# ICHD - ENVIRONMENTAL HEALTH DIVISION

Statesville Office (704) 878-5305 Mooresville Office (704) 660-3625 PERMIT # AP 327432

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

PIN # 4774 --09 --5292

APPLICANT/OWNER: Salem Springs Dev LLC APPLICANT ADDRESS: PO Box 3965 Mooresville NC 28115

SITE ADDRESS: 144 Salem Springs Way Statesville NC 28625 PHONE: 704-433-9947 ALT. PHONE -

SITE DIRECTIONS: Mooresville Hwy New Salem Rd SAP CONTROLLED: ☐ YES ☒ NO

SUBDIVISION: Salem Springs SECTION: - LOT # 66 LOT AREA: .55 Ac DESIGN FLOW: 480 L.T.A.R.: .275

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Septic Tank 1000 (gal) | STB | Date 4/5/23 | ☒ New System ☐ Repair ☐ Expansion | System Type: I II III IV V VI | ☒ Residence | No. Bedrooms 4 | Water Supply |
| Pump Tank (gal) | PT | Date | System Description: Gravity - PPBPS - 50% Reductio | | ☐ Business | No. Persons 8 | ☐ Private |
| Pump Make | Model | Serial # | Repair System Description: LPP - PPBPS - 50% Reductio | | ☐ Other | No. Employees | ☐ Public |
| # Nitrification Fields 1 | # Lines 5 | Linear Ft 295 | Maintenance Agreement Required: ☐ YES ☒ NO | | ☒ Slab | ☐ Crawl Space | ☒ Community * |
| Trench Width 24 in. | Trench Bottom Depth(Low side) 34 in | Gravel Depth - | ☒ GRAVITY ☐ PRESSURE | | ☐ Basement w/plumbing | | ☐ Basement w/o plumbing |

Comments / Conditions:

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:

Soil & Forestry Services of the Carolinas PA

LSS # 1231 Dated Nov 8th 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 shown.

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

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

Owner / Applicant Signature: Date: 6/2/22 Installed by: Specialty Septic

IMPROVEMENT PERMIT by: Benjamin A Bott Date: 4/21/22 OPERATION PERMIT by: Sarah Bracken Date: 5/26/23

AUTHORIZATION TO CONSTRUCT by: Benjamin A Bott Date: 6-1-2022 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 | | |
| Tanks Checked | | |
| 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? _____ | |

SOIL & FORESTRY SERVICES
OF THE CAROLINAS, PA

www.soilandforestryservices.com

Project#: 21-0029
November 8th, 2021

**NEST HOMES**
Attn: *Michael Wetter*
Email: mwetter@nesthomes.com

**RE: Soil & Site Evaluation for a 4 Bedroom Residence on Lot 6 Salem Springs Subdivision, 0.550 ac Parcel, PIN# 4774086641, Salem Springs Way, Statesville, NC 28625.**

Mr. Wetter:

At your request Soil & Forestry Services of the Carolinas (S&FS) has performed soil/site evaluations on parcel noted above. The Lot size is noted on the attached survey map & soil evaluation form. The purpose of our work was to identify soil areas with potential to support subsurface wastewater disposal systems and provide design details for Session Law submittal to Iredell County Health Department.

Site Conditions

At the time of our evaluation land cover on the property was mostly open. Topography within the evaluated area was gently slope near the house site and moderate slope near the proposed drainfield area. Property lines and corners were marked at the time of the evaluation by Jordan-Grant & Associates. The client provided an Autocad File of a survey as a basemap. The proposed septic layout was located via Trimble Submeter GPS/tape measures and used to produce the attached *Site Plan*. The house envelope is located on the Site Plan and will need to be located via survey prior to construction.

Methodology

We evaluated soil areas through the use of backhoe pits. Soil morphological conditions including color, texture, structure, etc. were reviewed in the field with four pit locations on the property flagged and located via GPS. All of the backhoe pits are located in the proposed septic layout. Soil suitability was determined by referencing 15A NCAC 18A.1900 "Laws and Rules for Sewage Treatment and Disposal Systems". *Soil & Site Evaluation Forms* were utilized to record the soil morphological data for each pit. The house envelope is illustrated on the Site Plan. An on-ground layout of system and repair was performed using a laser level. Pin flag locations of the layout were also located by GPS and tape measures. Detailed system & repair information is summarized in the following paragraph for this Lot.

Lot 6 (*See Attached Design*)
The septic layout for this lot (9' centers) yielded a total of 621 linear feet of line. The primary system is proposed as 295 linear feet of PPBPS (50% Reduction) drainfield with gravity distribution. Trench depth (Low Side) is specified at 34 inches. The repair system is proposed as 320 linear feet of PPBPS (50% Reduction) drainfield with gravity distribution. There is 326 linear feet available for repair. Trench depth (Low Side) is specified at 34 inches.

Session Law Requirements

An LSS Evaluation may be submitted in conjunction with a complete application to the LHD. The application shall include all information described in 15A NCAC 18A .1937(d) and be accompanied by a signed and dated statement from the applicant (owner or owner's legal representative) that reads as follows:

*"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).".*

Owner Date

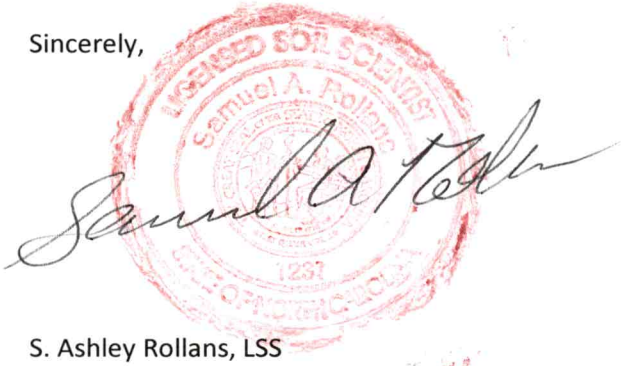
Print Name Jesse M. Lloyd
Signature _____ 3/30/22

The LSS Evaluation shall include a statement bearing the LSS seal and signature that reads as follows:

*"The LSS Evaluation is being submitted pursuant to and meets the requirements of SL 2018-114 Section 11.(c)."*

Disclaimer
This report reflects the findings of S&FS, PA. *This LSS Evaluation is being submitted pursuant to and meets the requirements of SL 2018-114 Section 11.(c).* Any site modifications that impact the proposed septic areas on Lot 6 of Salem Springs Subdivision may nullify this design. System design requirements and site requirements shall be adhered to for installation and Operations Permits to be issued by the local Health Department. If you have questions regarding these requirements a Pre-Construction meeting should be scheduled to discuss. Please contact S&FS if you have any questions regarding this report or the attached information. S&FS also offers septic system inspection, wetland delineation and forestry services.

