ICHD - ENVIRONMENTAL HEALTH DIVISION

Statesville Office (704) 878-5305 Mooresville Office (704) 660-3625 PERMIT # AP 327451

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

PIN # 4775 -- 10 -- 2063

APPLICANT/OWNER: Salem Springs Dev LLC APPLICANT ADDRESS: P.O. Box 3965 Mooresville NC 28117

SITE ADDRESS: 282 New Salem Road Statesville NC 28625 PHONE: 704-202-1524 ALT. PHONE -

SITE DIRECTIONS: Mooresville Hwy (Hwy 64), New Salem Rd. SAP CONTROLLED: ☐ YES ☒ NO

SUBDIVISION: Salem Springs SECTION: - LOT # 1 LOT AREA: 1.403 ac DESIGN FLOW: 480 L.T.A.R.: .250

Septic Tank	1000	(gal)	STB	760	Date	9/8/22	☒ 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 - 25% Reduction			☐ Business	No. Persons	8	☐ Private	
Pump Make	-	Model		-	Serial #	-	Repair System Description:	LPP-PPRPS - 50% Reduction			☐ Other	No. Employees		☐ Public	
# Nitrification Fields	1	# Lines	5		Linear Ft	480	Maintenance Agreement Required:	☐ YES	☒ NO		☒ Slab	☐ Crawl Space		☒ Community	
Trench Width	36in	Trench Bottom Depth(Low side)	34in.		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 22nd 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: Date: 6-2-22 Installed by: Specialty Septic

IMPROVEMENT PERMIT by: Date: 4/26/2022 OPERATION PERMIT by: P. Whitberg Date: 10/28/22

AUTHORIZATION TO CONSTRUCT by: Date: 5/24/2022 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	10/28/22	DW
Tanks Checked	10/25/22	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? _____	

1 R 85'
2 D 102'
3 Y 121'
4 B 143'
5 P 162'
6 R 178' (176')
7 D 156'
8 Y 112'
9 B 68'
P1
P2
P3
P4
P5
P6
POWERLINE
POWERLINE R/W
1 R 37'
2 D 45'
3 Y 48'
4 B 51'
5 P 53'
6 R 62'
7 D 67'
8 Y 121' (96')
9 B 115' (96')
10 P 108' (96')
11 R 102' (96')
12 D 110' (96')
GRADE TERRACE TO ALLOW FOR POSITIVE DRAINAGE HERE
HOUSE 50' X 50'
DRIVE
35'
54.75'
POWERLINE
SCALE 1" = 60'
NORTH
1

POWERLINE
POWERLINE R/W
1 R 37'
2 D 45'
3 Y 48'
4 B 51'
5 P 53'
6 R 62'
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11 R 102'
12 D 110'
P2
P3
P4
P5
P1
ST
GRADE TERRACE TO ALLOW FOR POSITIVE DRAINAGE HERE
HOUSE
50' X 50'
DRIVE
35'
54.75'
POWERLINE
SCALE 1" = 40'
NORTH
1
As Built

ICHD - ENVIRONMENTAL HEALTH DIVISION

Statesville Office (704) 878-5305 Mooresville Office (704) 660-3625 PERMIT # AP 327451

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

PIN # 4775 -- 10 -- 2063

APPLICANT/OWNER: Salem Springs Dev LLC APPLICANT ADDRESS: P.O. Box 3965 Mooresville NC 28117

SITE ADDRESS: 282 New Salem Road Statesville NC 28625 PHONE: 704-202-1524 ALT. PHONE -

SITE DIRECTIONS: Mooresville Hwy (Hwy 64), New Salem Rd. SAP CONTROLLED: ☐ YES ☒ NO

