ICHD - ENVIRONMENTAL HEALTH DIVISION

Statesville Office (704) 878-5305 Mooresville Office (704) 660-3625 PERMIT # AP 319466.

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

PIN # 4756555411 --

APPLICANT/OWNER: Cornerstone III Properties APPLICANT ADDRESS: 259 Textile Way Ft Mill SC 29715

SITE ADDRESS: 143 Donna Lane Statesville NC 28625 PHONE: 704-301-3229 ALT. PHONE —

SITE DIRECTIONS: North on East Meadowview Rd on Dillingsa Rd on Donna Lane. SAP CONTROLLED: ☐ YES ☒ NO

SUBDIVISION: Meadow View Estates SECTION: 4 LOT # 35 LOT AREA: 1.16 AC. DESIGN FLOW: 360 L.T.A.R.: .275

Septic Tank	1000 (gal)	STB	760	Date	12/13/21	☒ New System	☐ Repair	☐ Expansion	System Type: I II (III) IV V VI
Pump Tank	(gal)	PT		Date		System Description:	Gravity - 25% Reduction.		
Pump Make		Model		Serial #		Repair System Description:	Repair Exempt Rule 15A NCAC 18A .1961		
# Nitrification Fields	1	# Lines	5	Linear Ft	401	Maintenance Agreement Required:	☐ YES	☒ NO	
Trench Width	36	Trench Bottom Depth(Low side)	16in	Gravel Depth	—	☒ GRAVITY	☐ PRESSURE		

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

Comments / Conditions: ICHD must approve cover on system

INITIAL SITE SKETCH

This permit is issued pursuant to Section 11 . (C) of S.L. 2018-114 using the signed and sealed LSS Evaluation by:

Agri-Waste Technology, Inc.

LSS # 1324 Dated July 6, 2021

AS BUILT SKETCH

FOR SEPTIC FINAL INSPECTION CALL: 704-664-3703 between 8am-9am the day the inspection is needed. Be sure to speak with an inspector to confirm your time.

Installed as Drawn

Permit can be suspended or revoked if any false information is supplied toward securing the permit / any unauthorized changes are made to the site / any unauthorized changes are made in the installation of the system. **CONTACT A LOCATOR SERVICE PRIOR TO ANY EXCAVATION**

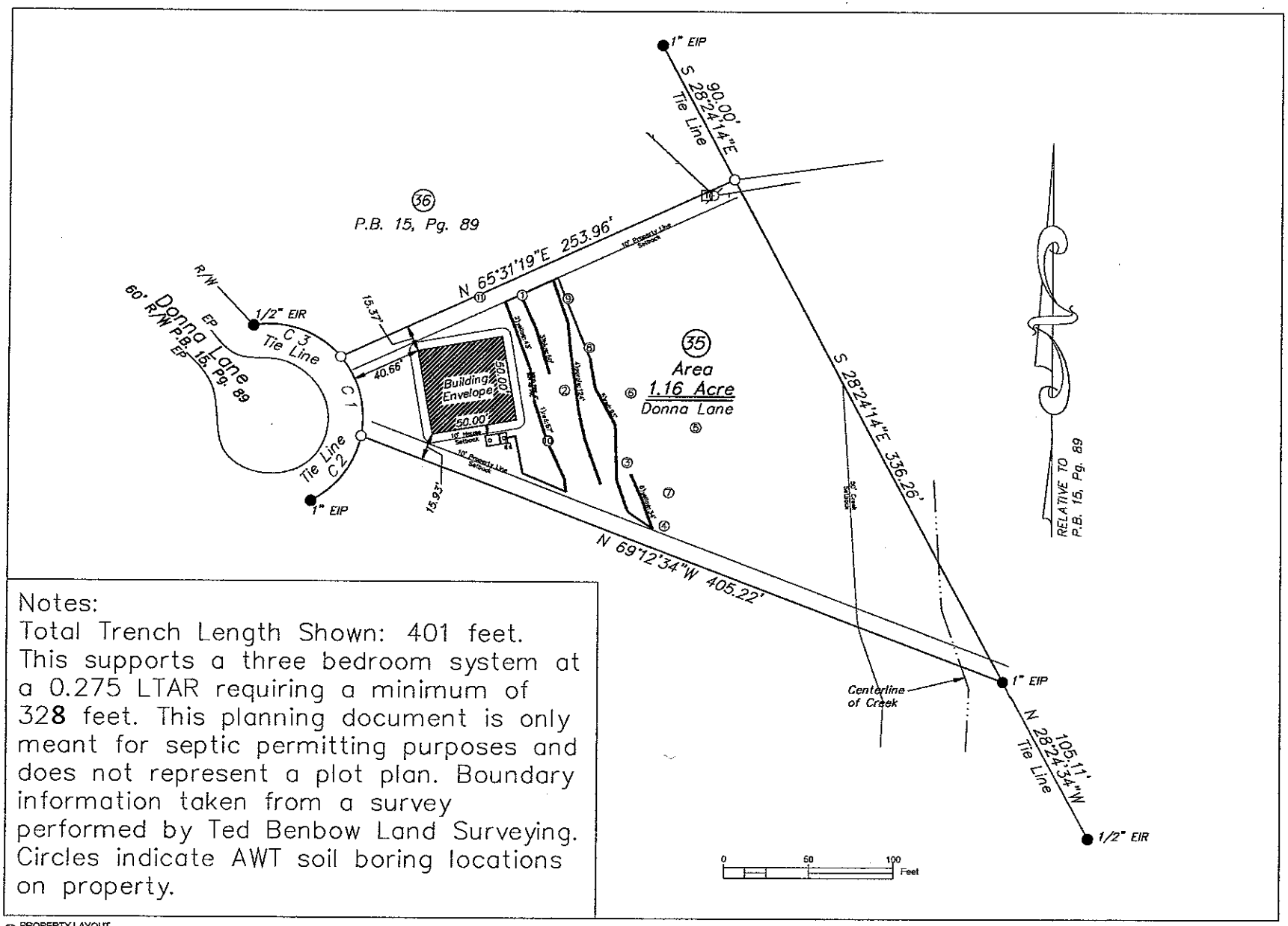
☐ **IMPROVEMENT PERMIT** *with plat valid without expiration.* ☒ **IMPROVEMENT PERMIT** *with site plan valid for 60 mos.* ☐ **AUTHORIZATION TO CONSTRUCT** *valid for period equal to IMPROVEMENT PERMIT--not to exceed 60 mo.*

Owner / Applicant Signature: Stan Crum Date: 8/13/21 Installed by: Lentz Wastewater

IMPROVEMENT PERMIT by: Benjamin Robertson Date: 8/23/21 OPERATION PERMIT by: Gary Whitt Date: 2/14/22

AUTHORIZATION TO CONSTRUCT by: Benjamin Robertson Date: 8/23/21 Existing System Inspected by: Date:

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



Notes:
Total Trench Length Shown: 401 feet. This supports a three bedroom system at a 0.275 LTAR requiring a minimum of 328 feet. This planning document is only meant for septic permitting purposes and does not represent a plot plan. Boundary information taken from a survey performed by Ted Benbow Land Surveying. Circles indicate AWT soil boring locations on property.

