NW BLDR-2023-22931

ICHD - ENVIRONMENTAL HEALTH DIVISION

Statesville Office (704) 878-5305 | Mooresville Office (704) 660-3625 | PERMIT # OSWP 2023 22933

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

PIN # 4872 -- 71 -- 2616

APPLICANT/OWNER: Jonathan Collins | APPLICANT ADDRESS: 843 Sain Rd Mocksville NC 27028

SITE ADDRESS: 175 Royal Magnolia Ln Harmony NC 28634 | PHONE: 704 325 2515 | ALT. PHONE: —

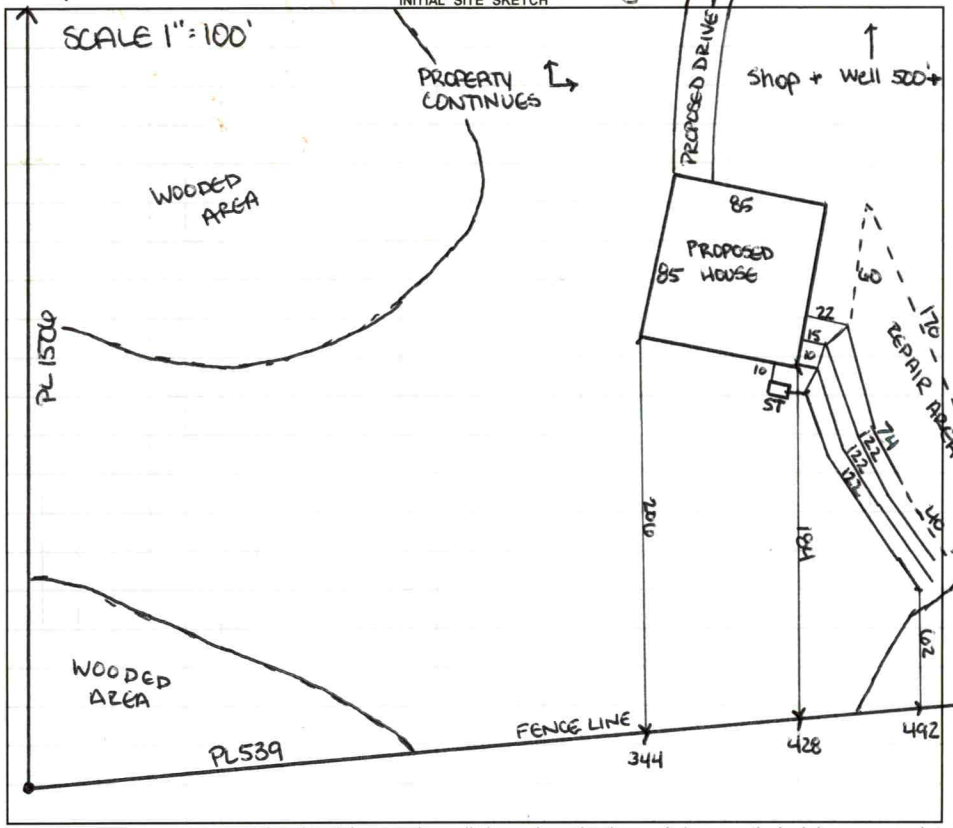
SITE DIRECTIONS: Houstonville Rd W (R) Harmony Hwy Lot on (R) | SAP CONTROLLED: [X] YES [ ] NO

SUBDIVISION: — | SECTION: — | LOT #: — | LOT AREA: 51.85 AC | DESIGN FLOW: 480 | L.T.A.R.: 0.275(I) 0.2(R)