Sincerely,




S. Ashley Rollans, LSS
Attachment: *Septic Design*

SOIL & FORESTRY SERVICES
OF THE CAROLINAS, PA

www.soilandforestryservices.com

**Attached is a proposed design for an Accepted Septic System with gravity dist. for a 4 bedroom single family residence on Lot 6 Salem Springs Subdivision, Statesville 28625, Iredell County, NC. PIN#: 4774086641**

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LICENSED SOIL SCIENTIST
Samuel A. Rollano
1231
STATE OF NORTH CAROLINA

**11/8/2021**
**Project #: 21-0029**
**Design By: Soil & Forestry Services of the Carolinas, PA**

# GRAVITY PPBPS SYSTEM
# FOR WASTEWATER TREATMENT

| | |
|---|---|
| **Owner/Applicant:** | Magnolia Lakes Partners LLC |
| **Address:** | P.O. Box 3965<br>Mooresville, NC 28117 |
| **Phone:** | 704.202.1524 |
| **County:** | Iredell |
| **Location:** | Salem Springs<br>Lot 6 |
| **Source of Wastewater Flow:** | 4 Bedroom Single Family Residence |
| **Estimated Gallons Per Day Flow:** | 480 |
| **System Flow:** | N/A |

## Design Specifications

| | | |
|---|---|---|
| **Drainfield Size:** | 295 | |
| **Loading Rate (gpd/ft.$^2$):** | 0.275 | |
| **Depth of Gravel in Trench:** | N/A | |
| **Gravel Size:** | N/A | |
| **Max.Trench Depth (LOW SIDE):** | 34 in. | Repair Trench Bottom 34 in. |
| **Trench Width:** | 24 in. | |
| **Septic Tank Size:** | 1000 | |
| **Estimated Supply Line Length:** | 3 | |
| **Supply Line Diameter:** | 4 in. SCH 40 PVC | |
| **Supply Line Volume:** | 1.96 | |
| **Dosing Volume:** | N/A | |
| **Supply Manifold:** | N/A | |
| **Supply Manifold Length:** | N/A | |
| **Supply Manifold Volume:** | N/A | |
| **Recommended Float Controls:** | N/A | |
| **Recommended Control Panel:** | N/A | |
| **Pressure Head:** | N/A | |
| **Friction Head:** | N/A | |
| **Elevation Head:** | N/A | |
| **Total Dynamic Head:** | N/A | |
| **Threaded Union:** | N/A | |
| **Gate Valves:** | N/A | |
| **Check Valves:** | N/A | |
| **Anti-Siphon Hole:** | N/A | |
| **Additional Comments:** | Soil suitability was performed by Soil & Forestry Services of the Carolinas, PA | |

# Layout Specifications - Salem Springs - Lot 6

Project #: 21-0029

LAYOUT FOR 4 BEDROOM HOME 11/8/2021

| LINE # | FLAG COLOR | BS | HI | FS | ELEVATION | FLAGGED LINE LENGTH | DESIGN LINE LENGTH |
|---|---|---|---|---|---|---|---|
| TBM | | | | | | | |
| INSTR. 1 | | | | | | | |
| 1 | RED | | | | | 36 | 36 |
| *2* | ***PINK*** | | | | | ***87*** | ***59*** |
| *3* | ***YELLOW*** | | | | | ***88*** | ***59*** |
| *4* | ***BLUE*** | | | | | ***91*** | ***59*** |
| *5* | ***ORANGE*** | | | | | ***93*** | ***59*** |
| *6* | ***RED*** | | | | | ***92*** | ***59*** |
| 7 | PINK | | | | | 70 | 70 |
| 8 | YELLOW | | | | | 43 | 43 |
| 9 | BLUE | | | | | 21 | 21 |
| | | | | | **Total** | 621 | 465 |

| | LINE LENGTH | LTAR GPD/FT2 | SYSTEM TYPE | SOIL LTAR GPD/FT2 | TRENCH SYSTEM | DISTRIBUTION | (LOW SIDE) TRENCH DEPTH |
|---|---|---|---|---|---|---|---|
| **** System*** | ***295*** | ***0.275*** | ***MOD. CONV.*** | ***0.275*** | ***PPBPS*** | ***GRAVITY*** | 34" |
| Repair | 326 | 0.250 | MOD. CONV. | 0.250 | PPBPS | LOW PRESSURE | 34" |

Notes: **All measures in feet

**Nitrification lines are demonstrated on contour via colored pin flags

**Nitrification lines were located by GPS and tape measure.

**Property corners & lines located by survey (Jordan-Grant & Associates)

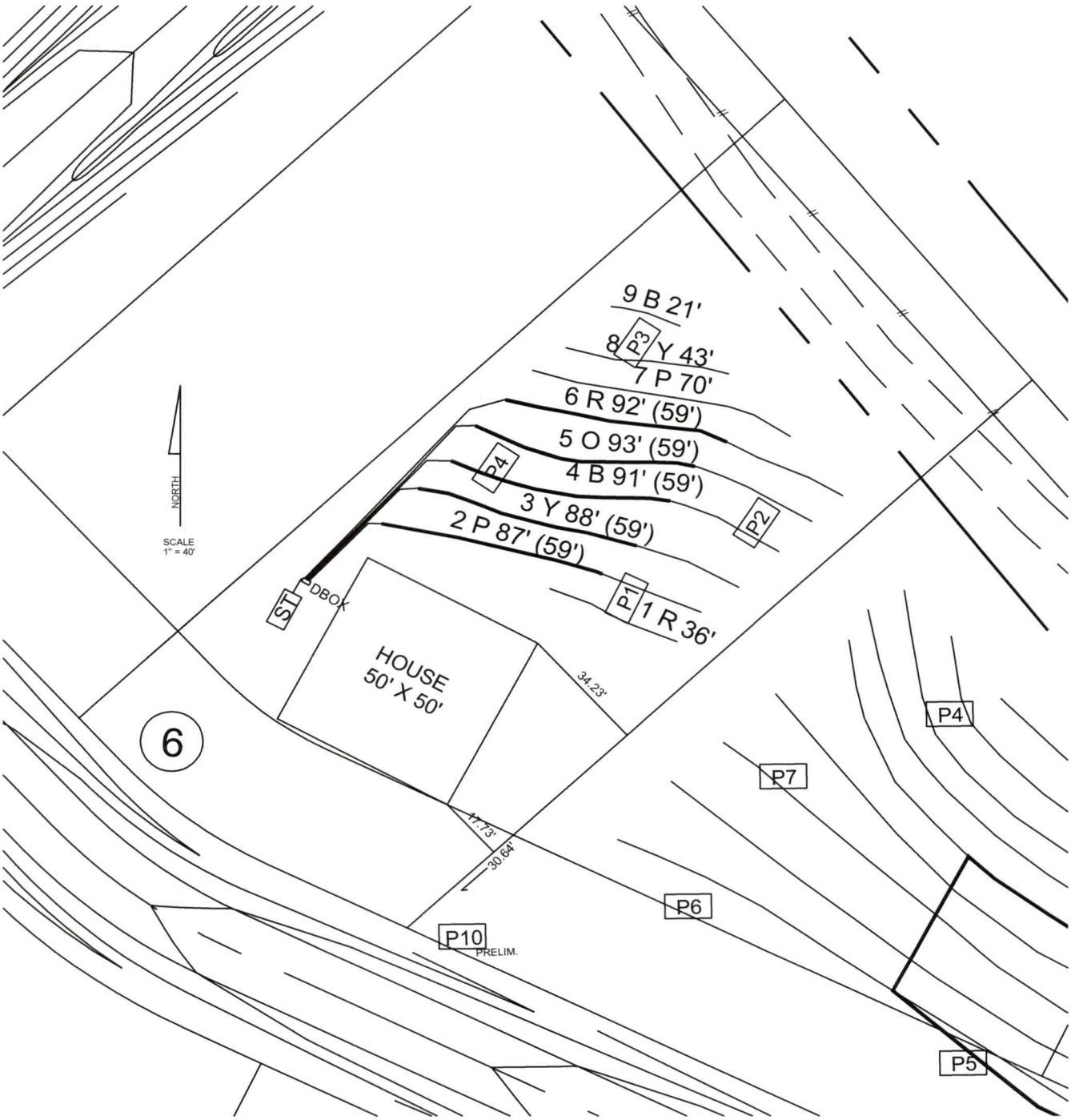
# GRAVITY PPBPS SPECIFICATIONS - Salem Springs Lot 6