PROPERTY LAYOUT

Scaled for 36"x24" output

AWT
Engineers and Soil Scientists
Agri-Waste Technology, Inc.
501 N. Salem Street, Suite 203
Apex, North Carolina 27502
919-859-0669
www.agriwaste.com

Cornerstone: Donna Lane
Lot 35 WWTS

Owner Information:
Bull River Development
c/o Stan Pressley
259 Textile Way
Fort Mill, SC 28715
704-301-3229
stan@cornerstone3p.com

Property Information:
Lot 35, Donna Ln
Statesville, NC 28625
Iredell County

FOR REVIEW ONLY

REV.	ISSUED DATE	DESCRIPTION

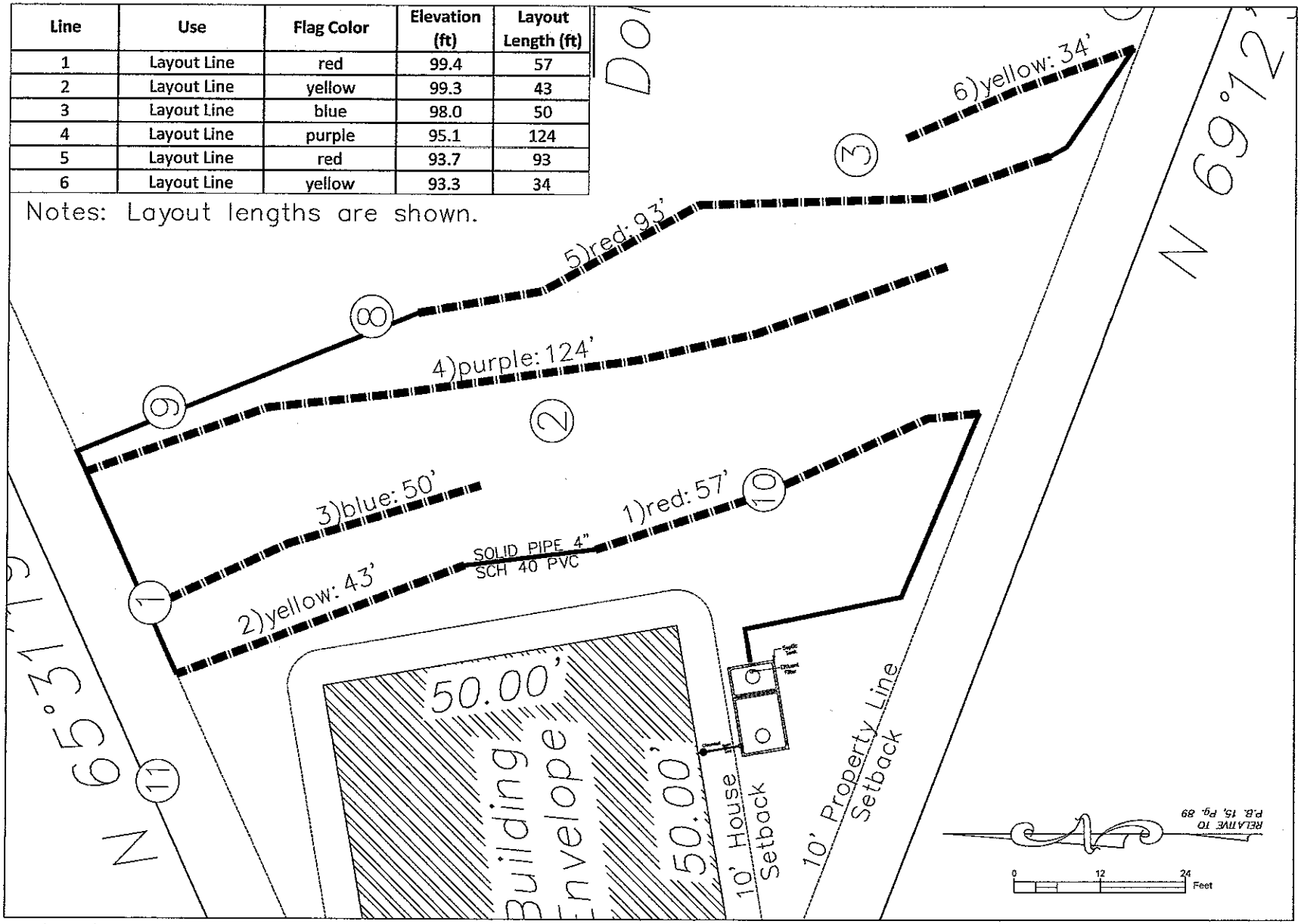
SHEET TITLE
Property Layout

DRAWN BY: J. BANKS	CREATED ON: 06/23/2021
REVISED BY: T. DAVIS	REVISED ON: 07/06/2021
RELEASED BY: ----	RELEASED ON: ----

SHEET NAME:
WW-2

Line	Use	Flag Color	Elevation (ft)	Layout Length (ft)
1	Layout Line	red	99.4	57
2	Layout Line	yellow	99.3	43
3	Layout Line	blue	98.0	50
4	Layout Line	purple	95.1	124
5	Layout Line	red	93.7	93
6	Layout Line	yellow	93.3	34

Notes: Layout lengths are shown.



