ICHD - ENVIRONMENTAL HEALTH DIVISION

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

PERMIT # AP317330

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

PIN # 4778 --69 --4274

APPLICANT/OWNER: WJH LLC

APPLICANT ADDRESS: 9325 Center Lake Drive STE 160 Charlotte NC 28216

SITE ADDRESS: 142 JO Creek Lane Harmony NC 28634

PHONE: 704-488 1100 ALT. PHONE

SITE DIRECTIONS: I-40 exit 154 Q on Old Mocksville NC Q Mt-Bethel Q into Rock Gate Development

SAP CONTROLLED: ☐ YES ☒ NO

SUBDIVISION: ROCK GATE ESTATES SECTION: 2 LOT # 31 LOT AREA: .61 AC

DESIGN FLOW: 360 L.T.A.R.: .3

Septic Tank	1000 (gal)	STB	460	Date	4-21-2022	☒ New System	☐ Repair	☐ Expansion	System Type: I II III IV V VI
Pump Tank	(gal)	PT		Date		System Description:	Gravity 25% Reduction		
Pump Make		Model		Serial #		Repair System Description:	Gravity 25% Reduction		
# Nitrification Fields	1	# Lines	3	Linear Ft:	300	Maintenance Agreement Required:	☐ YES	☒ NO	
Trench Width	36 in	Trench Bottom Depth(Low side)	16 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: 16 in max Lowside per e-mail attached From LSS #1287

ICHD Approval Cover needed

INITIAL SITE SKETCH

This permit is issued pursuant to Section 11 . (C) of S.L. 2018-114 using the signed and sealed LSS Evaluation by:

Thompson Environmental Consulting, Inc

LSS # 1287 Dated June 26, 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.

BCW - 6-24-2022 - NEEDS COVER CHECKED

BCW - 6-27-2022 - COVER CHECKED

INSTALLED AS SHOWN

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

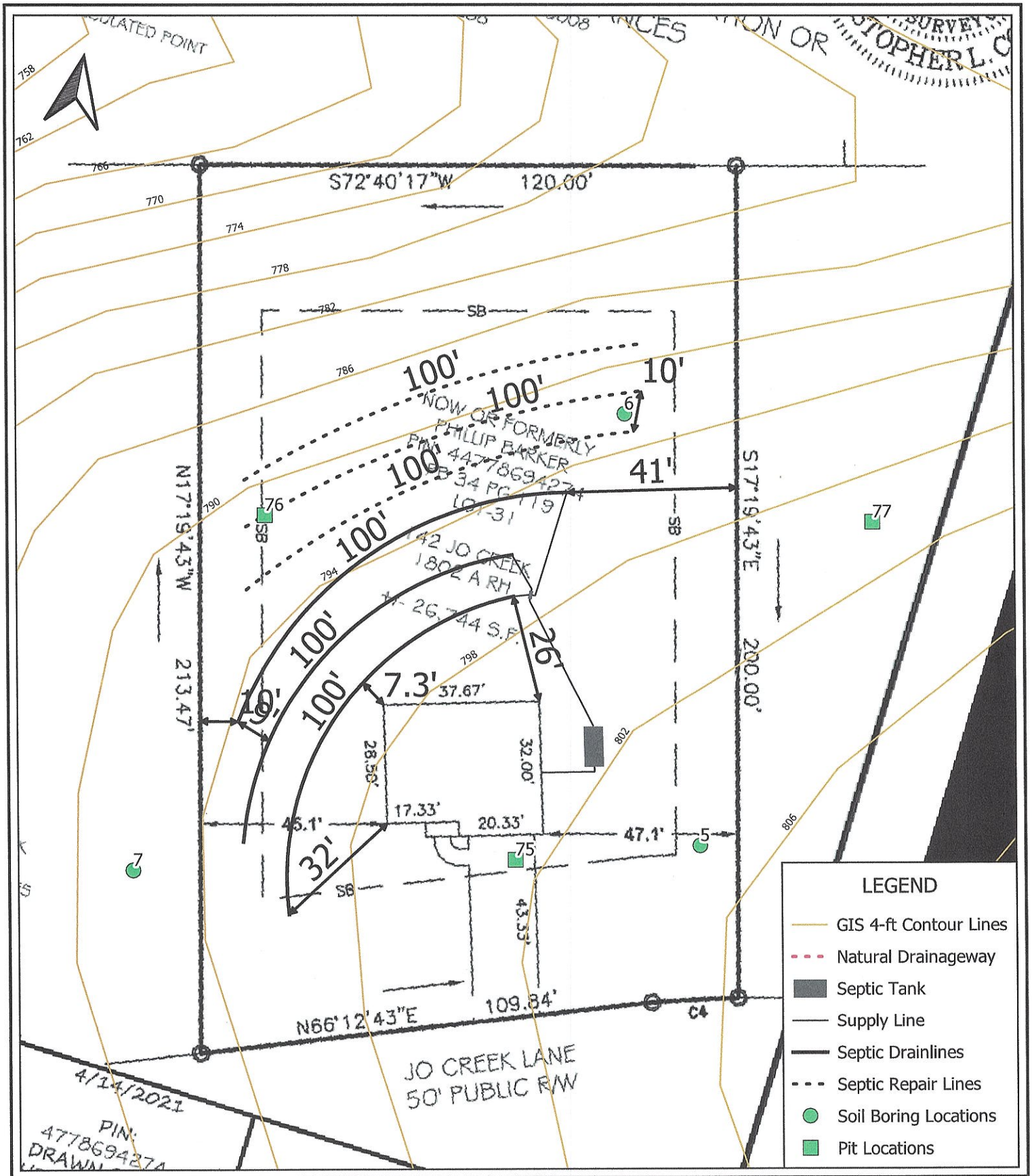
☐ **IMPROVEMENT PERMIT** *with plat valid without expiration.* ☒ **IMPROVEMENT PERMIT** *with site plan valid for 60 mos.* ☒ **AUTHORIZATION TO CONSTRUCT** *valid for period equal to IMPROVEMENT PERMIT--not to exceed 60 mo.*

