ICHD - ENVIRONMENTAL HEALTH DIVISION

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

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

PERMIT # AP-311144

PIN # ~~4725-95-3031~~ 4751-16-6944

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

SITE ADDRESS: 141 GRAY BARN DRIVE, TROUTMAN, N.C. 28166 PHONE: 704-301-3229 ALT. PHONE —

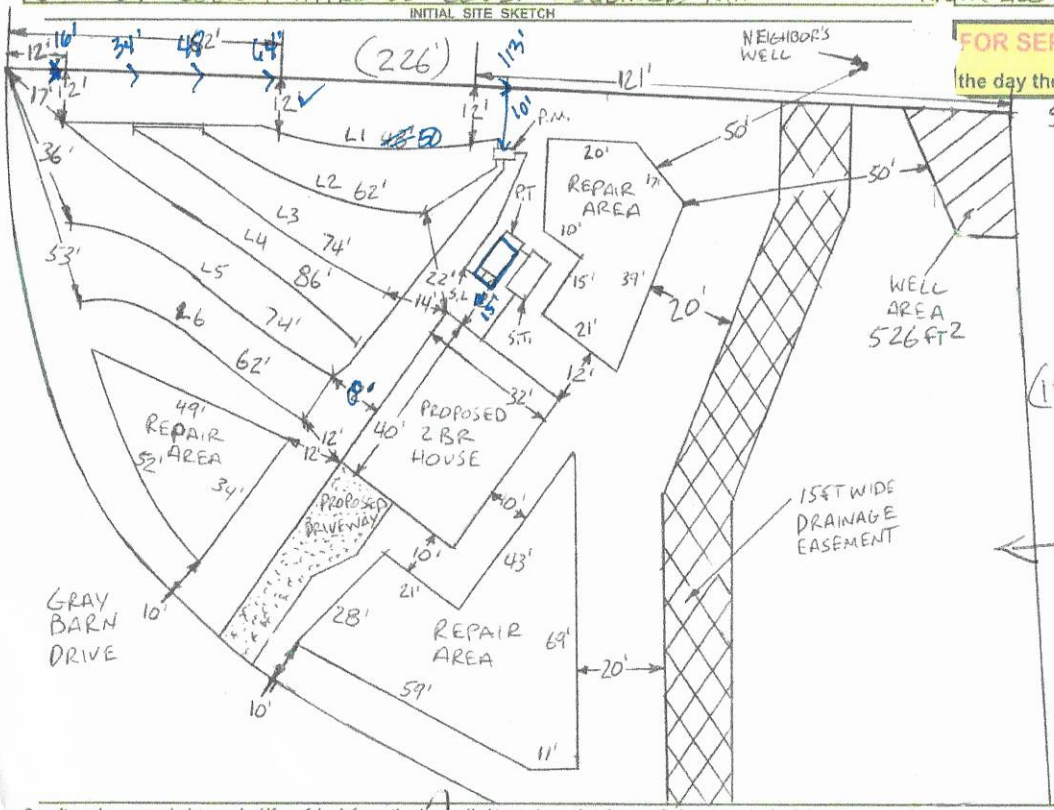
SITE DIRECTIONS: (S) ON 77, (L) ON AMITY HILL, (R) ON PITCH, (ST) ON PEAR TREE, (R) ON GRAY BARN, LOT ON (L) SAP CONTROLLED: ☐ YES ☑ ~~NO~~

SUBDIVISION: KELLY FARMSTEADS SECTION: 2 LOT # 11 LOT AREA: 0.805 AC DESIGN FLOW: 240 GPD L.T.A.R.: 0.2

Septic Tank	1000 (gal)	STB	SHOAF 7160	Date	7/18	☑ ~~New System~~ ☐ Repair ☐ Expansion	System Type: I II (III) IV V VI	☑ ~~Residence~~	No. Bedrooms	2	Water Supply
Pump Tank	1000 (gal)	PT	SHOAF 3168	Date	6/28	System Description:	8 IN LOW PROFILE CHAMBERS	☐ Business	No. Persons	4	☑ ~~Private~~
Pump Make	GOULD	Model	NE0 312 MU	Serial #		Repair System Description:	TSII DRIP	☐ Other	No. Employees	—	☐ Public
# Nitrification Fields	1	# Lines	6	Linear Ft	406 FT	Maintenance Agreement Required:	☐ YES ☑ ~~NO~~	☐ Slab	☑ ~~Crawl Space~~		☐ Community
Trench Width	36 IN	Trench Bottom Depth(Low side)	8 IN	Gravel Depth	—		☐ GRAVITY ☑ ~~PRESSURE~~	☐ Basement w/ plumbing	☐ Basement w/o plumbing		

Comments / Conditions: INSTALL ON CONTOUR, INSTALL ON 9FT CENTERS, UTILIZE PRESSURE MANIFOLD DISTRIBUTION, DO NOT EXCEED A 12 IN MAX DEPTH, 6 IN OF COUNTY APPROVED COVER REQUIRED. MAINTAIN 50 FT FROM ALL WELLS. NO FOUNDATION DRAINAGE TO BE INSTALLED ON HOUSE DRIVEWAY MUST BE INSTALLED AS SHOWN. DO NOT INSTALL OR GRADE HOUSE WET

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.

SEE SITE PLAN DATED 2-22-2021

TAPS
L1+L4 = ½ SCH 40
L2+L3 = ½ SCH 40
L5+L6 = ½ SCH 40

1 IN = 40 FT
S.T. = SEPTIC TANK
S.L. = SUPPLY LINE
P.T. = PUMP TANK
P.M. = PRESSURE MANIFOLD

DOSE VOLUME = 190 GAL
GPM = 21.33
RUN TIME = 9 MINS
TANK DRAW DOWN = 9 IN
PRESSURE HEAD = 2 FT
SUPPLY LINE = 2 IN DIA.

As Built
8/31/21 DW

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 plot 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 Purdy Date: 2/12/21 Installed by: Lentz Wastewater

IMPROVEMENT PERMIT by: Burgundy Sublette Date: 2-8-2021 OPERATION PERMIT by: Cory Thicker Date: 9-9-21

AUTHORIZATION TO CONSTRUCT by: Burgundy Sublette Date: 2-8-2021 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	8/31/21	DW
Tanks Checked	8/31/21	DW
Pressure Manifold or Valve Box Checked	8/31/21	DW
Pressure Head Set	8/31/21	DW
Electrical Checked	9/9/21	CW
Floats Set	8/31/21	DW
Alarm Checked	8/31/21	DW
Maintenance Contract Needed? Y / (N)		
Comments:		
verify cover not washed off system after rain - cover good on 8/31/21 Cover checked 9/9/21 CW		

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?	