COMPONENT LAYOUT

Scaled for 36"x24" output

AWT
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919-859-0669
www.agriwaste.com

Cornerstone: Donna Lane
Lot 35 WWTS

Owner Information:
Bull River Development
c/o Stan Pressley
259 Textile Way
Fort Mill, SC 28715
704-301-3229
stan@cornerstone3p.com

Property Information:
Lot 35, Donna Ln
Statesville, NC 28625
Iredell County

For Review Only

REV.	ISSUED DATE	DESCRIPTION

SHEET TITLE
Component Layout

DRAWN BY: J. BANKS	CREATED ON: 06/23/2021
REVISED BY: T. DAVIS	REVISED ON: 07/06/2021
RELEASED BY: ----	RELEASED ON: ----

SHEET NAME:
WW-3

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

PROPERTY ID #: _4756-55-5411__
COUNTY: Iredell Co.__

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

CLIENT: _____Cornerstone (Buller River Development) _____ APPLICATION DATE_____
ADDRESS:_____Donna Lane, Statesville, NC (Lot 35) DATE EVALUATED: __6/17/21
PROPOSED FACILITY: _Single Family Residence___PROPOSED DESIGN FLOW (.1949): ___360 GPD____ PROPERTY SIZE: ___1.12 ac.____
LOCATION OF SITE: Donna Lane, Statesville, NC (Lot 35) PROPERTY RECORDED: _____
WATER SUPPLY: ☐ Private ☒ Public ☐ Well ☐ Spring ☐ Other _____
EVALUATION METHOD: ☒ Auger Boring ☐ Pit ☐ Cut TYPE OF WASTEWATER: ☒ Sewage ☐ Industrial Process ☐ Mixed

PROFILE #	.1940 LANDSCAPE POSITION/ SLOPE %	HORIZON DEPTH (IN.)	SOIL MORPHOLOGY (.1941)		OTHER PROFILE FACTORS				PROFILE CLASS & LTAR
			.1941 STRUCTURE/ TEXTURE	.1941 CONSISTENCE/ MINERALOGY	.1942 SOIL WETNESS/ COLOR	.1943 SOIL DEPTH	.1956 SAPRO CLASS	.1944 RESTR HORIZ	
SB 1	8%	0-8"	L; GR	SS; SP; Fr		44"			Provisionally Suitable 0.3
		8-33"	C; SBK	SS; SP; Fi					
		33-44"	CL; WSBK	SS; SP; Fr					
SB 2	9%	0-32"	C; GR	SS; SP; Fr		40"		SAP	Provisionally Suitable 0.275
		32-40"	CL; WSBK	SS; SP; Fi					
		40+"	L; Gr	SS; SP; Fr					
SB 3	8%	0-8"	SCL; Gr	SS; SP; Fr		39"		SAP	Provisionally Suitable 0.275
		8-30"	C; SBK	SS; SP; FI					
		30-39"	CL; SBK	SS; SP; Fr					
		39+"	L; Gr	SS; SP; Fr					
SB 4	6%	0-15"	SCL; Gr	SS; SP; Fr	10YR 7/2	37"		Chroma 2	Provisionally Suitable 0.275
		15-37"	CL; SBK	SS; SP; Fr					
		37+"	CL; WSBK	SS; SP; Fr					

DESCRIPTION	INITIAL SYSTEM	REPAIR SYSTEM
Available Space (.1945)	Provisionally Suitable	Repair Exempt
System Type(s)	Conventional Innovative	Repair Exempt
Site LTAR	0.275 GPD/Ft²	"

OTHER FACTORS (.1946): _____
SITE CLASSIFICATION (.1948): _____

EVALUATED BY: ___Chris McGee_____
OTHER(S) PRESENT: _____Trevor Hackney_____

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 #: 4756-55-5477
DATE OF EVALUATION: 6/17/21
COUNTY: Iredell Co.

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
SB 5	6%	0-13"	SL; Gr	SS; SP; Fr	7.5YR 7/2	13"		Chroma 2	Drip 0.1
		13+"	SL; Gr	SS; SP; Fr					
SB 6	6%	0-10"	SL; Gr	SS; SP; Fr	7.5YR 7/2	10"		Chroma 2	Unsuitable
		10-20"	SCL; WSBK	SS; SP; Fr					
SB 7	5%	0-10"	SL; Gr	SS: SP; Fr	7.5 YR 7/2	10"		Chroma 2	Unsuitable
		10-22"	SCL; WSBK	SS; SP; Fr					
SB 8	5%	0-10"	SL; Gr	SS; SP; Fr	7.5YR 7/2	30"		Chroma 2	Provisionally Suitable 0.275
		10-30"	SCL; WSBK	SS: SP; Fr					
		30+"	SCL; WSBK	SS; SP; Fr					
SB 9	5%	0-10"	SL; Gr	SS: SP; Fr	7.5YR 7/2	33"		Chroma 2	Provisionally Suitable 0.275
		10-33"	SCL; WSBK	SS; SP; Fr					
		33+"	SCL; WSBK	SS: SP; Fr					

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 #: _4756-55-5477_
DATE OF EVALUATION: ___6/17/21___
COUNTY: _ Iredell Co.__

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
SB 10	9%	0-8"	SCL; Gr	SS; SP; Fr		36"		SAP	Provisionally Suitable 0.275
		8-26"	C; SBK	SS; SP; Fi					
		26-36"	CL; WSBK	SS; SP; Fr					
		36+"	CL; Gr	SS; SP; Fr					
SB 11	10%	0-10"	SCL; Gr	SS; SP; Fr		42"			Provisionally Suitable 0.275
		10-30"	C; SBK	SS; SP; Fi					
		30-42"	CL; WSBK	SS; SP; Fr					

COMMENTS:_____

Engineers and Soil Scientists
Agri-Waste Technology, Inc.
501 N. Salem Street, Suite 203
Apex, North Carolina 27502
919-859-0669
www.agriwaste.com



Soil Suitability for Domestic Sewage Treatment and Disposal Systems
Donna Lane (Lot 35), Statesville, NC. 28625
(PIN: 4756-55-5411; Iredell County)

PREPARED FOR: Cornerstone (Buller River Development), Client

PREPARED BY: Chris McGee, Senior Soil Scientist
Trevor Hackney, Environmental Scientist

DATE: July 6, 2021

Soil suitability for domestic sewage treatment and disposal systems was evaluated on June 17, 2021 for the property located at Donna Lane (Lot 35), Statesville, NC. Chris McGee and Trevor Hackney of Agri-Waste Technology, Inc. (AWT) conducted the soil evaluation. This evaluation was done to facilitate permitting for a septic system. This report and attached documents were prepared to meet the requirements for a Licensed Soil Scientist evaluation to meet SL 2018-114 (c).

A drawing of the site plan, septic layout, and boring locations is included in Attachment 1. Profile descriptions for each boring are included in Attachment 2. Additional documentation about the property is included in Attachment 3.

The total property area is approximately 1.12 acres. The property is completely wooded. The home is proposed near the front of the property and the septic system is proposed near the back of the house. The proposed system is a serial distribution gravity septic system. This property is repair area exempt based on the original PLAT that was recorded in October of 1977 (Attachment 3).

Soil Suitability for Domestic Sewage Treatment and Disposal Systems
The drawing in Attachment 1 details the property boundaries (as surveyed by Ted Benbow Land Surveying), soil boring locations, and layout of drain field trenches (Completed by AWT). Eleven soil borings were assessed on the property. Soil borings were examined to determine soil suitability for on-site sewage disposal systems in accordance with 15A 18A .1900 Rules for Sewage Treatment and Disposal Systems.

