



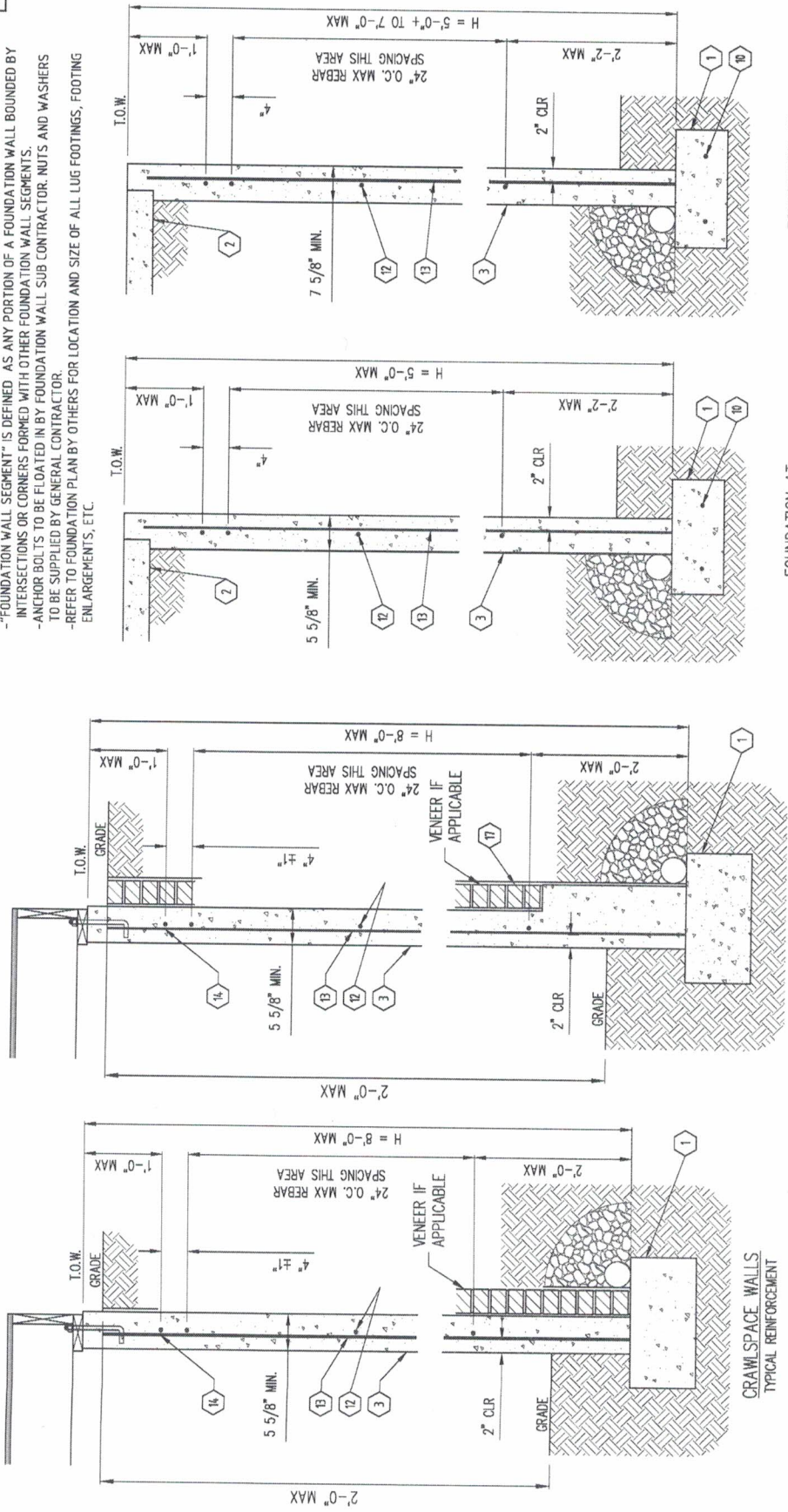


STRUCTURAL ENGINEERS  
 License No. C-2870  
 318 W. Millbrook Rd. Unit 201  
 Raleigh, North Carolina 27609  
 Phone (919) 844-1661

SCOPE	C&J CONCRETE FOUNDATIONS, LLC
LOC	6613 COOL SPRINGS RD
PLAN	HAYES RES BY TYNDALL
REV #	REF PROJ #
DATE	DATE

BGC	KWT
DATE	02-17-2025
PROJECT NO.	25-35-005
SHEET NO.	S1
	1 of 3

- FOUNDATION WALL NOTES:
- REBAR SHALL BE DEFORMED STEEL CONFORMING TO ASTM A615 GRADE 60
  - CONCRETE SHALL BE 28 DAY MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI
  - LAP LONGITUDINAL REBAR WITH CLASS B LAP SPLICES PER ACI STAGGER SPLICES A MINIMUM OF ONE LAP LENGTH
  - RETURN HORIZONTAL REBAR 18" MIN AT ALL CORNERS AND INTERSECTIONS.
  - DESIGN IS FOR SEISMIC DESIGN CATEGORY A, B OR C, SOIL GROUP III
  - STEEL REINFORCEMENT IN ANY FOUNDATION WALL SEGMENT WHERE H DOES NOT EXCEED 3' MAY BE AT THE CONTRACTOR'S OPTION WHEN CONDITIONS AS DEFINED BY TABLE 404.1.1(1) OF THE NCRS ALLOW FOR THE OMISSION OF REINFORCEMENT UNLESS OTHERWISE NOTED
  - "FOUNDATION WALL SEGMENT" IS DEFINED AS ANY PORTION OF A FOUNDATION WALL BOUNDED BY INTERSECTIONS OR CORNERS FORMED WITH OTHER FOUNDATION WALL SEGMENTS.
  - ANCHOR BOLTS TO BE FLATED IN BY FOUNDATION WALL SUB CONTRACTOR. NUTS AND WASHERS TO BE SUPPLIED BY GENERAL CONTRACTOR.
  - REFER TO FOUNDATION PLAN BY OTHERS FOR LOCATION AND SIZE OF ALL LUG FOOTINGS, FOOTING ENLARGEMENTS, ETC.

