BLDR-2023-24114

ICHD - ENVIRONMENTAL HEALTH DIVISION

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

PERMIT # OSWP-2023-22512

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

PIN # 4774-18-0422

APPLICANT / OWNER: Helmsman Homes, LLC APPLICANT ADDRESS: 116 Gasoline Alley Suite 105, Mooresville, NC 28117

SITE ADDRESS: 127 DOVE CREEK TRL, STATESVILLE, NC 28625 PHONE: 7042391492 ALT. PHONE: 9805001251

SITE DIRECTIONS: SAP CONTROLLED: YES ☐ NO ☑

SUBDIVISION: Salem Springs SECTION: — LOT #: 41 LOT AREA: 3.563 DESIGN FLOW: 360 L.T.A.R.: 0.225

Septic Tank: 1000 (gal)	STB: INFILTRATOR	Date:	☒ New System ☐ Repair ☐ Expansion	System Type: III	☒ Residence	No. Bedrooms: 3	Water Supply: Other Public Water
Pump Tank: 1000 (gal)	PT: INFILTRATOR	Date:	System Description: PM - 25% reduction		☐ Business	No. Persons: 6	
Pump Make:	Model:	Serial #:	Repair System Description: LP - Drip		☐ Other	No. Employees:	
# Nitrification Fields: 1	# Lines: 5	Linear Ft.: 410	Maintenance Agreement Required: ☐ YES ☑ NO		☑ Slab	☐ Crawl Space	
Trench Width: 36	Trench Bottom Depth (Low side): 24		Gravel Depth:	☐ GRAVITY ☑ PRESSURE	☐ Basement w/ Plumbing	☐ Basement w/o Plumbing	

Comments / Conditions: This permit is issued pursuant to G.S. 130A-335 (a2), (a3), and (a4) using the signed and sealed LSS/LG Evaluation form attached here from: Soil and Forestry Services, PA. LSS 1231 AOWE 10027E

INITIAL SITE SKETCH

AS BUILT SKETCH

TANKS
LINES SW 12/2/2024
MANIFOLD —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: Date:

IMPROVEMENT PERMIT by: Benjamin A Botkins Date: 4/28/2023

AUTHORIZATION TO CONSTRUCT by: Benjamin A Botkins Date: 4/28/2023

Installed By: MARK PROPST

OPERATION PERMIT by: Date: 6/30/25

Existing System Inspected By: Date:

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

SOIL & FORESTRY SERVICES
OF THE CAROLINAS, PA

www.soilandforestryservices.com

Project#: 21-0029
March 21st, 2023

SALEM SPRINGS DEVELOPMENT, LLC
Attn: *Paul Penninger*
Email: ppenninger@nesthomes.com

RE: Soil & Site Evaluation for a 3 Bedroom Residence on Lot 41 Salem Springs Subdivision, 3.563ac Parcel, PIN# 4774180422, 127 Dove Creek Trail, Statesville, NC 28625.

Mr. Penninger:

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 where the house and septic are sited. Topography within the evaluated area was gentle slope near the house site and proposed drainfield area. Property lines and corners were marked at the time of the evaluation by Jordan Grant & Associates Land Surveying. 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 was located via survey.

Methodology

We evaluated soil areas through the use of backhoe pits & auger borings. Soil morphological conditions including color, texture, structure, etc. were reviewed in the field with four pit locations & three auger borings on the property flagged and located via GPS. All pits and borings are located in or adjacent to the proposed septic layout/drip repair area. 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/boring. The house envelope was located via Survey. 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.

127 Dove Creek Trail Lot 41 (*See Attached Design*)
The septic layout for this lot (9' centers) yielded a total of 590 linear feet of line. The primary system is proposed as 410 linear feet of Accepted (25% Reduction) drainfield with Pressure Manifold distribution. Trench depth (Low Side) is specified at 24 inches. The repair system is proposed as ~12,000 square feet of Drip Irrigation drainfield with pressure distribution. Trench depth (Low Side) is specified at 6 inches.

Session Law Requirements

All information needed to issue the IP must be submitted with the application. 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/LG evaluation(s) attached to this application is to be used to issue an Improvement Permit in accordance with G.S. 130A-335(a2) and (a3)."

Owner Date

Print Name Tim Carr
Signature Tim Carr 4-17-23

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 G.S. 130A-335(a2)."

Disclaimer
This report reflects the findings of S&FS, PA. *This LSS evaluation is being submitted pursuant to and meets the requirements of G.S. 130A-335(a2)."* Any site modifications that impact the proposed septic areas on the site may nullify this design for 127 Dove Creek Trail, Statesville, NC 28625. 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 (25% reduction) Septic System with Pressure Manifold distribution for a 3 bedroom single family residence at 127 Dove Creek Trail., Statesville 28625, Iredell County, NC. PIN (4774180422).

Contents: **Page**

Information for the Installer---------- 1

Design Information
- Design Specifications---------- 2-3
- Layout Specifications---------- 4
- System Tapsheet---------- 5
- Pressure Manifold Diagram---------- 6

Site Plan/System Plan---------- 7

Calculations---------- 8

Profile Descriptions---------- 9-10

Zoning Permit & Receipt---------- ONLINE

Application---------- ONLINE

Agent Authorization Form---------- ONLINE

IP FORM---------- 11

AC FORM---------- 12

Subdivision Plat---------- 13

LICENSED SOIL SCIENTIST
SAMUEL A. ROLLAND
1231
STATE OF NORTH CAROLINA

March 21, 2023
Project No. 21-0029
Design By: Soil & Forestry Services of the Carolinas, PA

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 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.
- 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.
- Pumptank riser should be 6" above grade, control panel should be 12" above grade.
- Septic tank riser shall be a minimum of 6" above finished grade.
- System is specified as an Accepted 25% reduction installation w/Pressure Manifold.
- Repair is specified as an Drip Irrigation installation w/Low Pressure Distribution.
- Rake trench walls, lime sidewalls, install trenches 36" wide and have no more than 1/4" fall in 10 feet.