These borings were advanced with a hand auger. Soil Borings 1, 2, 3, 4, 8, 9, 10 & 11 were all provisionally suitable for a conventional style trench.

A septic layout was performed to demonstrate available space (.1945). The layout in Attachment 1 indicates there is available space for a three-bedroom gravity initial system utilizing the 25% reduction of innovative drain field material.

The proposed LTAR (Long Term Acceptance Rate) by AWT is 0.275 GPD/ft^2. The soils on this property are group IV soils within the distribution and treatment zone as used to define the LTAR. Since usable soil depths meet or exceed 28" AWT is recommending the use of innovative style trench to utilize the 25% reduction for the system. With an LTAR of 0.275 GPD/ft^2, 328 linear feet of innovative trench is necessary to support a three-bedroom home initial system. The attached drawing proves that 401 linear feet of trench can be installed with the proposed home location on the property. We recommend using the entire layout since no repair area is available. The maximum trench bottom should not exceed 16 inches from the low side of the trench. At this trench bottom depth 2 inches of fill soil will be required near soil borings 8 and 9 to maintain sufficient soil cover across the drain field area

Any disturbances or grading done in the usable area or within the proposed setbacks will change the potential of using the area designated for a drain field. Prior to moving forward with building on the property, Iredell County Environmental Health Department should be contacted to complete the necessary review of this documentation to issue an IP (Improvement Permit) for the property.

Conclusions

An IP (Improvement Permit) for this property can be issued with the site plan that is in Attachment 1. The county issues an Operation Permit after the system has been installed to meet the specifications of the Authorization to Construct. Septic layouts and system design can be performed as needed. It will be critical to not disturb any of the proposed septic area or there is a risk that the IP will be voided. The LSS Evaluation is being submitted pursuant to and meets the requirements of the SL 2018-114 Section 11. (c)

We appreciate the opportunity to assist you in this matter. Please contact us with any questions, concerns, or comments.

Sincerely,

Christopher McGee, LSS

Trevor Hackney

Trevor Hackney

Engineers and Soil Scientists

Agri-Waste Technology, Inc.
501 N. Salem Street, Suite 203
Apex, North Carolina 27502
919-859-0669
www.agriwaste.com

June 22, 2021

To: Applicant- Lot 35, Donna Ln, Statesville, NC 28625

Re: Site/Soil Investigation for Lot 35, Donna Ln in Statesville (Iredell County, NC)

I, STAN PRESSLEY / CORNERSTONE III HOF (applicant name, print), acknowledge that "the LSS Evaluation attached to this application is to be used to produce design and construction features for permitting in accordance with SL 2018-114 Section 11.(c)."

Applicant Signature: Stan Pressley

Date: 6/23/21

Sincerely,

Chris McGee, LSS
Soil Scientist
Agri-Waste Technology, Inc.

BED – A

AP 319466

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

Iredell County Health Department – Environmental Health Division

PD. $500.00 07/09/2021

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 .1957(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 II PROPERTIES Address: 259 TEXTILE WAY FT. MILL SC Zip: 29715

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

Owner Name: BULLER RIVER DEVELP. Address: 259 TEXTILE WAY FT. MILL, SC Zip: 29715

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

Property Information:

Street Address: 143 DONNA LANE PIN# 4756-55-5411

Subdivision Name: MEADOWVIEW Section/Phase: _____ Lot Number: 35

Driving Directions: NORTH ON EAST MEADOWVIEW DR / RIGHT ON DILLINGER DR / RT. ON DONNA LN.

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

CHECK FOUNDATION TYPE
(✓) 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.

Signature: Stan Cowley 7/6/21
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/BULLER RIVER, am the legal owner(s) of the property located at 143 DONNA LANE LOT-35, identified as

PIN (Parcel Identification Number) 4756-55-5411, located in Iredell County, North Carolina.

I do hereby authorize (**print legal representative/company name**) STAN PRESSLEY/CORNERSTONE III, to act as an agent on my behalf in applying for/signing/obtaining any of the documents described below.

- Application for Improvement Permit (IP) / Authorization to Construct (AC)
- Improvement Permit (IP) / Authorization to Construct (AC)
- Application for soil-site evaluation (new/repair)
- Application/permit for private drinking water well/well abandonment
- Application for Compliance Inspection

I agree to abide by all decisions and/or conditions between the legal representative acting on my behalf and the Iredell County Department of Public Health, Environmental Health Division.

Pam Harding/Buller River Dartment — 7/6/21

Signature of Owner(s) — Date

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

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

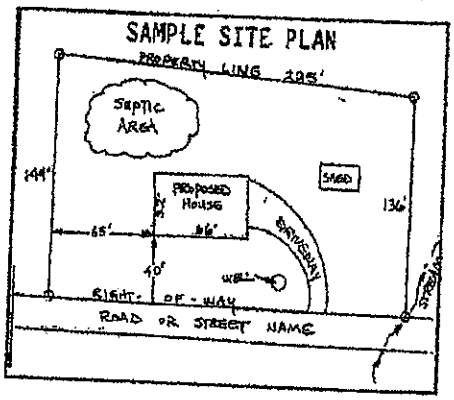
IREDELL COUNTY DEPARTMENT of ENVIRONMENTAL HEALTH

SITE PLAN WORKSHEET

SEE THE "SAMPLE SITE PLAN" BELOW. *INCOMPLETE SITE PLANS WILL BE RETURNED TO YOU FOR COMPLETION AND MAY RESULT IN A DELAY IN THE ISSUANCE OF YOUR SEPTIC SYSTEM OR WELL PERMIT!!!*

Place an (X) beside each item as you complete the site plan:

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

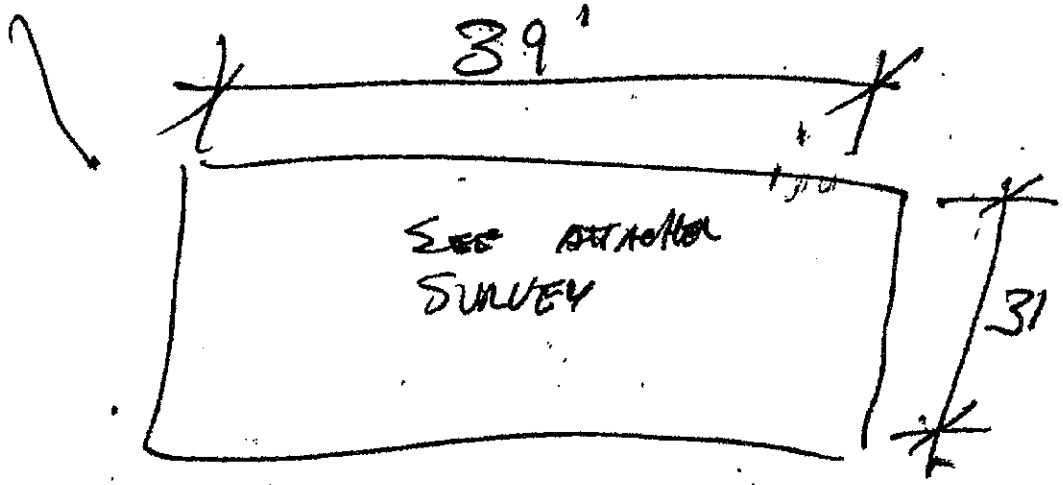


Circle N/A on the following if appropriate:

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

USE THIS SPACE TO DRAW YOUR SITE PLAN

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



Signature: Tim Pauley

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

7/6/21

DATE

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 1:9,328.

* Area determined by coordinate computations.

* No NGS or NCGS Horiz. Control Monument found within 2,000 feet of the site.

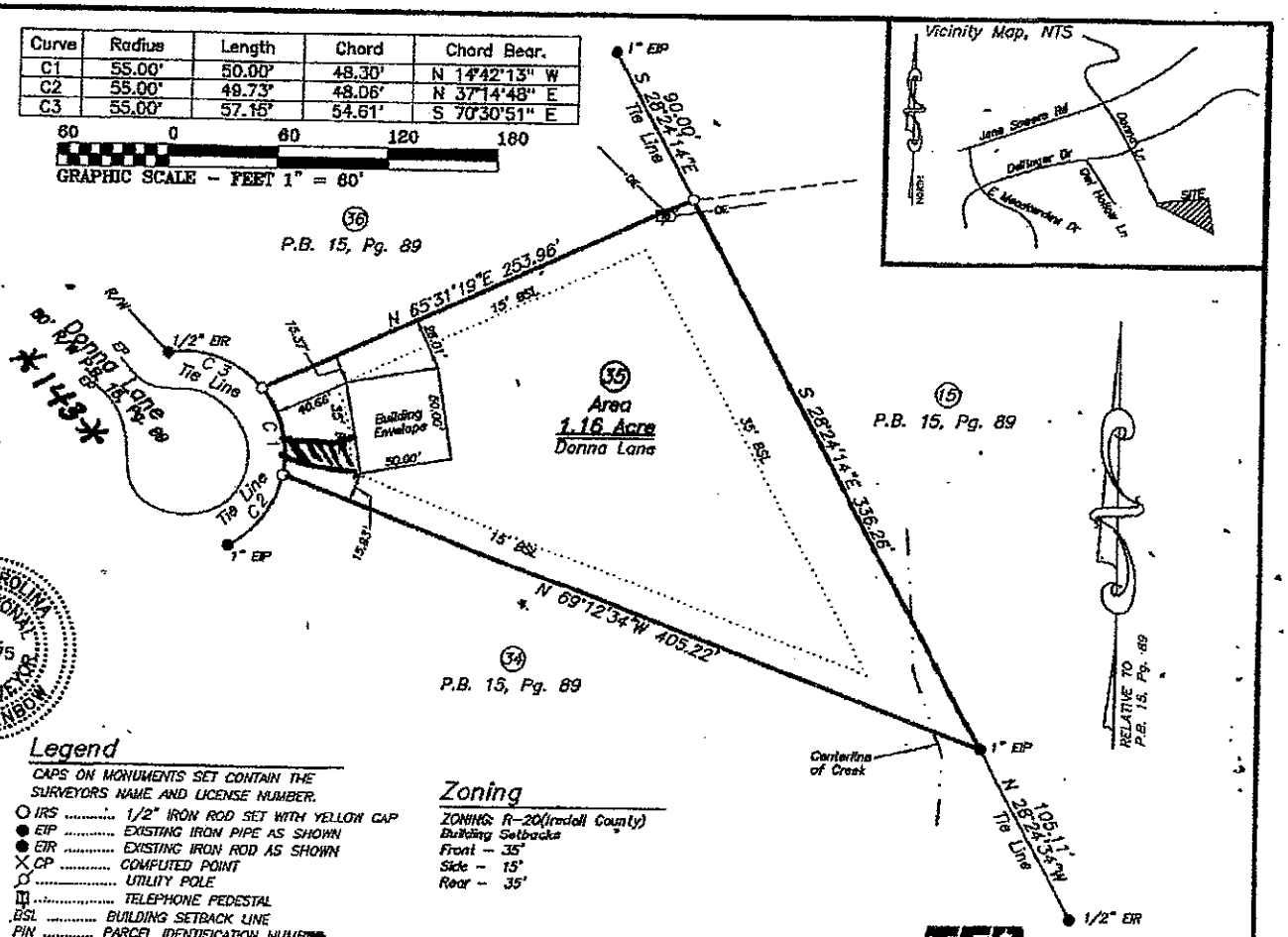
Witness this my original signature, registration number and seal this 20th day of April, 2021 A.D.

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

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

Curve	Radius	Length	Chord	Chord Bear.
C1	55.00'	50.00'	48.30'	N 14°42'13" W
C2	55.00'	49.73'	48.06'	N 37°14'48" E
C3	55.00'	57.15'	54.61'	S 70°30'51" E

60 0 60 120 180
GRAPHIC SCALE - FEET 1" = 60'



Legend

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

- O IRS ..... 1/2" IRON ROD SET WITH YELLOW CAP
- ● EIP ..... EXISTING IRON PIPE AS SHOWN
- ● EIR ..... EXISTING IRON ROD AS SHOWN
- X CP ..... COMPUTED POINT
- UTILITY POLE
- TELEPHONE PEDESTAL
- BSL ..... BUILDING SETBACK LINE
- PIN ..... PARCEL IDENTIFICATION NUMBER
- EP ..... EDGE OF PAVEMENT
- R/W ..... RIGHT OF WAY
- NTS ..... NOT TO SCALE
- LINE SURVEYED
- TIE LINE SURVEYED
- LINE NOT SURVEYED
- RIGHT-OF-WAY LINE
- OE OVERHEAD UTILITY LINE
- BUILDING SETBACK LINE

Zoning

ZONING: R-20(Iredell County)
Building Setbacks
Front - 35'
Side - 15'
Rear - 35'

Flood Hazard Area Certificate

According to mapping provided by the Federal Emergency Management Agency and shown on the Digital Flood Insurance Rate Map (DFIRM) Panel 4756, Iredell County, North Carolina, effective date: 3/18/2008, the property shown hereon is not located within a special flood hazard area. The property is entirely within an area designated "Zone X - other areas". Areas determined to be outside the 0.2% annual chance floodplain: areas outside future conditions 1% annual chance floodplain.