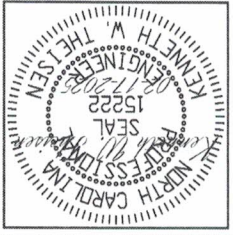


FOUNDATION AT  
WALL BTWN GARAGE & CRAWL  
OR BTWN PORCH AND CRAWL  
OR EXTERIOR PORCH WALL  
TYPICAL REINFORCEMENT

FOUNDATION AT  
WALL BTWN GARAGE & CRAWL  
OR BTWN PORCH AND CRAWL  
OR EXTERIOR PORCH WALL  
TYPICAL REINFORCEMENT

CRAWLSPACE WALLS  
WITH OPTIONAL 4" BRICK POCKET TYPICAL  
REINFORCEMENT

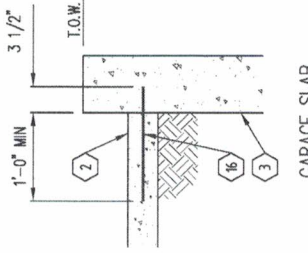
CRAWLSPACE WALLS  
TYPICAL REINFORCEMENT



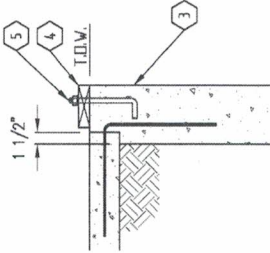
STRUCTURAL ENGINEERS  
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 318 W. Millbrook Rd. Unit 201  
 Raleigh, North Carolina 27609  
 Phone (919) 844-1661  
 ASSOCIATES, P.A.  
 H&S  
 Engineering

C&J CONCRETE FOUNDATIONS, LLC	
SCOPE	CONCRETE WALL DESIGN
LOG	6613 COOL SPRINGS RD
PLAN	HAYES RES BY TYNDAL
REV #	REF PROJ #
DATE	

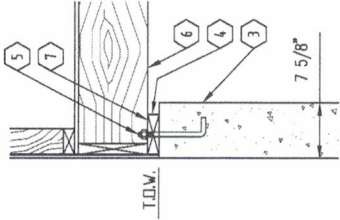
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SHEET NO.	S2
	2 of 3



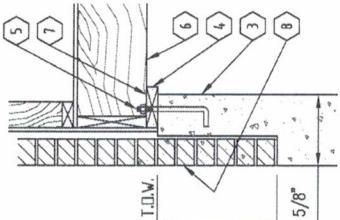
GARAGE SLAB ATTACHMENT TO FOUNDATION WALL TOP OF SLAB BELOW TOP OF WALL



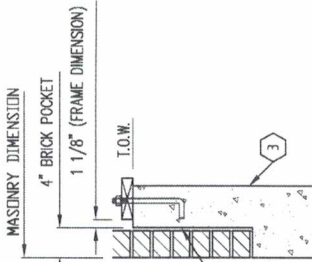
FOUNDATION AT GARAGE OR WALK OUT WALL TOP OF WALL CONDITIONS



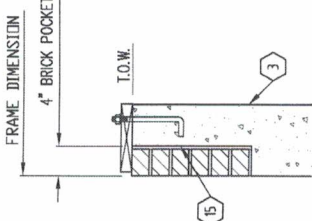
FOUNDATION AT EXTERIOR WALL TOP OF WALL CONDITIONS SING



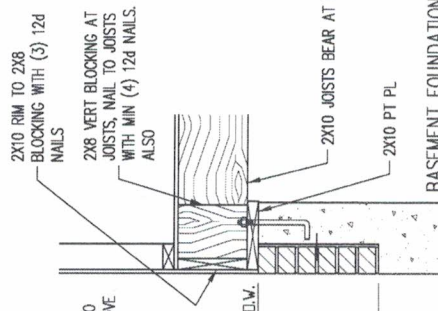
FOUNDATION AT EXTERIOR WALL TOP OF WALL CONDITIONS BRICK VENEER



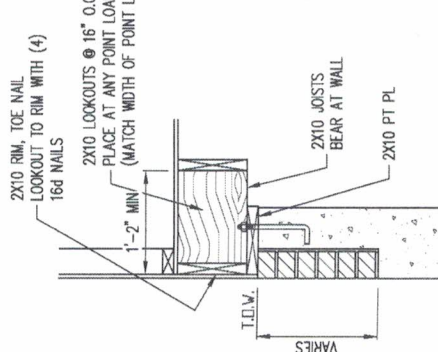
FOUNDATION GENERAL INFORMATION BRICK VENEER



FOUNDATION GENERAL INFORMATION BRICK SKIRT



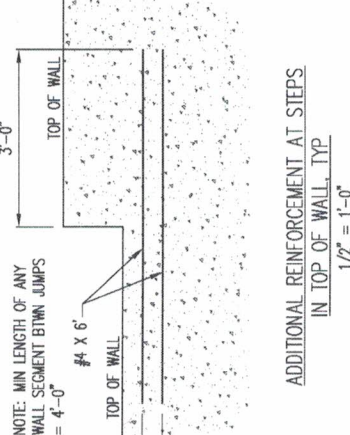
BASEMENT FOUNDATION GENERAL INFORMATION BRICK SKIRT WHERE JOISTS BEAR



FOUNDATION GENERAL INFORMATION BRICK SKIRT WHERE JOISTS ARE PARALLEL TO FND WALL

SCHEDULE	
1	18" X 10" THICK CONTINUOUS POUR CONCRETE FOOTING.
2	CONCRETE SLAB
3	CIP CONCRETE FOUNDATION WALL
4	2X6 TREATED SILL
5	1/2" DIA ANCHOR BOLT X 8" @ 48" ±2" O.C.
6	JOIST OR LOOKOUT
7	2- 14d CC NAILS BOTH SIDES EA JOIST OR LOOKOUT
8	BRICK VENEER WHERE APPLICABLE, WALL TIES TO FND WALL BY OTHERS
9	2X10 TREATED SILL
10	(2) #4 CONTINUOUS REBAR, MAINTAIN 3" MIN CONCRETE COVER, 8" MIN, 12" MAX HORIZONTAL SPACING BTWN REBAR
11	#4 DOWEL X 30" @ 24" ±2" O.C., (BEND AT MIDDLE)
12	#4 HORIZONTAL REBAR, TYP.
13	#4 VERTICAL REBAR @ 24" ±2" O.C.
14	#4 DOWEL X 20" @ 24" ±2" O.C., (BEND AT MIDDLE)
15	BRICK TIES / MORTAR BY GENERAL CONTRACTOR
16	NO. 4 DOWEL @ 30" ±2" O.C., FORCE FIT
17	BRICK POCKET WHERE APPLICABLE

NOTES:



ADDITIONAL REINFORCEMENT AT STEPS IN TOP OF WALL, TYP 1/2" = 1'-0"