141 Graybarn

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

Sheet 1 of 2
PROPERTY ID #: 4725-95-3031
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
PROPOSED FACILITY: 2BR
PROPOSED DESIGN FLOW (.1949): 240GPD
LOCATION OF SITE: 141 GRAY BARN DRIVE, TROUTMAN, N.C. 28166
APPLICATION DATE 9-16-2020
DATE EVALUATED: 11-2-2020
PROPERTY SIZE: 0.805AC
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	OTHER PROFILE FACTORS .1943 SOIL DEPTH	OTHER PROFILE FACTORS .1956 SAPRO CLASS	OTHER PROFILE FACTORS .1944 RESTR HORIZ	PROFILE CLASS & LTAR
1	SHOULDER HEAD 10%	0-24	C, ABK	FR, S, P, SEXP	V/B MOTT THRU	50"+	NA	WET @ 24"	PS .225 ABOVE
		24-50	SC, WABK	FI, S, P, SEXP	10YR 6/8 @ 24"+				
2	LINEAR SIDE 7%	0-24	SC, WSBK	FR, S, P, SEXP	V/B MOTT THRU CHROMA 3+4S 10YR 6/2 24"++	42"+	MIC	WET 24"	PS .2 ABOVE 24"
		24-52	SC, WABK	FI, S, P, SEXP					
3	LINEAR SIDE 12%	0-10	~~SC~~ FILL	FILL	~~EXISTING~~ V/B MOTT THRU CHROMA 3+4S 10YR 6/2 @ 24"+ 10YR 6/8 @ 33"+	53"+	NA	WET 19"	~~PS~~ ~~.225~~ ~~24"~~
		10-48	C, ABK	FR, S, P, SEXP					
		48-53	LC, WABK	FR, SS, SP, SEXP					
4	LINEAR SIDE 15%	0-30	C, ABK	FR, S, P, SEXP	V/B MOTT THROUGHOUT CHROMA 2+4S 10YR 6/2 @ 22"+ 10YR 6/8 @ 33"+	55"+	NA	WET @ 27"	PS .225 27"+
		30-55	SC, WABK	FI, S, P, SEXP					

DESCRIPTION	INITIAL SYSTEM	REPAIR SYSTEM
Available Space (.1945)	PS	PS
System Type(s)	BIN LOW PRO CHAMBERS	TSII DRIP
Site LTAR	0.2	0.1

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

COMMENTS:

SOIL/SITE EVALUATION

(Continuation Sheet-Complete all field in full)

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

PROPERTY ID #: 4725-95-3031
DATE OF EVALUATION: 11-2-2020
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
5	LINEAR SIDE 5%	0-23	L, ABK	FR, S, P, SEXP	V/B MOTS THRU OUT 10YR 6/2 @ 26" +	53"+	NA	WET @ 26	PS .225 ABOVE 26"
		23-53	SCL, WABK	FI, S, P, SEXP					
6	SHOLDER 14%	0-23	L, ABK	FR, S, P, SEXP	V/B MOTS THRU OUT 10YR 6/2 @ 24 +	53"+	NA	WET @ 21	PS .1 DRIP
		23-53	SC, WABK	FI, S, P, SEXP					

COMMENTS: _____

LEGEND

use the following standard abbreviations

LANDSCAPE POSITION	GROUP	SOIL TEXTURE	CONVENTIONAL .1955 LTAR*	LPP .1957 LTAR*	MINERALOGY/ CONSISTENCE	STRUCTURE
CC (Concave Slope)	I	S (Sand)	1.2 - 0.8	0.6 - 0.4	SEXP (Slightly Expansive)	G (Single Grain)
CV (Convex Slope)		LS (Loamy Sand)			EXP (Expansive)	M (Massive)
D (Drainage Way)						CR (Crumb)
DS (Debris Slump)	II	SL (Sandy Loam)	0.8 - 0.6	0.4 - 0.3		GR (Granular)
FP (Flood Plain)		L (Loam)				SBK (Subangular Blocky)
FS (Foot Slope)						ABK (Angular Blocky)
H (Head Slope)	III	Si (Silt)	0.6 - 0.3	0.3 - 0.15		PL (Platy)
L (Linear Slope)		SiCL (Silty Clay Loam)				PR (Prismatic)
N (Nose Slope)		CL (Clay Loam)				
R (Ridge)		SCL (Sandy Clay Loam)			**MOIST**	**WET**
S (Shoulder Slope)		SiL (Silt Loam)				
T (Terrace)					VFR (Very Friable)	NS (Non-sticky)
	IV	SC (Sandy Clay)	0.4 - 0.1	0.2 - 0.05	FR (Friable)	SS (Slightly Sticky)
		SiC (Silty Clay)			FI (Firm)	S (Sticky)
		C (Clay)			VFI (Very Firm v. Very 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.

