ICHD - ENVIRONMENTAL HEALTH DIVISION

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

PERMIT # AP 319303

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

PIN # 4728 --91 --2084

APPLICANT/OWNER: WJH LLC

APPLICANT ADDRESS: 9325 Center Lake Drive Ste 460 Charlotte NC 28216

SITE ADDRESS: 131 Mountain Crest Drive Statesville NC 28625

PHONE: 704-488-1100 ALT. PHONE –

SITE DIRECTIONS: Hwy 115 N to Mantoo Branchwood

SAP CONTROLLED: ☐ YES ☒ NO

SUBDIVISION: Ridge Crest

SECTION: 2 LOT # 103 LOT AREA: .650 AC DESIGN FLOW: 360 L.T.A.R.: .30

Septic Tank	1000	(gal)	STB	760	Date	2/17/22	☒ New System	☐ Repair	☐ Expansion	System Type: I II (III) IV V VI	
Pump Tank		(gal)	PT		Date		System Description:	Gravity - 25% Reduction			
Pump Make			Model		Serial #		Repair System Description:	Horizontal PPBPS - 50% Reduction			
# Nitrification Fields	1		# Lines	4	Linear Ft:	300	Maintenance Agreement Required:	☐ YES	☒ NO		
Trench Width	36 in		Trench Bottom Depth (maximum)		27 in max		Gravel Depth	–	☒ GRAVITY	☐ PRESSURE	

☒ Residence	No. Bedrooms	3	Water Supply
☐ Business	No. Persons	6	☐ Private
☐ Other	No. Employees		☒ Public
☒ Slab	☐ Crawl Space		☐ Community
☐ Basement w/plumbing			☐ Basement w/o plumbing

Comments / Conditions:

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:

Thompson Environmental Consulting, Inc.

LSS # 1287 Dated July 19, 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.

Installed as Drawn

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**

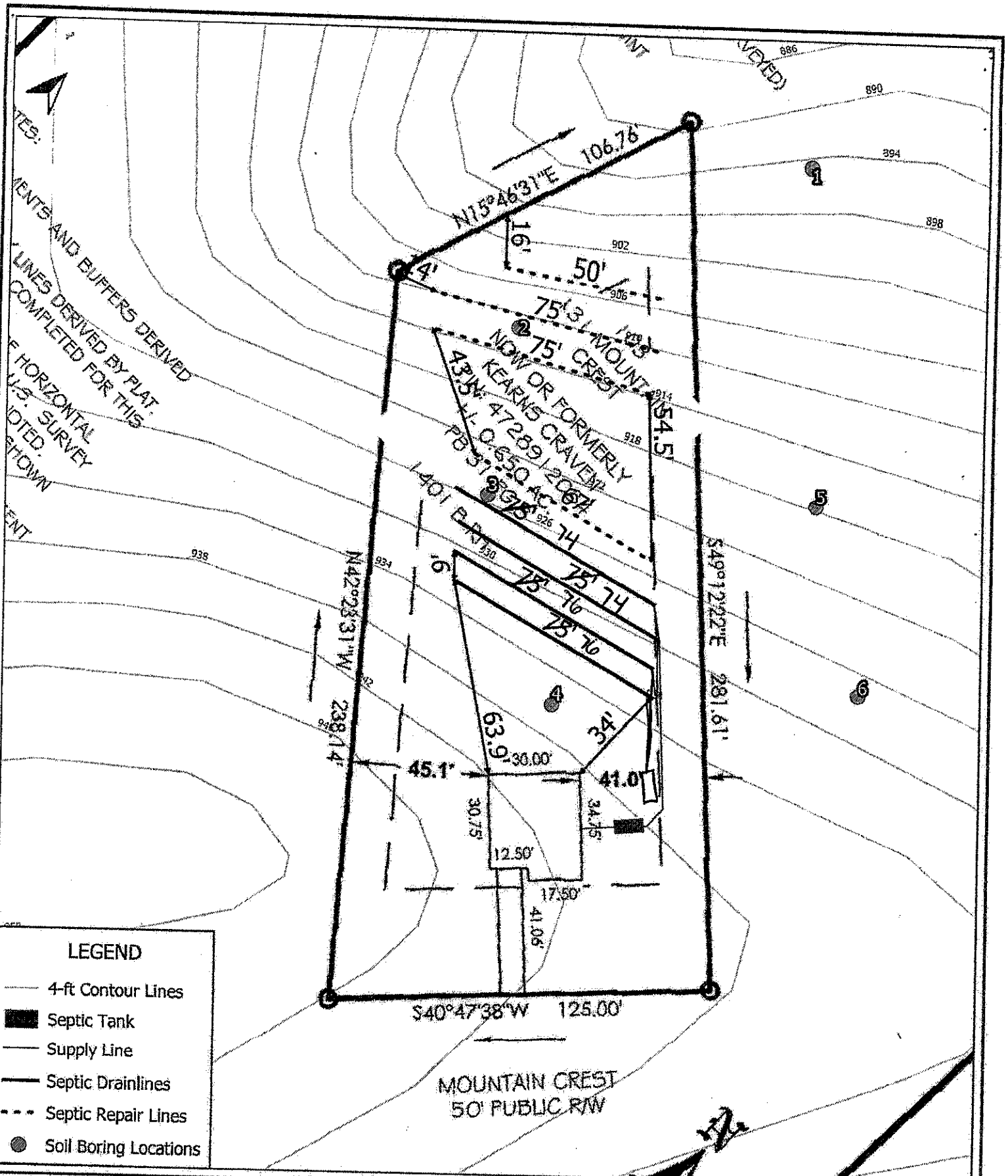
☐ **IMPROVEMENT PERMIT** *with plat valid without expiration.* ☒ **IMPROVEMENT PERMIT** *with site plan valid for 60 mos.* ☒ **AUTHORIZATION TO CONSTRUCT** *valid for period equal to IMPROVEMENT PERMIT--not to exceed 60 mo.*