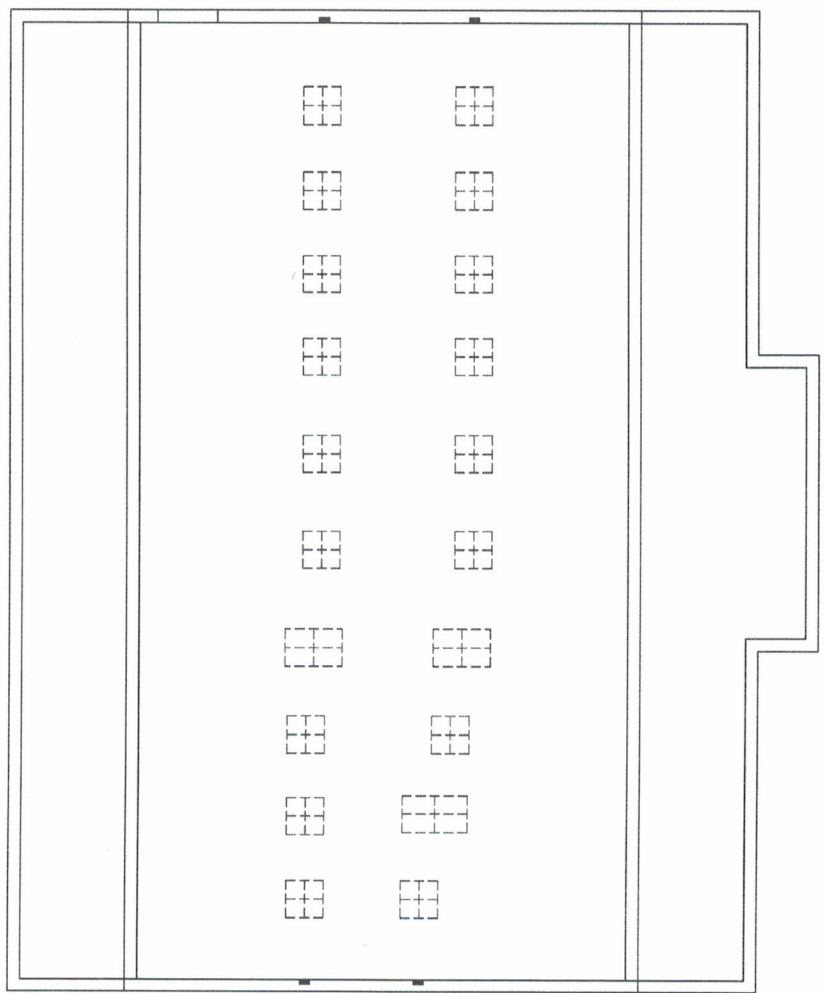
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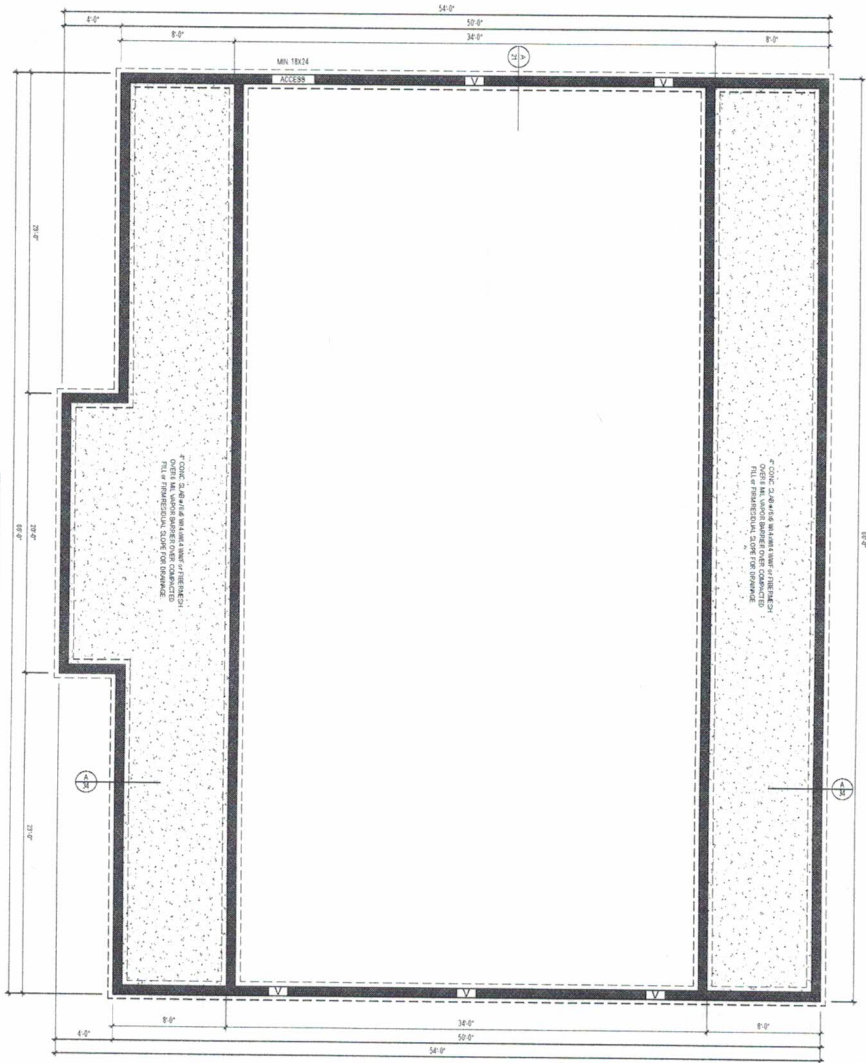
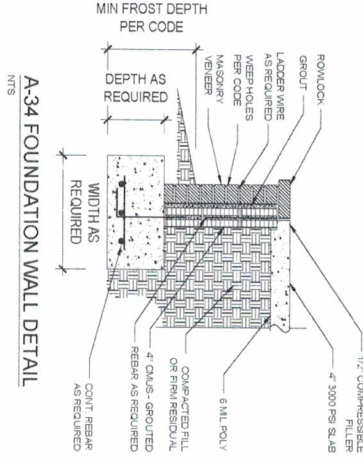
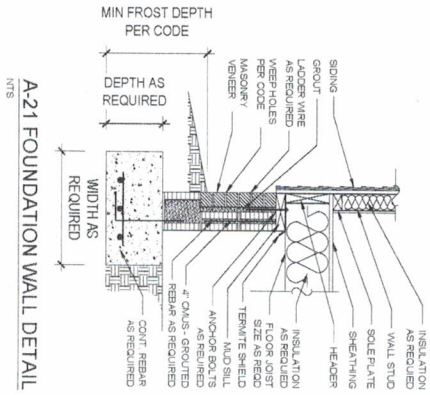
REV #	REF PROJ #	DATE

