

NC GRID NORTH  
NAD 1983(2011)(epoch 2010.00)

N/F  
BEAVER CREEK INVESTORS INC.  
D.B.5645 P.567  
M.B.85 P.19

- LEGEND:**
- EIP = EXISTING IRON PIPE
  - EIS = EXISTING IRON STAKE
  - EPK = EXISTING PK NAIL
  - MBL = MINIMUM BUILDING LINE
  - R/W = RIGHT OF WAY
  - WM = WATER METER
  - ST = SEPTIC TANK
  - PT = PUMP TANK
  - CL = CENTERLINE
  - SS = SEWER SERVICE
  - S.T. = 10'X70' SITE TRIANGLE
  - D.E. = DRAINAGE EASEMENT

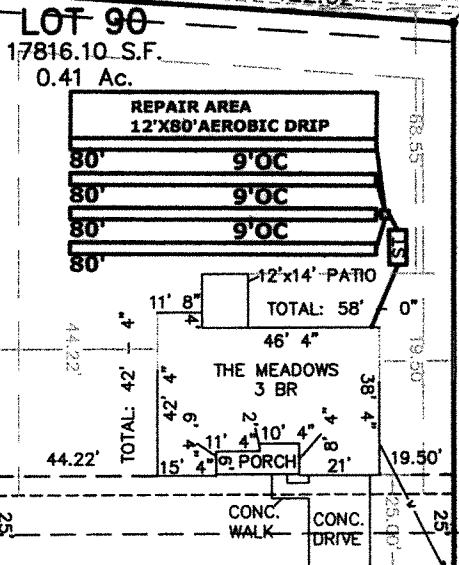
**LOT 87**  
COTTON HILL  
SECTION IV  
MB: 87, PG: 42-43

404 WETLANDS

20'  
PUBLIC  
DRAINAGE  
EASEMENT

**LOT 88**  
COTTON HILL  
SECTION IV  
MB: 87, PG: 42-43

N 04°15'05" E 122.02'



**LOT 89**  
COTTON HILL  
SECTION IV  
MB: 87, PG: 42-43

**LOT 91**  
COTTON HILL  
SECTION IV  
MB: 87, PG: 42-43

**LOT 92**  
COTTON HILL  
SECTION IV  
MB: 87, PG: 42-43

10'  
UTILITY  
EASEMENT

N: 368935.70  
E: 2528597.46  
LAT: 34°45'03.01"  
LON: 77°14'24.51"

S 00°15'13" W 121.72'

COTTON HILL PLACE  
= 60' R/W (PUBLIC) =

ZONE R-15  
SETBACKS:  
FRONT: 20'  
SIDE: 8'  
REAR: 15'

PROPOSED  
SETBACKS:  
FRONT: 25'  
LEFT SIDE: 44.12'  
RIGHT SIDE: 19.50'  
REAR: 68.55'

ALLOWED BUA: 4,800.00 SQ.FT.  
PROPOSED BUA: 3,209.21 SQ.FT.

- NOTE:**
- HVAC WILL NOT ENCR OACH INTO SETBACKS.
  - WATER SERVICES PROVIDED BY ONWASA.
  - SEPTIC PERMIT NUMBER EHAW-2024-00273.

**REFERENCE:**  
MB: 87 PG: 42-43

**PRELIMINARY PLOT PLAN**

**ADDRESS:**  
305 COTTON HILL PL.

THE SEPTIC SYSTEM IS TO BE INSTALLED ACCORDING TO THE ONSLOW COUNTY HEALTH DEPARTMENT IMPROVEMENT PERMIT NOT THIS MAP.



LOT NO. 90 BLOCK: \_\_\_\_\_  
 SUBDIVISION COTTON HILL SECTION IV  
WHITE OAK TOWNSHIP ONSLow COUNTY, N.C.  
 PREPARED FOR: ATLANTIC CONSTRUCTION INC.