Septic Tank	1000	(gal)	STB	760	Date	1-6-2024	[X] New System	[ ] Repair	[ ] Expansion	System Type: I II (III) IV V VI	[X] Residence	No. Bedrooms	4	Water Supply
Pump Tank		(gal)	PT		Date		System Description:	Gravity 25% Reduction			[ ] Business	No. Persons	8	[X] Private
Pump Make		Model			Serial #		Repair System Description:	Gravity 25% Reduction			[ ] Other	No. Employees		[ ] Public
# Nitrification Fields	1	# Lines	4		Linear Ft	437	Maintenance Agreement Required:	[ ] YES	[X] NO		[ ] Slab	[X] Crawl Space		[ ] Community
Trench Width	36"	Trench Bottom Depth ~~(Low side)~~	36" MAX		Gravel Depth	—	[X] GRAVITY	[ ] PRESSURE			[ ] Basement w/plumbing	[ ] Basement w/o plumbing		

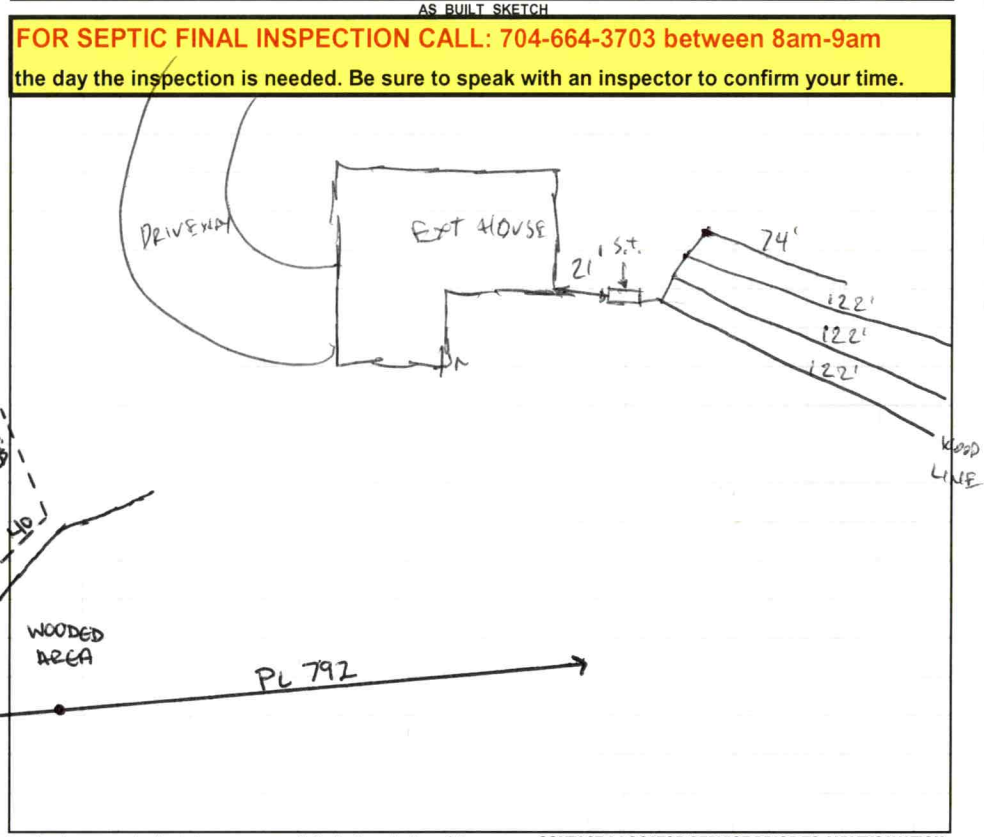
Comments / Conditions: Install on contour with land using serial distribution. Do not pave, grade, park, construct or bury utilities in septic area. Must install 4 bedroom system.

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.