ENG:	KWT
DATE:	02-17-2025
PROJECT NO.:	25-35-005
SHEET NO.:	S3
	3 of 3

C&J CONCRETE FOUNDATIONS, LLC  
SCOPE: CONCRETE WALL DESIGN  
LOC: 6613 COOL SPRINGS RD  
PLAN: HAYES RES BY TYNDALL



FOUNDATION PLAN  
REFERENCE:  
1/8" = 1'-0"



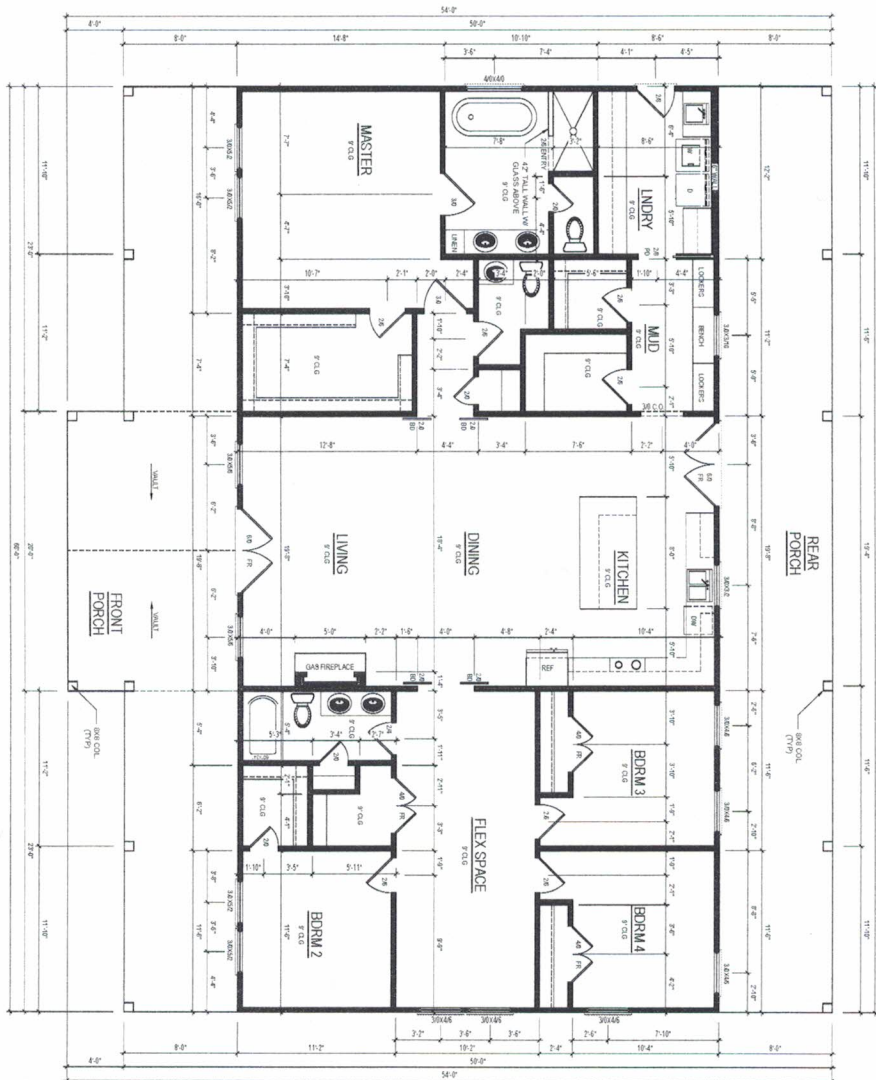
1. DRB DESIGN assumes no liability for any items constructed from this plan.
2. DRB DESIGN is not responsible for any items not shown on this plan.
3. DRB DESIGN is not responsible for any items not shown on this plan.
4. DRB DESIGN is not responsible for any items not shown on this plan.
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11. DRB DESIGN is not responsible for any items not shown on this plan.
12. DRB DESIGN is not responsible for any items not shown on this plan.

NOTE: SEE STRUCTURAL PLANS FOR ENGINEERING INFORMATION AND CRIMINAL SPACE VENTILATION CALCULATIONS.

FOUNDATION PLAN

1/4" = 1'-0"

1. All dimensions are shown in feet and inches.
2. All dimensions are shown in feet and inches.
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12. All dimensions are shown in feet and inches.



**FIRST FLOOR PLAN**  
 14'-0" CEILING HGT. - 9'-0"

NOTE: ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS MUST HAVE A MINIMUM NET CLEAR OPENING OF 4 SQ FT FOR GROUND FLOOR WINDOWS AND 5.7 SQ FT FOR ALL OTHER FLOOR WINDOWS. THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20" THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 20".

NOTE: CONTRACTOR TO LOCATE WATER HEATER (AC UNITS) AND ATTIC ACCESS ON SITE.

HEATED SQUARE FOOTAGE	2344
FIRST FLOOR	2344
TOTAL HEATED	2344
UNHEATED SQUARE FOOTAGE	528
REAR PORCH	528
TOTAL UNHEATED	1198
TOTAL SQ FT	3542

- NOTE: ALL EGRESS WINDOWS SHALL MEET CLEARANCE REQUIREMENTS TO ALLOW FOR TRANSPARENT SCREENS.
- NOTE: CONTRACTOR TO LOCATE WATER HEATER (AC UNITS) AND ATTIC ACCESS ON SITE.
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- NOTE: CONTRACTOR TO LOCATE WATER HEATER (AC UNITS) AND ATTIC ACCESS ON SITE.

