ICHD - ENVIRONMENTAL HEALTH DIVISION

Statesville Office (704) 878-5305 Mooresville Office (704) 660-3625 PERMIT # AP 321453

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

PIN # 4762 --03 --1207

APPLICANT/OWNER: CornerStone III Properties APPLICANT ADDRESS: 254 Textile Way Ft Mill SC 29715

SITE ADDRESS: 152 Bevis Lane Statesville NC 28677 PHONE: 704-301-3229 ALT. PHONE -

SITE DIRECTIONS: Shiloh Rd North on Clement Rd Turn Bevis Lane SAP CONTROLLED: ☐ YES ☒ NO

SUBDIVISION: — SECTION: — LOT # — LOT AREA: .46 Ac DESIGN FLOW: 360 L.T.A.R.: .35

Septic Tank 1000 (gal) STB SHOAF 760 Date 2/8/22
Pump Tank (gal) PT Date
Pump Make Model Serial #
Nitrification Fields 1 # Lines 3 Linear Ft 258+
Trench Width 36in Trench Bottom Depth (Provide) 36in max Gravel Depth —

☒ New System ☐ Repair ☐ Expansion System Type: I II ☒ III IV V VI
System Description: Gravity - 25% Reduction
Repair System Description: Aerobic Drip
Maintenance Agreement Required: YES ☒ NO
☒ GRAVITY ☐ PRESSURE

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

Water Supply: ☒ Private ☐ Public ☐ Community

Comments / Conditions: See email attached: 258 Linear Feet Needed

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:

Alternative Septic Services, LLC

LSS # 1254 Dated Sept 1, 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.

As Built Attached

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 Prewitt Date: 10/21/21 Installed by: Lentz Wastewater

IMPROVEMENT PERMIT by: Benjamin A Bass Date: 10/18/2021 OPERATION PERMIT by: D. Wiebenga Date: 5/18/22

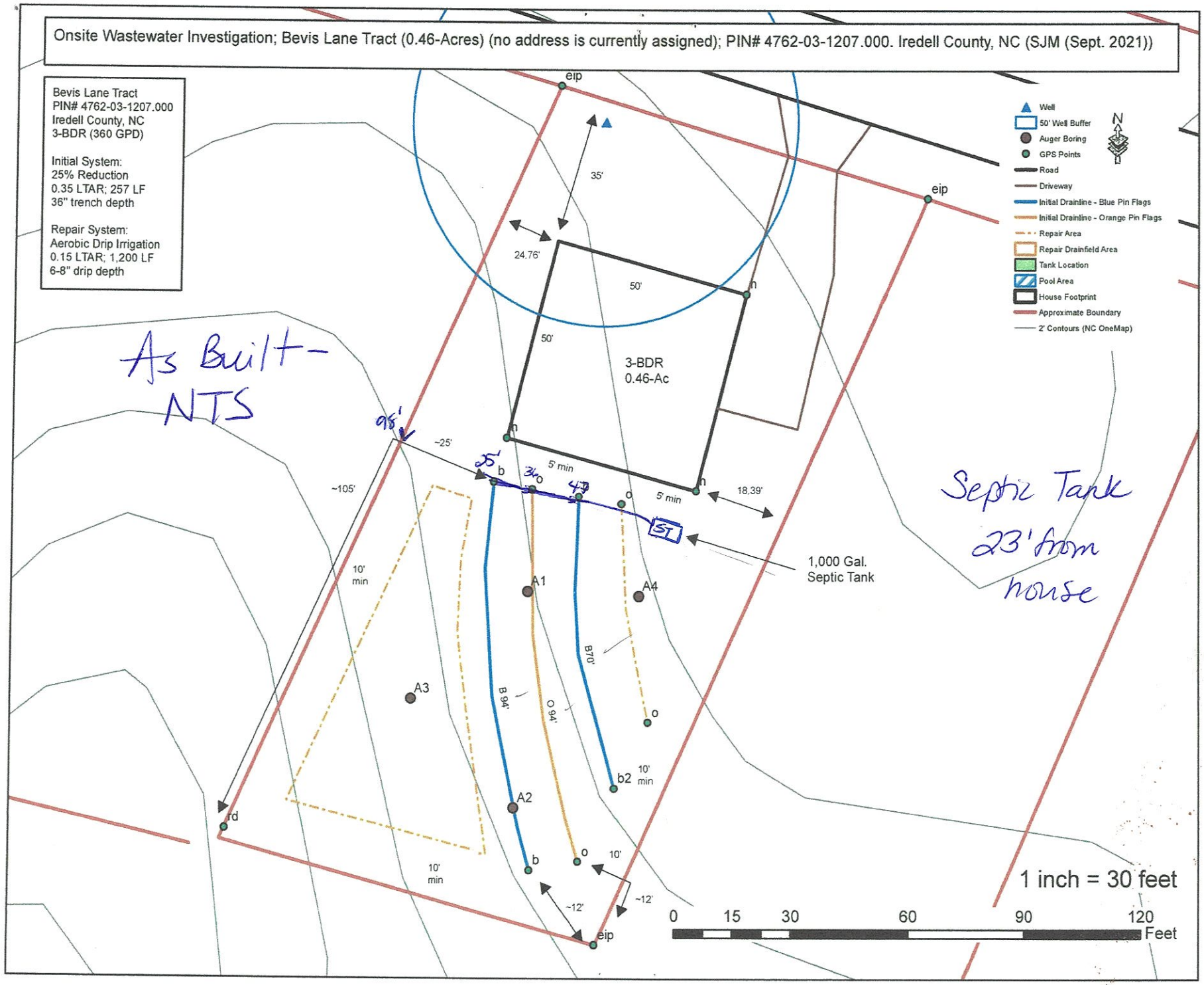
AUTHORIZATION TO CONSTRUCT by: Benjamin A Bass Date: 10/18/2021 Existing System Inspected by: Date:

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

Item	Date	Initials
Drain Lines Checked	5/18/22	DW
Tanks Checked	5/18/22	DW
Pressure Manifold or Valve Box Checked		
Pressure Head Set		
Electrical Checked		
Floats Set		
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? _____	

152 Benns


Onsite Wastewater Investigation; Bevis Lane Tract (0.46-Acres) (no address is currently assigned); PIN# 4762-03-1207.000. Iredell County, NC (SJM (Sept. 2021))
Bevis Lane Tract
PIN# 4762-03-1207.000
Iredell County, NC
3-BDR (360 GPD)
Initial System:
25% Reduction
0.35 LTAR; 257 LF
36" trench depth
Repair System:
Aerobic Drip Irrigation
0.15 LTAR; 1,200 LF
6-8" drip depth
As Built-
NTS
Well
50' Well Buffer
Auger Boring
GPS Points
Road
Driveway
Initial Drainline - Blue Pin Flags
Initial Drainline - Orange Pin Flags
Repair Area
Repair Drainfield Area
Tank Location
Pool Area
House Footprint
Approximate Boundary
2' Contours (NC OneMap)
N
eip
35'
24.76'
50'
50'
3-BDR
0.46-Ac
98'
~25'
25'
5' min
~105'
5' min
18.39'
1,000 Gal.
Septic Tank
Septic Tank
23' from
house
10'
min
A1
A4
A3
B70'
B 94'
O 94'
b2
10'
min
A2
rd
10'
min
10'
~12'
~12'
1 inch = 30 feet
0 15 30 60 90 120
Feet

Alternative Septic Services, LLC

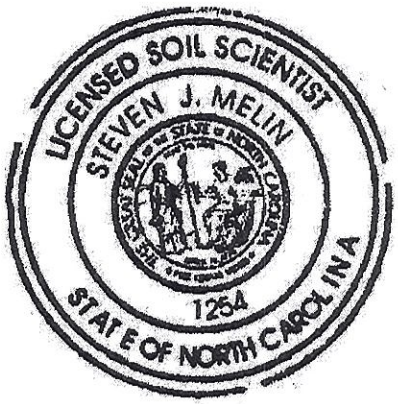
15 LONE COYOTE RIDGE; FLETCHER, NC 28732
EMAIL: SJMELIN@GMAIL.COM CELL: (828) 551-9903

ON-SITE SOIL AND SITE EVALUATION

Bevis Lane Tract
No address is currently assigned (0.46-Acres)
Session Law Permitting
Iredell County, North Carolina
Parcel ID# 4762-03-1207.000
3-Bedroom (360 GPD)

Prepared for:

Prepared by:
Alterative Septic Services



Steven J. Melin #1254

Steven J. Melin, LSS

September 1, 2021

Alternative Septic Services, LLC

15 LONE COYOTE RIDGE; FLETCHER, NC 28732
EMAIL: SJMELIN@GMAIL.COM CELL: (828) 551-9903

Bevis Lane Tract (no address is currently assigned) **09-01-2021**
PIN# 4762-03-1207.000 (Iredell County, NC)
Saprolite System: No

Onsite Wastewater Septic System Overview:

The following report has been prepared by Alternative Septic Services (Steve Melin, LSS #1254) for a 0.46-acre lot off of Bevis Lane in Statesville (Iredell County), NC. Please note that a 3-bedroom house is proposed (360 GPD). Please note that the following report prepared is intended to be permitted under Session Law 2018-Section 11.c. **The LSS Evaluation is being submitted pursuant to and meets the requirements of SL 2018-114 Section 11.(c).**

Application Type:	Session Law (2018) (3-BDR)					
Number of Bedrooms:	Proposed Septic System	**GPD**	**Soil Group**	**Soil Texture**	**LTAR**	**Linear Feet Required Calculation (in Square and Linear Feet)**
Initial Septic System:	25% Reduction	360	IV	Clay	0.35	360 gpd / 0.35 gpd/ft^2 = 1,029 ft^2 1,029 ft^2/4. ft trench eq. = 257 ft (See calculations below)
Repair Septic System:	Aerobic Drip Irrigation	360	IV	Clay	0.15 drip LTAR	360 gpd / 0.15 gpd/ft^2 = 2,400 ft^2 or 1,200 linear feet of drip tubing 2' off center (See calculations below)
Easement Required:	No					

Alternative Septic Services, LLC

15 LONE COYOTE RIDGE; FLETCHER, NC 28732
EMAIL: SJMELIN@GMAIL.COM CELL: (828) 551-9903

Onsite Wastewater Septic System Configuration and Recommendations:

The following recommendations are proposed for a 0.46-acre lot off of Bevis Lane in Statesville (Iredell County), NC. The proposed system design/layout is for a three-bedroom house. The septic area has been evaluated and determined to contain Group IV soils (the most restrictive texture being clay (clay loam at the trench depth)). A long-term acceptance rate (LTAR) of 0.35 has been assigned to these soils for the initial system at a 36" depth (0.15 for the repair aerobic drip irrigation LTAR) (*See attached soil descriptions).*

It is recommended to utilize a 25% Reduction type system for the septic drainfield. The (initial) septic system will require 257 linear feet of material to accommodate the 3-bedroom septic system. The recommended and maximum trench depth is 36-inches (on contour). It is anticipated that gravity flow can be maintained to the drainfield (if it cannot a pump tank setup will be required). The square and linear footage required for installation of this system is illustrated below.

3 bedrooms x 120 gallon/day/bedroom = 360 gallons per day (gpd)
Group IV, Clay, 0.35 gallons per square foot per day (LTAR)
Square Footage required: 360 gpd / 0.35 LTAR = 1,029 square feet
1,029 ft^2/4.0' trench equivalency= 257 Linear Feet
NOTE: Not a Saprolite System

It is recommended to utilize an aerobic drip irrigation type system for the repair septic drainfield. The (repair) septic system will require 1,200 linear feet of drip tubing to accommodate the 3-bedroom septic system. The recommended drip tubing depth is 6-8 inches (on contour). The square and linear footage required for installation of this system is illustrated below.

3 bedroom home x 120 gallon per bedroom per day = 360 gallons per day (gpd)
Group IV, Clay, 0.15 gallons per square foot per day (Drip LTAR)
Square Footage required: 360 gpd / 0.15 LTAR = 2,400 square feet or 1,200 linear feet 2' o/c
Note: Not a Saprolite System

Alternative Septic Services, LLC

15 LONE COYOTE RIDGE; FLETCHER, NC 28732
EMAIL: SJMELIN@GMAIL.COM CELL: (828) 551-9903

The proposed septic system area has been delineated on the attached map. It is recommended/required to utilize 257 linear feet of material for the septic drainfield. *(See attached site plan for detail.)* It is also required to delineate the system again prior to installation.

Onsite Wastewater Septic System Setbacks (Buffers) and Site Recommendations:

The following items are recommended to preserve the integrity of the proposed site and surrounding area.

1. It is recommended to encase all septic system supply lines where they cross roads, drives and/or power lines (*pursuant to Laws and Rules for Sewage Treatment, and Disposal Systems 15A NCAC 18A .12,000*)
2. It is recommended to divert all stormwater runoff away from all proposed septic areas.
3. A minimum 1,000 gallon septic tank is recommended / required. The septic tank is proposed to feed two-hundred fifty-seven feet (257') of drainline by serial distribution (see attached site plan).
4. The trenches will need to be raked and limed.
5. Please notify us if there are any changes to the site plan.
6. The proposed septic system designs/layouts are based on dodging large trees or other obstacles that may hinder the installation or operation of the septic system.
7. The proposed onsite wastewater system is based off of theoretical calculations based on data obtained at the site. Actual system performance is not guaranteed.
8. The proposed initial septic system and repair system must maintain a setback (Buffer), specified by North Carolina Department of Environment and Natural Resources (NCDENR), including: 5' horizontal from the house and all foundations, 50' horizontal from any surface water, 100' horizontal minimum from all wells (can be reduced to 50' under circumstances), 5' horizontal from all property lines and water lines, 10' horizontal from any other septic system (except repair) and 8' horizontal from cut banks (unless filled and compacted, 5' horizontal setback).