SUBDIVISION: Salem Springs SECTION: - LOT # 1 LOT AREA: 1.403 Ac DESIGN FLOW: 480 L.T.A.R.: .250

Septic Tank	1000	(gal)	STB		Date		☒ New System	☐ Repair	☐ Expansion	System Type: I II (III) IV V VI	
Pump Tank	-	(gal)	PT	-	Date	-	System Description:	Gravity - 25% Reductio			
Pump Make	-	Model		-	Serial #	-	Repair System Description:	LPP-PPRPS - 50% Reductio			
# Nitrification Fields	1	# Lines	5		Linear Ft	480	Maintenance Agreement Required:	☐ YES	☒ NO		
Trench Width	36 in	Trench Bottom Depth(Low side)		34 in.	Gravel Depth	-	☒ GRAVITY	☐ PRESSURE			

☒ Residence	No. Bedrooms	4	Water Supply
☐ Business	No. Persons	8	☐ Private
☐ Other	No. Employees		☐ Public
☒ Slab	☐ Crawl Space		☒ Community
☐ 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 22nd 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.

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☐ **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:

IMPROVEMENT PERMIT by: Date: 4/26/2022 OPERATION PERMIT by: Date:

AUTHORIZATION TO CONSTRUCT by: Date: 5/24/2022 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 22nd, 2021

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

RE: Soil& Site Evaluation for a 4 Bedroom Residence on Lot 1 Salem Springs Subdivision, 1.403 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 field. Topography within the evaluated area was gentle slope near the house site and proposed drainfield area. A terrace in the system area should be graded to allow for positive drainage. 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 Autocad. The applicant must conform to the house envelope to obtain the AC.

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 five pit locations on the property flagged and located via GPS. All of the backhoe pits are located in or adjacent to 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 was located via Autocad. 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.

Salem Springs Lot 1 (*See Attached Design*)
The septic layout for this lot (9' centers) yielded a total of 920 linear feet of line. The primary system is proposed as 480 linear feet of Accepted (25% Reduction) drainfield with gravity distribution. Trench depth (Low Side) is specified at 34 inches. The repair system is proposed as 320 linear feet of Accepted(25% Reduction) drainfield with gravity distribution. There is 364 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 Todd Trantham 3/31/22
Signature

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 1 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,

LICENSED SOIL SCIENTIST Samuel A. Rollans 1231

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 1 Subdivision, Statesville 28625, Iredell County, NC. PIN#: 4774086641

Contents: **Page**

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

Design Information
- Design Specifications---------- 2-3
- Layout Specifications---------- 4

Site Plan/System Plan---------- 5

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Green Sheet---------- 11

Agent Authorization Form---------- 12

LICENSED SOIL SCIENTIST
Samuel A. Roberts
1231
NORTH CAROLINA

November 22, 2021
Project #: 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 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 25% reduction (Accepted) installation.
- Repair is specified as a PPBPS installation w/low pressure distribution.
- **Powerline R/W must be adhered to and staked prior to installation..**
- **Terrace in primary system area must be graded to allow for positive drainage.**

GRAVITY ACCEPTED SYSTEM
FOR WASTEWATER TREATMENT

Owner/Applicant:	Magnolia Lakes Partners LLC
Address:	P.O. Box 3965 Mooresville, NC 28117
Phone:	704.202.1524
County:	Iredell
Location:	Salem Springs Lot 1
Source of Wastewater Flow:	4 Bedroom Single Family Residence
Estimated Gallons Per Day Flow:	480
System Flow:	N/A

Design Specifications

Drainfield Size:	480	
Loading Rate (gpd/ft.^{2}):	0.25	
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:	36 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	

Salem Springs

ACCEPTED SYSTEM

DESIGN FLOW (gpd):	480
SOIL APPLICATION RATE (gpd/ft.^{2}):	0.25
TOTAL AREA TRENCH BOTTOM:	1440
TOTAL LATERAL LENGTH:	480
NUMBER OF FIELDS:	1
LATERAL LENGTH REQUIRED PER FIELD:	480
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

