

08-1002/245



Wayne County (Environmental) – Improvements Permit

301 N. Herman Street, Box CC, Goldsboro, NC 27530
 Phone:(919) 731-1174
 Fax:

Permit No: 21070104742 **Appl. Dt.:** 7/21/2021 **Exp. Dt.:** 7/21/2026
Status: PENDING **Status Dt.:** 5/15/2025

Owner Information

Name : Gander Lake Development Llc
Address : PO BOX 190
 Clayton NC 27528
Phone(W) :
Phone(H) :
Phone(M) :

Property Information

PIN # : 082663543086
Address : 116 Prosecco Dr
 Princeton NC 27569
Acreage : 0.40
Subdivision : Gander Lake #7
Lot # : 245
Directions :
Watershed district :

Site Details

System Classification : Type III
System Description : Other non-conventional trench sys
Line Length : 5(40x3)
Line Depth : 24.00
Nitrification Sq. Ft. : 600.00
Tank #1 : Septic Tank - 1000.00
Tank #2 :
Tank #3 :

Applicant Information

Name : Rrt Development
Address :
Phone(W) :
Phone(H) :
Phone(M) :

Occupant Information

Name : Gander Lake Development Llc

Water Details

System : New
Source : Public

Property Characteristics

Type of establishment : Residential dwelling units
Number of establishment : 4 Bedrooms
Septic GPD : 480
Basement : No
Basement Bath : No
Garbage Disposal : No
Multiple Dwelling Units : No
Property Notes : Max Occupancy= 8 people

Permit Information

Septic System Requested :
System Description Requested :

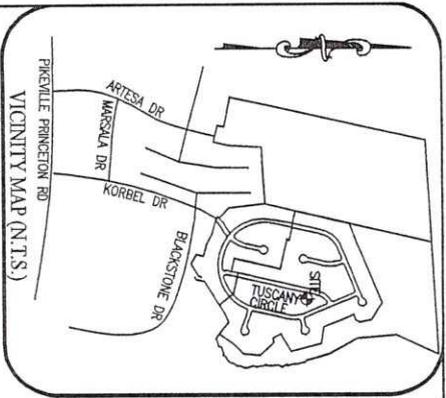
Notes : *25% Reduction *Serial Distribution

Inspections Conducted

Inspections	Signed Off/User ID	Date	Status	Reason
IP	EHBSAYERS <i>[Signature]</i>	5/15/2025	OK/S	
ATC	EHBSAYERS <i>[Signature]</i>	5/15/2025	OK/S	
OP				

Payment Information

Permit	Receipt No.	Fee	Ref#1	Amount	Status	Ref#2	Amount	Status	Ref#3	Amount	Status



LEGEND

- EXISTING IRON ROD
- ▲ CALCULATED/SET POINT
- BOUNDARY LINE
- ADJOINER LINE
- SETBACK LINE

Note 'A'
This property is located in Zone 'X' (minimal flood risk) and is not within a Special Flood Hazard Area
FIRM # 3720266200K
Panel # 2662
Effective Date: 6/20/2018

Note 'B'
All distances are horizontal ground unless otherwise stated

Note 'C'
All areas computed by coordinate method

Note 'D'
The parcel(s) shown hereon are subject to any and all easements, rights of way and restrictions of record

Note 'E'
Underground utilities were not considered on this survey

PROSECCO DRIVE
50' PUBLIC R/W

Plot Plan Survey for:
Neuse River Homes LLC.

Lot 245 Gander Lake Subdivision, Phase 7
Buck Swamp Twp., Wayne County, North Carolina
Being the Property Located at:
116 Prosecco Drive, Princeton

LOT 244
N/F
GANDER LAKE
DEVELOPMENT LLC
PIN: 2663-53-3946
DB 3787 PG 249

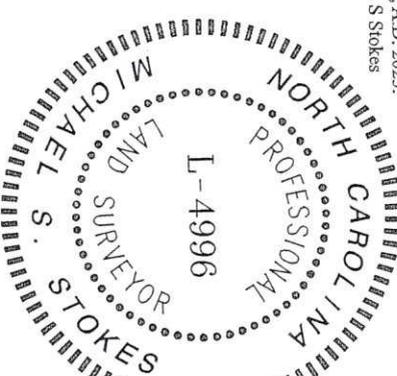
LOT 246
N/F
GANDER LAKE
DEVELOPMENT LLC
PIN: 2663-54-4126
DB 3787 PG 249

LOT 248
N/F
NEUSE RIVER HOMES LLC
PIN: 2663-54-5024
DB 3897 PG 866



I, Michael S. Stokes, Professional Land Surveyor certify that this survey complies with the North Carolina Standards of Practice for Surveying Section 1600; that this is a class A survey, meeting the criteria of precision greater than 1:10,000; that conventional field procedure with (Reference shown hereon) was utilized; that all units are U.S. Survey Feet unless otherwise stated; that all distances are ground distances unless otherwise stated. Any Easements, gaps, lappages, or encroachments are shown on this survey; that all areas were computed by coordinate method. This survey is not to be recorded without written permission from the surveyor. This map remains the property of the surveyor and is to be used only for conveyance of this lot by the person(s) shown on this map.

