



BK: R 7844  
 PG: 2838-2838  
 RECORDED: 201604157  
 08-15-2016 GUILFORD COUNTY, NC NC FEE \$26.00  
 04:33:01 PM JEFF L. THIGPEN  
 BY: NSIAO-WEJ AHERON REGISTER OF DEEDS  
 DEPUTY-G8

10  
1

**NOTICE**

Mail to: Guilford County Environmental Health, 400 W. Market Street, Suite 300, Greensboro, NC 27401

The purpose of this Notice is to ensure that the off-site septic fields in Jessup Ridge Phase 5 Section 2 serving lots 86 and 87 shall be completely installed prior to the issuance of Operation Permits for lots 84, 86 and 87. The off-site septic field serving lot 84 was installed on April 27, 2016.

Corresponding addresses affected by this requirement are:

- Lot 84: 8404 Robert Mohr Ct., Greensboro, NC 27455; Owner: Don Mills Builders Inc., 4646 Sandy Camp Road, High Point, NC 27265
- Lot 86: 8405 Robert Mohr Ct., Greensboro, NC 27455; Owner: RCB General Contractor Inc., 7509 Weitzel Drive, Summerfield, NC 27358
- Lot 87: 8403 Robert Mohr Ct., Greensboro, NC 27455; Owner: RCB General Contractor Inc., 7509 Weitzel Drive, Summerfield, NC 27358

Upon successful installation of the off-site septic fields serving lots 86 and 87, a separate notice will be recorded stating that all requirements of this note have been satisfied.

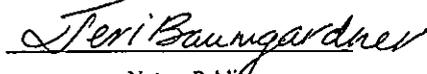
Guilford County Environmental Health

  
 Scott Cole, Environmental Health Manager II

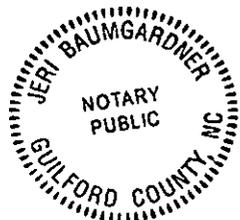
North Carolina  
Guilford County

I, JERI BAUMGARDNER, a Notary Public for said County and State, do hereby certify that Scott Cole of Guilford County Environmental Health personally appeared before me This day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 15<sup>th</sup> of August, 20 16.

  
 Notary Public

My commission expires 30 August, 20 20







400 West Market St.  
Greensboro, NC 27401

TO: R&K Custom Homes  
Attn: Mr. Jason Long  
PO Box 909  
Summerfield, NC 27401

FROM: Merle C. Green, MPH, MBA  
Health Director

DATE: February 19, 2015

RE: Lot #82 Jessup Ridge, Phase 5, Section 2 (8400 Robert Mohr Court)

This is to inform you that I am granting your request dated January 27, 2015 for a variance to Guilford County Wastewater Rules Section III (H) 2 which states that "Prior to the issuance of the Operation Permit for a remote system, all contiguous remote septic systems in that phase or section shall be installed".

Although this is outside of our normal variance approvals, we are comfortable approving this request because the location of the remote system area for lot #82 borders other remote system and common area that will not be build out yet and thus contamination is not likely; also, the remaining five remote system areas are under different ownership, and since no new construction has commenced on these properties, we do not want to change your construction timeline based on the readiness of others.

Please also note that to assure that the installation of lot #82 will not present a public health risk, the following requirements must be met:

1. A protective barrier must be installed between the remote septic system areas serving lots 82 and 83. This barrier must be a construction fence (orange safety fence) with "T"-posts installed at least every ten (10) feet between the two remote system areas.
2. The protective barrier must be in place prior to, during and after the septic system installation for lot 82 and must remain in place until all remote systems within Phase 5, Section 2 have been installed.
3. Guilford County Water Quality office must be contacted at least 24 hours prior to the system installation to verify that the fence is installed as required.

All other requirements for remote systems must be met prior to the issuance of the Operation Permit which include pump delivery verification, system soil cover inspection, seeding/strawing of the system area and submittal of a contract for operation and maintenance between the property owner and an Operator in Responsible Charge (ORC).

The above requirements must be satisfied before the Guilford County Department of Health and Human Services – Environmental Health Program will issue the Operation Permit for 8400 Robert Mohr Court.

If you have any questions regarding the issuance of this variance, please feel free to contact Scott Cole, REHS, LSS, Environmental Health Manager at (336) 641-8192.