Layout Specifications - - Salem Springs Lot 1

Project #: 21-0029

LAYOUT FOR 4 BEDROOM HOME — November 22, 2021

LINE #	FLAG COLOR	BS	HI	FS	ELEVATION	FLAGGED LINE LENGTH	DESIGN LINE LENGTH
TBM							
INSTR. 1							
1	RED					37	37
2	ORANGE					45	45
3	YELLOW					48	48
4	BLUE					51	51
5	PINK					53	53
6	RED					63	63
7	ORANGE					67	67
8	***YELLOW***					***121***	***96***
9	***BLUE***					***115***	***96***
5	***PINK***					***108***	***96***
6	***RED***					***102***	***96***
7	***ORANGE***					***110***	***96***
					Total	920	844

	LINE LENGTH	LTAR GPD/FT2	SYSTEM TYPE	SOIL LTAR GPD/FT2	TRENCH SYSTEM	DISTRIBUTION	LOW SIDE TRENCH DEPTH
**** System***	***480***	***0.250***	***ACCEPT.***	***0.250***	***25% RED***	***GRAVITY***	34"
Repair	364	0.275	MOD CONV	0.275	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)

POWERLINE
POWERLINE R/W
1 R 37'
2 O 45'
P2
3 Y 48'
4 B 51'
5 P 53'
6 R 62'
P3
7 O 67'
8 Y 121' (96')
9 B 115' (96')
10 P 108' (96')
P4
11 R 102' (96')
12 O 110' (96')
GRADE TERRACE TO ALLOW FOR POSITIVE DRAINAGE HERE
HOUSE
50' X 50'
P5
S1
P1
DRIVE
35'
54.75'
POWERLINE
1
NORTH
SCALE 1" = 40'

1 R 85'
2 □ 102'
3 Y 121'
4 B 143'
5 P 162'
6 R 178' (176')
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GRADE TERRACE TO ALLOW FOR POSITIVE DRAINAGE HERE
HOUSE 50' X 50'
DRIVE
35'
54.75'
POWERLINE
SCALE 1" = 60'
NORTH
1

CALCULATIONS

Location	Salem Springs	
Project Number	21-0029	
Lot No:	1	
No. of Bedrooms	4	
Design Flow	480	$^{gal}/_{day}$
LTAR	0.250	$^{gal}/_{ft^2\ day}$
PPBPS? (YES OR NO)	NO	
Supply Line Length	3	ft.
Supply Line Volume	1.959	gal.
Required Feet of Line	480	ft.
Amount of Line from Layout	480	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 18 - 2022

IREDELL COUNTY DEPARTMENT of ENVIRONMENTAL HEALTH

Pd $

APPLICATION FORM

AP 327451 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@ncshomes.com **Phone:** 704 202 1524 **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: 282 New Salem Road Statesville NC 28625
Subdivision Name: Salem Springs **Section/Phase:** **Lot Number:** 1
Driving Directions: Mocksville Hwy (Hwy 64), New Salem Rd

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: 4
Maximum Number of Occupants: 8
( ) Swimming Pool
( ) Other Addition/Structure:

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

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

Water Supply: ( ) Replacement Well – Reason:
( ) Multi-connection Well Number of Houses: 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: Accepted

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: Samuel R. Keller
Property owner or owner's legal representative signature (SIGNATURE REQUIRED)

11/22/21
DATE

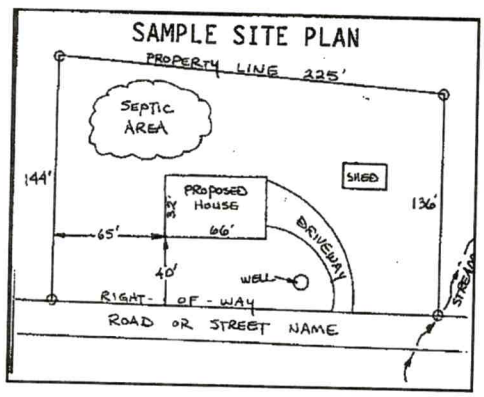
IREDELL COUNTY DEPARTMENT of ENVIRONMENTAL HEALTH

