ICHD - ENVIRONMENTAL HEALTH DIVISION

Statesville Office (704) 878-5305 Mooresville Office (704) 660-3625 PERMIT # AP 329527

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

PIN # 4740 -- 72 -- 2883

APPLICANT/OWNER: Dkota Investments, Inc. APPLICANT ADDRESS: 4848 Lemmon Ave Dallas TX 75219

SITE ADDRESS: 301 Flower House Loop, Troutman NC 28166 PHONE: 704-871-7850 ALT. PHONE 704-437-6701

SITE DIRECTIONS: (N) NC 21 → (L) Flower House Loop → lot on (R) SAP CONTROLLED: ☐ YES ☒ NO

SUBDIVISION: SECTION: LOT # LOT AREA: 3.764 DESIGN FLOW: 350 gpd L.T.A.R.: 0.25

Septic Tank	1000 (gal)	STB 854	Date 4/5/23	☒ New System ☐ Repair ☐ Expansion	System Type: I II (III) IV V VI	☐ Residence	No. Bedrooms		Water Supply
Pump Tank	(gal)	PT	Date	System Description:	50% Red. - HPPBPS	☒ Business	No. Persons		☒ Private
Pump Make	Model		Serial #	Repair System Description:	50% Red - HPPBPS	☐ Other	No. Employees	14	☐ Public
# Nitrification Fields	1 # Lines 4		Linear Ft: 240'	Maintenance Agreement Required:	☐ YES ☒ NO	☒ Slab	☐ Crawl Space		☐ Community
Trench Width	36" Trench Bottom Depth(Low side)	20"	Gravel Depth N/A	☒ GRAVITY	☐ PRESSURE	☐ Basement w/plumbing		☐ Basement w/o plumbing	

Comments / Conditions: Do not pave, grade, park, drive, or bury utilities in drainfield area. Divert all drainage - see notes about swale. Install on contour, feed all lines equally

Prop. Recorded 2924-1410

* NO public use restrooms *

Due to fencing & dogs, lines are shown stopping at fence, short of PL

INITIAL SITE SKETCH

Pump, crush, & fill existing tank.

See attached site plan by Jordan Grant & ICHD, approved 7/24/22

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.

See attached for As Built

→ Ok to install (5) 48' lines - keeping 50' off neighbors well

• lowest 4 lines DW checked 6/15/23

Top lines & plumbing 6/16/23CW

Completed 7/31/23 MUST Divert waterflow from embankment & parking lot off drainfield

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**

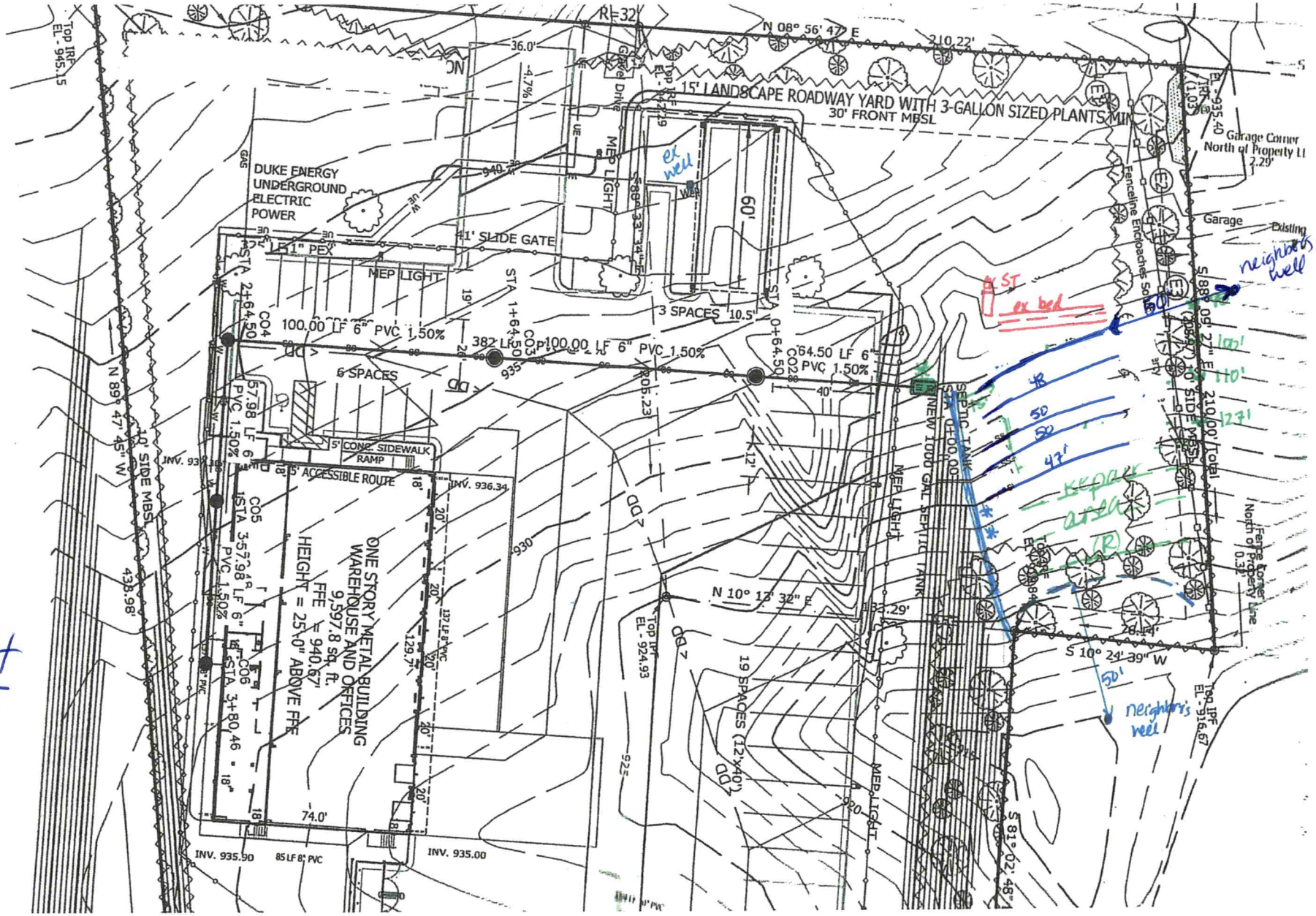
☐ **IMPROVEMENT PERMIT** *with plat valid without expiration.* ☒ **IMPROVEMENT PERMIT** *with site plan valid for 60 mos.* ☒ **AUTHORIZATION TO CONSTRUCT** *valid for period equal to IMPROVEMENT PERMIT--not to exceed 60 mo.*

Owner / Applicant Signature: Howard F. Bryan Date: 7/25/22 Installed by: Grit Septic

IMPROVEMENT PERMIT by: D. Weberg Date: 7/24/22 OPERATION PERMIT by: D. Weberg Date: 7/31/23

AUTHORIZATION TO CONSTRUCT by: D. Weberg Date: 7/24/22 Existing System Inspected by: Date:

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



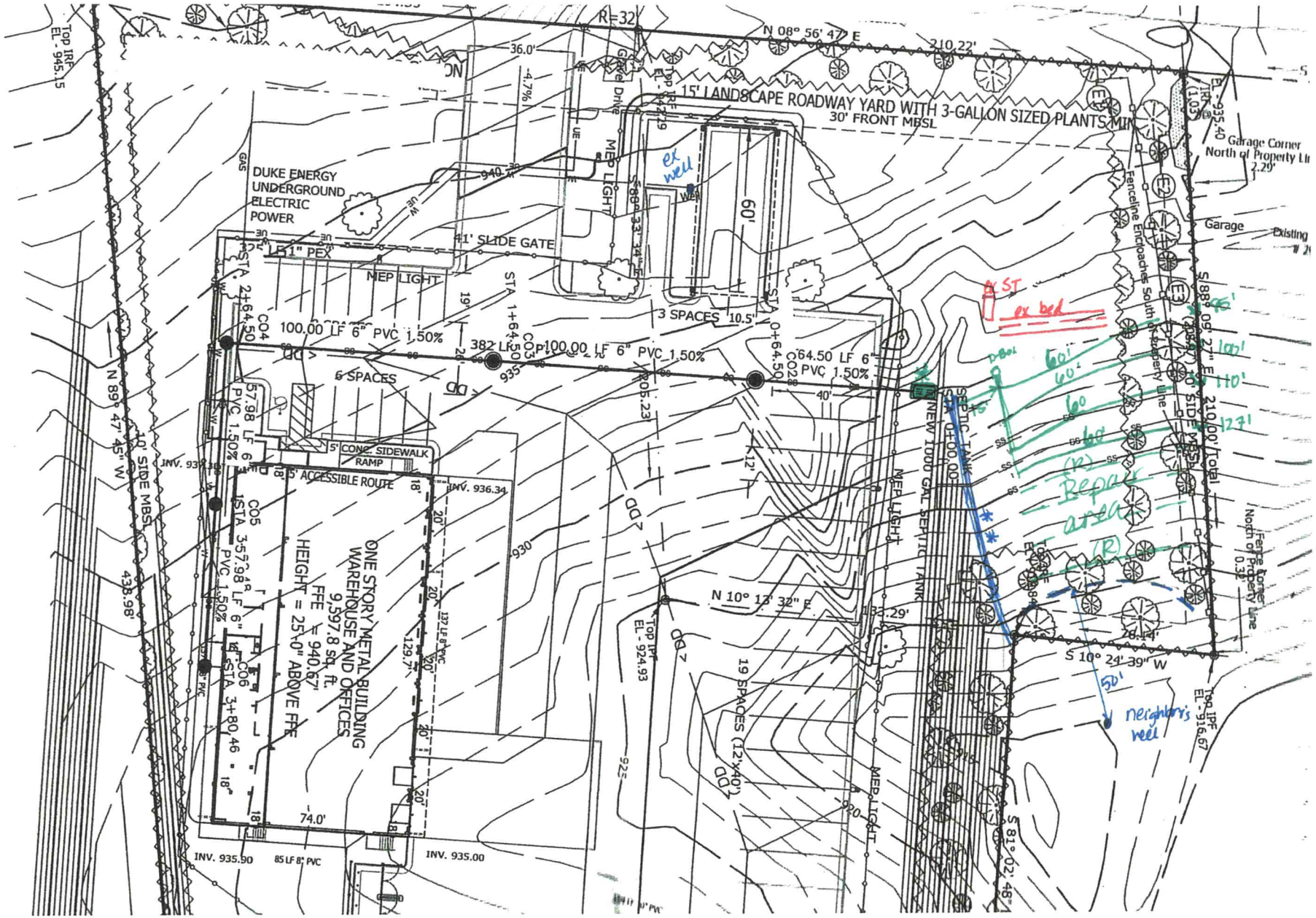
As Built

Site Plan for
301 Flower House Loop
Troutman NC 28166

approved 7/24/22 DW

* new septic tank - Set tank 15' from edge of any cut/slope >2'. If tank is upslope from swale, maintain 25' set back

** drainage swale to be installed at base of slope to catch runoff MUST be 15' off swale



Site Plan for
301 Flower House Loop
Troutman NC 28166

approved 7/24/22 DW

* new septic tank - Set tank 15' from edge of any cut/slope >2'. If tank is upslope from swale, maintain 25' set back

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

Sheet 1 of 1
PROPERTY ID #:
COUNTY: Iredell

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

OWNER: DKOTA
ADDRESS: 4845 Lemmon, Dallas TX
PROPOSED FACILITY: 14 emp/ Bus
PROPOSED DESIGN FLOW (.1949): 350 gpd
LOCATION OF SITE: 301 Flower House Loop, Troutman 28166
WATER SUPPLY: ☒ Private ☐ Public ☒ Well ☐ Spring ☐ Other
EVALUATION METHOD: ☐ Auger Boring ☒ Pit ☐ Cut
TYPE OF WASTEWATER: ☒ Sewage ☐ Industrial Process ☐ Mixed

APPLICATION DATE: 6/16/22
DATE EVALUATED: 7/14/22
PROPERTY SIZE: 0.990
PROPERTY RECORDED: Y

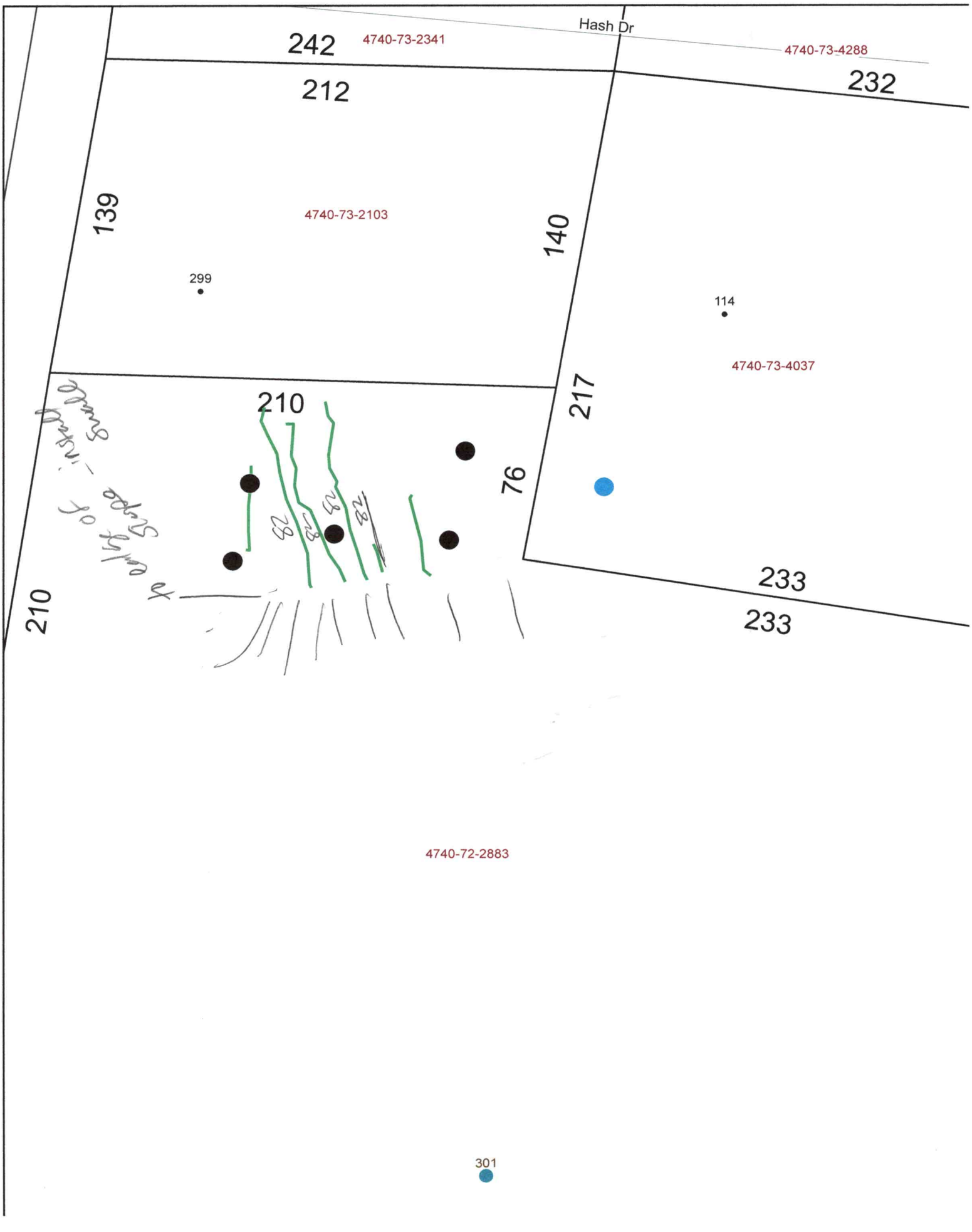
PROFILE #	.1940 LANDSCAPE POSITION/ SLOPE %	HORIZON DEPTH (IN.)	SOIL MORPHOLOGY (.1941) .1941 STRUCTURE/ TEXTURE	SOIL MORPHOLOGY (.1941) .1941 CONSISTENCE/ MINERALOGY	OTHER PROFILE FACTORS .1942 SOIL WETNESS/ COLOR	.1943 SOIL DEPTH	.1956 SAPRO CLASS	.1944 RESTR HORIZ	PROFILE CLASS & LTAR
1	12-15%	0-11	FILL	—	minor ABK, Sap ind few 40"+ Mn in 11-15"	48"	N/A	N/A	PS 0.275
		11-15	SCL - SBK	SSSP - FR - SEXP					
		15-40	C - SBK/ABK	↓					
		40-48	CL - WSBK						
2	12-15%	0-10	FILL	~~SSSP~~ →	mn minor 15-36 YB - fairly common 36"+	48	N/A	N/A	PS 0.275/0.25 24" max TB
		10-15	SCL	SSSP - FR SEXP					
		15-36	C - SBK	"					
		36-48	C/CL - ABK/SBK	SSSP FR/FI - SEXP					
3	12-15%	0-9	SCL - SBK	SSSP - FR SEXP	YB/Chroma 2 27"+	57"	N/A	N/A	PS 0.25 15" max TB
		9-27	C - SBK	"					
		27-57	C/CL ~~ABK/SBK~~	SSSP - FR/FI - SEXP			5 & 1's (3~~5~~" HS)		
4	12-15	0-9	SCL - SBK	SSSP - FR - SEXP	YB 20"+ Chroma 2's / YB 25"+	55"	N/A	N/A	PS 0.25
		9-29	C - SBK	"					
		29-55	C/CL ~~ABK/SBK~~	SSSP - FR/FI/SEXP					