Owner / Applicant Signature: Date: 8-20-21 Installed by: (Sid Gaskins) Water Magnet.

IMPROVEMENT PERMIT by: Benjamin A Bell Date: 8-17-2021 OPERATION PERMIT by: Cory Wilt Date: 4/5/22

AUTHORIZATION TO CONSTRUCT by: Benjamin A Bell Date: Existing System Inspected by: Date:

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



Thompson Environmental Consulting

Prepared For:
Century Complete

Soil and Site Evaluation

Lot 103 - Ridgecrest
131 Mountain Crest
Statesville, NC 28625
Iredell County

Date: July 2021
Scale: 0 20 40 ft
TEC Job #: 21-193

Figure 1

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

PROPERTY ID #: 4728912084
COUNTY: Iredell

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

OWNER: Davidson Land Development, LLC
ADDRESS: 816 Shoftantown Road, Lexington NC 27892
PROPOSED FACILITY: Res PROPOSED DESIGN FLOW (.1949): 360
LOCATION OF SITE: LOT 103 - Ridgecrest 131 Mountain Crest
DATE EVALUATED: 5-19-21
PROPERTY SIZE: 0.65 ac
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	0-2	GR/L	FR/SH/PR/VFR					PS
		2-11	GR/CL	FR/SH/PR/VFR					
2	12%	11-42	SBK/C	FI/ST/PR/VFI	✓	42+	✓	✓	0.3
2	LS	0-1	GR/L	FR/SH/PR/VFR					PS
		1-9	GR/CL	FR/SH/PR/VFR					
3	7%	9-41	SBK/C	FI/ST/PR/VFI	✓	41+	✓	✓	0.3
3	LS	0-1	GR/L	FR/SH/PR/VFR					PS
		1-10	GR/CL	FR/SH/PR/VFR					
4	7%	10-41	SBK/C	FI/ST/PR/VFI	✓	41+	✓	✓	0.3
4									

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

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

LICENSED SOIL SCIENTIST 1287 STATE OF NORTH CAROLINA

COMMENTS:

Updated February 2014

The LSS Evaluation is being submitted pursuant to and meets the requirements of SL 2018-114 Section 11.(c).