Witness my original signature, registration number and seal this 12th day of March, A.D. 2025.
Surveyor: Michael S Stokes
License # L-4996



REFERENCES

- DB 3117, PAGE 350
- DB 3622, PAGE 715
- PB P, PAGE 65-D

OTHER REFERENCES SHOWN HEREON

- SITE DATA:**
- FRONT SETBACK: 30'
 - SIDE SETBACK: 10'
 - REAR SETBACK: 25'
 - CORNER SIDE: 25'

STOKES
SURVEYING & MAPPING, PLLC

Firm License # P-1139
1425-105 B Rock Quarry Rd.
Raleigh, NC 27610
(919) 971-7897
www.stokes-surveying.com

Wayne County Health Department
Application Addendum

Survey plat to scale* submitted
 Scaled* site plan submitted
 Unscaled site plan submitted
 *scale of 1" = no more than 60'

Improvement Permit Authorization to Construct

IF THE INFORMATION IN THE APPLICATION FOR AN IMPROVEMENTS PERMIT IS FALSIFIED, CHANGED, OR THE SITE IS ALTERED, THEN THE IMPROVEMENTS PERMIT AND AUTHORIZATION TO CONSTRUCT SHALL BECOME INVALID. THE PERMIT IS VALID FOR EITHER 60 MONTHS OR WITHOUT EXPIRATION DEPENDING UPON DOCUMENTATION SUBMITTED. (COMPLTE SITE PLAN = 60 MONTHS; COMPLTE PLAT = WITHOUT EXPIRATION)

Site plan or Plat must show:

- Property Lines with Dimensions
- Driveway
- Proposed well or water line location
- Location of all proposed structures including garage or pool
- Where you want your septic system
- Streams or other Surface waters

RRT Development PO Box 190 Clayton, NC 27528 919-550-7711
 Current Property Owner Address Gander Lake Phone #
 116 Prosecco Drive Lot 245
 Site Address Subdivision Name Section/Phase/Lot#

DEVELOPMENT INFORMATION:

- New Single Family Residence
- Expansion of Existing System
- Repair to Existing Subsurface Sewage Disposal System
- Non-Residential Type of Structure

Residential Specifications:

Maximum # of bedrooms: 4
 Maximum # of occupants: 5
 If expansion: Current # of bedrooms: _____
 Proposed expansion _____
Public or Private Water
 Source Public

Non-Residential Specifications:

Type of Business: _____ Total Square Footage of Building: _____
 Maximum # of Employees: _____ Maximum # of Seats: _____
 Date Property with current boundaries was originally deeded & recorded: _____

If applying for Authorization to Construct, please indicate desired system types:

(Systems can be ranked in order of your preference)

- Conventional (gravel) Innovative (chamber, polystyrene, tire chips, multipipe, peat, sand, filter, drip, etc.)
 Any Accepted (certain chamber or polystyrene) Other (specify) _____

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 to any question is "yes", applicant must attach supporting documentation.

- yes no Does the site contain any jurisdictional wetlands?
- 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 Does property have Easements or Right of ways across it?
- yes no Are there any existing wells, springs, or waterlines on this property?

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.

Property owner's or owner's legal representative** signature (required)

**Must provide documentation to support claim as owner's legal representative

5/2/15
Date

Property owner's or owner's legal representative email address: josh@neuseriverhomes.com

READ CAREFULLY AND SIGN BELOW

Our Environmental Health Specialists are anxious to assist you by evaluating your property. However, before we can evaluate your property we need your help. The following items are your responsibility:

- 1 For Improvement Permits without expiration: A RLS Plat; This is a property survey prepared by a Registered Land Surveyor, drawn to scale of one inch equals no more than 60 feet, that includes: Location of the proposed facility and appurtenances, site of proposed wastewater system, location of water supplies and surface waters, all irons must be in place.
- 2 Make the property accessible and visible, remove excessive vegetation and brush.
- 3 Identify all permanent property boundaries (corner and sidelines) with ribbons, stakes, flags, irons, etc.
- 4 Identify location of building site(s) and amenities (drives, swimming pools, our buildings) with ribbons stakes, flags, etc.
- 5 The issuance of the Improvements Permit in no way guarantees the issuance of other permits (e.g., building permits).
- 6 The Improvements Permit shall have no expiration date if the lot is officially surveyed and recorded, and is valid for 5 years if not. It is subject to revocation if the site plans or the intended use change. The authorization to construct shall be valid for 5 years from the date of the Improvements Permit.
- 7 An Operations Permit shall indicate the sewage system has been constructed to the standards set forth in the regulations, but shall in no way be taken as a guarantee that the system will function satisfactorily for any given period of time.

This permit is issued subject to compliance with subdivision and zoning regulations when applicable. To insure surface drainage, area in which nitrification field is installed must be landscaped properly with a "turtle-back" shaping of site and diversion of all surface runoff. Water from house gutters and downspouts must be diverted away from the septic tank system. Where artificial drainage has been installed to control the water table it must be maintained and downstream drainage outlets kept properly draining or malfunction of the septic tank will result. This permit does not constitute a warranty. This improvements permit does not negate or supercede any zoning restriction or restricted covenants in the chain of title. It is the responsibility of the permittee to determine whether or not such restrictions apply. Use of water-saving fixtures and plumbing is highly recommended. Wells should be located 100 ft. preferable from such sources of contamination such as building foundations chemically treated for pests, fuel tanks, animal pens, etc. This permit in no way guarantees the sewage disposal system or the functioning of the sewage disposal system.

- 8 The issuance of this permit by the Health Department 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 site 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 the Laws and Rules for Sewage Treatment and Disposal and to conditions of this permit.
- 9 This Construction Authorization is subject to revocation if the site plan, plat, or the intended use changes. The Construction Authorization shall not be transferred when there is a change in ownership of the site. This Construction Authorization is subject to compliance with the provisions of the Laws and Rules for Sewage Treatment and Disposal and to the conditions of this permit.

I understand this document is not an improvements permit or an authorization to construct a septic system. This document is only an application for an improvements permit. 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: _____

(Owner/Applicant)

Date: _____

5/2/21