Lot 86



Environmental Health Division  
Water Quality Section  
201 S. Eugene St.  
Greensboro, NC 27401  
(336) 641-7613



### Authorization for Wastewater System Construction

Address: 8405 ROBERT MOHR CT, GREENSBORO, NC 27455      Permit Number: 13-12-SNHR-05626

This Construction Authorization shall be valid for five years from the issue date of the Improvement Permit. The area designated for a Subsurface Sewage Treatment and Disposal System shall not be graded and appropriate measures shall be taken to prevent vehicular traffic, erosion, or any other disturbance to the site. Disturbance of this area, change of site plan, or change of intended use could result in the suspension or revocation of this Authorization.

System Type: 3b/e - PPBPS with Pump	Wastewater Flow: 480 GPD
Repair System Type:	Facility type: Residence
Trench Length: 600 ft	Bedrooms: 4
Trench Depth: 30 in to 36 in	<u>Site Requirements:</u>
Trench Width: 24 in	Setback: ft off of the
Gravel Depth: N/A in	Offset: ft off of the
Trench Separation: 8 ft On-Center	Setup: ft off of the Rear
Soil Cover: 6 in to 10 in	Basement:
Septic Tank Size: 1000 gal	Well Site:
Pump Tank Size: 1000 gal	Repair Area Maintained:
Dosing Volume: 252 gal to gal	

Authorization Issued: Walter D. Remy REMS      Date Issued: 1-23-15  
Environmental Health Specialist

Owner or Authorized Agent: \_\_\_\_\_ Date: \_\_\_\_\_  
Owner or Authorized Agent

Comments:

- =permit is to install offsite ppbps system on lot 86-a
- =install two fields of 300' each of ppbps
- = install 5 60' lines (14 panels per line) per system, use schedule 80 1/2" taps, manifold shall have minimum 2' of head, cleanout and a valve to switch fields prior to manifold, install according to approved design,
- =tanks shall have risers
- =Must maintain a minimum of 100 feet separation from any well.

Lot 86

=All property lines and corners shall be flagged before installation.

=This septic system type requires periodic Health Department inspection with applicable fees.

=All properties served by a remote field shall have a contract executed between the owner and a certified operator prior to the issuance of the Operation Permit, unless the owner and the certified operator are the same.

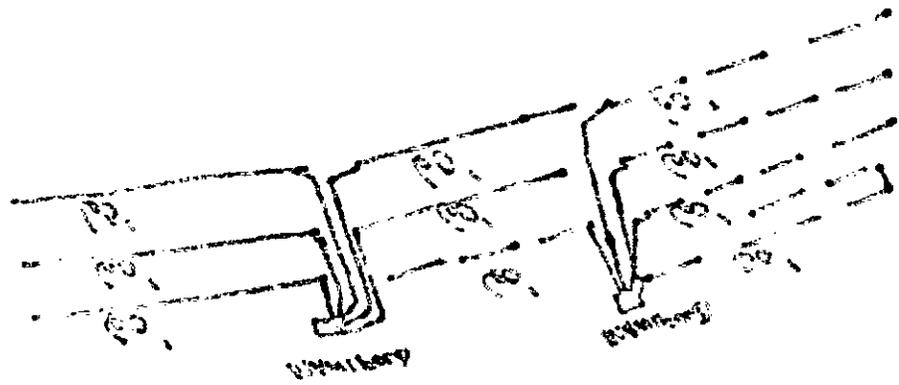
Issuer's Initials: \_\_\_\_\_

Date Issued: \_\_\_\_\_

Permit: 13-12-SNHR-05626

Page 2 of 3







GUILFORD COUNTY
APPLICATION FOR IMPROVEMENT PERMIT

13-12-SNHR-05626 14.06
W.N.H.R. 02972

Building Permit: Improvement Permit (Septic) Improvement Permit (Well)

Property Information

8405
Street Address: Robert Mohr Ct
Development Name: Jessup Ridge
Section/Phase: 5 Lot#: 86
Deed Book: Plat Book:
Lot of Record First Lot Out Plat Required > 5 Acres (5-17-65 to 2-1-74) > 10 Acres (2-1-74 to Present)

Located in recorded roadway corridor, do not permit. Contact NCDOT

Zoning Information

Zoning: Conditional Use (Describe): Overlay (Circle): Watershed: WCA:
MH SR HD AR FH

Building Setbacks (Zoning): Street: Side Street: Side Yard: Rear:

Comments: .69 ac
PLANNING DEPARTMENT OFFICIAL:

Applicants Information

Applicant: Jessup Enterprises Address: 232 W NC 150 Phone: 336-339-3090
Owner: Address: 650, NC 27455 Phone:

Development Information

NEW ACCESSORY SWMH MULTIFAMILY/DUPLEX ADDITION (TYPE)
HOUSE MODULAR DBMH RENOVATION
OTHER TYPE:
Residential Specifications: 4 # of Bedrooms Total # of Rooms # of Occupants
No Basement Fixtures # of Stories Size of Structure (sq ft)
Non Residential Type: Commercial Industrial Other
# of Employees # of Fixtures Plumbing # of Stories
Size of Structure (sq ft) Restaurant # of seats: Church w/kitchen

Water Information: New Well Existing Well Public Community Well

Sewage Disposal: Conventional Chamber Trench Polystyrene Aggregate Low Pressure Pipe
Lg. Diameter Pipe PTI Multi-pipe Drip Irrigation PPBPS Pre-Treatment
Other (specify)

Directions:

A plat or site plan (A.K.A. plot plan) must accompany this application. Clearly stake and flag all property lines, corners and the corners of all structures.

I have read this application and certify that the information provided herein is true, complete and correct to the best of my knowledge, and is given in good faith. Authorized County and State Officials are granted right of entry to conduct necessary inspections to determine compliance with applicable rules. The owner/applicant is solely responsible for compliance with the applicable governing regulations.

OWNER/APPLICANT SIGNATURE: [Signature] DATE: 10-28-2013

SUBDIVISION: \_\_\_\_\_

COUNTY: GUILFORD

SECTION/PHASE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

LOT # \_\_\_\_\_

SEPTIC # \_\_\_\_\_

WELL # \_\_\_\_\_

BUILDING PERMIT # \_\_\_\_\_

FACTORS		PROFILES												
		1	2	3	4	5	6	7	8	9	10			
LANDSCAPE POSITION	.1940													
SLOPE (%)	.1940													
HORIZON 1 DEPTH														
Texture Group	.1941(A)(1)													
Consistence	.1941													
Structure	.1941(A)(2)													
Mineralogy	.1941(A)(3)													
HORIZON 2 DEPTH														
Texture Group	.1941(A)(1)													
Consistence	.1941													
Structure	.1941(A)(2)													
Mineralogy	.1941(A)(3)													
HORIZON 3 DEPTH														
Texture Group	.1941(A)(1)													
Consistence	.1941													
Structure	.1941(A)(2)													
Mineralogy	.1941(A)(3)													
HORIZON 4 DEPTH														
Texture Group	.1941(A)(1)													
Consistence	.1941													
Structure	.1941(A)(2)													
Mineralogy	.1941(A)(3)													
SOIL WETNESS	.1942													
RESTRICTIVE HORIZON	.1944													
SAPROLITE	.1943/.1956													
CLASSIFICATION	.1948													
LONG TERM ACCEPTANCE RATE	.1955													
AVAILABLE SPACE (1945):														
OTHER FACTORS (1946):		SITE LONG TERM ACCEPTANCE RATE:												
OTHER FACTORS (1946):		SYSTEM TYPE:												
SITE CLASSIFICATION (1948):		OTHERS PRESENT:												
EVALUATED BY:		OTHERS PRESENT:												
COMMENTS:														
COMMENTS:														
COMMENTS:														
COMMENTS:														

Lot # \_\_\_\_\_



Environmental Health Division  
Water Quality Section  
400 W. Market St.  
Greensboro, NC 27401  
(336) 641-7613



## Improvement Permit

Address: 8405 ROBERT MOHR CT, GREENSBORO,  
NC 27455

Permit Number: 13-12-SNHR-05626

This Improvement Permit shall be valid for five years from the date issued upon a satisfactory showing to the health department that the site and soil conditions are unaltered, that the facility, design wastewater flow, and wastewater characteristics are not increased, and that the wastewater system can be installed to meet the following requirements that were in effect on the date the Improvement Permit was issued.

Design Flow: 480

Facility Type: Residence

Bedrooms: 4

Conditions:

Do not grade or disturb the approved area. Disturbance of this area, change of site plan, or change of intended use could result in the suspension or revocation of this permit. This is not an authorization to construct a wastewater system. The authorization for wastewater system construction with system specifications must be completed before any building permits or system installation can commence.

