MW

ICHD - ENVIRONMENTAL HEALTH DIVISION

Statesville Office (704) 878-5305 Mooresville Office (704) 660-3625 PERMIT # AP2022-7179

SEPTIC: IMPROVEMENT PERMIT / AUTHORIZATION TO CONSTRUCT / OPERATION PERMIT / EXISTING SYSTEM / Repair PIN # 4812 -- 21 -- 2330

APPLICANT/OWNER: Traci Montaigne APPLICANT ADDRESS: 113 Wilson Pass Ln, Statesville

SITE ADDRESS: 113 Wilson Pass Ln, Statesville 28625 PHONE: 980-759-4369 ALT. PHONE 704-641-8544

SITE DIRECTIONS: 115 N - Mountain View - Love Valley - Mitchell Trail - McCarran Trail - Wilson Pass SAP CONTROLLED: ☐ YES ☒ NO

SUBDIVISION: Love Valley SECTION: - LOT # 49-50 LOT AREA: 1.21 acres DESIGN FLOW: 360 gpd L.T.A.R.: .3

Septic Tank	EX	(gal)	STB		Date						
Pump Tank		(gal)	PT		Date						
Pump Make		Model			Serial #						
# Nitrification Fields	1	# Lines	3		Linear Ft	300'					
Trench Width	36 in	Trench Bottom Depth(Low side)	24 in		Gravel Depth	-					

☐ New System ☒ Repair ☐ Expansion System Type: I II (III) IV V VI

System Description:

Repair System Description: 25% reduction

Maintenance Agreement Required: ☐ YES ☒ NO

☒ GRAVITY ☐ PRESSURE

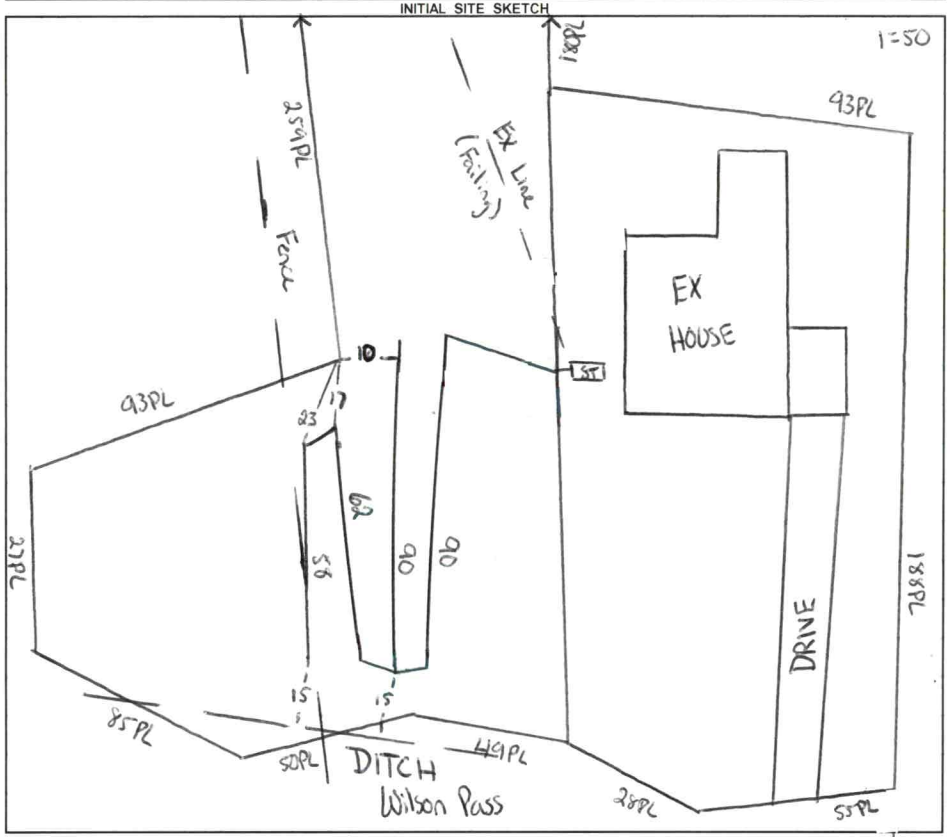
☒ Residence No. Bedrooms 3 | ☐ Business No. Persons 6 | ☐ Other No. Employees | ☐ Slab ☒ Crawl Space | ☐ Basement w/plumbing ☐ Basement w/o plumbing

Water Supply: ☐ Private ☒ Public ☐ Community

Comments / Conditions: Install on 9' centers. Utilize serial distribution. Abandond old drainlines. Do not exceed 36" max.

