lot recorded Bk 2932, Pg 1167

BLDG-2022-6032

ICHD - ENVIRONMENTAL HEALTH DIVISION

Statesville Office (704) 878-5305 | Mooresville Office (704) 660-3625 | PERMIT # AP 32483

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

PIN # 4740 -- 75 -- 9725

APPLICANT/OWNER: Guy Smith - Spivey | APPLICANT ADDRESS: PO Box 4268 Mooresville NC 28117

SITE ADDRESS: 171 Flower House Loop, Troutman NC 28166 | PHONE: 704-202-9461 | ALT. PHONE

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

SUBDIVISION: Flex 42 | SECTION: – | LOT # 2 | LOT AREA: 0.82 + 0.467 SFE | DESIGN FLOW: 250 gpd | L.T.A.R.: 0.3

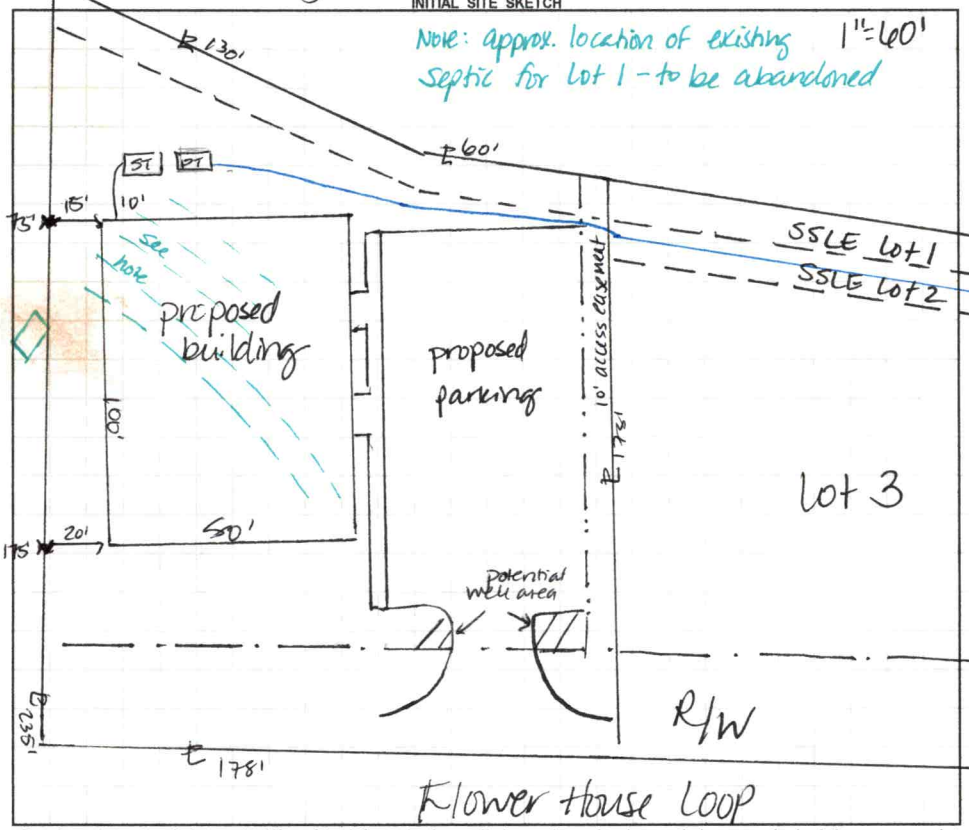
Septic Tank	1000	(gal)	STB	760	Date	3/19/23	☒ New System	☐ Repair	☐ Expansion	System Type: I II (III) IV V VI	
Pump Tank	1000	(gal)	PT	363	Date	3/20/23	System Description:	25% Reduction			
Pump Make		Model			Serial #		Repair System Description:	25% Reduction			
# Nitrification Fields	1	# Lines	2		Linear Ft	210	Maintenance Agreement Required:	☐ YES	☒ NO		
Trench Width	36"	Trench Bottom Depth(Low side)	30"		Gravel Depth	N/A		☐ GRAVITY	☒ PRESSURE		

☐ Residence	No. Bedrooms		Water Supply
☒ Business	No. Persons		☒ Private
☐ Other	No. Employees	10	☐ Public
☒ Slab	☐ Crawl Space		☐ Community
☐ Basement w/plumbing		☐ Basement w/o plumbing	

Comments / Conditions: Do not pave grade park drive or bury utilities in drainfield area. Divert all drainage. Easements must be clearly marked at time of installation

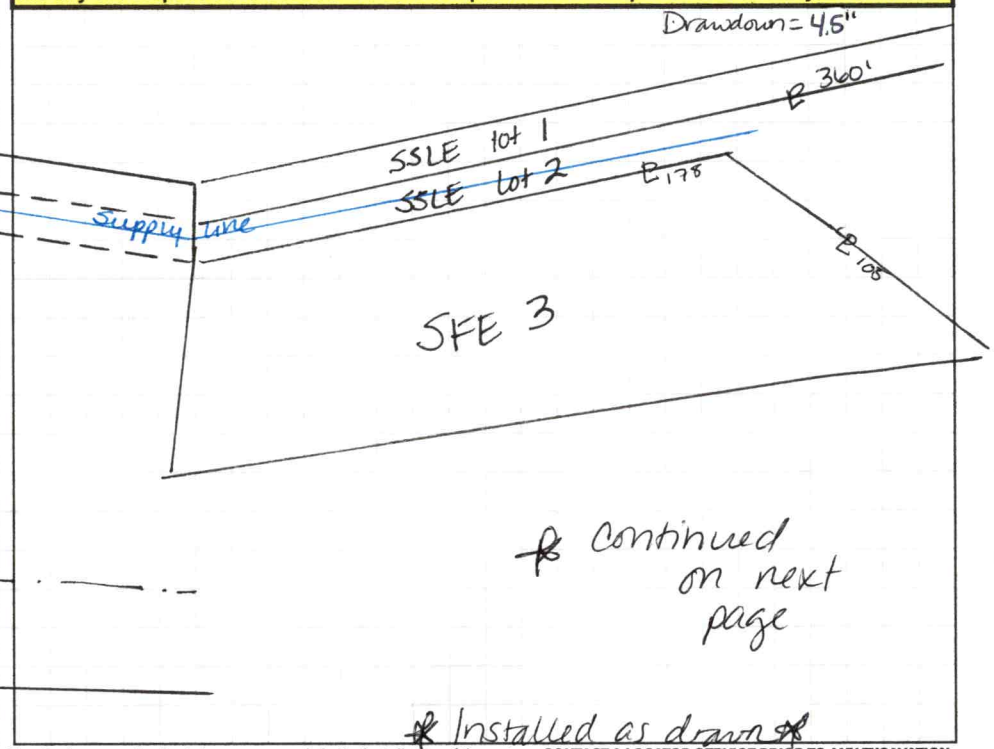
PM = 2" supply, 2" pressure head | Dose = 95.5 g
Taps = 1 1/2" SCH 40 each line | Flow = 21.3 gpm
DO NOT downsize taps - must achieve scour velocity | Run = 45 min

INITIAL SITE SKETCH



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: 7/14/22 | Installed by: Sipe Landscaping

IMPROVEMENT PERMIT by: D. Mebane | Date: 7/7/22 | OPERATION PERMIT by: B. Mebane | Date: 6/19/23

AUTHORIZATION TO CONSTRUCT by: D. Mebane | Date: 7/13/22 | Existing System Inspected by: | Date:

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

Item	Date	Initials
Drain Lines Checked	5/22/23	DW
Tanks Checked	↓	↓
Pressure Manifold or Valve Box Checked	↓	↓
Pressure Head Set		
Electrical Checked		
Floats Set	5/22/23	DW
Alarm Checked		
Maintenance Contract Needed? Y / (N)		
Comments:		

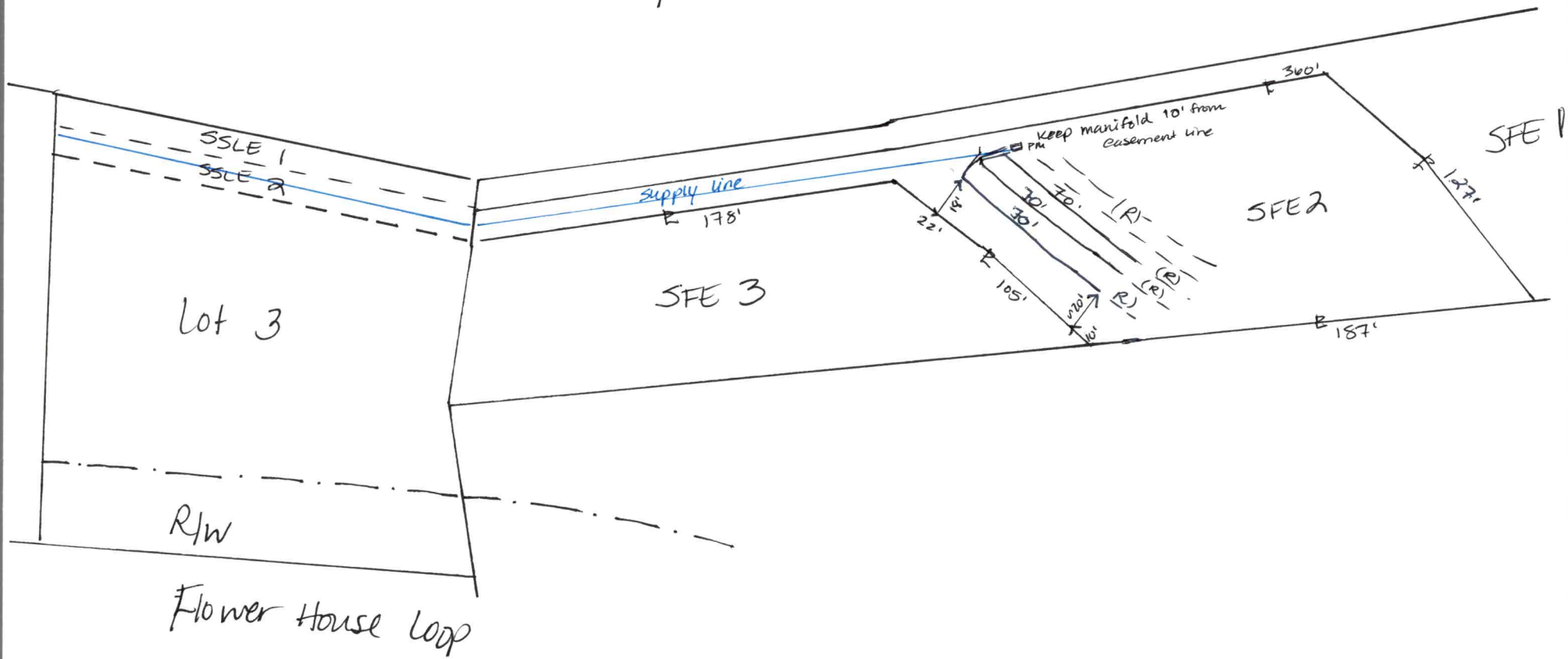
Repairs Only	
	State Code
Failing System Code	
Type of Distribution	G or P
Type of Failure/Malfunction	
Primary Cause of Failure/Malfunction	
Age of System? _____	
Initial or Repair? _____	