Alternative Septic Services, LLC

15 LONE COYOTE RIDGE; FLETCHER, NC 28732
EMAIL: SJMELIN@GMAIL.COM CELL: (828) 551-9903

September 1, 2021

To: Owner – Bevis Lane Tract

Re: **Site/Soil Investigation(s) for a 0.46-acre tract off of Bevis Lane in Statesville (Iredell County, North Carolina).**

I Stan Parrish, **acknowledge that "The LSS Evaluation attached is this application is to be used to produce, design and construction features for permitting in accordance with SL 2018-114 Section 11.(c)."**

Sincerely,

Steve Melin, LSS
Soil Scientist
Alternative Septic Services, LLC

Client:

Accepted: Stan Parrish

Date: 9/7/21

Alternative Septic Services, LLC

15 Lone Coyote Ridge
Fletcher, NC 28732

Bevis Lane Tract (0.46-Acres)
PIN# 4762-03-1207.000 (Iredell County)
3-BDR (360 GPD)
Saprolite System: No

9/1/2021

Septic System Calculation Worksheet

Initial System = 25% Reduction

Recommended Trench Depth: 36" (max depth - ~33" backwall with slope correction)

Gal / Day	Trench Width (Inches)	Trench Equivalency (Feet)	Soil Depth on 0% Slope
360	36	4	45

Slope	Auger#	Suitable Soil Depth (in.)	Total Suitable Depth/ Sap. Depth (in.)	Soil Needed (slope adjusted) (in.)	[1] Total Depth of Saprolite Required (2:1 ratio) factoring Soil Depth (in.)	Fill Material Required (in.)	Morphological Based Field LTAR
8%	A1	52	52	47.9	N/A	0	0.35
7%	A2	54	54	47.5	N/A	0	0.35
8%	A3	54	54	47.9	N/A	0	0.35
9%	A4	54	54	48.2	N/A	0	0.35
						LTAR Utilized	0.35
						Linear Feet Required	257

Repair System = Aerobic Drip Irrigation

Recommended Drip Tubing Depth: 6-8"

Gal / Day	Trench Width (Inches)	Trench Equivalency (Feet)	Soil Depth on 0% Slope
360			20

Slope	Auger#	Suitable Soil Depth (in.)	Total Suitable Depth/ Sap. Depth (in.)	Soil Needed (slope adjusted) (in.)	[1] Total Depth of Saprolite Required (2:1 ratio) factoring Soil Depth (in.)	Fill Material Required (in.)	Morphological Based Field LTAR
8%	A1	52	52	20.0	N/A	0	0.35
7%	A2	54	54	20.0	N/A	0	0.35
8%	A3	54	54	20.0	N/A	0	0.35
9%	A4	54	54	20.0	N/A	0	0.35
						LTAR Utilized	0.15
						Linear Feet Required	1200

[1] [(soil depth needed-soil depth) x 2] + Soil depth = sap. Depth needed.
Above equation only to be used if the difference in soil depth needed and actual soil depth present = 12" or less

SOIL/SITE EVALUATION

(Continuation Sheet)

