SCOTTS CREEK / RT. ONTO BOWMAN

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

(✓) New Single Family Residence Maximum Number of Bedrooms: 3
( ) New Multi-Family Residence Maximum Number of Occupants: 3
( ) Accessory Building ( ) Swimming Pool
( ) Bedroom(s) Addition ( ) Other Addition/Structure: _____
( ) Repair to failing septic system ___ Tank ___ Drain lines Describe Problem: _____
Non-Residential Site Development: Type of Business: _____
Square Footage of Building: _____ Max. Number of Employees: _____ Max. Number of Seats/Beds/Other: _____

CHECK FOUNDATION TYPE

(✓) Crawl Space Foundation
( ) Concrete Slab Foundation
( ) Basement with Plumbing
( ) Basement without Plumbing

Water Supply: ( ) Replacement Well – Reason: _____
( ) Multi-connection Well Number of Houses: 1 Number of Persons: _____

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

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

Please answer the following to the best of your ability:

( ) Yes (✓) No Does the site contain any jurisdictional wetlands?
( ) Yes (✓) No Is any non-domestic sewage (i.e. industrial) to be generated?
( ) Yes (✓) No Is the site subject to approval by any other public agency?

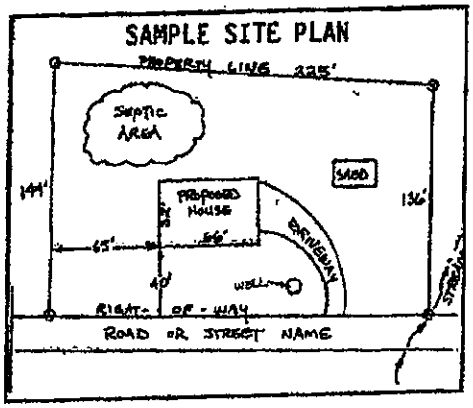
I have read this application and certify that the information provided herein is true, complete, and correct. Authorized county and state officials are granted right of entry to conduct necessary inspections to determine compliance with applicable laws and rules. I understand that I am solely responsible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

Signature: Stan Cowley 1/12/2
Property owner or owner's legal representative signature (SIGNATURE REQUIRED) DATE

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:

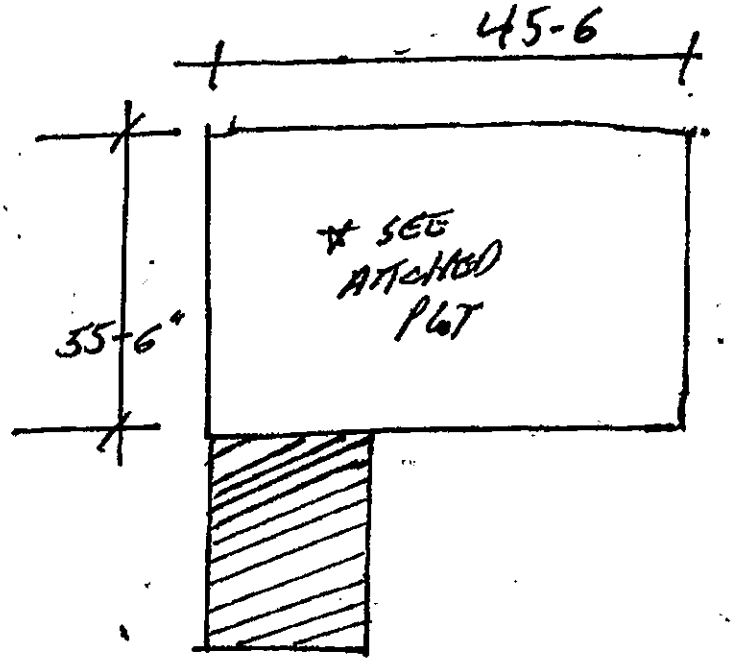
- (X) Property Line measurements are clearly identified
- (X) All proposed structures are indicated
- (X) Front and side setbacks from property line
- (X) Preferred driveway location
- (X) Preferred well location
- (X) Preferred septic system location
- (X) North arrow, or other sufficient indicator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

1/12/22

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

ICHD - ENVIRONMENTAL HEALTH DIVISION

TJV

Statesville Office (704) 878-5305 Mooresville Office (704) 660-3825

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

PERMIT # AP312430

APPLICANT/OWNER: Cornerstone III Properties APPLICANT ADDRESS: 118 E Kingston Ave Charlotte NC 28203

PIN # 4726-84-1177

SITE ADDRESS: 184 Bowman Rd Statesville NC PHONE: 7043013229 ALT. PHONE

SITE DIRECTIONS: Wilksboro Hwy North TL Scotts Creek TR onto Bowman

SUBDIVISION: Brookhollow SECTION: LOT # 53 LOT AREA: .92 Ac.

SAP CONTROLLED: ☐ YES ☒ NO

DESIGN FLOW: 360gpd L.T.A.R.: .35

Septic Tank	1000 (gal)	STB	Date		
Pump Tank	(gal)	PT	Date		
Pump Make		Model	Serial #		
# Nitrification Fields	1	# Lines	7	Linear Ft	238
Trench Width	min 24"	Trench Bottom Depth(Low side)	22"	Gravel Depth	N/A

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

System Description: PPBPS w/ 6" Cap

Repair System Description: Hort. PPBPS

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: ★ If house is less than 10ft from Septic then No drain.

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:

Evan Morgan/Michael Wood

LSS # 1340 /1219

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.

OLD RE LAYOUT DOING 4/12/22

Authorization to Construct
FOR SEPTIC FINAL INSPECTION
CALL 704-664-3703

COPY

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 60 mos.*

☒ AUTHORIZATION TO CONSTRUCT *valid for period equal to IMPROVEMENT PERMIT--not to exceed 60 m*

CONTACT A LOCATOR SERVICE PRIOR TO ANY EXCAVATIO

Owner / Applicant Signature: Stan Crump

IMPROVEMENT PERMIT by: Marie Dolan Date: 7/2/21

AUTHORIZATION TO CONSTRUCT by: Brandi Cantrell Date: 6/23/21

Installed by:

OPERATION PERMIT by: Date:

Date: 7-2-2021 Existing System Inspected by: Date:

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

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/Buller River, am the legal owner(s) of the property located at 184 Bowman Road, identified as

PIN (Parcel Identification Number) 4726-84-1177, 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/Buller River Dev Dept — 1/12/22

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