DESCRIPTION	INITIAL SYSTEM	REPAIR SYSTEM
Available Space (.1945)	234	234
System Type(s)	50% red	50%
Site LTAR	0.25	0.25

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

COMMENTS:

Updated February 2014

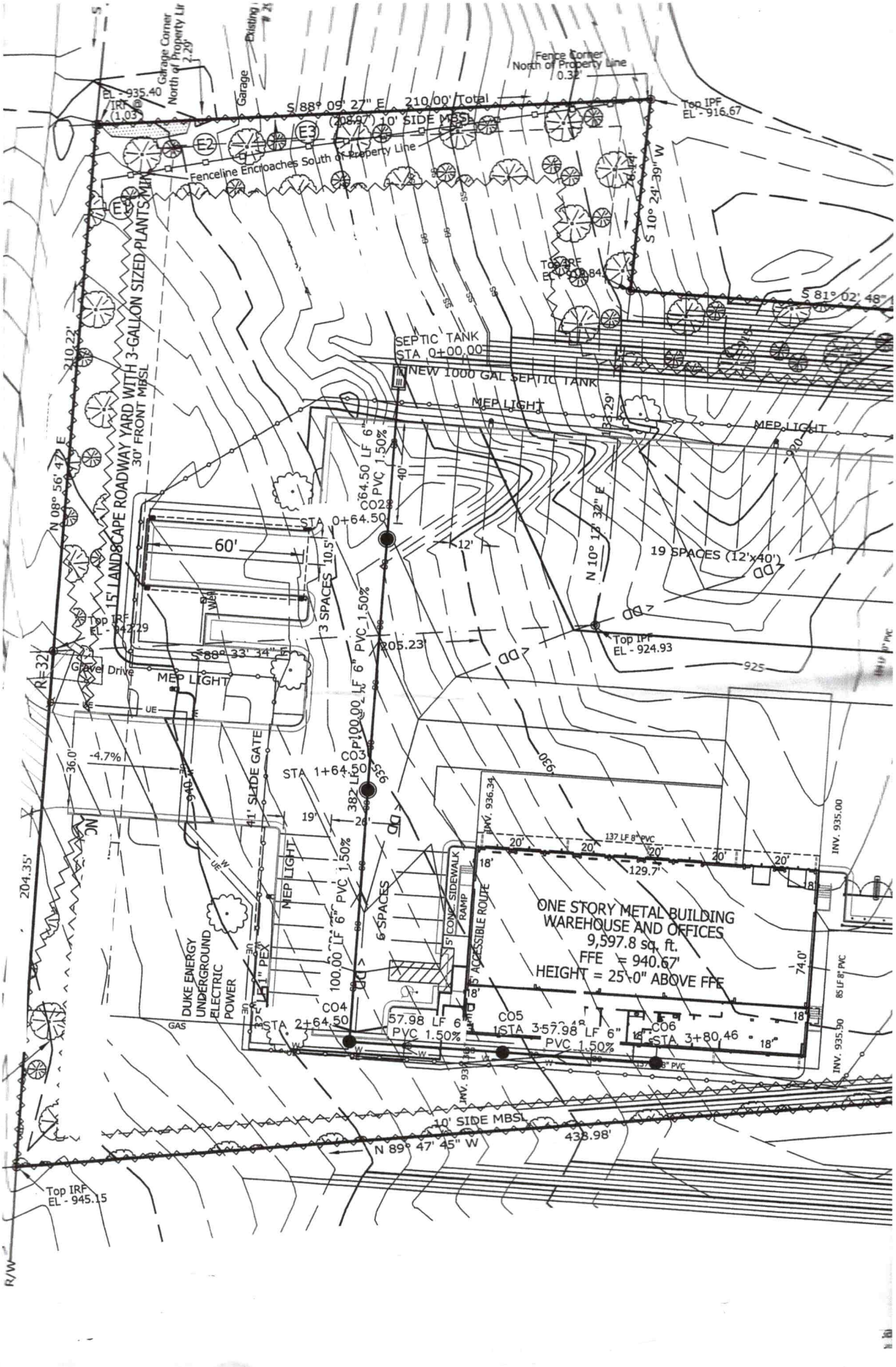

Hash Dr
242
4740-73-2341
4740-73-4288
232
212
139
4740-73-2103
140
299
114
4740-73-4037
217
210
76
233
233
210
4740-72-2883
301

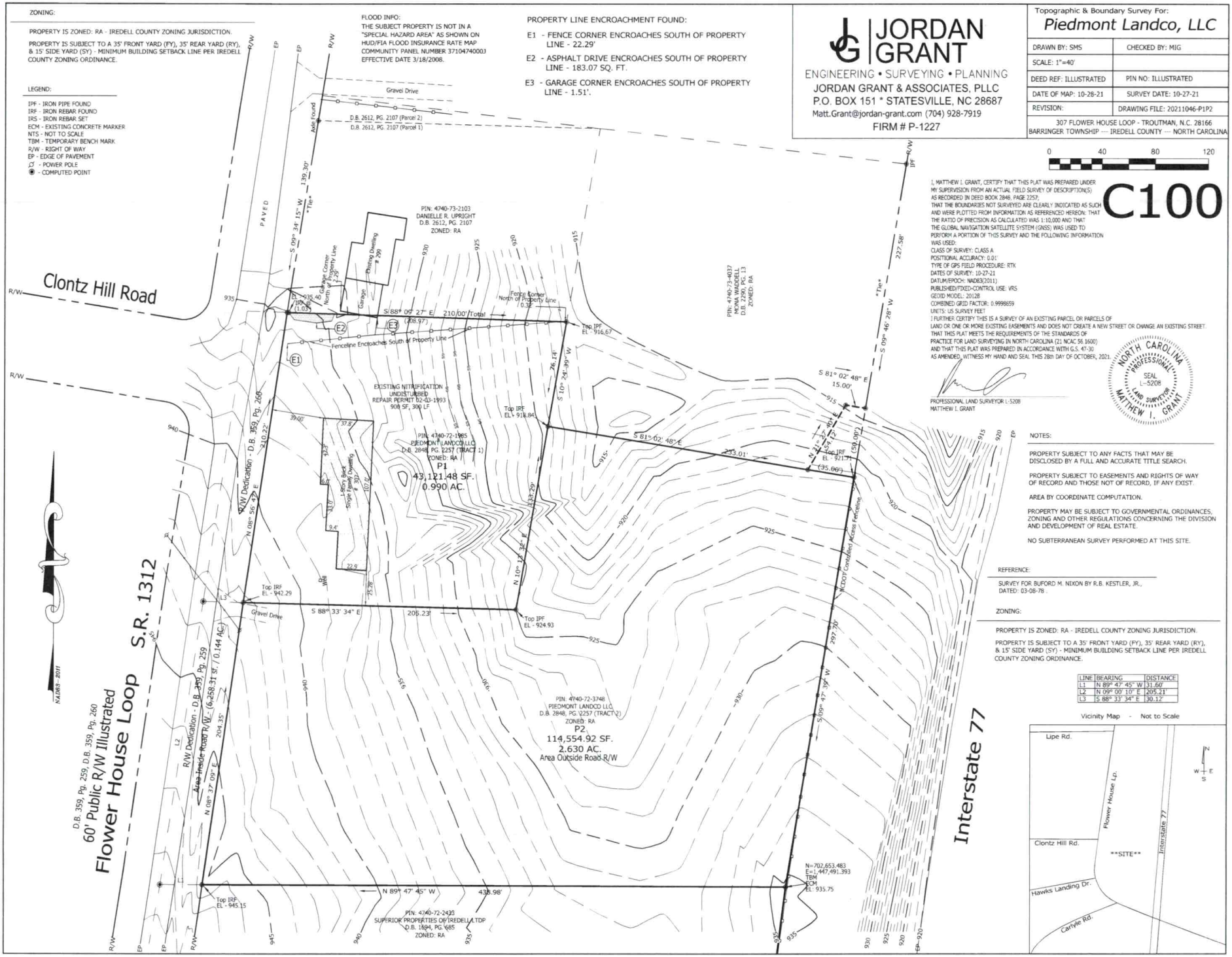


Site Plan for
301 Flower House Loop

* new septic tank - Set tank 15' from edge of any cut/slope >2'. If tank is upslope from swale, maintain 25' set back