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.* [X] **IMPROVEMENT PERMIT** ***with site plan*** *valid for 60 mos.* [X] **AUTHORIZATION TO CONSTRUCT** *valid for period equal to IMPROVEMENT PERMIT--not to exceed 60 mo.*

Owner / Applicant Signature: ONLINE | Date: | Installed by: STEVE JORDAN

IMPROVEMENT PERMIT by: Sarah Baellen | Date: 5/17/23 | OPERATION PERMIT by: Bryant C. White | Date: 2-26-2024

AUTHORIZATION TO CONSTRUCT by: Sarah Baellen | Date: 5/18/23 | 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? _____	



Tax Map Information

• PIN	4872712616,000
• Address	175 ROYAL MAGNOLIA LN
• Account #	Acct 80080214
• Tax Owner	COLLINS JONATHAN KEPFORD
• Mailing Address	843 SAIN RD
•	MOCKSVILLE, NC 27028
• GIS Owner	COLLINS JONATHAN K+AMANDA N G
• Deed Info	2840 / 263 - WD - 20210809
• Tax Acres	51.85 AC
• Lot #	
• Description	COLLINS US HWY21 W SIDE TURNERSBURG HW
• Zoning	R-20
• Old Parcel #	0617F00000A025
• Bldg Value	$0
• OBXF Value	$35,850
• Land Value	$269,620
• Total Value	$305,470
• Defer Value	$0
• Tax Districts	-ALLCNTY FIRE- -

IREDELL COUNTY NC

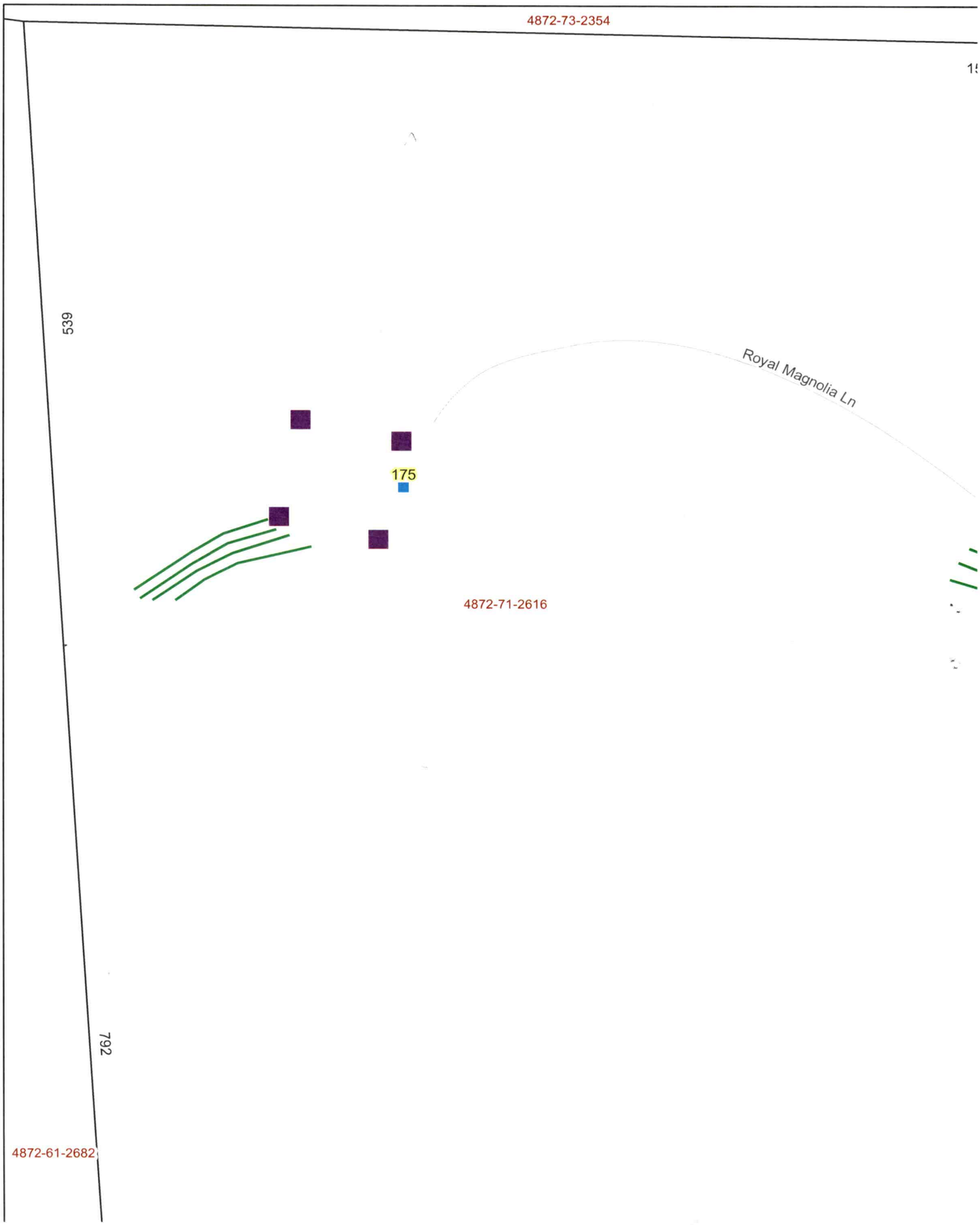
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Iredell County, North Carolina makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 05/10/2023
Data updated 05/10/2023

