# APPENDIX H

# AFFIDAVIT OF ON-SITE WASTEWATER EXISTING SYSTEM PUSUANT TO N.C.G.S. §160D-1110(h1)

[This form is only required with a permit application if the permit applicant is applying for exemption as allowed by N.C.G.S. § 160D-1110(h1)]

STATE OF NORTH CAROLINA

COUNTY OF Mecklenburg

_____ Inspection Department

Address and Parcel Identification of Real Property Where Building is to be Constructed or Altered:

12135 Jumper Dr (Lot #44), Mint Hill, NC 28227

I, Daniel Lynch ,

(Print Full Name)

owner of the property, do hereby under penalties of perjury affirm that the proposed building construction will meet local and State on-site wastewater system setback requirements pursuant to N.C.G.S. § 130A-335. Additionally, the proposed construction shall not increase the design daily flow or wastewater strength of the existing system and thereby absolves the State, Inspection Department, and Local Health Department of any responsibility or liability regarding the existing wastewater system.

The property owner may, at his or her discretion, consult with an authorized on-site wastewater evaluator certified by the North Carolina On-Site Wastewater Contractors and Inspectors Certification Board or an inspector, as defined in N.C.G.S. § 90A-71(5), to locate the on-site wastewater existing system and verify setbacks requirements prior to executing this affidavit.

_____ 11-20-24

(Signature of Affiant) Date

Sworn to (or affirmed) and Subscribed before me this the 20 day of November, 2024

_____

Signature of Notary Public

JANET murphree

Printed Name of Notary Public

JANET MURPHREE
Notary Public-State of Florida
Commission # HH 493469
My Commission Expires
February 15, 2028

My Commission Expires: 2/15/28 (Notary Stamp or Seal)

**From:** Michelone, Jeremy
**To:** York, Zineb; Alvarado Ortiz, Jenasis; Moore, Samantha; Ortiz-Noga, Manuela; Ramseur, Malverne
**Subject:** Fw: [External]Re: B4734619
**Date:** Thursday, November 21, 2024 7:43:53 AM
**Attachments:** image002.png
image003.png
image004.png
image006.png
image007.png
image008.png
image010.png
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image030.png
12135 Jumper Affidavit.pdf

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Can someone print this affidavit and the entire email chain and upload into Onbase so that we have this record. You can then release the hold. Thanks

Get Outlook for iOS

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**From:** Dan Lynch <Dan@clanlynch.com>
**Sent:** Thursday, November 21, 2024 7:27 AM
**To:** Michelone, Jeremy <Jeremy.Michelone@mecklenburgcountync.gov>
**Cc:** Foster Massengill <Foster@pumahomes.com>; Alvarado Ortiz, Jenasis <Jenasis.AlvaradoOrtiz@mecklenburgcountync.gov>; Boykin, Christie <Christie.Boykin@mecklenburgcountync.gov>
**Subject:** Re: [External]Re: B4734619

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Hi all,

A PDF of the signed and notarized affidavit is attached. Please let me know where I need to send the original.

Thanks,
Dan

Dan Lynch
843-834-2618

On Wed, Nov 20, 2024 at 6:26 PM Michelone, Jeremy <Jeremy.Michelone@mecklenburgcountync.gov> wrote:

> Works for me.
>
> Get Outlook for iOS
>
> ---
>
> **From:** Foster Massengill <Foster@pumahomes.com>
> **Sent:** Wednesday, November 20, 2024 4:09:18 PM
> **To:** Michelone, Jeremy <Jeremy.Michelone@mecklenburgcountync.gov>; Dan Lynch <Dan@clanlynch.com>; Alvarado Ortiz, Jenasis <Jenasis.AlvaradoOrtiz@mecklenburgcountync.gov>; Boykin, Christie <Christie.Boykin@mecklenburgcountync.gov>
> **Subject:** Re: [External]Re: B4734619
>
> **CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.
>
> Yes, I believe the home measurement companies marked as a bedroom on the floorplan given there is a closet and window in there and per NC regulations a bedroom needs both to be property marketed as a bedroom, however, from a "home-selling" perspective we are not looking to call and market that a true bedroom in the basement with regards to the limits of the septic system. If a future homeowner wanted to go through the process to ensure they can market that room as a true bedroom then I would assume they have to make sure the septic system is properly sized, but the current owners purchased the home as a 4 bedroom and are not looking to change that. I hope this makes sense.
>
> Best,
>
> 
> 
>
> **IMPORTANT NOTICE:** Never trust wiring instructions sent via email. Always independently confirm wiring instructions in

person or via a telephone call to a trusted and verified phone number. Never wire money without double-checking that the wiring instructions are correct. Due to high incidences of e-mail phishing/spoofing in regards to wire transfers, it is IMPERATIVE that anyone wiring funds shall call the law office handling the transaction to verify wire instructions first. Puma and Associates Realty will not be providing wiring instructions so any e-mail allegedly coming from our company in regards to wiring information, please contact Puma and Associates Realty, immediately.

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**From:** "Michelone, Jeremy" <Jeremy.Michelone@mecklenburgcountync.gov>
**Date:** Wednesday, November 20, 2024 at 4:05 PM
**To:** James Massengill <Foster@pumahomes.com>, Dan Lynch <Dan@clanlynch.com>, "Alvarado Ortiz, Jenasis" <Jenasis.AlvaradoOrtiz@mecklenburgcountync.gov>, "Boykin, Christie" <Christie.Boykin@mecklenburgcountync.gov>
**Subject:** RE: [External]Re: B4734619

I am counting 5 bedrooms with a 4 bedroom septic system permitted for this house. The affidavit will need to be notarized and kept in the file for the life of the septic system.