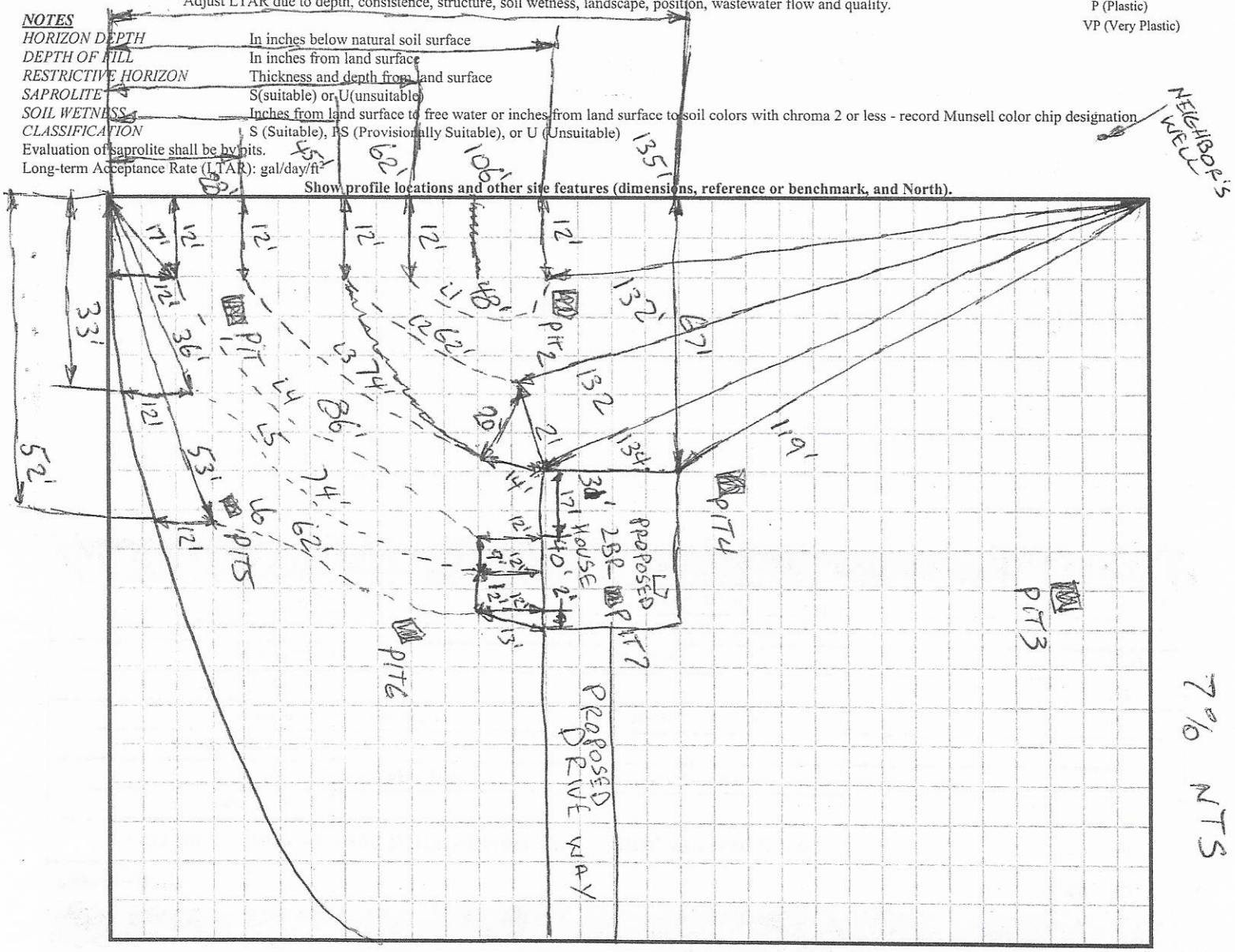
NOTES

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

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



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: 119 EAST KINGSTON AVE, CT. Zip: 28203

Applicant Email: STAN@CORNERSTONEIIIP.COM Phone: 704 301 3229 Alt. Phone: X

Owner Name: BUFFER 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: 141 GRAY BARN DRIVE

Subdivision Name: KELLY FARMSTEADS Section/Phase: _____ Lot Number: 11

Driving Directions: I-40 NORTH / RT ONTO AMITY HILL / RT ONTO PEAR TREE / RT. ONTO GRAY BARN

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

CHECK FOUNDATION TYPE

(✓) 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: 3 / 2
Maximum Number of Occupants: 6
( ) Swimming Pool
( ) Other Addition/Structure: _____

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

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

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 FEB 05 2021

Signature: Stan Cawley 1/21/21
Property owner or owner's legal representative signature (SIGNATURE REQUIRED) DATE

AP-311141
$520.00

RECEIVED SEP 24 2020

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

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Applicant Email: STAN@CORNERSTONEPR.COM Phone: 704 301 3229 Alt. Phone: X
Owner Name: BOILER 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: 141 GRAY BARN DRIVE
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Driving Directions: I-40 NORTH / RT ONTO AMITY HILL / RT ONTO PEAR TREE / RT ONTO GRAY BARN

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

(✓) 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: ~~3~~ 4
Maximum Number of Occupants: ~~3~~ 4
( ) 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.

Signature: Stan Cranley 9/16/20
Property owner or owner's legal representative signature (SIGNATURE REQUIRED) DATE

IREDELL COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH

DOCUMENTATION TO AUTHORIZE AN OWNER'S LEGAL REPRESENTATIVE

(Check and sign only ONE of the options below)

1. *** APPLICANT AND OWNER ARE THE SAME. *** (*Sign here*) _____

Applications for permits require the "signature of the owner or owner's legal representative" (15A NCAC 18A .1937). If the owner does not sign the application himself or herself, they can submit any one of the following documents to designate their legal representative: *Power of Attorney; Real Estate Contract; Estate executor; Bankruptcy trustee; Court ordered guardianship* In the absence of the above documentation, the property owner may provide the local health department with documentation that designates a legal representative. A property owner may:
Complete this form to document his or her legal representative, or provide his or her own form that contains the information in this form. If there are multiple property owners, then all property owners must sign the form that designates a legal representative.
By signing a form that designates a legal representative for purposes of 15A NCAC 18A .1937, the property owner authorizes that representative to act on their behalf in matters pertaining to the application and permitting process, including signing or receiving any application, document or permit. The owner retains full responsibility to meet all permit conditions specified by the local health department.

2. I, PAM HARDING/BUFFER RIVER, am the legal owner(s) of the property located at 141 GRAY BARN DRIVE, identified as

PIN (Parcel Identification Number) 4751-16-6944, 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/Buffer River Developer — 9/16/21

Signature of Owner(s) — Date

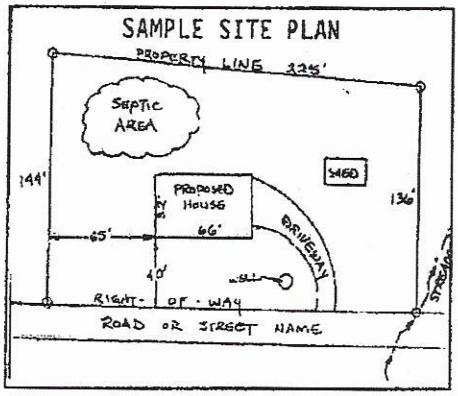
Mooresville - Environmental Health
ronda.harr@co.iredell.nc.us
Fax: 704-662-3239
610 E. Center Avenue, Mooresville, NC 28115

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

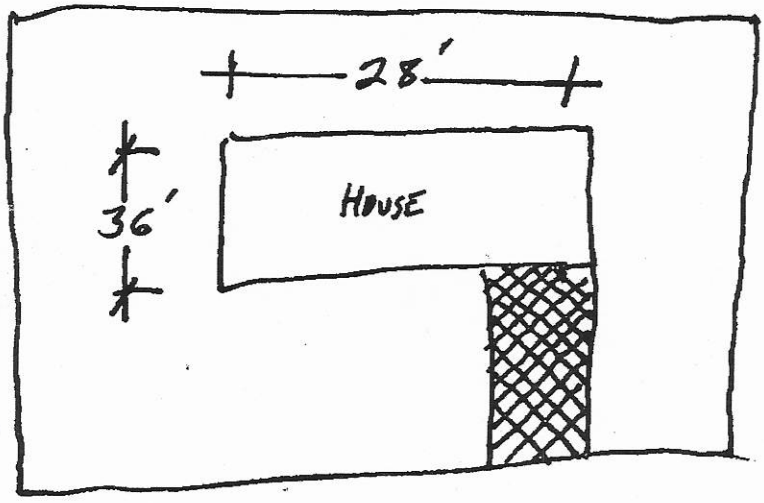
Circle N/A on the following if appropriate:

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

* SEE ATTACHED SURVEY *

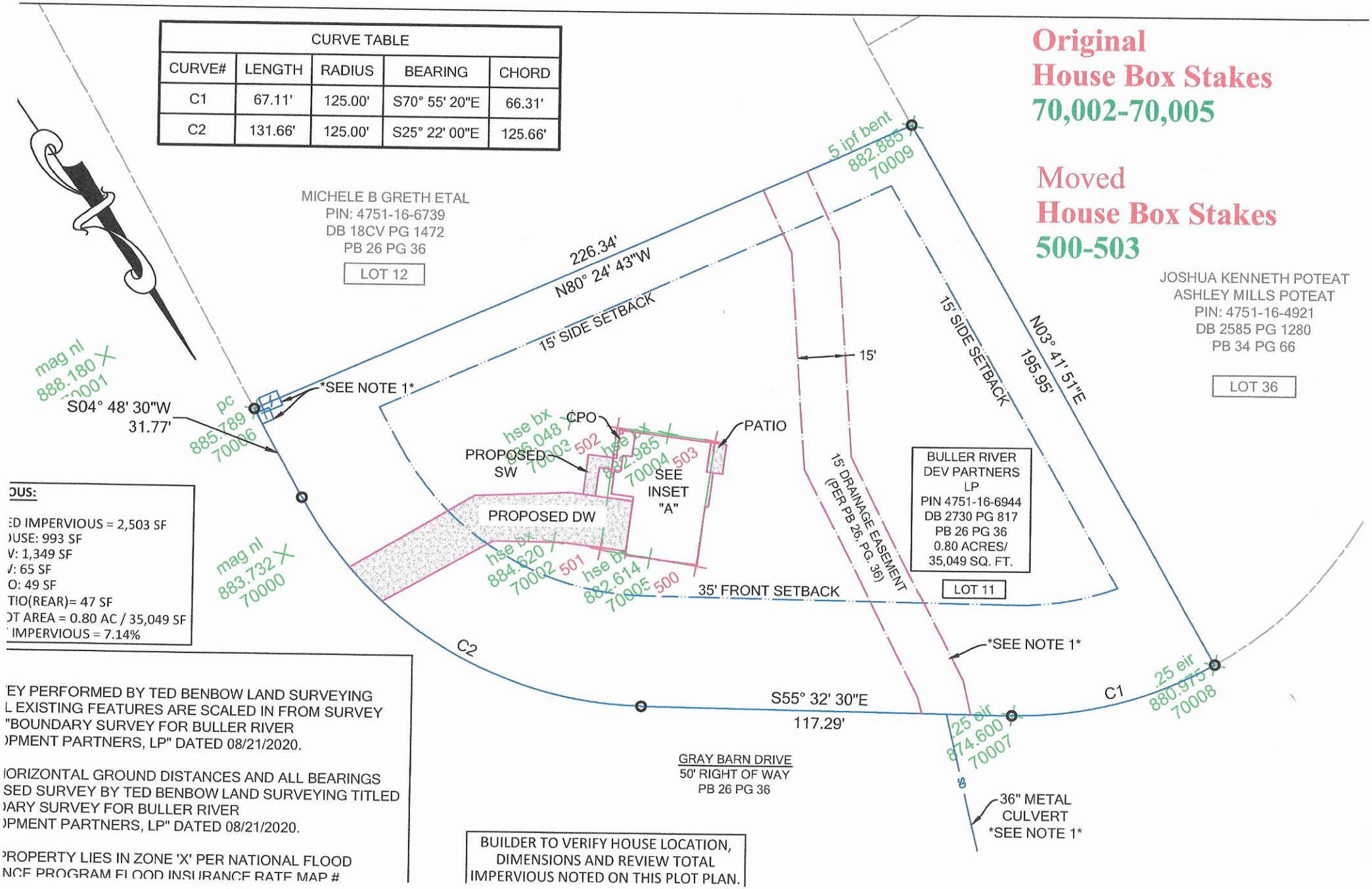


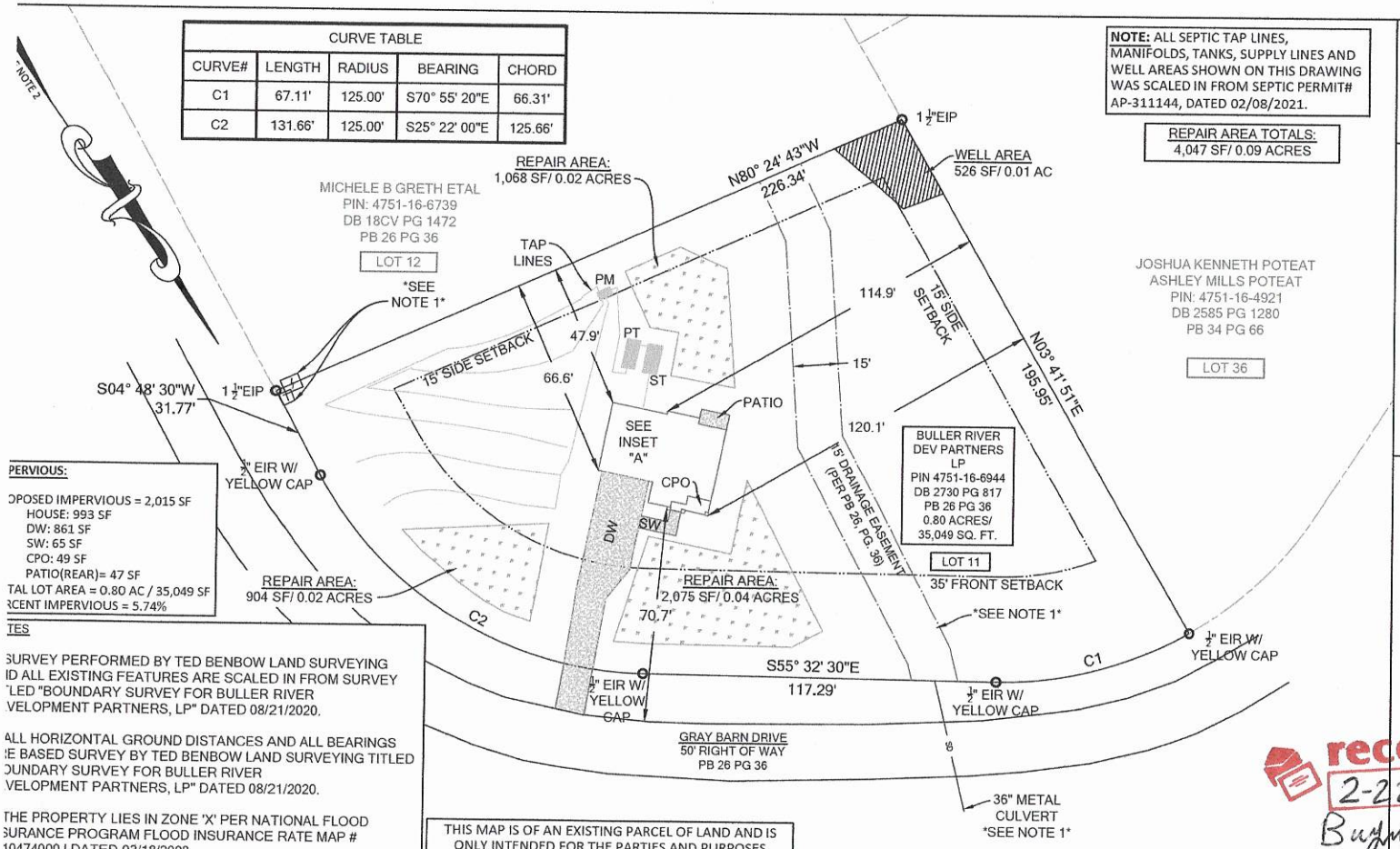
Signature: Stan Pearley

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

9/16/20

DATE


Original
House Box Stakes
70,002-70,005
Moved
House Box Stakes
500-503
CURVE TABLE
CURVE# | LENGTH | RADIUS | BEARING | CHORD
C1 | 67.11' | 125.00' | S70° 55' 20"E | 66.31'
C2 | 131.66' | 125.00' | S25° 22' 00"E | 125.66'
MICHELE B GRETH ETAL
PIN: 4751-16-6739
DB 18CV PG 1472
PB 26 PG 36
LOT 12
JOSHUA KENNETH POTEAT
ASHLEY MILLS POTEAT
PIN: 4751-16-4921
DB 2585 PG 1280
PB 34 PG 66
LOT 36
226.34'
N80° 24' 43"W
15' SIDE SETBACK
5 ipf bent
882.885
70009
15' SIDE SETBACK
N03° 41' 51"E
195.95'
15'
mag nl
888.180
70001
S04° 48' 30"W
31.77'
pc
885.789
70006
SEE NOTE 1
hse bx
886.048
70003
502
CPO
PATIO
PROPOSED SW
hse bx
882.985
70004
503
SEE INSET "A"
PROPOSED DW
hse bx
884.620
70002
501
hse bx
882.614
70005
500
15' DRAINAGE EASEMENT (PER PB 26, PG. 36)
BULLER RIVER DEV PARTNERS LP
PIN 4751-16-6944
DB 2730 PG 817
PB 26 PG 36
0.80 ACRES/
35,049 SQ. FT.
LOT 11
35' FRONT SETBACK
mag nl
883.732
70000
C2
SEE NOTE 1
S55° 32' 30"E
117.29'
C1
.25 eir
880.975
70008
.25 eir
874.600
70007
GRAY BARN DRIVE
50' RIGHT OF WAY
PB 26 PG 36
36" METAL CULVERT
SEE NOTE 1
OUS:
ED IMPERVIOUS = 2,503 SF
)USE: 993 SF
V: 1,349 SF
V: 65 SF
O: 49 SF
TIO(REAR)= 47 SF
OT AREA = 0.80 AC / 35,049 SF
IMPERVIOUS = 7.14%
'EY PERFORMED BY TED BENBOW LAND SURVEYING
L EXISTING FEATURES ARE SCALED IN FROM SURVEY
"BOUNDARY SURVEY FOR BULLER RIVER
)PMENT PARTNERS, LP" DATED 08/21/2020.
IORIZONTAL GROUND DISTANCES AND ALL BEARINGS
SED SURVEY BY TED BENBOW LAND SURVEYING TITLED
)ARY SURVEY FOR BULLER RIVER
)PMENT PARTNERS, LP" DATED 08/21/2020.
'ROPERTY LIES IN ZONE 'X' PER NATIONAL FLOOD
NCE PROGRAM FLOOD INSURANCE RATE MAP #
BUILDER TO VERIFY HOUSE LOCATION, DIMENSIONS AND REVIEW TOTAL IMPERVIOUS NOTED ON THIS PLOT PLAN.



PERVIOUS:

OPOSED IMPERVIOUS = 2,015 SF
HOUSE: 993 SF
DW: 861 SF
SW: 65 SF
CPO: 49 SF