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.




4872-73-2354
539
Royal Magnolia Ln
175
4872-71-2616
792
4872-61-2682

PERMIT SNAPSHOT REPORT OSWP-2023-22933 FOR IREDELL COUNTY

Permit Type: Environmental Health OSWP
Work Class: EH Septic Permit
Status: In Progress
Valuation: $0.00
Project:
District: Iredell County
Square Feet: 0.00
Assigned To: Bracken, Sarah
App Date: 04/23/2023
Exp Date: NOT AVAILABLE
Completed: NOT COMPLETED
Approval Expire Date:

Description: Septic system needed for 4 bedroom home on 50 acres of farm land -

Parcel: 4872712616.000 Main
Address: 175 Royal Magnolia Ln Harmony, NC 28634 Main
Zone: R-20(Suburban Residential District)

Applicant/Authorized Agent
Jonathan Collins
843 Sain Rd
MOCKSVILLE, NC 27028

Property Owner
Jonathan and Amanda Collins
Home: (704) 325-9140
Mobile: (704) 325-2515

Permit Custom Fields

How is your site plan being submitted	Custom Site Plan	Septic Application/Permit Type	Improvement Permit	Does the site contain any jurisdictional wetlands	No
Non-domestic Sewage Generated	No	Other Public Agency	No	All proposed structure dimensions	85' by 85' house site 40' by 60' barn 300-400 feet from house site has it's own sceptic plan 116' by 30' greenhouse 300-400 feet from house site
What are the proposed structures	New Single Family Residence	Type of New Single-Family Residence	Stick Built	Maximum Number of Bedrooms	4 ?
If other Addition/Structure, please explain		Number of Occupants	5	Foundation Type	Crawl Space Foundation
Residential/Business/Other	Residential	Number of Employees	0	Water Supply	Existing Well
Desired Septic System Type	No Preference	Has this project been approved by TRC	No	Lot Acreage	0.887
Front Setback	35	Back Setback	35	Left Setback	15
Lake/Stream Setback	50	Right Setback	25	Zoning Permit Issued Date	May 1 2023 12:00AM
Zoning Permit Expiration Date	Oct 28 2023 12:00AM	Is the structure or development in the floodplain	No	Is the property in a local historic district?	No
Is the property located downtown?	No	Zoning Notes/Addendums	Lots with a perennial stream: Must meet both the 50-foot setback from the streambank and the 35-foot setback from the rear property line for any structure.	Additional Unique Setbacks Apply	No
Watershed	NOT IN A WATERSHED				

