ICHD - ENVIRONMENTAL HEALTH DIVISION

Statesville Office (704) 878-5305 | Mooresville Office (704) 660-3625 | PERMIT # AP 315389

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

PIN # 4776-04-9836

APPLICANT/OWNER: Cornerstone III Properties | APPLICANT ADDRESS: 118 E Kingston Ave Unit 16, Charlotte NC 28203

SITE ADDRESS: 127 Independence Loop Statesville NC 28625 | PHONE: 704-577 4002 | ALT. PHONE -

SITE DIRECTIONS: Mooresville Hwy @ River Hill Rd in Independence Lot on Left | SAP CONTROLLED: ☐ YES ☒ NO

SUBDIVISION: River Hill Heights | SECTION: - | LOT # 44 | LOT AREA: .38 Acres | DESIGN FLOW: 360 | L.T.A.R.: .30

Septic Tank	1000 (gal)	STB	883760	Date	7-31-21	☒ New System	☐ Repair	☐ Expansion	System Type: I II (III) IV V VI
Pump Tank	1000 (gal)	PT	163	Date	8-13-21	System Description:	Manifold w/ PPBPS - 50% Reduction		
Pump Make	Gentle Flo	Model	WEO5 11HH	Serial #		Repair System Description:	Partial Repair - Exempt		
# Nitrification Fields	1	# Lines	5	Linear Ft:	200	Maintenance Agreement Required:	☐ YES	☒ NO	
Trench Width	24 in	Trench Bottom Depth(Low side)	30 in	Gravel Depth	-		☐ GRAVITY	☒ PRESSURE	

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

Comments / Conditions:

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 Sept 2, 2021

AS BUILT SKETCH

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

Installed as Drawn

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

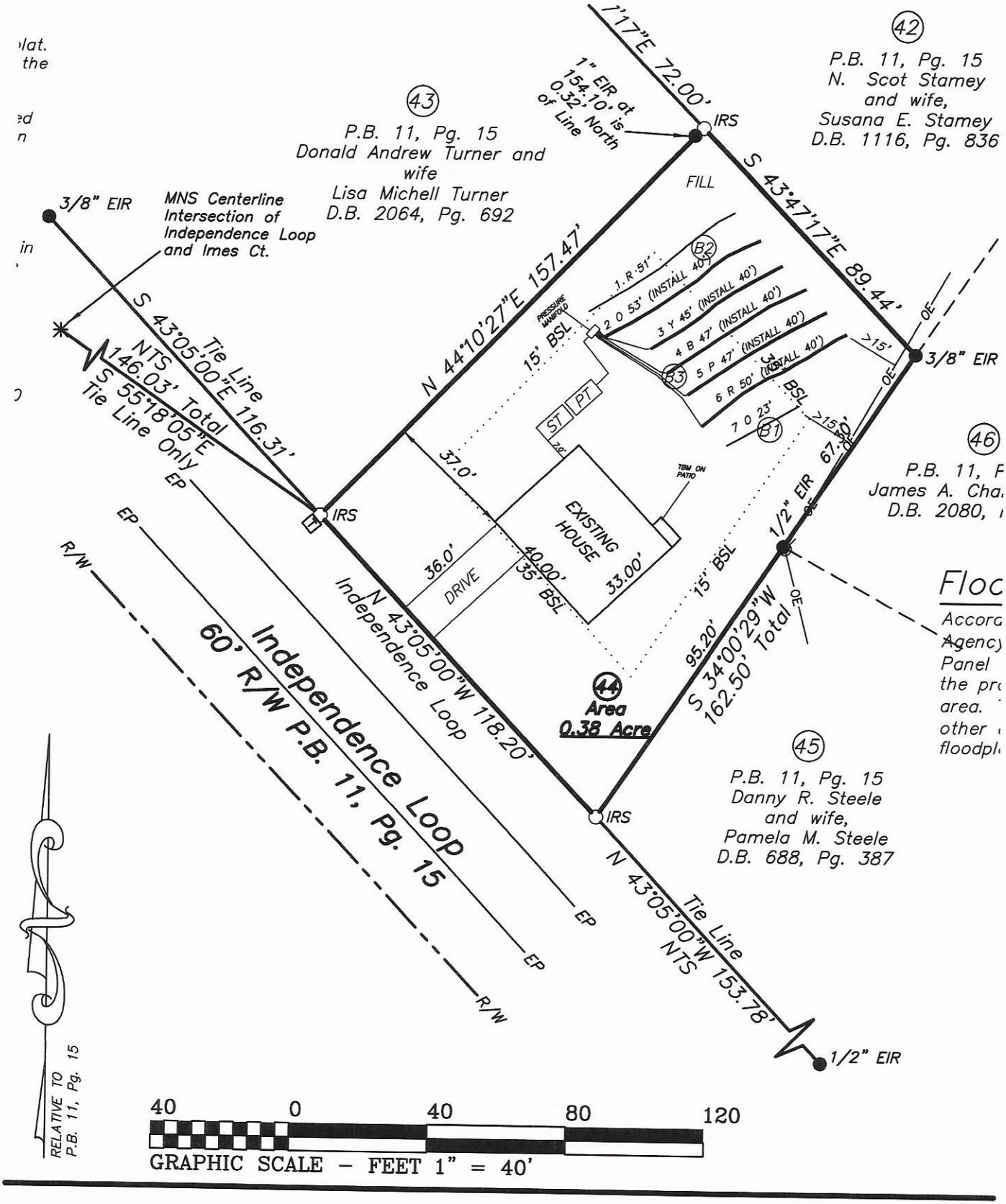
☐ **IMPROVEMENT PERMIT** *with plan valid without expiration* ☒ **IMPROVEMENT PERMIT** *with site plan valid for 60 mos.* ☒ **AUTHORIZATION TO CONSTRUCT** *valid for period equal to IMPROVEMENT PERMIT--not to exceed 60 mo.*

Owner / Applicant Signature: Stan Pruitt 9/28/21 Date: | Installed by: Lentz Wastewater

IMPROVEMENT PERMIT by: Benjamin D. Batten Date: 9/27/21 | OPERATION PERMIT by: Cory Whitt Date: 10/14/21

AUTHORIZATION TO CONSTRUCT by: Benjamin D. Batten Date 9/27/21 | Existing System Inspected by: Date:

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


1'17"E 72.00'
1" EIR at 154.10' is 0.32' North of Line
IRS
42
P.B. 11, Pg. 15
N. Scot Stamey and wife,
Susana E. Stamey
D.B. 1116, Pg. 836
43
P.B. 11, Pg. 15
Donald Andrew Turner and wife
Lisa Michell Turner
D.B. 2064, Pg. 692
S 43°47'17"E 89.44'
FILL
3/8" EIR
MNS Centerline Intersection of Independence Loop and Imes Ct.
S 43°05'00"E 116.31'
Tie Line
NTS
146.03' Total
S 55°18'05"E
Tie Line Only
N 44°10'27"E 157.47'
PRESSURE MANIFOLD
15' BSL
1 R 51'
2 O 53' (INSTALL 40')
3 Y 45' (INSTALL 40')
4 B 47' (INSTALL 40')
5 P 47' (INSTALL 40')
6 R 50' (INSTALL 40')
7 O 23'
B1
B2
B3
ST
PT
2.6'
>15'
OE
3/8" EIR
37.0'
TBM ON PATIO
EXISTING HOUSE
33.00'
40.00'
35' BSL
36.0'
DRIVE
IRS
EP
R/W
Independence Loop
60' R/W P.B. 11, Pg. 15
N 43°05'00"W 118.20'
1/2" EIR
67.30'
15' BSL
95.20'
S 34°00'29"W
162.50' Total
44
Area
0.38 Acre
45
P.B. 11, Pg. 15
Danny R. Steele and wife,
Pamela M. Steele
D.B. 688, Pg. 387
IRS
N 43°05'00"W 153.78'
Tie Line
NTS
1/2" EIR
RELATIVE TO P.B. 11, Pg. 15
40 0 40 80 120
GRAPHIC SCALE – FEET 1" = 40'

SOIL & FORESTRY SERVICES
OF THE CAROLINAS, PA

www.soilandforestryservices.com

Project#: 20-0119
September 2nd, 2021

CORNERSTONE III PROPERTIES
Attn: *Matt Oljeski*
Email: matt@cornerstone3p.com

RE: Soil & Site Evaluation for a 3 Bedroom Residence at 127 Independence Loop, Statesville NC 28625, PIN # (4776049836), Iredell County.

Mr. Oljeski:

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 wooded. Topography within the evaluated area was gently slope near the house site and proposed drainfield area. Property corners were marked at the time of the evaluation by Ted Benbow Land Surveying. The Surveyor provided an Autocad File of the survey as a basemap. The original septic layout had to be revised due to grading for the existing house. It was located via GPS and used to produce the attached *Site Plan*. The house was under construction at the time of the second evaluation. The Survey from Bateman is attached to our design showing the house plot plan along with the original plat.

Methodology

We evaluated soil areas through the use of hand augers. Soil morphological conditions including color, texture, structure, etc. were reviewed in the field with three boring locations on the property flagged and located via GPS. All three of the soil borings are located in the proposed septic 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 boring. An on-ground layout of system and partial repair was performed using a laser level. Pin flag locations of the layout were also located by GPS. Detailed system & repair information is summarized in the following paragraph for this Lot. The Lot is Repair Exempt (see Attached Plat).

PRESSURE MANIFOLD PPBPS SYSTEM FOR WASTEWATER TREATMENT

Owner/Applicant:	Cornerstone III Properties
Current Address:	118 E. Kingston Ave. Unit 16 Charlotte, NC 28203
Phone:	704.577.4002
County:	Iredell
Location:	127 Independence Lp Statesville, NC 28625
Source of Wastewater Flow:	3 Bedroom Single Family Residence
Estimated Gallons Per Day Flow:	360 gpd
System Flow:	35.55 gpm

Design Specifications

Drainfield Size:	200
Loading Rate (gpd/ft.^{2}):	0.3
Depth of Gravel in Trench:	NA (PPBPS)
Gravel Size:	NA (PPBPS)
Trench Depth:	30 in., Repair 30 in. Trench Depth
Trench Width:	24 in.
Septic Tank Size:	1000
Pump Tank Size:	1000
Estimated Supply Line Length:	17
Supply Line Diameter:	4 in. SCH 40 PVC
Supply Line Volume:	2.96
Dosing Volume:	162.00
Supply Manifold:	N/A
Supply Manifold Length:	N/A
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:	0.52
Elevation Head:	7.00
Total Dynamic Head:	10.94
Threaded Union:	In Tank
Gate Valves:	1 in Tank 1 per lateral
Check Valves:	In Tank
Anti-Siphon Hole:	NA
Additional Comments:	Soil suitability was performed by Soil & Forestry Services of the Carolinas, PA

127 Independence Lp

PRESSURE MANIFOLD PPBPS

DESIGN FLOW (gpd):	360
SOIL APPLICATION RATE (gpd/ft.^{2}):	0.3
TOTAL AREA TRENCH BOTTOM:	400
TOTAL LATERAL LENGTH:	200
NUMBER OF FIELDS:	1
LATERAL LENGTH REQUIRED PER FIELD:	200
SUPPLY LINE LENGTH:	17
TOTAL DYNAMIC HEAD:	10.94
MANIFOLD SIZE:	N/A
DOSING VOLUME:	162.00
PUMP TANK DRAW DOWN*:	7.7
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.*

127 Independence Loop. (LOT 44)

Project #: 20-0119

LAYOUT FOR 3 BEDROOM HOME

August 25, 2021

LINE #	FLAG COLOR	BS	HI	FS	ELEVATION	FLAGGED LINE LENGTH	DESIGN LINE LENGTH
TBM		4.1			100.00		
INSTR. 1			104.1				
HOUSE CNR	(RIGHT REAR)			4.10	100.00		
P. TANK				4.10	100.00		
1	RED			1.10	103.00	51	51
2	***ORANGE***			***2.50***	***101.60***	***53***	***40***
3	***YELLOW***			***3.00***	***101.10***	***45***	***40***
4	***BLUE***			***3.40***	***100.70***	***47***	***40***
5	***PINK***			***3.70***	***100.40***	***47***	***40***
6	***RED***			***4.10***	***100.00***	***50***	***40***
7	ORANGE			4.50	99.60	23	23
					Total	**316**	**274**

	LINE LENGTH	LTAR GPD/FT^2	SYSTEM TYPE	SOIL LTAR GPD/FT^2	TRENCH SYSTEM	DISTRIBUTION
** System*	*200*	*0.300*	*MOD. CONV.*	*0.300*	***PPBPS***	**PRESSURE MANIFOLD**
Repair	*74+ 42' LEFT FROM LINES 2 - 6*	*0.300*	*MOD. CONV.*	*0.300*	***PPBPS***	**LOW PRESSURE**

Notes:

**All measures in feet
**Nitrification lines are demonstrated on contour via colored pin flags
**Nitrification lines were located by GPS.