Sheet ____ of ____

DEPARTMENT OF ENVIRONMENT
AND NATURAL RESOURCES
DIVISION OF ENVIRONMENTAL HEALTH

Bevis Lane

PROPERTY ID #:
DATE OF EVALUATION: 8-31-21
COUNTY: Iredell

LICENSED SOIL SCIENTIST STEVEN J. MARLIN 1251 NORTH CAROLINA 8/31/21

PROFILE #	.1940 LANDSCAPE POSITION/ SLOPE %	HORIZON	DEPTH (IN.)	SOIL MORPHOLOGY (.1941) STRUCTURE/ TEXTURE	SOIL MORPHOLOGY (.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	l_{mst} 8%	AB	0-7	lmgr /sL	FR	5Y 3/3				IV 0.3 0.35
		Bt1	7-24	2msbk /c	FR (SP)	2.5Y 4/6				
		Bt2	24-52	2msbk /scl	FR	2.5Y 5/6 +pm	152"			
2	l_{mst} 7%	AB	0-6	lmgr /sL	FR	10YR 3/3				IV 0.3 0.35
		Bt1	6-29	2mabk /c	FR (SP)	10YR 5/4				
		Bt2	29-54	2msbk /scl	FR (SP)	2.5Y 5/4 +pm	154	—		
3	l_{mst} 8%	AB	0-8	lmsr /L	FR	10YR 3/3				IV 0.3 0.35
		Bt1	8-27	2msabk /c	FR (SP)	10YR 5/4				
		Bt2	27-54	2msbk /cl	FR (SP)	10YR 5/6 5Y 6/6	154			
4	l_{mst} 9%	AB	0-11	lFsbk /sL	VFR	5Y 4/4				IV 0.3 0.35
		Bt1	11-29	2msbk /c	FR (SP)	10YR 5/4				
		Bt2	29-54	2msbk /cl	FR (SP)	10YR 4/6	154			

COMMENTS: 0.46-Ac

4762-03-1207.000 36" max depth (33° backhoe w/ slope collector)

4

Sat V

RECEIVED SEP 2 4 2021

BB

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

Iredell County Health Department – Environmental Health Division

S.L. *SEPTIC* PAGE 1: *APPLICATION FORM* AP-321453 $500.00

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: 259 TEXTILE WAY FT. MILL SC Zip: 29715
Applicant Email: STAN@CORNERSTONEIR.COM Phone: 704 301 3229 Alt. Phone: X
Owner Name: HOLLER 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: 152 BEVIS LANE PIN# 4762-03-1207
Subdivision Name: N/A Section/Phase: _____ Lot Number: _____
Driving Directions: SHILOH RD NORTH / RIGHT ON TO CLEMENTS RD / Rt. ON BEVIS 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: _____
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 Cowley 9/14/21
Property owner or owner's legal representative signature (SIGNATURE REQUIRED) DATE

DR LEFT

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 152 BEVIS LANE, identified as PIN (Parcel Identification Number) 4762-03-1207, 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 Dairy Farm _____ 9/14/21
Signature of Owner(s) Date

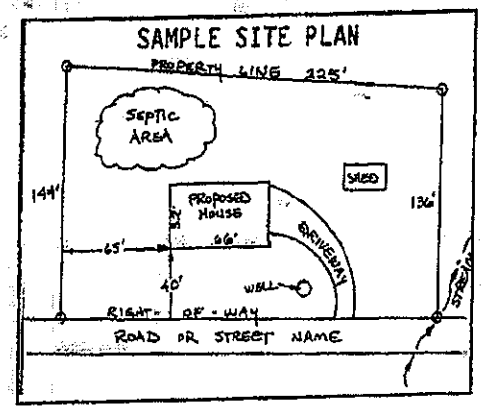
Mooresville - Environmental Health
ronda.hart@co.iredell.nc.us
Fax: 704-662-3239
610 E. Center Avenue, Mooresville, NC 28115

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:

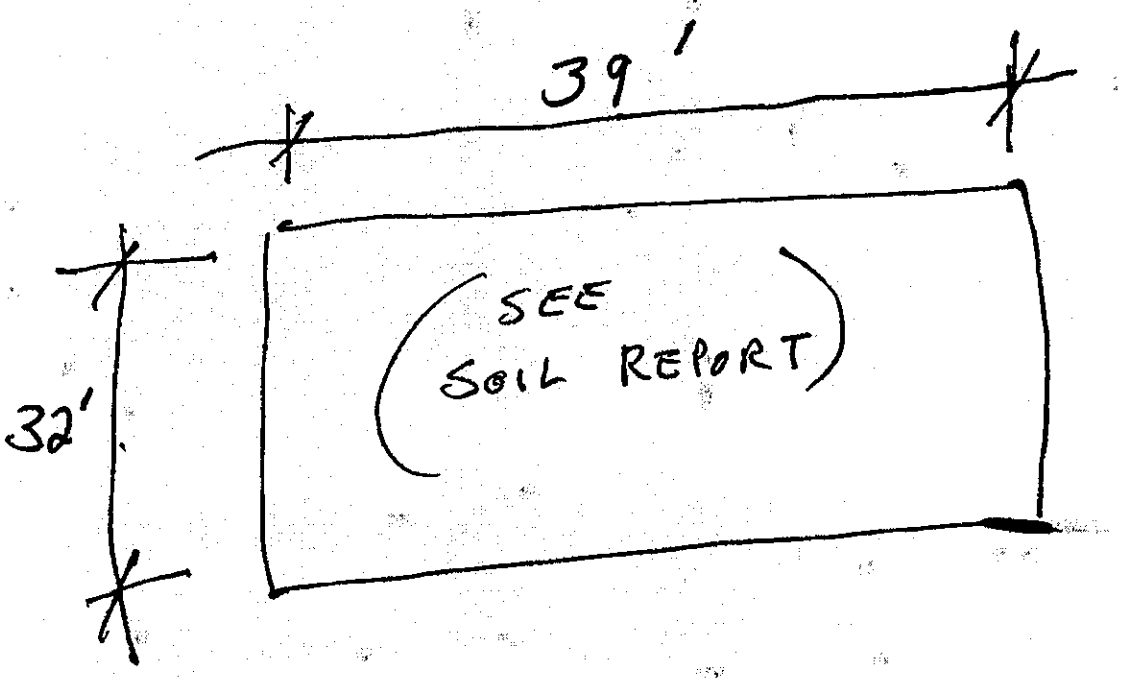
- (X) Property Line measurements are clearly identified
- (X) All proposed structures are indicated
- (X) Front and side setbacks from property line
- (X) Preferred driveway location
- (X) Preferred well location
- (X) Preferred septic system location
- (X) North arrow, or other sufficient indicator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