## SYSTEM

| Line # | Color | Elevation | Length | Hole Size | Flow/hole | Trench Area | # of Panels |
|---|---|---|---|---|---|---|---|
| *2* | ***PINK*** | ***N/A*** | ***59*** | ***N/A*** | ***N/A*** | 118 | 14 |
| *3* | ***YELLOW*** | ***N/A*** | ***59*** | ***N/A*** | ***N/A*** | 118 | 14 |
| *4* | ***BLUE*** | ***N/A*** | ***59*** | ***N/A*** | ***N/A*** | 118 | 14 |
| *5* | ***ORANGE*** | ***N/A*** | ***59*** | ***N/A*** | ***N/A*** | 118 | 14 |
| *6* | ***RED*** | ***N/A*** | ***59*** | ***N/A*** | ***N/A*** | 118 | 14 |
| | | | | | | 590 | 70 |

| | | | | |
|---|---|---|---|---|
| **total** | **feet =** | **295** | **gal/min =** | **N/A** |
| | | **Des. Flow** | **360** | |
| | | **Pump Run=** | **N/A** | |
| | | **soil LTAR** | **0.275** | |
| | | **LTAR +5%** | **0.28875** | |
| | | **LTAR with mod.** | **0.55** | |
| | | **LTAR with mod.. + 5%** | **0.5775** | |

**.156 equals 5/32 inch hole**


9 B 21'
8 Y 43'
7 P 70'
6 R 92' (59')
5 O 93' (59')
4 B 91' (59')
3 Y 88' (59')
2 P 87' (59')
1 R 36'
P3
P4
P2
P1
ST
DBOX
HOUSE
50' X 50'
34.23'
17.73'
30.64'
6
NORTH
SCALE
1" = 40'
P4
P7
P6
P10
PRELIM.
P5

## CALCULATIONS

| | | |
|---|---|---|
| Location | Salem Springs | |
| Project Number | 21-0029 | |
| Lot No: | 6 | |
| No. of Bedrooms | 4 | |
| Design Flow | 480 | $^{gal}/_{day}$ |
| LTAR | 0.275 | |
| PPBPS? (YES OR NO) | YES | |
| Supply Line Length | 3 | ft. |
| Supply Line Volume | 1.959 | gal. |
| Required Feet of Line | 290.9091 | ft. |
| Amount of Line from Layout | 295 | ft. |
| Gallons per Minute | N/A | $^{gal}/_{min}$ |
| Required Septic Tank Capacity | 1000 | gal. |
| Septic Tank Size | 1000 | gal. |
| Panel Volume | N/A | gal. |
| # of Panels | N/A | |
| Dosing Volume | N/A | gal. |
| Tank Draw Down | N/A | |
| Pump Run Time | | |
| Elevation Head | N/A | ft. |
| Pressure Head | N/A | ft. |
| Friction Factor | N/A | ft./100 ft. *(From the interpolater.)* |
| Friction Head | N/A | ft. |
| Total Dynamic Head (+15%) | N/A | ft. |

FRICTION FACTOR INTERPOLATER
2" SCH 40 PVC

| GPM | *f* |
|---|---|
| 20 | 0.84 |
| | -0.88 |
| 25 | 1.27 |
| | -1.28 |
| 30 | 1.78 |
| | -1.76 |
| 35 | 2.37 |
| | -2.25 |
| 40 | 3.03 |
| 43.07 | 3.48 |
| 45 | 3.77 |
| 48.14 | 4.28 |
| 50 | 4.58 |
| 57.11 | 5.89 |
| 60 | 6.42 |

RECEIVED APR 13 2022

# IREDELL COUNTY DEPARTMENT of ENVIRONMENTAL HEALTH

*APPLICATION FORM* AP-327432 Session Law

**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** Paid # 500.00

**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:** Salem Springs Dev LLC **Address:** P.O. Box 3965, Mooresville NC **Zip:** 28117
**Applicant Email:** mwetter@nesthomes.com **Phone:** 704 433 9247 **Alt. Phone:**
**Owner Name:** Magnolia Lakes Partners LLC **Address:** P.O. Box 3965, Mooresville NC **Zip:** 28117
**Owner Email:** **Phone:** **Alt. Phone:**

**Property Information:**

**Street Address:** 144 Salem Springs Way, Statesville NC 28625
**Subdivision Name:** Salem Springs **Section/Phase:** **Lot Number:** 6
**Driving Directions:** Mocksville Hwy (Hwy 64), New Salem Rd

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

**Maximum Number of Bedrooms:**
**Maximum Number of Occupants:**
( ) Swimming Pool
( ) Other Addition/Structure:

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

**Water Supply:** ( ) Replacement Well – Reason:
( ) Multi-connection Well **Number of Houses:** **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:** Steven A. Kellum 11/8/21
Property owner or owner's legal representative signature (SIGNATURE REQUIRED) DATE