Permit Issued:

William A. PETA

Environmental Health Specialist

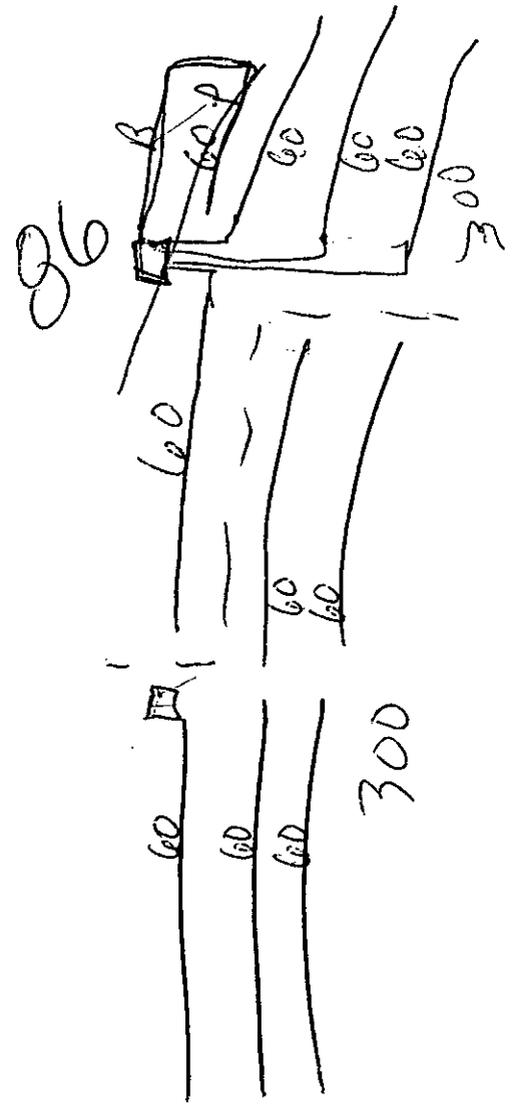
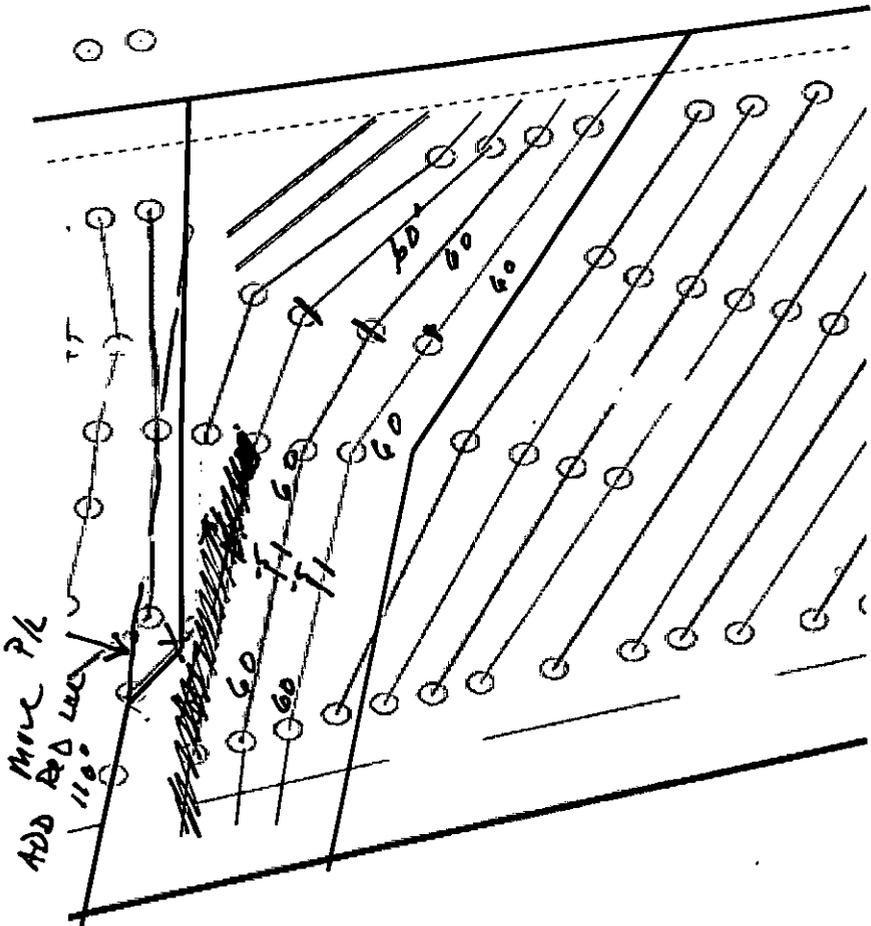
Date Issued:

4-11-14





# Jessup Ridge Section 5 Offsite Lot B3 Layout



Line	Color	Length
1	Orange	24'
✓ 2	Purple	47'
✓ 3	Pink	60'
✓ 4	Red	85' 195
✓ 5	Green	195'
6	Blue	194'
<b>Total:</b>		<b>605' ✓</b>

Design Flow: 480 gpd (4-bedroom)

Soil LTAR: .275 gpd/ft<sup>2</sup>

Layout Required for PPBPS/PPBPS: 291' + 291' = 582'



#	22
lanscp_pos	L
slope_prcn	4
H1_depth	14
H1_text	SCL
H1_consist	Fi
H1_strct	SBK
H1_minrl	SEXP
H2_depth	27
H2_text	Clay
H2_consist	Fi
H2_strct	SBK
H2_minrl	SEXP
H3_depth	48
H3_text	CL (BC)
H3_consist	Fi
H3_strct	SBK
H3_minrl	SEXP
H4_depth	0
H4_text	
H4_consist	
H4_strct	
H4_minrl	
soil_wet	
saprolite	0
class	PS
ltar	0.275
notes	
eval_by	R. Duncan
eval_date	12/02/13

Guilford County, NC



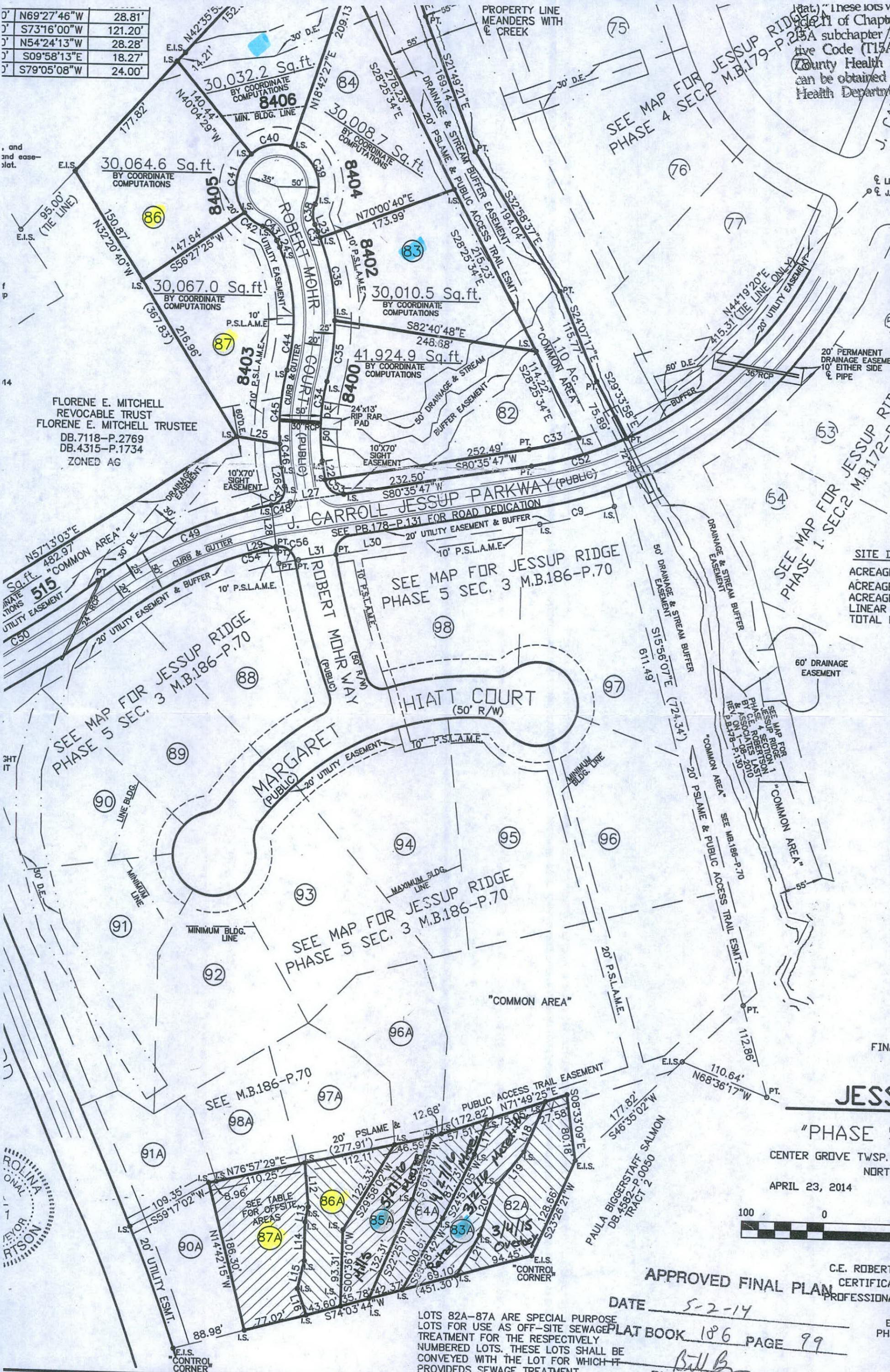
Parcel Number	0221298	Total Out Building Value	\$0
PIN	7960226556	Total Land Value	\$80,000
Neighborhood Sales	Neighborhood Sales	Total Deferred Value	\$0
Owner	RCB GENERAL CONTRACTOR INC	Bldg Card	
Mail Address	7509 WEITZEL DR	Appraisal Model Code	
Mail City	SUMMERFIELD	Deed Date	3/29/2016
Mail State	NC	Neighborhood	7960R01
Mail Zip	27358	Property Type	Vacant
Property Address	8405 ROBERT MOHR CT	Structure Size	0
Legal Description	JESSUP RIDGE	Lot Size	0.69
Deed	007797-02192	Year Built	
Plat	0	Bedrooms	
Condo	0	Bathrooms	0
Total Assessed Value	\$80,000	Grade	
Total Building Value	\$0	ShortParcel ID	221298