** drainage swale to be installed at base of slope to catch runoff MUST be 15' off swale


Garage Corner North of Property Line 2.25'
Garage
Existing
Fence Corner North of Property Line 0.32'
EL - 935.40
IRF
(1.03')
S 88° 09' 27" E 210.00' Total
(208.97') 10' SIDE MBSL
Top IPF EL - 916.67
E2
E3
E1
Fenceline Encroaches South of Property Line
S 10° 24' 39" W
Top IRF EL - 920.84
S 81° 02' 48"
210.22'
15' LANDSCAPE ROADWAY YARD WITH 3-GALLON SIZED PLANTS MIN.
30' FRONT MBSL
N 08° 56' 47" E
SEPTIC TANK
STA 0+00.00
NEW 1000 GAL SEPTIC TANK
MEP LIGHT
MEP LIGHT
233.29'
920
64.50 LF 6" PVC 1.50%
CO2
STA 0+64.50
40'
12'
N 10° 13' 32" E
19 SPACES (12'x40')
60'
3 SPACES
10.5'
8' WIDE
Top IRF EL - 942.29
S 88° 33' 34" E
205.23'
Top IPF EL - 924.93
925
R=32
Gravel Drive
MEP LIGHT
UE
100.00 LF 6" PVC 1.50%
CO3
STA 1+64.50
382 LF 6" PVC 1.50%
930
36.0'
-4.7%
41' SLIDE GATE
948.38'
19'
26'
INV. 936.34
137 LF 8" PVC
20'
129.7'
INV. 935.00
204.35'
MEP LIGHT
UE
6 SPACES
CONC. SIDEWALK RAMP
5' ACCESSIBLE ROUTE
ONE STORY METAL BUILDING
WAREHOUSE AND OFFICES
9,597.8 sq. ft.
FFE = 940.67'
HEIGHT = 25'-0" ABOVE FFE
74.0'
85 LF 8" PVC
DUKE ENERGY
UNDERGROUND
ELECTRIC
POWER
GAS
1" PEX
CO4
STA 2+64.50
57.98 LF 6" PVC 1.50%
CO5
STA 3+57.98 LF 6" PVC 1.50%
CO6
STA 3+80.46
INV. 935.90
INV. 935.00
10' SIDE MBSL
N 89° 47' 45" W
438.98'
Top IRF EL - 945.15
R/W

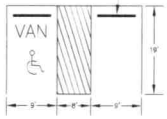

ZONING:
PROPERTY IS ZONED: RA - IREDELL COUNTY ZONING JURISDICTION.
PROPERTY IS SUBJECT TO A 35' FRONT YARD (FY), 35' REAR YARD (RY), & 15' SIDE YARD (SY) - MINIMUM BUILDING SETBACK LINE PER IREDELL COUNTY ZONING ORDINANCE.
LEGEND:
IPF - IRON PIPE FOUND
IRF - IRON REBAR FOUND
IRS - IRON REBAR SET
ECM - EXISTING CONCRETE MARKER
NTS - NOT TO SCALE
TBM - TEMPORARY BENCH MARK
R/W - RIGHT OF WAY
EP - EDGE OF PAVEMENT
- POWER POLE
- COMPUTED POINT
FLOOD INFO:
THE SUBJECT PROPERTY IS NOT IN A "SPECIAL HAZARD AREA" AS SHOWN ON HUD/FIA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 3710474000J EFFECTIVE DATE 3/18/2008.
PROPERTY LINE ENCROACHMENT FOUND:
E1 - FENCE CORNER ENCROACHES SOUTH OF PROPERTY LINE - 22.29'
E2 - ASPHALT DRIVE ENCROACHES SOUTH OF PROPERTY LINE - 183.07 SQ. FT.
E3 - GARAGE CORNER ENCROACHES SOUTH OF PROPERTY LINE - 1.51'.
JORDAN GRANT
ENGINEERING • SURVEYING • PLANNING
JORDAN GRANT & ASSOCIATES, PLLC
P.O. BOX 151 * STATESVILLE, NC 28687
Matt.Grant@jordan-grant.com (704) 928-7919
FIRM # P-1227
Topographic & Boundary Survey For:
Piedmont Landco, LLC
DRAWN BY: SMS
CHECKED BY: MIG
SCALE: 1"=40'
DEED REF: ILLUSTRATED
PIN NO: ILLUSTRATED
DATE OF MAP: 10-28-21
SURVEY DATE: 10-27-21
REVISION:
DRAWING FILE: 20211046-P1P2
307 FLOWER HOUSE LOOP - TROUTMAN, N.C. 28166
BARRINGER TOWNSHIP --- IREDELL COUNTY --- NORTH CAROLINA
0 40 80 120
C100
I, MATTHEW I. GRANT, CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY OF DESCRIPTION(S) AS RECORDED IN DEED BOOK 2848, PAGE 2257; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS SUCH AND WERE PLOTTED FROM INFORMATION AS REFERENCED HEREON; THAT THE RATIO OF PRECISION AS CALCULATED WAS 1:10,000 AND THAT THE GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) WAS USED TO PERFORM A PORTION OF THIS SURVEY AND THE FOLLOWING INFORMATION WAS USED:
CLASS OF SURVEY: CLASS A
POSITIONAL ACCURACY: 0.01'
TYPE OF GPS FIELD PROCEDURE: RTK
DATES OF SURVEY: 10-27-21
DATUM/EPOCH: NAD83(2011)
PUBLISHED/FIXED-CONTROL USE: VRS
GEOID MODEL: 2012B
COMBINED GRID FACTOR: 0.9998659
UNITS: US SURVEY FEET
I FURTHER CERTIFY THIS IS A SURVEY 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. THAT THIS PLAT MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56 1600) AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY HAND AND SEAL THIS 28th DAY OF OCTOBER, 2021.
PROFESSIONAL LAND SURVEYOR L-5208
MATTHEW I. GRANT
NORTH CAROLINA PROFESSIONAL SEAL L-5208 LAND SURVEYOR MATTHEW I. GRANT
NOTES:
PROPERTY SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
PROPERTY SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD AND THOSE NOT OF RECORD, IF ANY EXIST.
AREA BY COORDINATE COMPUTATION.
PROPERTY MAY BE SUBJECT TO GOVERNMENTAL ORDINANCES, ZONING AND OTHER REGULATIONS CONCERNING THE DIVISION AND DEVELOPMENT OF REAL ESTATE.
NO SUBTERRANEAN SURVEY PERFORMED AT THIS SITE.
REFERENCE:
SURVEY FOR BUFORD M. NIXON BY R.B. KESTLER, JR., DATED: 03-08-78 .
ZONING:
PROPERTY IS ZONED: RA - IREDELL COUNTY ZONING JURISDICTION.
PROPERTY IS SUBJECT TO A 35' FRONT YARD (FY), 35' REAR YARD (RY), & 15' SIDE YARD (SY) - MINIMUM BUILDING SETBACK LINE PER IREDELL COUNTY ZONING ORDINANCE.
LINE BEARING DISTANCE
L1 N 89° 47' 45" W 31.60'
L2 N 09° 00' 10" E 205.21'
L3 S 88° 33' 34" E 30.12'
Vicinity Map - Not to Scale
Lipe Rd.
Flower House Lp.
Clontz Hill Rd.
SITE
Interstate 77
Hawks Landing Dr.
Carlyle Rd.
Clontz Hill Road
S.R. 1312
Flower House Loop
60' Public R/W Illustrated
D.B. 359, Pg. 259, D.B. 359, Pg. 260
Interstate 77
PIN: 4740-73-2103
DANIELLE R. UPRIGHT
D.B. 2612, PG. 2107
ZONED: RA
PIN: 4740-72-1985
PIEDMONT LANDCO LLC
D.B. 2848, PG. 2257 (TRACT 1)
ZONED: RA
P1
43,121.48 SF.
0.990 AC.
PIN: 4740-72-3748
PIEDMONT LANDCO LLC
D.B. 2848, PG. 2257 (TRACT 2)
ZONED: RA
P2
114,554.92 SF.
2.630 AC.
Area Outside Road R/W
PIN: 4740-72-2433
SUPERIOR PROPERTIES OF IREDELL LTDP
D.B. 1894, PG. 685
ZONED: RA
PIN: 4740-73-4037
JENNA WADDELL
D.B. 2781, PG. 13
ZONED: RA
EXISTING NITRIFICATION UNDISTURBED REPAIR PERMIT 02-03-1993 900 SF, 300 LF
Existing Dwelling # 299
Existing Dwelling # 307
Garage
Gravel Drive
Fence Corner North of Property Line / 0.32
Garage Corner North of Property Line / 1.51
Fenceline Encroaches South of Property Line
Top IRF EL - 916.67
Top IRF EL - 918.84
Top IRF EL - 921.71
Top IRF EL - 942.29
Top IRF EL - 924.93
Top IRF EL - 945.15
N=702,653.483
E=1,447,491.393
TBM
ECM
EL: 935.75
R/W Dedication - D.B. 359, Pg. 260
R/W Dedication - D.B. 359, Pg. 259
Tree Inside Road R/W - (6,258.31 SF. / 0.144 AC.)
Willow
Mailbox
MCDOT Controlled Access Fenceline
PAVED
S 88° 05' 27" E 210.00' Total
S 81° 02' 48" E 15.00'
S 81° 02' 48" E 253.01'
S 88° 33' 34" E 205.23'
N 89° 47' 45" W 438.98'
S 09° 34' 15" W 139.30'
S 09° 46' 28" W 227.58'
S 09° 47' 39" W 297.50'
N 08° 56' 42" E 210.22'
N 08° 37' 09" E 204.35'
N 10° 23' 34" E 133.29'
S 10° 24' 39" W 26.14'
(288.97)
(35.00')
(59.00')

Section 7.3.1 Parking Space and Aisle Dimensions

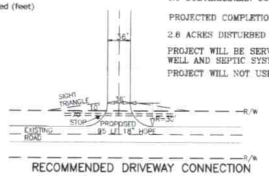
A parking space is the storage space of one (1) automobile. Parking space size shall be in accordance with Section 7.2.1, Parking Space Dimensions. Parking aisle width must be in accordance to Figure 7.1, Aisle Widths. All two-way parking aisles must be twenty-six (26) feet wide. One-way parking aisles can range from twelve (12) feet to twenty-four (24) feet wide, depending on the angle of the parking space.