Lots combined BK 2965 PG 908-911

INITIAL SITE SKETCH



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 permitted

Existing old Tank used.

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: Online Signature Date:

Installed by: Kevin Bowles - KBM Grading

IMPROVEMENT PERMIT by: Cory Hill Date: 12/21/22

OPERATION PERMIT by: Date: 1/18/2023

AUTHORIZATION TO CONSTRUCT by: Cory Hill Date: 12/21/22

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? _____	

DEPARTMENT OF HEALTH AND HUMAN SERVICES
DIVISION OF PUBLIC HEALTH, ENVIRONMENTAL HEALTH SECTION
ON-SITE WATER PROTECTION BRANCH

Sheet 1 of 1
PROPERTY ID #:
COUNTY: Iredell

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

OWNER: Traci Montaigne
ADDRESS: 113 Wilson Pass
PROPOSED FACILITY: 2 bdr home PROPOSED DESIGN FLOW (.1949): 240 gpd
LOCATION OF SITE: 113 Wilson Pass Ln
APPLICATION DATE 10/17/22
DATE EVALUATED: 10/25/22
PROPERTY SIZE:
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) .1941 STRUCTURE/ TEXTURE	SOIL MORPHOLOGY (.1941) .1941 CONSISTENCE/ MINERALOGY	OTHER PROFILE FACTORS .1942 SOIL WETNESS/ COLOR	OTHER PROFILE FACTORS .1943 SOIL DEPTH	OTHER PROFILE FACTORS .1956 SAPRO CLASS	OTHER PROFILE FACTORS .1944 RESTR HORIZ	PROFILE CLASS & LTAR
1	Side 28%	0-12	Fill -	-	-	48	-	-	.3 PS
		12-42	C - SBK	SS Sp FR SEp					
		42-48.	CL WSBK.	SS Sp FR SEp					
2	Side 30%	0-4	SCF	SS Sp FR SEp	-	48	-	-	.3 PS
		4-44	C - SBK	SS Sp FR SEp					
		44-48.	CL - WSBK.	SS Sp FR SEp					
3									
4									

DESCRIPTION	INITIAL SYSTEM	REPAIR SYSTEM
Available Space (.1945)		PS
System Type(s)		25%
Site LTAR		.3

OTHER FACTORS (.1946):
SITE CLASSIFICATION (.1948): PS
EVALUATED BY: Cory Whicker
OTHER(S) PRESENT: Ben Watkins

COMMENTS:

LEGEND

use the following standard abbreviations

LANDSCAPE POSITION	GROUP	SOIL TEXTURE	CONVENTIONAL .1955 LTAR*	LPP .1957 LTAR*	MINERALOGY/ CONSISTENCE	STRUCTURE
CC (Concave Slope)	I	S (Sand)	1.2 - 0.8	0.6 - 0.4	SEXP (Slightly Expansive)	G (Single Grain)
CV (Convex Slope)		LS (Loamy Sand)			EXP (Expansive)	M (Massive)
D (Drainage Way)						CR (Crumb)
DS (Debris Slump)	II	SL (Sandy Loam)	0.8 - 0.6	0.4 - 0.3		GR (Granular)
FP (Flood Plain)		L (Loam)				SBK (Subangular Blocky)
FS (Foot Slope)						ABK (Angular Blocky)
H (Head Slope)	III	Si (Silt)	0.6 - 0.3	0.3 - 0.15		PL (Platy)
L (Linear Slope)		SiCL (Silty Clay Loam)				PR (Prismatic)
N (Nose Slope)		CL (Clay Loam)				
R (Ridge)		SCL (Sandy Clay Loam)			**MOIST**	**WET**
S (Shoulder Slope)		SiL (Silt Loam)				
T (Terrace)					VFR (Very Friable)	NS (Non-sticky)
	IV	SC (Sandy Clay)	0.4 - 0.1	0.2 - 0.05	FR (Friable)	SS (Slightly Sticky)
		SiC (Silty Clay)			FI (Firm)	S (Sticky)
		C (Clay)			VFI (Very Firm v. Very Sticky)	VS (Very Sticky)
		O (Organic)	None	None	EFI (Extremely Firm)	NP (Non-plastic)
						SP (Slightly Plastic)
						P (Plastic)
						VP (Very Plastic)

*Adjust LTAR due to depth, consistence, structure, soil wetness, landscape, position, wastewater flow and quality.

