SB 3:30

ICHD - ENVIRONMENTAL HEALTH DIVISION

Statesville Office (704) 878-5305 Mooresville Office (704) 660-3625 PERMIT # AP-311634

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

PIN # 4731 - 22 - 3528

APPLICANT/OWNER: CORNERSTONE III PROPERTIES APPLICANT ADDRESS: 118 EAST KINGSTON AVENUE, CHARLOTTE, N.C. 28203

SITE ADDRESS: 132 TALLEY RIDGE DRIVE, TROUTMAN, N.C. 28166 PHONE: 704-301-3229 ALT. PHONE —

SITE DIRECTIONS: (S) ON 21, (R) ON TALLEY, (L) ON TALLEY RIDGE, LOT ON R SAP CONTROLLED: ☐ YES ☑ NO

SUBDIVISION: TALLEY RIDGE SECTION: — LOT # 7 LOT AREA: 0.98 AC DESIGN FLOW: 360 GPD L.T.A.R.: 0.275 (0.25 REPAIR)

Septic Tank	1000 (gal)	STB SHOAF 760	Date 6/1	☑ New System	☐ Repair	☐ Expansion	System Type: I II (III) IV V VI	☑ Residence	No. Bedrooms 3
Pump Tank	1000 (gal)	PT SHOAF 363	Date 5/17	System Description: PPBB-50% REDUCTION - P.M.				☐ Business	No. Persons 6
Pump Make	GOULDS	Model WE0512HHU	Serial #	Repair System Description: 50% REDUCTION				☐ Other	No. Employees —
# Nitrification Fields	1	# Lines 4	Linear Ft 220 FT	Maintenance Agreement Required:	☐ YES	☑ NO		☐ Slab	☑ Crawl Space
Trench Width	24 IN	Trench Bottom Depth(Low side)	29 IN	Gravel Depth —	☐ GRAVITY	☑ PRESSURE		☐ Basement w/plumbing	☐ Basement w/o plumbing

Water Supply: ☑ Private ☐ Public ☐ Community

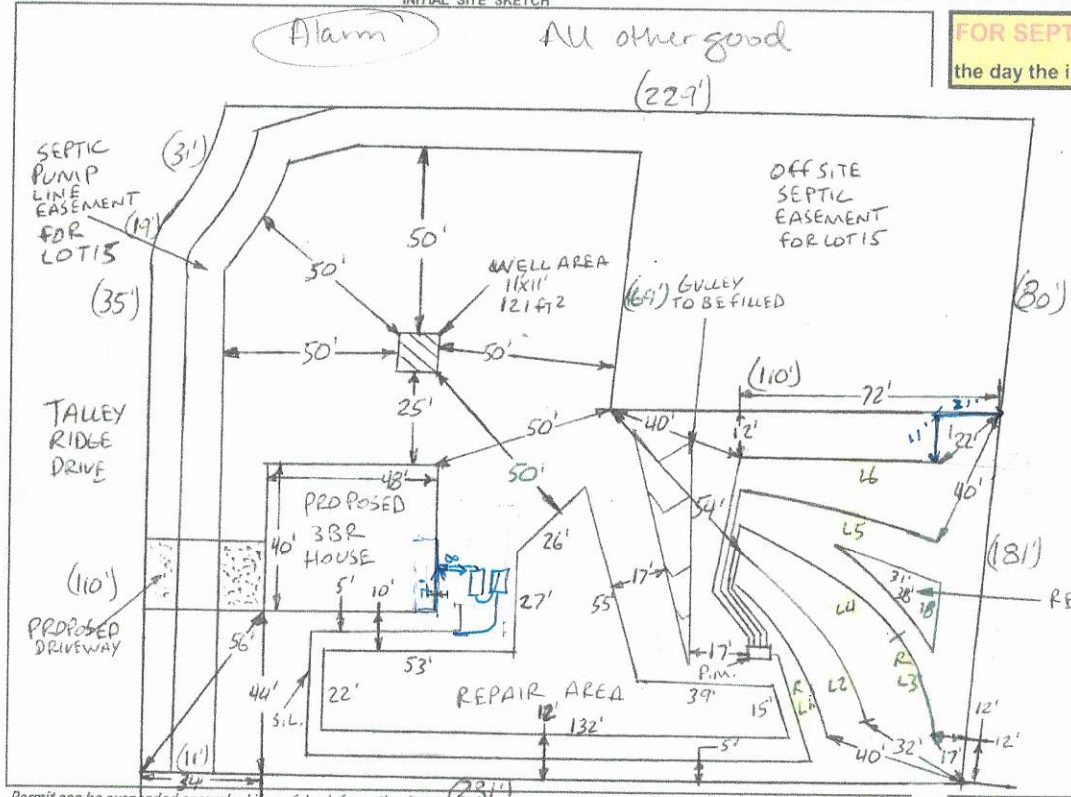
Comments / Conditions: INSTALL ON CONTOUR, INSTALL ON 8FT CENTERS, UTILIZE PRESSURE MANIFOLD DISTRIBUTION, ALL PARTS OF SEPTIC EASEMENT MUST BE MARKED AT TIME of INSTALL.