Boundary Survey For:

Buller River Development Partners, LLC

Bethany Township, Iredell County, NC
Owners of Record: Allen K. Nicholson and wife, Lavonda H. Nicholson
Deed Reference: D.B. 654, Pg. 865
Plat Reference: P.B. 15, Pg. 89
PIN: 4756-55-5411
Job Number:210485.DWG (210485.CRD)
Field Work: 4-19-2021
Plat Date: 4-20-2021

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

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 1:9,328.

* Area determined by coordinate computations.

* No NGS or NCGS Horiz. Control Monument found within 2,000 feet of the site.

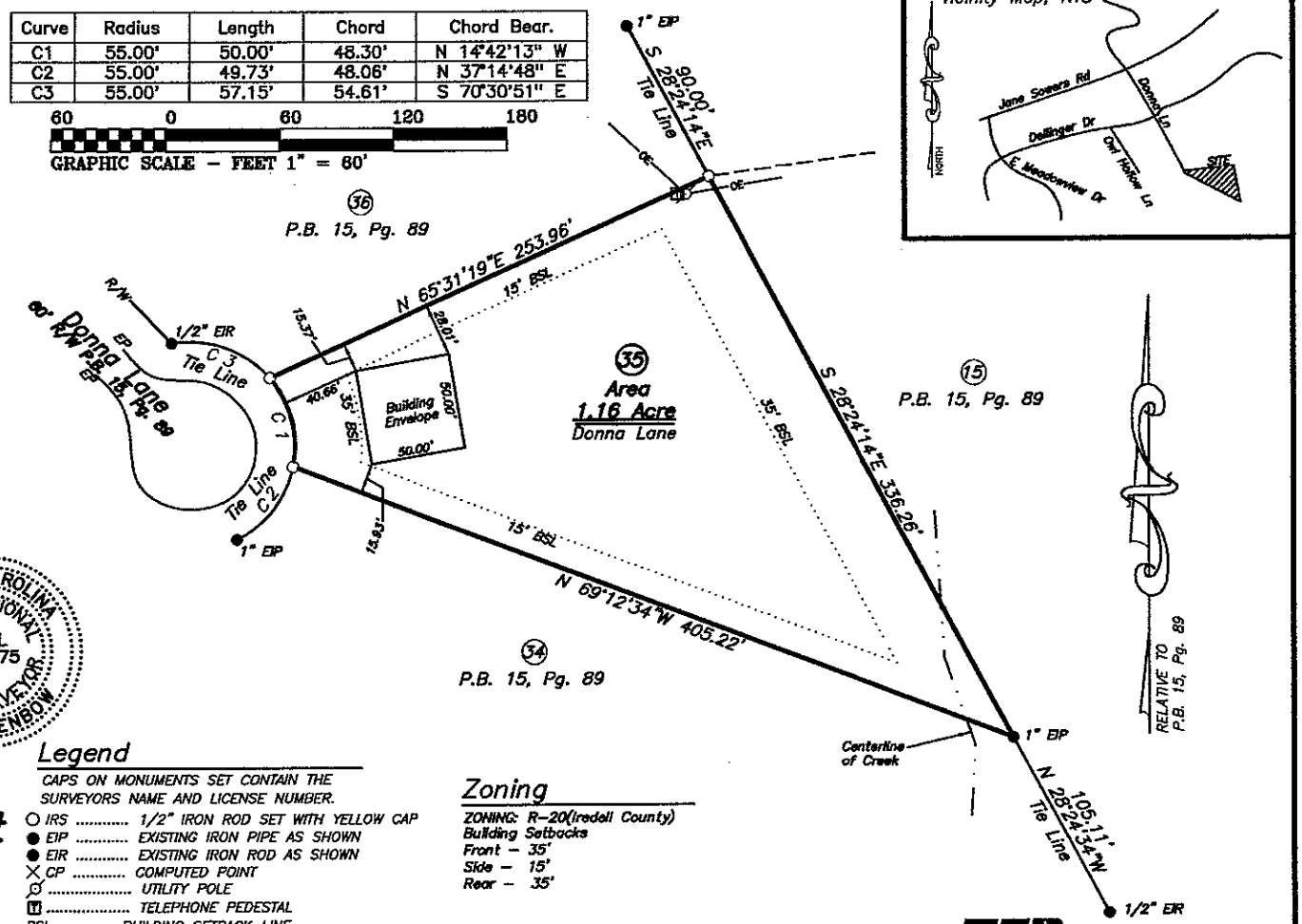
Witness this my original signature, registration number and seal this 20th day of April, 2021 A.D.

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

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

Curve	Radius	Length	Chord	Chord Bear.
C1	55.00'	50.00'	48.30'	N 14°42'13" W
C2	55.00'	49.73'	48.06'	N 37°14'48" E
C3	55.00'	57.15'	54.61'	S 70°30'51" E

60 0 60 120 180
GRAPHIC SCALE – FEET 1" = 60'



Legend

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

- IRS ..... 1/2" IRON ROD SET WITH YELLOW CAP
- EIP ..... EXISTING IRON PIPE AS SHOWN
- EIR ..... EXISTING IRON ROD AS SHOWN
- CP ..... COMPUTED POINT
- UTILITY POLE
- TELEPHONE PEDESTAL
- BSL ..... BUILDING SETBACK LINE
- PIN ..... PARCEL IDENTIFICATION NUMBER
- EP ..... EDGE OF PAVEMENT
- R/W ..... RIGHT OF WAY
- NTS ..... NOT TO SCALE
- LINE SURVEYED
- TIE LINE SURVEYED
- LINE NOT SURVEYED
- RIGHT-OF-WAY LINE
- OE OVERHEAD UTILITY LINE
- BUILDING SETBACK LINE

Zoning

ZONING: R-20(Iredell County)
Building Setbacks
Front – 35'
Side – 15'
Rear – 35'

Flood Hazard Area Certificate

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89

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

PROPOSED SUBDIVISION ROAD
CONSTRUCTION STANDARDS CERTIFICATION

APPROVED _____
DISTRICT ENGINEER

DATE 2-10-78

I, JOEL A. DERMID, JR. certify that this map was drawn from an actual survey made by me (Book ____, Page ____, Book ____, Page ____, etc.) (error-closure ratio 1:10000); that the error of closure as calculated by latitudes and departures is 1:10000; that the boundaries not surveyed are shown as broken lines plotted from information found in Book ____, Page ____; that this map was prepared in accordance with G. S. 47-30 as amended. Witness my hand and seal this 13 day of SEPT., A.D., 1977.