Residential Subsurface Wastewater Treatment and Disposal System Proposal

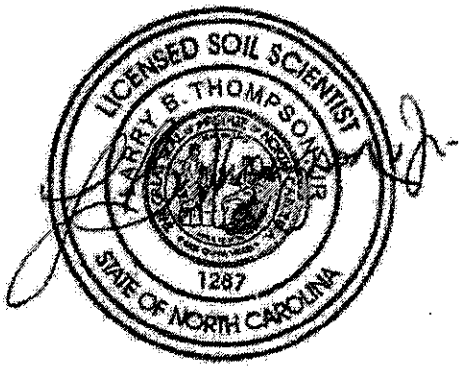
for

Lot 103 – Ridgecrest Ph. 2
131 Mountain Crest
Statesville, NC 28625

Tax Parcel # 4728912084
July 19, 2021

Prepared for:

Glenn Bird
Century Complete
9325 Center Lake Dr., Suite 160
Charlotte, NC 28216
1-833-791-0192



Prepared by:

Larry Thompson, REHS, LSS
Thompson Environmental Consulting, Inc.
PO Box 541
Midland, NC 28107-0541
Phone: 704-301-4881
larry@thompsonenv.com



Details

Century Complete has contracted with Thompson Environmental Consulting, Inc. (TEC) to prepare a septic proposal for a 3-bedroom single family residence to be located on Lot 103 – Ridgecrest, Phase 2, Statesville, North Carolina.

Based upon an investigation performed by TEC, it was determined that a sufficient amount of "Suitable" Group IV soils are available for the installation of a **Gravity Flow Accepted System** for a 3-bedroom residence (the proposed repair system will be a Gravity Flow Prefabricated Permeable Block Panel System). The property will be served by a municipal water supply.

Century Complete would like to request 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, which is being submitted pursuant to and meets the requirements of SL 2018-114 Section 11. (c).

Location

From Statesville, take NC-115 north 7.1 miles and turn right onto Branchwood Road. Travel 0.8 miles and turn left onto Riverfield Drive and right on Mountain Crest. Lot is located on the left.

References

Laws and Rules for Sewage Treatment and Disposal Systems, 15A NCAC 18A, Section .1900, Department of Environment and Natural Resources, Division of Environmental Health, On-Site Wastewater Section, April 1, 2017.

Accepted Wastewater System No. AWWS-2005-02-R6; North Carolina Department of Environment and Natural Resources, Division of Environmental Health, On-Site Wastewater Section, August 21, 2015.

Primary Investigator's Credentials

NC Registered Sanitarian No. 1208
NC Licensed Soil Scientist No. 1287
SC Certified Professional Soil Classifier No. 111
NC Subsurface Septic System Operator No. 22199
NC Grade IV Wastewater System Installer No. 1762
NC Certified Wastewater System Inspector No. 17621

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 shall be fitted with an approved effluent filter.
3. It is the responsibility of the septic contractor to thoroughly inspect the septic tank prior to accepting delivery to assure that the tanks have had time to properly cure and are 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.

C. Distribution Method

1. The drainlines will be fed a distribution box. Distribution box shall be water tested at the time of the final inspection.

D. Drainfield Installation

1. The drainfield has been previously laid out on-site utilizing metal stemmed flags. The property owner/builder should mark this area and isolate it as much as possible from construction traffic.
2. Under no circumstances shall any construction take place within the drainfield area while the soil is in a wet condition.
3. The specified system is an accepted wastewater system, specifically the Infiltrator Quick 4 chamber system or any other system with a state-approved 25% reduction in required drainline length.
4. The drainfield consists of four (4) lateral trenches to be constructed 3-foot wide by 75 feet long. Total drainline length is 300 feet.
5. The maximum trench depth for this system shall be **27 inches**.
6. The laterals are to be installed on contour with the land, keeping the individual trench bottoms level from beginning to end.
7. The trenches should be left open for the final inspection by the ICEH.

E. Final Landscaping

1. Final cover over the drainfield shall be at least 6 inches deep. Additional soil cover may be required to achieve the 6 inch requirement.
2. The drainfield shall be shaped to shed rainwater and be free from low spots.
3. The drainfield area 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.