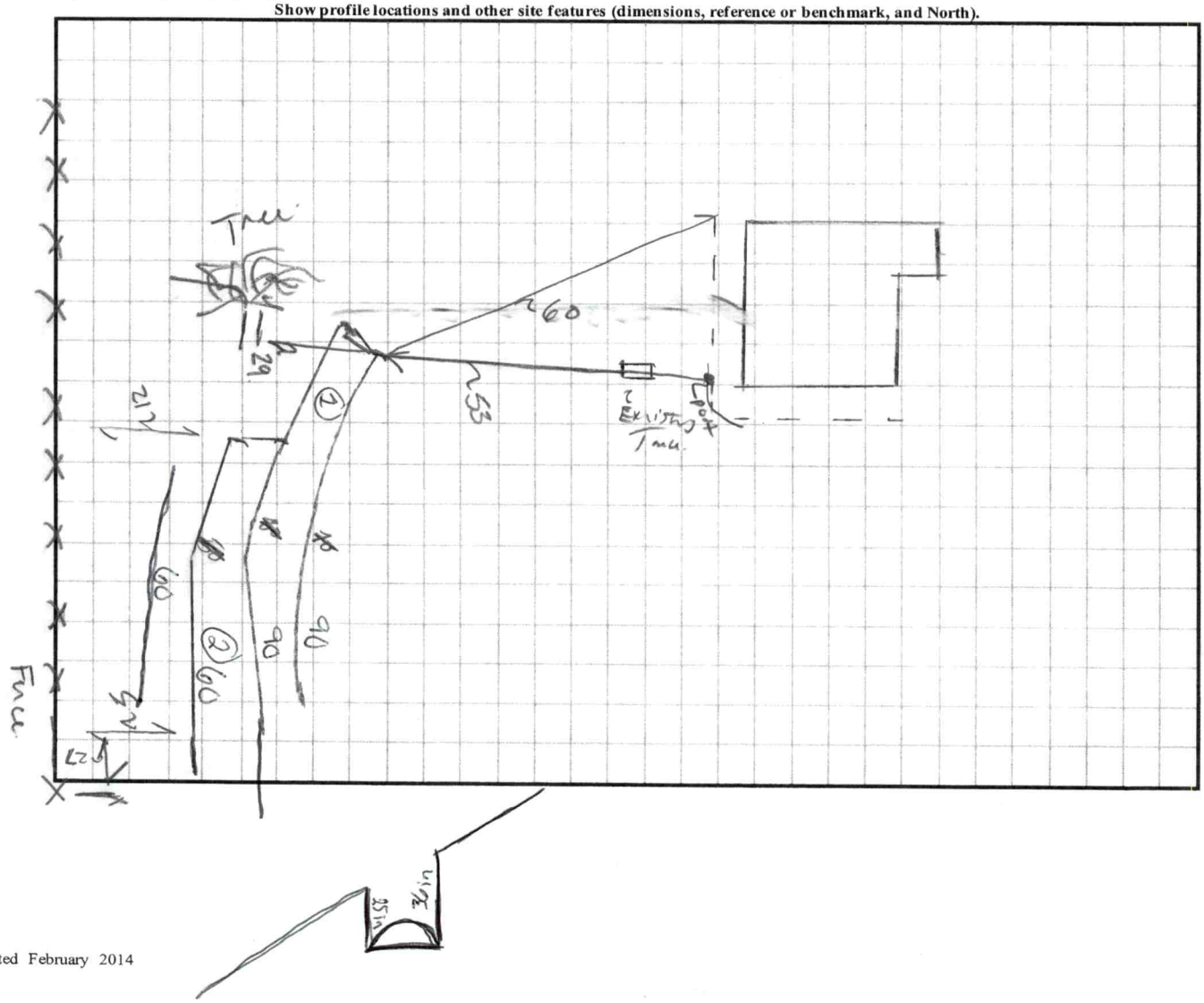
NOTES

HORIZON DEPTH	In inches below natural soil surface
DEPTH OF FILL	In inches from land surface
RESTRICTIVE HORIZON	Thickness and depth from land surface
SAPROLITE	S(suitable) or U(unsuitable)
SOIL WETNESS	Inches from land surface to free water or inches from land surface to soil colors with chroma 2 or less - record Munsell color chip designation
CLASSIFICATION	S (Suitable), PS (Provisionally Suitable), or U (Unsuitable)

Evaluation of saprolite shall be by pits.

Long-term Acceptance Rate (LTAR): gal/day/ft^2

Show profile locations and other site features (dimensions, reference or benchmark, and North).