Owner / Applicant Signature: Date: 8-4-21 Installed by: MAIDEN GRADING

IMPROVEMENT PERMIT by: Benjamin C. Bell Date: 7-28-2021 OPERATION PERMIT by: Bryant C. White Date: 6-27-2022

AUTHORIZATION TO CONSTRUCT by: Benjamin C. Bell Date: 8-4-2021. Existing System Inspected by: Date:

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



Thompson Environmental Consulting
WATER · WASTEWATER · WETLANDS

Prepared For:
Century Complete

Proposed Septic Layout

Lot 31 - Rock Gate Estates
142 Jo Creek Lane
Harmony, NC 28634
Iredell County

Date: June 2021

Scale: 0 15 30 ft

TEC Job #: 21-167

Figure 1

Benjamin Botkins

From: Larry Thompson <larry@thompsonenv.com>
Sent: Tuesday, July 27, 2021 10:01 PM
To: Benjamin Botkins
Subject: Re: Rock gate session law submittals
Attachments: Lot 20 - Rock Gate Estates Session Law Package (07-27-21).pdf

Hi Ben,

Thank you for the email. Have corrected Lot 20 and attached it to this email (horizontal panel repair).

Regarding Lot 31 - Boring 6 was 34 inches with a 15% slope. Based on my calculations, we should be able to have a 16.4 inch trench depth. We stated 16 inches which might require some soil cover (34 inches - 5.6 inches for slope correction - 12 inch for vertical separation = 16.4 inches). Thought this was "worse case" with a 16 inch on low side and 21.6 inch on the high side. I don't usually specify the low side but can start doing that if that is what you prefer?

Larry Thompson, PWS, LSS
Thompson Environmental Consulting, Inc.
www.thompsonenv.com
704-301-4881 cell

On 7/27/2021 1:39:01 PM, Benjamin Botkins <benjamin.botkins@co.iredell.nc.us> wrote:

Larry,

117 Zach Drive (lot 11) 130 Jo Creek (lot 33) 136 Jo Creek (lot 32) are ready to be picked up from our Statesville Office.

I have some concerns with the other submittals that jest need some clarification.

139 Jo Creek (lot 20)- the repair is ppbps- is it horizontal of vertical product? The trench bottom is 25 inches, so should be horizontal, just want to be sure.

142 Jo Creek (lot 31) has an install depth of 16 inch max depth. Boring #6 indicates a slope of 15% which is 5.4 inches of slope correction. This would cause the product to be sticking out of the trench. This boring was in repair area, not sure if you meant to have 16 in max or meant to 16 in low side. Let me know if you have any other questions or would rather discuss on the phone (704-902-3741). Thanks

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Report suspicious emails by clicking the "Report Phish" button.

Residential Subsurface Wastewater Treatment and Disposal System Proposal

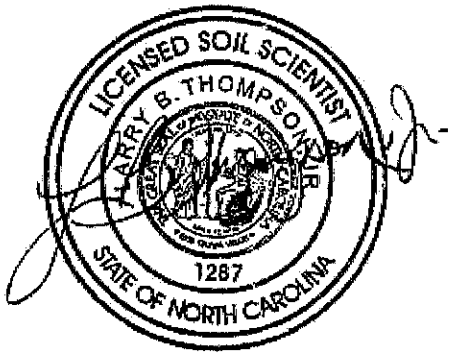
for

Lot 31 – Rock Gate Estates
142 Jo Creek Lane
Harmony, NC 28634

Tax Parcel # 4778694274.000
June 26, 2021

Prepared for:

Glenn Bird
Century Complete
9325 Center Lake Dr., Suite 160
Charlotte, NC 28216
1-833-791-0192



Prepared by:

Larry Thompson, REHS, LSS
Thompson Environmental Consulting, Inc.
PO Box 541
Midland, NC 28107-0541
Phone: 704-301-4881
info@thompsonenv.com



Details

Century Complete has contracted with Thompson Environmental Consulting, Inc. (TEC) to prepare a septic proposal for a 3-bedroom single family residence to be located on Lot 31, Rock Gate Estates, Harmony, North Carolina.

Based upon an investigation performed by TEC, it was determined that a sufficient amount of "Suitable" Group IV soils are available for the installation of a **Gravity Flow Accepted System** for a 3-bedroom residence (the proposed repair system will be a Gravity Flow Accepted System as well). The property will be served by a municipal water supply.

Century Complete would like to request that Iredell County Environmental Health (ICEH) issue the appropriate permits for a subsurface wastewater treatment and disposal system based upon the following proposal and the enclosed Licensed Soil Scientist Evaluation, which is being submitted pursuant to and meets the requirements of SL 2018-114 Section 11. (c).

Location

From Statesville, take I-40 to Old Mocksville Road. Turn left onto Old Mocksville Road, left onto Mt. Bethel Road, and left onto 4 Andrews Drive (Rock Gate Estates).

References

Laws and Rules for Sewage Treatment and Disposal Systems, 15A NCAC 18A, Section .1900, Department of Environment and Natural Resources, Division of Environmental Health, On-Site Wastewater Section, April 1, 2017.

Accepted Wastewater System No. AWWS-2005-02-R6; North Carolina Department of Environment and Natural Resources, Division of Environmental Health, On-Site Wastewater Section, August 21, 2015.

Primary Investigator's Credentials

NC Registered Sanitarian No. 1208
NC Licensed Soil Scientist No. 1287
SC Certified Professional Soil Classifier No. 111
NC Subsurface Septic System Operator No. 22199
NC Grade IV Wastewater System Installer No. 1762
NC Certified Wastewater System Inspector No. 17621

Plans and Specifications

A. Septic Tank

1. The septic tank shall be State approved (Section .1953 of 15A NCAC 18A), watertight, structurally sound, and 1,000 gallons in capacity.
2. The septic tank shall be fitted with an approved effluent filter.
3. It is the responsibility of the septic contractor to thoroughly inspect the septic tank prior to accepting delivery to assure that the tanks have had time to properly cure and are free of cracks or other structural deficiencies.