**JOHN L. PIERCE & ASSOCIATES, P.A. (C-1888)**  
 405 JOHNSON BLVD., JACKSONVILLE, NC 28540  
 PHONE: (910)346-9800 FAX: (910)346-1210  
 DATE: MAY 1, 2025 SCALE: 1"= 50'  
 F.B. N/A P. N/A JOB # 2025-263

FILE NO. \_\_\_\_\_



**ONLOW COUNTY**

234 NW Corridor Boulevard Jacksonville, NC  
28540 (910) 455-3661

# Permit

Permit NO. **RBLD-2025-00584**

Permit Type: **Residential Building**

Work Classification: **Residential Single Family Dwelling**

Permit Status: **Issued**

Issue Date: **05/14/2025**

Expiration: **11/10/2025**

**Location Address**

**Parcel Number**

**305 COTTON HILL PLACE, HUBERT, NC 28539**

**1138-8.25**

**Contacts**

**ATLANTIC CONSTRUCTION INC** **Applicant**  
7 E DORIS AVE, JACKSONVILLE, NC 28540  
(910)938-9053 CHASS@ATLANTICCONSTRUCTIONINC.COM

**BUCEK'S PLUMBING COMPANY, INC.** **Plumbing Contractor**  
2570 WILMINGTON HWY, JACKSONVILLE, NC 28540  
(910)347-6607 OFFICE@BUCEKSPUMBING.COM

**ATLANTIC CONSTRUCTION, INC.** **General Contractor**  
7 E DORIS AVE, JACKSONVILLE, NC 28540  
(910)938-9053 CHASS@ATLANTICCONSTRUCTIONINC.COM

**WILLIAMS BROTHERS ELECTRIC INC** **Electrical Contractor**  
768 GRANTS CREEK RD, JACKSONVILLE, NC 28546  
(910)389-7890 WILLIAMSBRoelec@YAHOO.COM

**KENNEDY'S HEATING & AIR** **Mechanical Contractor**  
**CONDITIONING, LLC**  
488 FOWLER MANNING ROAD, RICHLANDS, NC 28574  
(681)283-0880 KENNEDYSHEATINGANDAIR@GMAIL.COM

**ZACH WALLACE** **Superintendent**  
7 EAST DORIS AVENUE, JACKSONVILLE, NC 28540  
(910)545-4291 ZACHATLANTICCONSTRUCTION@GMAIL.COM

**Description: CONSTRUCT SFD**

**Valuation: \$95,000.00**

**Total Sq Feet: 2,483.00**

**Inspection Requests:**

Building (910) 455-3661 or  
Environmental Health (910) 938-5851



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Fees	Amount
Electrical Temporary Power	\$50.00
GC-Home Owners Recovery Fund - Admin	\$1.00
GC-Home Owners Recovery Fund - Pay	\$9.00
Residential Building - SFD	\$950.41
Zoning - Zoning	\$50.00
<b>Total:</b>	<b>\$1,060.41</b>

Payments	Amt Paid
<b>Total Fees</b>	<b>\$1,060.41</b>
Check #	\$1,060.41
*****9684	
<b>Amount Due:</b>	<b>\$0.00</b>

Available Inspections:	
Inspection Type	IVR
Setback Inspection	53
Footing	100
Foundation Inspection	105
Plumbing Under Slab Inspection	405
Slab and Elevation Inspection	110
Saw Service Inspection	200
Rough-In Electrical Inspection	455
Rough-In Framing Inspection	465
Rough-In Gas and Fuel Inspection	490
Rough-In Mechanical Inspection	475
Rough-In Plumbing Inspection	480
Underground Wastewater Inspection	220
Underground Water Supply Inspection	225
Insulation Inspection	233
Temporary Power Inspection	190
Partial Framing	
Residential - Compliance Zoning Inspection	20202
Compliance Building Inspection	520
Compliance Gas and Fuel Inspection	540
Compliance Mechanical Inspection	545
Compliance Plumbing Inspection	550
Compliance Electrical Inspection	525

Permission to Enter Land: I certify that I am authorized to grant, and do in fact, grant permission to Onslow County Planning and Development employees and their agents, to enter on the property noted on the Onslow County permit for the purpose of inspections.

Permit Expiration: In accordance with GS153A-358, building permits expire six months "after the date of issuance if the work authorized by the permit has not commenced", or "after commencement, the work is discontinued for a period of 12 months".