F. Utility Conflicts

1. The builder and property owner must take special care in planning for water, power, gas, telephone, and cable lines. These utilities shall be kept clear of all parts 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. If there are any questions regarding preferred routes, contact the ICEH as soon as possible.
2. Lawn irrigation should not be placed over the drainfield area.

Maintenance

G. In General

1. The homeowner must maintain the drainfield area through periodic mowing. The drainfield must not be allowed to become overgrown.
2. The septic tank should be pumped every 4 years or when the solids within the septic tank reach an elevation that is equivalent to 25 percent of the volume of the tank. In some situations, the tanks may need to be pumped more frequently. If using a garbage disposal, it is recommended that the homeowner has the septic and pump tanks cleaned out annually.
3. When it becomes necessary to clean the effluent filter, the filter should be removed, and the accumulated debris washed back into the septic tank – not onto the lawn.
4. Any damp areas, leakages, or malfunctions in the drainfield area should be addressed immediately.
5. Divert gutter downspouts and surface water runoff away from the septic and pump tanks.

Design Specifics

Daily Design Flow:	360 GPD – 3 bedroom house
Septic Tank Size:	1,000 Gallons (minimum)
Effluent Loading Rate:	0.3 GPD per sq. ft.
Drainfield Type:	Accepted 25% Reduction
Distribution Method:	Distribution Box
Number of Drainlines:	(4) 3' Wide x 75' Long
Total Trench Length:	300 Linear Feet

Maximum Trench Depth:	27 Inches
Final Cover Requirement:	6 Inches

Repair Option

Effluent Loading Rate:	0.3 GPD per sq. ft.
Drainfield Type:	Horizontal PPBPS
Required Linear Footage:	200 Linear Feet
Available Linear Footage:	267 Linear Feet
Maximum Trench Depth:	25 Inches
Installation Depth:	6 Inches

103

RECEIVED AUG 16 2021

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

Iredell County Health Department – Environmental Health Division

S.L

PAGE 1: *APPLICATION FORM* AP-319303 $500.00

Application For:
( ) New Well Permit ( ) Well Repair Permit ( ) Well Abandonment
( ) Septic Improvement Permit (X) 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)** WJH LLC is under contract to purchase

Applicant Name: WJH LLC **Address:** 9325 Center Lake Drive Ste 160 Charlotte NC 28216 **Zip:** _____
Applicant Email: katie.dyess@centurycommunities.com **Phone:** 704-488-1100 **Alt. Phone:** _____
Owner Name: Davidson Land Development LLC **Address:** _____ **Zip:** _____
Owner Email: lanny@lthedrick.com **Phone:** _____ **Alt. Phone:** _____

Property Information:

Street Address: 131 Mountain Crest Drive
Ridgecrest
Subdivision Name: _____ **Section/Phase:** _____ **Lot Number:** 103
Driving Directions: Head west toward NC-115/N Center St, Turn right toward NC-115/N Center St, Turn left at the 1st cross street onto NC-115/N Center St, Turn right onto Branchwood Rd

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

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

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

Water Supply: ( ) Replacement Well – **Reason:** _____
( ) Multi-connection Well **Number of Houses:** _____ **Number of Persons:** _____
( ) New Well ( ) Existing Well ( ) Community Well ( ) City Water (X) 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?**
(X) 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.

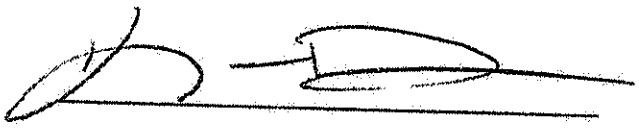
Signature: Katie Dyess for WJH LLC 8-5-21
Property owner or owner's legal representative signature (SIGNATURE REQUIRED) DATE

To: Iredell County Environmental Health

From: Century Complete

Regarding: Ridgecrest – Session Law 2018-114 Permit Packages

The NC LSS evaluation attached to these applications is to be used to produce a design and construction features for permitting in accordance with Session Law 2018-114 Section 11. (c).