CLIENT NAME  
 Codie Hayes  
 6613 Cool Springs Rd.,  
 Broadway, NC 27505  
 hayesacodie@gmail.com  
 (919) 333-8922



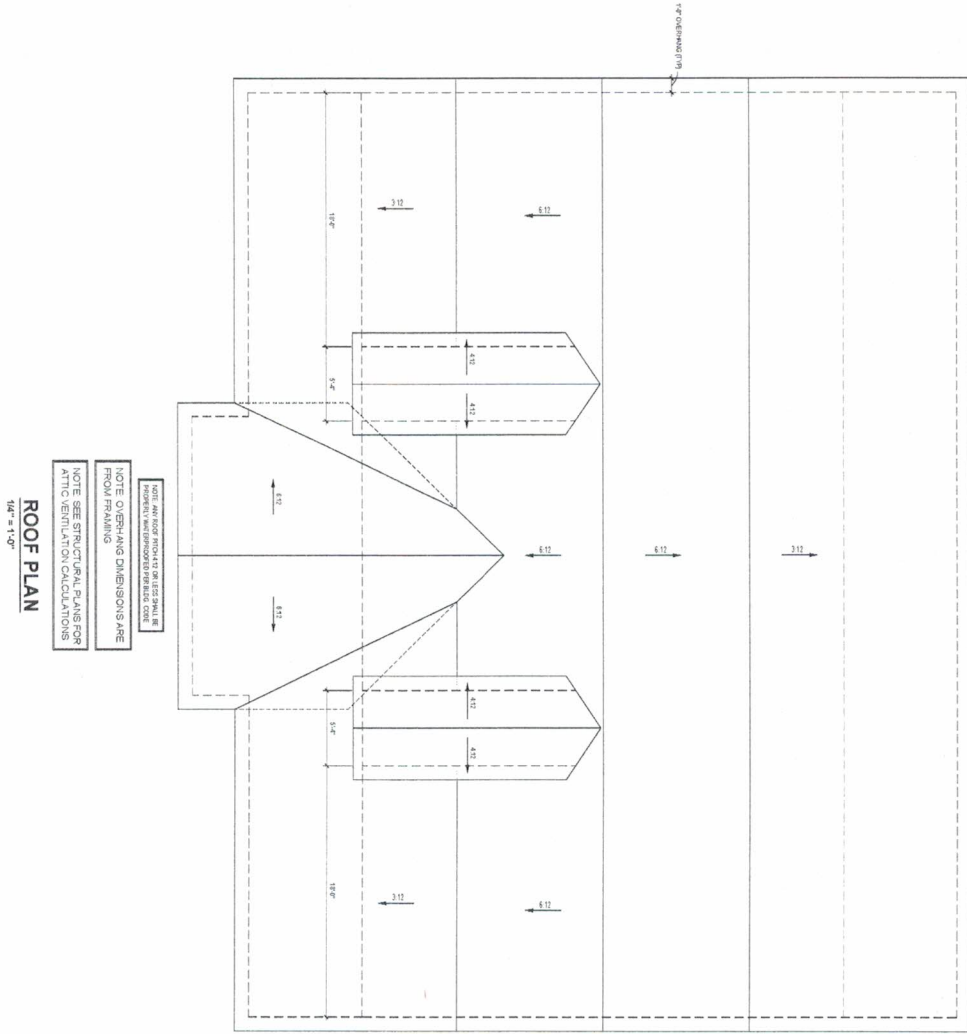
drbdesign@drbhomemedesign.com 919.631.5979  
 250 Shipwash Dr Suite 105 Garner, NC 27529

PROJECT NAME  
 HAYES RESIDENCE

WEBSITE  
 www.drbhomemedesign.com

DATE  
 11/03/2024

SCALE  
 1/4" = 1'-0"



CLIENT NAME  
Codie Hayes  
6613 Cool Springs Rd.,  
Broadway, NC 27505  
hayesacodie@gmail.com  
(919) 333-8922

**DRB**  
DESIGN  
drbdesign@drbhomedesign.com 919.631.5979  
250 Shipwash Dr Suite 105 Garner, NC 27529

PROJECT NAME  
HAYES  
RESIDENCE  
www.drbhomedesign.com

DATE  
11/07/2024  
DRAWN BY  
DRB  
SCALE  
1/4" = 1'-0"

5  
ROOF  
SHEET













# Harnett County Environmental Health

File/Permit Number: BRESS2402-0014

## IMPROVEMENT PERMIT

County: Harnett

PIN/Lot Identifier: 0602-30-6620

Owner: Codie Hayes

Applicant: Codie Hayes

Property Location: 6113 Cool Springs Rd (SR 1268)

Subdivision (if applicable): \_\_\_\_\_

Lot #: \_\_\_\_\_ Block: \_\_\_\_\_ Section: \_\_\_\_\_  
 New  Expansion  System Relocation  Change of Use

Facility Type: 50'x66' SFD

Number of bedrooms: 4

Number of Occupants: 8

Other: \_\_\_\_\_

Design Wastewater Strength:  Domestic

High Strength

Industrial Process Wastewater

Proposed Design Daily Flow: 480 GPD

Proposed LTR (Initial): 3

Proposed LTR (Repair): 3

Proposed Wastewater System Type\*: 25% reduction

Proposed Wastewater System Type\*: 25% reduction

(Repair) Pump Required:  Yes  No  May be required

(Initial) Pump Required:  Yes  No  May be required

\*Please include system classification for proposed wastewater system types in accordance with Rule .1301 Table XXXII

Effluent Standard:  DSE  HSE  NSF/ANSI 40  TS-I  TS-II  RCW

Saprotite System (Initial):  Yes  No

Saprotite System (Repair):  Yes  No

Fill System (Initial):  Yes  No If yes, specify:  New  Existing (when adding more than 6 inches of fill to system area provide a fill plan)

Fill System (Repair):  Yes  No If yes, specify:  New  Existing (when adding more than 6 inches of fill to system area provide a fill plan)

Usable Depth to LC (Initial): 28

Usable Depth to LC (Repair): 28

\* Limiting Condition

Max. Trench Depth (Initial)\*: 16

Max. Trench Depth (Repair)\*: 16

\* Measured on the downhill side of the trench

Artificial Drainage Required:  Yes  No If yes, please specify details: Curtain Drain required above entire drain field

Type of Water Supply:  Private well  Public well  Shared well  Municipal Supply  Spring  Other: \_\_\_\_\_

Drainfield location meets requirements of Rule .0508:  Yes  No  Drainfield location meets requirements of Rule .0601:  Yes  No

Permit valid for:  Five years [site plan submitted pursuant to GS 130A-334(13a)]  No expiration [plat submitted pursuant to GS 130A-334(7a)]

Permit conditions:

**NO GUTTER OR FOUNDATION DRAINS SHALL EMPTY ONTO DRAIN FIELD**

Authorized Agent's Printed Name: Mark Osborne REHS

Authorized Agent's Signature: [Signature]

\* See attached site sketch \*

Expiration Date: 8-7-29

Date: 8-7-24

The issuance of this permit in no way guarantees the issuance of other permits. The permit holder is responsible for checking with appropriate governing bodies in meeting their requirements. This permit is subject to revocation if the site plan, plat, or the intended use changes. The Improvement Permit shall not be affected by a change in ownership of the site. This permit is subject to compliance with the provisions of 15A NCAC 18E and to the conditions of this permit.