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

11/22/21
DATE

PROPERTY ID #: 4774086641
COUNTY: Iredell

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

OWNER: Magnolia Lakes Partners LLC
ADDRESS: po Box 3965 Mooresville NC 28117
PROPOSED FACILITY: 4BR
PROPOSED DESIGN FLOW (.1949): 480gpd
LOCATION OF SITE: Salem Springs Lot 1
APPLICATION DATE
DATE EVALUATED: 9/16/21
PROPERTY SIZE: 1.403 ac
PROPERTY RECORDED: No

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/3%	0-7	BSCL wfsbk	Fr SS SP SE VP		72			PS 0.275-.3
		7-72	BRC wmsbk (Ab)	Fr SS P					
P 2	L/2%	0-9	BSCL wfsbk	Fr SS SP SE VP		73			PS 0.275-.3
		9-64	BRC wmsbk (Ab)	Fr SS P					
		64-73	RBC/CL wmsbk	Fr SS SP	Few SMP				
P 3	L/2-3%	0-14	BSCL wfsbk	Fr SS SP SE VP		68			PS 0.275
		14-48	BRC wfsbk (Ab)	" "	Few Fe Depl				
		48-68	RBC wfmsbk	" "					
P 4	L/3-4%	0-9	BSCL wfsblr	Fr SS SP SE VP		83			PS 0.25-.275
		9-42	RBC wfsbk/Ab	Fr SS SP	Few to C Fe Depl 29-40"				
		42-83	BRC wmsbk	Fr SS SP					

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

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

COMMENTS: Terrace need to be graded for positive drainage

SOIL/SITE EVALUATION

(Continuation Sheet-Complete all field in full)

PROPERTY ID #: Sand

DATE OF EVALUATION:

COUNTY:

Lot 1

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	
P5	L/2-3%	0-13	BCL/SCL-wfsbk	Fr SS SP SE VP		74			PS 0.225-.3
		13-62	BAC wmstbk/Abk	Fr SS SP	Few Fe Dep'				
		62-74	RBCL wmsbk	Fr SS SP	Few SAP				

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 1, identified as PIN (Parcel Identification Number) 4774086641, 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

IREDELL COUNTY · NC

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

APPLICATION NUMBER
327451 Issue Date:

Permit Type: ZONING

Parcel Number	Street Address	Jurisdiction
4775102063.000	282 NEW SALEM 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 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
1.403	35	35	15	15	N/A	NO