B. Pipes and Fittings

1. All discharge piping, connectors and supply lines should be made of SCH 40 PVC.
2. All joints must be properly "welded" utilizing the appropriate PVC cement for each application.
3. The supply line will be approximately 34 feet long from the second septic tank to the distribution box.

C. Distribution Method

1. The drainlines will be fed a distribution box. Distribution box shall be water tested at the time of the final inspection.

D. Drainfield Installation

1. The drainfield has been previously laid out on-site utilizing metal stemmed flags. The property owner/builder should mark this area and isolate it as much as possible from construction traffic.
2. Under no circumstances shall any construction take place within the drainfield area while the soil is in a wet condition.
3. The specified system is an accepted wastewater system, specifically the Infiltrator Quick 4 chamber system or any other system with a state-approved 25% reduction in required drainline length.
4. The drainfield consists of three (3) lateral trenches to be constructed 3-foot wide by 100 feet long. Total drainline length is 300 feet.
5. The maximum trench depth for this system shall be **16 inches (low side).**
6. The laterals are to be installed on contour with the land, keeping the individual trench bottoms level from beginning to end.
7. The trenches should be left open for the final inspection by the ICEH.

E. Final Landscaping

1. Final cover over the drainfield shall be at least 6 inches deep. Additional soil cover may be required to achieve the 6 inch requirement.
2. The drainfield shall be shaped to shed rainwater and be free from low spots.

3. The drainfield area should be planted with grass as soon as possible to prevent erosion. The soil should be properly tilled, limed (if necessary) and fertilized prior to planting. After applying grass seed, the area should be heavily mulched with straw or other suitable material.

F. Utility Conflicts

1. The builder and property owner must take special care in planning for water, power, gas, telephone, and cable lines. These utilities shall be kept clear of all parts of the septic system and its proposed repair area. Improper planning for underground utilities can negatively impact the installation and, in some cases, cause irreparable damage and permit revocation. If there are any questions regarding preferred routes, contact the ICEH as soon as possible.
2. Lawn irrigation should not be placed over the drainfield area.

Maintenance

G. In General

1. The homeowner must maintain the drainfield area through periodic mowing. The drainfield must not be allowed to become overgrown.
2. The septic tank should be pumped every 4 years or when the solids within the septic tank reach an elevation that is equivalent to 25 percent of the volume of the tank. In some situations, the tanks may need to be pumped more frequently. If using a garbage disposal, it is recommended that the homeowner has the septic and pump tanks cleaned out annually.
3. When it becomes necessary to clean the effluent filter, the filter should be removed, and the accumulated debris washed back into the septic tank – not onto the lawn.
4. Any damp areas, leakages, or malfunctions in the drainfield area should be addressed immediately.
5. Divert gutter downspouts and surface water runoff away from the septic and pump tanks.

Design Specifics

Daily Design Flow:	360 GPD – 3 bedroom house
Septic Tank Size:	1,000 Gallons (minimum)
Effluent Loading Rate:	0.3 GPD per sq. ft.
Drainfield Type:	Accepted 25% Reduction
Distribution Method:	Distribution Box

Number of Drainlines:	(3) 3' Wide x 100' Long
Total Trench Length:	300 Linear Feet
Maximum Trench Depth:	16 Inches (low side)
Final Cover Requirement:	6 Inches

Repair Option

Effluent Loading Rate:	0.3 GPD per sq. ft.
Drainfield Type:	Accepted
Required Linear Footage:	300 Linear Feet
Available Linear Footage:	300 Linear Feet
Maximum Trench Depth:	16 Inches (low side)
Installation Depth:	6 Inches

PRELIMINARY SOIL AND SITE EVALUATION

Rock Gate Estates
Harmony, NC 28636

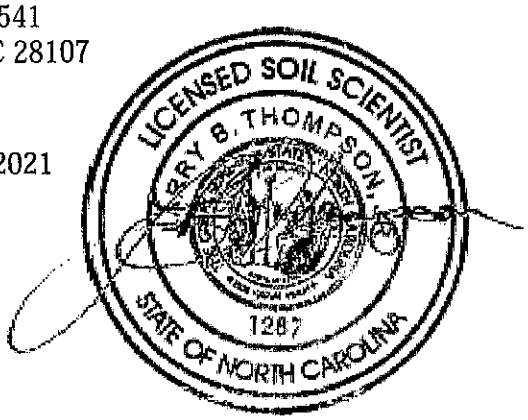
Prepared For:

Katie Dyess
Century Complete
9325 Center Lake Dr., Suite 160
Charlotte, NC 28216

Prepared By:

Thompson Environmental Consulting, Inc.
PO Box 541
Midland, NC 28107

June 11, 2021



INTRODUCTION & SITE DESCRIPTION

This Preliminary Soil and Site Evaluation was performed on 38 lots located in the Rock Gate Estate subdivision, Harmony, North Carolina (Lots10-14, 16-20, 22-33, 41-44, 46-52, 55, 59-61, and 65).

Thompson Environmental Consulting, Inc. (TEC) was retained to determine whether the soils were suitable for the installation of onsite subsurface wastewater treatment and disposal systems. The property was evaluated in accordance with North Carolina statutes for waste disposal ("Laws and Rules for Sewage Treatment and Disposal Systems", amended April 1, 2017).

INVESTIGATION METHODOLOGY & SITE PHYSICAL CHARACTERISTICS

The evaluation was conducted by Michael Wood, LSS, Larry Thompson, LSS, and Ethan Wood, ES on March 20-21, and June 11, 2021. Sixty-six soil borings and 17 pits were advanced, and soil color was determined with a Munsell Soil Color Chart. Observations of the landscape (slope, drainage patterns, etc.) as well as soil properties (depth, texture, structure, seasonal wetness, restrictive horizons, etc.) were recorded.

The project study area has been previously developed as a single-family residence subdivision served by public water.