Project Manager

8-5-21

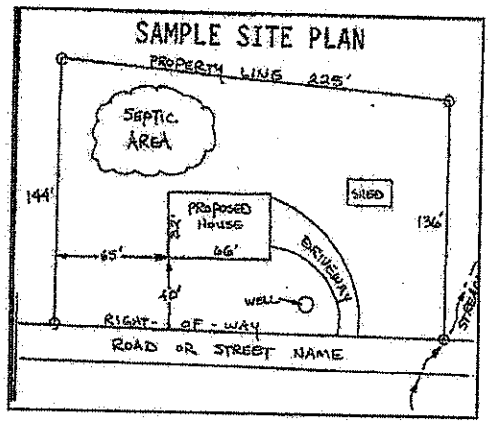
Date

IREDELL COUNTY HEALTH DEPARTMENT

ENVIRONMENTAL HEALTH DIVISION

PAGE 2: *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
- (x) Front and side setbacks from property line
- (X) Preferred driveway location and well location
- (X) Area you prefer your septic system to be placed
- (x) North arrow, or other sufficient indicator of direction

Circle N/A on the following if appropriate:

Location of septic systems and wells within 100' of your property	N/A
Location of easements and rights of ways on your property	N/A
Location of any designated wetlands on the property	N/A

USE THIS SPACE TO DRAW YOUR SITE PLAN

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

See attached session Permit paperwork

Signature: Katie Dyess for WJH LLC 8-5-21

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

CERTIFICATE OF SURVEY AND ACCURACY

I, CHRISTOPHER L COLE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN (REFERENCES AS SHOWN); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN (REFERENCES AS SHOWN); THAT THE RATIO OF PRECISION AS CALCULATED EXCEEDS 1:15,000; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600);

PRELIMINARY

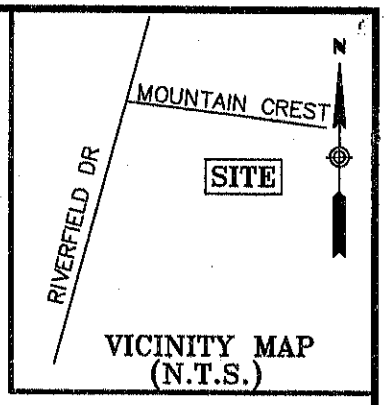
NOT FOR SALES, RECORDATION OR CONVEYANCES

CHRISTOPHER L. COLE

REGISTRATION/LICENSE NO. NCPLS L-5008

NC FIRM LICENSE NO. C-4288

NORTH CAROLINA PROFESSIONAL SEAL L-5008 LAND SURVEYOR CHRISTOPHER L. COLE



VICINITY MAP (N.T.S.)