Disclaimer: While every effort is made to keep information provided over the internet accurate and up-to-date, Guilford County does not certify the authenticity or accuracy of such information. No warranties, express or implied, are provided for the records and/or mapping data herein, or for their use or interpretation by the User.

Map Scale  
**1 inch = 65 feet**  
 8/4/2016

- 336-669-0932  
 - leoreitzel@gmail.com

0'	N69°27'46"W	28.81'
0'	S73°16'00"W	121.20'
0'	N54°24'13"W	28.28'
0'	S09°58'13"E	18.27'
0'	S79°05'08"W	24.00'



These lots w...  
 of Chap...  
 A subchapter...  
 Code (15A...  
 County Health...  
 can be obtained...  
 Health Departm...

SEE MAP FOR  
 PHASE 4 SEC. 2

SEE MAP FOR  
 PHASE 1, SEC. 2

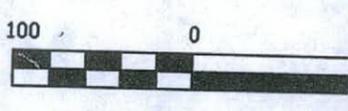
SEE MAP FOR JESSUP RIDGE  
 PHASE 5 SEC. 3 M.B.186-P.70

SEE MAP FOR JESSUP RIDGE  
 PHASE 5 SEC. 3 M.B.186-P.70

SEE MAP FOR JESSUP RIDGE  
 PHASE 5 SEC. 3 M.B.186-P.70

SEE M.B.186-P.70

JESSUP RIDGE  
 "PHASE 5"  
 CENTER GROVE TWSP.  
 NORTH  
 APRIL 23, 2014



APPROVED FINAL PLAN

DATE 5-2-14  
 PLAT BOOK 186 PAGE 99

Bill B.  
 PLANNING DIRECTOR

LOTS 82A-87A ARE SPECIAL PURPOSE  
 TREATMENT FOR USE AS OFF-SITE SEWAGE  
 TREATMENT FOR THE RESPECTIVELY  
 NUMBERED LOTS. THESE LOTS SHALL BE  
 CONVEYED WITH THE LOT FOR WHICH IT  
 PROVIDES SEWAGE TREATMENT.

ROLINA  
 RAYOR  
 TRISON

C.E. ROBERT  
 CERTIFICA  
 PROFESSIONA  
 F  
 EI  
 PH.

FLORENE E. MITCHELL  
 REVOCABLE TRUST  
 FLORENE E. MITCHELL TRUSTEE  
 DB.7118-P.2769  
 DB.4315-P.1734  
 ZONED AG

SEE MAP FOR  
 PHASE 1 SECTION 2  
 JESSUP RIDGE  
 BY CL. CLAYTON  
 RE. ASSOCIATES 2010  
 RE. P. 1878-P.1130

SITE DA  
 ACREAGE  
 ACREAGE  
 ACREAGE  
 LINEAR I  
 TOTAL N