	Date	Initials
Drain Lines Checked	5/22/23	DW
Tanks Checked	"	
Pressure Manifold or Valve Box Checked	"	|
Pressure Head Set	6/19/23	DW
Electrical Checked	"	DW
Floats Set	5/22/23	DW
Alarm Checked	6/19/23	DW
Maintenance Contract Y / (N)		

171 Flower House Loop

1"=60'

Offsite septic



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)

No public restrooms, Max 4 employees

OWNER: Jonathan Hunt
ADDRESS: 3285 Charlotte Hwy Mooresville 28117
PROPOSED FACILITY: Office
PROPOSED DESIGN FLOW (.1949): 100
LOCATION OF SITE: 171 Flower House Loop, SFE #2
WATER SUPPLY: ☐ Private ☐ Public ☒ Well ☐ Spring ☐ Other
EVALUATION METHOD: ☐ Auger Boring ☒ Pit ☐ Cut
TYPE OF WASTEWATER: ☒ Sewage ☐ Industrial Process ☐ Mixed

APPLICATION DATE
DATE EVALUATED: 6/15/22
PROPERTY SIZE:
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	5%	0-5	cl/scl	SSSP-FR SEXP		60"	N/A	N/A	PS
		5-38	C - SBK	↓					
		38-60	CL - WSBK		Sap incl common 38"+				0.3
2	10%	0-12	SCL - WSBK	SSSP-FR-SEXP		60"	N/A	N/A	PS
		12-38	C - SBK	↓					
		38-60	CL - WSBK		Sap incl common 38"+				0.3
3	8%	0-12	SCL - WSBK	SSSP-FR-SEXP		60"	N/A	N/A	PS
		12-34	C - SBK	↓					
		34-60	CL WSBK						0.3
4									

DESCRIPTION	INITIAL SYSTEM	REPAIR SYSTEM
Available Space (.1945)	100	100
System Type(s)	25% PM	25% PM
Site LTAR	0.3	

OTHER FACTORS (.1946):
SITE CLASSIFICATION (.1948): PS
EVALUATED BY: D. Wiebers
OTHER(S) PRESENT: G. Smith, B. McManus

COMMENTS:

Updated February 2014

RECEIVED MAY 09 2022

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

Iredell County Health Department – Environmental Health Division

PAGE 1: *APPLICATION FORM* AP-324083 $500.00

Application For:
( ) New Well Permit ( ) Well Repair Permit ( ) Well Abandonment
(x) 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: (x) 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: Guy Smith/Spivey Const. **Address:** PO Box 4268 Mooreville NC 28117 **Zip:** _____

Applicant Email: guy@spiveyinc.com **Phone:** 704-202-9461 **Alt. Phone:** _____

Owner Name: Jonathan Hunt/IC Moto Holdings LLC **Address:** 3285 Charlotte Highway, Mooresville NC **Zip:** 28117

Owner Email: _____ **Phone:** _____ **Alt. Phone:** _____

Property Information:

Street Address: 171 Flower House Loop, Troutman NC

Subdivision Name: 42 Subdivision **Section/Phase:** _____ **Lot Number:** 2

Driving Directions: Flower House Loop just before Connection to Clontz Hill

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

CHECK FOUNDATION TYPE

( ) New Single Family Residence — Maximum Number of Bedrooms: 0 — ( ) Crawl Space Foundation
( ) New Multi-Family Residence — Maximum Number of Occupants: _____ — (x) Concrete Slab Foundation
( ) Accessory Building — ( ) Swimming Pool — ( ) Basement with Plumbing
( ) Bedroom(s) Addition — ( ) Other Addition/Structure: _____ — ( ) Basement without Plumbing
( ) Repair to failing septic system ___ Tank ___ Drain lines Describe Problem: _____
Non-Residential Site Development: Type of Business: Storage
Square Footage of Building: 8,000 Max. Number of Employees: 10 Max. Number of Seats/Beds/Other: 0

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

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

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

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

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

Signature: Guy Smith 05/05/2022
Property owner or owner's legal representative signature (SIGNATURE REQUIRED) DATE

23) APPROXIMATE COMPLETION DATE: DE

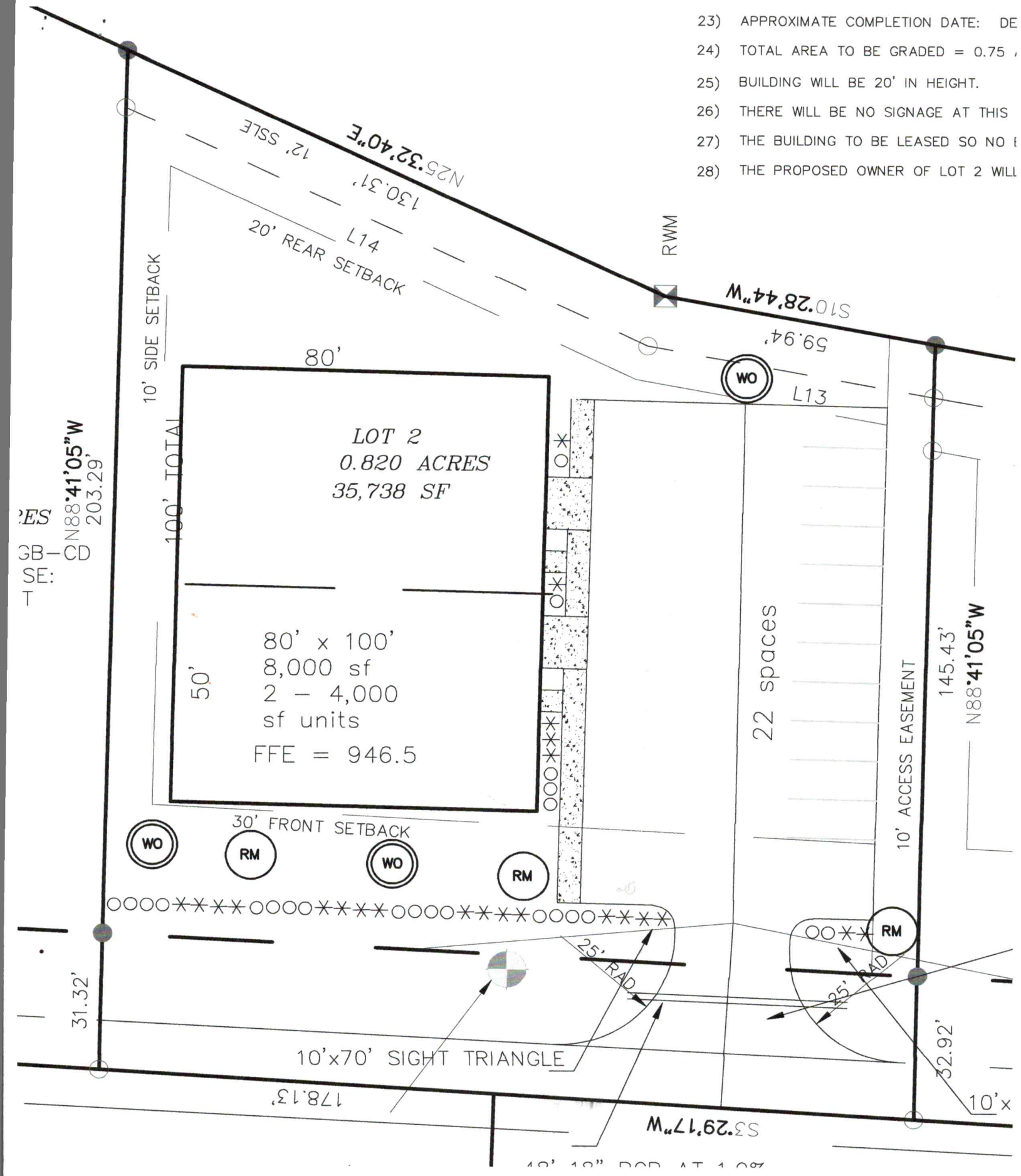
24) TOTAL AREA TO BE GRADED = 0.75 /

25) BUILDING WILL BE 20' IN HEIGHT.

26) THERE WILL BE NO SIGNAGE AT THIS

27) THE BUILDING TO BE LEASED SO NO E

28) THE PROPOSED OWNER OF LOT 2 WILL



ENVIRONMENTAL HEALTH REQUIREMENTS for SEPTIC PERMITS

The following items* must be completed *PRIOR* to the *SUBMITTAL of the Improvement Permit (IP) Authorization to Construct (AC) / Existing System application packet.