PRESSURE MANIFOLD SYSTEM
FOR WASTEWATER TREATMENT

Owner/Applicant:	Salem Springs Development, LLC
Address:	P.O. Box 3965 Mooresville, NC 28117
Phone:	704.202.1524
County:	Iredell
Location:	127 Dove Creek Trail Statesville, NC 28625
Source of Wastewater Flow:	3 Bedroom Single Family Residence
Estimated Daily Wastewater Production:	360 gpd
System Flow:	35.55

Design Specifications

Drainfield Size:	410
Loading Rate:	0.225
Depth of Gravel in Trench:	NA (25% reduction)
Gravel Size:	NA (25% reduction)
Trench Depth (LOW SIDE):	24 in. Repair Trench Depth 6 in.
Trench Width:	36 in.
Septic Tank Size:	1000
Pump Tank Size:	1000
Estimated Supply Line Length:	60
Supply Line Diameter:	2 in. SCH 40 PVC
Supply Line Volume:	10.44
Dosing Volume:	187.41
Supply Manifold:	4 in. SCH 80 PVC
Supply Manifold Length:	4 ft. (minimum)
Supply Manifold Volume:	N/A
Recommended Float Controls:	SJE Sensor Float Control Switches as Required for Control Panel or County Approved Equivalents
Recommended Control Panel:	SJE-Rhombus Model 112 (NEMA 4x) Control Panel or County Approved Control Panel.
Pressure Head:	2 ft.
Friction Head:	1.82
Elevation Head:	5.00
Total Dynamic Head:	10.14
Threaded Union:	In Tank
Gate Valves:	1 in Tank 1 at Pressure Manifold
Check Valves:	In Tank
Anti-Siphon Hole:	NA
Additional Comments:	Soil suitability was performed by Soil & Forestry Services of the Carolinas, PA.

127 Dove Creek Trail
PRESSURE MANIFOLD DESIGN

DESIGN FLOW:	360
SOIL APPLICATION RATE:	0.225
TOTAL AREA TRENCH BOTTOM:	1230
TOTAL LATERAL LENGTH:	410
NUMBER OF FIELDS:	1
LATERAL LENGTH REQUIRED PER FIELD:	400
SUPPLY LINE LENGTH:	60
TOTAL DYNAMIC HEAD:	10.14
MANIFOLD SIZE:	4 in.SCH 80 PVC
DOSING VOLUME:	187.41
PUMP TANK DRAW DOWN*:	8.9
SEPTIC TANK SIZE:	1000
PUMP TANK SIZE:	1000

**Pump tank draw down based on a volume basis of 21 gallons per inch. Draw down may vary among pump tank manufacturers.*

Layout Specifications -127 Dove Creek Trail

Project #: 21-0029

LAYOUT FOR 3 BEDROOM HOME

March 21, 2023

LINE #	FLAG COLOR	BS	HI	FS	ELEVATION	FLAGGED LINE LENGTH	DESIGN LINE LENGTH
TBM							
HOUSE							
PUMP TANK					851.70		
INSTR. 1							
1	***RED***				***851.60***	***90***	***82***
2	***ORANGE***				***851.30***	***93***	***82***
3	***YELLOW***				***850.30***	***88***	***82***
4	***BLUE***				***849.40***	***90***	***82***
5	***PINK***				***848.60***	***82***	***82***
6	RED		EXTRA		847.90	74	74
7	ORANGE		EXTRA		847.10	73	73
Drip Repair	~12,000 sqf				831.30	~12,000 sqf	~12,000 sqf
					Total	590	557

	LINE LENGTH	LTAR GPD/FT2	SYSTEM TYPE	SOIL LTAR GPD/FT2	TRENCH SYSTEM	DISTRIBUTION	Low Side Trench DEPTH
****System***	***410***	***0.225***	***ACCEPT.***	***0.225***	***25% RED***	***PRESSURE MANIFOLD***	24"
Repair	~12,000 sq ft	0.100	INNOV.	0.100	DRIP IRRIGATION	PRESSURE DISTRIBUTION	6"