Remarks
Single Family Residence - New Construction

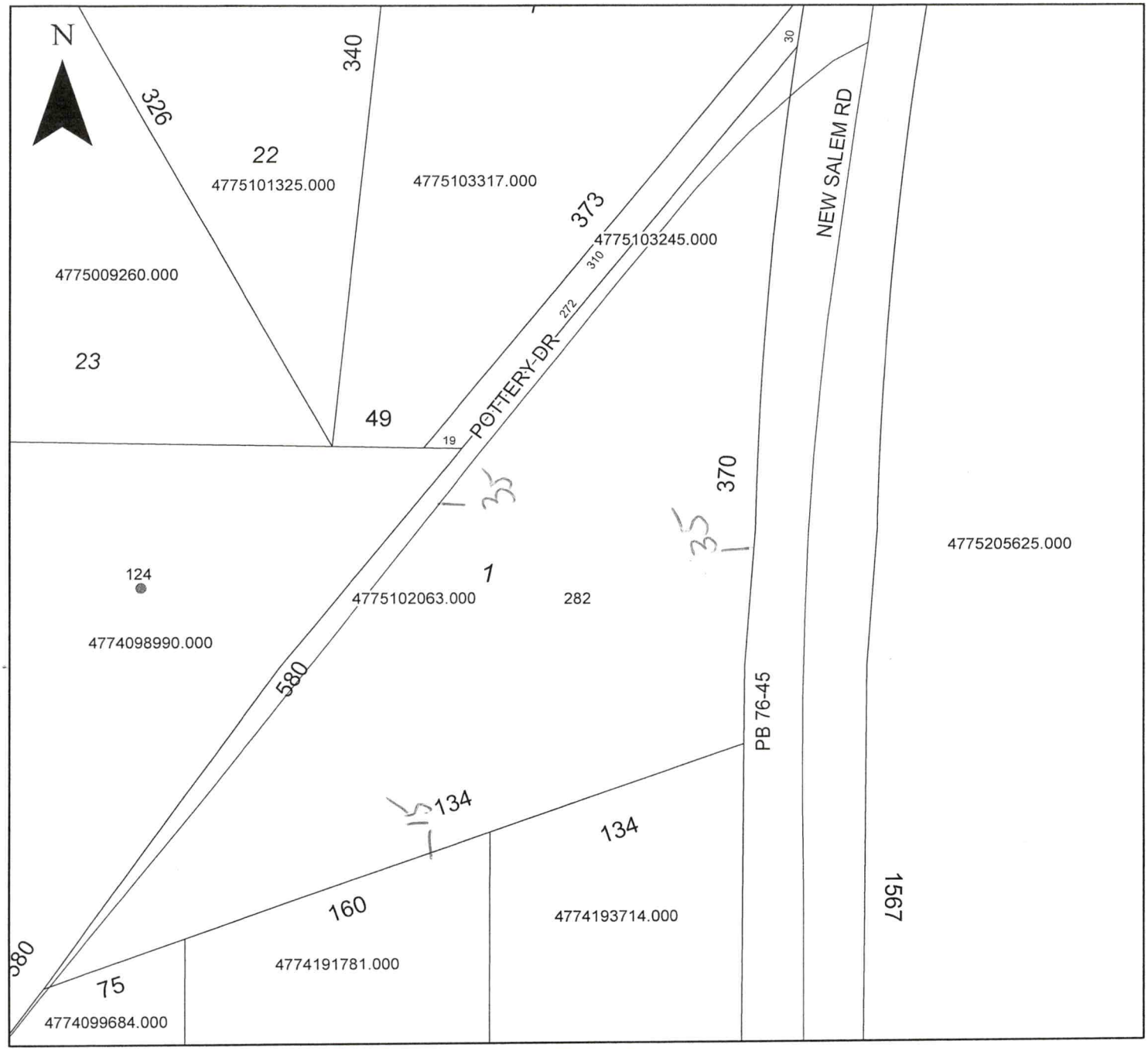
The applicant certifies that there are no deed restrictions, contractual agreements or governmental regulations of any kind that interfere with or prohibit the use of the property or the use for which this permit is requested. The applicant further acknowledges that enforcement of deed restrictions, 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	327451	TOTAL FEES:	$77.25

ZONING DISCLAIMER



Property Address 282 New Salem Rd.

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

327451 500 Kelly Simmerson

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

KSimmerson@HelmsmanHomes.com

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 282 New Salem Rd, Statesville, NC Parcel # 4775102063.000

Subdivision: Salem Springs Lot: 1 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