***** Initial each statement to indicate you have read and agree. *****

GS **Complete all Environmental Health forms**: septic system application, site plan, new well water application (if applicable), and sign this green sheet **after** you have completed all items. Include a copy of the site Zoning Permit. NOTE: *A Zoning Permit is not required for septic system repairs or expansion where no addition is being made to an existing structure.* All applications requiring zoning must submit completed paperwork and applicable fees to *CENTRAL PERMITTING* before any name will be placed on the service request (appointment) list. Applications not requiring zoning may be submitted and paid for at Central Permitting in Statesville OR the Mooresville office of Environmental Health. Only properly completed applications will be placed on the service request list on a first come, first serve basis. **Incomplete applications will be returned to the applicant.**

GS **Lots must be cleared** to allow access and provide good visibility. Structure footprint must be visible and adequate area for septic drain field and repair area must be cleared sufficiently to provide staff room to move about freely, shoot laser level elevations as well as test soil with hand auger, etc. **If they cannot access the lot, you will incur a $100 revisit fee AFTER clearing the lot before Environmental Health will return to the site.**

GS Clearly **mark all property corners by locating existing iron or concrete markers**. Flag all property lines every twenty-five feet if adjacent corners are not visible when standing on any given corner. Property lines must be flagged by a licensed NC surveyor and easily identified. 'Mow lines' and/or fence lines do NOT constitute marked lines.

GS **Stake or flag the footprint of the proposed building structure or addition to match site plan application**. Without a footprint Environmental Health cannot determine the location and size of a proposed septic system.

GS Where an **Authorization to Construct (AC) is desired**, submit a recorded copy of the plat for the subdivision lot and include a legible copy of the basic floor plan not larger than 11" x 17" for each floor in the structure. Be sure to include any decks, porches, etc.

GS In the event that backhoe pits are required for soil evaluation (which cannot be determined until Environmental Health staff arrive to test soil) understand that **you are responsible for securing these services.** This may delay the permitting process, but will not result in the application being returned to the bottom of the work list. You must coordinate with the Environmental Health Specialist when test pits are to be dug. The application will be worked back into the schedule as quickly as possible.

Any site not meeting the above requirements when staff arrives for the evaluation will result in a $100 site revisit fee and the request being returned to the bottom of the service request list. Once work by Environmental Health staff begins, the up-front fees paid toward securing any health department permit are non-refundable. Refunds for work not started, due to a customer changing their mind or plans, are subject to an administrative fee of $50 to defray a portion of the costs of processing the refund.

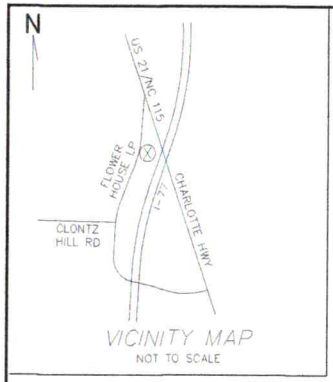
By signing below I am acknowledging the above specifications have been met and the site is READY to be evaluated.

Signature Guy Smith **Date** 05/05/2022

Questions? Call between 8:00-9:00a.m., to speak with a Registered Environmental Health Specialist.

Statesville Office
349 North Center Street
(2nd Floor-Building Standards)
Statesville, NC 28677-4063
Phone: (704)878-5305 ext. 3456
This office closes for lunch 1:00 – 2:00 daily.

Mooresville Office
610 East Center Avenue
(2nd Floor-Government Center South)
Mooresville, NC 28115-2548
Phone: (704)660-3625
This office closes for lunch 12-1:00 daily.



SURVEYORS NOTES

1) PROPERTY ZONED : GB - CD
MINIMUM BUILDING SETBACKS: 30' FRONT
10' SIDE
20' REAR

2) THE PROPERTY IS LOCATED IN BARRINGER TWSP, IREDELL CO., NC

3) DEED REF.: 2734/1757 PB 73 PG 133

4) TAX PARCEL: 4740-74-7832

5) LOT 2 = 0.820 AC ± 35,738 SF

6) WATERSHED CALCULATIONS:
PROPERTY IS LOCATED IN THE WS-IV PROTECTED WATERSHED DISTRICT.
PER PLAT BOOK 73 PAGE 132 SUBDIVISION IS ALLOWED 36% IMPERVIOUS

LOT 2	TOTAL SITE AREA	35,738 SF
LOT 2	TOTAL IMPERVIOUS AREA ALLOWED PER PB 73 PG 132	17,362 SF
LOT 2	TOTAL PROPOSED IMPERVIOUS AREA	17,332 SF

7) ADDRESS : 171 FLOWER HOUSE LOOP

8) BUILDING TO BE FLEX: OFFICE / WAREHOUSE.

9) SIGHT LIGHTING: BUILDING WILL HAVE WALL PACKS FRONT AND BACK NO POLES.

10) PARKING SUMMARY:
OFFICE : 1 SPACE PER 300 SF WAREHOUSE 2 SPACES PER 3 EMPLOYEES
NEW BUILDING = 8,000 SF OFFICE = 2,000 SF WAREHOUSE = 6 EMPLOYEES
REQUIRED PARKING = (2,000 / 300) + (6/3 * 2) = 14 SPACES
ACTUAL PARKING = 22 SPACES
PARKING SPACES = 9' BY 19' AND DRIVE AISLE = 26'

11) ALL DIMENSIONS, RELATIVE TO EDGE OF PAVEMENTUNLESS OTHERWISE NOTED.

12) ALL SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE " MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD).

13) ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND IREDELL COUNTY AND TOWN OF REGULATIONS.

14) NO LAND DISTURBING ACTIVITY IS TO TAKE PLACE ON THIS SITE UNTIL ALL PERMITS ARE IN PLACE INCLUDING BUT NOT LIMITED TO NCDOT DRIVEWAY PERMITS, IREDELL COUNTY EROSION CONTROL PERMITS AND IREDELL COUNTY APPROVED CONSTRUCTION PLANS.

15) DEVELOPER IS : IC MOTO HOLDINGS LLC

16) BUILDINGS WILL NOT BE SPRINKLED. BUILDING WILL BE PRE-ENGINEERED METAL FRAME CONSTRUCTION WITH STUCCO FRONT AND 20' DOWN EACH SIDE PER RESTRICTIONS.

17) STORM DRAINS ACCEPTING WATER FROM THE PRIVATE PARKING LOT ARE TO BE MAINTAINED PRIVATELY.

18) SOLID WASTE COLLECTION WILL BE PRIVATE.
BUILDING TO USE INDIVIDUAL CONTAINERS FOR SOLID WASTE COLLECTION.

19) ALL LOT LINES SHALL HAVE A 10' DRAINAGE AND UTILITY EASEMENT ALONG ALL SIDES.

20) THE LOT LIES WITHIN THE WS-IV PROTECTED AREA OF CATAWBA/LAKE NORMAN WATERSHED

21) SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY THE FEMA FLOOD INSURANCE RATE MAPS. SEE MAP NUMBER 3770474000J - EFFECTIVE DATE: 2/18/2009.

22) LOT WILL BE SERVED BY INDIVIDUAL WELL AND SEPTIC SYSTEM.

23) APPROXIMATE COMPLETION DATE: DECEMBER 2021

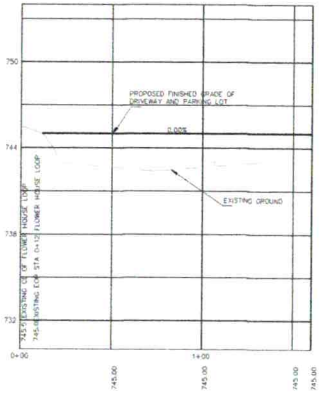
24) TOTAL AREA TO BE GRADED = 0.75 AC.

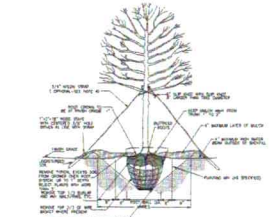
25) BUILDING WILL BE 20' IN HEIGHT.

26) THERE WILL BE NO SIGNAGE AT THIS TIME.

27) THE BUILDING TO BE LEASED SO NO BUSINESS NAMES AT THIS TIME.

28) THE PROPOSED OWNER OF LOT 2 WILL BE IC MOTO HOLDINGS LLC





LANDSCAPE NOTES

1. ALL PLANTING BEDS SHALL BE MULCHED WITH 3 LAYER OF SHREDDED BARK AT THE DEPTH SPECIFIED BELOW.
2. ALL PLANTS SHALL BE GUARANTEED TO LIVE AT LEAST ONE FULL CALENDAR YEAR FROM DATE OF ACCEPTANCE.
3. PERIMETER SHALL BE 2" TO 3" MONTH CHEROKEE CERTIFIED ANALYSIS MIXTURE AT 2 LBS. PER SQUARE YARD.