DO NOT EXCEED A MAX TRENCH BOTTOM of 36 IN
NO FOUNDATION DRAINAGE TO BE INSTALLED ON HOUSE
1½ SCH 80 taps used, 21.92 gpm flow, 7.89 min run time

INITIAL SITE SKETCH

Alarm All other good

AS-BUILT SKETCH



L1 = 46 FT REPAIR
L2 = 55 FT
L3 = 25 FT REPAIR
L4 = 55 FT
L5 = 55 FT
L6 = 55 FT

TAPS
L2 = ½ SCH 40
L4 = ½ SCH 40
L5 = ½ SCH 40
L6 = ½ SCH 40

NUMBER OF PANELS = 48
DOSE VOLUME = 173 GAL
GPM = 28.44
RUN TIME = 6 MINS
DRAW DOWN = 8.25 INCHES

1 IN = 50 FT
S.T. = SEPTIC TANK
S.L. = SUPPLY LINE
P.T. = PUMP TANK
P.M. = PRESSURE MANIFOLD
R = REPAIR

Tanks 10'+ off back of house, 8' off porch

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: Stan Pace Date: 2/1/21 Installed by: Lontz Wastewater

IMPROVEMENT PERMIT by: Burgent C. Whitley Date: 1-19-2021 OPERATION PERMIT by: Date: 8-16-2021

AUTHORIZATION TO CONSTRUCT by: Burgent C. Whitley Date: 1-19-2021 Existing System Inspected by: Date:

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

	Date	Initials
Drain Lines Checked	7/15/21	DW
Tanks Checked	7/15/21	DW
Pressure Manifold or Valve Box Checked	7/15/21	DW
Pressure Head Set	7/15/21	DW
Electrical Checked	8-17-21	
Floats Set	7/15/21	DW
Alarm Checked	7/15/21	DW
Maintenance Contract Y / (N)		

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

Sheet 1 of 1
PROPERTY ID #: 4731223528
COUNTY: IREDELL

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

OWNER: CORNERSTONE III PROPERTIES
ADDRESS: 118 EAST KINGSTON AVENUE, CHARLOTTE, N.C. 28203
APPLICATION DATE 9-24-2020
PROPOSED FACILITY: 3BR
PROPOSED DESIGN FLOW (.1949): 360GPD
DATE EVALUATED: 11-2-2020
LOCATION OF SITE: 132 TALLEY RIDGE DRIVE, TROUTMAN, N.C. 28166
PROPERTY SIZE: 0.98 AC
PROPERTY RECORDED: YES
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	LINEAR SIDE 15%	0-12	SCL	VFR, SS, SP, SEXP	V/B MOTS 6"+ SS 12"-20"	55"+	NA	NA	PS .275
		12-38	C, ABK	FR, S, P, SEXP					
		38-55	CL, WABK	FR, SS, SP, SEXP					
2	SHOULDER 5%	0-40	C, ABK	FR, S, P, SEXP	FEW V/BS 0"-12" SAP. INC THRU OUT	52"+	NA	NA	PS .3
		40-52	CL, WABK	FR, SS, SP, SEXP					
3	HEAD COMPLEX TOP 10%	0-29	C, ABK	FR, S, P, SEXP	FEW V/BS 15"-20" SAP. INC THRU OUT	60"+	NA	NA	PS .275
		29-60	CL, WABK	FI, SS, SP, SEXP					
4	NOSE 15%	0-38	C / ABK	FR, S, P, SEXP	V/B MOTS 26"+ 3S+4S FEW SAP INC	55"+	NA	NA	PS .25
		38-55	CL WABK	FI, SS, SP, SEXP					

DESCRIPTION	INITIAL SYSTEM	REPAIR SYSTEM
Available Space (.1945)	PS	PS
System Type(s)	50%	50%
Site LTAR	0.275	0.5

OTHER FACTORS (.1946): PS
SITE CLASSIFICATION (.1948): PS
EVALUATED BY: Bryant C. Mabe
OTHER(S) PRESENT:

COMMENTS:

LEGEND

use the following standard abbreviations

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

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

NOTES

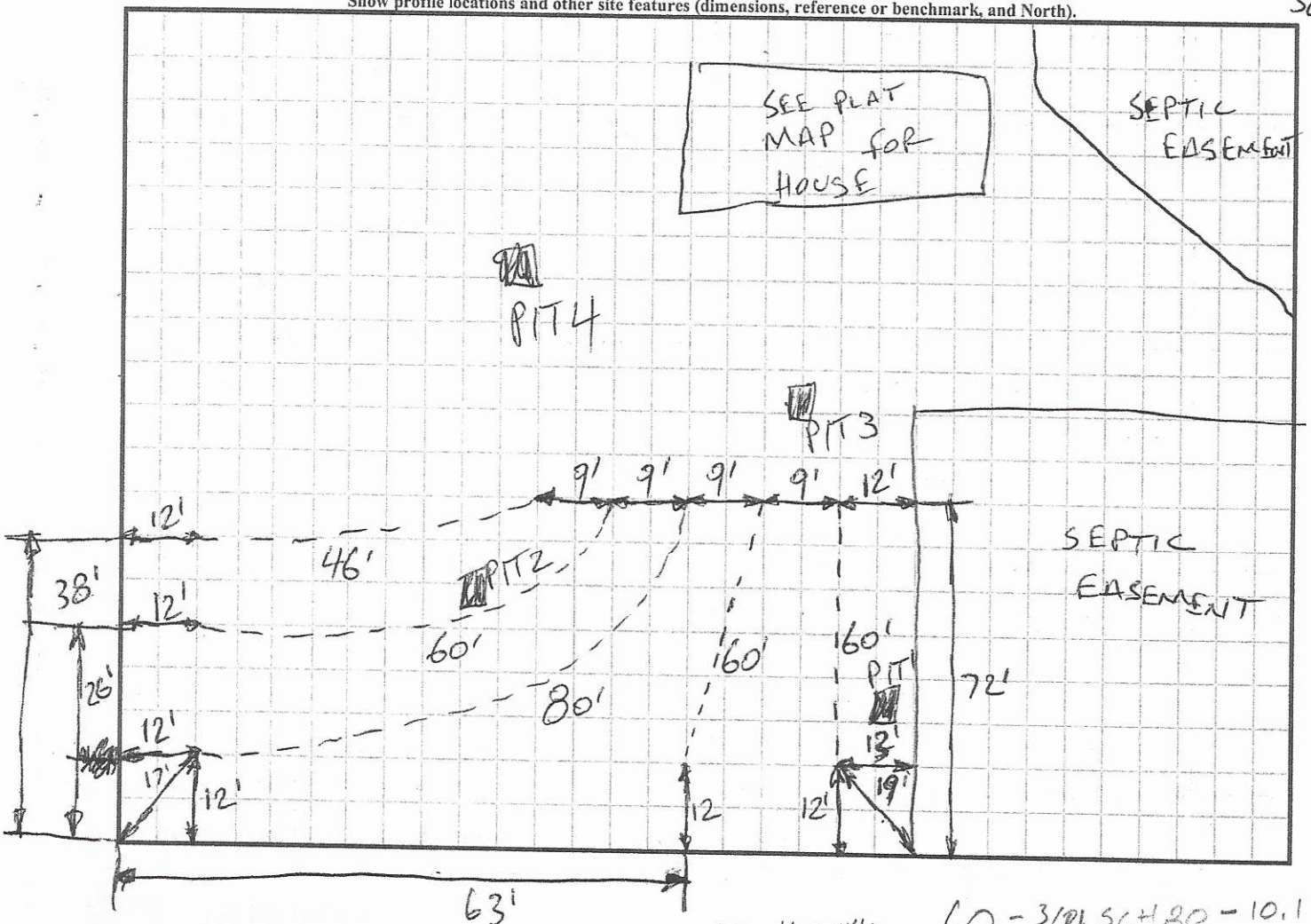
HORIZON DEPTH	In inches below natural soil surface
DEPTH OF FILL	In inches from land surface
RESTRICTIVE HORIZON	Thickness and depth from land surface
SAPROLITE	S(suitable) or U(unsuitable)
SOIL WETNESS	Inches from land surface to free water or inches from land surface to soil colors with chroma 2 or less - record Munsell color chip designation
CLASSIFICATION	S (Suitable), PS (Provisionally Suitable), or U (Unsuitable)

Evaluation of saprolite shall be by pits.

Long-term Acceptance Rate (LTAR): gal/day/ft²

TALLEY RIDGE NTS 20% SLOPE

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



55x4

70-
60-
60-
60-
42-

60 - ½ SCH40
65 - ½ SCH 40
60 - ½ SCH 40
60 - ½ SCH 40
46 - ½ SCH 40

60 - 3/4 SCH 80 - 10.1
60 - 3/4 SCH 80 - 10.1
70 - 3/4 SCH 40 - 12.5
60 - 3/4 SCH 40 - 10.1
44 - ½ SCH 40 - 7.11

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

Iredell County Health Department – Environmental Health Division

SEPTIC PAGE 1: *APPLICATION FORM*

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@CORNERSTONEJP.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: 132 TALLEY RIDGE DR.
Subdivision Name: TALLEY RIDGE Section/Phase: _____ Lot Number: 7
Driving Directions: NORTH on EAST NEWBO RD / RT. onto TALLEY ST. / RIGHT onto TALLEY DRIVE

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

(✓) 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: ~~4~~ 3
Maximum Number of Occupants: ~~4~~ 3
( ) Swimming Pool
( ) Other Addition/Structure: _____
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.

APPROVED JAN 25 2021

Signature: Stan Cowley (GWP) ~~9/24/20~~ 1/21/21 DATE
Property owner or owner's legal representative signature (SIGNATURE REQUIRED)

RECEIVED OCT 1 6 2020

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

Iredell County Health Department – Environmental Health Division

AP-311634
$520.00

SEPTIC

PAGE 1: *APPLICATION FORM*

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Owner Email: N/A Phone: N/A Alt. Phone: N/A

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( ) New Multi-Family Residence
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( ) 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: 4
Maximum Number of Occupants: 4
( ) Swimming Pool
( ) Other Addition/Structure: ____

CHECK FOUNDATION TYPE
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( ) 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 9/24/20
Property owner or owner's legal representative signature (SIGNATURE REQUIRED) DATE

IREDELL COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA

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 132 TALLEY RIDGE DR., identified as

PIN (Parcel Identification Number) 4731-22-3528, 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 Dairyland — Signature of Owner(s)