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

DATE 9/14/21

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 1:23,477.

* Area determined by coordinate computations.

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

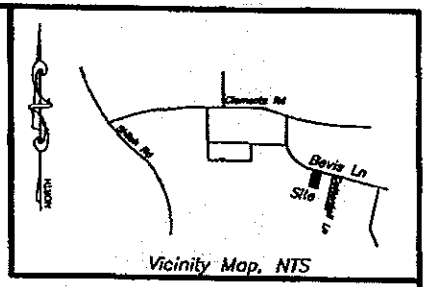
Witness this my original signature, registration number and seal this 27 day of MAY 2021 A.D.

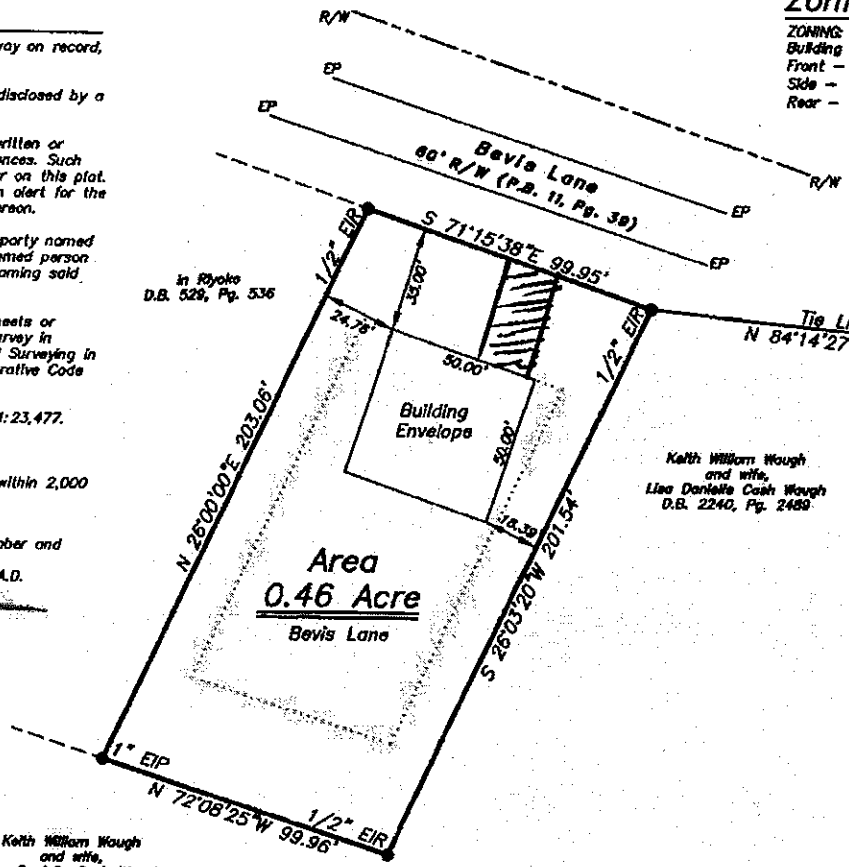
Ted M. Benbow NC PLS L-3175
Firm License # C-1588

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

Zoning

ZONING: RA (Iredell County)
Building Setbacks
Front – 35'
Side – 15'
Rear – 35'





In Ryoko
D.B. 529, Pg. 536

Keith William Waugh
and wife,
Lisa Danielle Cash Waugh
D.B. 2240, Pg. 2489

Keith William Waugh
and wife,
Lisa Danielle Cash Waugh
D.B. 2240, Pg. 2489

Legend

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

- ● EIP ..... EXISTING IRON PIPE AS SHOWN
- ● EIR ..... EXISTING IRON ROD AS SHOWN
- ✳ PKN ..... PARKER KALON NAIL
- 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

RELATIVE TO P.B. 11, Pg. 39

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 4762, 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.