I hereby acknowledge that I have read this permit and state that the above information is correct, and agree to comply with all ordinances and state and federal laws regulating activities covered by this permit.

Residential and Commercial Inspections:  
 Jonathan Briggs, Deputy Director  
 (910) 455-3661

May 14, 2025  
 \_\_\_\_\_  
 Date



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# ZONING PERMIT

Applicant: ATLANTIC CONSTRUCTION

Property Address: 305 COTTON HILL PLACE

Zoning Permit: RBLD-2025-00584

Work Class: Zoning.2

Tax Map Number: 1138-8.25

Authorized Use: Construct SFD

Zoning District: R-15

Setbacks:    20    Front            15    Rear            8    Side            Side Street

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## Zoning Conditions/Standards:

SINGLE-FAMILY DWELLINGS, site built and manufactured (NEW, see ADDITIONS TO SFD BELOW if addition(s) are to be added to existing home)

Property owners in neighborhoods with restrictive covenants should be aware that the Onslow County Zoning Ordinance may be less restrictive than these covenants. These property owners are advised to contact their Homeowner's Association (HOA) prior to construction.

Underpinning/skirting is required for ALL manufactured home setups and must be in place prior to the zoning compliance inspection.

For new construction, the following may have an eighteen (18) inch encroachment allowance:

Ground mounted mechanical equipment, uncovered porches, steps, stoops, overhanging roofs, eaves, bay windows, balconies, gutters, cornices, buttresses, piers, awnings, windowsills, chimneys, covered steps and stoops, structural overhangs, and similar architectural features into required side and rear yard setbacks.

### SETBACK INSPECTION REQUIREMENTS:

Prior to pouring any concrete, applicants must schedule a setback inspection.

A foundation survey is required for any structure proposed to be within one foot of the required setback line. The applicant is required to accurately mark property lines (flags, stakes, spray paint) prior to the setback inspection. The Zoning Officer can require a foundation survey when he is unable to make a reasonable determination on the setback compliance.

If the structure location is different from the approved site plan, the applicant will be asked to submit a revised site plan that reflects the location.

### FINAL ZONING COMPLIANCE INSPECTION REQUIREMENTS:

Prior to scheduling final building compliance inspections, the applicant must schedule a final zoning compliance inspection. The Zoning Officer will check for posted address and any changes to the building footprint (additions, porches, etc.) and underpinning for ALL manufactured homes.

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Zoning Official: *Sammie Rogers*

Date: 5/7/25

EHAL-2024-00273



North Carolina Onsite Wastewater Contractor Inspector Certification Board  
Authorized Onsite Wastewater Evaluator Permit Option for Non-Engineered Systems  
Notice of Intent (NOI) to Construct

New  Expansion  Repair  Relocation  Relocation of Repair Area

Owner or Legal Representative Information:  
Name: BEAVER CREEK INVESTORS INC  
Mailing address: PO BOX 1685 City: JACKSONVILLE State: NC Zip: 28541  
Phone: 910-346-9800 Email: BETTYB@JLPNC.COM

Authorized Onsite Wastewater Evaluator Information:  
Name: R HAYWOOD PITTMAN II Certification #: 10033E  
Mailing address: PO BOX 1387 City: RICHLANDS State: NC Zip: 28574  
Phone: 910-330-2784 Email: PITTMANSOIL@YAHOO.COM

Site Location Information:  
Site address: 305 COTTON HILL PLACE  
Tax parcel identification number or subdivision lot, block number of property: PARENT PARCEL: 027366, 1138-8  
COTTON HILL S4 LOT 90 County: ONSLOW

System Information:  
Wastewater System Type: IIB  
Daily Design Flow: 360 GPD  
Saprolite System:  Yes  No Subsurface Operator Required:  Yes  No  
Water Supply Type:  Private Well  Public Water Supply  Spring  Other: \_\_\_\_\_

Facility Type:  
 Residential 3 # Bedrooms 6 Maximum # of Occupants \_\_\_\_\_  
 Business Type of Business and Basis for Flow: \_\_\_\_\_  
 Public Assembly Type of Public Assembly and Basis for Flow: \_\_\_\_\_