# Harnett County Environmental Health

File/Permit Number: BRES2402-0014

## CONSTRUCTION AUTHORIZATION

County: Harnett

PIN/Lot Identifier: 0602-30-6620

Owner: Codie Hayes

Applicant: Codie Hayes

Property Location: 6113 Cool Springs Rd (SR 1268)

Facility Type: 50'x66' SFD

Number of bedrooms: 4  
Number of Occupants: 8  
Other: \_\_\_\_\_

New  Expansion  Repair  System Relocation  Change of Use

Basement?  Yes  No

Basement Fixtures?  Yes  No

Crawl Space?  Yes  No

Type of Wastewater System\* 25% reduction (initial)

\*Please include system classification for proposed wastewater system types in accordance with Rule 1301 Table XXXII

Design Daily Flow: 480 GPD Wastewater Strength:  Domestic  High Strength  Industrial Process Wastewater

Rule .0403(e) Engineering Design Utilizing Low-flow Fixtures and Low-flow Technologies (S.L. 2013-413 and 2014-120)?  Yes  No

(if yes, please provide engineering documentation)

Effluent Standard:  DSE  HSE  NSF/ANSI 40  TS-I  TS-II  RCW

Type of Water Supply:  Private well  Public well  Shared well  Municipal Supply  Spring  Other: \_\_\_\_\_

### Installation Requirements/Conditions

Septic Tank Size: 1000 gallons Total Trench/Bed Length: 400 feet Trench/Bed Spacing: 9 feet on center

Trench/Bed Width: 36 inches LTAR: .3 gpd/ft<sup>2</sup> Usable Depth to LC (initial): 28 inches

Soil Cover: 6 inches Slope Corrected Maximum Trench/Bed Depth: 16 inches \* Measured on the downhill side of the trench

Pump Tank Size (if applicable): 1000 gallons Requires more than one pump?  Yes  No

Pump Requirements: ft. TDH vs. GPM Grease Trap Size (if applicable): \_\_\_\_\_ gallons

Distribution Method:  Serial  D-Box or Parallel  Pressure Manifold(s)  LPP  Other: \_\_\_\_\_

Artificial Drainage Required: Yes  No  If yes, please specify details: Curtain Drain required above entire drain field

Legal Agreements (if the answer is "Yes" to any type of legal agreements, please attach a copy of the agreement.)

Multi-party Agreement Required [Rule .0204(g)]:  Yes  No

Easement, Right-of-Way, or Encroachment Agreement Required [Rule .0204(d)]:  Yes  No

Declaration of Restrictive Covenants:  Yes  No

Pre-Construction Conference Required: Yes  No

Management Entry Required:  Yes  No Minimum O&M Requirements: \_\_\_\_\_

Conditions: \_\_\_\_\_

The requirements of 15A NCAC 18E are incorporated by reference into this permit and shall be met. Systems shall be installed in accordance with the attached site sketch. This Construction Authorization is subject to revocation if the site plan, plat, or the intended use changes. The Construction Authorization shall not be affected by a change in ownership of the site. This Construction Authorization is subject to compliance with the provisions of 15A NCAC 18E, or 15A NCAC 18A, 1900, as applicable, and to the conditions of this permit.