PRESSURE MANIFOLD PPBPS TAPSHEET -127 Independence Loop

SYSTEM

Line #	Color	Elevation	Length	Hole Size	Flow/Tap	Trench Area	No.of Panels
2	ORANGE	101.60	40	SCH 40 1/2	7.11	80	9
3	YELLOW	101.10	40	SCH 40 1/2	7.11	80	9
4	BLUE	100.70	40	SCH 40 1/2	7.11	80	9
5	PINK	100.40	40	SCH 40 1/2	7.11	80	9
6	RED	100	40	SCH 40 1/2	7.11	80	9
	total	feet =	200	gal/min =	35.55		45

Des. Flow	360
Pump Run=	4.56
soil LTAR	0.3
LTAR +5%	0.315
LTAR with mod.	0.6
LTAR with mod.. + 5%	0.63

CALCULATIONS

Location	127 Independence Loop Statesville, NC 28625	
Project Number	20-0119	
Lot No:	44	
No. of Bedrooms	3	
Design Flow	360	$^{gal}/_{day}$
LTAR	0.3	$^{gal}/_{ft^2\ day}$
PPBPS? (YES OR NO)	YES	
Supply Line Length	17	ft.
Supply Line Volume	2.958	gal.
Required Feet of Line	200	ft.
Amount of Line from Layout	200	ft.
Gallons per Minute	35.55	$^{gal}/_{min}$
Required Septic Tank Capacity	1000	gal.
Pump Tank Capacity	1000	gal.
Panel Volume	3.6	gal.
# of Panels	45	
Dosing Volume	162.00	gal.

Note: Dosing Volume based on 100% of # of panels times 3.6 gal/panel

Tank Draw Down	7.7	*Generic Draw Down of 21 gal.per in.*
Pump Run Time	4.56	minutes
Elevation Head	7	ft.
Pressure Head	2	ft.
Friction Factor	3.03	ft./100 ft. *(From the interpolater.)*
Friction Head	0.52	ft.
Total Dynamic Head (+15%)	10.94	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

127 Independence Loop (*See Attached Design*)

The septic layout for this lot (8' centers) yielded a total of 316 linear feet of line. The primary system is proposed as 200 linear feet of PPBPS (50% Reduction) drainfield with pressure manifold distribution. Trench depth is specified at 30 inches (LOW SIDE). The partial repair system is proposed as 74 linear feet plus ~42 feet (left from Lines 2 – 6) of PPBPS (50% Reduction) drainfield with low pressure distribution. Trench depth is specified at 30 inches (LOW SIDE).

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 Pam Hendrix

Signature Pam Hendrix 9/13/21

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 at 127 Independence Loop, Statesville, NC 28625 (PIN 4776049836)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.

P.O. Box 832, Mooresville, NC 28115 Phone: (704) 746-5046 Fax: (704) 278-0989

Ashley Rollans, NC Licensed Soil Scientist
Mobile: (704) 746-5046
Email: rollans.ashley@yahoo.com

Attached is a proposed design for a PPBPS Septic System w/Pressure Manifold distribution for a 3 bedroom single family residence at 127 Independence Loop, Lot 44, (PIN# 4776049836), Statesville 28625, Iredell County, NC.

Contents:

	Page
Information for the Installer	1
Design Information	
Design Specifications	2-3
Layout Specifications	4
System Tapsheet	5
Site Plan/System Plan	6
Calculations	7
Profile Descriptions	8
Septic Application	9-10
Zoning Permit & Receipt	SUBMITTED
Agent Authorization	SUBMITTED
Green Sheet	11
Subdivision Plat	12

August 25, 2021
Project #: 20-0119
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.
- 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 a PPBPS installation with pressure manifold distribution.
- Partial Repair is specified as a PPBPS installation with low pressure distribution.
- Backfill 4 - 6" of material (County Approved) over panels, rake trench walls, lime side-walls, install trenches 24" wide and have no more than 1/4" fall in 10 feet.
- **Lot is Exempt from Repair (See Attached Plat)**
- **Must maintain 15 feet to overhead power line (see Site Plan)**

Sheet ___ of ___
PROPERTY ID #: 4976049836
COUNTY: Iredell

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

OWNER: Ricardo & Elizabeth Martinez — APPLICATION DATE: ___
ADDRESS: 2097 Hermit Trail., Newton NC 28658 — DATE EVALUATED: 12/11/2020
PROPOSED FACILITY: 3BR — PROPOSED DESIGN FLOW (.1949): 360 gpd. — PROPERTY SIZE: 0.38 AC
LOCATION OF SITE: Independence Loop., 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	
B 1	L/4%	0-6	Fill			50"			PS .3
		6-13	RBSCL wfsbk	Fr SS SP					
		13-50	RC wmsbk	Fr SS SP					
B 2	L/5%	0-3	BCL wfsbk	Fr SS SP SEXP		50"			PS .3-.325
		3-31	RC wmsbk	Fr SS SP					
		31-50	RBCL wfsbk	Fr SS SP	Few foC-SHP				
B 3	L/4%	0-4	BCL wfsbk	Fr SS SP SEXP		50"			PS .3-.325
		4-16	BRC wmsbk	Fr SS SP					
		16-35	RC wmsbk	Fr SS SP					
		35-46	RBCL wfsbk	Fr SS SP					
		46-50	VAR. SL. MASS	Fr SS SP					
4									

DESCRIPTION	INITIAL SYSTEM	REPAIR SYSTEM
Available Space (.1945)	PS	PARTIAL
System Type(s)	PP BPS	PP BPS
Site LTAR	0.3	0.3

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

COMMENTS: Lot is Repair Exempt.

Session Law

RECEIVED SEP 10 2021

IREDELL COUNTY DEPARTMENT of ENVIRONMENTAL HEALTH

APPLICATION FORM

Paid $1200.00 AP- 315389

Application For: ( ) New Well Permit ( ) Well Repair Permit ( ) Well Abandonment
(✓) Septic Improvement Permit ( ) Authorization to Construct ( ) Existing System Inspection ( ) Septic System Repair

THE ABOVE PERMIT DOCUMENTS WILL BECOME INVALID IF INFORMATION PROVIDED ON THIS APPLICATION IS FALSIFIED OR CHANGED, OR IF THE SITE IS ALTERED. THE IMPROVEMENT PERMIT IS VALID FOR EITHER 60 MONTHS OR WITHOUT EXPIRATION DEPENDING UPON DOCUMENTATION SUBMITTED. APPLICATION WITH SITE PLAN 60 MONTHS, APPLICATION WITH COMPLETE, SCALED PLAT WITHOUT EXPIRATION. SEE 15A NCAC 18A .1937(f) FOR DETAILS.