TREE PLANT LIST

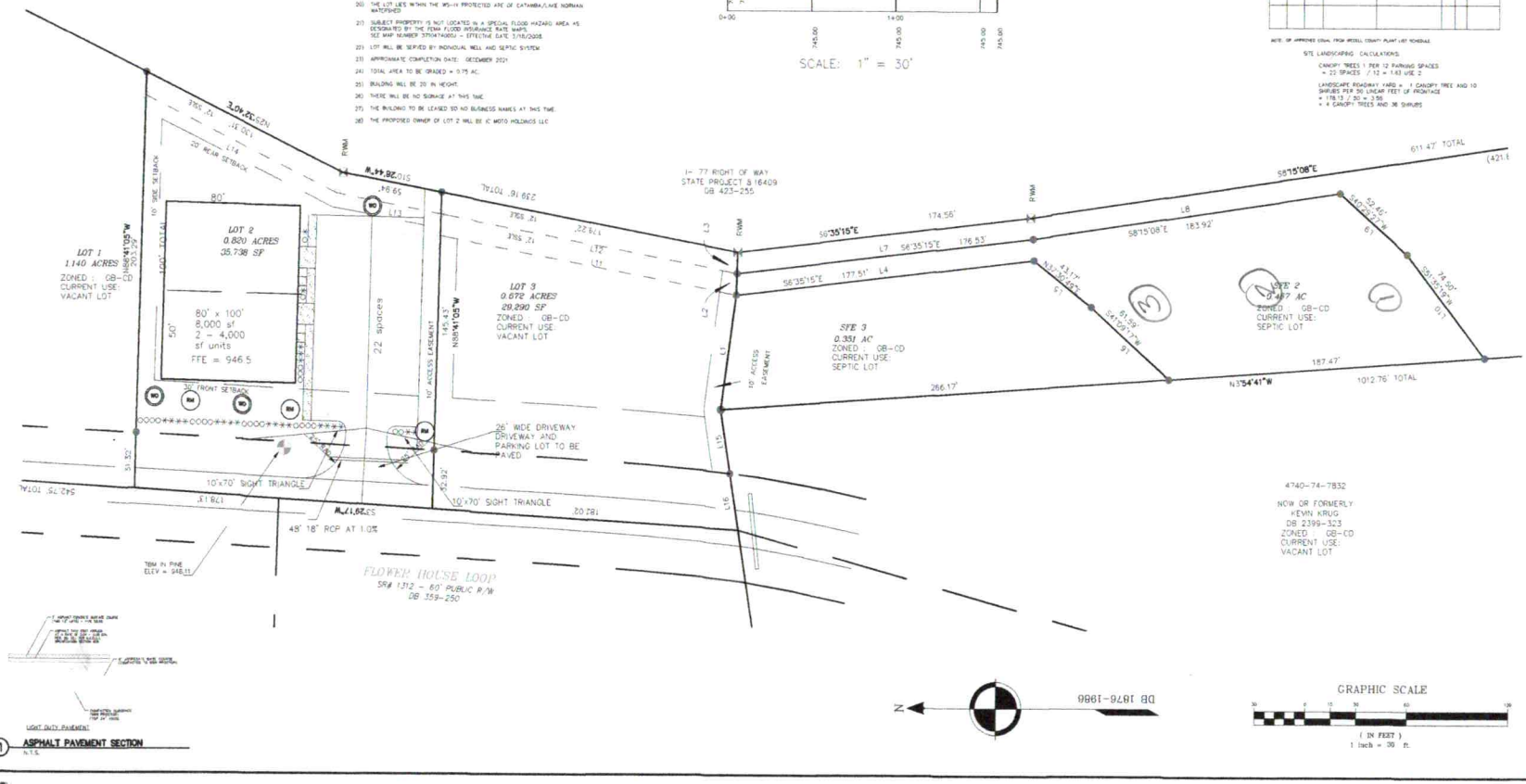
SYMBOL	TOTAL/REQ	QTY	COMMON NAME	BOTANICAL NAME	HEIGHT	CAL	NOTES
	1	1	YELLOW OAK	QUERCUS PHELLOS	8'	2"	CANOPY TREE
	1	14	RED MAPLE	ACER RUBRUM	8'	2"	CANOPY TREE
	11		YAUPON HOLLY	ILEX VOMITORIA	5'		LARGE SHRUB
	22		LORAPETALUM	LORAPETALUM CHINENSE	5'		LARGE SHRUB

NOTE: USE APPROVED EQUAL FROM IREDELL COUNTY PLANT LIST/SCHEDULE

SITE LANDSCAPING CALCULATIONS:

CANOPY TREES 1 PER 12 PARKING SPACES
= 22 SPACES / 12 = 1.83 USE 2

LANDSCAPE ROADWAY YARD = 1 CANOPY TREE AND 10 SHRUBS PER 50 LINEAR FEET OF FRONTAGE
= 178.13 / 50 = 3.56
= 4 CANOPY TREES AND 36 SHRUBS



1 ASPHALT PAVEMENT SECTION
N.T.S.

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

Douglas L. Dowell Jr.
SEAL
OLD
DRAWN BY:
MAY 4, 2021
DATE PREPARED
REVISIONS
NO.1 - PREDELL CO PLAN REVISED 8-3-21
NO.2 - NCDOT 8-10-21
NO.3 - NCDOT 8-12-21
NO.4 -
SHEET OF
JOB NUMBER 20-1261
SCALE Horiz.: 1" = 30' Vert.:

SITE & LANDSCAPING PLAN
LOT 2 FLEX 42 SUBD.
BARRINGER TWSP., IREDELL CO., NC

PROPOSED LOT OWNER OF LOT 2
IC MOTO HOLDINGS LLC
1305 SCHAEFER HIGHWAY
WOODVILLE, NC 28677

DOWELL & CO., P.C.
Engineering • Surveying • Planning
111 Howard Street • Statesville, N.C. 28677
(704) 660-3927 (704) 464-5177 fax
EMAIL: ldowell7299@aol.com C - 217

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Public Health
Prevent. Promote. Protect.
Iredell County Health Department

IREDELL COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH

Public Health
Prevent. Promote. Protect.
Iredell County Health Department

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*) Guy Smith

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, Matt Mechling, am the legal owner(s) of the property located at 171 Flower House Loop, Troutman NC, identified as PIN (Parcel Identification Number) 4740759725.000, located in Iredell County, North Carolina.

I do hereby authorize (**print legal representative/company name**) Guy Smith, Spivey Construction Company Inc, 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.

Matt Mechling

Signature of Owner(s)

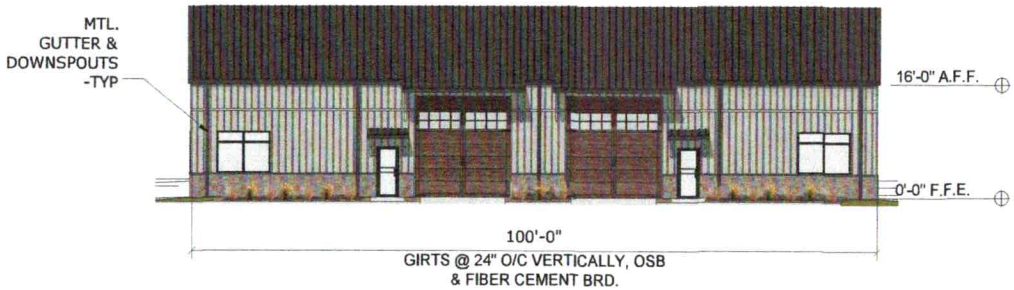
05/05/2022

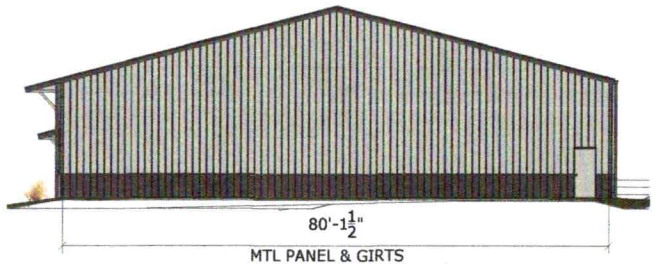
Date

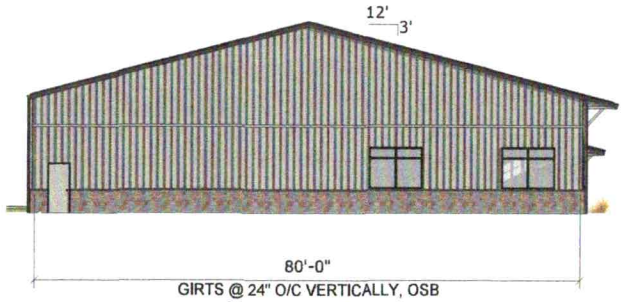
Mooresville - Environmental Health

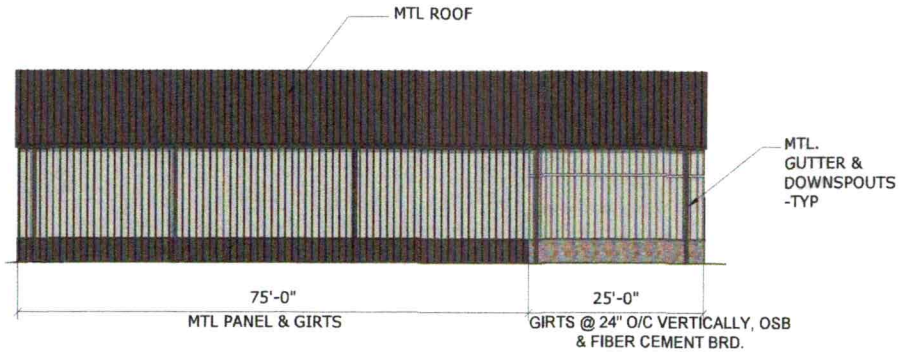
Fax: 704-662-3239
610 E. Center Avenue, Mooresville, NC 28115

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









ELEVATIONS 1

SCALE: 1/8" = 1'-0"