RECEIPT (REC-004159-2022)
FOR IREDELL COUNTY

BILLING CONTACT
Traci Montaigne
113 Wilson Pass Lane
Statesville, Nc 28625

Payment Date: 11/23/2022

Reference Number	Fee Name	Transaction Type	Payment Method	Amount Paid
OSWP-2022-7179	Existing System Septic Repair Permit	Fee Payment	Check #2863	$150.00
113 Wilson Pass Ln Statesville, NC 28625			**SUB TOTAL**	**$150.00**
			TOTAL	**$150.00**

Type: CRP
Recorded: 12/15/2022 at 04:38:16 PM
Fee Amt: $26.00 Page 1 of 4
Revenue Tax: $0.00
Iredell County, NC
Renee L. Holland Register of Deeds
BK 2965 PG 908-911

COPY

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: $-0-

Parcel Identifier No. _4812-21-3249; 4812-21-1275 & 4812-21-1386_ - _____ Verified by _____ County on the ____ day of_____, 20_____
By:_____

Mail/Box to:Grantee_____

This instrument was prepared by:Peter W. Simon, Attorney at Law, PLLC, 1251 Davie Avenue, Statesville NC 28677_____

Brief description for the Index:_____

THIS DEED made this 6th day of December, 2022, by and between

GRANTOR	GRANTEE
James Albert Montaigne, Legally Separated	Traci Lynn Montaigne, Legally Separated

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot, parcel of land or condominium unit situated in the City of _____, _____ Township, **Iredell** County, North Carolina and more particularly described as follows:

See attached Exhibit "A" for description of property

Parcels 4812-21-3249 and 4812-21-1275 are to be combined into one parcel for tax billing purposes.
Parcel 4812-21-1386 will remain separate for tax billing purposes.

R.O.T.C.

Page Count: 4
☐NS ☐PQ ☐SI

The purpose of this conveyance is to sever the tenancy by the entirety in the property described herein pursuant to N.C.G.S. 39-13.4, and to transfer ownership pursuant to N.C.G.S. 39-13.3(a), and to vest sole title in the name of Grantee and to allow Grantee to henceforth convey and encumber said property or any portion thereof without the consent or joinder of the Grantor. Grantor hereby relinquishes: (1) All rights to administer the Grantee's estate as provided in N.C.G.S. 28A-4-1 with respect to the real estate described herein; (2) all right of intestate succession to the Grantee's estate as provided in N.C.G.S. 29A-4-1; (3) the right to an elective life estate in the Grantee's estate as provided in N.C.G.S. 29-30; (4) the right to receive an elective share of Grantee's estate as provided in N.C.G.S. 30-3.1 et seq.; and (5) the right to a year's allowance in the Grantee's estate as provided in N.C.G.S. 30-15. It is the intention of the parties hereto that the property described herein shall be considered separate property of the Grantee pursuant to the Equitable Distribution Act (N.C.G.S. 50-20) and Grantor relinquishes all right or claim to said property provided in said Act.

See Separation Agreement and Property Settlement Agreement recorded in Book 2917, Page 2217, Iredell County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2472, Page 923.

All or a portion of the property herein conveyed __X_ includes or ___ does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 5, Page 22 .

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

_____(SEAL)
James Albert Montaigne

State of North Carolina - County of Iredell

I, the undersigned Notary Public of the County of Iredell and State aforesaid, certify that **James Albert Montaigne** personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 15 day of December, 2022.

Notary Public

My Commission Expires: August 7, 2027
(Affix Seal)

Travis Good
Notary's Printed or Typed Name

TRAVIS GOOD
NOTARY PUBLIC
Catawba County
North Carolina
My Commission Expires August 7, 2027

EXHIBIT "A"
LEGAL DESCRIPTION

TRACT ONE:

Being all of Lots 49 and 50 of the Love Valley Subdivision as shown on the plat thereof recorded in Plat Book 5, Page 22 of the Iredell County Public Registry.

TRACT TWO:

Being that portion of Lots 4, 5, 6, 7 and 8 of Love Valley Subdivision conveyed to Alice Barker Gordon by deeds recorded in Book 668 at Page 862 and Book 697 at Page 137 of the Iredell Public Registry, LESS AND EXCEPTION that portion thereof conveyed by Alice Barker Gordon to Love Valley Land Co., Inc., in Book 2025 at Page 72 of said Registry.

Being the identical properties conveyed to Traci Lynn Montaigne and husband, James Albert Montaigne by deed from William S. Gordon, Jr., Trustee of the Family Trust Under the Will of Alice B. Gordon recorded February 1, 2017 in Book 2472, Page 923, Iredell County Registry.

Parcel ID Nos.: 4812-21-3249, 4812-21-1275 & 4812-21-1386
Property address: 113 Wilson Pass Lane; Wilson Pass Lane and Jenson Trail
Statesville NC 28625