Page 2: *Site Plan Worksheet* form MUST accompany this application

The following optional attachments may also be submitted: ( ) Survey Plat, scaled no more than 1 inch = 60 feet
Place an (X) beside whichever is submitted if applicable (✓) Custom Site Plan, scaled no more than 1 inch = 60 feet

Applicant Information: (PRINT CLEARLY)

Applicant Name: Cornerstone III Properties **Address:** 118 E Kingston Ave, Unit 1C, Charlotte NC **Zip:** 28203
Applicant Email: matt@cornerstone3p.com **Phone:** 704.577.4002 **Alt. Phone:**
Owner Name: Buller River Dev Partners **Address:** P.O. Box 5008 Statesville NC **Zip:** 28687
Owner Email: **Phone:** **Alt. Phone:**

Property Information:

Street Address: 127 Independence Loop, Statesville NC 28625
Subdivision Name: River Hill Heights **Section/Phase:** **Lot Number:** 44
Driving Directions: mocksville Hwy East, Rt on River Hill, Rt on Independence, Lot on Lt.

Site Development Information: *(check or complete ALL that apply*

(✓) New Single Family Residence
( ) New Multi-Family Residence
( ) Accessory Building
( ) Bedroom(s) Addition
( ) Repair to failing septic system ___ Tank ___ Drain lines Describe Problem:

Maximum Number of Bedrooms: 3
Maximum Number of Occupants: 6
( ) Swimming Pool
( ) Other Addition/Structure:

CHECK FOUNDATION TYPE
( ) Crawl Space Foundation
(X) 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 (X) Other Public Water

Desired Septic System Type: *(you may rank in order of preference)* Year existing system installed:
( ) No Preference ( ) Alternative ( ) Conventional ( ) Innovative (X) 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: [signature] 9/2/21
Property owner or owner's legal representative signature (SIGNATURE REQUIRED) **DATE**

IREDELL COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH

DOCUMENTATION TO AUTHORIZE AN OWNER'S LEGAL REPRESENTATIVE

(Check and sign only ONE of the options below)

1. *** APPLICANT AND OWNER ARE THE SAME. *** (*Sign here*) _____

Applications for permits require the "signature of the owner or owner's legal representative" (15A NCAC 18A .1937). If the owner does not sign the application himself or herself, they can submit any one of the following documents to designate their legal representative: *Power of Attorney; Real Estate Contract; Estate executor; Bankruptcy trustee; Court ordered guardianship* In the absence of the above documentation, the property owner may provide the local health department with documentation that designates a legal representative. A property owner may:
Complete this form to document his or her legal representative, or provide his or her own form that contains the information in this form. If there are multiple property owners, then all property owners must sign the form that designates a legal representative.
By signing a form that designates a legal representative for purposes of 15A NCAC 18A .1937, the property owner authorizes that representative to act on their behalf in matters pertaining to the application and permitting process, including signing or receiving any application, document or permit. The owner retains full responsibility to meet all permit conditions specified by the local health department.

2. I, PAM HARDING/BULLER RIVER, am the legal owner(s) of the property located at 4776-72-9035 127 INDEPENDENCE Loop, identified as

PIN (Parcel Identification Number) 4776-72-9035, located in Iredell County, North Carolina.

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

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

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

Pam Harding/Buller River Developer — 5/11/21

Signature of Owner(s) — Date

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

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

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, Buller River Dev Partners LP, am the legal owner(s) of the property located at 127 Independence Loop, Statesville, NC 28625, identified as PIN (Parcel Identification Number) 4776044836, 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 _____ _____ _____ _____

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

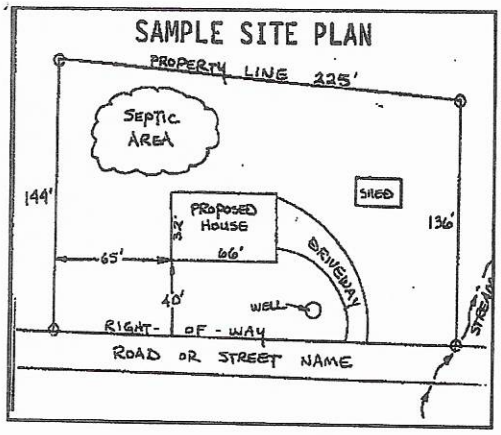
IREDELL COUNTY DEPARTMENT of ENVIRONMENTAL HEALTH

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: [signature] 9/2/21

Property owner or owner's legal representative signature (SIGNATURE REQUIRED) [redacted] **DATE**

LOT INFORMATION:

OWNER(S): BULLER RIVER DEV. PARTNERS LP
PIN#: 4776049836
D.B. 2756, PG. 1354
P.B. 11, PG. 15
TOTAL LOT AREA = 0.38 AC. 16,553 SF

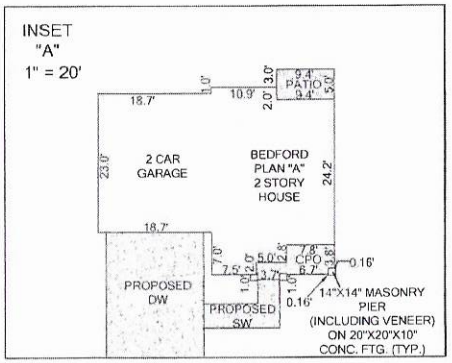
PROPSED IMPERVIOUS:
HOUSE/GARAGE = 993 SF
DRIVEWAY = 706 SF
SIDEWALK = 66 SF
COVERED PORCH = 49 SF
PATIO = 47 SF
TOTAL PRPOSED IMPERVIOUS = 1,861 SF
PERCENT PROPSED IMPERVIOUS = 11.24%