Notes: **All measures in feet

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

**Nitrification lines were located by GPS.

PRESSURE MANIFOLD TAPSHEET - 127 Dove Creek Trail - Lot 41

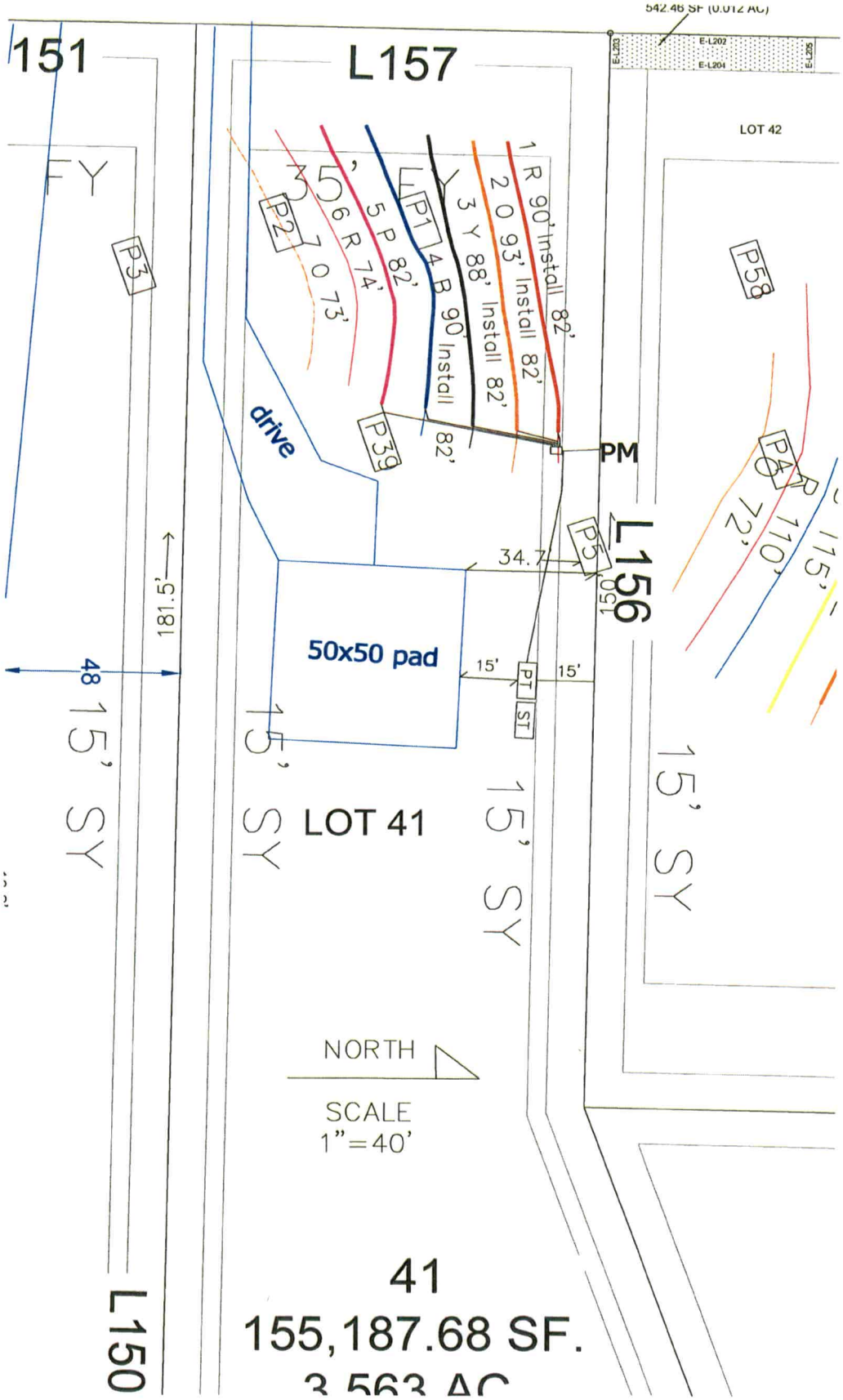
SYSTEM

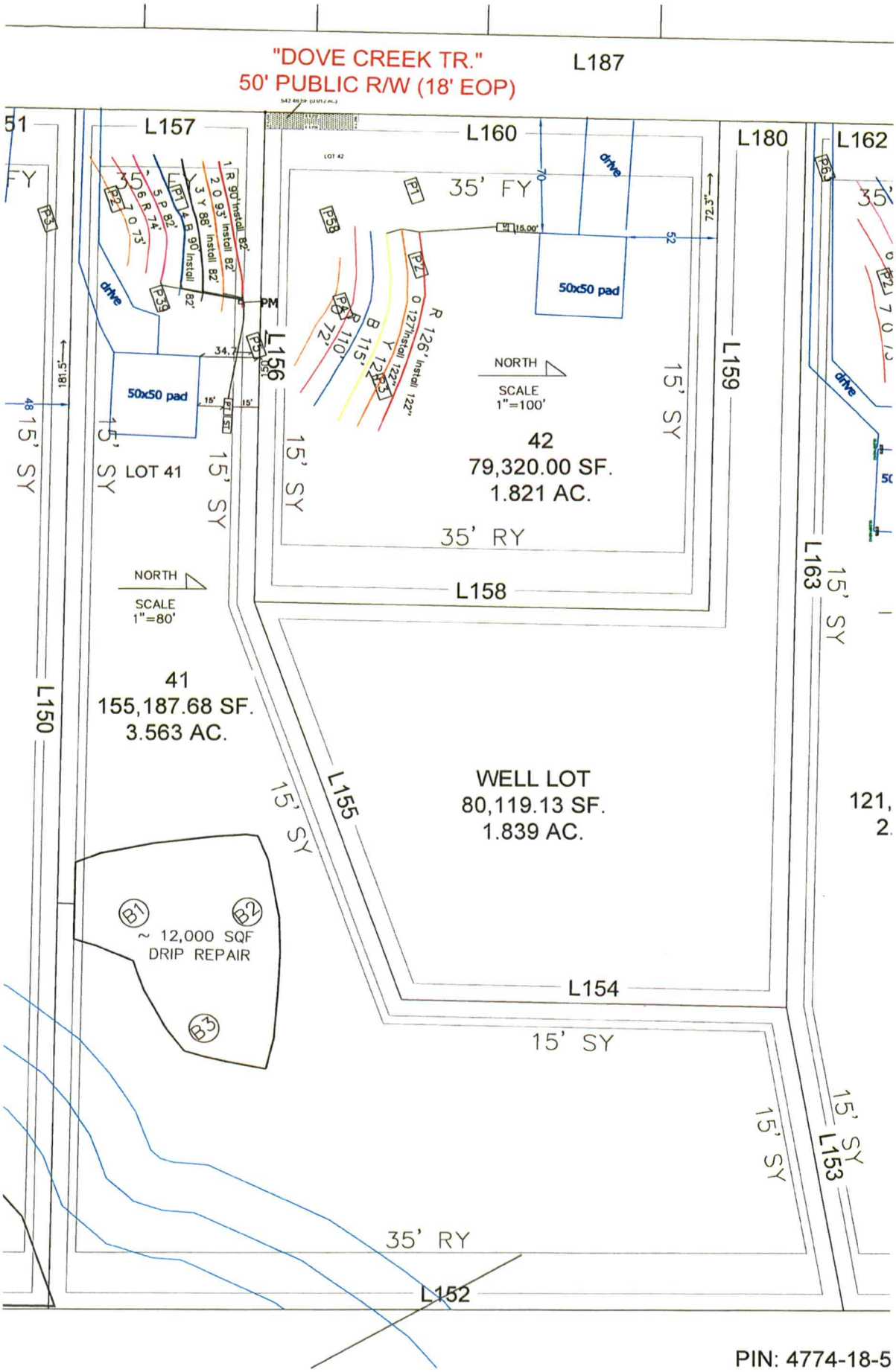
Line #	Color	Elevation	Length	Hole Size	Flow/Tap	Trench Area	Line LTAR
1	***RED***	***851.60***	82	SCH 40 1/2	**7.11**	246	0.15
2	***ORANGE***	***851.30***	82	SCH 40 1/2	**7.11**	246	0.15
3	***YELLOW***	***850.30***	82	SCH 40 1/2	**7.11**	246	0.15
4	***BLUE***	***849.40***	82	SCH 40 1/2	**7.11**	246	0.15
5	***PINK***	***848.60***	82	SCH 40 1/2	**7.11**	246	0.15

total	**feet =**	**410**	**gal/min =**	**35.55**
		Des. Flow	**360**	
		Pump Run=	**5.27**	
		soil LTAR	**0.225**	
		LTAR +5%	**0.23625**	
		LTAR with ACCEPTED	**0.3**	
		LTAR with ACCEPTED + 5%	**0.315**	