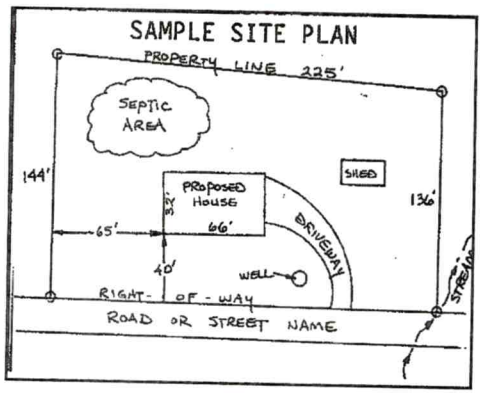
# IREDELL COUNTY DEPARTMENT of ENVIRONMENTAL HEALTH

***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

**Signature:** Samuel A Tollen

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

11/5/21
DATE

Sheet 1 of 1
PROPERTY ID #: 4774086641
COUNTY: Iredell

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

OWNER: Magnolia Lakes Partners LLC — APPLICATION DATE:
ADDRESS: P.O. Box 3965, Mooresville NC 28117 — DATE EVALUATED: 9/21
PROPOSED FACILITY: 4BR — PROPOSED DESIGN FLOW (.1949): 480gpd — PROPERTY SIZE: 6.550ac
LOCATION OF SITE: Salem Springs Lot 6 — PROPERTY RECORDED: No
WATER SUPPLY: ☐ Private ☐ Public ☐ Well ☐ Spring ☑ Other Community
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 | .1943 SOIL DEPTH | .1956 SAPRO CLASS | .1944 RESTR HORIZ | PROFILE CLASS & LTAR |
|---|---|---|---|---|---|---|---|---|---|
| P1 | L/2-3% | 0-6 | BCL wm sbk | Fr SS SP SE MP | Few (Fe) depl 21-32" | 65" | - | - | PS 0.25 |
| | | 6-21 | RBC wm sbk/mod | Fr SS P | | | | | |
| | | 21-65 | RBC wf sbk/mod | Fr SS P | | | | | |
| P2 | L/3% | 0-10 | BSCL wf sbk/mod | Fr SS SP SE P | Few SAP | 64" | - | - | PS 0.275-.3 |
| | | 10-50 | RBC wf mod/fsbk | Fr SS SP | | | | | |
| | | 50-64 | RBC wm sbk/mod | Fr SS SP | | | | | |
| P3 | L/3% | 0-10 | BSCL wf sbk | Fr SS SP SE MP | Few Fe Dep/ 29-35" | 65" | - | - | PS 0.275-.3 |
| | | 10-25 | RBC wm sbk | Fr SS SP | | | | | |
| | | 25-65 | BRC wf sbk/mod | Fr SS SP | | | | | |
| P4 | L/2-3% | 0-7 | BSCL wf sbk | Fr SS SP SE MP | Few Dep/ 24-27 | 74" | - | - | PS 0.275-.3 |
| | | 7-18 | BRC wm sbk/mod | Fr SS P | | | | | |
| | | 18-74 | RBC/CL wm sbk | Fr SS SP | Few SAP | | | | |

| DESCRIPTION | INITIAL SYSTEM | REPAIR SYSTEM |
|---|---|---|
| Available Space (.1945) | PS | PS |
| System Type(s) | PPBPS | PPBPS |
| Site LTAR | 0.275 | 0.25 |

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

LICENSED SOIL SCIENTIST — 1281 — CERTIFICATION

COMMENTS:

Updated February 2014

# INFORMATION FOR THE INSTALLER:

The permit should be read very carefully prior to bidding. The following are details that must be considered along with all other considerations.

- Tanks shall be approved by NC DHHS, and certification supplied by the manufacturer.
- Tanks shall be water tested prior to installation.
- The installer shall be responsible to the owner for placement of the tanks and to insure that final grades are returned to the original natural grade, with exception of added structural features.
- The supply trench shall be compacted to eliminate cavities left during initial fill placement.
- Installation of the system shall be during dry conditions in order to protect the soil structure.
- All fittings shall be pressure rated fittings.
- All joints shall be cleaned with PVC pipe cleaner and a heavy bodied glue applied to weld all joints.
- Where required by the county health department, post installation inspections by the designer must be scheduled 5 week days in advance.
- Trenches shall be carefully excavated so the bottom is within 2" from the highest to . the lowest points of elevation within the trench. If the bottom elevation needs adjusting after it has been trenched, it will be done by removing high points rather than filling low points. It is extremely important to insure that trenches are not over excavated during initial trenching. All fine grading within the trench will be hand done with a shovel. No loose material will be left in the trench
- All pipe openings in the tanks shall be properly grouted. This also applies to the joints around the riser.
- All tanks shall be properly back filled and compacted to prevent slump at a later date.
- Earth dams, constructed of relatively impervious material, shall be installed at the beginning and end of each lateral.
- No heavy equipment shall be used on the field during or after installation. The use of a small loader (i.e. Bobcat) or a trencher (i.e. Ditch Witch 2300/2310) may be used for installation.
- Elevations at pinflag locations should be checked by the installer prior to beginning trenches.
- Septic tank riser shall be a minimum of 6" above finished grade.
- System is specified as a gravity PPBPS (50% reduction) installation.
- Repair is specified as a PPBPS (50% reduction) installation w/Low Pressure Distribution.

## Salem Springs

### PPBPS SYSTEM

| | |
|---|---|
| **DESIGN FLOW (gpd):** | 480 |
| **SOIL APPLICATION RATE (gpd/ft.$^2$):** | 0.275 |
| **TOTAL AREA TRENCH BOTTOM:** | 590 |
| **TOTAL LATERAL LENGTH:** | 295 |
| **NUMBER OF FIELDS:** | 1 |
| **LATERAL LENGTH REQUIRED PER FIELD:** | 290.9090909 |
| **SUPPLY LINE LENGTH:** | 3 |
| **TOTAL DYNAMIC HEAD:** | N/A |
| **MANIFOLD SIZE:** | N/A |
| **DOSING VOLUME:** | N/A |
| **PUMP TANK DRAW DOWN*:** | N/A |
| **SEPTIC TANK SIZE:** | 1000 |

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

# IREDELL COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH

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

## DOCUMENTATION TO AUTHORIZE AN OWNER'S LEGAL REPRESENTATIVE

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.

I, Magnolia Lakes Partners LLC, am the legal owner(s) of the property located at Salem Springs Lot 6, identified as PIN (Parcel Identification Number) 4977408664, located in Iredell County, North Carolina.

I do hereby authorize (**print legal representative/company name**) SFS / Ashley Rollans, 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.