Table 7.2: Parking Space Dimensions

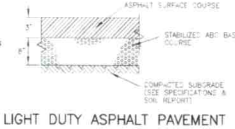
Space Type	Minimum Dimensions Required (feet)
Parallel	20 x 9
Angle	19 x 9
Ninety-degree	19 x 9
Handicapped	19 x 12.5



TYPICAL PARKING



RECOMMENDED DRIVEWAY CONNECTION



LIGHT DUTY ASPHALT PAVEMENT

Section 7.2.1 Table of Minimum Off-Street Parking Requirements
Section 7.2.4 Commercial Uses
General office
1 space per 300 sq ft net rentable area (net rentable area shall be considered 80% of GFA unless otherwise shown by applicant)

1 space per 300 sq ft = 2550 sq ft/300 sq ft/1 space = 9 spaces

Manufacturing, wholesale, industrial and warehousing
2 spaces per 3 employees on largest shift plus 1 space per company vehicle

2 space per 3 employees = 9 employees/2 spaces/3 employees = 6 spaces.

14 passenger car spaces provided and 22 truck spaces provided.

IMPERVIOUS AREA

ITEM	AREA (SF)	AREA (ACRES)	DESCRIPTION
EXISTING	6,549	0.150	FLOWER HOUSE LOOP (ATTRN HALF
EXISTING	3,446	0.079	SINGLE FAMILY DWELLING AT 307
EXISTING	498	0.011	GRAVEL DRIVEWAY
TO BE REMOVED	3,944	0.091	SINGLE FAMILY & GRAVEL DRIVEWAY
PROPOSED	63,885	1.467	BUILDING & ASPHALT
NET INCREASE	53,392	1.226	

IMPERVIOUS AREA 1.226 ACRES
TOTAL AREA (25) 3.764 ACRES = 33%

Section 5.2.2 Screening Requirements
A. Any non-residential use located in either the M-1 or M-2 districts or any outdoor storage associated with any non-residential use in either O-1, N-B, H-B, G-B, M-1 or M-2 districts and located on property abutting any R-A, RU-R, R-R, R-20, R-12, R-8, or R-D district, unless separated by a public street or railroad right-of-way, shall provide a thirty (30) foot landscaping buffer containing a screening device as described below.

B. The screen is intended to block visual contact between uses and to create a strong impression of spatial separation. A screening device shall be at least ninety (90%) percent opaque from the ground to a height of at least six (6) feet. The screen may be composed of a wall, fence, planted vegetation, or existing vegetation. Compliance of planted vegetative screens or natural vegetation will be judged on the basis of the average mature height and density of foliage of the subject species, or field observation of existing vegetation. Planted vegetation must be a minimum of eighteen (18) inches high when planted.

C. In any case where vegetation, either existing or proposed, is to be used as the required screening device, if the vegetation is to be less than ten (10) feet in width (thickness), a fence, wall or similar device at least fifty (50%) percent opaque and six (6) feet in height shall be used in combination with the vegetation. In all cases, the screen must be at least ninety (90%) percent opaque in all seasons of the year. Existing vegetation must be a minimum of four (4) feet high upon issuance of a certificate of occupancy for the use.
(amended 1/5/16, TA-2016-01)

NOTES:

PROPERTY SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.

PROPERTY SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD AND THOSE NOT OF RECORD, IF ANY EXIST.

AREA BY COORDINATE COMPUTATION

PROPERTY MAY BE SUBJECT TO GOVERNMENTAL ORDINANCES, ZONING AND OTHER REGULATIONS CONCERNING THE DIVISION AND DEVELOPMENT OF REAL ESTATE.

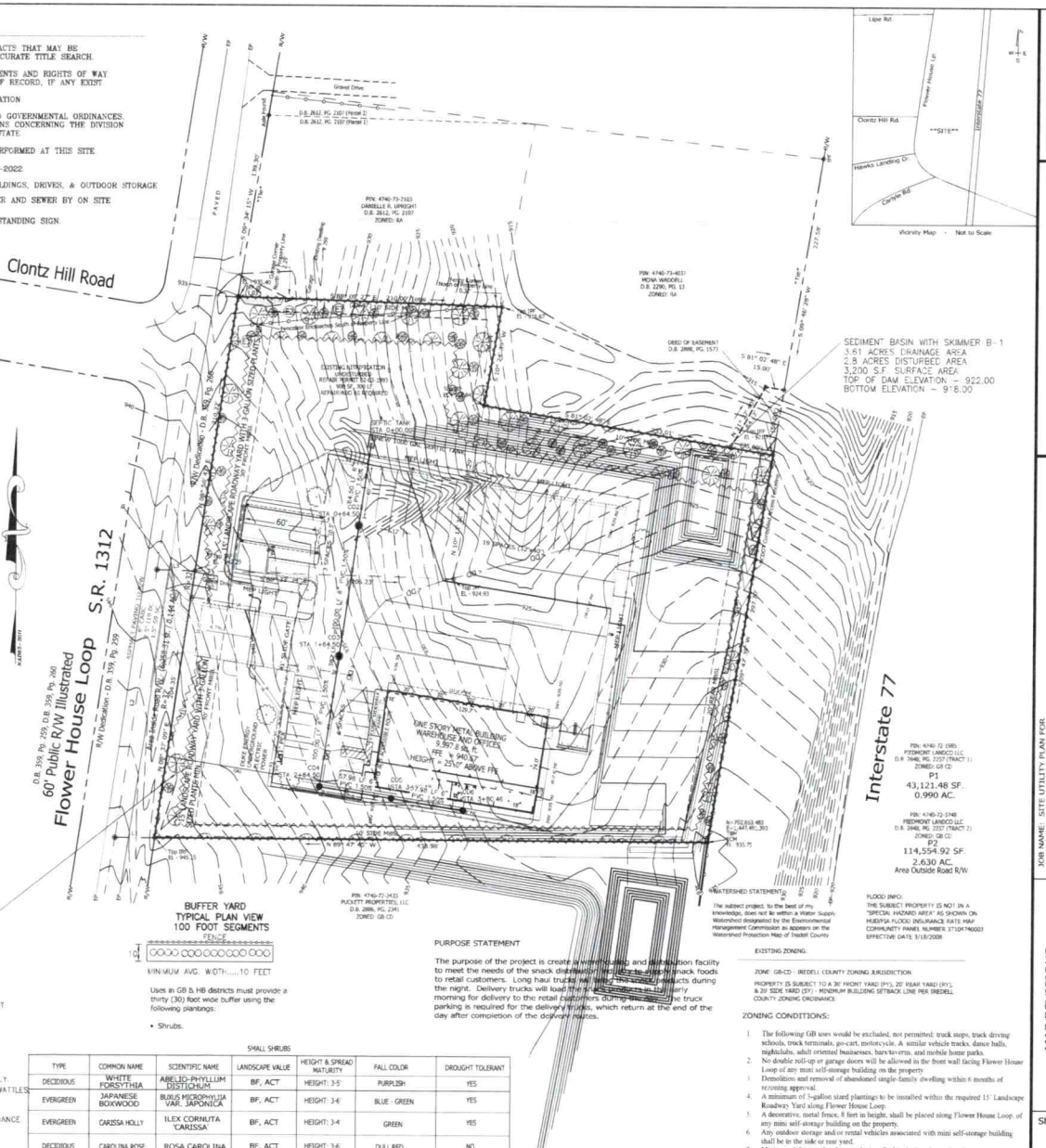
NO SUBTERRANEAN SURVEY PERFORMED AT THIS SITE.

PROJECTED COMPLETION 12-31-2022

2.8 ACRES DISTURBED FOR BUILDINGS, DRIVES, & OUTDOOR STORAGE

PROJECT WILL BE SERVED WATER AND SEWER BY ON SITE WELL AND SEPTIC SYSTEM.