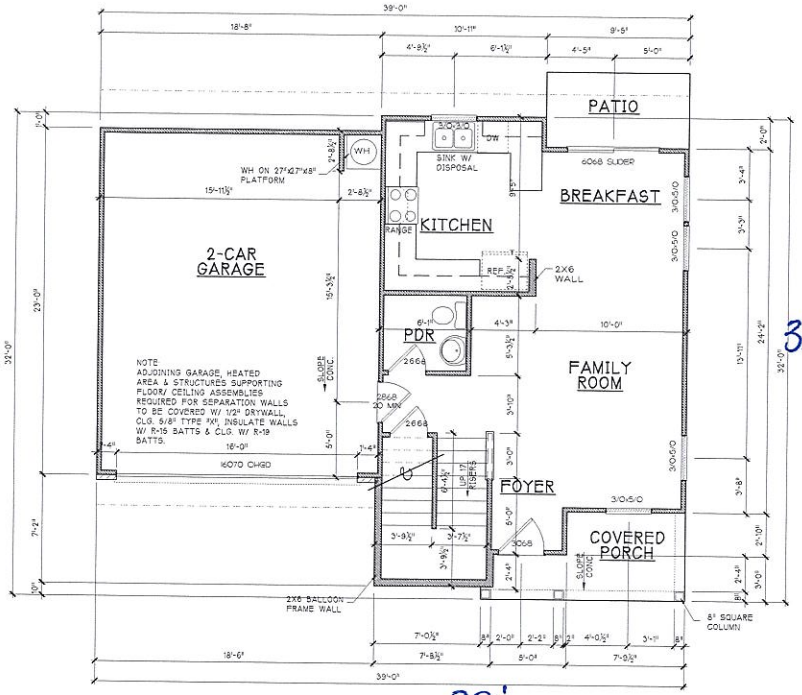
40 0 40 80 120
GRAPHIC SCALE – 1" = 40'

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:

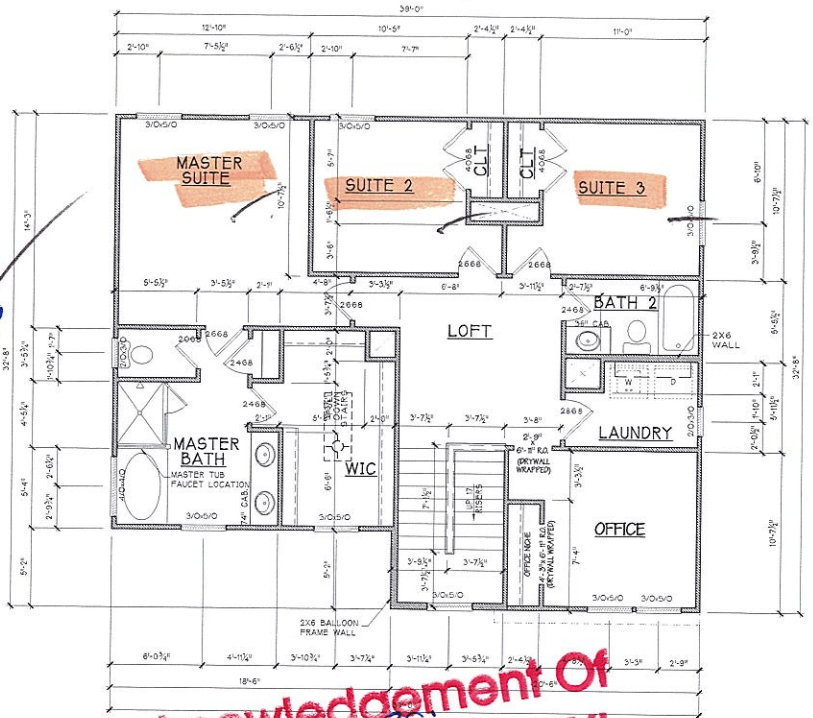
Buller River Development Partners, LP

ChambersburgTownship, Iredell County, NC
Owners of Record: Steven R Yost
Deed Reference: D.B.1634, Pg 2422
Plat Reference: P.B 11, Pg 39
PIN: 4762-03-1207
Job Number: 2105141.DWG (2105141.CRD)
Field Work: 05-20-2021
Plat Date: 05-27-2021