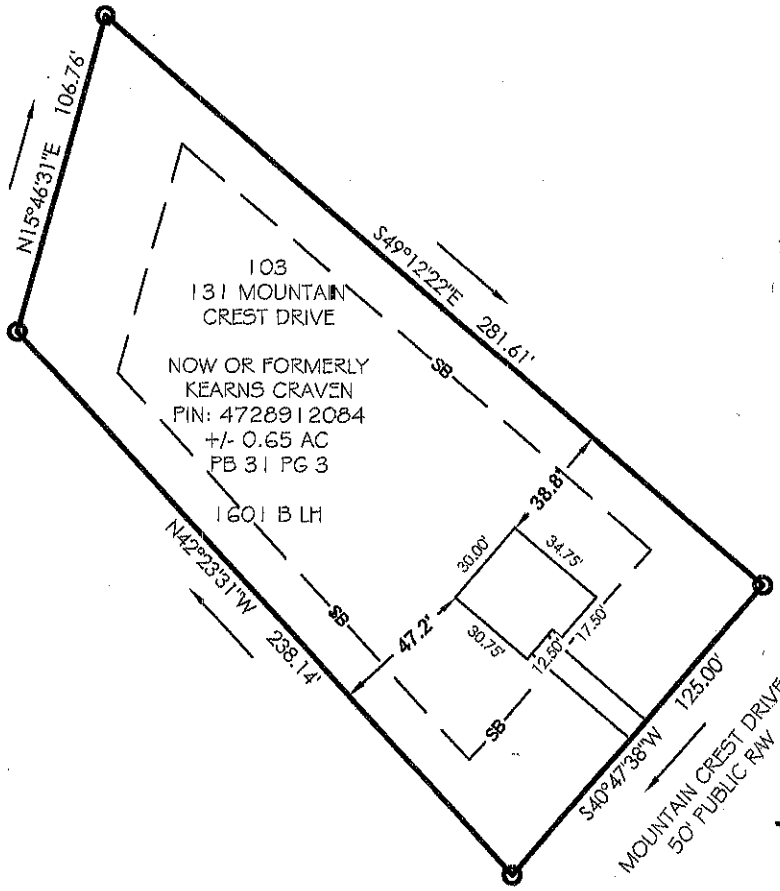
LEGEND

PL — PROPERTY LINE (NOT SURVEYED)

RW — RIGHT OF WAY

SB — SETBACK

CALCULATED POINT



NOTES:

1) EASEMENTS AND BUFFERS DERIVED BY PLAT
2) BOUNDARY LINES DERIVED BY PLAT, NO FIELD WORK COMPLETED FOR THIS MAP.
3) ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
4)LINES NOT SURVEYED ARE SHOWN AS BROKEN LINES FROM
5) THIS SURVEY DOES NOT REPRESENT A COMPLETE BOUNDARY SURVEY AND IS INTENDED TO DEPICT THE NEW BUILDING LOCATION RELATIVE TO THE BOUNDARIES.
6) CONTRACTOR TO VERIFY ALL DIMENSIONS

60 0 30 60

(IN FEET)

1 inch = 60 ft.

Ascension Land Surveying P.C.
Professional Land Surveying & Consulting
116 Williams Road, Mocksville, NC 27028
Phone: (704) 579-7197
Email: surveyor.chris007@gmail.com
NC FIRM LICENSE NO: C-4288
NC PLS NO: L-5008

5/4/2021
PIN: 4728912084

DRAWN BY: CC
CHECKED BY: JH
SCALE: 1"=60'
JOB: 21-05-46

PLOT PLAN
LOT-103
131 MOUNTAIN CREST DRIVE
RIDGECREST PH 1
STATESVILLE, IREDELL CO., NC

Acknowledgement Of
Plans Submittal ONLY!

Date 6/19/21

Date

Lot 103 131 Mountain Crest Drive

Separation	Material
From the residence and attics	Not less than 5/8-inch gypsum board or equivalent applied to the garage side
From all habitable rooms above the garage	Not less than 5/8-inch Type X gypsum board or equivalent
Structures supporting floor/ceiling assemblies used for separation required by this section	Not less than 5/8-inch gypsum board or equivalent

WALL LEGEND

FULL HEIGHT
2X4 WOOD STUD PARTITION

FULL HEIGHT
2X6 WOOD STUD PARTITION

STONE VENEER

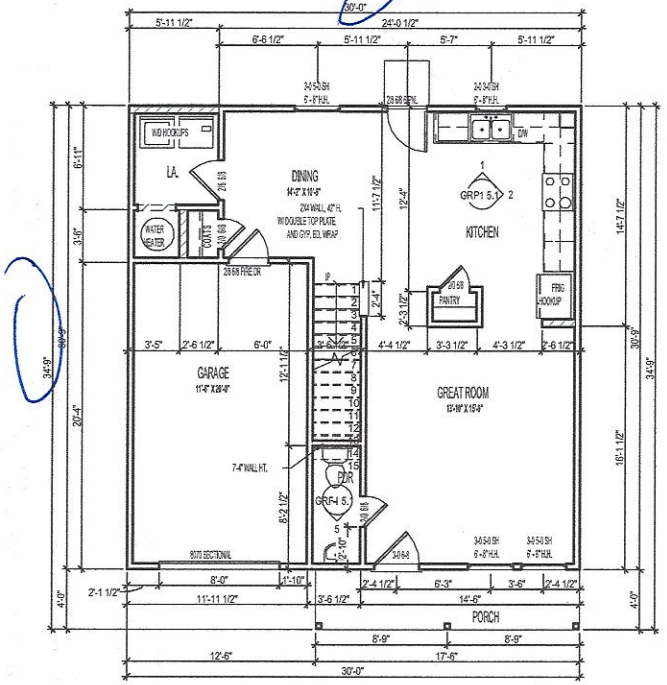
DRYWALL OPENING HEIGHT
AS NOTED ON PLAN, 5'-4" HOR.HT.