SCHÆFFER
245 E BROAD STREET
STATESVILLE NC 28677
704 873 4421

REVISIONS

INTERSTATE CYCLES

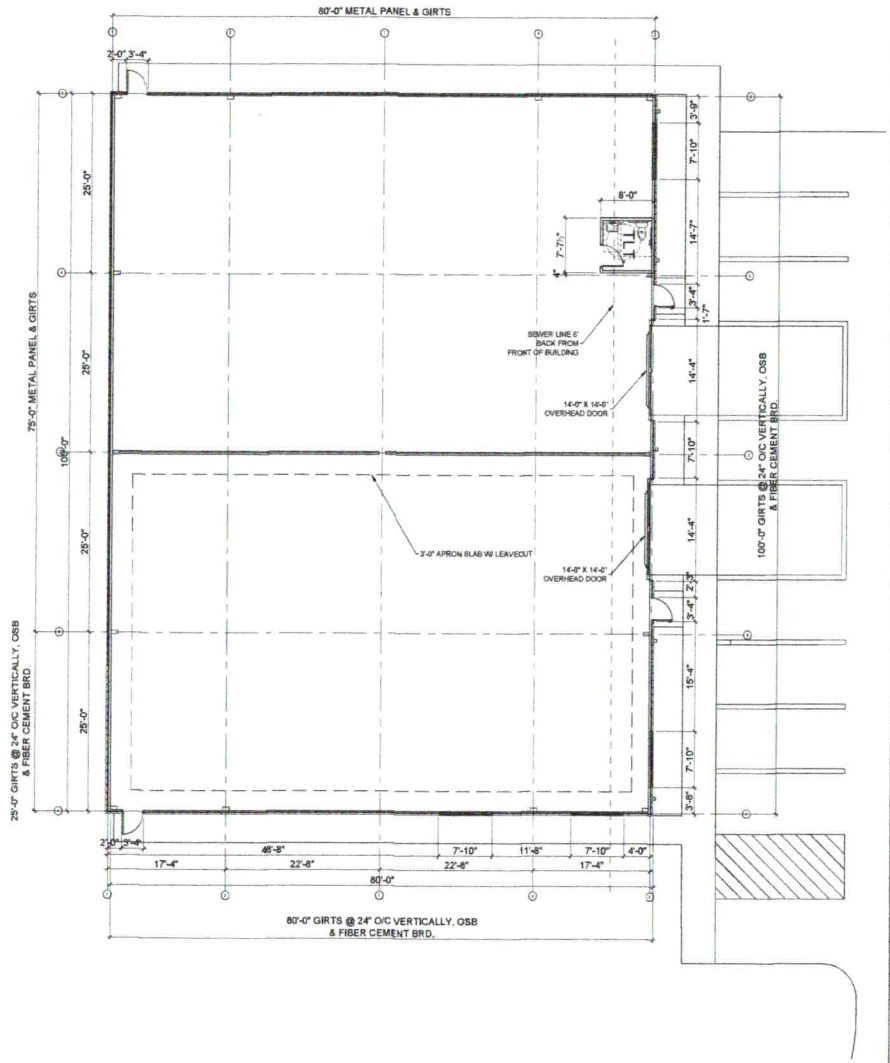
SHEET TITLE:
ELEVATOTIONS

SHEET NUMBER
A200

Acknowledgement Of Plans Submittal ONLY!

Date 7/14/22

Date 7/7/22



FLOOR PLAN

SCALE: 1/8" = 1'-0"

1

DESIGN ASSOCIATES, INC.
SCHÆFFER
245 E BROAD STREET
STATESVILLE NC 28677
704 873 4421

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REVISIONS

INTERSTATE CYCLES

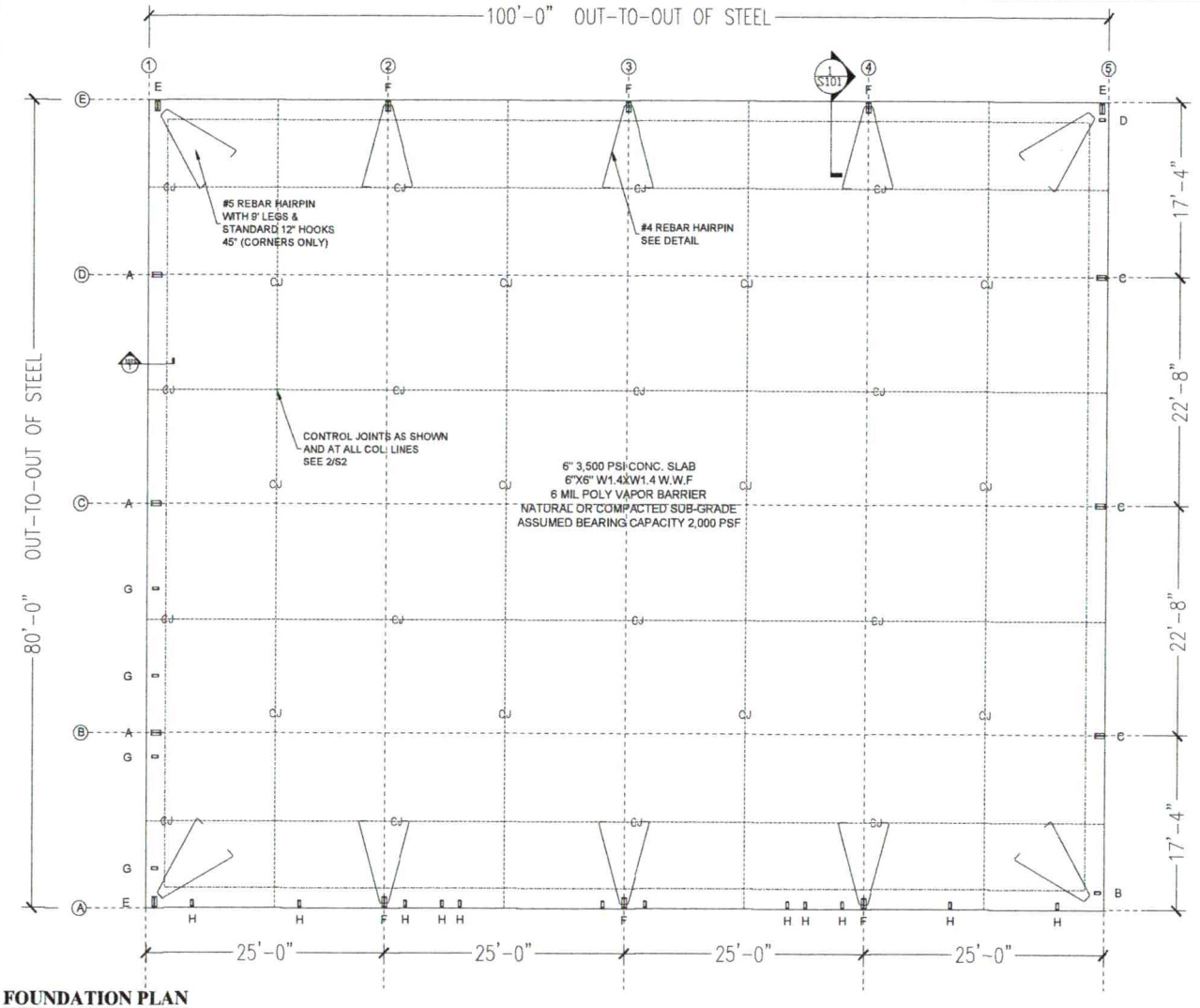
PROJECT NO. 2021
CONDUIT L-SCHAEFFER
DRAWN BY MTS
DATE 05-17-2021

SHEET TITLE

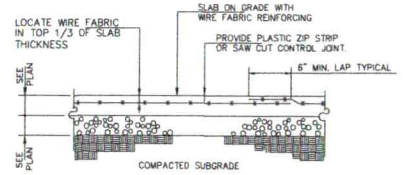
FLOOR PLANS

SHEET NUMBER

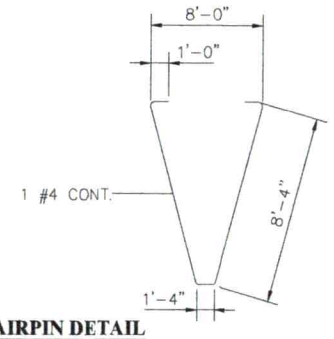
A101



FOUNDATION PLAN
3/16" = 1'-0"

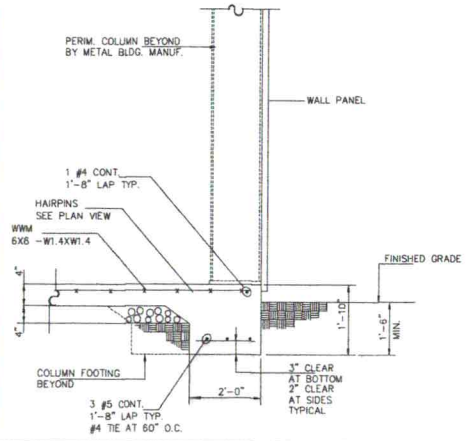


CONTROL JOINT DETAIL
NO SCALE



HAIRPIN DETAIL
NO SCALE

SECTION 1
NO SCALE



SCHAEFFER DESIGN ASSOCIATES, INC.
245 E BROAD STREET
STATESVILLE NC 28677
704 873 4421

03/31/22

REVISIONS

INTERSTATE CYCLES
171 Flower House Loop Rd.
Troutman, NC 28166

PROJECT NO. :	P21-71
CONTACT :	S.CONE
DRAWN BY :	MC
DATE :	03-31-2022

SHEET TITLE:
FOUNDATION PLAN

SHEET NUMBER:
S101

PHASE:
CONSTRUCTION DOCUMENTS

FOUNDATION NOTES

1. Design Information and Loads

A. Foundation design in accordance with 2018 North Carolina Building Code using the reactions provided by the metal building manufacturer for the following design criteria.
B. Ground Snow Load . . . . . 15 psf
Roof Snow Load . . . . . 10.5 psf
C. Wind Speed . . . . . 115 mph
Exposure . . . . . B
D. S_{DS} 0.181
E. SDC . . . . . B
F. Frost Depth . . . . . 1'-0"

2. Earthwork

A. Foundation Design Values (assumed)
i. Allowable Soil Bearing Pressure – 2000 psf
ii. Coefficient of Friction – 0.25
iii. Passive Earth Pressure – 200 psf/ft of depth
B. The building pad area shall be stripped of all frozen soil, debris, vegetation, and topsoil. All fill soils and any remaining loose natural soils shall be excavated to expose suitable natural soils.
C. Proof roll the entire building pad area to locate and remove all soft spots. Replace with compacted structural fill.
D. Place all footings and slabs on undisturbed natural soil or on properly compacted structural fill. Contractor shall verify that soil under footings is suitable to support footings.
E. Structural Fill: Structural fill should consist of well-graded sandy gravels with a maximum particle size of 3 inches and 5 to 15 percent fines (materials passing the No. 200 sieve). The liquid limit of fines should not exceed 35 and the plasticity index should be below 15. All fill soils should be free from topsoils, highly organic material, frozen soil, and other deleterious materials. Structural fill should be placed in maximum 8-inch thick loose lifts at a moisture content within 2 percent of optimum and compacted to at least 95 percent of modified proctor density (ASTM D1557) under the building and 90 percent under concrete flatwork.
F. It is the responsibility of the contractor to ensure that the depth of the bottom of the foundation is far enough below the adjacent grade to ensure adequate frost protection.