Required Attachments:  
 Plat or Site Plan  
 Evaluation of Soil and Site Features by Licensed Soil Scientist

Attest: On this the 17 day of JUNE, 2024 by signature below I hereby attest that the information required to be included with this NOI to Construct is accurate and complete to the best of my knowledge. Furthermore, I hereby attest that I have adhered to the laws and rules governing onsite wastewater systems in the state of North Carolina. This NOI shall expire on 17 day of JUNE, 2027.  
Signature of Authorized Onsite Wastewater Evaluator: R HAYWOOD PITTMAN II  
Signature of Owner or Legal Representative: \_\_\_\_\_

Disclosure: The owner may apply for a building permit for the project upon submitting a complete NOI to Construct and the fee required (if any) to the local health department. An onsite wastewater system authorized by an authorized onsite wastewater evaluator shall be transferable to a new owner with the consent of the authorized onsite wastewater evaluator.

Local Health Department Receipt Acknowledgement:  
Signature of Local Health Department Representative: \_\_\_\_\_ Date: \_\_\_\_\_

*Pittman Soil Consulting*

1003 Gregory Fork Road

Richlands, NC 28574

Phone (910)330-2784

*pittmansoil@yahoo.com*

INSPECTIONS

All inspections of this AOWE permit shall be scheduled with the AOWE no less than 24 hours prior to start.

Septic and pump tanks shall be concrete, and in accordance with NC Laws and rules. No plastic tanks shall be used without WRITTEN consent of AOWE.

Drain lines shall be conventional rock 4 or 57, polystyrene, infiltrator chamber, or as specified on the permit.

All pipe shall be sch 40 PVC(DWV), and all pipe joints shall be welded with solvent.

Property lines shall be readily identifiable prior to installation.

Any changes that need to be made shall be approved by AOWE prior to installation.

All other systems (fill, type IV and V) shall require preconstruction meetings prior to installation.

This permit shall not be installed in wet conditions. The AOWE will determine when the site is suitable for installation.

**SYSTEM SHALL NOT BE LEFT OPEN TO WEATHER PRIOR TO COVERING**

This permit is transferable to Atlantic Construction Inc.

IT IS THE CONTRACTOR/OWNERS RESPONSIBILITY TO PROVIDE PITTMAN SOIL CONSULTING WITH CERTIFICATE OF INSURANCE AND ANY FORMS THAT MAY BE REQUIRED

R. Haywood Pittman II  
NC Licensed Soil Scientist 1262  
AOWE 10033E

*Pittman Soil Consulting*

1003 Gregory Fork Road  
Richlands, NC 28574  
Phone (910)330-2784  
[pittmansoil@yahoo.com](mailto:pittmansoil@yahoo.com)

**OPERATION AND MAINTENANCE**

Do not park or drive on any portion of system or repair area

All building foundations shall be 5' from any part of system or repair area

All water lines shall be 10' from any part of initial system to include irrigation lines

Do not irrigate over initial system area once grass is established

Any water leaks shall be addressed

Water usage shall not exceed 60% of daily design flow

Only water, waste, washing machine, and toilet paper shall be in septic tank

Do not use flushable wipes

No latex or feminine hygiene products shall be flushed

Do not pour food waste or dairy products in septic tank

Septic tank shall be pumped every 3 to 5 years

Maintain grass cover and positive drainage over system area

Do not plant trees or bushes on septic tank or system area

Do not install utility lines over system area

System shall be located prior to any fence installation

Septic system area shall be roped off prior to construction of structure

There is no warranty or guarantee that system will perform for any period of time.