"DOVE C

50' PUBLIC F




"DOVE CREEK TR."
50' PUBLIC R/W (18' EOP)
L187
L157
L160
L180
L162
L156
L159
L158
L163
L150
L155
L154
L153
L152
35' FY
35' RY
15' SY
50x50 pad
drive
NORTH
SCALE
1"=100'
NORTH
SCALE
1"=80'
LOT 41
LOT 42
42
79,320.00 SF.
1.821 AC.
41
155,187.68 SF.
3.563 AC.
WELL LOT
80,119.13 SF.
1.839 AC.
~ 12,000 SQF
DRIP REPAIR
B1
B2
B3
PM

PIN: 4774-18-5

CALCULATIONS

Location	127 Dove Creek Trail Statesville, NC 28625	
Project Number	21-0029	
Lot No:	41	
No. of Bedrooms	3	
Design Flow	360	$^{gal}/_{day}$
LTAR	0.225	$^{gpd/ft^2}$
25% RED.? (YES OR NO)	YES	
Supply Line Length	60	ft.
Supply Line Volume	10.44	gal.
Required Feet of Line	400	ft.
Amount of Line from Layout	410	ft.
Gallons per Minute	35.55	$^{gal}/_{min}$
Required Septic Tank Capacity	1000	gal.
Minimum Standard Tank Size	1000	
Lateral Line Volume	267.73	gal.
Dosing Volume	187.41	gal.
	Note: Dosing Volume based on 70% of lateral line volume	
Tank Draw Down	8.9	*Generic Draw Down of 21 gal.per in.*
Pump Run Time	5.27	minutes
Elevation Head	5	ft.
Pressure Head	2	ft.
Friction Factor	3.03	ft./100 ft. *(From the interpolater.)*
Friction Head	1.82	ft.
Total Dynamic Head (+15%)	10.14	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

PROPERTY ID #: _____
COUNTY: Iredell

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

OWNER: Salem Springs Development, LLC _____ APPLICATION DATE _____
ADDRESS: P.O. Box 3965 Mooresville, NC 28117 DATE EVALUATED: 8/11/22
PROPOSED FACILITY: 3 BR PROPOSED DESIGN FLOW (.1949): 360gpd PROPERTY SIZE: 3.563ac
LOCATION OF SITE: Salem Springs Lot 41 127 Dove Creek Trail, Statesville, NC 28625 PROPERTY RECORDED: Yes
WATER SUPPLY: ☐ Private ■ Public ☐ Well ☐ Spring ☐ Other _____
EVALUATION METHOD: ☑ Auger Boring ■ Pit ☐ Cut TYPE OF WASTEWATER: ■ Sewage ☐ Industrial Process ☐ Mixed

PROFILE #	.1940 LANDSCAPE POSITION/ SLOPE %	HORIZON DEPTH (IN.)	SOIL MORPHOLOGY (.1941)		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	
P 1	L/6%	0-8	BSCLWFSBK	FRSSSP	FE DEPL	62			PS 0.25-0.275
		8-62	BRCWMSBK/ABK	FRSSP					
P 2	L/5%	0-8	BSCLWFSBK	FRSSP	COMM FE DEPL	58			PS-40 0.25
		8-38	BRCWMSBK	FRSSP	COMM FE DEPL CHROM2 40				
		38-58	YRCWMSBK	FRSSP					
P 5	L/7%	0-8	BCLWFSBK	FRSSSP	FSAP	62			PS 0.25-0.275
		8-27	RBCWMSBK/ABK	FRSSP	C-M SAP				
		27-62	RBCLWFSBK	FRSSSP					
P 3 9	L/6%	0-9	BCLWMABK	FRSSSP	Litho F Fe	40	PS		PS 0.225
		9--25	RBCWMABK	FRSSP	Litho F-C Sap				
		25-40	RBCLWMSBK/ABK	FRSSSP	C clay inclusions				
		40-60	VAR L MASS	FRSSSP					

DESCRIPTION	INITIAL SYSTEM	REPAIR SYSTEM
Available Space (.1945)	PS	PS
System Type(s)	Accepted 25% PM	Drip Irrigation
Site LTAR	0.225	0.11

OTHER FACTORS (.1946): _____
SITE CLASSIFICATION (.1948): PS
EVALUATED BY: ASHLEY ROLLANS
OTHER(S) PRESENT: MASON FREEMAN, CHAD WAGNER

SOIL/SITE EVALUATION

(Continuation Sheet-Complete all field in full)

Sheet 2 of 2

PROPERTY ID #: Same

DATE OF EVALUATION: 8/11/22

COUNTY: Iredell

PROFILE #	.1940 LANDSCAPE POSITION/ SLOPE %	HORIZON DEPTH (IN.)	SOIL MORPHOLOGY (.1941) .1941 STRUCTURE/ TEXTURE	SOIL MORPHOLOGY (.1941) .1941 CONSISTENCE/ MINERALOGY	OTHER PROFILE FACTORS .1942 SOIL WETNESS/ COLOR	.1943 SOIL DEPTH	.1956 SAPRO CLASS	.1944 RESTR HORIZ	PROFILE CLASS & LTAR
B1	L/12%	0-3	BCL wfsbk	Fr SS SP SEXP					PS 0.1 Drip
		3-38	BRC wmsbk	Fr S P	Few SAP/White Lits 24"+	48"			
		38-48	RBCL wfsbk	Fr S S SP					
B2	L/10%	0-5	BCL wfsbk	Fr SS SP					PS 0.1 Drip
		5-50	BRC wmsbk	F S P	Few with Rock	50"			
B3	L/15%	0-4	BCL wfsbk	Fr SS SP					PS 0.1 Drip
		4-28	BRC wmsbk	Fr S P	Few Lits	50"			
		28-50	RBCL wfsbk	Fr SS SP					

LICENSED SOIL SCIENTIST SAMUEL A. ROLLANDS THE GREAT SEAL OF THE STATE OF NORTH CAROLINA 1231 STATE OF NORTH CAROLINA

COMMENTS:

County: Iredell

IMPROVEMENT PERMIT FOR G.S. 130A-335(a2)/SL2022-11

PIN/Lot Identifier: 4774180422

Issued To: Salem Springs Development LLC,

Property Location: 127 Dove Creek Trail Statesville NC 28625

Subdivision: Salem Springs Lot #: 41 Block: _____ Section: _____

LSS Report Provided: Yes ☑ No ☐

If yes, name and license number of LSS: Samuel Ashley Rollans #1231

New ☐ Repair ☐ Expansion ☐ System Relocation ☐

Proposed Structure: 3BR

Proposed Wastewater System Type: Accepted 25%ν/ Press. Man. (Initial) Drip w/ LP Dist. (Repair)

Fill System: ☐ Yes ☑ No If yes, specify: ☐ New ☐ Existing (when adding more than 6 inches of fill to system area please provide a fill plan)

Proposed Design Daily Flow: 360 GPD Proposed LTAR (Initial): 0.225 Proposed LTAR (Repair) 0.1

Design Wastewater Strength: ☑ domestic ☐ high strength ☐ industrial process

Number of bedrooms: 3 Number of Occupants: 6 Other: _____

Pump Required: ☑ Yes ☐ No ☐ May be required based upon final location and elevations of facilities

Artificial Drainage Required: ☐ Yes ☑ No If yes, please specify details: _____

Type of Water Supply: ☐ Private well ☐ Public well ☐ Municipal Supply ☐ Spring ☑ Other: County water

Drainfield location meets requirements of Rule .1945: Yes ☑ No ☐

Drainfield location meets requirements of Rule .1950: Yes ☑ No ☐

Permit valid for: ☑ Five years [site plan submitted pursuant to GS 130A-334(13a)] ☐ No expiration [plat submitted pursuant to GS 130A-334(7a)]

Permit conditions:

See Design

Licensed Soil Scientist Print Name: Samuel Ashley Rollans

Licensed Soil Scientist Signature: Samuel A Rollans Date: 3/6/23

The LSS evaluation is being submitted pursuant to and meets the requirements of G.S. 130A-335(a2).

See attached site sketch

County: Iredell

CONSTRUCTION AUTHORIZATION FOR G.S. 130A-335(a2)/SL2022-11

PIN/Lot Identifier: 4774180422

Issued To: Salem Springs Development LLC

Property Location: 127 Dove Creek Trail Statesville NC 28625

AOWE/PE Plans/Evaluations Provided: Yes ☑ No ☐ If yes, name and license number of AOWE/PE: Samuel Ashley Rollins 10027E

Facility Type: 3BR Residence

☑ New ☐ Expansion ☐ Repair System Relocation ☐

Basement? ☐ Yes ☑ No Basement Fixtures? ☐ Yes ☐ No

Type of Wastewater System** Accepted 2510 w/PM (Initial) Drip w/LP (Repair)

Design Daily Flow: 360 GPD Wastewater Strength: ☑ domestic ☐ high strength ☐ industrial process

Session Law 2014-120 Section 53, Engineering Design Utilizing Low-flow Fixtures and Low-flow Technologies? ☐ Yes ☐ No

Installation Requirements/Conditions

Septic Tank Size: 1000 gallons Total Trench/Bed Length: 410' feet Trench/Bed Spacing: 9 feet on center

Drainfield square footage: 4230 Trench/Bed Width: 36 inches LTAR: 0.4 gpd/ft²

Soil Cover: 6 inches min, Slope Adjusted Maximum Trench/Bed Depth: 24 inches LOW SIDE

Aggregate Depth: _____ inches above pipe _____ inches below pipe _____ inches total

Pump Tank Size (if applicable): 1000 gallons Requires more than 1 pump? ☐ Yes ☑ No

Pump Requirements: 10.84 ft. TDH v 35.55 GPM Grease Trap Size (if applicable): _____ gallons

Distribution Method: ☐ Serial ☐ D-Box or Parallel ☑ Pressure Manifold(s) ☐ LPP ☐ Other: _____

Artificial Drainage Required: Yes ☐ No ☑ If yes, please specify details: _____

Legal Agreements *(If the answer is "Yes" to any type of legal agreements, please attach a copy of the agreement.)*

Multi-party Agreement Required [.1937(h)]: Yes ☐ No ☑

Easement, Right-of-Way, or Encroachment Agreement Required [.1938(j)]: ☐ Yes ☑ No

Declaration of Restrictive Covenants: ☐ Yes ☑ No

****If applicable:**

I understand the system type specified is different from the type specified on the application. I accept the specifications of this permit.

Owner/Legal Representative Print Name: _____

Owner/Legal Representative Signature: _____ Date: _____

Pre-Construction Conference Required: Yes ☐ No ☑

Conditions: See Design

The construction and installation requirements of Rules .1950, .1952, .1954, .1955, .1956, .1957, .1958, and .1959 are incorporated by reference into this permit and shall be met. Systems shall be installed in accordance with the attached system layout.