FINDINGS

Borings rated as "Provisionally Suitable" for the installation of an Accepted System or Prefabricated Permeable Block Panel Systems (PPBPS) are denoted in the attached Figure as green and orange points. Surfaces typically exhibited friable silt loam to clay loam textures with weak, medium, subangular blocky structure 3 to 12 inches in depth. Lower subsurface horizons exhibited firm clay loam, sandy clay loam, to clay textures with moderate, medium, subangular blocky structure to a depth of 13 to greater than 40 inches before encountering sandy loam to loam saprolite. A long-term acceptance rate (LTAR) of 0.3 to 0.4 gal./day/sq. ft. would be recommended for these soils.

Borings rated as "Provisionally Suitable" for the installation of Subsurface Drip Dispersal product are denoted in the attached Figure as yellow points. Textures of friable sandy loam with weak, medium, granular blocky structure were recorded to depths of 15 to 22 inches before encountering >50% parent rock. A long-term acceptance rate (LTAR) of 0.1 to gal./day/sq. ft. would be recommended for these soils.

Borings rated as "Unsuitable" for the installation of subsurface wastewater treatment and disposal systems are denoted as red points in the attached Figure. These soils were shallow to soil rock.

DISCUSSION

Twenty-six of the sixty-six borings were noted as having sandy loam to loam saprolitic material, which can be considered for use with onsite wastewater treatment and disposal if no open and continuous joints, quartz veins, or fractures that are relic of parent rock is observed. While the borings give every indication that we have "suitable" saprolite, 15A NCAC 18A .1956 MODIFICATIONS TO SEPTIC TANK SYSTEMS, (6) SAPROLITE SYSTEM states that an investigation of the site using pits is a requirement. This was completed with a deep pit evaluation on June 11, 2021 and the saprolite was determined to be "Suitable" for wastewater treatment and disposal.

It is estimated that approximately 4,800 square feet of suitable soil area would need to be allocated and left completely available for the installation of a 3-bedroom Accepted System in "Provisionally Suitable" soil. Some of the lots would benefit from the installation of a PPBPS due to limited areas of "Provisionally Suitable Soil" and, in this case, would need approximately 3,300 square feet of suitable soil area allocated and left completely available for a 3-bedroom system installation.

Soil borings designated as "Drip Dispersal Depth" in the Figure have the potential to support the installation of a Subsurface Drip Dispersal septic system. It is estimated that approximately 7,200 square feet of suitable soil would need to be allocated and left completely available for the installation of a 3-bedroom Subsurface Drip Dispersal septic system. A special hydraulic assessment would be required to determine the exact square footage that might be required when considering subsurface drip dispersal.

TEC is not aware of any innovative or alternative systems currently permitted for use in North Carolina that can be used in areas with "Unsuitable" soil borings.

Based on our evaluation, it appears that Lots 26 and 46 would be considered "Unsuitable" and Lots 41 and 42 could be classified as "Provisionally Suitable" for use with subsurface drip dispersal.

CONCLUSION

The findings presented herein represent TEC's professional opinion based on our Soil and Site Evaluation and knowledge of the current laws and rules governing on-site wastewater systems in North Carolina. Soils naturally change across a landscape and contain many inclusions. As such, attempts to quantify them are not always precise and exact. Due to this inherent variability of soils and the subjectivity when determining limiting factors, there is no guarantee that a regulating authority will agree with the findings of this report.

DocuSign Envelope ID: B4E15E00-408B-4FDC-B5C9-D2F35D044D9D

To: Iredell County Environmental Health

From: WJH LLC

Regarding: Rock Gate Estates – Session Law 2018-114 Permit Packages

The NC LSS evaluation attached to these applications is to be used to produce a design and construction features for permitting in accordance with Session Law 2018-114 Section 11. (c).

DocuSigned by:
3A6EC48879C5476...