9/24/12 — Date

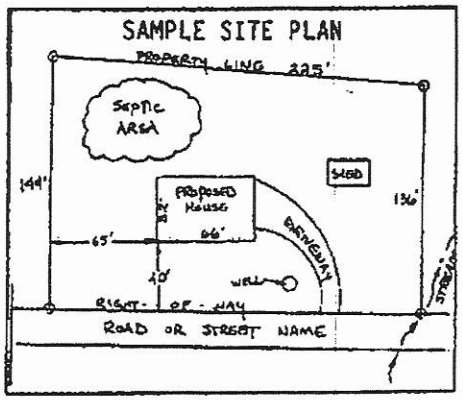
Mooresville - Environmental Health
ronda.hart@co.iredell.nc.us
Fax: 704-662-3239
610 E. Center Avenue, Mooresville, NC 28115

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:

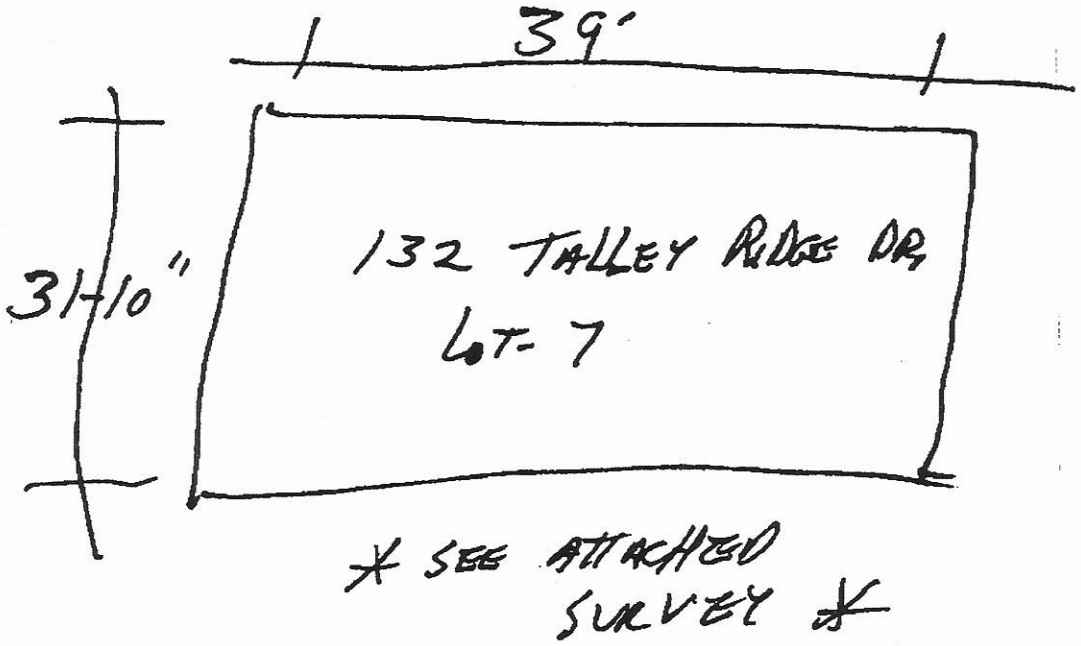
- (X) Property Line measurements are clearly identified
- (X) All proposed structures are indicated
- (X) Front and side setbacks from property line
- (X) Preferred driveway location
- (X) Preferred well location
- (X) Preferred septic system location
- (X) North arrow, or other sufficient indicator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

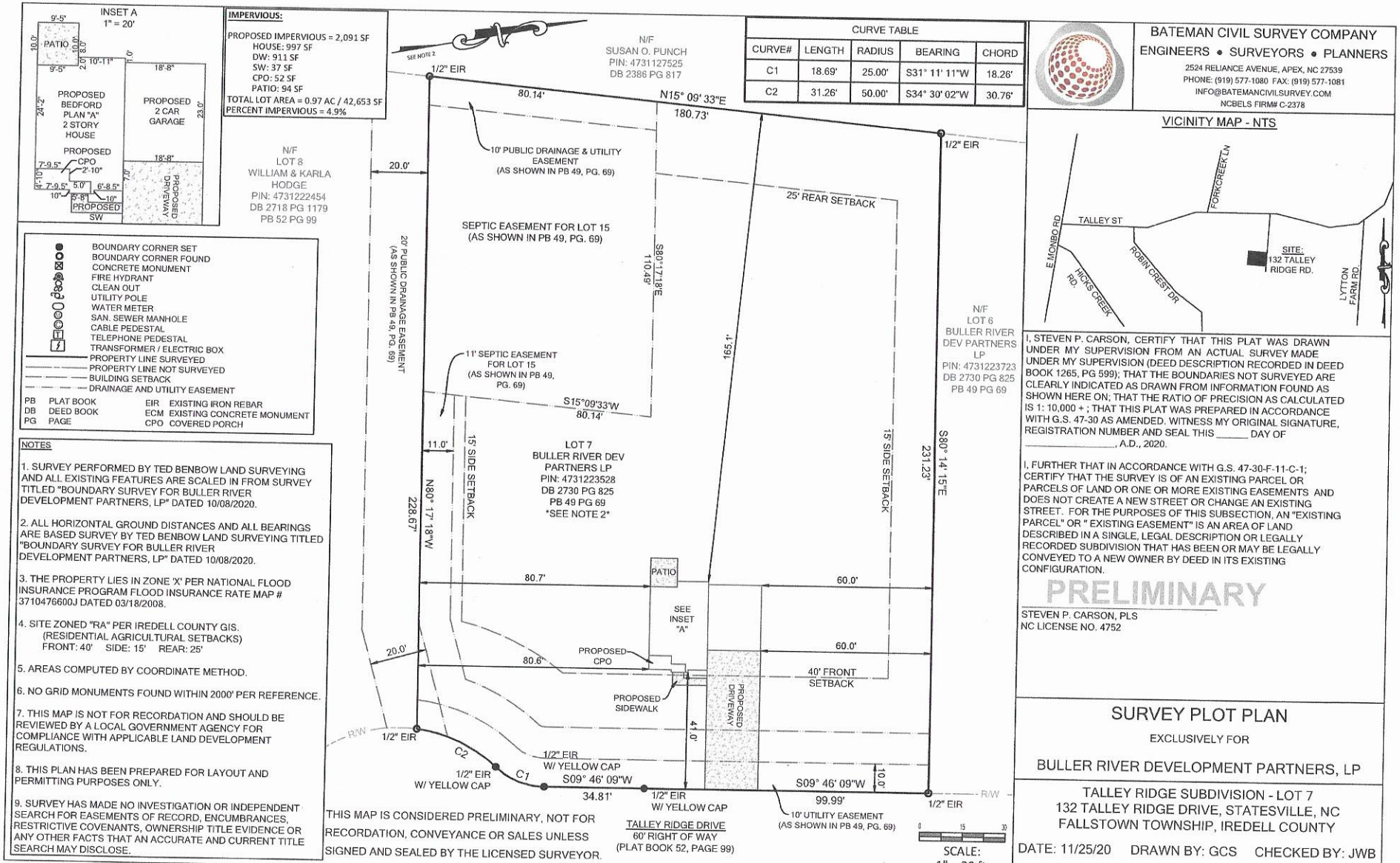
Show: proposed house or business footprint, wells, water lines, patios, pools and decks, and any other item that will occupy space on the site