3. Concrete and Reinforcement

A. Material Standards
i. Concrete
a. Footings: Exposure Classes F0, S0, W0, C0
f'c = 3000 p.s.i., max. w/cm ratio = 0.55
b. Exterior Walls: Exposure Classes F1, S0, W0, C1
f'c = 3500 p.s.i., max. w/cm ratio = 0.55
c. Interior Walls: Exposure Classes F0, S0, W0, C0
f'c = 3000 p.s.i., max. w/cm ratio = N.A.
d. Interior Slabs: Exposure Classes F0, S0, W0, C0
f'c = 3500 p.s.i., max. w/cm ratio = 0.55
e. Air content for Exposures F1-F3 must meet the requirements of Table 19.3.3.1 of ACI 318-14. Air-entraining admixtures shall conform to ASTM C260
f. The cement type for Exposures S1-S3 must meet the requirements of Table 19.3.2.1 of ACI 318-14. Cement shall conform to ASTM C150
g. Calcium Chloride admixture shall not be used in Exposures S2 and S3
h. Normal weight aggregates – ASTM C33
ii. Reinforcing
a. Rebar – ASTM A615 Grade 60 (Fy = 60 ksi)
b. Welded wire – ASTM A1064
c. Epoxy/Adhesive – Simpson SET-XP (ICC-ES ESR-2508), Hilti RE-500V3 (ICC-ES ELC-3814), or Dewalt Pure110+ (ICC-ES ESR-3298) unless noted otherwise in the drawings.
iii. Anchor Rods/Bolts
a. All anchor rods shall be cast-in-place headed anchor rods. Use of post-installed (epoxy, adhesive, expansion, screw, etc.) anchors is not allowed without written permission from MVE or unless specifically noted in the drawings.
b. Steel column anchor rods/bolts – ASTM F1554 Grade 36 with ASTM A563 heavy hex nuts and hardened washers (unless noted otherwise)
c. Wood framing anchors – ASTM A307 with A36 plate washers
d. Headed stud anchors (HSA) – ASTM A108
e. Deformed bar anchors (DBA) – ASTM A496
f. Screw Anchors for jambs as indicated in the typical anchor rod schedule – Simpson Titen HD (ICC-ES ESR-2713), Hilti Kwik HUS-TZ (ICC-ES ESR-3027), or Dewalt Screwbolt+ (ICC-ES ESR-2526)
g. Use of hooked anchor rods/bolts is limited under the ACI and the NCBC. Headed anchor rods/bolts must be used where indicated in the details.
h. The symbols ℄ A.R./℄ A.B. as shown in the drawings indicate the center line of the anchor rod/bolt pattern, not the center line of any individual anchor rod/bolt.
B. Detail reinforcing to comply with ACI 315 "Manual of Standard Practice for Detailing Reinforcing Concrete Structures" and the Concrete Reinforcing Steel Institute (CRSI) recommendations.
i. Minimum clear concrete cover for reinforcement shall be as follows unless noted otherwise:
a. Concrete cast directly against and permanently exposed to earth – 3"
b. Concrete exposed to weather or earth:
1. #5 bars or smaller – 1½"
2. #6 bars or larger – 2"
c. Concrete not exposed to weather or in contact with the ground – ¾"
d. Slabs on grade – as shown in details, ¾" min. from top of slabs not exposed to weather
ii. Lap Splice Lengths with 1½" minimum clear cover
a. f'c = 2500-3500 p.s.i.
1. #6 and smaller – 49 bar diameters
2. #7 and larger – 76 bar diameters
b. f'c = 4000 p.s.i. or greater
1. #6 and smaller – 38 bar diameters
2. #7 and larger – 60 bar diameters
c. Increase lap splice lengths by 50% where epoxy coated bars are used.
iii. Stagger splices in walls so that no two adjacent bars are spliced in the same location, unless shown otherwise.
iv. Make all bars continuous around corners or provide corner bars of equal size and spacing.
v. Where 12 inches or less of fresh concrete is placed below horizontal reinforcing lap splice length may be reduced by 30%
vi. Vertical bars in walls, grade beams, and piers to terminate in footings with ACI standard hooks (12 bar diameters) to within 4" of the bottom of the footing unless noted otherwise.
vii. Horizontal wall reinforcing shall terminate at the ends of walls with a 90 degree hook plus a 6 bar diameter extension, unless shown otherwise.
viii. Horizontal wall reinforcing shall be continuous through construction and control joints.
ix. Splices in horizontal reinforcement shall be staggered. Splices in two curtains (where used) shall not occur in the same location.
x. Use chairs or other support devices as required for proper clearance.
xi. Rebar hairpins shall be centered in slabs and shall be wire tied to the slab reinforcing (if any). Rebar hairpins shall be continuous through walls and piers; lap splices in hairpins may only occur in the floor slab unless noted otherwise.
C. Control joints in slabs on grade are recommended to control cracking. See plans for control joint spacing and details.
D. Slabs and grade beams shall not have joints in a horizontal plane. All reinforcement shall be continuous through all construction joints.
E. Floor slab thickness and reinforcing shown in these drawings are adequate to support typical uniform loads only. Mountain View Engineering has not designed the slab for any specific concentrated forces such as those from vehicles, storage racks, or heavy equipment (unless noted otherwise).
F. Welding of rebar is not allowed unless specifically indicated in the drawings. All embedments, reinforcing, and dowels shall be securely tied to framework or to adjacent reinforcing prior to placement of the concrete. Tack welding of rebar joints in grade beams, walls, or cages is not allowed. Where welding of rebar is shown in the drawings, all rebar to be welded shall be ASTM A706 Grade 60.

4. Special Inspections

A. Concrete
i. Spot Footings – Not required (NCBC 1705.3 Exception 1)
ii. Continuous Ftgs. – Not required (NCBC 1705.3 Exception 2.3)
iii. Slabs – Not required (NCBC 1705.3 Exception 3)
iv. Grade Beams – Not required (NCBC 1705.3 Exception 4)
v. Walls – Not required (NCBC 1705.3 Exception 4)
vi. Anchor rods/bolts – Required (NCBC Table 1705.3) Special inspection may be waived subject to the approval of the building official.
B. Steel Reinforcement
i. Placement – Third party special inspection of reinforcing placement need only be performed where specifically required by the building official.
ii. Welding – Special inspection of rebar welding is required (if any is used).

PROVIDENCE PARTNERS II, INC. = PPI
ANY VARIATION FROM THESE PLANS SHALL BE SUBBMITTED TO PPI IN WRITING AND APPROVED BY THE OWNER BEFORE IMPLEMENTING IN THE FIELD. FAILURE TO REPORT VARIATONS SHALL RELIEVE PPI OF ANY AND ALL LIABILITY THEREFROM.

THESE FOUNDATION DRAWINGS WERE PREPARED BY PPI FOR THE PRE ENGINEERED METAL BUILDING SUPPLIED BY THE MANUFACTURER. THE ENGINEER WHOSE SEAL APPEARS HEREON IS EMPLOYED BY PPI AND IS NOT THE ENGINEER OF RECORD FOR THIS PROJECT.

DESIGN ASSOCIATES, INC.
SCHÆFFER
245 E BROAD STREET
STATESVILLE NC 28677
704 873 4421

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 36791 ENGINEER C. BRIAN COBB
03/31/22

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REVISIONS

INTERSTATE CYCLES
171 Flower House Loop Rd.
Troutman, NC 28166

PROJECT NO. : P21-71
CONTACT : B. COBB
DRAWN BY : MC
DATE : 03-31-2022

SHEET TITLE:
FOUNDATION NOTES

SHEET NUMBER:
S100

PHASE
CONSTRUCTION DOCUMENTS

SOIL & FORESTRY SERVICES OF THE CAROLINAS, PA.

P.O. Box 832, Mooresville, NC 28115 Phone: (704) 746-5046

Ashley Rollans, *NC Licensed Soil Scientist, Certified Septic Installer, Certified Wastewater Operator & Certified Septic Inspector* **Contacts**: *704.746.5046*
Email: *ashleyrollans@gmail.com*

Project Number: *20-0107*
Date: *6/30/21*

Full Throttle Investments, LLC
Attn: *Brian McManus & Lewis Spivey*
Email: brian@spiveyinc.com

Re: On-Site Wastewater Evaluation & Septic Layouts for Proposed Flex Space Commercial Buildings on Lots 1 – 3 at 161 Flowerhouse Loop (PIN#: 4740758593), ±5.258 acres, Iredell County, North Carolina.

Brian & Lewis,

Soil & Forestry Services of the Carolinas, PA has performed a Preliminary Soil Evaluation on the above mentioned property in Iredell County, NC. The purpose of the evaluation was to determine the potential usable soil areas for 3 proposed flex space buildings. Additionally septic layouts were performed to determine the number design daily flow each septic field easement could support (see *Site Plan*). The evaluations were performed between October 2020 and May 2021.

The findings from our evaluation are illustrated on the attached *Site Plan*. Additional documentation of the soil evaluation is detailed in the NCDENR for Soil Profile Descriptions. Soil borings and proposed drainfield layouts were located via survey by Williams Land Surveying.

Soil/Site Suitability

Seven soil borings (B1 – B7) were performed to determine the overall soil suitability for an onsite wastewater system installation. Of these profile descriptions all were found to be provisionally suitable for Conventional or Accepted subsurface wastewater systems. These soil profile descriptions are most similar to the Cecil Soil Series'. Recommended LTAR is 0.275-0.3gpd/ft2. The area we tested is defined on the attached *Site Plan* by SFE or Septic Field Easement 1 – 3. These SFE's would serve as easements for wastewater disposal for the corresponding Lot number. **Below is the septic information for each SFE from our field layouts. Daily flow for each employee is 25 gallons. Divide the gallons per day below by 25 to determine the number of employees that can be supported per easement. Keep in mind that any public restrooms, retail space, or other uses in the proposed buildings would have additional flow requirements. We recommend making applications for each structure with the Health Department for final determination of flow and system requirements.**

SFE 1

The septic layout on this easement yielded over 1800 linear feet of drainfield on 9 foot centers. Soil borings 1 & 2 are located in this area and have an LTAR of 0.3gpd/ft2. If system and repair is designated as a 25% reduction system this easement would support ~1000 gallons per day. If system and repair is designated as a 50% reduction system this easement would support ~1600 gallons per day.