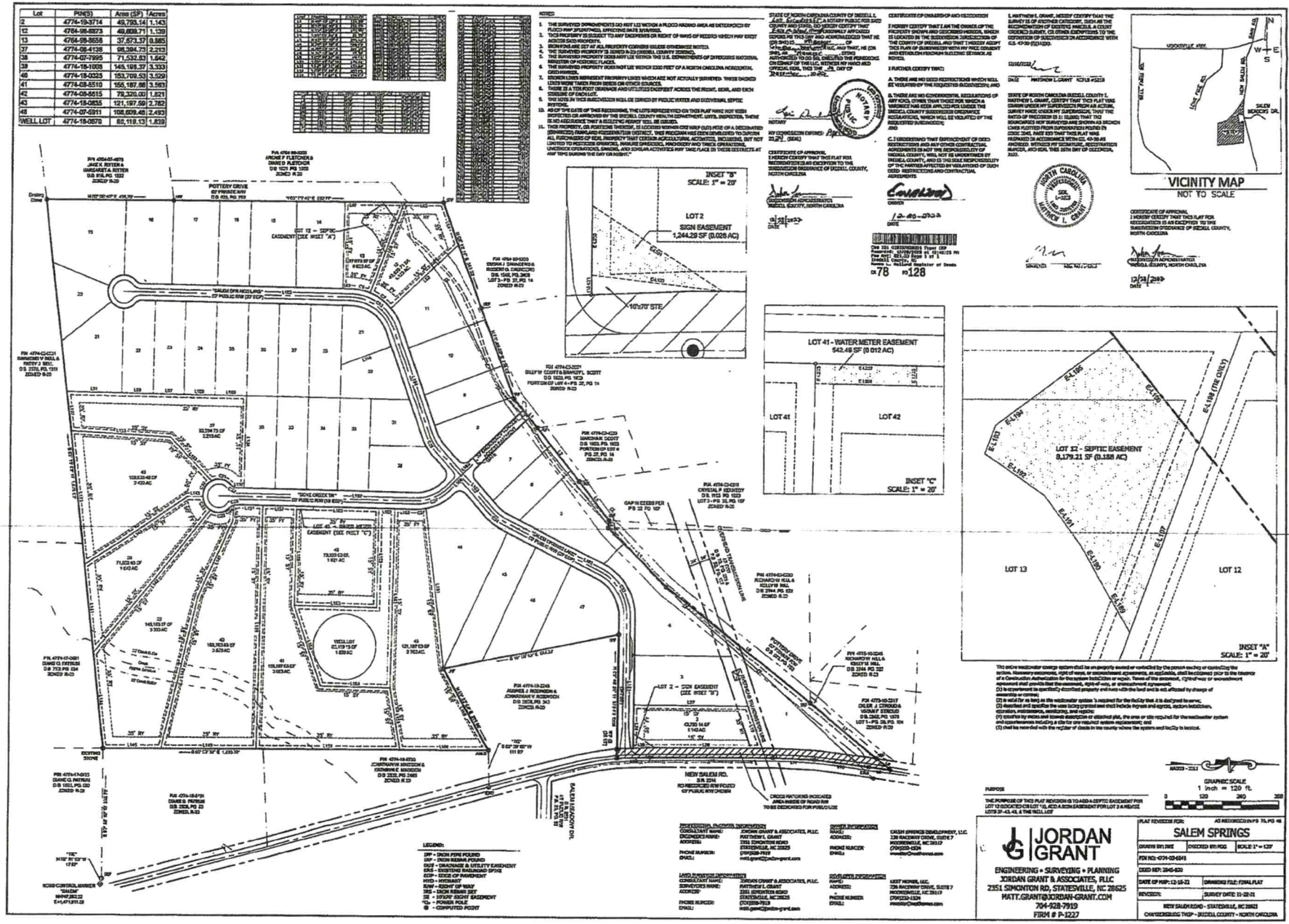
AOWE/PE Print Name: Samuel Ashley Rollins

AOWE/PE Signature: Samuel A Rollins Date: 3/6/25

This AOWE/PE submittal is pursuant to and meets the requirements of G.S. 130A-335(a2) and (a5).