Signature: Stan Crowley **9/24/20**

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

1IN=50FT



CURVE TABLE				
CURVE#	LENGTH	RADIUS	BEARING	CHORD
C1	18.69'	25.00'	S31° 11' 11"W	18.26'
C2	31.26'	50.00'	S34° 30' 02"W	30.76'

NOTES

1. SURVEY PERFORMED BY TED BENBOW LAND SURVEYING AND ALL EXISTING FEATURES ARE SCALED IN FROM SURVEY TITLED "BOUNDARY SURVEY FOR BULLER RIVER DEVELOPMENT PARTNERS, LP" DATED 10/08/2020.

2. ALL HORIZONTAL GROUND DISTANCES AND ALL BEARINGS ARE BASED SURVEY BY TED BENBOW LAND SURVEYING TITLED "BOUNDARY SURVEY FOR BULLER RIVER DEVELOPMENT PARTNERS, LP" DATED 10/08/2020.

3. THE PROPERTY LIES IN ZONE 'X' PER NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP # 3710476600J DATED 03/18/2008.

4. SITE ZONED "RA" PER IREDELL COUNTY GIS.
(RESIDENTIAL AGRICULTURAL SETBACKS)
FRONT: 40' SIDE: 15' REAR: 25'

5. AREAS COMPUTED BY COORDINATE METHOD.

6. NO GRID MONUMENTS FOUND WITHIN 2000' PER REFERENCE.

7. THIS MAP IS NOT FOR RECORDATION AND SHOULD BE REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH APPLICABLE LAND DEVELOPMENT REGULATIONS.

8. THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY.

9. SURVEY HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

THIS MAP IS CONSIDERED PRELIMINARY, NOT FOR RECORDATION, CONVEYANCE OR SALES UNLESS SIGNED AND SEALED BY THE LICENSED SURVEYOR.

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

I, STEVEN P. CARSON, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK 1265, PG 599); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND AS SHOWN HERE ON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1: 10,000 + ; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS _____ DAY OF _____, A.D., 2020.

I, FURTHER THAT IN ACCORDANCE WITH G.S. 47-30-F-11-C-1; CERTIFY THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET. FOR THE PURPOSES OF THIS SUBSECTION, AN "EXISTING PARCEL" OR " EXISTING EASEMENT" IS AN AREA OF LAND DESCRIBED IN A SINGLE, LEGAL DESCRIPTION OR LEGALLY RECORDED SUBDIVISION THAT HAS BEEN OR MAY BE LEGALLY CONVEYED TO A NEW OWNER BY DEED IN ITS EXISTING CONFIGURATION.