SFE 2
The septic layout on this easement yielded over 1100 linear feet of drainfield on 9 foot centers. Soil borings 3 & 4 are located in this area and have an LTAR of 0.3gpd/ft2. If system and repair is designated as a 25% reduction system this easement would support ~660 gallons per day. If system and repair is designated as a 50% reduction system this easement would support ~990 gallons per day.

SFE 3
The septic layout on this easement yielded over 800 linear feet of drainfield on 9 foot centers. Soil borings 5 - 7 are located in this area and have an LTAR of 0.275gpd/ft2. If system and repair is designated as a 25% reduction system this easement would support ~440 gallons per day. If system and repair is designated as a 50% reduction system this easement would support ~660 gallons per day.

Soil & Forestry Services of the Carolinas, PA has appreciates your business and looks forward to working with you in the future. Please let us know if you need any further assistance or have questions in regards to this project.



Thank you
S. Ashley Rollans
NC Licensed Soil Scientist #1231
NC Certified Operator
NC Certified Septic Installer
NC Certified Septic Inspector

See Attached: *Site Plan*
Soil Profile Descriptions

PROPERTY ID #: 4784073457
COUNTY: Iredell

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

OWNER: Full Throttle Investments LLC
ADDRESS: P.O. Box 54716 Mooresville NC 28117
PROPOSED FACILITY: _____ PROPOSED DESIGN FLOW (.1949): _____
LOCATION OF SITE: 161 Flower House Loop Troutman NC 28166
WATER SUPPLY: ☒ Private ☐ Public ☒ Well ☐ Spring ☐ Other _____
EVALUATION METHOD: ☒ Auger Boring ☐ Pit ☐ Cut

APPLICATION DATE _____
DATE EVALUATED: 10/6/2020
PROPERTY SIZE: 5.5 AC
PROPERTY RECORDED: Yes
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
B 1	L/4%	0-8	BSL Gr	Fr SS SP SLXP		51"			PS .3
		8-51	RC wmsbk/Ap	Fr SS SP					
B 2	L/4%	0-6	BSL Gr	Fr SS SP SLXP		51"			PS .3
		6-40	RC wmsbk/Ap	Fr SS SP					
		40-51	RBCL wfsbk	Fr SS SP					
B 3	L/5%	0-5	BSL Gr	Fr SS SP SLXP		53"			PS .3
		5-35	RC wmsbk	Fr SS SP					
		35-53	RBCL wfsbk	Fr SS SP					
B 4	L/6%	0-6	BSL Gr	Fr SS SP SLXP		53"			PS .3
		6-12	BCL wmsbk	Fr SS SP					
		12-44	RC wmsbk/Ap	Fr SS SP					
		44-53	RBCL wfsbk	Fr SS SP					

DESCRIPTION	INITIAL SYSTEM	REPAIR SYSTEM
Available Space (.1945)	PS	PS
System Type(s)		
Site LTAR	.3-.275	.3-.275

OTHER FACTORS (.1946): _____
SITE CLASSIFICATION (.1948): PS
EVALUATED BY: S. Ashley Rollins
OTHER(S) PRESENT: Chad Wagner

COMMENTS: _____

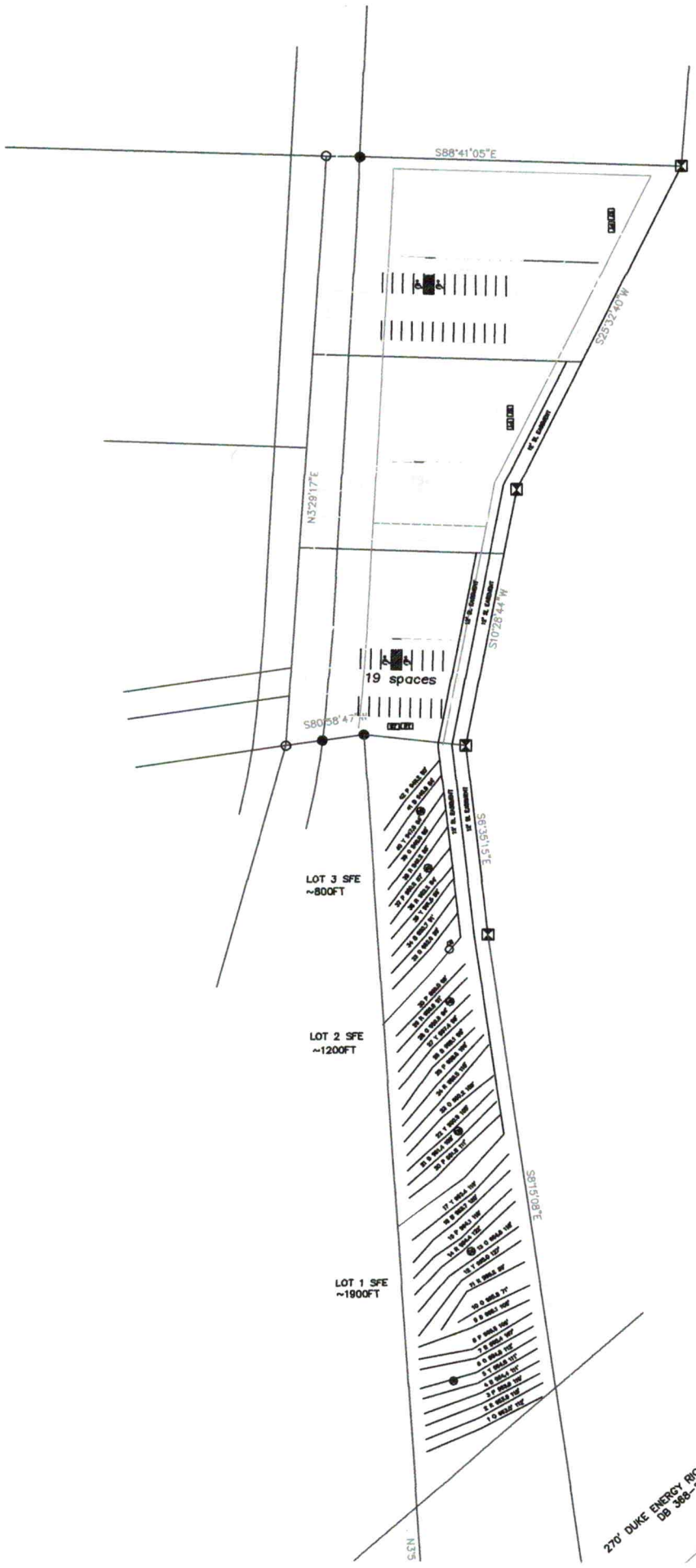
SOIL/SITE EVALUATION

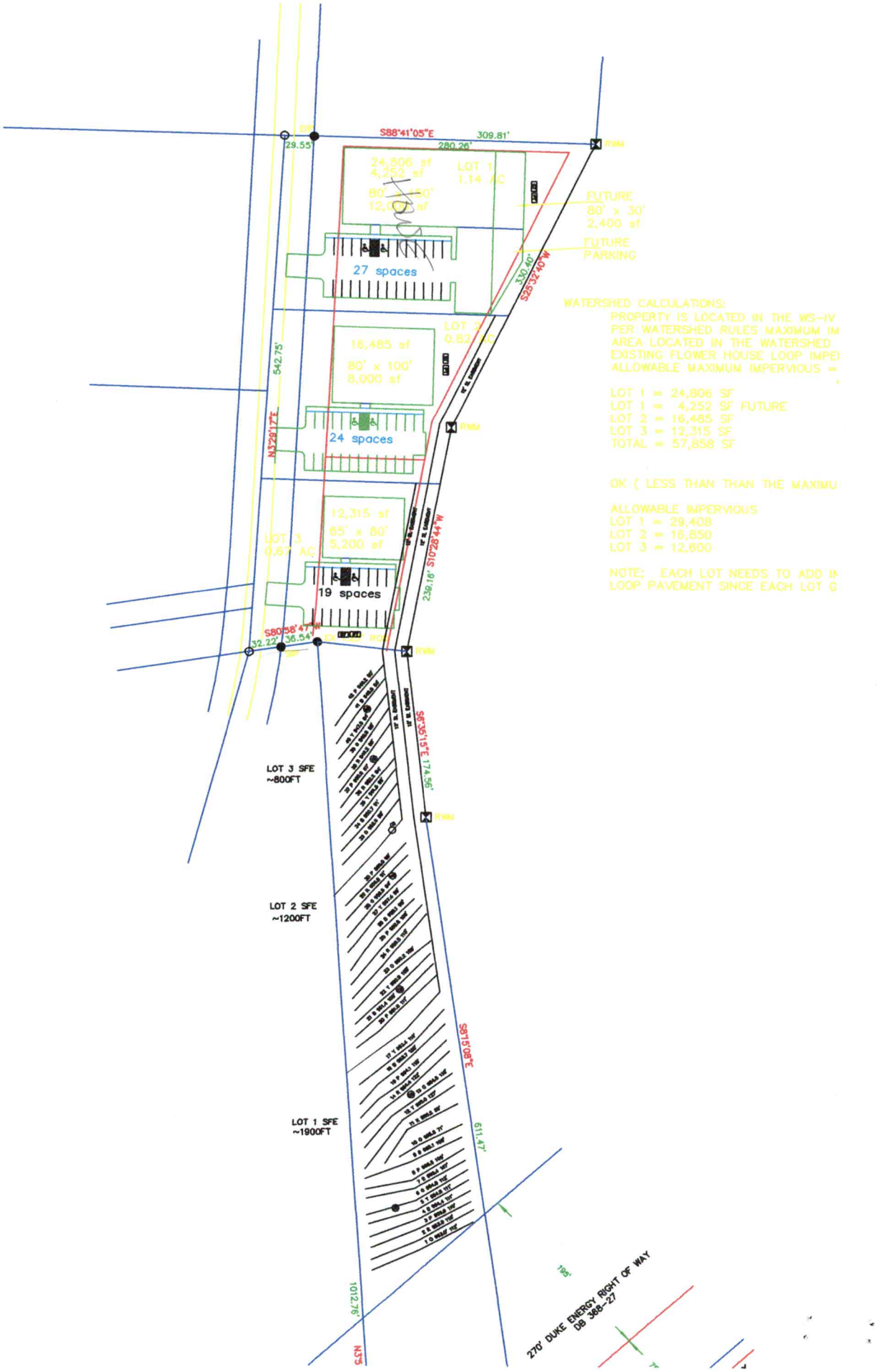
(Continuation Sheet-Complete all field in full)