6/17/2021

Project Manager

Date

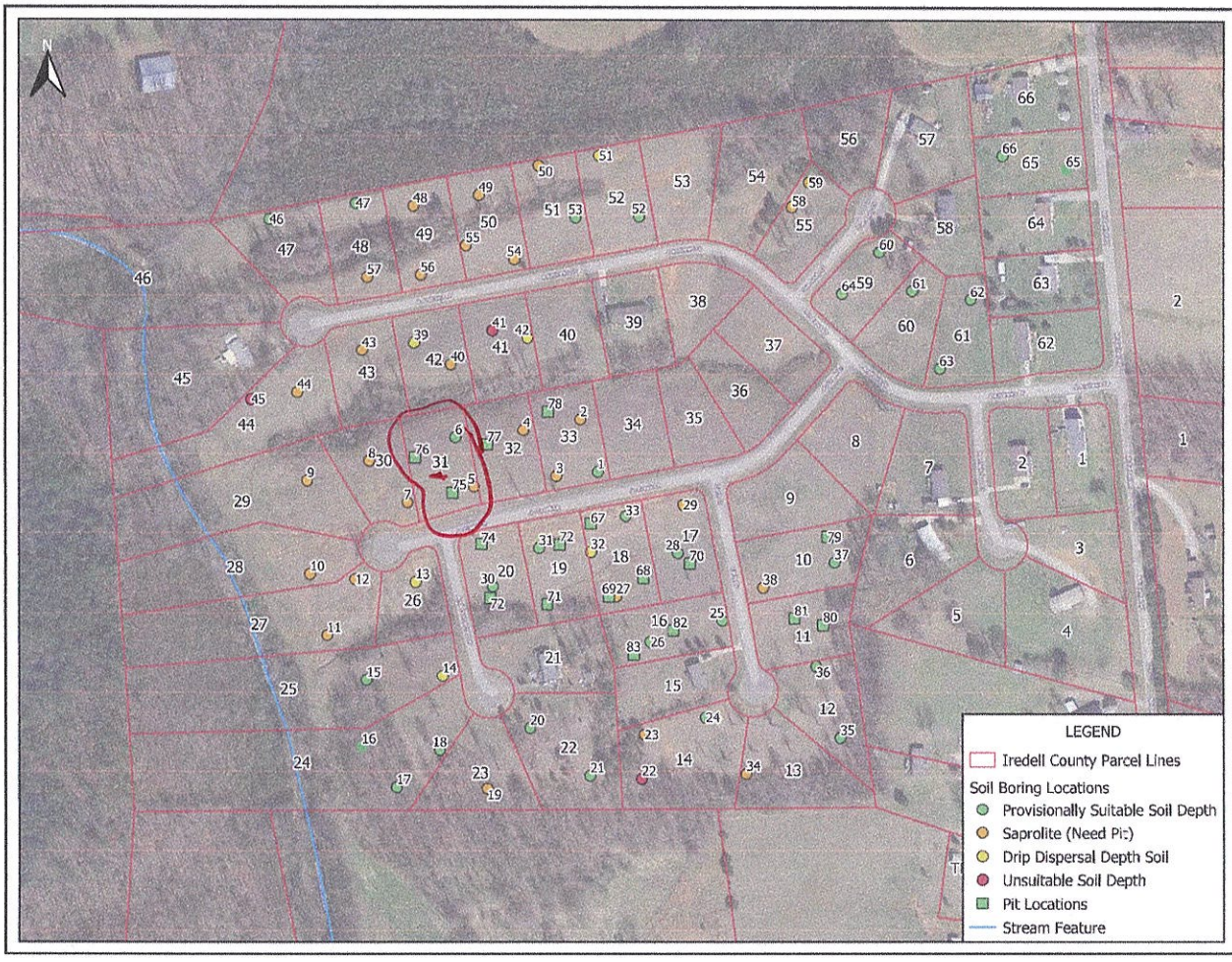


FIGURE 1

Prepared For:

Century Complete

Soil and Site Evaluation

Rock Gate Estates
Harmony, NC 28634

Iredell County

Scale:
0 150 300 ft

Date:	TEC Job No.
June 2021	21-167

Thompson Environmental Consulting
WATER · WASTEWATER · WETLANDS

Thompson Environmental Consulting, Inc.
PO Box 541
Midland, NC 28107

PROPERTY ID #:
COUNTY: IREDELL

SOIL/SITE EVALUATION
for ON-SITE WASTEWATER SYSTEM

OWNER: Phillip P. Parker
ADDRESS: 476 Shaw Road, Harmony, NC 28634
PROPOSED FACILITY: 4 BR SFD PROPOSED DESIGN FLOW (.1949):
LOCATION OF SITE: Rock Cove Estates, Harmony, NC 28634
DATE EVALUATED: 3/21/21
PROPERTY SIZE:
PROPERTY RECORDED:
WATER SUPPLY: ☐ Private ☒ Public ☐ Well ☐ Spring ☐ Other Lots 10-14, 16-20, 22-33, 41-44, 46-52, 55, 59-61, and 65
EVALUATION METHOD: ☒ Auger Boring ☐ Pit ☐ Cut TYPE OF WASTEWATER: ☒ Sewage ☐ Industrial Process ☐ Mixed

PROFILE #	.1940 LANDSCAPE POSITION/ SLOPE %	HORIZON DEPTH (IN.)	SOIL MORPHOLOGY (.1941) .1941 STRUCTURE/ TEXTURE	.1941 CONSISTENCE/ MINERALOGY	OTHER PROFILE FACTORS .1942 SOIL WETNESS/ COLOR	.1943 SOIL DEPTH	.1956 SAPRO CLASS	.1944 RESTR HORIZ	PROFILE CLASS & LTAR
1	LS / 5%	0-3	GR / SL	VFR / N	—	40+	30"	—	PS 0.35 Need Pit
		3-30	SBK / CL	FR / S					
		30-40+	M / SiL	VFR / N					
2	LS / 13	0-4	GR / SCL	VFR / N	—	40+	19	—	PS 0.35 Need Pit
		4-19	SBK / CL	FR / S					
		19-40+	M / SiL	VFR / N					
3	LS /	0-9	SBK / SL	VFR / NS	—	40+	25	—	PS 0.35 Need Pit
		9-25	SBK / CL	FR / S					
		25-40	M / SiL	VFR / N					
4	LS / 13	0-14	SBK / SL	FR / S	—	40+	19	—	PS 0.35 Need Pit
		14-19	SBK / SiL	FR / N					
		19-40+	M / SL	VFR / N					

DESCRIPTION	INITIAL SYSTEM	REPAIR SYSTEM
Available Space (.1945)	PS	PS
System Type(s)	Accepted	Accepted/PPBPS
Site LTAR	0.3	0.3

OTHER FACTORS (.1946):
SITE CLASSIFICATION (.1948): Provisionally Suitable
EVALUATED BY: M. WOOD, LSS
OTHER(S) PRESENT: E. WOOD, Larry Thompson, LSS

LICENSED SOIL SCIENTIST — LARRY S. THOMPSON — 1287 — STATE OF NORTH CAROLINA

COMMENTS:
* Pits needed on lots with shallow depths
* Lots 40 & 46 Unsuitable
* Lots 41 & 42 Open Space

Updated February 2014

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

SOIL/SITE EVALUATION

(Continuation Sheet-Complete all field in full)

PROPERTY ID #:
DATE OF EVALUATION: 3-21-21
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
5	LS / 7	0-22	SBK / cl	FR / S	—	40+	22	—	PS 0.35 Need P.t
		22-40	M / sl	VFR / N					
6	LS / 15	0-3	sl / GR	VFR / N	—	34	—	34 Cr	PS 0.3
		3-22	SBK / cl	FR / S					
		22-34	SBK / l	FR / N					
		34+	M						
7	LS /	0-13	SBK / cl	FR / N	—	40+	13	—	PS 0.35 Need P.t
		13-40	M / sl	VFR / N					
8	LS / 28%	0-14	GR / sl	VFR / N	—		14	34 Cr	PS 0.35 Need P.t
		14-34	M / sl	VFR / N					
		34+	M						
9	LS / 24	0-6	GR / sl	VFR / N	✓	40+	25	—	PS 0.35
		6-14	SBK / sc	FR / S					
		14-25	SBK / scl	FR / S					
		25-40	M / sl	VFR / S					