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
07/24/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed if SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

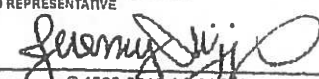
<b>PRODUCER</b> N.C. Farm Bureau Ins Agency 5301 Glenwood Avenue (27612) P.O. Box 27427 Raleigh NC 27611		<b>CONTACT NAME:</b> PHONE (A/C, No, Ext): FAX: E-MAIL: ADDRESS:	
<b>INSURED</b> Pitman Soil Consulting C/O Ronald H. Pitman, II 1003 Gregory Fork Rd. Richlands NC 28574		<b>INSURER(S) AFFORDING COVERAGE</b> INSURER A: Capitol Specialty Insurance Corporation INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	

COVERAGES CERTIFICATE NUMBER: CL2472432348 REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD / WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER		EV20182381-07	07/19/2024	07/19/2025	EACH OCCURRENCE \$ 100000 DAMAGE TO RENTED PREMISES (E.A.O.C.) \$ 50000 MED EXP (Per Person) \$ 5000 PERSONAL AND INJURY \$ 100000 GENERAL AGGREGATE \$ 2000000 PRODUCTS - COMPLETED \$ 1000000 Professional Occ/Agg \$ 1000M
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY <input type="checkbox"/> AUTOS ONLY					COMBINED SINGLE LIMIT (E.A.O.C.) \$ BODILY INJURY (Per Person) \$ BODILY INJURY (Per Accident) \$ PROPERTY DAMAGE (Per Accident) \$ AGGREGATE \$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS MADE DEN RETENTION \$					EACH OCCURRENCE \$ AGGREGATE \$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A			THE STATE OF \$ E.L. EACH OCCIDENT \$ E.L. DISEASE (EMPLOYEES) \$ E.L. DISEASE (POLICEMAN) \$
A	Contractor's Pollution Liability		EV20182381-07	07/19/2024	07/19/2025	Each Occurrences \$1000000 General Aggregate \$2000000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)  
Contractors Pollution

<b>CERTIFICATE HOLDER</b>  	<b>CANCELLATION</b> SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE 



CITY OF OAK CREEK

1. THE CITY OF OAK CREEK HAS REVIEWED THE PROPOSED ZONING MAP AND HAS DETERMINED THAT THE PROPOSED ZONING MAP IS IN ACCORDANCE WITH THE CITY CHARTER AND THE CITY CODE.