PROPERTY ID #: 4740958593
DATE OF EVALUATION: 10/6/2020
COUNTY: Iredell

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
B S	L/ 6%	0-6	BSL Gr	Fr SS SP SE NP		53"			PS -3
		6-12	BSCL wfsbk	Fr SS SP "					
		12-39	RC wmsbk / Abk	Fr SS SP "					
		39-53	RBCL wfsbk	Fr SS SP "					
B 6	L/ 7-10%	0-9	Bs/gr	Fr SS SP SEXP		48			PS 0.275- 0.3
		9-36	BRCwmsbk/Abk	" " " "	- fsap				
		36-48	RBCwfsbk	" " " "					
B 7	L/ 7-10%	0-6	Bs/gr	Fr SS SP SEXP		48			PS 0.275- 0.3
		6-12	RBCwfsbk	" " " "					
		12-38	BRCwmsbk/Abk	" " " "					
		38-48	RBCwfsbk	" " " "					

COMMENTS: _____


S88°41'05"E
S25°32'40"W
N3°29'17"E
S10°28'44"W
19 spaces
S80°58'47"E
S6°35'15"E
LOT 3 SFE
~800FT
LOT 2 SFE
~1200FT
S6°15'08"E
LOT 1 SFE
~1900FT
270' DUKE ENERGY RIGHT OF WAY
DB 368-27
N75


S88°41'05"E
309.81'
280.26'
29.55'
24,806 sf
4,252 sf
LOT 1
1.14 AC
80' x 30'
12,0
FUTURE
80' x 30'
2,400 sf
FUTURE
PARKING
27 spaces
330.46'
S25°32'40"W
WATERSHED CALCULATIONS:
PROPERTY IS LOCATED IN THE WS-IV
PER WATERSHED RULES MAXIMUM IM
AREA LOCATED IN THE WATERSHED
EXISTING FLOWER HOUSE LOOP IMPE
ALLOWABLE MAXIMUM IMPERVIOUS =
LOT 1 = 24,806 SF
LOT 1 = 4,252 SF FUTURE
LOT 2 = 16,485 SF
LOT 3 = 12,315 SF
TOTAL = 57,858 SF
OK (LESS THAN THAN THE MAXIMU
ALLOWABLE IMPERVIOUS
LOT 1 = 29,408
LOT 2 = 16,850
LOT 3 = 12,600
NOTE: EACH LOT NEEDS TO ADD IN
LOOP PAVEMENT SINCE EACH LOT G
LOT 2
0.82 AC
16,485 sf
80' x 100'
8,000 sf
542.75'
N32°17'E
24 spaces
12,315 sf
65' x 80'
5,200 sf
LOT 3
0.67 AC
19 spaces
S10°28'44"W
239.18'
S80°38'47"W
32.22'
36.54'
S6°36'51"E
174.56'
LOT 3 SFE
~800FT
LOT 2 SFE
~1200FT
S8°15'08"E
611.47'
LOT 1 SFE
~1900FT
1012.76'
N3°5
270' DUKE ENERGY RIGHT OF WAY
DB 368-27

Danielle Wieberg

From: Guy Smith <guy@spiveyinc.com>
Sent: Thursday, July 7, 2022 10:49 AM
To: Willis Spivey; Danielle Wieberg
Subject: RE: 171 Flower House

Daniel,

Please move forward with the with the larger system we discus over the phone today (10:42am 7/7/2022) for Lot #2 / 171 Flower House loop. Thanks Guy

Best Regards,
Guy Smith
Spivey Construction Co. Inc.
704-202-9461

From: Willis Spivey <willis@spiveyinc.com>
Sent: Tuesday, June 28, 2022 9:12 PM
To: danielle.wieberg@co.iredell.nc.us
Cc: Guy Smith <guy@spiveyinc.com>
Subject: FW: 171 Flower House

Hey Danielle,

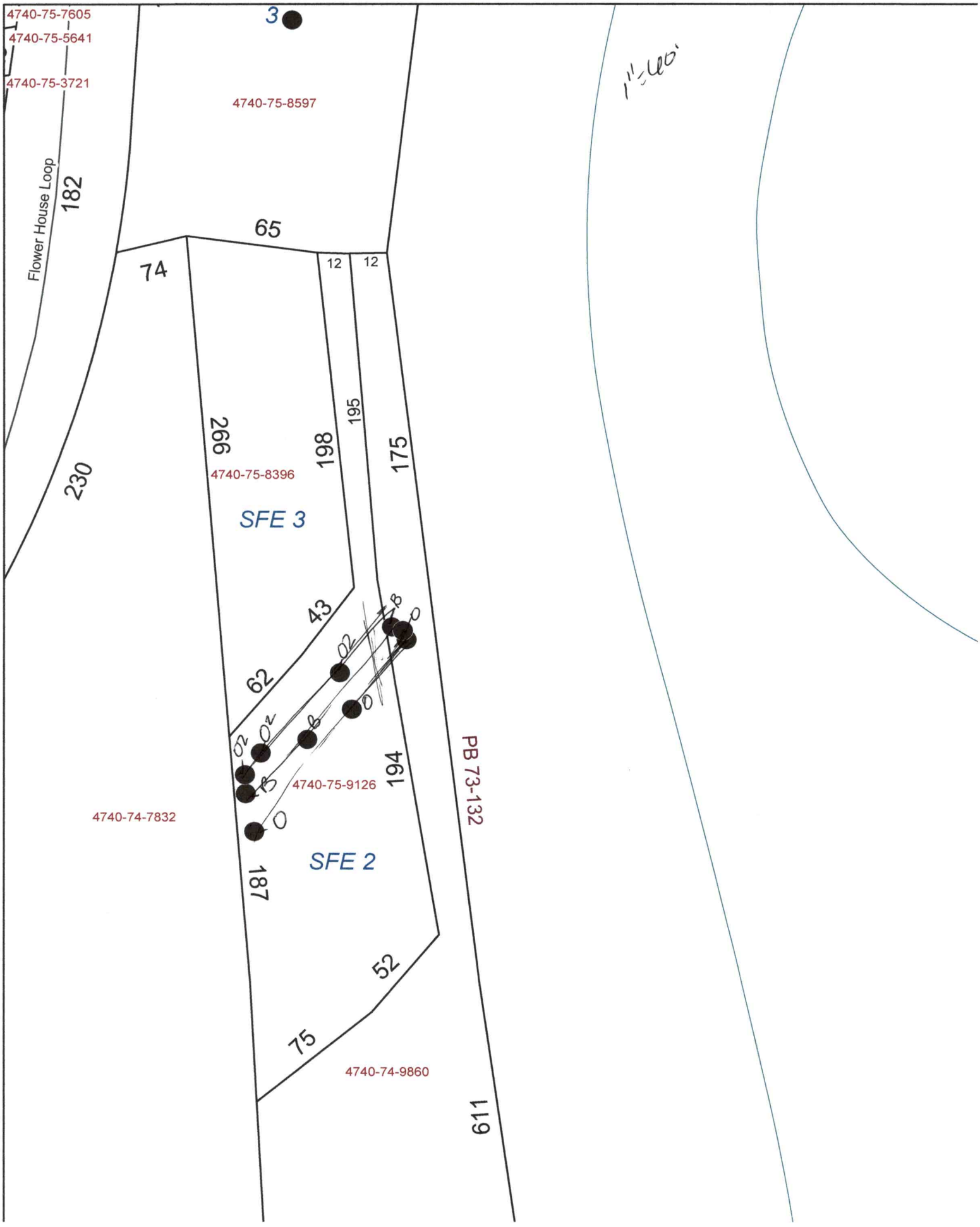
Guy forwarded your email to me. Have you considered a variable speed pump for these systems? Variable speed pumps can cycle often without fear of shortening the pumps life. Please let me know if this is an option? Thanks for your help.....willis spivey

Willis I. Spivey
Spivey Construction Co., Inc.
47 Years 1975-2022
704-363-7288
Spiveyinc.com

From: Guy Smith <guy@spiveyinc.com>
Sent: Tuesday, June 28, 2022 5:33 PM
To: Willis Spivey <willis@spiveyinc.com>
Subject: FW: 171 Flower House

Let me know your thoughts on this email from Daniel w/ Iredell Health, thanks Guy

From: Danielle Wieberg <danielle.wieberg@co.iredell.nc.us>
Sent: Tuesday, June 28, 2022 8:49 AM
To: brian@spiveyinc.com; guy@spiveyinc.com
Subject: 171 Flower House


4740-75-7605
4740-75-5641
4740-75-3721
3
4740-75-8597
1"=40'
Flower House Loop
182
65
74
12
12
230
992
198
195
175
4740-75-8396
SFE 3
43
62
194
PB 73-132
4740-75-9126
4740-74-7832
SFE 2
187
52
75
4740-74-9860
611

SFE 3
230
4740-74-7832
175
198
195
266
4740-75-8396
4740-74-9860
4740-75-9126
12
12
74
65
182
4740-75-5372
4740-75-3721
46
25
4740-75-8597
3
182
179
4740-75-5641
Flower House Loop
141
4740-75-7605
T 1
PB 63-136
202
60
PB 73-132
178
2
4740-75-9725
171
130
209
4740-75-4981
4740-75-9972
268
161