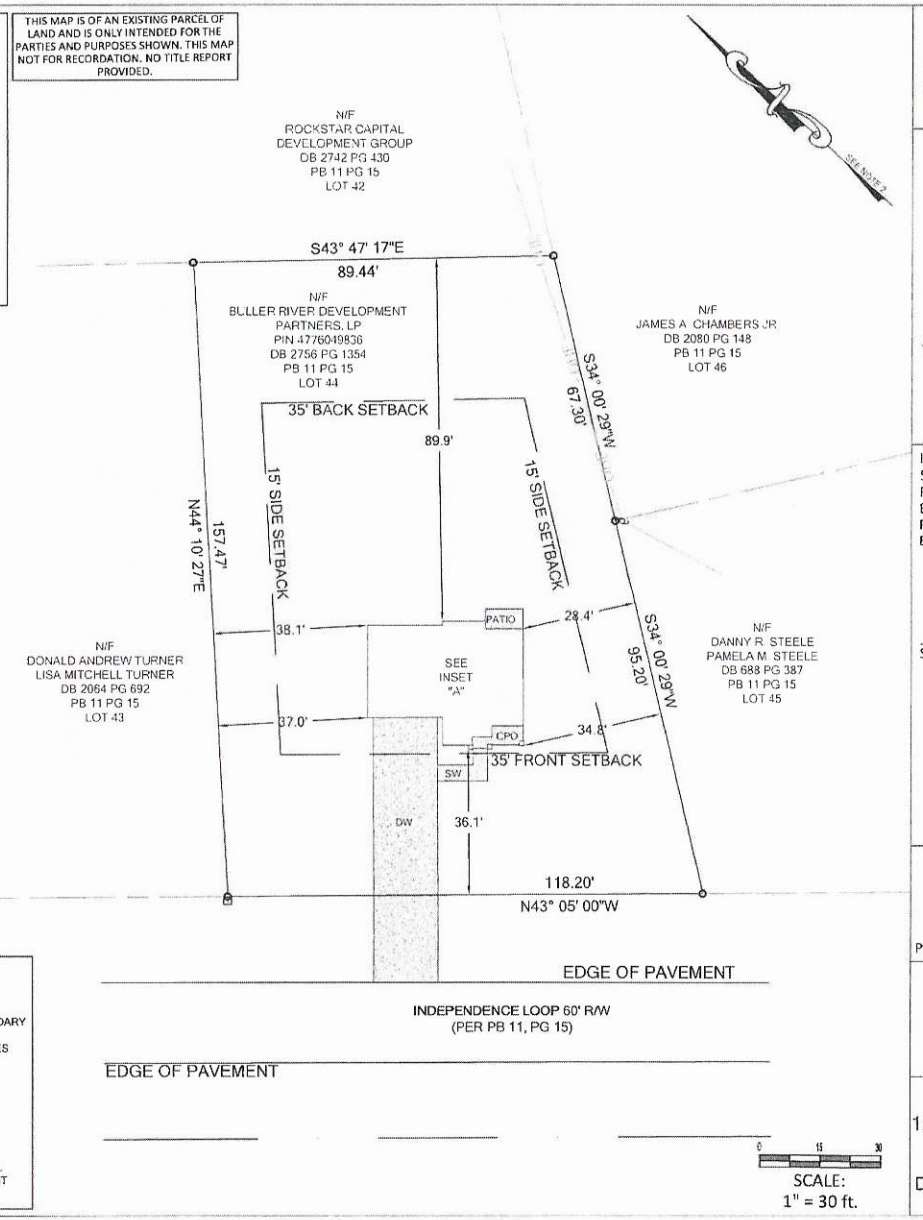
LEGEND

- IRON ROD FOUND
- POWER POLE
- TELEPHONE PEDESTAL
CPO - COVERED PORCH
SW - SIDEWALK
DW - DRIVEWAY
OHP — OVERHEAD POWER LINE

BUILDING SETBACKS:
PER P.B. 11, PG 1354
FRONT = 35 ft
SIDE = 15 ft
REAR = 35 ft

THIS MAP IS OF AN EXISTING PARCEL OF LAND AND IS ONLY INTENDED FOR THE PARTIES AND PURPOSES SHOWN. THIS MAP NOT FOR RECORDATION. NO TITLE REPORT PROVIDED.





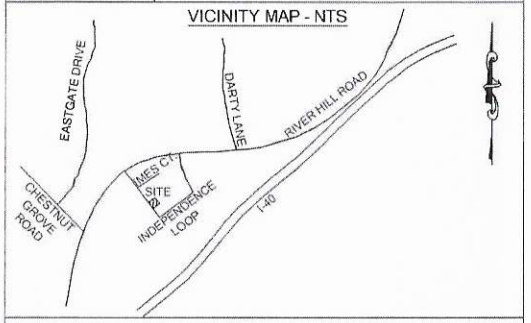
NOTES

1. THE PROPERTY LIES IN ZONE 'X' PER NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP # 3710476600J DATED MARCH 18, 2008.
2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES AND ALL BEARINGS ARE BASED ON SURVEY BY TED BENBOW LAND SURVEYING TITLED "BOUNDARY SURVEY FOR BULLER RIVER DEVELOPMENT PARTNERS, LLC" DATED 10/27/2021
3. SURVEY PERFORMED BY TED BENBOW LAND SURVEYING AND ALL EXISTING FEATURES ARE SCALED IN FROM SURVEY TITLED "BOUNDARY SURVEY FOR BULLER RIVER DEVELOPMENT PARTNERS, LLC" DATED 10/27/20.
4. SITE ZONED "RA" PER IREDELL COUNTY GIS.
5. AREAS COMPUTED BY COORDINATE METHOD.
6. THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY COMPANY, UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS.
7. SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.
8. NO GRID MONUMENTS FOUND WITHIN 2000'.
9. THIS MAP MAY NOT BE CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.

SCALE:
1" = 30 ft.

BATEMAN CIVIL SURVEY COMPANY
ENGINEERS • SURVEYORS • PLANNERS
2524 RELIANCE AVENUE, APEX, NC 27539
PHONE: (919) 577-1080 FAX: (919) 577-1081
INFO@BATEMANCIVILSURVEY.COM
NCBELS FIRM# C-2378

VICINITY MAP - NTS



I, STEVEN P. CARSON, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY DIRECT SUPERVISION FROM A SURVEY MADE UNDER MY SUPERVISION (PLAT BOOK REFERENCED IN TITLE BLOCK); THAT THE BOUNDARIES ARE PER SAID PLAT BOOK; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARD OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA. THIS IS NOT A BOUNDARY SURVEY.

STEVEN P. CARSON, PLS L-4752 DATE

THIS MAP IS CONSIDERED PRELIMINARY, NOT FOR RECORDATION, CONVEYANCE OR SALES UNLESS SIGNED AND SEALED BY THE LICENSED SURVEYOR.

BUILDER TO VERIFY HOUSE LOCATION, DIMENSIONS AND REVIEW TOTAL IMPERVIOUS NOTED ON THIS PLOT PLAN.