X _____ 3/31/22 _____ _____
Signature of Owner(s) Date Signature of Witness Date

Please return this signed form to the appropriate office:

**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

# ENVIRONMENTAL HEALTH REQUIREMENTS for SEPTIC and WELL PERMITS

**The following items must be completed *PRIOR* to the *SUBMITTAL* of any Environmental Health Application. Incomplete applications will be returned to the applicant and cannot be processed or placed on the work list.**

***** Initial all lines below to indicate you have submitted each form and completed every site requirement *****

S.A.R. **Complete all Environmental Health forms**:
- S.A.R. Application
- S.A.R. Site Plan with dimensions of proposed structure, addition, pool etc.
- S.A.R. Documentation to Authorize Owner Agent (if the property owner is not the applicant)
- S.A.R. Copy of Zoning Permit when applicable
- S.A.R. Sign this sheet after you have completed all items

S.A.R. **Lot must be cleared of heavy undergrowth.** In order to evaluate the lot, the footprint of the proposed structure must be visible. Adequate area for the septic drain field and repair area must be sufficiently cleared of heavy undergrowth, with **50 feet of visibility** in all directions. Inspectors must be able to evaluate the property, shoot laser level elevations, layout the drain field, do soils work, etc. **If the lot is not cleared sufficiently, then a $100 site revisit fee will be charged and the evaluation will be put on HOLD until the requirement is met.**

S.A.R. **Clearly mark all property corners by locating existing iron or concrete markers.** Flag all property lines every 25 feet if adjacent corners are not visible when standing on any given corner. Property lines must be flagged by a licensed NC surveyor & easily identified **prior to application submittal** (exception may apply for septic repair evaluations only). 'Mow lines' and/or fence lines do NOT constitute marked lines. **If the property lines are not properly marked when the lot is ready to be evaluated, then the application will be put on HOLD and a $100 site re-visit fee charged.**

S.A.R. **Stake or flag the footprint of the proposed structure, addition, pool etc. to match the site plan submitted.** The proposed structure, etc. **must be staked** out on the property as per the site plan.

S.A.R. If an **Authorization to Construct (AC) is desired**, submit a recorded copy of the plat for newly created or subdivided lot(s) and a LEGIBLE copy of the basic floor plan no larger than 8 ½" x 14" for each floor of the structure including decks, porches, etc. **The overall dimensions must be clearly noted & the rooms labeled.**

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

**Backhoe pits are required for all applications that require a soils evaluation.**
**DO NOT DIG PITS UNTIL THE EH SPECIALIST HAS AUTHORIZED AND SCHEDULED YOUR EVALUATION TIME.**
- **All utilities shall be marked before pits are dug. Call NC 811 for this service.**
- **The applicant/agent is responsible for securing these services**
- **Backhoe pits are to be dug at the locations and depths determined by the Environmental Health Specialist or a NC Licensed Soil Scientist. A minimum of four pits must be dug.**
- **The EH specialist will contact you when your application is ready to be processed for pit scheduling.**
- **Your backhoe operator must be on site during the EH Specialist's evaluation to prevent your operator from having to return to the property for additional work.**

**By signing below I am acknowledging the above specifications have been met and the site is READY to be evaluated AND I understand the backhoe pit requirement and will secure those services (if applicable).**

**Signature** _____ **Date** 11/5/21

Questions? Contact the Environmental Health Offices below:

**Statesville Office**
349 North Center Street (2nd Floor Building Standards)
Statesville, NC 28677-4063
Phone: (704)878-5305 ext. 3456

**Mooresville Office**
610 East Center Avenue (2nd Floor Govt. Center South)
Mooresville, NC 28115-2548
Phone: (704)660-3625

IREDELL COUNTY · NC

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

| APPLICATION NUMBER |
|---|
| 327432 |
| Issue Date: |

**Permit Type: ZONING**

| Parcel Number | Street Address | Jurisdiction |
|---|---|---|
| 4774095292.000 | 144 SALEM SPRINGS LN | Iredell County |

| Owner Information | Applicant Information |
|---|---|
| Name: SALEM SPRINGS DEV LLC | Name: HELMSMAN HOMES, LLC 236 RACEWAY DR STE 7 |
| Address: | Address: PO BOX 3965<br>MOORESVILLE, NC 28117 |
| Phone: | Phone: (704)363-6038 |

| Use Requested | Zone Code |
|---|---|
| Single Family Dwelling | R20 |

| Lot Acreage | F Setback | B Setback | L Setback | R Setback | Watershed | Flood Zone |
|---|---|---|---|---|---|---|
| 0.55 | 35 | 35 | 15 | 15 | N/A | NO |

| Remarks |
|---|
| Single Family Residence - New Construction |

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.

**Date:** 04/06/2022

Signature of Owner/Contractor

| Permit Number | 327432 |
|---|---|

| TOTAL FEES: | $77.25 |
|---|---|

327432

**DEPARTMENT OF PLANNING & DEVELOPMENT**
PO BOX 788, STATESVILLE NC 28687-0788
349 N. Center Street / Building Standards Center
(704) 878-3118 / FAX 928-2025

# Residential Zoning Permit Application

What are you building? (Please check)

Stick built X Modular___ Duplex___ Singlewide___ Doublewide___ Pier___ Addition___ Bedroom addition___

Accessory dwelling (ie: M-I-L Suite, guest house)___ Accessory building (ie: garage, shed)___ Swimming pool___

Are there any other structures currently on the property such as dwellings, sheds, garages? (Please list type below)

Is there a septic tank on the property? Yes (No) If residence how many bedrooms? ___ and stories?___

If an addition, please describe project: _____

Please list square footage of project (Pier, Addition, Accessory Dwelling, Accessory Building only): _____

Does the property have community water? Yes (No) If yes, please list who provides it: _____

Does the property have community sewer? Yes (No) If yes, please list who provides it: _____

**Owner Information**

Property Owner's Name Helmsman Homes Phone # 704-208-4251

Owner's Current Address 236 Raceway Dr, Suite 7, Mooresville NC

**Property Information**

Property Address 144 Salem Springs Ln, Statesville, NC Parcel # 4774095292

Subdivision: Salem Springs Lot: 6 Zoning:___ Watershed: Y or (N) Flood Plain: Y or (N) Township: 13

Directions to property (from a MAIN ROAD) I-77 to Exit 50 E Broad St to US-64E to New Salem Rd