See attached site sketch

NC ONSITE WASTEWATER EVALUATOR Certification Number 10027E


Lot | PIN(S) | Area (SF) | Acres
2 | 4774-19-3714 | 49,793.14 | 1.143
12 | 4764-98-8873 | 48,609.71 | 1.139
13 | 4764-98-8658 | 37,673.37 | 0.865
37 | 4774-08-4126 | 96,394.73 | 2.213
38 | 4774-07-7995 | 71,532.83 | 1.642
39 | 4774-18-1008 | 145,195.37 | 3.333
40 | 4774-18-0225 | 153,709.53 | 3.529
41 | 4774-08-8510 | 155,187.98 | 3.563
42 | 4774-08-8515 | 79,320.00 | 1.821
43 | 4774-18-0835 | 121,197.59 | 2.782
48 | 4774-07-5911 | 108,609.48 | 2.493
WELL LOT | 4774-19-0570 | 85,119.13 | 1.839
NOTES:
1. THE SURVEYED IMPROVEMENTS DO NOT LIE WITHIN A FLOOD HAZARD AREA AS DETERMINED BY FLOOD MAP 3710457700J, EFFECTIVE DATE 3/19/2002.
2. THIS PROPERTY IS SUBJECT TO ANY EASEMENTS OR RIGHT OF WAYS OF RECORD WHICH MAY EXIST ACROSS SAID PROPERTY.
3. MONUMENTS ARE SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
4. THE SURVEYED PROPERTY IS ZONED R-20 (IREDELL COUNTY ZONING).
5. THE SURVEYED PROPERTY DOES NOT LIE WITHIN THE U.S. DEPARTMENTS OF INTERIORS NATIONAL REGISTER OF HISTORIC PLACES.
6. THE SURVEYED PROPERTY DOES NOT LIE WITHIN 1000 FEET OF A NORTH CAROLINA HORSEPARK.
7. KITCHEN LINES REPRESENT PROPERTY LINES WHICH ARE NOT ACTUALLY SURVEYED. THESE DASHED LINES WERE TAKEN FROM DEEDS OR OTHER SOURCES.
8. THERE IS A 10ft FOOT DRAINAGE AND UTILITIES EASEMENT ACROSS THE FRONT, SIDE, AND EACH SIDELINE OF EACH LOT.
9. THE NOTE IN THIS SUBDIVISION WILL BE SERVED BY PUBLIC WATER AND INDIVIDUAL SEPTIC SYSTEMS.
10. AS OF THE DATE OF THIS RECORDING, THE LOTS REPRESENTED ON THIS PLAT HAVE NOT BEEN INSPECTED OR APPROVED BY THE IREDELL COUNTY HEALTH DEPARTMENT. LOTS INSPECTED, THERE IS NO ASSURANCE THAT A BUILDING PERMIT WILL BE ISSUED.
11. THIS PROPERTY, OR PORTIONS THEREOF, IS LOCATED WITHIN ONE HALF (1/2) MILE OF A DESIGNATED (ENHANCED) FARM PRESERVATION DISTRICT. THIS PROGRAM HAS BEEN DEVELOPED TO INFORM ALL PURCHASERS OF REAL PROPERTY THAT CERTAIN AGRICULTURAL ACTIVITIES, INCLUDING, BUT NOT LIMITED TO PESTICIDE SPRAYING, ANIMAL SPREADING, WINDBLOWN AND TRACK OPERATIONS, UNSCREEN OPERATIONS, SANDING, AND SIMILAR ACTIVITIES MAY TAKE PLACE IN THESE DISTRICTS AT ANY TIME DURING THE DAY OR NIGHT."
STATE OF NORTH CAROLINA/COUNTY OF IREDELL I, [illegible], A NOTARY PUBLIC FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT [illegible] PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THAT HE SIGNED THE FOREGOING [illegible] OF [illegible] LLC, AND THAT, HE (OR SHE), AS [illegible] BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING ON BEHALF OF THE LLC, WITNESS MY HAND AND OFFICIAL SEAL, THIS THE 29 DAY OF [illegible], 2022.
NOTARY PUBLIC
MY COMMISSION EXPIRES: 2-29-24 (SEAL)
CERTIFICATE OF APPROVAL
I HEREBY CERTIFY THAT THIS PLAT WAS RECORDED IN SLAB EXCEPTION TO THE SUBDIVISION ORDINANCE OF IREDELL COUNTY, NORTH CAROLINA
SUBDIVISION ADMINISTRATOR
IREDELL COUNTY, NORTH CAROLINA
12/23/2022
DATE
CERTIFICATE OF OWNERSHIP AND DEDICATION
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE COUNTY OF IREDELL AND THAT I HEREBY ADOPT THIS PLAT OF SUBDIVISION WITH MY FREE CONSENT AND ESTABLISH MINIMUM BUILDING SETBACK AS NOTED.
[illegible]
DATE MATTHEW L GRANT 10715 #5228
I FURTHER CERTIFY THAT:
A. THERE ARE NO DEED RESTRICTIONS WHICH WILL BE VIOLATED BY THE REQUESTED SUBDIVISION; AND
B. THERE ARE NO GOVERNMENTAL REGULATIONS OF ANY KIND, OTHER THAN THOSE FOR WHICH A VARIANCE HAS BEEN APPLIED FOR UNDER THE IREDELL COUNTY SUBDIVISION ORDINANCE REGULATIONS, WHICH WILL BE VIOLATED BY THE REQUESTED SUBDIVISION; AND
C. I UNDERSTAND THAT DEPENDENT OF DEED RESTRICTIONS AND ANY OTHER CONTRACTUAL AGREEMENTS IS NOT THE RESPONSIBILITY OF IREDELL COUNTY, WILL NOT BE UNDERTAKEN BY IREDELL COUNTY, AND IS THE SOLE RESPONSIBILITY OF THE PARTIES AFFECTED BY VIOLATIONS OF SUCH DEED RESTRICTIONS AND CONTRACTUAL AGREEMENTS.
[illegible]
OWNER
12-20-2022
DATE
Doc ID: 018733100003 Type: CRP
Recorded: 12/28/2022 At 12:10:25 PM
Fee Amt: $21.00 Page 1 Of 3
IREDELL County, NC
Rona Rice Register of Deeds
BK 78 PG 128
NORTH CAROLINA PROFESSIONAL SEAL L-5228 MATTHEW L. GRANT
[illegible] REGISTERED LAND SURVEYOR
VICINITY MAP
NOT TO SCALE
CERTIFICATE OF APPROVAL
I HEREBY CERTIFY THAT THIS PLAT FOR RECORDATION IS AN EXCEPTION TO THE SUBDIVISION ORDINANCE OF IREDELL COUNTY, NORTH CAROLINA
SUBDIVISION ADMINISTRATOR
IREDELL COUNTY, NORTH CAROLINA
12/23/2022
DATE
INSET "B"
SCALE: 1" = 20'
LOT 2
SIGN EASEMENT
1,244.29 SF (0.028 AC)
40'x70' STE
LOT 41 - WATER METER EASEMENT
542.48 SF (0.012 AC)
LOT 41
LOT 42
INSET "C"
SCALE: 1" = 20'
LOT 12 - SEPTIC EASEMENT
8,179.21 SF (0.188 AC)
LOT 13
LOT 12
INSET "A"
SCALE: 1" = 20'
POTTERY GROVE RD PRIVATE R/W (50' ROW)
"SALEM SPR HOLLOWS" CP PUBLIC R/W (50' ROW)
"DOVE CREEK TR" CP PUBLIC R/W (50' ROW)
NEW SALEM RD. SR 2216 RD RESCINDED R/W PCH/CH CP PUBLIC R/W (VARIOUS)
CROSS HATCHING INDICATES AREA INSIDE OF ROAD R/W TO BE DESCRIBED FOR PUBLIC USE
LEGEND:
IPF - IRON PIPE FOUND
IRF - IRON REBAR FOUND
DUE - DRAINAGE & UTILITY EASEMENT
ERS - EXISTING RAILROAD SPIKE
EOP - EDGE OF PAVEMENT
HYD - HYDRANT
R/W - RIGHT OF WAY
SIS - IRON REBAR SET
SE - 10'X70' SIGHT EASEMENT
PP - POWER POLE
⊕ - COMPUTED POINT
The on-lot wastewater sewage system shall be on property owned or controlled by the person erecting or controlling the system. Necessary easements, right of ways, or encroachment agreements, as applicable, shall be obtained prior to the issuance of a Construction Authorization for the system installation or repair. Terms of the easement, right-of-way or encroachment agreement shall provide that the easement, right-of-way, or encroachment agreement:
(1) is a permanent to specifically described property and runs with the land and is not affected by change of ownership or control;
(2) is valid for as long as the wastewater system is required for the facility that it is designed to serve;
(3) describes and specifies the uses to be granted and shall include ingress and egress, system installation, operation, maintenance, monitoring, and repairs;
(4) contains by metes and bounds description or attached plat, the area or site required for the wastewater system and replacement area including a site for one replacement system; and
(5) shall be recorded with the register of deeds in the county where the system and facility is located.
GRAPHIC SCALE
1 inch = 120 ft.
0 120 240 360
PURPOSE
THE PURPOSE OF THIS PLAT REVISION IS TO ADD A SEPTIC EASEMENT FOR LOT 12 (DESCRIBED IN DEED BK 1135, PG 1) AND A DRIVEWAY EASEMENT FOR LOT 2 AS NEEDED LOTS 37-43, 48, & THE WELL LOT
SURVEYOR INFORMATION
CONSULTANT NAME: JORDAN GRANT & ASSOCIATES, PLLC
ENGINEER/SURVEYOR NAME: MATTHEW L. GRANT
ADDRESS: 2351 SIMONTON ROAD STATESVILLE, NC 28625
PHONE NUMBER: (704)928-7919
EMAIL: matt.grant@jordan-grant.com
LAND SURVEYOR INFORMATION
CONSULTANT NAME: JORDAN GRANT & ASSOCIATES, PLLC
SURVEYOR'S NAME: MATTHEW L. GRANT
ADDRESS: 2351 SIMONTON ROAD STATESVILLE, NC 28625
PHONE NUMBER: (704)928-7919
EMAIL: matt.grant@jordan-grant.com
OWNER INFORMATION
NAME: CASH SPRINGS DEVELOPMENT, LLC.
ADDRESS: 7236 RACEWAY DRIVE, SUITE 7 MOORESVILLE, NC 28117
PHONE NUMBER: (704)528-1524
DEVELOPER INFORMATION
NAME: KEET HOMES, LLC.
ADDRESS: 7236 RACEWAY DRIVE, SUITE 7 MOORESVILLE, NC 28117
PHONE NUMBER: (704)528-1524
JORDAN GRANT
ENGINEERING • SURVEYING • PLANNING
JORDAN GRANT & ASSOCIATES, PLLC
2351 SIMONTON RD, STATESVILLE, NC 28625
MATT.GRANT@JORDAN-GRANT.COM
704-928-7919
FIRM # P-1227
PLAT REVISION FOR: AS RECORDED IN PB 70, PG 48
SALEM SPRINGS
DRAWN BY: JWE | CHECKED BY: MLG | SCALE: 1" = 120'
PIN NO.: 4774-19-4845
DEED REF: 2045-620
DATE OF MAP: 12-16-22 | DRAWING FILE: FINAL PLAT
REVISION: | SURVEY DATE: 11-22-21
NEW SALEM ROAD - STATESVILLE, NC 28625
CHANGEWATER TWSP - IREDELL COUNTY - NORTH CAROLINA