PATIO(REAR)= 47 SF
TAL LOT AREA = 0.80 AC / 35,049 SF
RCENT IMPERVIOUS = 5.74%

TES

SURVEY PERFORMED BY TED BENBOW LAND SURVEYING
ID ALL EXISTING FEATURES ARE SCALED IN FROM SURVEY
LED "BOUNDARY SURVEY FOR BULLER RIVER
VELOPMENT PARTNERS, LP" DATED 08/21/2020.

ALL HORIZONTAL GROUND DISTANCES AND ALL BEARINGS
E BASED SURVEY BY TED BENBOW LAND SURVEYING TITLED
UNDARY SURVEY FOR BULLER RIVER
VELOPMENT PARTNERS, LP" DATED 08/21/2020.

THE PROPERTY LIES IN ZONE 'X' PER NATIONAL FLOOD
SURANCE PROGRAM FLOOD INSURANCE RATE MAP #
10474000J DATED 03/18/2008.

SITE ZONED "RA" PER IREDELL COUNTY GIS.
(BUILING SETBACKS)
FRONT: 35' SIDE: 15' REAR: 35'

AREAS COMPUTED BY COORDINATE METHOD.

NO GRID MONUMENTS FOUND WITHIN 2000' PER REFERENCE.

THIS MAP IS NOT FOR RECORDATION AND SHOULD BE
VIEWED BY A LOCAL GOVERNMENT AGENCY FOR
OMPLIANCE WITH APPLICABLE LAND DEVELOPMENT
GULATIONS.

THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND
RMITTING PURPOSES ONLY.

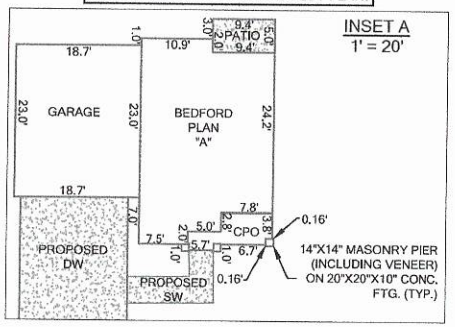
SURVEY HAS MADE NO INVESTIGATION OR INDEPENDENT
ARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES,
STRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR
IY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE
ARCH MAY DISCLOSE.

THIS MAP IS OF AN EXISTING PARCEL OF LAND AND IS ONLY INTENDED FOR THE PARTIES AND PURPOSES SHOWN. THIS MAP NOT FOR RECORDATION. NO TITLE REPORT PROVIDED.

⊗	COMPUTED POINT
○	EXISTING BOUNDARY CORNER
⊠	CONCRETE MONUMENT
	FIRE HYDRANT
	CLEAN OUT
	UTILITY POLE
	WATER METER
	SAN. SEWER MANHOLE
	CABLE PEDESTAL
	TELEPHONE PEDESTAL
	TRANSFORMER / ELECTRIC BOX
———	PROPERTY LINE SURVEYED
———	PROPERTY LINE NOT SURVEYED
———	BUILDING SETBACK
———	DRAINAGE AND UTILITY EASEMENT
—SD—	STORM DRAIN PIPE

PB	PLAT BOOK	EIR	EXISTING IRON REBAR
DB	DEED BOOK	EIP	EXISTING IRON PIPE
PG	PAGE	CPO	COVERED PORCH
SW	SIDEWALK	DW	DRIVEWAY
ST	SEPTIC TANK	PT	PUMP TANK
PM	PRESSURE MANIFOLD		

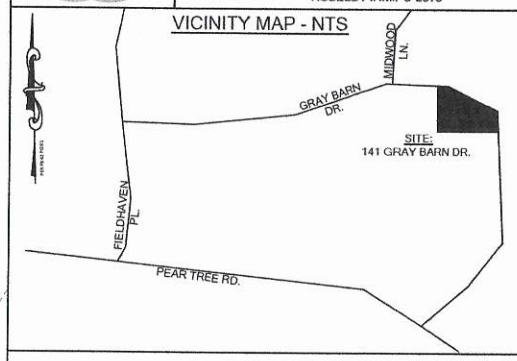
BUILDER TO VERIFY HOUSE LOCATION, DIMENSIONS AND REVIEW TOTAL IMPERVIOUS NOTED ON THIS PLOT PLAN.