PRELIMINARY

STEVEN P. CARSON, PLS
NC LICENSE NO. 4752

SURVEY PLOT PLAN

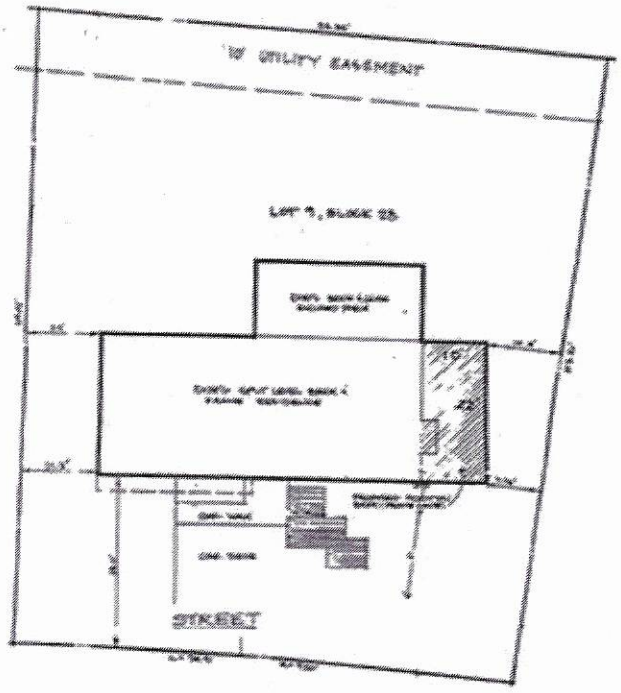
EXCLUSIVELY FOR

BULLER RIVER DEVELOPMENT PARTNERS, LP

TALLEY RIDGE SUBDIVISION - LOT 7
132 TALLEY RIDGE DRIVE, STATESVILLE, NC
FALLSTOWN TOWNSHIP, IREDELL COUNTY

DATE: 11/25/20 DRAWN BY: GCS CHECKED BY: JWB

REFERENCE: SEE NOTE 2 BCS# 200691 SCALE: 1" = 30'



Please provide a drawing of your property in the space below (similar to drawing on the left) or attached in a separate document showing the layout of your home or business on the lot. If applicable, please clearing note expansions.

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.
- This survey plat does not show any unrecorded, written or unwritten easements, dedications or other encumbrances. Such burdens could exist on this property and not appear on this plat. Accordingly, users of this plat are warned to remain alert for the existence of such unrecorded burdens not shown hereon.
- This plat was drawn for the exclusive use of the party named hereon. Said certificates do not extend to any unnamed person without an express recertification by the surveyor naming said person.
- 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 1:10,512.
- Area determined by coordinate computations.
- No NGS or NCGS Horiz. Control Monument found within 2,000 feet of the site.

Witness this my original signature, registration number and seal this 3 day of SEPT 2020 A.D.

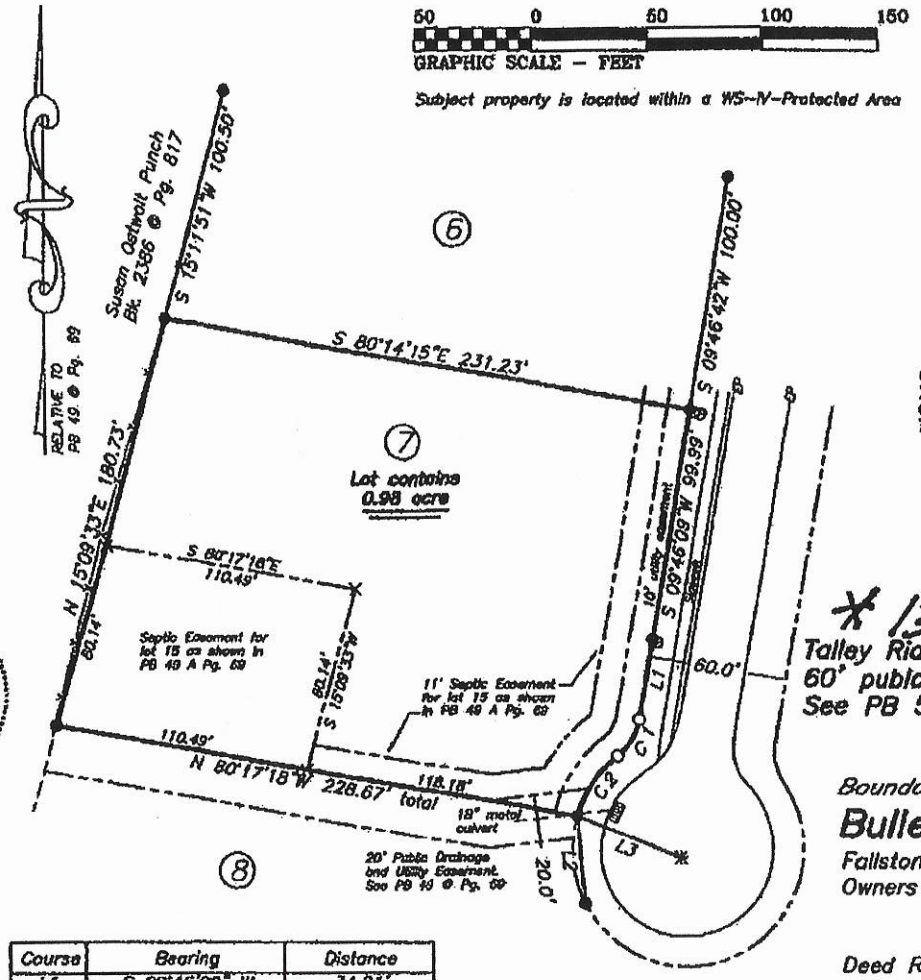
Ted M. Benbow NC PLS L-3175
Firm License # C-1588

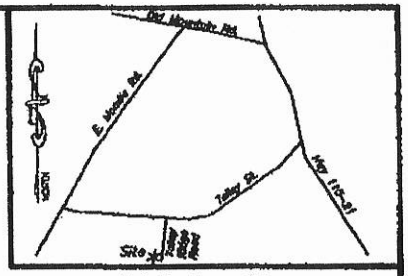
NORTH CAROLINA PROFESSIONAL SEAL L-3175 LAND SURVEYOR TED M. BENBOW

Current Zoning

ZONING: RS.