**Application Information**

Applicant's Name or Company Helmsman Homes Applicant's Phone # 704-208-4251

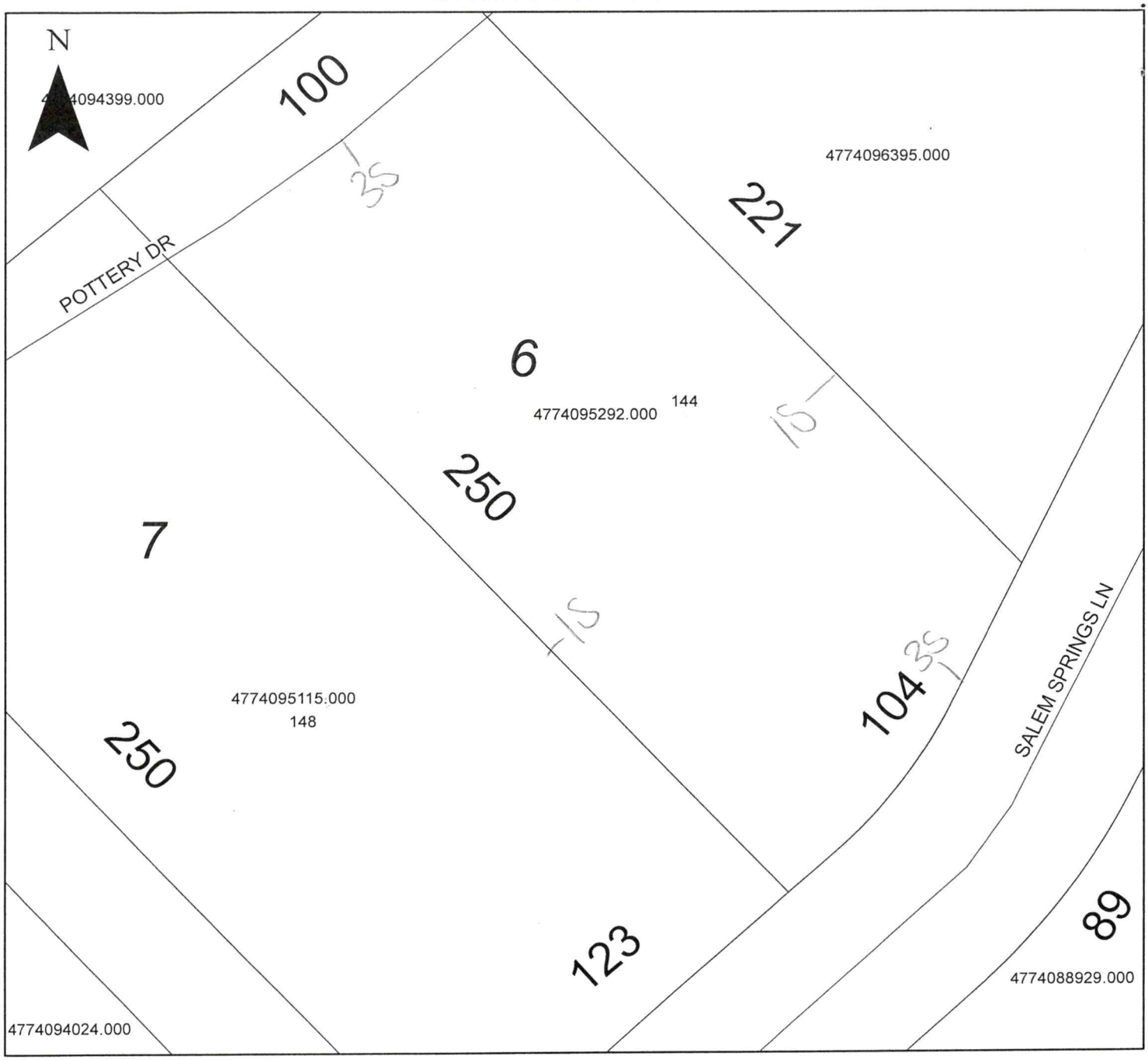
Applicant's Address 236 Raceway Dr, Suite 7, Mooresville NC

If Company, Representative's Name and Title Tood Jason Farlow, EVP General Counsel

IN APPLYING FOR A ZONING PERMIT I CERTIFY THAT ALL INFORMATION ON THIS APPLICATION IS CORRECT AND THAT ALL WORK WILL COMPLY WITH IREDELL COUNTY ZONING REGULATIONS. THE IREDELL COUNTY ZONING DEPARTMENT WILL BE NOTIFIED OF ANY CHANGES THAT ARE MADE TO THIS PROJECT. I AM AWARE THAT THIS IS AN APPLICATION ONLY - NOT A PERMIT - AND DOES NOT CONSTITUTE APPROVAL OF THIS PROJECT. HOWEVER, IF THIS PROJECT IS APPROVED, THIS SIGNATURE IS VALID FOR MY PERMIT

SIGNATURE OF APPLICANT _____ DATE 3/31/22

# ZONING DISCLAIMER




Property Address 144 Salem Springs 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. 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.

Applicant

Date

IREDELL COUNTY · NC

# Cash Register Receipt

**Iredell County**

**Receipt Number**
**R16035**

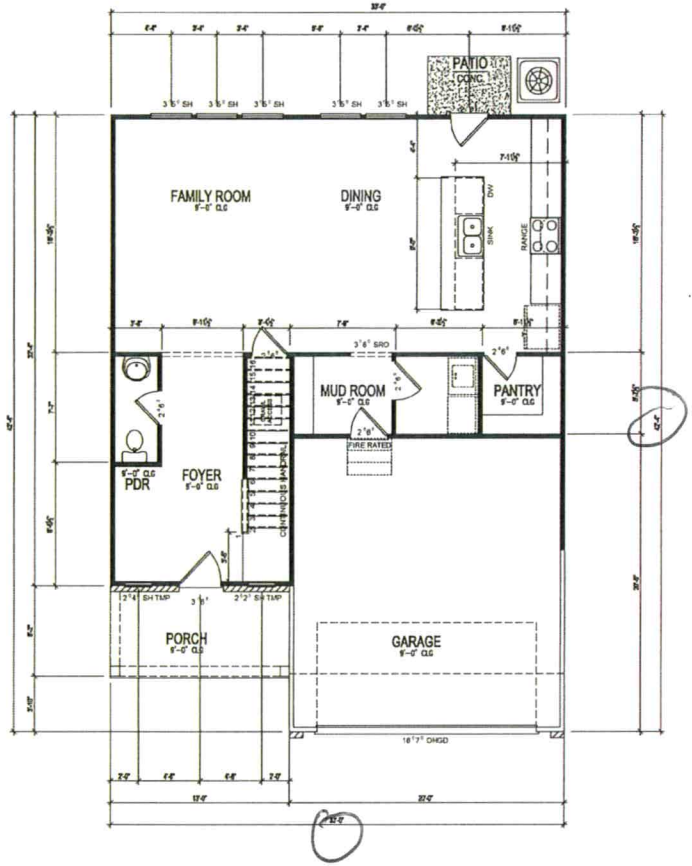
| DESCRIPTION | ACCOUNT | QTY | PAID |
|---|---|---|---|
| **PermitTRAK** | | | **$577.25** |
| **AP-327432 Address: 144 SALEM SPRINGS LN APN: 4774095292.000** | | | **$577.25** |
| **EH NEW SYSTEM PERMITS** | | | $500.00 |
| GRAVITY SYSTEM | 10492751-447004 | 0 | $500.00 |
| **ZONING** | | | $77.25 |
| TECH FEE ZONING | 104563-460450 | 0 | $2.25 |
| ZONING PERMIT | 104563-472223 | 0 | $75.00 |
| **TOTAL FEES PAID BY RECEIPT:R16035** | | | **$577.25** |