SCALE: 1" = 40 ft.

BATEMAN CIVIL SURVEY COMPANY
ENGINEERS • SURVEYORS • PLANNEI
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 DIRI SUPERVISION FROM A SURVEY MADE UNDER MY SUPERVISION (PLAT BOOK REFERENCED IN TITLE BLOCK); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION LISTED UNDER REFERENCES; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; A THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARD OF PRACTIC FOR LAND SURVEYING IN NORTH CAROLINA. L-4752
DATED:

PRELIMINARY

received
2-22-2021

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

SURVEY PLOT PLAN

EXCLUSIVELY FOR

BULLER RIVER DEVELOPMENT PARTNERS, LP

KELLY FARMSTEADS, SECTION II - LOT 11
141 GRAY BARN DRIVE, TROUTMAN, NC
BARRINGER TOWNSHIP, IREDELL COUNTY

DATE: 01/08/21 DRAWN BY: GCS CHECKED BY: SI

REFERENCE: SEE NOTE 2 BCS# 210104 SCALE: 1" = 4(

8/14/2020

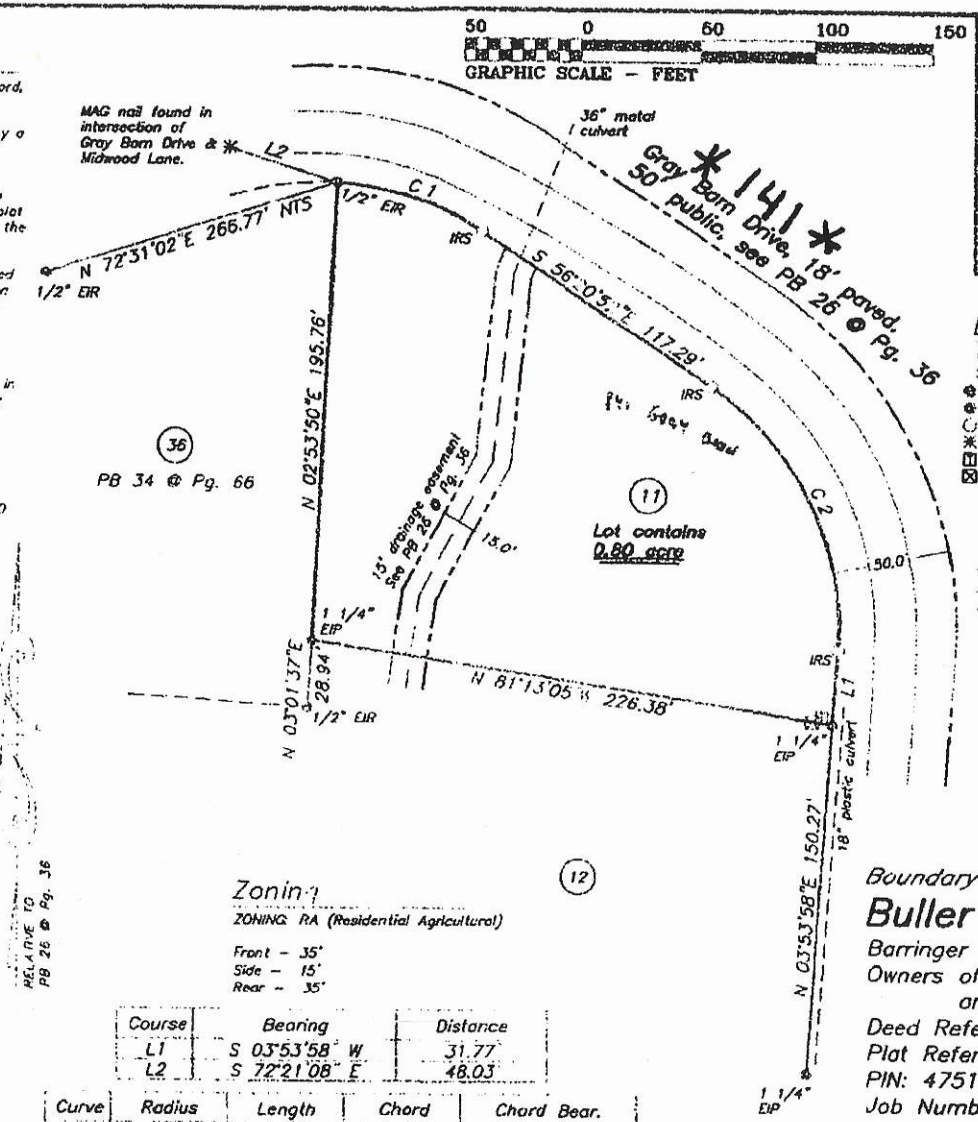
Notice

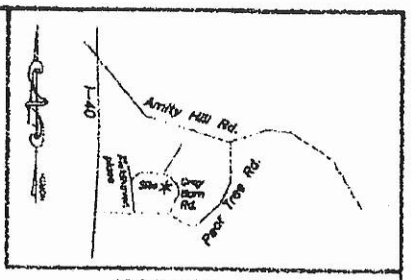
- Property subject to any easements and right of way on record, and all NCDOT easements and rights of way.
- This survey is subject to any facts that may be disclosed by a full and accurate title search.
- This survey plat does not show any unrecorded, written or unwritten easements, dedications or other 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 1:30,358.
- 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 21 day of AUGUST 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





Vicinity Map, NTS

Legend

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

- EIP ..... EXISTING IRON PIPE AS SHOWN
- EIR ..... EXISTING IRON ROD AS SHOWN
- IRS ..... 1/2" IRON ROD SET WITH YELLOW CAP
- MNF ..... MAG NAIL FOUND
- ..... TELEPHONE PEDESTAL
- ..... POWER BOX
- EP ..... EDGE OF PAVEMENT
- R/W ..... RIGHT OF WAY
- PIN ..... PARCEL IDENTIFICATION NUMBER
- NTS ..... NOT TO SCALE
- ——— LINE NOT SURVEYED
- ——— LINE SURVEYED
- ——— R/W OR EASEMENT

KELLY FARMSTEADS

Zoning

ZONING: RA (Residential Agricultural)

Front – 35'
Side – 15'
Rear – 35'

Course	Bearing	Distance
L1	S 03°53'58" W	31.77'
L2	S 72°21'08" E	48.03'

Curve	Radius	Length	Chord	Chord Bear.
C1	125.00'	66.86'	66.06'	S 71°44'04" E
C2	125.00'	131.66'	125.66'	S 26°16'29" E

TED BENBOW Land Surveying
Proudly Surveying Iredell County Since 1989
630 SIGNAL HILL DRIVE EXT., STATESVILLE, NC 28625
PHONE (704) 878-9661
www.boundarydevelopment.com

Boundary Survey For:

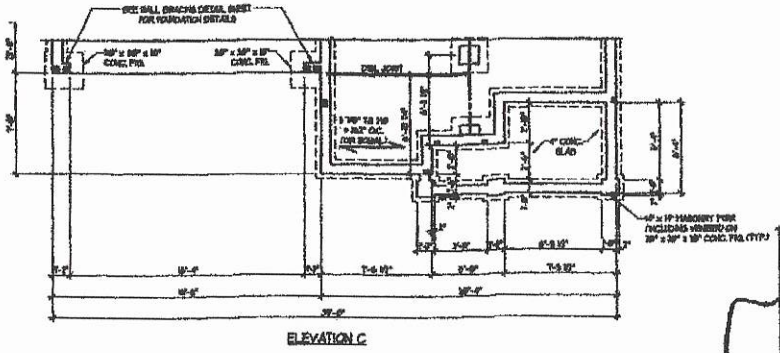
Buller River Development

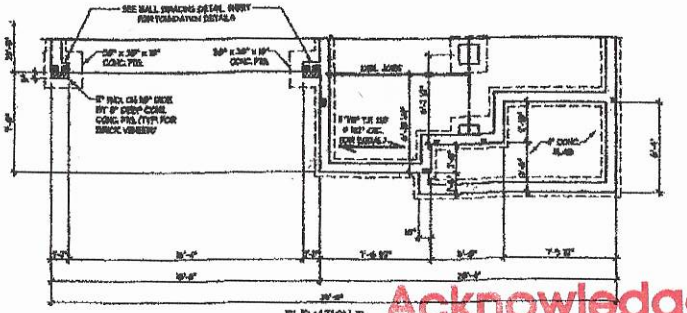
Barringer Township, Iredell County, NC
Owners of Record: Daniel R Weaver and wife, Donna M. Weaver
Deed Reference: Bk. 1180 @ Pg. 1056
Plat Reference: PB 26 @ Pg. 36
PIN: 4751-16-6944
Job Number:2008137.DWG (2008137.CRD)
Field Work: 08-20-2020
Plat Date: 08-21-2020

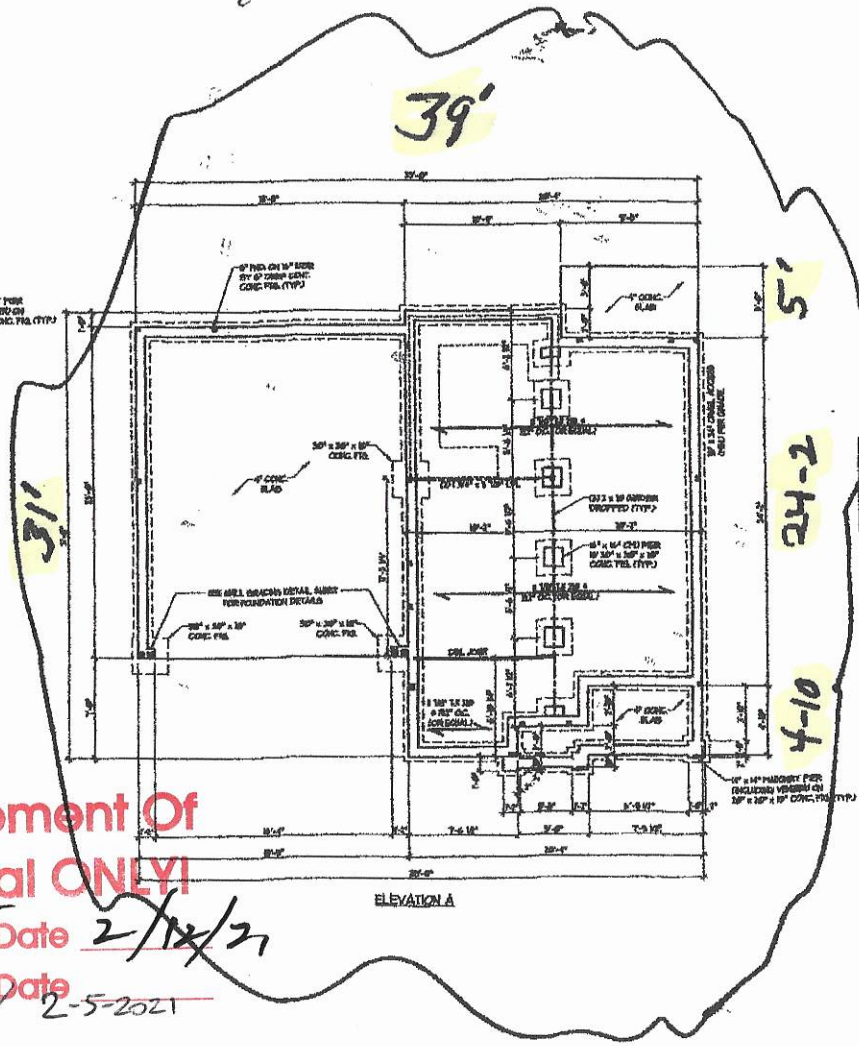
Appointment of Lien Agent: Details - LiensNC Lien Service

(1) * 141 GRAY BARN RD. Lot-11 *

* 2 BED / W OFFICE + FLEX Room *







Acknowledgement Of
Plans Submittal ONLY!