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*John L. Pierce*

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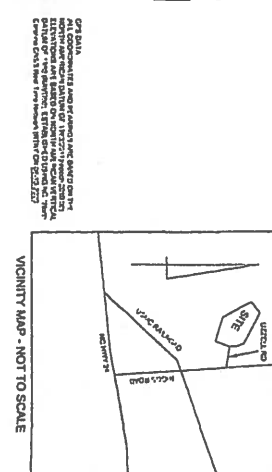
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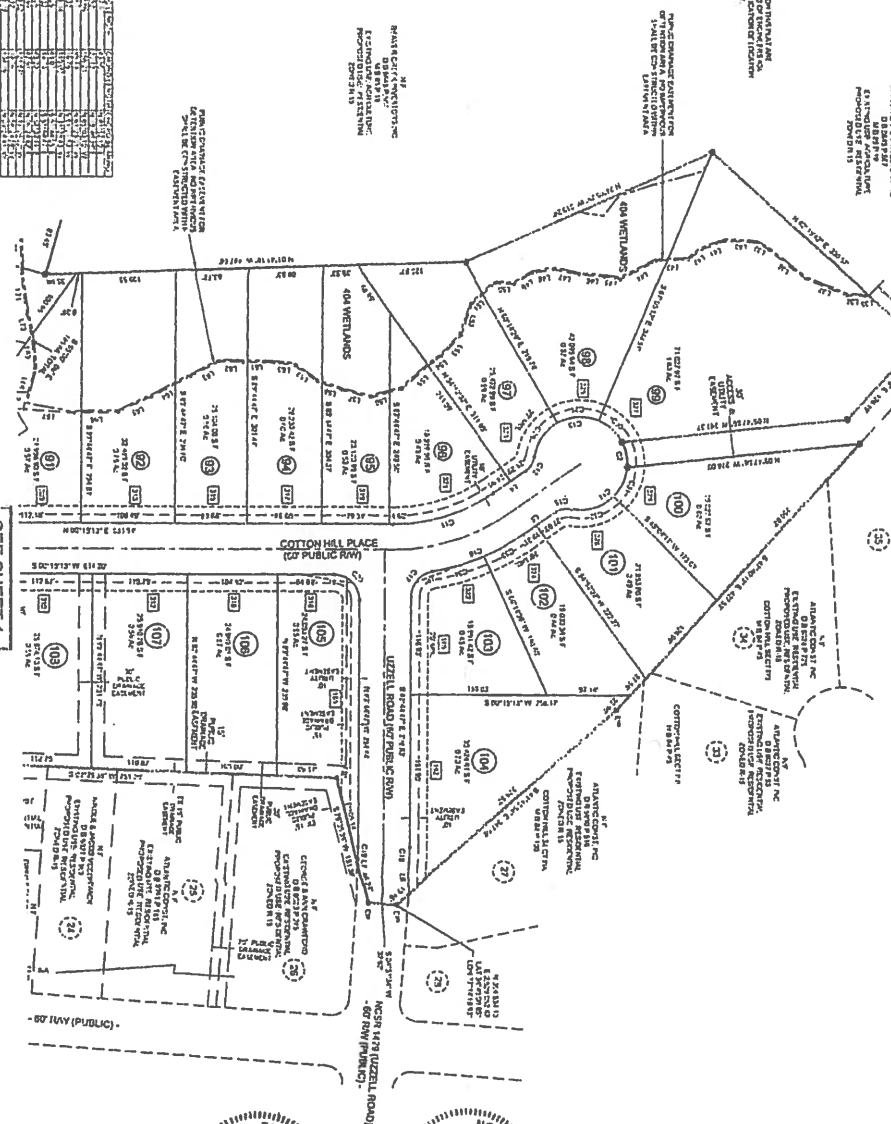
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TRACT NO.	TRACT AREA (AC)	PROPOSED ZONING	EXISTING ZONING
1	0.15	R-15	R-15
2	0.15	R-15	R-15
3	0.15	R-15	R-15
4	0.15	R-15	R-15
5	0.15	R-15	R-15
6	0.15	R-15	R-15
7	0.15	R-15	R-15
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77	0.15	R-15	R-15
78	0.15	R-15	R-15
79	0.15	R-15	R-15
80	0.15	R-15	R-15
81	0.15	R-15	R-15
82	0.15	R-15	R-15
83	0.15	R-15	R-15
84	0.15	R-15	R-15
85	0.15	R-15	R-15
86	0.15	R-15	R-15
87	0.15	R-15	R-15
88	0.15	R-15	R-15
89	0.15	R-15	R-15
90	0.15	R-15	R-15
91	0.15	R-15	R-15
92	0.15	R-15	R-15
93	0.15	R-15	R-15
94	0.15	R-15	R-15
95	0.15	R-15	R-15
96	0.15	R-15	R-15
97	0.15	R-15	R-15
98	0.15	R-15	R-15
99	0.15	R-15	R-15
100	0.15	R-15	R-15

**TRACT DATA**

TRACT AREA = 32.23 AC (4,433,023.48 SQ FT)

PROPOSED LOTS = 44

AVERAGE LOT SIZE = 0.66 AC (45,311 SQ FT)

SMALLEST LOT = 0.15 AC (10,397 SQ FT)

LARGEST LOT = 0.15 AC (10,397 SQ FT)

OPEN SPACE (AVG) = 0.15 AC (10,397 SQ FT)

2,000 LF OF NEW STREETS PROPOSED

EXISTING UTILITIES: WATER, SEWER, GAS, ELECTRIC, TELEPHONE, CABLE TV

PROPOSED UTILITIES: WATER, SEWER, GAS, ELECTRIC, TELEPHONE, CABLE TV

ZONED - R-15

PROPOSED USE - RESIDENTIAL

OWNER - PRIVATE

PREPARED BY - BEAVER CREEK INVESTORS, INC.

DATE - AUGUST 14, 2024

SCALE - 1"=100'

TRACTS NOT WITHIN 1/2 MILE OF VAO

OWNER CONTACT INFORMATION:

BEAVER CREEK INVESTORS, INC.