Date Paid: Wednesday, April 13, 2022

Paid By: HELMSMAN HOMES, LLC 236 RACEWAY DR STE 7

Cashier: DMW

Pay Method: CHECK 4060




FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

| WALL STUD REQUIREMENTS | |
|---|---|
| EXT. WALL HEIGHT (h) | STUD SIZE AND SPACING |
| h < 10'-0" | 2x4 @ 16" O.C. |
| 10'-0" < h <11'-0" | 2x4 @ 12" O.C. |
| 11'-0" < h < 18'-0" | 2x6 @ 16" O.C. |
| h > 18'-0" | CONSULT ENGINEER |

| SQUARE FOOTAGE | |
|---|---|
| FIRST FLOOR (HEATED) | 831 |
| SECOND FLOOR (HEATED) | 1187 |
| TOTAL (HEATED) | 2018 |
| | |
| | |

## I-JOIST NOTES

FRAMING CONSTRUCTION NOTES:

BRACED WALL LINE NOTE
THIS STRUCTURE HAS BEEN ANALYZED FOR LATERAL LOADING USING CONTINUOUSLY SHEATHED WALL SHEATHING AS INDICATED IN THE GENERAL NOTES. WHERE BRACED WALLS DO NOT MEET THE PRESCRIPTIVE REQUIREMENTS OF SECTION R602.10 OF THE CODE, IT HAS BEEN ANALYZED BY ENGINEERING ANALYSIS INCORPORATING ENGINEERED LATERAL BRACING ELEMENTS WHERE NEEDED TO MEET THE INTENT OF THE CODE.

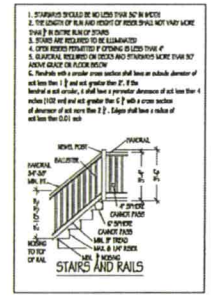
1. I-JOISTS ARE DESIGNED TO BE CONTINUOUS IN SOME AREAS. I-JOIST MANUFACTURER TO STOP AND START JOISTS WHERE SHOWN ON PLAN TO ALLOW FOR CONTINUOUS ACTION.
2. "DBL" INDICATES DOUBLE JOIST
3. RIM BOARDS AND BANDS PARALLEL TO FLOOR FRAMING TO BE DOUBLED
4. ALL LOAD- BEARING HEADERS SHALL BE (2)2X8 SPF#2 UNLESS OTHERWISE NOTED ON THE PLAN
5. WHERE DIMENSIONS ARE NOT INDICATED, BEAMS THAT RUN PARALLEL TO FLOOR JOISTS ARE INTENDED TO ALIGN UNDER LOAD BEARING WALLS. SEE THE ARCHITECTURAL PLANS FOR DIMENSIONS TO WALLS
6. ALL WALLS UP TO 10 FT. TALL SHALL BE 2X4 SPF#2 @ 16" O.C. UNLESS NOTED OTHERWISE ON THE PLAN. TALLER WALLS SHALL COMPLY WITH TABLE R602.3(5) OF THE CODE OR AS NOTED ON THE PLAN.
7. WOOD BEAMS SHALL BE SUPPORTED BY METAL HANGERS OF ADEQUATE CAPACITY WHERE FRAMING INTO BEAMS OR LEDGERS. THE FOLLOWING HANGER SCHEDULE MAY BE USED UNLESS NOTED OTHERWISE ON THE PLAN

| MEMBER SIZE | SIMPSON HANGERS |
|---|---|
| (2) 2X8 | LUS 28-2 |
| (2) 2X10 | LUS 210-2 |
| (2) 2X12 | LUS 210-2 |
| (2) 1¾" X 9¼" LVL | HUS 410 |
| (2) 1¾" X 11⅞" LVL | HUS 412 |
| (2) 1¾" X 14" LVL | HUS 412 |
| ALL TRIPLE LVLs | HHUS 5-50/10 |

8. NOTE: FILL ALL OF THE HOLES IN HANGERS WITH 10d x 3" COMMON NAILS (.148" x 3" OR 16d x 3½" (.162") NAILS UNLESS OTHERWISE SPECIFIED BY THE MANUFACTURER. DO NOT BEND OR MODIFY THE HANGER OR USE INAPPROPRIATE FASTENERS. DO NOT USE 10dX 1½" "HANGER NAILS" UNLESS OTHERWISE NOTED ON THE PLANS OR IN SITUATIONS WHERE ONLY ½" OR LESS OF WOOD IS PROVIDED TO NAIL INTO.
9. STEEL BEAMS MUST HAVE (3)-2X4 OR (4)-2X6 STUDS UNDER EACH END SUPPORT UNLESS NOTED OTHERWISE
10. "LVL" AND GLU-LAM BEAMS MUST HAVE ENOUGH STUDS TO SUPPORT ALL PLIES AT EACH END WITH A MINIMUM OF (3)-2X4 OR (2)-2X6 STUDS UNDER EACH END UNLESS NOTED OTHERWISE
11. ALL POINT LOADS FROM ROOF BRACES, JACK STUDS, BEAM SUPPORTS -WHETHER WOOD OR STEEL- CANNOT BEAR ON SHEATHING ALONE. BLOCKING EQUAL TO OR BETTER THAN THE POINT LOAD SUPPORTS ABOVE MUST BE CARRIED THROUGH ALL CONSTRUCTION TO THE FOUNDATION. INSTALL 2X4 SOLIDSH BLOCKS (S.B.) OF EQUAL NUMBER TO COLUMN ABOVE BETWEEN SUBFLOOR AND FOUNDATION WALL OR LOWER PLATE. RIM BOARDS AND I-JOIST BLOCKING SHALL NOT BE CONSIDERED AS AN ACCEPTABLE MEANS OF SUPPORT UNDER CONCENTRATE POINT LOADS FROM LVL AND STEEL BEAMS OR WHERE "S.B." IS INDICATED ON THE PLAN
12. FASTEN ALL TRIPLE PLY LVLs TOGETHER WITH TWO ROWS OF 5" LONG TRUSSLOK OR SIMPSON SDS SCREWS @ 16" O.C. AND FOUR PLY LVLs WITH TWO ROWS OF 6½" TRUSSLOK SCREWS @ 16" O.C. UNLESS NOTED OTHERWISE ON THE PLANS. THE SCREWS SHALL BE LOCATED A MINIMUM OF 2" AND A MAXIMUM OF 3" FROM THE TOP OR BOTTOM OF THE BEAM
13. FASTEN FIRST KING STUD TO LUMBER HEADER WITH AT LEAST THREE 16D (3)"X0.162") IN EACH PLY.
14. JACK AND KING STUD SCHEDULE AT WALL OPENINGS