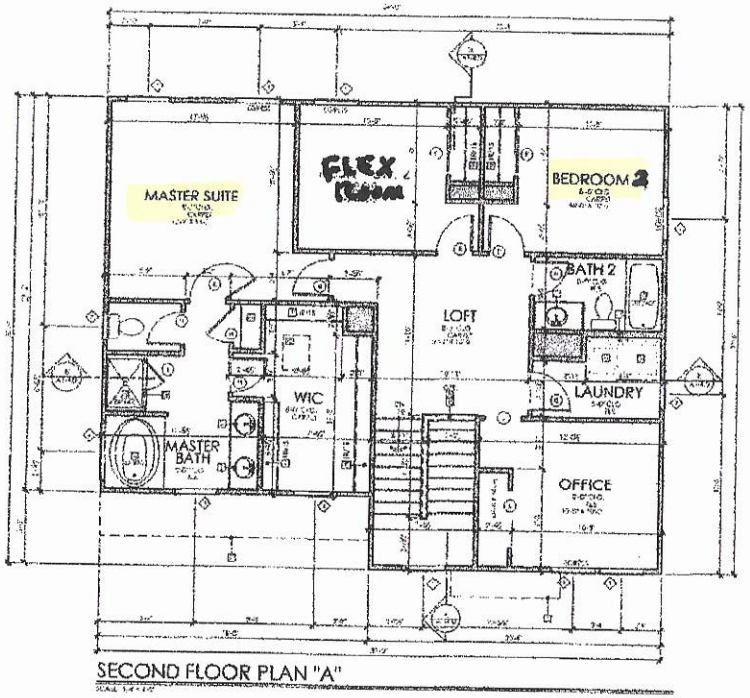
Date 2/12/21

Date 2-5-2021

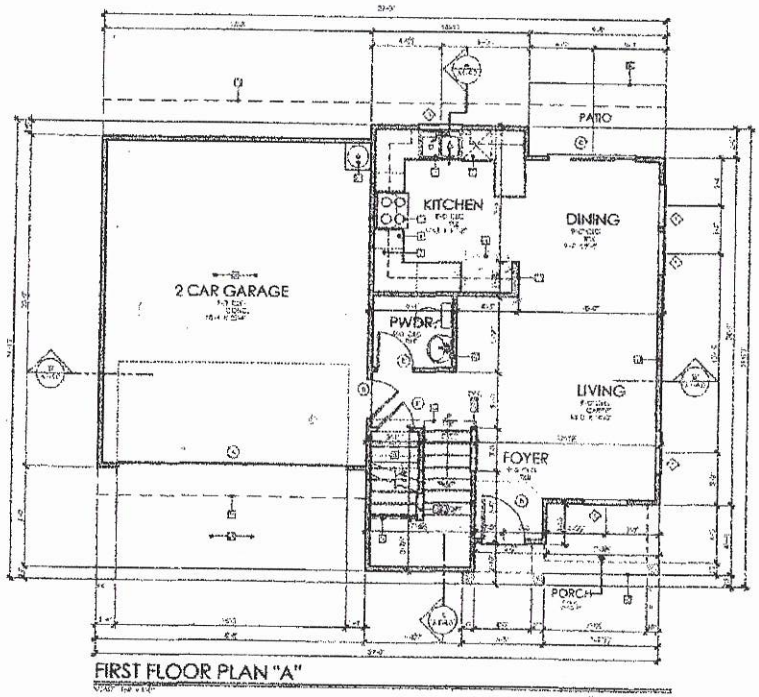
J.S. THOMPSON ENGINEERING, INC

BEDFORD - L
CORNERSTONE III PROPERTIES

S-1a
GRAVEL FOUNDATION PLAN



SECOND FLOOR PLAN "A"



FIRST FLOOR PLAN "A"

FLOOR PLAN NOTES

DOOR SCHEDULE

DRYWALL WRAPPED OPENING SCHEDULE

WINDOW SCHEDULE

AREA CALCULATION

FIRST FLOOR (GROSS)	1193
SECOND FLOOR (GROSS)	1403
TOTAL GROSS LIVING AREA	2507
PORCH	345
GARAGE	574

Acknowledgement Of
Plans Submittal ONLY!

Date 2/12/21

Date 2-5-2021

REVISIONS

CHARLOTTE, NC

FLOOR PLANS
-
BEDFORD
ELEVATION 'A'

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

A1-1.0

PLOTTED: May 15, 2017 / Keith / BEDFORD CD 05 11 17.DWG

IREDELL COUNTY · NC

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

APPLICATION NUMBER
311144 Issue Date:

Permit Type: ZONING

Parcel Number	Street Address	Jurisdiction
4751166944.000	141 GRAY BARN DR	Iredell County

Owner Information	Applicant Information
Name: BULLER RIVER DEV PARTNERS LP	Name: CORNERSTONE III PROPERTIES
Address:	Address: 118 E KINGSTON AVE
,	CHARLOTTE, NC 28203
Phone:	Phone: (704)301-3229

Use Requested	Zone Code
Single Family Dwelling	RA

Lot Acreage	F Setback	B Setback	L Setback	R Setback	Watershed	Flood Zone
0.805	35	35	15	15	N/A	NO

Remarks
SFD

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

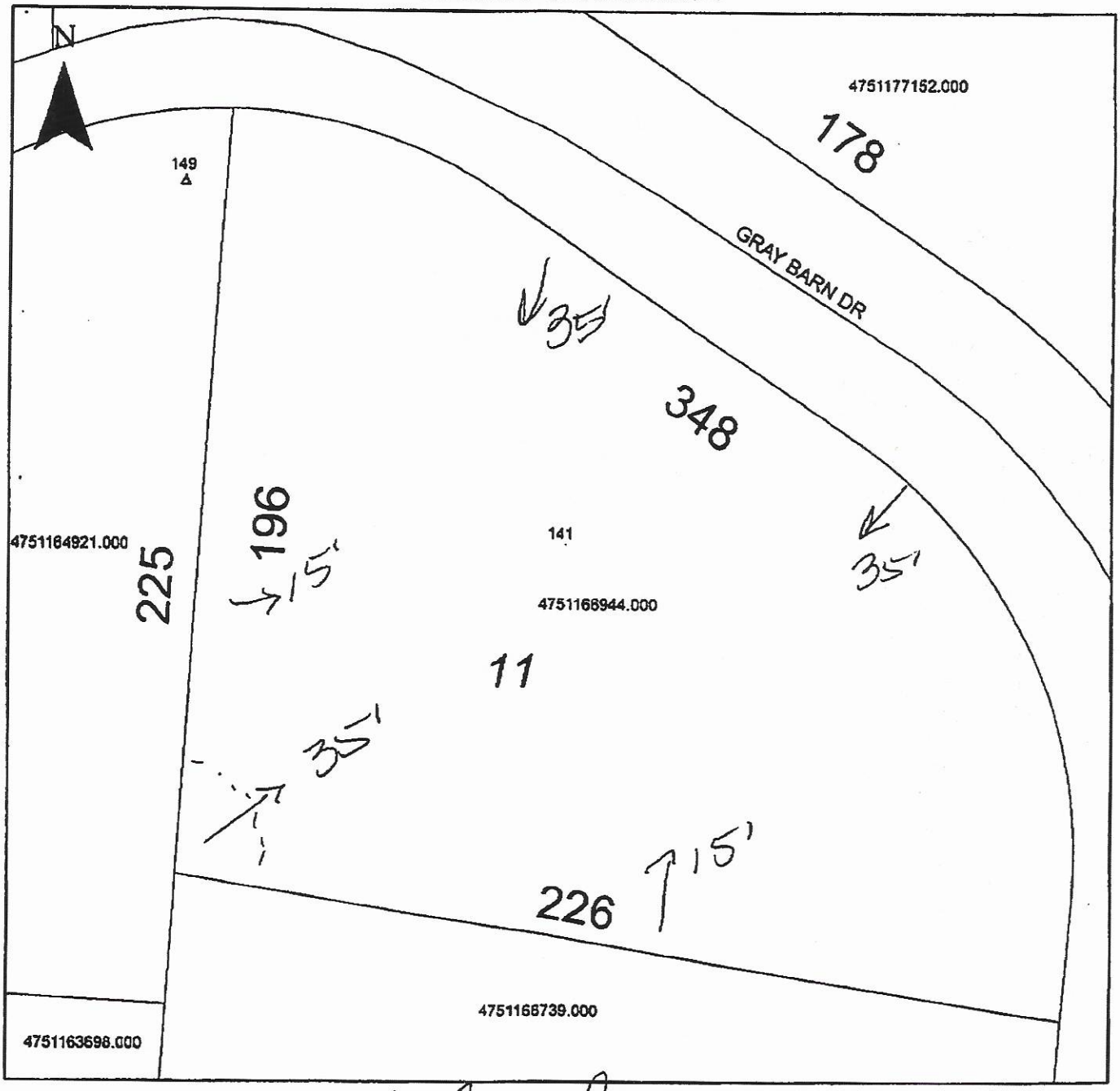
Signature of Owner/Contractor

Date: 09/22/2020

Permit Number	311144

TOTAL FEES:	$77.25

ZONING DISCLAIMER



Property Address 141 Gray Barn

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

Stan Lowe
Applicant

9/22/25
Date