P.O. BOX 185

100 S. 25th St.

NC 28541

PHONE: 336-569-4800

**FINAL PLAT**

**COTTON HILL, Section IV**

SHOWING PLANNED RESIDENTIAL DEVELOPMENT

PREPARED FOR:

**BEAVER CREEK INVESTORS, INC. (OWNER)**

WHITE OAK TOWNSHIP, ONSI, OAK COUNTY, NC

PREPARED BY:

**JOHN L. PIERCE & ASSOCIATES, P.A.**

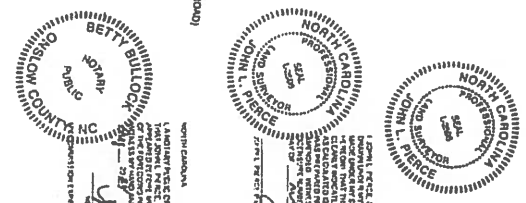
NORTH CAROLINA LICENSE NO. C-1888

405 JOHNSON BLVD., JACKSONVILLE, NC 28540

PHONE: 336-569-4800 DATE: AUGUST 14, 2024

SCALE: 1"=100' F.B. 504, PG. 1

JOB # 2022-24425



1. I, JOHN L. PIERCE, COUNTY CLERK OF OAK CREEK, HAVE REVIEWED THE PROPOSED ZONING MAP AND HAVE DETERMINED THAT THE PROPOSED ZONING MAP IS IN ACCORDANCE WITH THE CITY CHARTER AND THE CITY CODE.

2. I, JOHN L. PIERCE, COUNTY CLERK OF OAK CREEK, HAVE REVIEWED THE PROPOSED ZONING MAP AND HAVE DETERMINED THAT THE PROPOSED ZONING MAP IS IN ACCORDANCE WITH THE CITY CHARTER AND THE CITY CODE.

3. I, JOHN L. PIERCE, COUNTY CLERK OF OAK CREEK, HAVE REVIEWED THE PROPOSED ZONING MAP AND HAVE DETERMINED THAT THE PROPOSED ZONING MAP IS IN ACCORDANCE WITH THE CITY CHARTER AND THE CITY CODE.

NC PIN:  
532600794451

Map Number:  
1138-8

Parcel ID:  
027366

Parcel Information

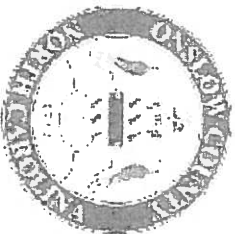
Total Acres: 120.35  
 Land Value: \$ 285440  
 Bldg Value: \$ 71084  
 Market Val: \$ 356524  
 Heated Sqft: 1800  
 # of Bedrooms: 4  
 Year Built: 0  
 Nbhd Code: 720  
 Improv Code: R  
 Township: WHITE OAK  
 City Limit: UNINCORPORATED ONSLOW  
 Fire District: HUBERT  
 Subdivision: UZZELL DOLLIE MRS  
 Property Desc: SR 1429  
 Plat Book: 12-49

Physical Address: 161 UZZELL RD



**WARNING: THIS IS NOT A SURVEY**  
 This map was prepared for the inventory of real property found within jurisdiction, and is compiled from recorded deeds, plats, and other public records and data. Users of this map are hereby notified that the aforementioned public primary sources should be consulted for verification of the information contained on this map. The County and mapping company assume no legal responsibility for the information contained on this map.

**Last Sale Info:**  
 Deed Ref: 5645 / 567  
 Sale Price: \$435000  
 Sale Date: 16-DEC-21



Onslow County  
 Geographical Information Services  
 234 NW Corridor Blvd  
 Jacksonville, NC 28540  
 (910) 937-1190  
 gis@onslowcountync.gov



*Pittman Soil Consulting*

*1003 Gregory Fork Road  
Richlands, NC 28574  
Phone (910)330-2784  
pittmansoil@yahoo.com*

JUNE 17, 2024

Ref: COTTON HILL SEC 4 LOT 90, 305 COTTON HILL PLACE

A soil evaluation was conducted on the above referenced tract to determine the sites suitability for septic. The current laws and rules of NC was used as guide for this evaluation.