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Jonathan_Collins_4/24/2023.jpg	04/23/2023 21:39	Collins, Jonathan		Uploaded via CSS
Sceptic Owner Authorization.pdf	04/25/2023 12:26	Hart, Ronda	Available Online	AA form
Owner Exemption Affidavit_v1.pdf	04/25/2023 12:55	Kendrick, Brandi	Available Online	Authorize to Act as Agent
Collins House permit site map v3.pdf	04/28/2023 8:46	Kendrick, Brandi		
Collins House permit site map v3_v3.pdf	05/02/2023 12:26	Kendrick, Brandi	Available Online	Site Plan

PERMIT SNAPSHOT REPORT (OSWP-2023-22933)

Inspection Number	Status	Inspection Type	Request Date	Scheduled Start Date	Scheduled End Date	Actual Start Date	Actual End Date
2023-88151	Passed - Permit	OSWP Septic/Well Preliminary Site Visit	05/03/2023			05/03/2023 11:42	05/03/2023 11:42

Inspectors: Bracken, Sarah (Primary)

Checklist Item	Description	Passed	Comments
General Comments	Checklist item used to track general comments, not specific to any other checklist item	No	

Note	Created By	Date and Time Created
1. Call before going	Sarah Bracken	05/02/2023 7:51

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00013121	Iredell Zoning Permit Fee	$75.00	$75.00
	New Gravity System	$500.00	$500.00
	Iredell Zoning Tech Fee	$2.25	$2.25
	Total for Invoice INV-00013121	$577.25	$577.25
	Grand Total for Permit	**$577.25**	**$577.25**

Workflow Step / Action Name	Action Type	Start Date	End Date
Application Completeness Check v.1		04/25/2023 12:26	04/25/2023 12:26
Confirm application complete v.1	Generic Action		04/25/2023 12:26
Fees v.1		04/28/2023 9:08	05/01/2023 14:55
Issue Invoice v.1	Generic Action		04/28/2023 9:08
Fees Paid v.1	Generic Action		05/01/2023 14:55
Zoning Review v.1		04/28/2023 8:51	05/01/2023 16:08
~~Floodplain Admin Overview v.1~~	Task		05/01/2023 16:08
Iredell County Zoning Approval v.1	Task	05/01/2023 16:08	05/01/2023 16:08
Issue Invoice v.1	Generic Action		04/28/2023 8:51
Fees Paid v.1	Generic Action		05/01/2023 14:55
Lot Readiness Verification v.1		05/03/2023 11:41	
OSWP Septic Preliminary Site Visit v.1	Inspection	05/03/2023 11:41	05/03/2023 11:42
OSWP Site Evaluation v.1	Inspection		
Issue Improvement Permit v.1			
Issue Invoice v.1	Generic Action		
Fees Paid v.1	Generic Action		
Issue Permit v.1	Generic Action		
Permit Completion Process v.1			
Authorization to Construct Permit v.1	Create Sub Permit		
Issue Authorization to Construct v.1	Generic Action		

Sheet 1 of 1
PROPERTY ID #:
COUNTY: Iredell

4872712616

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

OWNER: Jonathon Collins
ADDRESS: ~~175 Royal Magnolia Ln~~ 843 Sam Rd Mocksville NC 27028
PROPOSED FACILITY: SFR
LOCATION OF SITE: 175 Royal Magnolia Ln Harmony NC 28634
WATER SUPPLY: Private Public ~~Well~~ Spring Other
EVALUATION METHOD: Auger Boring ~~Pit~~ Cut
TYPE OF WASTEWATER: ~~Sewage~~ Industrial Process Mixed

APPLICATION DATE 4/23/23
DATE EVALUATED: 5/9/23
PROPOSED DESIGN FLOW (.1949): 480
PROPERTY SIZE: 5 Ac
PROPERTY RECORDED: Y