County: Iredell

This Section for Local Health Department Use Only

Initial submittal received: 4/25/2023 (*Date*) by BB (*Initials*)

Permit Number: OSWP - 2023-22512

G.S. 130A-335(a4) states the following: *'If a local health department fails to act on an application for an improvement permit submitted pursuant to subsection (a3) of the section within 10 business days of receipt of a complete application, the local health department shall issue the improvement permit.'*

In accordance with G.S. 130A-335(a3) the improvement permit application is:

☐ Incomplete (If box is checked, information in this section is required.)

The following items are missing:

_____

_____

Copies of this were sent to the LSS and the Owner on _____ (*Date*)

State Authorized Agent: _____ Date: _____

☐ Denied (See attached report.)

Copies of this were sent to the LSS and the Owner on _____ (*Date*)

State Authorized Agent: _____ Date: _____

☒ Complete

State Authorized Agent: Benjamin A Botkins Date of Issuance: 4/28/2023

This Improvement Permit is issued pursuant to G.S. 130A-335 (a2), (a3), and (a4) using the signed and sealed LSS/LG evaluation(s) attached here. The issuance of this permit by the Health Department in no way guarantees the issuance of other permits. The permit holder is responsible for checking with appropriate governing bodies in meeting their requirements. This site is subject to revocation if the site plan, plat, or the intended use changes, or if information submitted in the application was falsified, inaccurate or misleading. The Improvement Permit shall not be affected by a change in ownership of the site. This permit is subject to compliance with the provisions of the Laws and Rules for Sewage Treatment and Disposal and to conditions of this permit. The location and identification of all property lines, easements, water lines, and other appropriate utilities shall be the responsibility of the owner.

The Department, the Department's authorized agents, and the local health departments shall be discharged and released from any liabilities, duties, and responsibilities imposed by statute or in common law from any claim arising out of or attributed to evaluations, submittals, or actions from a licensed soil scientist or licensed geologist pursuant to GS 130A-335(a2).

Improvement Permit Expiration Date: 4/28/2028

See attached site sketch

County: Iredell

This Section for Local Health Department Use Only

Initial submittal received: 4/25/2023 (*Date*) by BB (*Initials*)

Permit Number: OSWP - 2023- 22512

G.S. 130A-335(a6) states the following: *'If a local health department fails to act on an application for a construction authorization submitted pursuant to subsection (a5) of the section within 10 business days of receipt of a complete application, the local health department shall issue the construction authorization.'*

In accordance with G.S. 130A-335(a5) the construction authorization application is:

☐ Incomplete (If box is checked, information in this section is required.)

The following items are missing: _____

_____

Copies of this were sent to the AOWE/PE and the Owner on _____ (*Date*)

State Authorized Agent: _____ Date: _____

☐ Denied (See attached report.)

Copies of this were sent to the AOWE/PE and the Owner on _____ (*Date*)

State Authorized Agent: _____ Date: _____

☒ Complete

State Authorized Agent: Benjamin A Botkins Date of Issuance: 4/28/2023

This Construction Authorization is issued pursuant to G.S. 130A-335(a2), (a5), and (a6) using the signed and sealed plans or evaluations attached here. This Construction Authorization is subject to revocation if the site plan, plat, or the intended use changes, or if information submitted in the application was falsified, inaccurate or misleading. The Construction Authorization shall not be affected by a change in ownership of the site. This Construction Authorization is subject to compliance with the provisions of the Laws and Rules for Sewage Treatment and Disposal and to the conditions of this permit. The location and identification of all property lines, easements, water lines, and other appropriate utilities shall be the responsibility of the owner. Final landscaping shall be constructed to divert water and establish vegetative cover.

The Department, the Department's authorized agents, and the local health departments shall be discharged and released from any liabilities, duties, and responsibilities imposed by statute or in common law from any claim arising out of or attributed to plans, evaluations, preconstruction conference findings, submittals, or actions from a person licensed pursuant to Chapter 89C of the General Statutes as a licensed engineer or a person certified pursuant to Article 5 of Chapter 90A of the General Statutes as an Authorized On-Site Wastewater Evaluator in GS 130A-335(a2), (a5), and (a7). The Department, the Department's authorized agents, and the local health departments shall be responsible and bear liability for their actions and evaluations and other obligations under State law or rule, including the issuance of the operations permit pursuant to GS 130A-337.

Construction Authorization Expiration Date: 4/28/2028

See attached site sketch