Front – 25'
Side – 25'
Rear – 25'





Legend

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

- ● ..... EXISTING 1/2" IRON ROD AS SHOWN
- X CP ..... COMPUTED POINT
- ○ IRS ..... 1/2" IRON ROD SET WITH YELLOW CAP
- ✳ MNF ..... MAG NAIL FOUND
- EP ..... EDGE OF PAVEMENT
- R/W ..... RIGHT OF WAY
- PIN ..... PARCEL IDENTIFICATION NUMBER
- NTS ..... NOT TO SCALE
- ⊕ ..... POWER HOOKUP
- ▥ ..... CATCH BASIN
- – – – – – LINE NOT SURVEYED
- ——— LINE SURVEYED
- ——x——x—— FENCE LINE

* 132 *
Talley Ridge Dr., 18' paved
60' public R/W
See PB 52 @ Pg. 99

Course	Bearing	Distance
L1	S 09°46'09" W	34.81'
L2	N 05°17'37" W	37.49'
L3	N 68°12'36" W	48.75'

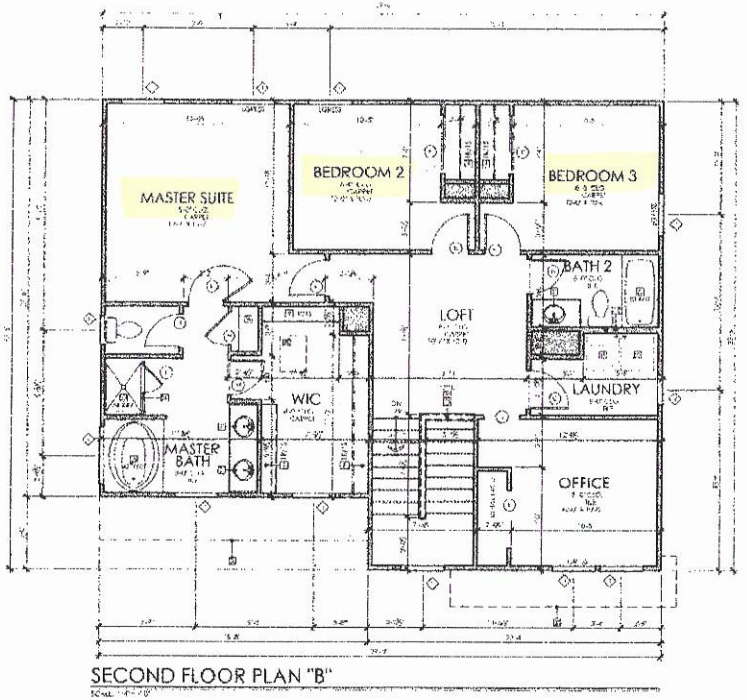
Curve	Radius	Length	Chord	Chord Bear.
C1	25.00'	18.69'	18.26'	S 31°11'11" W
C2	50.00'	31.26'	30.76'	S 34°30'02" W

TED BENBOW Land Surveying
Proudly Surveying Iredell County Since 1989
630 SIGNAL HILL DRIVE EXT., STATESVILLE, NC 28625
PHONE (704) 878-9881
www.boundarydevelopment.com

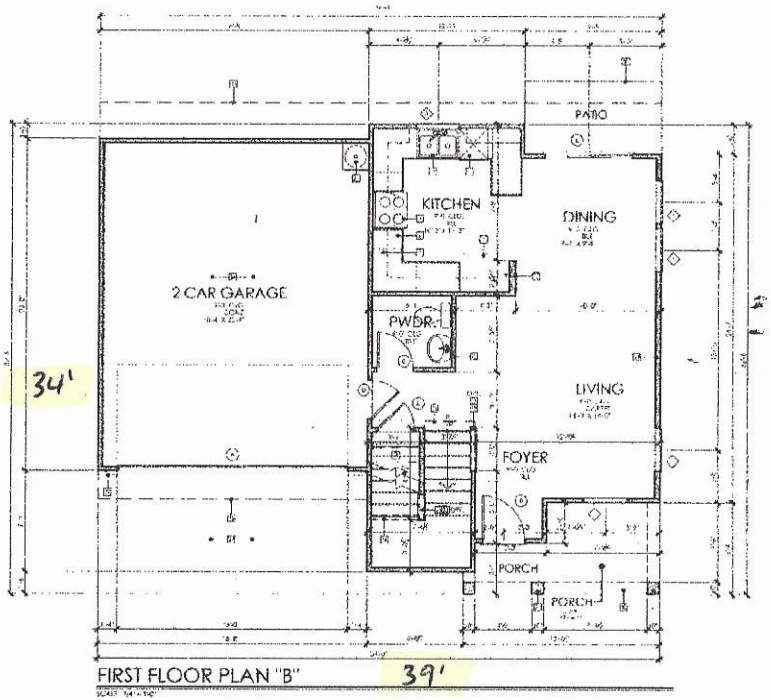
Boundary Survey For:
Buller River Development
Fallston Township, Iredell County, NC
Owners of Record: Nicholas Dotzel and wife, Rochelle L. Dotzel
Deed Reference: Bk. 2305 @ Pg. 64
Plat Reference: PB 49 @ Pg. 69 & PB 52 @ Pg. 99
PIN: 4731-22-3528
Job Number:2009146.DWG (2009146.CRD)
Field Work: 09-01-2020
Plat Date: 09-03-2020

132 TALLEY RIDGE

LOT - 7



SECOND FLOOR PLAN "B"



FIRST FLOOR PLAN "B" 39'

3 BD. W/OFFICE

FLOOR PLAN NOTES

DOOR SCHEDULE

DRYWALL WRAPPED OPENING SCHEDULE

WINDOW SCHEDULE

AREA CALCULATION

FIRST FLOOR (GROSS)	1,193
SECOND FLOOR (GROSS)	1,080
TOTAL GROSS LIVING AREA	2,80273
PORCH	194
GARAGE	474

Acknowledgement Of Plans Submittal ONLY!