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
1	Linear 7%	0-10	PLOW MIX	SSSPSEFR	7.5YR 5/6 @ 33"		–	–	PS 0.25 (P)
		10-24	C SABK	S P SE FR	7.5YR 7/6 @ 39"				
		24-41	C ABK/PL	S P SE FR	7.5YR 6/1 @ 40"				
		41-52	CL ABK	SSSPSE FR		52	few mica inc in CL		
					24-41 ABK tending to PL				
2	Linear 7%	0-8	PLOW	SSSPSE FR	2.5Y 8/4 @ 40"		–	–	PS 0.2 (P)
		8-24	SCL SBK	SSSPSE FR	2.5Y 7/4 @ 47"	51			
		24-30	E SC SBK	S SP SE FR					
		30-51	C PL	V6 P SE FR					
					Mixed colors in SCL				
3	Linear 7%	0-8	SCL SBK	SSSPSE FR	–		–	–	PS 0.275 (I)
		8-29	C ABK	S P SE FR		47			
		29-47	CL ABK	SSSPSE FR					
		47-53	SAP M	NSNPSEFR					
					Heavy SAP in CL				
4	Linear 7%	0-10	PLOW C	SSSPSE FR	10YR 6/4 @ 14"		–	–	PS 0.275 (I)
		10-36	C ABK	S P SE FR		50			
		36-50	CL ABK	SSSPSE FR					
					few/common SAP in CL				
					C ABK-PL tendency 25-36				

DESCRIPTION	INITIAL SYSTEM	REPAIR SYSTEM
Available Space (.1945)	436	600
System Type(s)	G 25%	G 25%
Site LTAR	0.275	0.2

OTHER FACTORS (.1946):
SITE CLASSIFICATION (.1948): PS 0.275 (I) 0.2 (R)
EVALUATED BY: Sarah Backen
OTHER(S) PRESENT:

COMMENTS:

Updated February 2014

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.