PROJECT# 210242 SHEET 1 OF 1

SURVEY PLOT PLAN

EXCLUSIVELY FOR

BULLER RIVER DEVELOPMENT PARTNERS LP

RIVER HILL HEIGHTS LOT 44
128 INDEPENDENCE LOOP, STATESVILLE, NC 28625
COOL SPRINGS TOWNSHIP, IREDELL COUNTY

DATE: 03/03/2021 DRAWN BY: JMW CHECKED BY: JWB

* 128 Interchange Loop LOT- 44

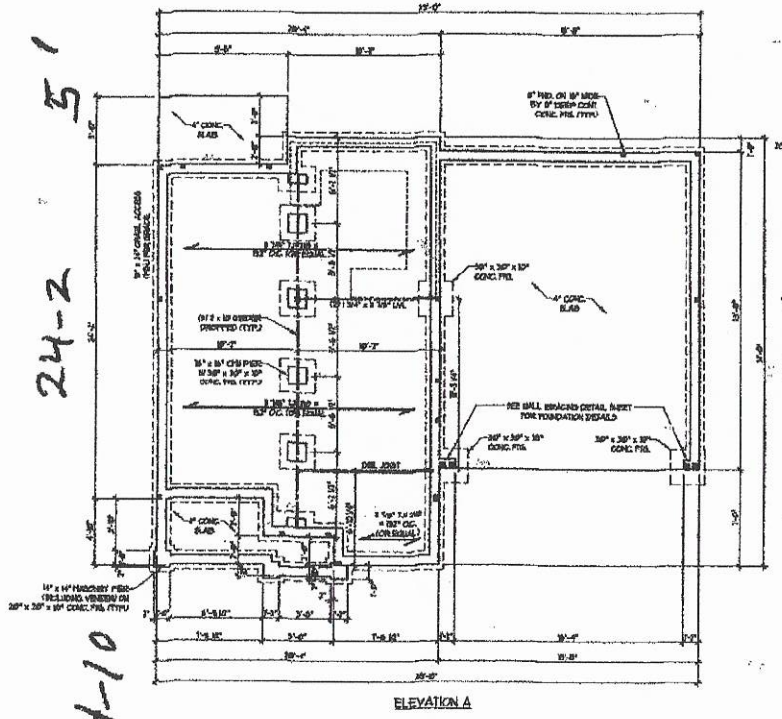
39'

5'

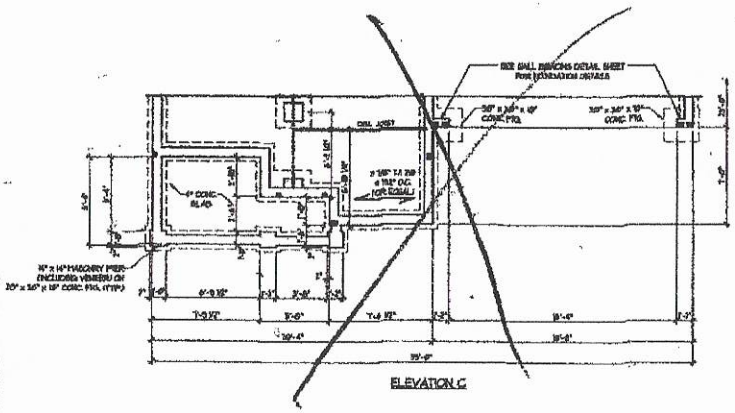
24-2

4-10

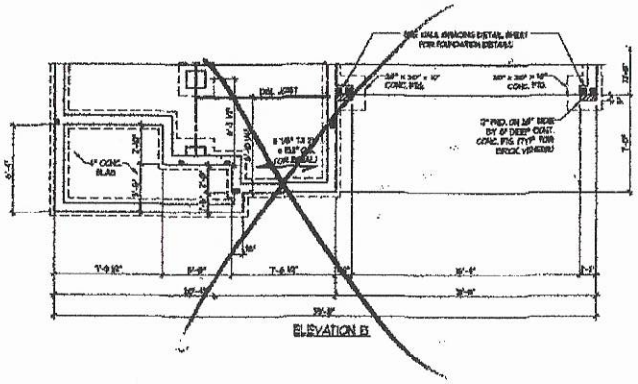
39'



ELEVATION A



ELEVATION C



ELEVATION B

31'

FOUNDATION VENTILATION CALCULATION

564 SQ. FT. OF CRAWL SPACE DIVIDED BY 1500 EQUALS 0.38 SQ. FT. OF VENT FREE AREA REQUIRED. INSTALL 8 VNL. POLY TO COVER ENTIRE CRAWL SPACE. LOCATE VENTS WITHIN 3'-0" OF EACH CORNER OF THE BUILDING TO PROVIDE CROSS-VENTILATION.

STRUCTURAL NOTES:

1. ALL FRAMING LUMBER TO BE "2 SPF (UNO) ALL TREATED LUMBER TO BE "2 WTP (UNO)
2. INSTALL (4) EXTRA OR DOUBLE JOIST UNDER WALLS PARALLEL TO FLOOR JOISTS (UNLESS NOTED ON THE PLAN).
3. BOTTOMED CRIPPLE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GIRDER OR FOUNDATION.
4. RAISED PIERS TO BE FILLED SOLID.
5. INSTALL LADDER BRACE @ 8'-0" OC. TO SECURE MULTIPLE STYLE FOUNDATION WALLS TOGETHER.
6. REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

WIND-BORNE DEBRIS ZONE NOTES FOR LIMIT STATE DESIGN WIND SPEEDS

ALL OPENINGS SHALL COMPLY WITH THE 2018 IRC SECTION R301.2.1.2.1 AND ASCE 7-16 SECTION 26.10.2.

1. ALL GLAZING IN WINDOWS AND DOORS SHALL BE IMPACT RESISTANT OR PROTECTED WITH AN IMPACT RESISTANT COVERING.
2. GLAZED OPENINGS SHALL BE PROTECTED WITH AN IMPACT RESISTANT COVERING MEETING THE REQUIREMENTS OF ASTM E1996 AND E1886 OR APPROVED EQUAL.
3. WINDOW AND DOOR OPENINGS SHALL BE PROTECTED WITH AN IMPACT RESISTANT COVERING MEETING THE REQUIREMENTS OF ASTM E1996 AND E1886 OR APPROVED EQUAL.
4. GLAZED OPENINGS SHALL BE PROTECTED WITH AN IMPACT RESISTANT COVERING MEETING THE REQUIREMENTS OF ASTM E1996 AND E1886 OR APPROVED EQUAL.
5. GLAZED OPENINGS SHALL BE PROTECTED WITH AN IMPACT RESISTANT COVERING MEETING THE REQUIREMENTS OF ASTM E1996 AND E1886 OR APPROVED EQUAL.
6. GLAZED OPENINGS SHALL BE PROTECTED WITH AN IMPACT RESISTANT COVERING MEETING THE REQUIREMENTS OF ASTM E1996 AND E1886 OR APPROVED EQUAL.