STaul Date 2/1/21

Bernard C. Miller Date 1-25-2021

CHARLOTTE, NC

REVISIONS

FLOOR PLANS

BEDFORD ELEVATION 'B'

CORNERSTONE III PROPERTIES
4509 Faith Church Pkwy
Indian Trail, NC 28079

SHEET NO. A1-2.0

DATE 09.13.17

P:\CITIES\...\BEDFORD CD'S\17.DWG

Zoning Permit # B0884819 311634 *See reverse side for new construction

Fee: $ Fee Collected CODE 104 Paid

Zoning Permit

Please allow a minimum of 72 business hours for completion of zoning approvals and final inspections.

Following approval of this permit proceed to Iredell County Building Inspections (349 N Center St, Statesville, NC 28677 704-878-3118). All Applicants, please note that final inspection by the Town is required prior to occupancy. Business Applicants, please note that proof of RPZ (backflow) inspection is required prior to occupancy (in addition, restaurants may be required to have a grease trap inspection).

LOCATION	Date (mm/dd/yy)	10/05/20	Tax Parcel / PIN #	4731-22-3528
	Business Name or Property Owner	BULLER RIVER DEVELOPMENT		
	Street Address & Lot Number	132 TALLEY RIDGE LOT-7		
	Business Type and/or Project Description	RESIDENTIAL CONSTRUCTION		
APPLICANT	Applicant	STAN PRESSLEY CORNERSTONE III PROPERTIES	Preferred Phone	704 301 3229
	Address City/State/Zip	118 EAST KINGSTON AVE, CLT. NC 28203		
	E-Mail	STAN@CORNERSTONE3P.COM		

Office Use Only

Zoning District(s)	RS	TL ☐ ETJ ☑	Plans Attached: Yes ☑ No ☐
Utilities	Well/Septic		Floodplain: Yes ☐ No ☑
Permitted Use of Property	SFR		
Minimum Setback Requirements	Front 25' Rear 25' Left Side 15' Right Side 15' *Setback measured from nearest projecting point of structure to Property Line.*		

Comments: Front of home must be parallel with street & lot line. Use of existing trees encouraged.

I hereby certify that all of the information provided for this application is, to the best of my knowledge, accurate and complete. I understand that this permit will expire and become invalid unless the work for which it was issued is started within six (6) months of the date of issue or is the work authorized is suspended or abandoned for a period of one (1) year.

Danielle Upright
Signature of Zoning Administrator

Stan W. Pressley / Cornerstone III Properties
Signature of Applicant

To the best of my knowledge, this application is deemed complete and approved based on the information provided to me and my knowledge of the Town of Troutman Unified Development Ordinance

Zoning Permit # 311634

Fee $226.60

Code 104

See reverse for new construction.

Zoning Permit

LOCATION	Date (mm/dd/yy)	10/08/20	Tax Parcel #	4731223528.000
	Business Name or Property Owner	BULLER RIVER DEV PARTNERS LP		
	Street Address & Lot Number	132 TALLEY RIDGE DR		
	Business Type and/or Project Description	SFR		
APPLICANT	Applicant		Preferred Phone	
	Address City/State/Zip	,		
	E-Mail			
	Would you like your e-mail address added to: (check any of interest)	☐ The Whistle Stop (Town of Troutman newsletter) ☐ Troutman Business Council (Local Chamber of Commerce) ☐ Sunshine List (Agenda for Town Board Meetings)		

Following approval of this permit proceed to Iredell County Building Inspections (349 N Center St, Statesville, NC 28677). All Applicants, please note that final inspection by the Town is required prior to occupancy. Business Applicants, please note that proof of RPZ (backflow) inspection is required prior to occupancy (in addition, restaurants may be required to have a grease trap inspection).

Office Use Only					
	Zoning District(s)	RS	TL: NO | ETJ: YES	Plans Attached	NO
	Utilities			Floodplain	YES
	Permitted Use of Property	SFR			
	Minimum Setback Requirements	Front 25 , Rear 25 , Left Side 15 , Right Side 15 , *Setback measure from nearest projecting point of structure to Property Line.*			
	Comments:				

I hereby certify that all of the information provided for this application is to the best of my knowledge, accurate and complete. I understand that this permit will expire and become invalid unless the work for which it was issued is started within six (6) months of the date of issue or is the work authorized is suspended or abandoned for a period of one (1) year.

Signature of Applicant

To the best of my knowledge, this application is deemed complete and approved based on the information provided to me and my knowledge of the Town of Troutman Unified Development Ordinance.

Signature of Zoning Adminstrator