TO BE INSTALLED AT EACH END OF OPENING UNLESS OTHERWISE NOTED AS "KJ" OR "JKC" ON PLANS

| | |
|---|---|
| SPANS UP TO 4'-0" | 1 JACK, 1 KING |
| SPANS >4'-0" TO 5'-6" | 1 JACK, 2 KINGS |
| SPANS >5'-6" TO 6'-6" | 2 JACK, 3 KINGS |
| SPANS >6'-6" | SEE PLAN |




ELEVATION "A" - FARMHOUSE


336 Mooresville, NC 28117
Ph: 704-708-4251


Township/County

Engineer

Stamp/seal

Project name/owner

2018 REEF PLAN


HELMSMAN HOMES
236 RACEWAY DR
MOORESVILLE, NC
28117
PH 704-208-4251



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Date: April 5, 2022

Drawn by: SCSL

Reviewed by: HELMSMAN

Plan set scale: 24x36 sheet 1/4" = 1'-0" / 11x17 sheet 1/8" = 1'-0"

Project/plan code: XX.XX.XXXX

Drawing set: FOR CONSTRUCTION

Sheet title/description

Sheet no: A-3.0A

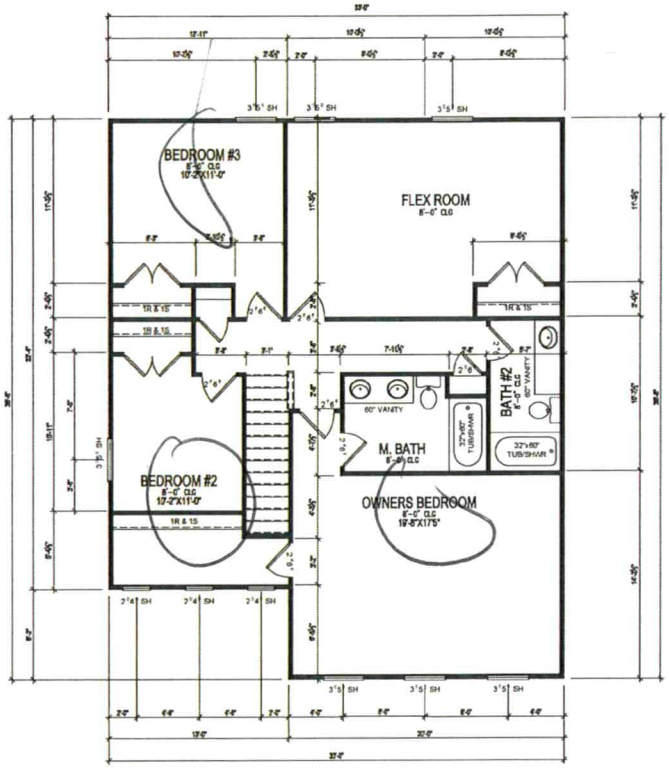
Master plan version: REVISED 11-14-2021

Acknowledgement Of
Plans Submittal ONLY!

BKB Date 6-1-2022.

Date 6-1-22

Lot 6




SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

| WALL STUD REQUIREMENTS | |
|---|---|
| EXT. WALL HEIGHT (h) | STUD SIZE AND SPACING |
| h < 10'-0" | 2x4 @ 16" O.C |
| 10'-0" < h <11'-0" | 2x4 @ 12" O.C |
| 11'-0" < h < 18'-0" | 2x6 @ 16" O.C |
| h > 18'-0" | CONSULT ENGINEER |

| SQUARE FOOTAGE | |
|---|---|
| FIRST FLOOR (HEATED) | 831 |
| SECOND FLOOR (HEATED) | 1187 |
| TOTAL (HEATED) | 2018 |
| | |
| | |

## I-JOIST NOTES

FRAMING CONSTRUCTION NOTES:

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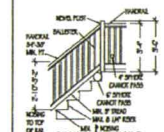
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| (2) 1¾" X 14" LVL | HUS 412 |
| ALL TRIPLE LVLs | HHUS 5.50/10 |

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TO BE INSTALLED AT EACH END OF OPENING UNLESS OTHERWISE NOTED AS "#J" OR "#K" ON PLAN)

| | |
|---|---|
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| SPANS >4'-0" TO 5'-6" | 1 JACK, 2 KINGS |
| SPANS >5'-6" TO 6'-6" | 2 JACK, 3 KINGS |
| SPANS >6'-6" | SEE PLAN |

1. STAIRWAYS SHOULD BE NO LESS THAN 36" IN WIDTH.
2. THE LENGTH OF RUN AND HEIGHT OF RISER SHALL NOT VARY MORE THAN ⅜" IN ENTIRE RUN OF STAIRS.
3. STAIRS ARE REQUIRED TO BE ILLUMINATED.
4. OPEN RISERS PERMITTED IF OPENING IS LESS THAN 4".
5. GENERAL REQUIRED ON DECKS AND STAIRWAYS MORE THAN 30" ABOVE GRADE OR FLOOR BELOW.
6. Handrails with a circular cross section shall have an outside diameter of not less than 1.7 and not greater than 2". If the handrail is not circular, it shall have a perimeter dimension of not less than 4 inches (102 mm) and not greater than 6.3 with a cross section of dimension of not more than 2.7. Edges shall have a radius of not less than 0.01 inch




ELEVATION "A" - FARMHOUSE

Acknowledgement Of
Plans Submittal ONLY!

B&B Date 6-1-2022

Date 6-2-22


238 Raceway Drive, Suite J
Mooresville, NC 28117
PH: 704-208-4251


Township/County

Engineer

Stamp/seal

Project name/owner

2018 REEF PLAN

HELMSMAN HOMES
235 RACEWAY DR
MOORESVILLE, NC
28117
PH: 704-208-4251


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Date
April 5, 2022

Drawn by
MCML

Reviewed by
HELMSMAN

Plan set scale
24x36 sheet
1/4" = 1'-0"
11x17 sheet
1/8" = 1'-0"

Project/plan code
XX XX XXXX

Drawing set
FOR CONSTRUCTION

Sheet title/description

Sheet no
A-4.0A

Master plan version
REVISED 11-14-2021