EVP/General Counsel

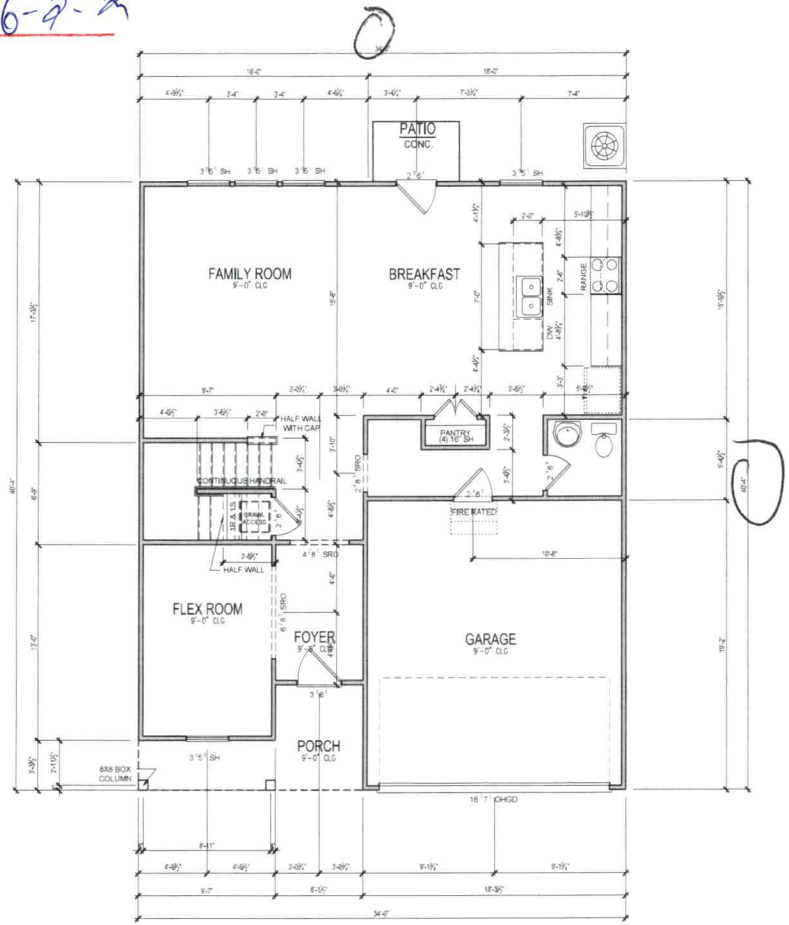
1.403

Acknowledgement Of
Plans Submittal ONLY!

BAB Date 5-24-22.

Date 6-9-22

Lot 1



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)	950
SECOND FLOOR (HEATED)	1169
TOTAL (HEATED)	2119
GARAGE (UNHEATED)	347
FRONT PORCH	76

I-JOIST NOTES

FRAMING CONSTRUCTION NOTES:

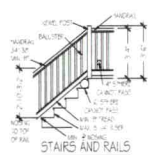
BRACED WALL LINE NOTE:
THIS STRUCTURE HAS BEEN ANALYZED FOR LATERAL LOADING USING CONTINUOUSLY SHEATHED WALL SHEATHING AS INDICATED IN THE GENERAL NOTES. WHERE BRACED WALLS DO NOT MEET THE PRESCRIPTIVE REQUIREMENTS OF SECTION R602.10 OF THE CODE, IT HAS BEEN ANALYZED BY ENGINEERING ANALYSIS INCORPORATING 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(4) 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) 1.5" X 9.5" LVL	HUS 410
(2) 1.5" X 11.4" LVL	HUS 412
(2) 1.5" X 14" LVL	HUS 412
ALL TRIPLE LVLs	HHUS 5.50/10

8. NOTE: FILL ALL OF THE HOLES IN HANGERS WITH 16d x 3.5" COMMON NAILS (3.5"x 0.162") OR 10d x 3" (3"x 0.162") 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 1½" OR LESS OF WOOD IS PROVIDED TO NAIL INTO.
9. STEEL BEAMS MUST HAVE (5)-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)-2X8 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 SQUASH 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 "SLB" 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 (3½"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 "#J" OR "#K" ON PLAN)

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



736 Hackney Drive Suite 7
Mooresville NC 28115
PH: 704-658-0911

Township/County
TOWNSHIP
COUNTY

Engineer

Stamp/seal

Project name/owner
2175 PLAN
ELEVATION A

OWNER NAME/TITLE
ADDRESS LINE 1
ADDRESS LINE 2
PH: 000-000-0000
PH: 000-000-0000

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Date
August 2, 2021

Drawn by
MCML

Reviewed by
NEST

Plan set scale
1/4" = 1'-0"
1/8" = 1'-0"