Authorized Agent's Printed Name: Mark Osborne REHS

Authorized Agent's Signature: Mark Osborne REHS

Expiration Date: 8-7-29

Date: 8-7-24

\*See attached site sketch\*

PN 0602-30-6620

Permit Number BRESS2402-0014

SITE SKETCH

Codie Hayes

Applicant's Name

Mark Osborne REHS

Authorized State Agent

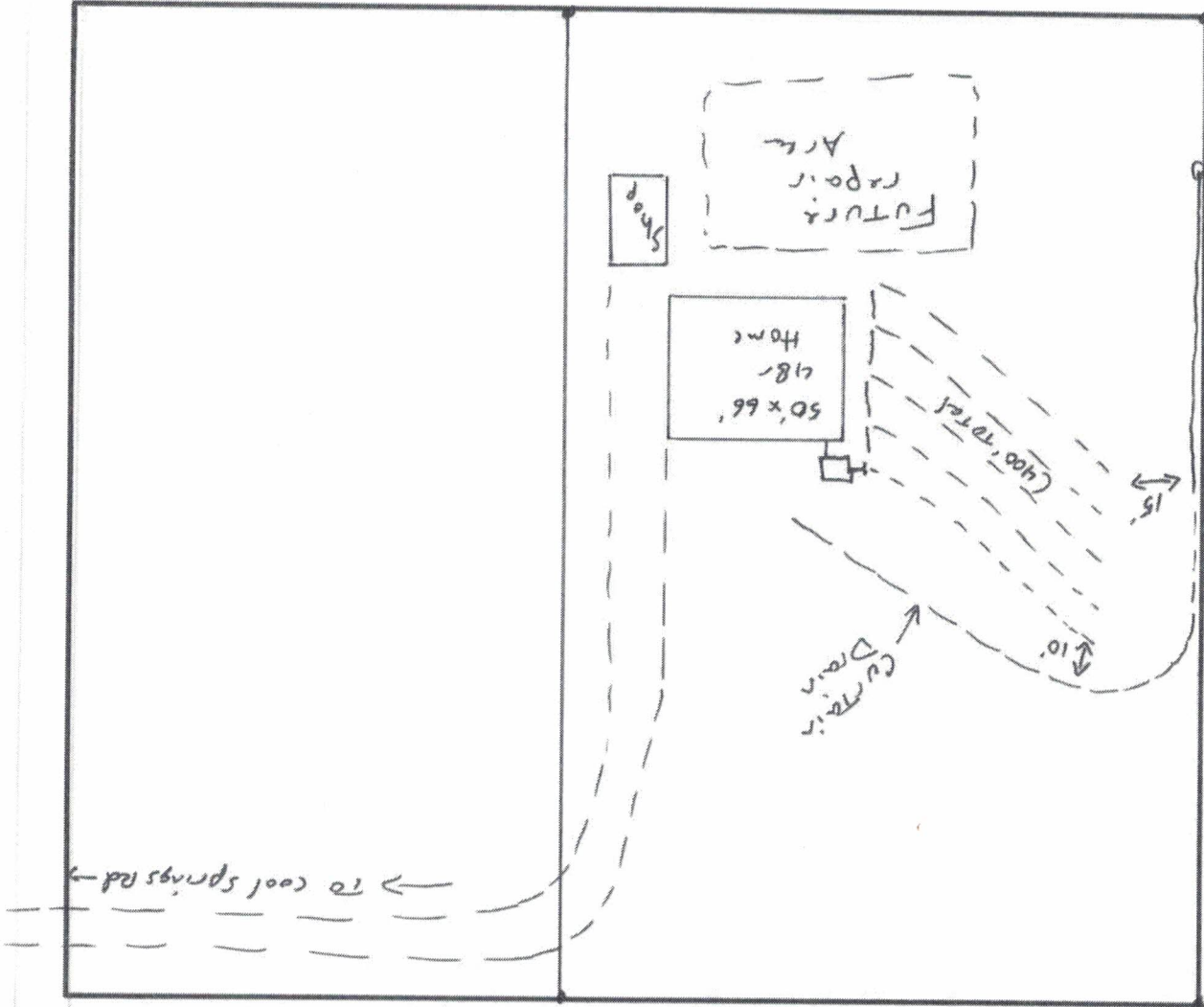
Date

8-7-24

Subdivision/Section/Lot Number

Scale = NTS

System components represent approximate contours only. The contractor must flag the system prior to beginning the installation to ensure that the proper grade is maintained.



Initial Application Date: 2/5/24

Application # BRES2402-0014  
SFD  
Revisions to

COUNTY OF HARNETT RESIDENTIAL LAND USE APPLICATION  
Central Permitting 420 McKinney Pkwy, Lillington, NC 27546 Phone: (910) 893-7525 ext:1 Fax: (910) 893-2793 www.harnett.org/permits  
\*\* A RECORDED SURVEY MAP, RECORDED DEED (OR OFFER TO PURCHASE) & SITE PLAN ARE REQUIRED WHEN SUBMITTING A LAND USE APPLICATION \*\*

LANDOWNER: Corie Hayes  
Mailing Address: 15911 NC 210 Hwy  
City: ANHLR State: NC Zip: 27501 Contact No: 919 333 8922 Email: HAYESCORIE@GMAIL.COM

APPLICANT: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
\*Please fill out applicant information if different than landowner

ADDRESS: 6013 Cool Springs Rd. Rockyway PIN: 0602-30-6620,000

Zoning: RA-30 Flood: \_\_\_\_\_ Watershed: \_\_\_\_\_ Deed Book/Page: 4219: 0236

Setbacks - Front: 35' Back: 25' Side: 10' Corner: \_\_\_\_\_

PROPOSED USE:

SFD: (Size) 50 x 45 # Bedrooms: 4 # Baths: 2.5  
Basement(w/w/o bath): \_\_\_\_\_ Deck: \_\_\_\_\_  
Crawl Space: \_\_\_\_\_ Slab: \_\_\_\_\_  
Monolithic Slab: \_\_\_\_\_  
TOTAL HTD SQ FT: \_\_\_\_\_ GARAGE SQ FT: \_\_\_\_\_  
(is the bonus room finished? ( ) yes ( ) no w/ a closet? ( ) yes ( ) no (if yes add in with # bedrooms)

Modular: (Size) 36 x 36 # Bedrooms: 3 # Baths: 2 Basement (w/w/o bath) w/ A Site Built Deck: \_\_\_\_\_  
On Frame \_\_\_\_\_ Off Frame \_\_\_\_\_  
TOTAL HTD SQ FT: 2280 (is the second floor finished? ( ) yes ( ) no Any other site built additions? ( ) yes ( ) no

Manufactured Home: SW \_\_\_\_\_ DW \_\_\_\_\_ TW (Size) \_\_\_\_\_ # Bedrooms: \_\_\_\_\_ Garage: \_\_\_\_\_ (site built?) \_\_\_\_\_ Deck: \_\_\_\_\_ (site built?) \_\_\_\_\_

Duplex: (Size) \_\_\_\_\_ x \_\_\_\_\_ No. Buildings: \_\_\_\_\_ No. Bedrooms Per Unit: \_\_\_\_\_ TOTAL HTD SQ FT: \_\_\_\_\_

Home Occupation: # Rooms: \_\_\_\_\_ Use: \_\_\_\_\_ Hours of Operation: \_\_\_\_\_ # Employees: \_\_\_\_\_

Addition/Accessory/Other: (Size) \_\_\_\_\_ x \_\_\_\_\_ Use: \_\_\_\_\_ Closets in addition? ( ) yes ( ) no

TOTAL HTD SQ FT: 2280 GARAGE

Water Supply: X County \_\_\_\_\_ Existing Well \_\_\_\_\_ New Well (# of dwellings using well) \_\_\_\_\_  
\*Must have operable water before final

Sewage Supply: X New Septic Tank \_\_\_\_\_ Expansion \_\_\_\_\_ Relocation \_\_\_\_\_ Existing Septic Tank \_\_\_\_\_ County Sewer \_\_\_\_\_  
(Need to Complete New Well Application at the same time as New Tank)

Does owner of this tract of land, own land that contains a manufactured home within five hundred feet (500') of tract listed above? ( ) yes ( ) no

Does the property contain any easements whether underground or overhead (X) yes ( ) no

Structures (existing or proposed): Single family dwellings: 1 Professional Manufactured Homes: \_\_\_\_\_ Other (specify): \_\_\_\_\_

If permits are granted I agree to conform to all ordinances and laws of the State of North Carolina regulating such work and the specifications of plans submitted. I hereby state that foregoing statements are accurate and correct to the best of my knowledge. Permit subject to revocation if false information is provided.