1 40A ELEV. "A" FIRST FLOOR PLAN

SCALE: 1/8"=1'-0" [11"X17" SHEET SIZE]
SCALE: 1/4"=1'-0" [22"X36" SHEET SIZE]



2 40A ELEV. "A" SECOND FLOOR PLAN

SCALE: 1/8"=1'-0" [11"X17" SHEET SIZE]
SCALE: 1/4"=1'-0" [22"X36" SHEET SIZE]

39'

32'

39'

39'

FIRST FLOOR NOTES:

- FULL 4" OR 6" EXTERIOR WALL WERE USED IN DETERMINING DIMENSIONS ON PLANS.
- FRAMERS SHALL START ALL WALL LAYOUTS FROM THE REAR OF THE HOUSE
- ALL ANGLED WALL ARE 45 DEGREES OR 90 DEGREES (UNLESS NOTED OTHERWISE)
- ALL OVERALL DIMENSIONS SHALL BE FROM OUT TO OUT OF FRAMING, INTERIOR DIMENSIONS SHALL BE FROM ONE SIDE OF STUD
- ALL INTERIOR DOORS ARE 4" FROM WALL UNLESS NOTED OTHERWISE)
- WHEN HOUSE IS REVERSED, WASHER AND DRYER HOOKUPS TO REMAIN ORIENTED WITH WASHER ON LEFT AND DRYER ON RIGHT
- MASTER MOUNTS SHALL BE PLACED ON ALL EXTERIOR LIGHTS AND HOSE BIBBS
- FRAMED CAVITY WALLS (IE. TUBS, SHOWERS, STAIRS & FIREPLACES) SHALL BE INSULATED WITH AIR BARRIER PER ENERGY CODE
- ANY WINDOW W/ A SILL OF LESS THAN 24" AFF. OR EQUAL TO OR GREATER THAN 72" BFF. MUST HAVE WOOD & MAY BE SUBJECT TO FALL PROTECT RULE.
- ALL SHEETROCK OPENING SHALL BE 12" BELOW CEILING TYP, U.N.O
- ALL PANTRY/LINEN SHALL HAVE (5) 12" SHELVES TYP, U.N.O.

Acknowledgement Of Plans Submittal ONLY!

Tom Pruett Date 10/21/21

Benjamin A Burke Date 10/21/21

SQUARE FOOTAGE:

1ST FLR	567 SQ. FT.
2ND FLR	1178 SQ. FT.
TOTAL HEATED:	1745 SQ. FT.
FRONT PORCH:	52 SQ. FT
REAR PATIO	47 SQ. FT
2-CAR GARAGE	429 SQ. FT
TOTAL UNHEATED	528 SQ. FT
TOTAL UNDER ROOF	2273 SQ. FT.

CORNERSTONE III PROPERTIES
4509 FAITH CHURCH RD
INDIAN TRAIL, NC 28079
(704) 577 - 4002

PROJECT TITLE
BEDFORD PLAN

PROJECT NUMBER
ISSUE DATE

DRAWING DATA
DRAWN BY:
CHECKED BY:
FILE NUMBER:

SHEET TITLE
FLOOR PLAN

SHEET NUMBER
4.0A

C:\2021 PROJECTS\21-HB BEDFORD II HOUSE - Cornerstone III\Sheets Floor Electrical.dwg, 8/8/2021 10:44:20 AM, AutoCAD PDF (General Documentation).pc3

IREDELL COUNTY · NC

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

APPLICATION NUMBER
321453 Issue Date:

Permit Type: ZONING

Parcel Number	Street Address	Jurisdiction
4762031207.000	152 BEVIS LN	Iredell County

Owner Information	Applicant Information
Name: YOST STEVEN R	Name: CORNERSTONE III PROPERTIES INC use this one
Address: 65 HAPPY HOLLOW ROAD ROCKWELL, NC 28138	Address: 4509 FAITH CHURCH INDAIN TRAIL, 28 28203
Phone:	Phone: (704)906-6212

Use Requested	Zone Code
Single Family Dwelling	RA

Lot Acreage	F Setback	B Setback	L Setback	R Setback	Watershed	Flood Zone
0.46	35	35	15	15	N/A	NO

Remarks
sfd new address 152 BEVIS LN

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: 09/15/2021

Permit Number	321453

TOTAL FEES:	$77.25