PROJECT WILL NOT USE FREE-STANDING SIGN.



BUFFER YARD
TYPICAL PLAN VIEW
100 FOOT SEGMENTS

MINIMUM AVG. WIDTH.....10 FEET

Uses in GB & HB districts must provide a thirty (30) foot wide buffer using the following plantings:

- Shrubs.

SMALL SHRUBS

TYPE	COMMON NAME	SCIENTIFIC NAME	LANDSCAPE VALUE	HEIGHT & SPREAD MATURITY	FALL COLOR	DROUGHT TOLERANT
DECIDIOUS	WHITE FORSYTHIA	ABELIO-PHYLLUM DISTICHUM	BF, ACT	HEIGHT: 3-5	PURPLISH	YES
EVERGREEN	JAPANESE BOXWOOD	BUXUS MICROPHYLLIA VAR. JAPONICA	BF, ACT	HEIGHT: 3-6	BLUE - GREEN	YES
EVERGREEN	CARISSA HOLLY	ILEX CORNUTA 'CARISSA'	BF, ACT	HEIGHT: 3-4	GREEN	YES
DECIDIOUS	CAROLINA ROSE	ROSA CAROLINA	BF, ACT	HEIGHT: 3-6	DULL RED	NO
EVERGREEN	ROTUNDA HOLLY	ILEX CORNUTA 'ROTUNDA'	BF, ACT	HEIGHT: 3-4	GREEN	YES
EVERGREEN	HOLMSTRUP ARBORVITAE	THUJA OCCIDENTALIS 'HOLMSTRUP'	BF, ACT	HEIGHT: 6-10	GREEN	YES

PURPOSE STATEMENT

The purpose of the project is create a warehousing and distribution facility to meet the needs of the snack distributor. The facility will supply snack foods to retail customers. Long haul trucks will deliver products during the night. Delivery trucks will load their routes in the early morning for delivery to the retail customers during the day. The truck parking is required for the delivery trucks, which return at the end of the day after completion of the delivery routes.

SEQUENCE OF CONSTRUCTION AND GENERAL NOTES

1. PROVIDE NOTICE TO IREDELL COUNTY PLANNING DIVISION EROSION CONTROL SECTION OFFICE PRIOR TO THE INITIATION OF LAND DISTURBANCE WITH PRE-CONSTRUCTION CONFERENCE 48 HOURS BEFORE BEGINNING WORK. PROVIDE NCDOT PERMIT AT PRE-CONSTRUCTION CONFERENCE.
2. EROSION CONTROL PLAN APPROVAL CERTIFICATE WILL BE DISPLAYED AND A COPY OF THE APPROVED EROSION CONTROL PLAN MUST BE AVAILABLE ONSITE.
3. CONSTRUCT CONSTRUCTION ENTRANCE/EXIT.
4. INSTALL ABC STONE ON ENTRANCE/EXIT DRIVE.
5. PROVIDE MUD RAMP AT CONSTRUCTION ENTRANCE.
6. INSTALL 763 LF OF SILT FENCE AND STONE WEIR OUTLETS AS SHOWN & MAINTAIN DAILY.
7. CLEAR, GRUB, GRADE ONLY AREA TO INSTALL SITE SKIMMER BASIN B-1, DIVERSIONS, WATTLES AND STABILIZING TEMPORARY MEASURES.
8. REQUEST INSPECTION OF INITIAL MEASURES FROM IREDELL COUNTY PLANNING DIVISION EROSION CONTROL SECTION OFFICE PRIOR TO THE INITIATION OF FURTHER LAND DISTURBANCE.
9. CLEAR, GRUB AND GRADE REMAINDER OF SITE (TOTAL 2.8 ACRES).
10. MAINTAIN AND CLEAN EROSION CONTROL FACILITIES THROUGHOUT DURATION OF PROJECT.
11. PLACE STONE ON DRIVE AND PARKING AREA, SEED, & LANDSCAPE.
12. AFTER ALL AREAS HAVE BEEN STABILIZED AND IREDELL COUNTY STAFF APPROVAL REMOVE ALL TEMPORARY EROSION CONTROL DEVICES AND STABILIZE ALL AREAS DISTURBED DURING REMOVAL, AND FILLING.

- STORM DRAIN INLET WITH PROTECTION
- SEDIMENT FENCE AND STONE WEIR
- LIMITS OF CONSTRUCTION (2.8 ACRES)
- STRAW WATTLE CHECK DAM

LEGEND:

IPF - IRON PIPE FOUND
IRF - IRON REBAR FOUND
IRS - IRON REBAR SET
ECM - EXISTING CONCRETE MARKER
NTS - NOT TO SCALE
TBM - TEMPORARY BENCH MARK
R/W - RIGHT OF WAY
EP - EDGE OF PAVEMENT
MBSL - MINIMUM BUILDING SETBACK LINE
- POWER POLE
- COMPUTED POINT
- SANITARY SEWER CLEANOUT
- CANOPY TREE

WATERSHED STATEMENT:
The subject project, to the best of my knowledge, does not lie within a Water Supply Watershed designated by the Environmental Management Commission as appears on the Watershed Protection Map of Iredell County

FLOOD INFO:
THE SUBJECT PROPERTY IS NOT IN A "SPECIAL HAZARD AREA" AS SHOWN ON HUD/FSA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 3710476000J EFFECTIVE DATE: 3/18/2008

EXISTING ZONING:
ZONE: GB-CD - IREDELL COUNTY ZONING JURISDICTION
PROPERTY IS SUBJECT TO A 30' FRONT YARD (FY), 20' REAR YARD (RY), & 20' SIDE YARD (SY) - MINIMUM BUILDING SETBACK LINE PER IREDELL COUNTY ZONING ORDINANCE

ZONING CONDITIONS:

1. The following GB uses would be excluded, not permitted: truck stops, truck driving schools, truck terminals, go-cart, motorcycle, A similar vehicle tracks, dance halls, nightclubs, adult oriented businesses, bars/taverns, and mobile home parks.
2. No double roll-up or garage doors will be allowed in the front wall facing Flower House Loop of any mini self-storage building on the property.
3. Demolition and removal of abandoned single-family dwelling within 6 months of rezoning approval.
4. A minimum of 5-gallon sized plantings to be installed within the required 15' Landscape Roadway Yard along Flower House Loop.
5. A decorative, metal fence, 8 feet in height, shall be placed along Flower House Loop, of any mini self-storage building on the property.
6. Any outdoor storage and or rental vehicles associated with mini self-storage building shall be in the side or rear yard.
7. Minimum 3 foot earthen berm to be installed in the Landscape Roadway Yard along Flower House Loop, of any mini self-storage building.

0 40 80 120

NORTH CAROLINA PROFESSIONAL SEAL 032501 ENGINEER MATTHEW I. GRANT
05-26-22

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P.O. BOX 151 - STATESVILLE, NC 28687
mattg@jordan-grant.com (704) 928-7919
FIRM # P-1227

JOB NAME: SITE/ UTILITY PLAN FOR:
DKOTA INVESTMENTS, INC.

LOCATION ADDRESS: 301 FLOWER HOUSE LOOP TROUTMAN, NC 28166
OWNER: PIEDMONT LANDCO, LLC
PO BOX 1654
STATESVILLE, NC 28687-1654

DRAWN BY: SMS | CHECKED BY: GVG
SCALE: 1" = 40'
DATE OF FIELD SURVEY: 10-27-2021
DATE OF MAP: 04-14-2022
DEED REF: 2849-2257 | PIN NO: 4740-72-1985 & 3748
PROJECT NUMBER: 20211046-P1P7-BASE
ASHWORTH TOWNSHIP - IREDELL COUNTY - NORTH CAROLINA

MAP REVISIONS:

NO.	DATE	DESCRIPTION	BY
5	5-26-22	IREDELL PLANNING	GVG
4	5-10-22	DKOTA INVESTMENTS	GVG
3	4-29-22	DKOTA INVESTMENTS	GVG
2	4-14-22	DKOTA INVESTMENTS	GVG
1	2-16-22	LOAM MODIFICATIONS	GVG

Sheet No:
C400

I. EXCAVATION AND SITEWORK

A. General Requirements

Construction of the nitrification system shall be done in accordance with the Engineer's plans, these specifications, and as directed by the Engineer or representatives of the On-Site Wastewater Section. Should conditions be encountered in the work which are not covered by these specifications or where it would not be practical or feasible to proceed with the work in strict accordance with the specifications, then the Contractor shall notify the Engineer and await instructions from him before proceeding with the work.