Hand Auger borings on the site were used to characterize the soil texture, structure, physical and chemical properties, and depth to the soil wetness condition. The attached plot plan shows the location of the septic system in the most ideal location on the site. The soil wetness condition was found to be 24" from the surface with a clay loam texture. I have assigned an LTAR of 0.3 gpd/sqft for a 360 gpd 3 bedroom residence. This will require the installation of 4-80' 25% reduction lines that shall be installed in accordance with the current rules. The depth to soil wetness of 24" would constitute a 12" trench bottom. The system will require 6" of Group II or III soil cover that shall extend 5' from the edge of the system. The system will require a 1000 gallon septic tank.

Soils in the repair area showed soil wetness at depths of 15' from the surface with a clay loam texture. The repair area will require 12" NAD aerobic drip installed at 6" from the surface with an LTAR of 0.4 gpd/sqft.

After installation the site should be landscaped to shed surface water. Any alterations to the site may impact soil conditions. System shall not be installed in wet conditions.

If you have any questions please feel free to contact me at 910-330-2784. Thank You.

Sincerely,

R. Haywood Pittman II  
NC Licensed Soil Scientist



**PITTMAN SOIL CONSULTING**  
 PO BOX 1387  
 RICHLANDS, NC 28574,  
 910-330-2784  
 pittmansoil@yahoo.com

Sheet 1 of 1  
 PROPERTY ID #: \_\_\_\_\_  
 COUNTY: ONSLOW

**SOIL/SITE EVALUATION**  
 for ON-SITE WASTEWATER SYSTEM

OWNER COTTON HILL SEC IV  
 ADDRESS: LOT 90 DATE EVALUATED: 2023/2024  
 PROPOSED FACILITY: 3 BDR PROPOSED DESIGN FLOW (.1949): 360 PROPERTY SIZE: \_\_\_\_\_  
 LOCATION OF SITE: 305 COTTON HILL PL PROPERTY RECORDED: \_\_\_\_\_  
 WATER SUPPLY:  Private  Public  Well  Spring  Other \_\_\_\_\_  
 EVALUATION METHOD:  Auger Boring  Pit  Cut TYPE OF WASTEWATER:  Sewage  Industrial Process  Mixed

P R O F I L E #	.1940 LANDSCAPE POSITION/ SLOPE %	HORIZON DEPTH (IN.)	SOIL MORPHOLOGY (.1941)				OTHER PROFILE FACTORS				PROFILE CLASS & LTAR	
			.1941 STRUCTURE/ TEXTURE		.1941 CONSISTENCE/ MINERALOGY		.1942 SOIL WETNESS/ COLOR	.1943 SOIL DEPTH	.1956 SAPR O CLASS	.1944 RESTR HORIZ		
1	0-1 LS	0-12	SL	GR	FR	NEXP	U 24" 2.5Y 6/1	S	NA	NA	S 12" TB. 0.3	
		12-18	SCL	SBK	FI	SS SP						
		18-24	CL	SBK	FI	SS SP						
		24-36	CL	SBK	FI	SS SP						
2	0-1 LS	0-12	SL	GR	FR	NEXP	U 24" 2.5Y 6/1	S	NA	NA	S 12" TB. 0.3	
		12-18	SCL	SBK	FI	SS SP						
		18-24	CL	SBK	FI	SS SP						
		24-36	CL	SBK	FI	SS SP						
3	0-1 LS	0-12	SL	GR	FR	NEXP	U 18" 2.5Y 6/1	S	NA	NA	S 6" TB 0.4	
		12-24	CL	SBK	FI	SS SP						
4												

DESCRIPTION	INITIAL SYSTEM	REPAIR SYSTEM	OTHER FACTORS (.1946): <u>S</u> SITE CLASSIFICATION (.1948): <u>PS</u> EVALUATED BY <u>HAYWOOD PITTMAN</u> OTHER(S) PRESENT: <u>HANNAH STILES</u>
Available Space (.1945)	S	S	
System Type(s)	II	V	
Site LTAR	0.3	0.4	

COMMENTS: \_\_\_\_\_  
 PERMIT \_\_\_\_\_