COMMENTS:

SOIL/SITE EVALUATION

(Continuation Sheet-Complete all field in full)

Sheet ____ of ____

PROPERTY ID #: ____

DATE OF EVALUATION: 6-11-21

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
T2	LS 8%	0-31	SBL/C	FS/SP/SCAP	—	31"	31-54 L	—	PS 0.3
		31-54	M/L	FR/SS/SP/SCAP					
T3	LS 5%	0-17	SBL/SCL	FR/SS/SP/SCAP	—	39"	39-50 SL	—	PS 0.3
		17-39	SBL/C	FR/SS/SP/SCAP					
		39-50	M/SL	FR/SS/SP/SCAP					
T4	LS 7%	0-21	SBL/C	FS/SP/SCAP	—	59	39-54 SL	—	PS 0.3
		21-39	SBL/CL	FR/SS/SP/SCAP					
		39-54	M/SL	FR/SS/SP/SCAP					
T5	LS 6%	0-32	SBL/C	FR/SS/SP/SCAP	—	52"	—	—	PS 0.3
		32-52	SBL/CL	FR/SS/SP/SCAP					
T6	LS 8%	0-19	SBL/C	FR/SS/SP/SCAP	—	19"	19-52 SL	—	PS 0.4
		19-52	M/SL	FR/SS/SP/SCAP					

COMMENTS: ____

Updated February 2014

Rocke Epps

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

APPLICATION NUMBER
317330 Issue Date:

Permit Type: ZONING

Parcel Number	Street Address	Jurisdiction
4778694274.000	142 JO CREEK LN	Iredell County

Owner Information	Applicant Information
Name: BARKER PHILLIP P	Name: WJH, LLC
Address:	Address: 9325 CENTER LAKE DR CHARLOTTE, NC 28216
Phone:	Phone: (704)488-1100

Use Requested	Zone Code
Single Family Dwelling	RA

Lot Acreage	F Setback	B Setback	L Setback	R Setback	Watershed	Flood Zone
0.61	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: 04/29/2021

Permit Number	317330	TOTAL FEES:	$77.25

Acknowledgement Of Plans Submittal ONLY!

Date 8/4/21

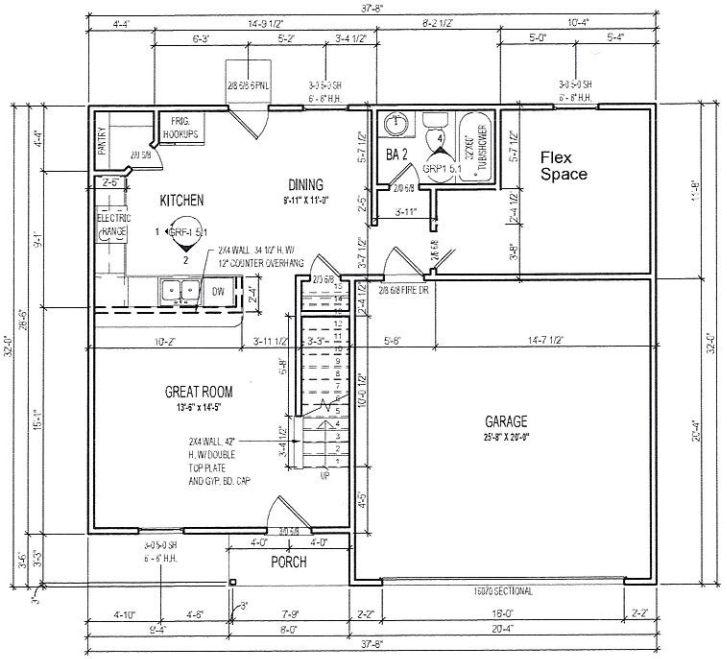
Date 8-4-21

TABLE R302.6 Dwelling/Garage Separation	
Separation	Material
From the residence and attics	Not less than ½-inch gypsum board or equivalent applied to the garage side
From all habitable rooms above the garage	Not less than 5/8 -inch Type X gypsum board or equivalent
Structure(s) supporting floor-ceiling assemblies used for separation required by this section	Not less than ½-inch gypsum board or equivalent

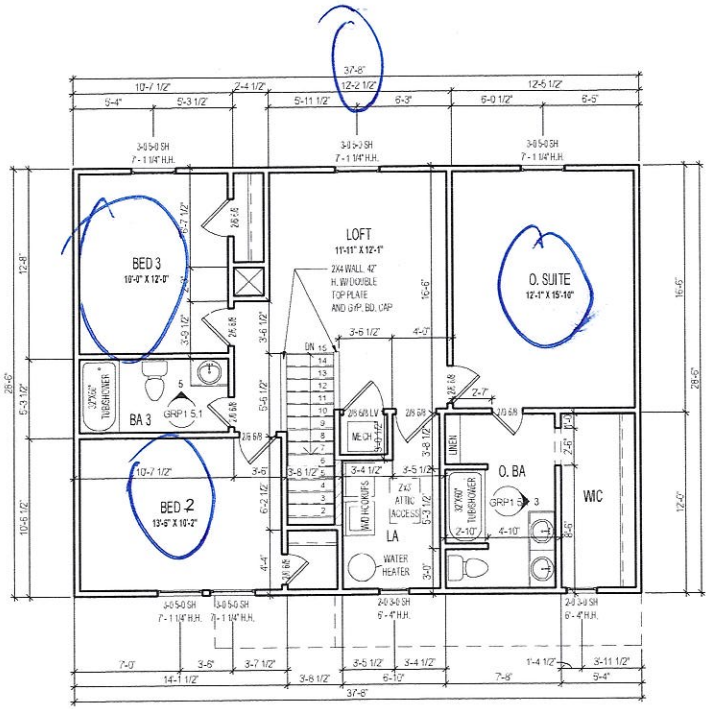
WALL LEGEND

- FULL HEIGHT 2X4 WOOD STUD PARTITION
- FULL HEIGHT 2X6 WOOD STUD PARTITION
- STONE VENEER
- DRYWALL OPENING HEIGHT AS NOTED ON PLAN. 5'-8" HEIR HT.
- BRICK VENEER
- 1 ROD & SHELF
- STUD WALL BELOW HEIGHT AND STUD SIZE AS NOTED