Joel A. Dermid
SURVEYOR

NORTH CAROLINA — IREDELL COUNTY

I, JO C. DERMID, a Notary Public, certify that JOEL A. DERMID JR. personally appeared before me this day and acknowledged the due execution of the foregoing certificate. Witness my hand and official seal this 13 day of SEPT., 1977.

Jo C. Dermid
NOTARY PUBLIC

My commission expires March 27, 1982

NORTH CAROLINA — FORSYTH COUNTY

NORTH CAROLINA REGISTERED SEAL L-1582 LAND SURVEYOR JOEL A. DERMID JR.

JO C. DERMID
NOTARY
PUBLIC
Forsyth County, N. C.

North Carolina
Iredell County

The foregoing certificate of Jo C. Dermid, Jr., a NP of Forsyth County, N.C. is certified to be correct. This instrument was presented for registration this day and hour and duly recorded in the office of the Register of Deeds of Iredell Co, N.C. in Plat Bk 15, Pg. 89.

This 11th day of Oct. 1977 at 3:10 P.M.

R. C. Mashburn
Register of Deeds

MEADOWVIEW ESTATES
SECTION FOUR
REVISED

SCALE: 1"=100'

SECTION TWO

SECTION THREE

NOTE: ALL DISTANCES ON CURVE ARE MEASURED ON ARC.

* BEDFORD "A" FAM, FLOOR, ELEV. *

39'

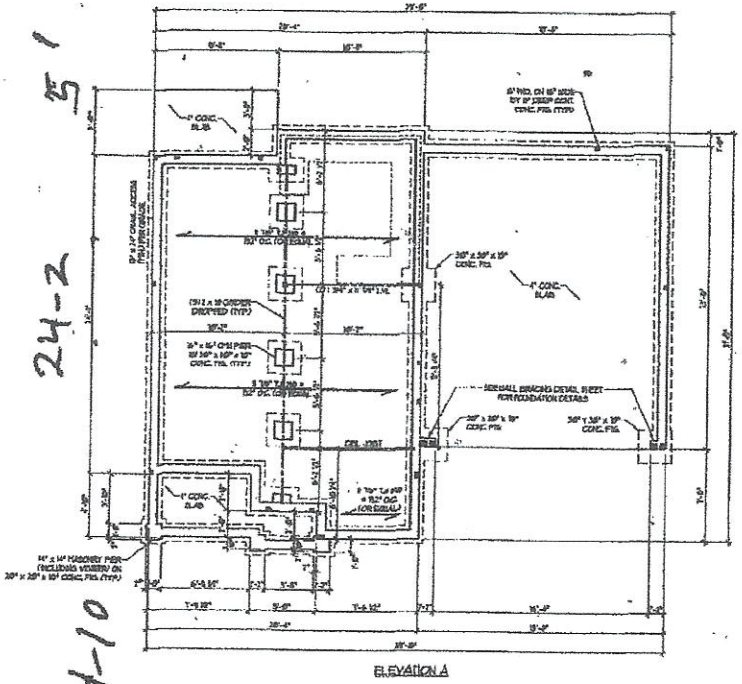
5'

24-2

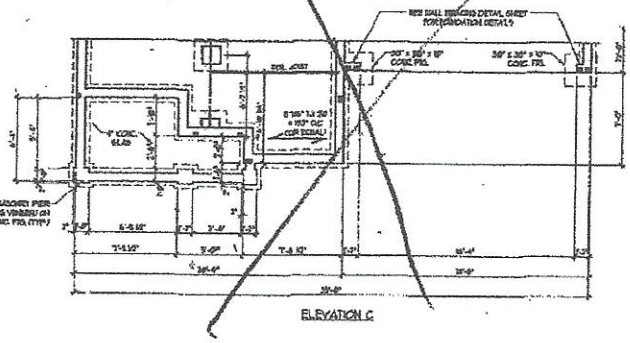
4-10

31'

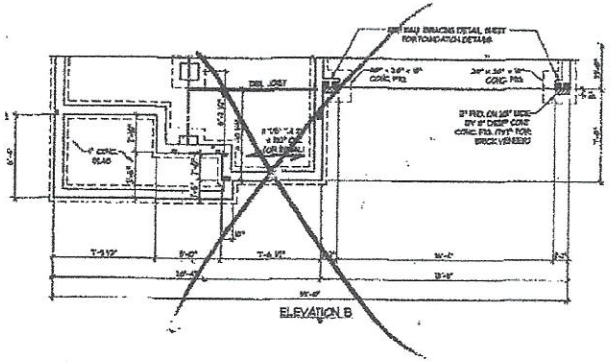
39'



ELEVATION A



ELEVATION C



ELEVATION B

FOUNDATION VENTILATION CALCULATION

384 SQ FT OF CRAWL SPACE DIVIDED BY 1500 EQUALS 0.26 SQ. FT. OF NET FREE AREA REQUIRED. INSTALL 6 SQ. INCH TO COVER ENTIRE CRAWL SPACE. LOCATE VENTS WITHIN 3'-0" OF EACH CORNER OF THE BUILDING TO PROVIDE CROSS-VENTILATION

STRUCTURAL NOTES:

1. ALL FRAMING LUMBER TO BE #2 SPF (KND). ALL TREATED LUMBER TO BE #2 SYP (UNO)
2. INSTALL ALL EXTRA OR DOUBLE JOIST UNDER WALLS PARALLEL TO FLOOR JOISTS UNLESS NOTED ON THE PLANS.
3. SQUARED DENOTES POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GIRDER OR FOUNDATION
4. GLAZED PIERS "CORE FILLED SOLID.
5. INSTALL LADDER JOIST @ 24" O.C. TO SECURE FIELDTILE BY 4" FOUNDATION WALLS TOGETHER
6. REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION

ROOF PITCH AND ZONE WIND SPEED LESS THAN 30° HIGH ROOF ZONES

IF ENGINEER SEAL AFFIXED MAY TO STRUCTURAL COMPONENTS INCLUDING GABLE END WALL DIRECTLY UNDERNEATH, ADJACENT OR UNDERNEATH, LEVELS INCLUDING ROOF GIRDER.

1) STRUCTURAL DESIGN PER NORTH CAROLINA RESIDENTIAL CODE SUBSECTION

2) INSTALL 2" BRACES BOLTED 8'-0" O.C. AND EQUALLY SPACED BETWEEN EACH PLATE, ATTACH BOLTED PLATES AT MIDDLE OF "I" WEB PRIORITY OR CONCRETE.