J.S. THOMPSON ENGINEERING, INC

BEDFORD - R
CORNERSTONE III PROPERTIES

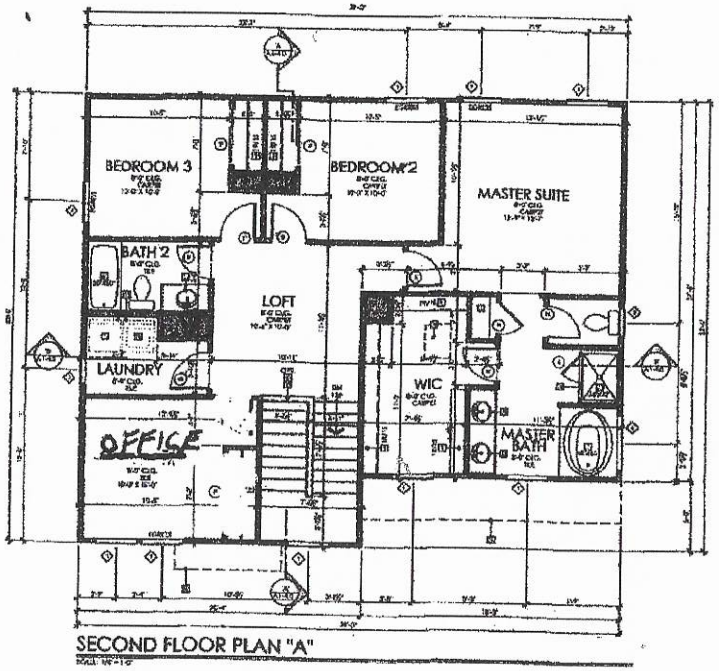
S-1a

FOUNDATION PLAN

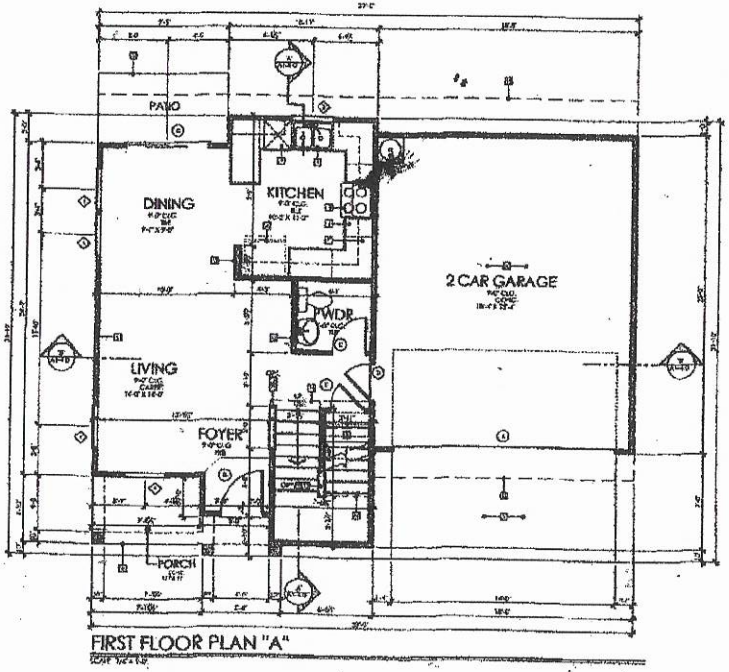
Acknowledgement Of
Plans Submittal ONLY!

Stan Pruett Date 3/25/21

Date 5/3/21



SECOND FLOOR PLAN "A"



FIRST FLOOR PLAN "A"

FLOOR PLAN NOTES

1	DOUBLE PARKING W/GARAGE DEPOSIT - VERIFY DIVE. W/SPECS.
2	EXPANSION APPROVAL REQUIRED UNDER AIR GAP / VERIFY SIZE W/ SPECS.
3	PROVIDE WIFI MODEM AT +60CD ABOVE - VERIFY W/ OWNER AIR AND PROVIDE BACK UP/BATTERY - VERIFY EMERGENCY WIFI SPEC.
4	REINFORCEMENT AT TOILET SPACES W/ CODED PLYWOOD BEHIND FINISH MATERIAL AT ALL BATHROOM WALLS
5	NOT USED
6	PAIR CAFE 4'-1" - 8'-0" H. CABINET MANUFACTURER SHOP DRAWINGS
7	UPPER CABINETS AT 54" H. CABINET MANUFACTURER SHOP DRAWINGS
8	NOT USED
9	SHELF AND POLE - SEE PLAN
10	NOT USED
11	ALL INTERIOR WALLS TO BE 2X4 STUDS AT 16" O.C. U.N.O.
12	ALL EXTERIOR WALLS TO BE 2X6 STUDS AT 24" O.C. U.N.O.
13	2X6 STUDS AT 24" O.C. U.N.O.
14	10" H. WALL - REFER TO PLAN FOR HEIGHT
15	CLOSET RODS - 36" ABOVE FINISHED FLOOR
16	LINEN CLOSET SHELVES
17	SPICE RACK
18	36" ADJUSTABLE SPACE - PROVIDE SPACES FOR APPLIANCES AND CHECK WITH OWNER AND VERIFY W/ PLANS
19	OWNER UPGRADE - PREMIUM SHELF NOTE: TYPICAL SHELF HEIGHT SHOWN ON PLAN IS 5'-4" - VERIFY WITH OWNER CABINETS WITH MANUFACTURERS SPECS. AS SHOWN ON ELEVATIONS
20	VANITY MIRR
21	TOWEL BARS/RING - SEE ELEVATIONS
22	TOILET PAPER HOLDER - SEE ELEVATIONS
23	SHOWER DOOR - SEE ELEVATIONS
24	36" x 36" ARCH ACCESS
25	MOTOR DOWN SLOPE AWAY FROM STRUCTURES - REFER TO LANDSCAPE PLAN
26	CONCRETE PATIO - SLOPE AWAY FROM STRUCTURE
27	TANKLESS WATER HEATER - REFER TO SPECIFICATIONS
28	FLOOR DRAIN
29	GARAGE - 36" AREA 3 BEHIND WASHING SURFACES
30	GARAGE SLAB - REFER TO STRUCTURAL PLANS
31	MANUFACTURED SIDING TO MEET FIRE SPEC
32	COVERED PORCH - SEE ELEVATIONS FOR HEIGHT AT SLOPE
33	DECK - PER SPEC.