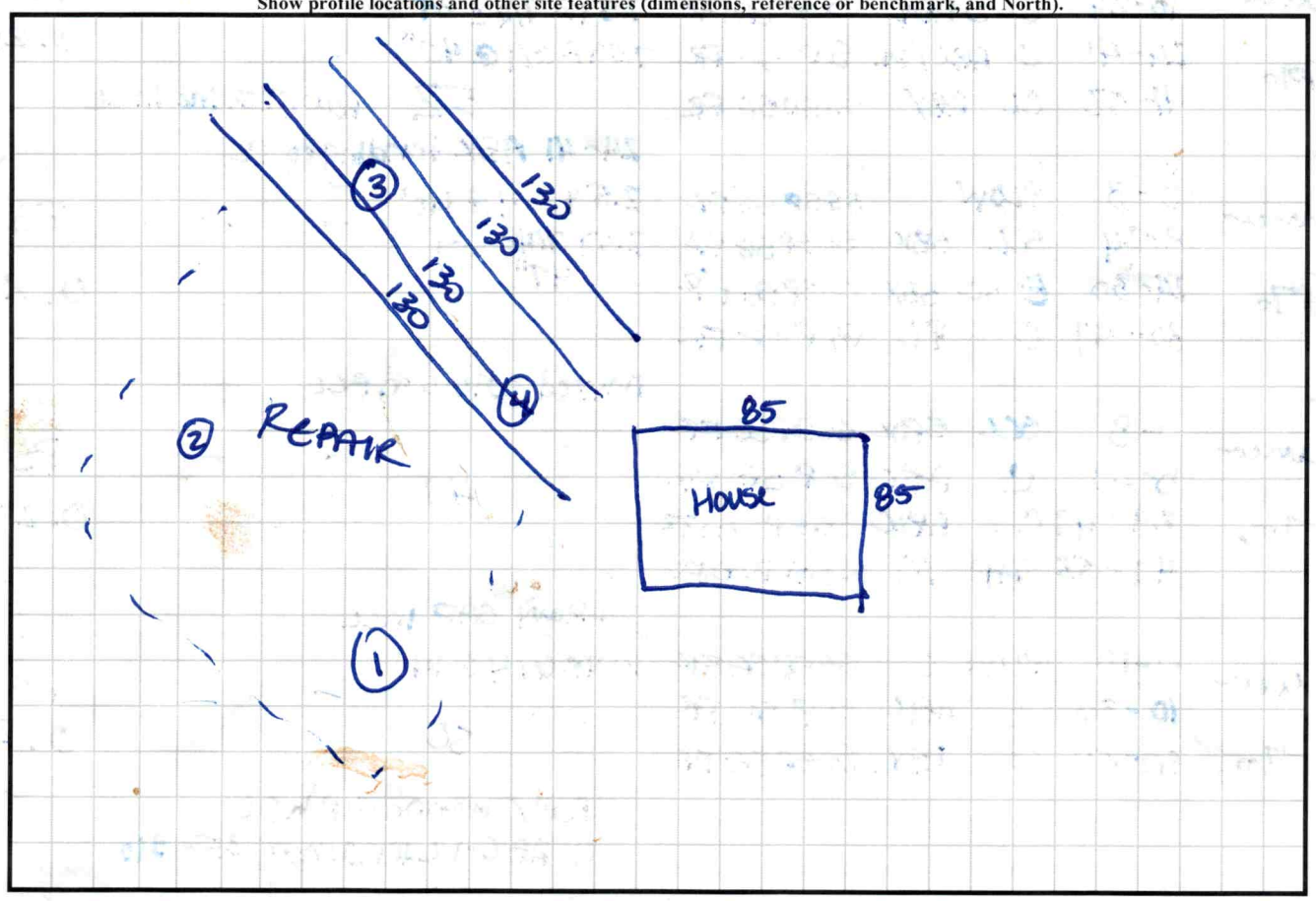
NOTES

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)

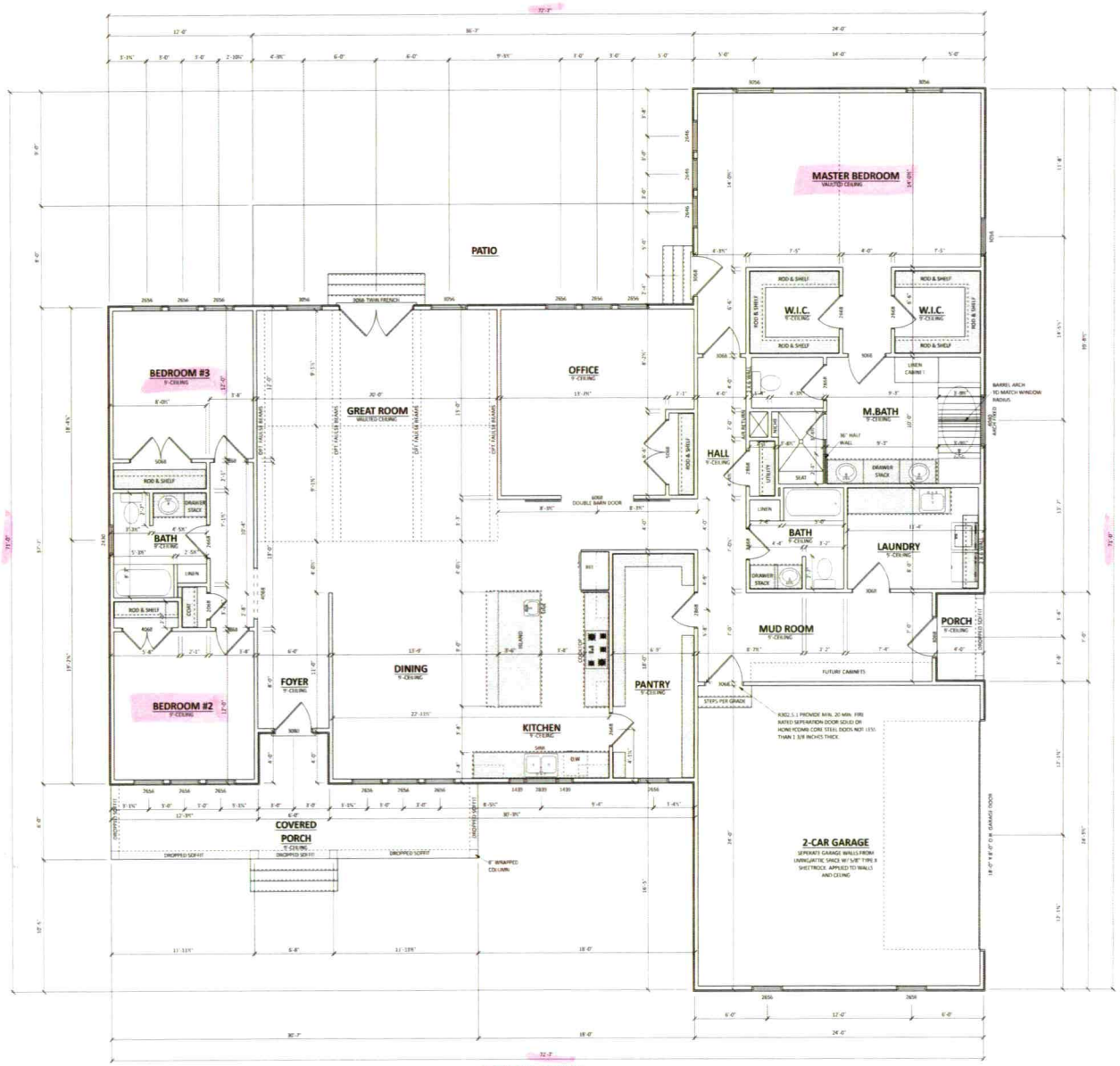
Evaluation of saprolite shall be by pits.