NOTE: EXTERIOR WALLS FRAMED AT 16" O.C. INTERIOR NON-BEARING WALLS FRAMED AT 24" O.C. REF TO STRUCTURAL SHEETS FOR BEARING WALL SPECIFICATIONS AND PLATE INFORMATION



1 FIRST FLOOR PLAN ELEV 'A'
1/4" = 1'-0" AT 22" X 34" LAYOUT
1/8" = 1'-0" AT 11" X 17" LAYOUT



2 SECOND FLOOR PLAN ELEV 'A'
1/4" = 1'-0" AT 22" X 34" LAYOUT
1/8" = 1'-0" AT 11" X 17" LAYOUT

CENTURY Complete
MORE HOME · LESS MONEY

3091 GOVERNORS LAKE DR.
SUITE 300
NORCROSS, GA 30071
PHONE: 336-282-3606

WJH, LLC © 2021

GRP1 - 'A'

FLOOR PLANS

LOT #:

JOB #: COMMUNITY: ADDRESS:

PLAN # / ORIENTATION:
3821811 / RH

SERIES NAME:
DIAMOND

PLAN NAME:

LAST REVISION
2.04

SHEET #
GRP1 1.1

31

RECEIVED JUL 19 2021 517330

APPLICATION MUST BE FILLED OUT COMPLETELY & BE LEGIBLE OR IT WILL NOT BE PROCESSED Paid $500.00

Iredell County Health Department – Environmental Health Division

PAGE 1: *APPLICATION FORM* Session Law

Application For: ( ) New Well Permit ( ) Well Repair Permit ( ) Well Abandonment
( ) Septic Improvement Permit (X) 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: WJH LLC **Address:** 9325 Center Lake Drive Ste 160 Charlotte NC 28216 **Zip:** _____

Applicant Email: katie.dyess@centurycommunities.com **Phone:** 704-488-1100 **Alt. Phone:** _____

Owner Name: Phillip P Barker (WJH LLC is under contract to purchase this lot) **Address:** 2904 Harmony Hwy- Harmony NC 28634 **Zip:** _____

Owner Email: _____ **Phone:** _____ **Alt. Phone:** _____

Property Information:

Street Address: 142 Jo Creek Lane

Subdivision Name: Rock Gate **Section/Phase:** _____ **Lot Number:** 31

Driving Directions: Turn right onto Kelly St, Turn right onto Feimster St, Take I-40 E and Old Mocksville Rd to Mt Bethel Rd, Turn left onto N Center St, Turn right to merge onto I-40 E, Take exit 154 for Old Mocksville Rd, Turn left onto Old Mocksville Rd, Turn left onto Mt Bethel Rd. Drive and turn left into Rock Gate Development

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

CHECK FOUNDATION TYPE

(X) New Single Family Residence — Maximum Number of Bedrooms: 3 — ( ) Crawl Space Foundation
( ) New Multi-Family Residence — Maximum Number of Occupants: _____ — (X) Concrete Slab Foundation
( ) Accessory Building — ( ) Swimming Pool — ( ) Basement with Plumbing
( ) Bedroom(s) Addition — ( ) Other Addition/Structure: _____ — ( ) Basement without Plumbing
( ) Repair to failing septic system ___ Tank ___ Drain lines Describe Problem: _____
Non-Residential Site Development: Type of Business: _____
Square Footage of Building: _____ Max. Number of Employees: _____ Max. Number of Seats/Beds/Other: _____

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 (X) Conventional ( ) Innovative ( ) Modified Conventional ( ) Other: _____

Please answer the following to the best of your ability:

( ) Yes (X) No Does the site contain any jurisdictional wetlands?
( ) Yes (X) No Is any non-domestic sewage (i.e. industrial) to be generated?
(X) 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: Katie Dyess for WJH LLC — 7-9-21

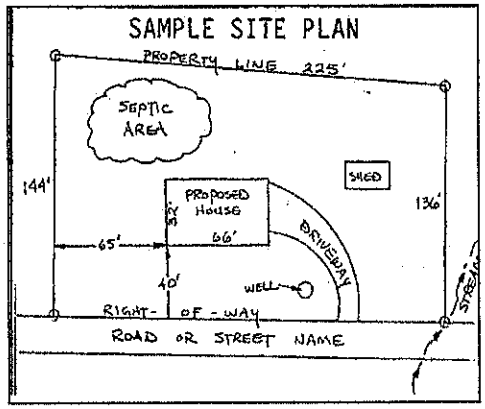
Property owner or owner's legal representative signature (SIGNATURE REQUIRED) — DATE

IREDELL COUNTY HEALTH DEPARTMENT

ENVIRONMENTAL HEALTH DIVISION

PAGE 2: *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 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 and well location
- (X) Area you prefer your septic system to be placed
- (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

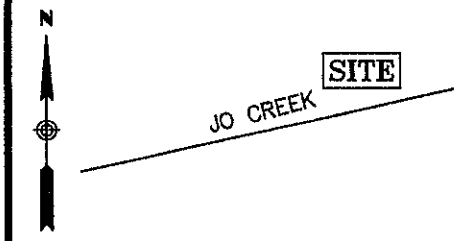
USE THIS SPACE TO DRAW YOUR SITE PLAN

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 session Permit paperwork

Signature: Katie Dyess for WJH LLC — 7-9-21

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



VICINITY MAP
(N.T.S.)