BRICK VENEER

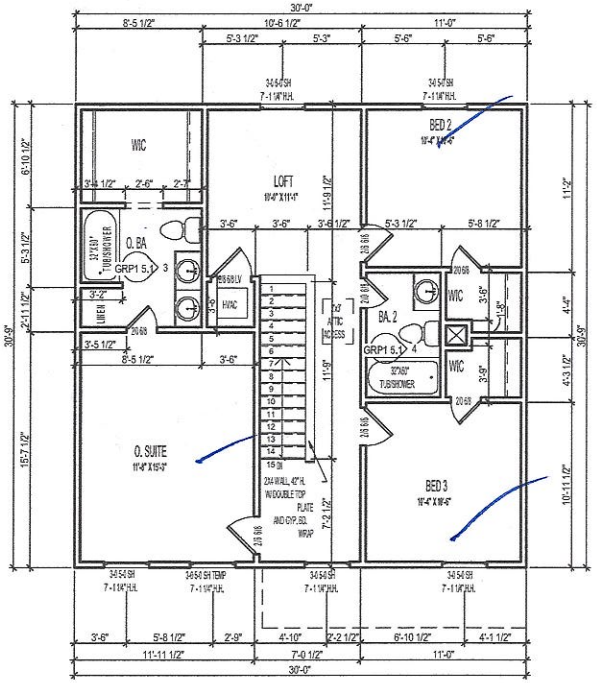
1 ROD & SHELF

STUD WALL BELOW
HEIGHT AND STUD SIZE AS NOTED

NOTE: EXTERIOR WALLS FRAMED AT 16" O.C. INTERIOR NON-BEARING WALLS FRAMED AT 24" O.C. REF TO STRUCTURAL SHEETS FOR BEARING WALL SPECIFICATIONS AND PLATE INFORMATION



1 FIRST FLOOR PLAN ELEV 'B'
1/4" = 1'-0" AT 22" X 34" LAYOUT
1/8" = 1'-0" AT 11" X 17" LAYOUT



2 SECOND FLOOR PLAN ELEV 'B'
1/4" = 1'-0" AT 22" X 34" LAYOUT
1/8" = 1'-0" AT 11" X 17" LAYOUT

CENTURY Complete
MORE HOME · LESS MONEY
3091 GOVERNORS LAKE DR.
SUITE 300
NORCROSS, GA 30071
PHONE: 336-282-3606

WAH, LLC © 2020

GRP1 - 'B'

FLOOR PLANS

JOB #:
LOT #:
COMMUNITY:
ADDRESS:

PLAN # / ORIENTATION:
3021603 / LH

SERIES NAME:
CELEBRATION

PLAN NAME:

LAST REVISION
2.02

SHEET #
GRP1 1.2

IREDELL COUNTY · NC

103

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

APPLICATION NUMBER
319303
Issue Date:

Permit Type: ZONING

Parcel Number	Street Address	Jurisdiction
4728912084.000	131 MOUNTAIN CREST DR	Iredell County

Owner Information	Applicant Information
Name: CRAVEN+KEARNS+MCDOWELL	Name: WJH, LLC
Address:	Address: 9325 CENTER LAKE DR
	CHARLOTTE, NC 28216
Phone:	Phone: (704)488-1100

Use Requested	Zone Code
Single Family Dwelling	RA

Lot Acreage	F Setback	B Setback	L Setback	R Setback	Watershed	Flood Zone
0.65	35	35	15	15	WSIV-PA South Yadkin	NO

Remarks
SFD

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

Signature of Owner/Contractor

Date: 06/30/2021

Permit Number	319303	TOTAL FEES:	$77.25