B. Clearing and Grubbing

1. Clearing. – All trees, logs, brush, boulders, and other objectionable material shall be removed and burned, or otherwise disposed of by the Contractor as the Engineer may direct. Unless directed in writing by the Engineer, trees or brush must not be thrown or the adjacent lands. All merchantable timber shall be cut into logs of standard length, as directed and piled along the edge of the clearing, or otherwise disposed of as stated in the proposal or plans.

2. Grubbing. – All stumps and roots and other objectionable matter shall be grubbed and removed. Such material shall be burned, or otherwise disposed of as the Engineer may direct.

C. Underground Obstructions

The Contractor shall anticipate all underground obstructions such as water lines, gas lines, sewer lines, utility lines, concrete and debris. No extra payment will be allowed for the removal, replacement, repair or possible increased cost caused by underground obstructions. Any such lines or obstructions indicated on the map show only the approximate location and must be verified in the field by the Contractor. The Owner and Engineer will endeavor to familiarize the Contractor with all known underground utilities and obstructions, but this will not relieve the Contractor from full responsibility in anticipating all underground obstructions.

D. Excavation and Backfilling

The Contractor shall make, in open cut, to the lines and grades shown on the plans, trenches for the pipe and tanks. The Contractor shall do all excavation of whatever substances encountered. Excavation shall not be carried below the required level shall be backfilled with earth, sand, gravel, or concrete, as directed by the Engineer, and thoroughly tamped. Unstable soil shall be removed and replaced with gravel, crushed stone, or crushed slag, which shall be thoroughly tamped. The Engineer shall determine the depth of the removal of the unstable soil. The Contractor shall exercise care to make neat cuts and fills and finish to the lines and grades as shown on the plans. Trench width shall be not less than pipe outside diameter plus 12 inches. Hydrostatic tests shall be conducted in accordance with the specifications before backfilling. Backfill will be thoroughly tamped, to the satisfaction of the Engineer, under, beside and to a height of 12 inches over the pipe. The remainder of the trench shall be filled in 12 inch layers and rolled with mechanical equipment. Rocks will not be permitted in the backfill. Bell holes shall be dug after the trench bottom has been graded, and shall be of sufficient depth and width to provide ample room for caulking. Bell holes shall be excavated accurately by hand.

E. Shoring

Wherever necessary to prevent caving of the banks or injury to the pipe, work, workmen, or building, the Contractor shall, at his own expense, brace and sheath the trenches or excavation by order of the Engineer. It shall be cut off one foot below grade and shall be paid for by the Owner at the price agreed upon, but otherwise the Contractor shall receive no extra compensation for it.

F. Water in Trenches

Wherever ground water is encountered, the Contractor will be required to install such equipment and carry on the construction in such a manner as to provide the best possible laying conditions. He shall remove all water which may be accumulated or be found in the trenches or other excavations made under this contract by pumping or bailing, and no pipe shall be laid until such water has been removed from the trench. Water so removed from the trench must be disposed of in such manner as not to cause injury to the public's health, not to public or private property, nor cause any interference with the use of the streets by the public.

G. Existing Pipes

The Contractor shall use every precaution to preserve intact all pipes and cables under the ground. Where one is damaged he shall repair or replace it immediately at his own expense.

H. Obstructions to Traffic

The excavated material shall be placed on one side of the trench in such manner as not to obstruct any drain or unnecessarily obstruct any passageway. All street hydrants, water valve boxes, fire alarm boxes and letter boxes shall be kept accessible for immediate use. At street crossings, the Contractor must, when necessary, provide a safe bridge with railings, to allow pedestrians to cross the trench. The Contractor shall provide, without additional compensation, suitable temporary channels for the water that may flow along or across the site of the work.

I. Pavement Repair

When it is necessary to remove existing pavement, prepared road surfaces, sidewalks or curbing, these surfaces shall be removed by the Contractor in such a manner as to do as little harm to the surfaces as possible and only to the extent necessary for the installation of the pipe or other structure involved. After the installation of the pipe or structure has been completed and the 12 inches below the surface, the Contractor shall then fill the trench with gravel (to which calcium chloride has been added at the rate of seven pounds per ton of gravel; the calcium chloride shall be hand spread as approved by the Engineer) and shall maintain it in a safe condition for traffic during the construction period or until released, in writing, by the Engineer. This same care and method of backfilling shall apply where macadam or gravel or topsoil roads or alleys are cut. This work shall be included in the price bid for trenching and backfilling. The Contractor at his expense will replace the pavement and restore the surface to a satisfactory condition.

J. Grassing

All disturbed areas will be grassed immediately. Suitable erosion control measures will be taken until grass is established.

K. Siltation and Erosion Control

The Contractor shall institute a program to hold siltation and erosion to a minimum during the construction of the lines.

L. Final Cleaning Up

Upon completion of the work, the Contractor shall remove all materials not required on the job, and shall leave all disturbed areas in as good or better condition than when he began construction. All disturbed areas will be grassed.

M. Maintenance

The Contractor shall refill for settlement all backfilled areas for a period of one year.

II. PIPE

A. Gravity Collection and Leader Pipe

All gravity collection sewer pipe shall be polyvinyl chloride (PVC), drain-waste-vent (DWV) pipe in sizes as shown on the plans. All gravity collection sewer pipe and fittings shall be PVC Schedule 40, furnished in accordance with ASTM 1784 and 1785, and bear the National Sanitation Foundation (NSF) seal. All fittings shall be PVC Schedule 40 glue joint type. Installation and testing shall be in accordance with manufacturer's recommendations, the North Carolina State Building Code Volume II, Plumbing, and ASTM D 2321 latest revision.

No sooner than 10 days following completion of backfill, the Contractor along with the Engineer shall determine the level of the ground water table. If the level of the ground water table is above the top of the pipe, the sewer line shall be tested for infiltration. If there is no ground water above the top of the pipe, the sewer line shall be low pressure air tested. Each test shall be performed as follows:

Infiltration: Weirs shall be furnished and installed by the Contractor. The infiltration shall not exceed 0.01 gallon per day per inch diameter per foot. There shall be no visible points of infiltration.

Low Pressure Air Test: Tests shall be performed in accordance with ASTM C-828 and C-924. Test pressure will be measured by gauges furnished and installed by the Contractor above ground at the end of the line opposite the air supply. The pipeline tested shall hold the test pressure with no pressure loss for a period of 4 hours.

III. NITRIFICATION FIELDS

Nitrification fields shall consist of one new field consisting of 4 lines of 146 feet in length (see plan chart) with Infiltrator Systems, Inc. Quick4 standard chamber lines spaced at 9'-0" min. centers. The new field has been designated "Primary." The lines have been numbered P1 thru P4.

A. Trenches

Trenches shall be excavated in accordance with this specification to neat lines and grades. Trenches must be installed level and parallel to the natural ground contours, without the use of stepdowns. Individual trench lengths vary; see plan chart. Trench width shall be 3'-0". Trench depth shall be a minimum of 18" and a maximum of 24" below grade on the downslope side. During the trenching process, attention shall be given to avoid the smearing of side walls in trenches and around any moist, there shall be raking or sloughing off of the smeared area. Open trenches shall not be exposed to rainfall. ABSOLUTELY NO TRENCHING SHALL BE DONE WHEN THE SITE IS WET.

B. Backfill

The trenches shall be filled with native soils. Soils may include group I, II, III, or IV soil. Soil should be mounded over the trench to allow drainage and vegetation establishment. Six (6) inches of minimum cover will be required in non-traffic areas and twelve (12) inches required in traffic areas.

C. Finish Grading and Seeding

The Contractor shall carefully plan his site preparations for the installation of the nitrification fields. Special attention shall be directed to surface drainage, layout and minimizing nitrification field disturbance by machinery and labor. Final system cover-up shall be in accordance with the drawings and specifications. Final surface drainage and landscaping shall be done as specified by the Engineer and/or the owner. Finished slopes shall be protected and established with permanent grass immediately upon completion of cut and fill operations. Surface drainage shall be made to convey surface runoff at nonerosive velocities to stable outlets and to prevent surface runoff from damaging cut faces and fill slopes. All disturbed areas shall be graded to neat and finished appearance. Chisel or rip on the contour and spread available topsoil to a minimum of 3" deep over areas not designated to receive water coverage. Remove all loose rock, roots, etc. from the surface that will interfere with establishment and maintenance vegetation. Uniformly apply finely ground agriculture lime at the rate of 2(two) tons per acre (5K@100sy). Uniformly apply 12lb. lbs. per acre (25# per 100sy) 10-20-20 fertilizer and thoroughly mix into soil with disk and or chisel plow to a depth of 4 inches. Continue tillage (or the contour) until a well-pulverized firm seedbed is prepared. Seed shall be placed on a freshly prepared firm seedbed. Equipment used shall apply seed uniformly and seed shall be covered lightly with seeding equipment or cultipacker after seeding. Seed Kentucky 31 Fescue on the area using at least 145 lbs. per acre (1#/100sy). Seed shall have purity of 85% and a minimum germination of 90%. Mulch all areas immediately after seeding using 3000 lbs. per acre (1.65 bales per 100sy). Mulch applied to all slopes shall be tacked with cut back asphalt at the rate of .50 gallons per acre (2.5 gallons per 100sy).