CERTIFICATE OF SURVEY AND ACCURACY

I, CHRISTOPHER L COLE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN (REFERENCES AS SHOWN); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN (REFERENCES AS SHOWN); THAT THE RATIO OF PRECISION AS CALCULATED EXCEEDS 1:15,000; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600);

PRELIMINARY

NOT FOR SALES, RECORDATION OR CONVEYANCES

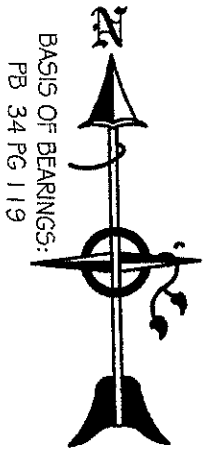
CHRISTOPHER L. COLE
REGISTRATION/LICENSE NO. NCPLS L-5008
NC FIRM LICENSE NO. C-4288

NORTH CAROLINA PROFESSIONAL SEAL L-5008 LAND SURVEYOR CHRISTOPHER L. COLE

LEGEND

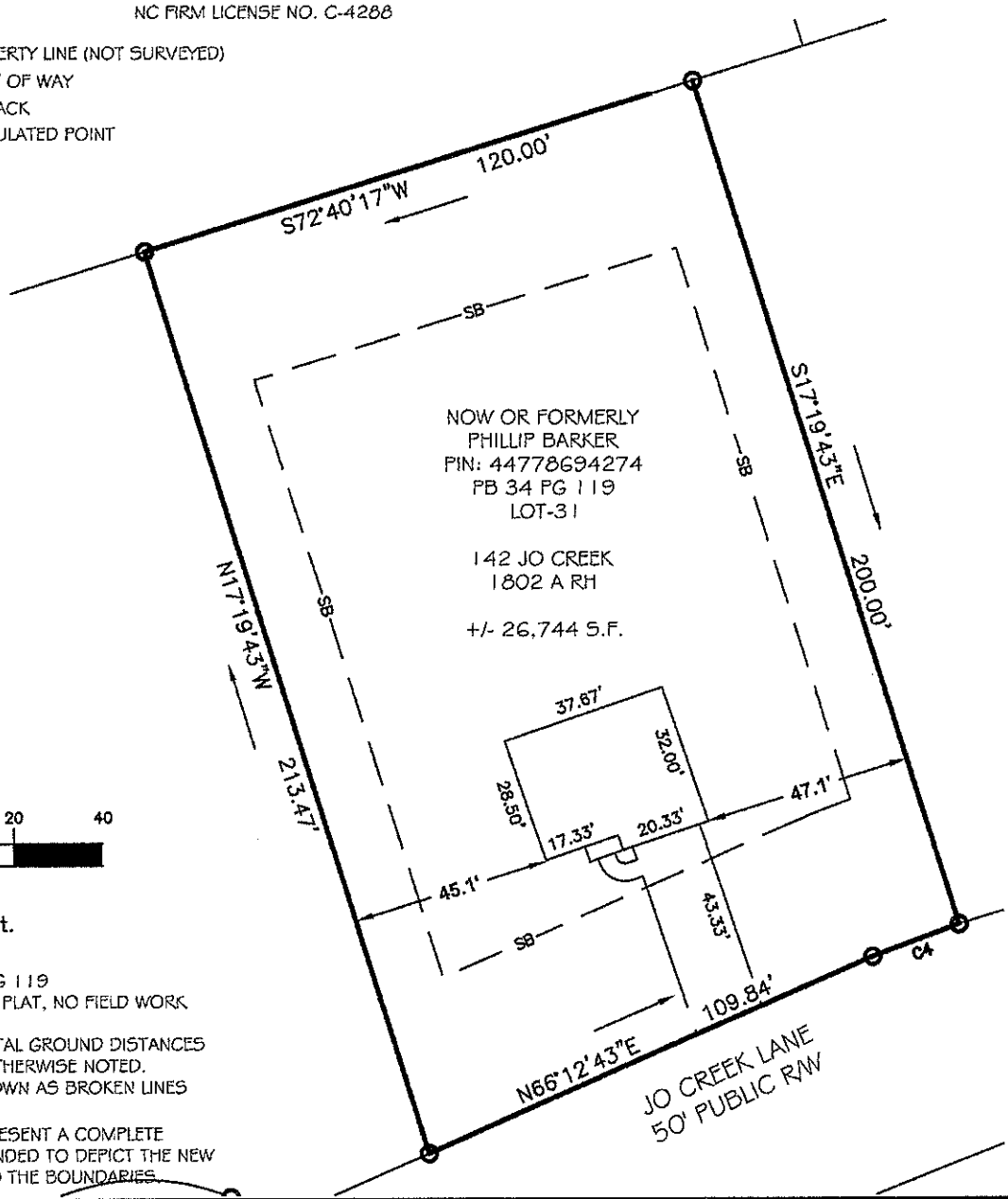
PL	PROPERTY LINE (NOT SURVEYED)
RW	RIGHT OF WAY
SB	SETBACK
O	CALCULATED POINT

SETBACKS: FRONT 35
SIDE 15
REAR 35





(IN FEET)
1 inch = 40 ft.



NOTES:

1) BASIS OF BEARINGS: PB 34 PG 119
2) BOUNDARY LINES DERIVED BY PLAT, NO FIELD WORK COMPLETED FOR THIS MAP.
3) ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
4)LINES NOT SURVEYED ARE SHOWN AS BROKEN LINES FROM
5) THIS SURVEY DOES NOT REPRESENT A COMPLETE BOUNDARY SURVEY AND IS INTENDED TO DEPICT THE NEW BUILDING LOCATION RELATIVE TO THE BOUNDARIES.

Ascension Land Surveying P.C.
Professional Land Surveying & Consulting
116 Williams Road, Mocksville, NC 27028
Phone: (704) 579-7197
Email: surveyor.chris007@gmail.com
NC FIRM LICENSE NO: C-4288
NC PLS NO: L-5008

4/14/2021

PIN:
4778694274
DRAWN BY: CC
CHECKED BY: JH
SCALE: 1"=40'
JOB: 21-02-24

PLOT PLAN
LOT-31
142 JO CREEK
ROCK GATE ESTATES
TURNERSBURG TWNSHP, IREDELL CO., NC