3) HEADER JOIST SHALL BE TWO 2X6 SPF #2 OR BETTER BOLTS DESIGNED FOR END PLATE BRACE.

4) WALL CLADDING DESIGNED FOR 15 PSF OVERALL AND NEGATIVE

5) ROOF CLADDING DESIGNED FOR 20 PSF OVERALL AND NEGATIVE AND ROOF PITCHES UP TO 6/12 AND 250 PSF OVERALL AND NEGATIVE AND ROOF PITCHES ZERO TO 12 AS APPLY TO ALL ROOF MEMBERS OF ALL ENTIRE ROOF, AND BOTTOM SIDE OF ALL ENTIRE ROOF, AND BOTTOM SIDE OF THE WALL FRAMING NOTED AND DETAILS SHEET FOR FURTHER INFORMATION

6) ROOF PITCHING 4/12 WIND AND VIOLATION VALUES OF THE BUILDING OF 30 IN ACCORDANCE WITH CHAPTER 1 OF THE NCRC, 2018 EDITION.

ANY REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION

Acknowledgement Of
Plans Submittal ONLY!

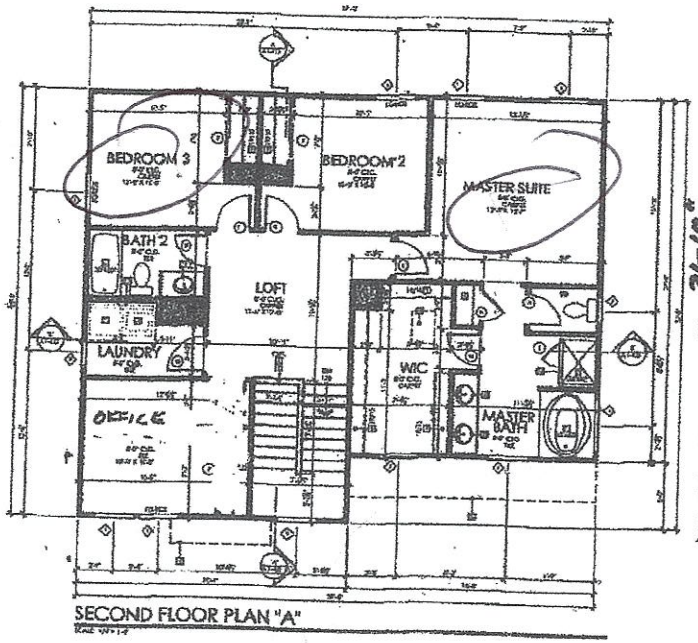
Date 7/23/21

Date 8/13/21

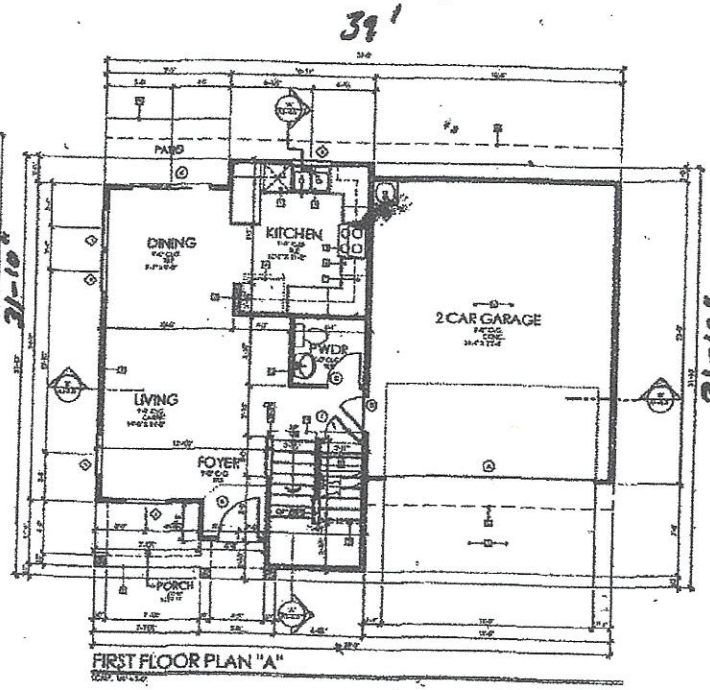
J.S. THOMPSON ENGINEERING, INC

BEDFORD - R
CORNERSTONE III PROPERTIES

S-1a
CRAWL
FOUNDATION PLAN



SECOND FLOOR PLAN "A"



FIRST FLOOR PLAN "A"

FLOOR PLAN NOTES

DOOR SCHEDULE

MARK	WIDTH	HEIGHT	QUANTITY	REMARKS
DOOR SCHEDULE				
A	16'-0"	7'-0"	1	HIGHBOARD STEEL OVERHEAD DOOR
B	7'-0"	6'-8"	1	DUAL CLOSET W/ TEMPERED GLASS DOORS
C	6'-0"	6'-8"	1	SLIDING GLASS DOOR
D	3'-0"	7'-0"	3	SELF-CLOSING ENTRY DOOR
E	2'-6"	6'-8"	2	HOLLOW CORE WOOD DOOR
F	2'-8"	6'-8"	3	SOLID CORE 6-PANEL DOOR
G	5'-0"	6'-8"	1	BIFOLD CLOSET DOORS
H	2'-4"	6'-8"	1	HOLLOW CORE WOOD DOOR
I	2'-8"	6'-8"	1	FULL GLASS SHOWER DOOR

WINDOW SCHEDULE

MARK	WIDTH	HEIGHT	QUANTITY	REMARKS
WINDOW SCHEDULE				
1	5'-0"	5'-0"	13	SINGLE HUNG - EGRESS
2	2'-6"	4'-0"	3	SINGLE HUNG
3	3'-0"	3'-0"	2	SINGLE HUNG
4	2'-6"	5'-0"	1	FIXED GLASS - EGRESS

AREA CALCULATION

FIRST FLOOR LIVING AREA	[illegible] SF
SECOND FLOOR LIVING AREA	[illegible] SF
TOTAL GROSS LIVING AREA	2602 SF
PORCH	75 SF
GARAGE	468 SF

Acknowledgement Of
Plans Submittal ONLY!

Date 7/13/17

Date 8/13/17

CHARLOTTE, NC

REVISIONS

FLOOR PLANS

BEDFORD
ELEVATION 'A'

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

SHEET NO. A1-1.0R

DATE 05-15-17

PLOTTED: May 15, 2017 / Kelly / BEDFORD CS 0511 17.DWG