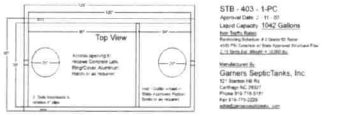
IV. OPERATION AND MAINTENANCE PROCEDURES

A. Responsible Operating Agent

The responsible agent for the proposed facilities is the owner, 2690 SALISBURY, LLC, 2690 Salisbury Road, Statesville, NC, 28677, telephone number 410-913-3390.

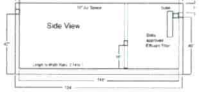
B. Routine Maintenance Schedule

1. Collection system	6-12 months	check for blockages and infiltration
2. Settling tank	3 months	check for solids accumulation, blockages, or damage to outlet baffle, excess infiltration, pump septage as solids approach 1/3 the liquid level
3. Supply lines	6-12 months	check for pipe
4. Ground absorption	2-4 weeks	maintenance of field vegetative cover
	3-6 months	check for erosion, surfacing of effluent



STB - 403 - 1-PC
Approval Date: - 11-01
Liquid Capacity: 1042 Gallons
Inlet Tee/Pt. Riser:
Riser Tee to Extend a Minimum of 6 Inches Above the Finished Grade and Have a Minimum Inside Diameter of 6 Inches (Equal to 4" Schedule 40 Pipe)
Outlet Tee/Effluent Filter:
4 x 4 Vertical Effluent Tee (Equal to 4" Schedule 40 Pipe)

Manufactured By:
Garners SepticTanks, Inc
121 Stanton Mill Rd
Garner, NC 27527
Phone 919-779-5191
Fax 919-779-2228
sales@garnerseptictanks.com



5 OUTLET STANDARD

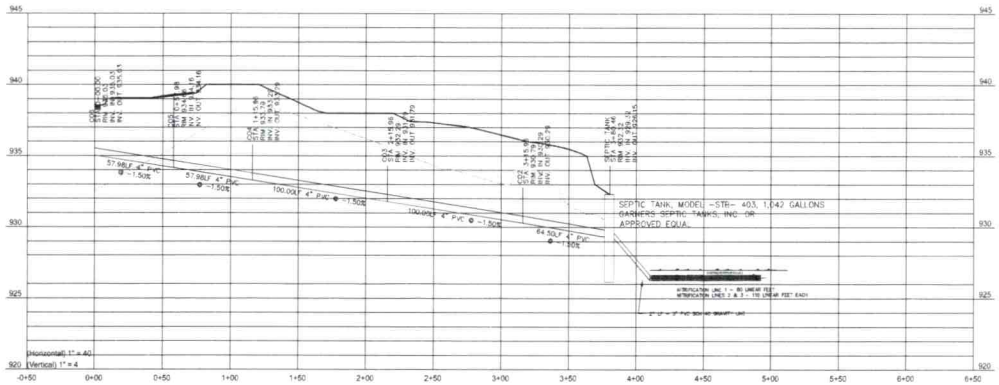
Manufactured By:
Shea Concrete Products, Inc
87 Haywood Rd
Asheville, NC 27811
Phone 828-285-1555
Fax 828-766-1455
sales@sheaconcrete.com

NOTES:
1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
2. COVER WEIGHT: 48#

5 OUTLET DISTRIBUTION BOX

D'

dbSoul.dwg 08/21/17



(H) 1" = 40'
(V) 1" = 4'

05-26-2022

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FIRM # P-1227

MAP REVISIONS:

NO.	DATE	DESCRIPTION	BY
1	4-13-22	JCBS COMMENTS	GVG

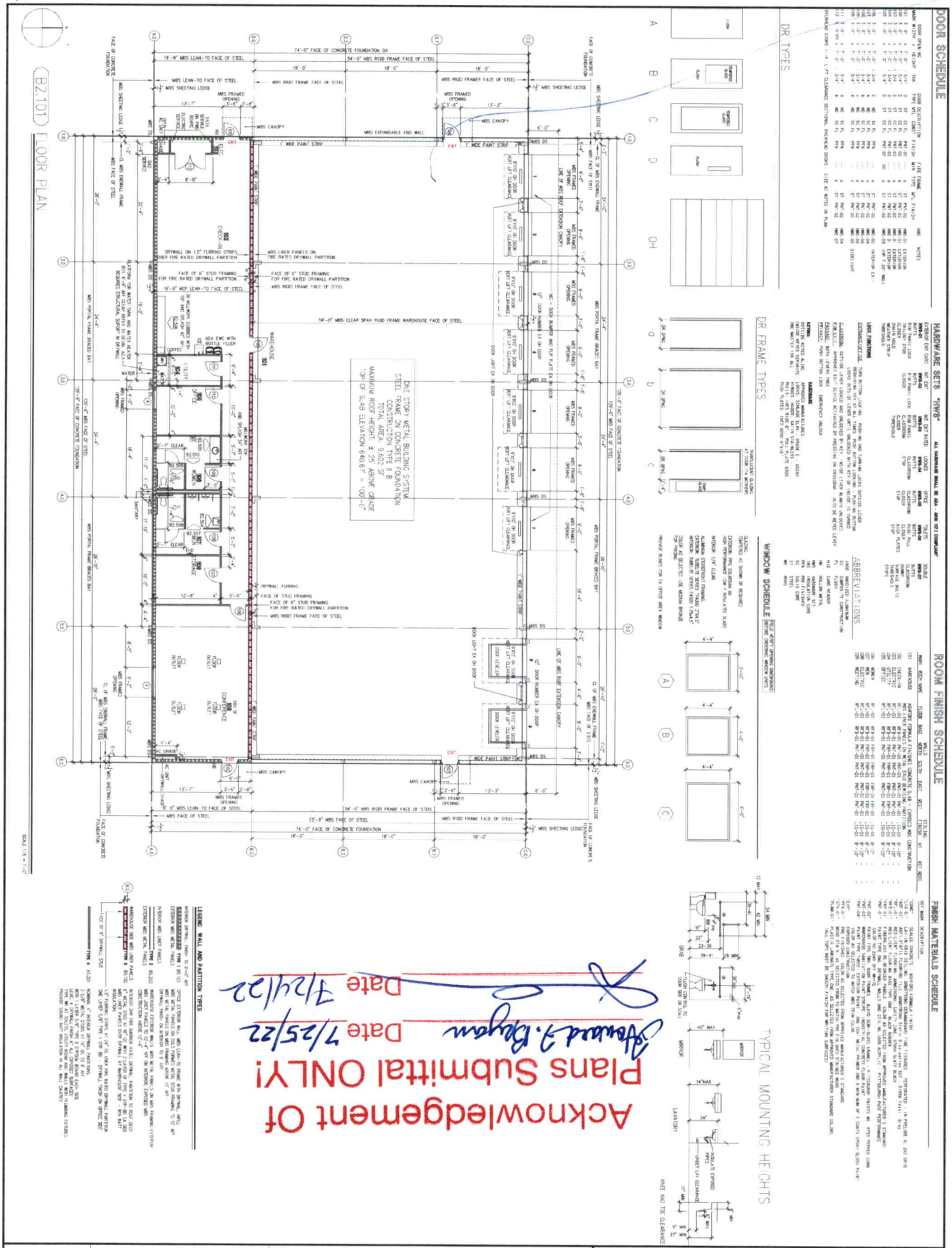
JOB NAME: SEWER PROFILE FOR:
Dkota Investments, Inc.

LOCATION ADDRESS: 761 FLOWER HOUSE LOOP AT OLDFIELD ROAD, TROUTMAN, NC 28166

OWNER: PIEDMONT LANDCO, LLC
PO BOX 1654
STATESVILLE, NC 28687-1654

DRAWN BY - SMS | CHECKED BY - GVG
SCALE: 1" = 40'
DATE OF FIELD SURVEY: 10-27-2021
DATE OF MAP: 05-26-2022
DEED REF: 2849-2257 | PIN NO.- 4740-72-1885 & 3748
SURVEYOR TOWNSHIP - IREDELL COUNTY - NORTH CAROLINA

Sheet No:
C401



Acknowledgement Of Plans Submittal ONLY!

Date 7/25/22

Date 7/21/22

MAP REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	6-09-22	DKOTA INVESTMENTS	GVG

JOB NAME: DKOTA INVESTMENTS, INC

LOCATION ADDRESS:

OWNER:

DRAWN BY: | CHECKED BY:

SCALE:

DATE OF FIELD SURVEY:

DATE OF MAP:

DEED REF: | PIN NO:

TOWNSHIP — IREDELL COUNTY — NORTH CAROLINA

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FIRM # P-1227

06-09-22

Sheet No: B2.1