Project/plan code
XX.XX.XXXX

Drawing set
FOR CONSTRUCTION

Sheet title/description

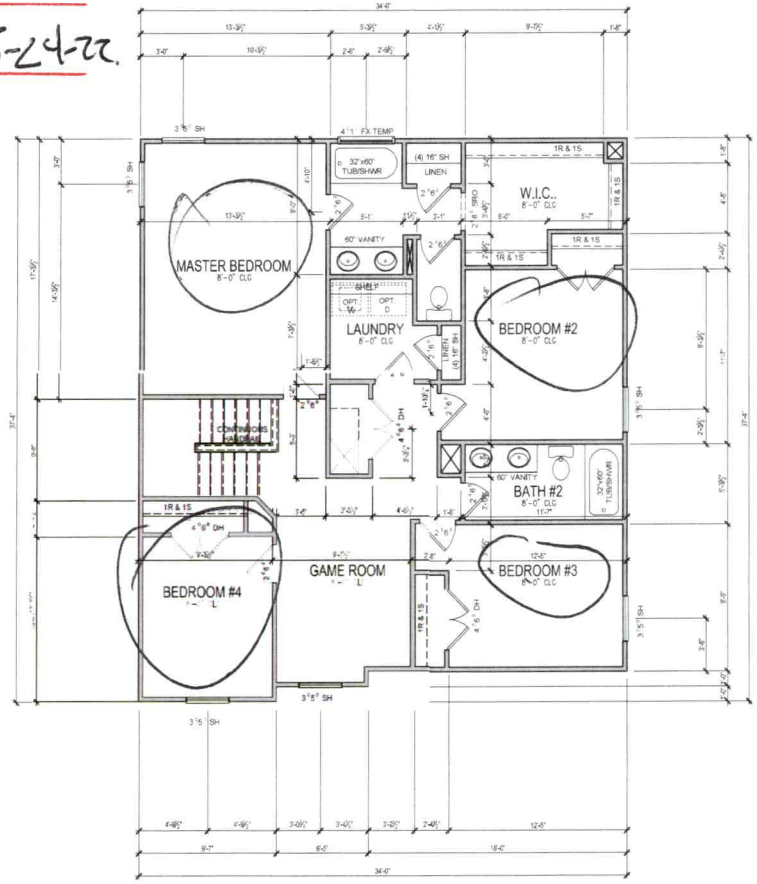
Sheet no.
A-3.0

Master plan version
v1.0

Acknowledgement Of
Plans Submittal ONLY!

Date 6-7-22

BAB Date 5-24-22



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

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FIRST FLOOR (HEATED)	950
SECOND FLOOR (H EATED)	1169
TOTAL (HEATED)	2119
GARAGE (UNHEATED)	347
FRONT PORCH	76

I-JOIST NOTES

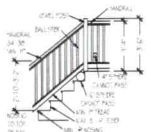
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(2) 2X10	LUS 210-2
(2) 2X12	LUS 210-2
(2) 1¾" X 9⅞" LVL	HUS 410
(2) 1¾" X 11⅞" LVL	HUS 412
(2) 1¾" X 14" LVL	HUS 412
ALL TRIPLE LVLs	HHUS 5.50/10

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TO BE INSTALLED AT EACH END OF OPENING UNLESS OTHERWISE NOTED AS "W" OR "W" ON PLAN).
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


STAIRS AND RAILS

336 Raceway Drive Suite 7
Mooresville, NC 28117
PH: 704-658-1351

Township/County
TOWNSHIP
COUNTY

Engineer

Stamp/seal

Project name/owner
2175 PLAN
ELEVATION A

OWNER NAME/TITLE
ADDRESS LINE 1
ADDRESS LINE 2
PH 000-000-0000
PH 000-000-0000

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Date
August 3, 2021

Drawn by
MCML

Reviewed by
NEST

Plan set scale:
1/4" = 1'-0"
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Project/plan code:
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Drawing set
FOR CONSTRUCTION

Sheet title/description

Sheet no.
A – 4.0

Master plan version
V1.0