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

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



Updated February 2014



MAIN FLOOR PLAN

SCALE: 1/4" = 1'-0"
TOTAL HEATED SQ. FTG.: 2,932 SQ. FT.
OVERALL SQ. FTG.: 4,009 SQ. FT.

FIRST FLOOR PLAN NOTES

- 9'-1 1/2" CEILING HEIGHT TYP.UNLESS NOTED OTHERWISE

- 7'-6" DOOR AND WINDOW HEIGHT TYP. UNLESS NOTED OTHERWISE

- SEE SECOND FLOOR FRAMIMG PLAN FOR ALL SECOND FLOOR BEAM & FIRST FLOOR HEADER SIZES.

- IN DWELLING UNITS, WHERE THE OPPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72' ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24" ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT THE OPENINGS THAT ALLOW PASSAGE OF A 4' DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24" OF THE FINISHED FLOOR.

DOOR & WINDOW NOTE:

ALL WINDOW & DOOR SIZES ARE NORMAL. BUILDER TO VERIFY ALL EGRESS & NON-EGRESS CONDITIONS, FALL PROTECTION CODE & GLAZING REQUIREMENTS PER CODE W/ WINDOW & DOOR MANUFACTURE SELECTED. ALL DOORS & WINDOWS TO COMPLY W/ ALL OF 2018 NORTH CAROLINA RESIDENTIAL CODES.

Sarah Boulton
5/18/23

t&m HOME DESIGN, LLC.

These T. Tope and T. & M Home Design attorneys no. ownership rights to these plans and designs. Reuses of these plans, contemplated, further cooperation among the owner and his designer of responsibility for all consequences arising out of such unauthorized reuses. Owner shall indemnify and hold the designer harmless from and against any and all claims arising out of the unauthorized reuse. These plans take precedence over scaled dimensions. contractor shall verify and be responsible for all dimensions and conditions on the job.

A New Residence for: "Mr & Mrs Jonathan Collins"

T&M HOME DESIGN, LLC.
1728 Maybrook Blvd.
Hickory, NC 28601
Tracy Sipe: 704-200-3811 Marie Sipe: 704-200-3808

Main Floor Plan

Date: 4-13-23 | Project #: 2022?

Scale: 1/4" = 1'-0" | Sheet: A-2

Drawn By: TTS