DOOR SCHEDULE

MARK	WIDTH	HEIGHT	QUANTITY	REMARKS
DOOR SCHEDULE				
A	16'-0"	9'-0"	1	[illegible] STEEL GARAGE DOOR
B	9'-0"	8'-0"	1	OVERY DOOR W/ TEMPERED GLAZING
C	6'-0"	6'-8"	1	SLIDING GLASS DOOR
D	3'-0"	8'-0"	1	SELF-CLOSING/LESS PATIO DOOR
E	2'-6"	6'-8"	2	HOLLOW CORE PASSAGE DOOR
F	2'-8"	6'-8"	3	HOLLOW CORE BI-PASS DOOR
G	2'-0"	6'-8"	1	HOLLOW CORE PASSAGE DOOR
H	2'-4"	6'-8"	4	HOLLOW CORE PASSAGE DOOR
I	2'-6"		1	36" x 36" SHOWER DOOR

WINDOW SCHEDULE

MARK	WIDTH	HEIGHT	QUANTITY	REMARKS
WINDOW SCHEDULE:				
1	3'-0"	6'-0"	10	SINGLE HUNG - EGRESS
2	3'-0"	4'-0"	2	SINGLE HUNG
3	3'-0"	3'-0"	1	SINGLE HUNG
4	6'-0"	4'-0"	1	SLIDING GLASS - TEMPERED

AREA CALCULATION

FIRST FLOOR (GROSS)	81193
SECOND FLOOR (GROSS)	1459SF
TOTAL GROSS LIVING AREA	2602SF
PORCH	93SF
GARAGE	653SF

Acknowledgement Of
Plans Submittal ONLY!

Stan Pawlak Date 3/25/21

EDB Date 5/3/21

PLOTTED: May 15, 2017 / Kaila / BEDFORD CD 05 11 17.DWG

REV

FLOOR PLANS

SHEET A1

IREDELL COUNTY · NC

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

APPLICATION NUMBER
315389 Issue Date:

Permit Type: ZONING

Parcel Number	Street Address	Jurisdiction
4776049836.000	127 INDEPENDENCE LOOP	Iredell County

Owner Information	Applicant Information
Name: BULLER RIVER DEV PARTNERS LP	Name: CORNERSTONE III PROPERTIES
Address:	Address: 4509 FAITH CHURCH INDAIN TRAIL, 28 28203
Phone:	Phone: (704)906-6212

Use Requested	Zone Code
Single Family Dwelling	RA

Lot Acreage	F Setback	B Setback	L Setback	R Setback	Watershed	Flood Zone
0.38	35	35	15	15	N/A	NO

Remarks
SFD

The applicant certifies that there are no deed restrictions, contractual agreements or governmental regulations of any kind that interfere with or prohibit the use of the property or the use for which this permit is requested. The applicant further acknowledges that enforcement of deed restrictions, plat conditions and other contractual agreements will not be undertaken by Iredell County and is the sole responsibility of the affected parties.

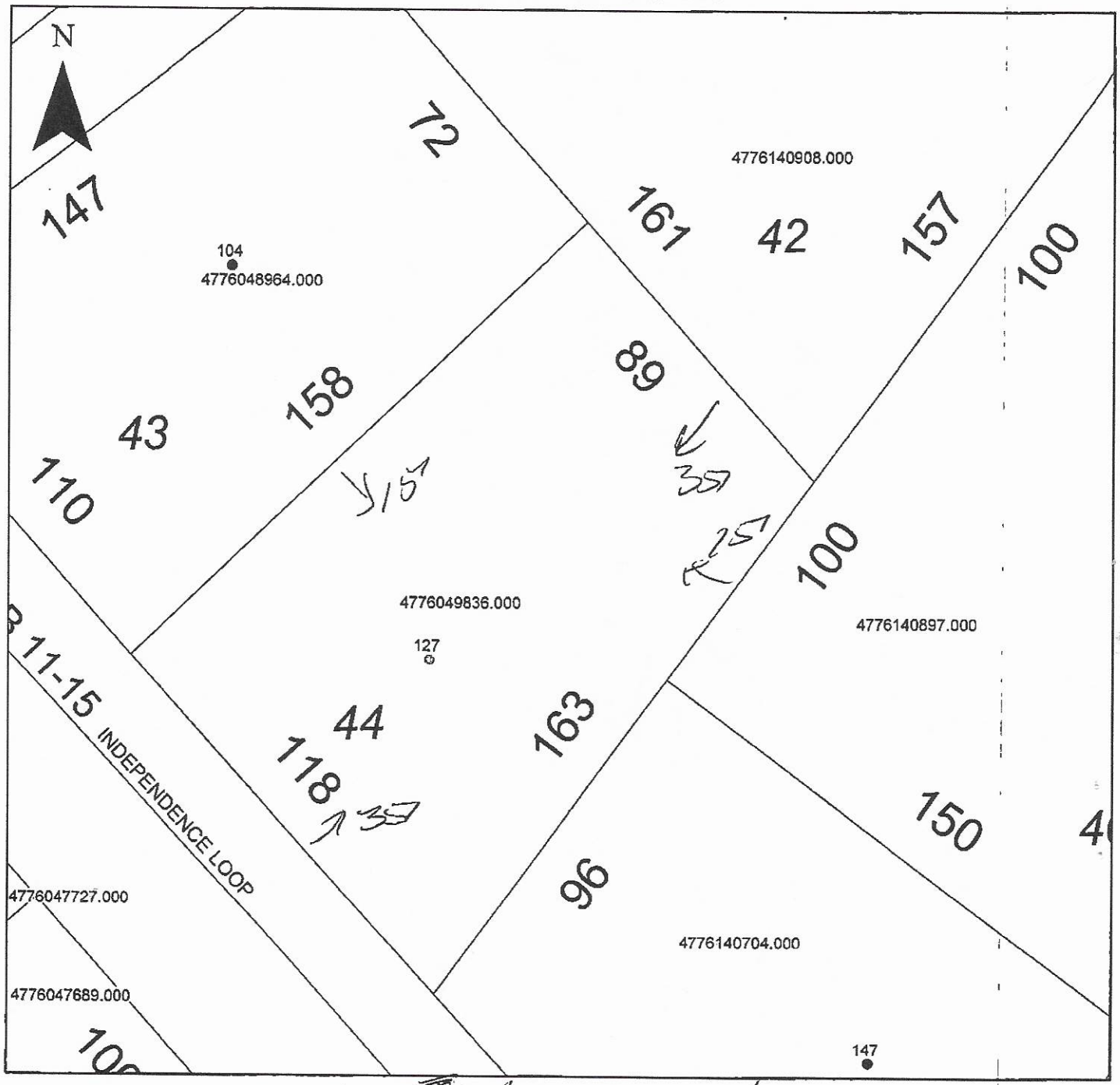
Signature of Owner/Contractor

Date: 03/03/2021

Permit Number	315389

TOTAL FEES:	$77.25

ZONING DISCLAIMER



Property Address 127 Independence Loop

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