Signature of Owner or Owner's Agent

Date 2/5/24

\*\*\*It is the owner/applicant's responsibility to provide the county with any applicable information about the subject property, including but not limited to: boundary information, house location, underground or overhead easements, etc. The county or its employees are not responsible for any incorrect or missing information that is contained within these applications.\*\*\*  
This application expires 6 months from the initial date if permits have not been issued\*\*

APPLICATION CONTINUES ON BACK

strong roots • new growth



\*\*\*This application expires 6 months from the initial date if permits have not been issued\*\*\*

\*This application to be filled out when applying for a septic system inspection.\*

**County Health Department Application for Improvement Permit and/or Authorization to Construct**

IF THE INFORMATION IN THIS APPLICATION IS FALSIFIED, CHANGED, OR THE SITE IS ALTERED, THEN THE IMPROVEMENT PERMIT OR AUTHORIZATION TO CONSTRUCT SHALL BECOME INVALID. The permit is valid for either 60 months or without expiration depending upon documentation submitted. (Complete site plan = 60 months; Complete plat = without expiration)

**Environmental Health New Septic System**

- All property irons must be made visible. Place "pink property flags" on each corner iron of lot. All property lines must be clearly flagged approximately every 50 feet between corners.
- Place "orange house corner flags" at each corner of the proposed structure. Also flag driveways, garages, decks, out buildings, swimming pools, etc. Place flags per site plan developed at/or Central Permitting.
- Place orange Environmental Health card in location that is easily viewed from road to assist in locating property.
- If property is thickly wooded, Environmental Health requires that you clean out the undergrowth to allow the soil evaluation to be performed. Inspectors should be able to walk freely around site. **Do not grade property.**
- All lots to be addressed within 10 business days after confirmation. \$25.00 return trip fee may be incurred for failure to uncover outlet lid, mark house corners and property lines, etc. once lot confirmed ready.
- Environmental Health Existing Tank Inspections
  - Follow above instructions for placing flags and card on property.
  - Prepare for inspection by removing soil over outlet end of tank as diagram indicates, and lift lid straight up (if possible) and then put lid back in place. (Unless inspection is for a septic tank in a mobile home park)
  - DO NOT LEAVE LIDS OFF OF SEPTIC TANK

"MORE INFORMATION MAY BE REQUIRED TO COMPLETE ANY INSPECTION"

**SEPTIC**

If applying for authorization to construct please indicate desired system type(s): can be ranked in order of preference, must choose one.

Accepted  Innovative  Conventional  Any

Alternative  Other

The applicant shall notify the local health department upon submittal of this application if any of the following apply to the property in question. If the answer is "yes", applicant MUST ATTACH SUPPORTING DOCUMENTATION:

YES  NO Does the site contain any Jurisdictional Wetlands?

YES  NO Do you plan to have an irrigation system now or in the future?

YES  NO Does or will the building contain any drains? Please explain.

YES  NO Are there any existing wells, springs, waterlines or Wastewater Systems on this property?

YES  NO Is any wastewater going to be generated on the site other than domestic sewage?

YES  NO Is the site subject to approval by any other Public Agency?

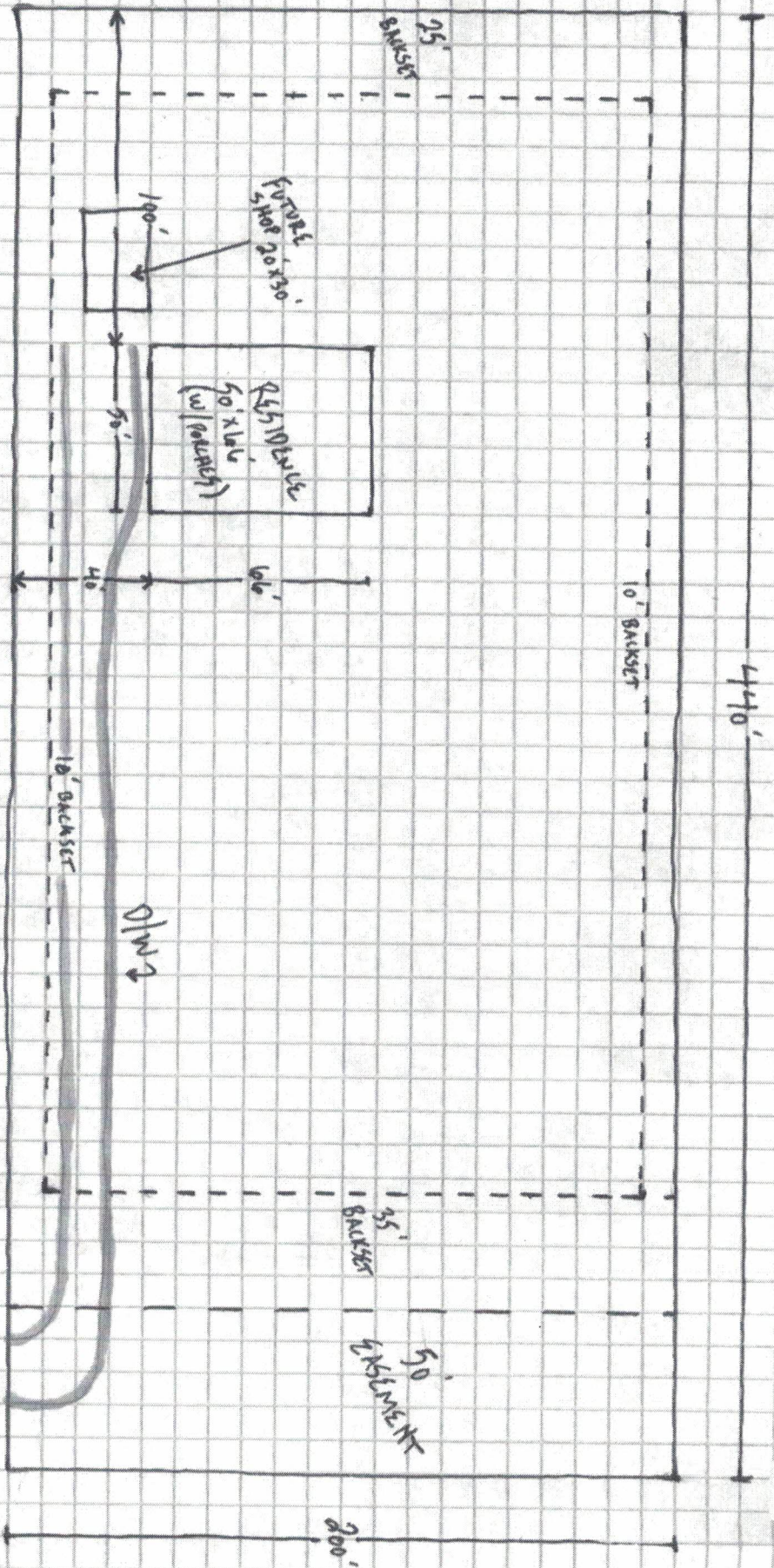
YES  NO Are there any Easements or Right of Ways on this property?

YES  NO Does the site contain any existing water, cable, phone or underground electric lines?

If yes please call No Cuts at 800-632-4949 to locate the lines. This is a free service.

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.

strong roots • new growth



□ = 10'-0"

6113 Cool Springs Rd. Broadway

2,244 ft<sup>2</sup>

4 BLD / 2 1/2 BATH

CORIE & NICOLE HAYES  
919.333.8922