*Jeremy Michelone*

**Jeremy Michelone, REHS / Environmental Health Supervisor**

**Groundwater & Wastewater Services**

**Mecklenburg County Public Health / Preventitive Health**

3205 Freedom Drive Suite 8000 | Charlotte, NC 28208

Office: 980-314-1680 | Cell: (704)201-7414

Jeremy.Michelone@mecklenburgcountync.gov

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**From:** Foster Massengill <Foster@pumahomes.com>
**Sent:** Wednesday, November 20, 2024 3:51 PM
**To:** Dan Lynch <Dan@clanlynch.com>; Michelone, Jeremy <Jeremy.Michelone@mecklenburgcountync.gov>; Alvarado Ortiz, Jenasis <Jenasis.AlvaradoOrtiz@mecklenburgcountync.gov>; Boykin, Christie <Christie.Boykin@mecklenburgcountync.gov>
**Subject:** Re: [External]Re: B4734619

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Jeremy,

Yes it does make sense, thank you for the clarification. I believe it makes most sense for the current owner to sign the affidavit because as far as they are aware, the previous owner who did the work made no impact to total building sqft as it was just an interior upfit, and no additional bedrooms are looking to be counted from the marketable MLS perspective, just the full bathroom in the basement. I have attached the floorplan from previous MLS as well as current which shows the bumps outs in the basement for the rooms track perfectly with the floorplan of the main floor, substantiating the idea that the existing foundation was what was constructed by Ryan Homes back in ~2006. That keeps it still a 4 bedroom home, with 3.5 bathrooms, which in my understanding should be okay from a septic load perspective. But again we're here seeking guidance and direction from those specialized in their respective fields, thanks for your time and assistance.

Best,



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**From:** Dan Lynch <Dan@clanlynch.com>
**Date:** Wednesday, November 20, 2024 at 3:33 PM
**To:** James Massengill <Foster@pumahomes.com>
**Subject:** Fwd: FW: [External]Re: B4734619

---------- Forwarded message ---------
From: **Michelone, Jeremy** <Jeremy.Michelone@mecklenburgcountync.gov>
Date: Wed, Nov 20, 2024 at 3:20 PM
Subject: FW: [External]Re: B4734619
To: Foster@pumahomes.co <Foster@pumahomes.co>, Alvarado Ortiz, Jenasis <Jenasis.AlvaradoOrtiz@mecklenburgcountync.gov>, Boykin, Christie <Christie.Boykin@mecklenburgcountync.gov>, dan@clanlynch.com <dan@clanlynch.com>

Good afternoon all. I looked at the septic file for this property. They originally applicant applied for a 5 bedroom house. Chris Sherril evaluated the property a issued a denial due to insufficient space for a 5 bedroom. The applicant then hired Larry Thompson whom is a private consultant who was able to design a 4 bedroom septic system. Our office cannot just approve a project without making a visit to the property to verify that the septic system is functioning properly and any addition meets the setbacks. We would need to see a floor plan of how the basement was finished. Moving forward to have our office release the hold, there are two options. You can apply for a Use Existing System or fill out the UXS affidavit. Both of the documents are attached. I hope this clears up any confusion.

Thank You,

Jeremy Michelone

*Jeremy Michelone*

**Jeremy Michelone, REHS / Environmental Health Supervisor**

**Groundwater & Wastewater Services**

**Mecklenburg County Public Health / Preventitive Health**

3205 Freedom Drive Suite 8000 | Charlotte, NC 28208

Office: 980-314-1680 | Cell: (704)201-7414

Jeremy.Michelone@mecklenburgcountync.gov

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**From:** Foster Massengill <Foster@pumahomes.com>
**Sent:** Wednesday, November 20, 2024 2:45 PM
**To:** Alvarado Ortiz, Jenasis <Jenasis.AlvaradoOrtiz@mecklenburgcountync.gov>; Boykin, Christie <Christie.Boykin@mecklenburgcountync.gov>
**Cc:** dan@clanlynch.com
**Subject:** Re: [External]Re: B4734619

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Hi all,

I was able to find the original septic permit application from construction, does this help move anything along?

Again, there was no additional bedrooms added, no addition to the structure or modification to septic system, the previous owner finished out the basement to include a full bathroom and living space.  No wet bars, secondary kitchens, etc.  Even though the house was marketed as a 4 bedroom system it appears the permit was pulled for a 5 bedroom home when looking further along in the permit, specifically the improvement permit? Please advise when able, thank you!

Best,




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**From:** "Alvarado Ortiz, Jenasis" <Jenasis.AlvaradoOrtiz@mecklenburgcountync.gov>
**Date:** Wednesday, November 20, 2024 at 2:11 PM
**To:** James Massengill <Foster@pumahomes.com>, "Boykin, Christie" <Christie.Boykin@mecklenburgcountync.gov>
**Cc:** "dan@clanlynch.com" <dan@clanlynch.com>
**Subject:** RE: [External]Re: B4734619

Team,

I spoke with the GWS Supervisor please see his response below.

I just looked in both WASPS and Winchester. It says that the basement was already completed when they purchased the property. We cannot sign off on anything until they apply for a UXS (Use existing) to determine how many bedrooms are in the house to be sure it matches the septic system that was permitted.

*Jeremy Michelone*

**Jeremy Michelone, REHS / Environmental Health Supervisor**

**Groundwater & Wastewater Services**

**Mecklenburg County Public Health / Preventitive Health**

3205 Freedom Drive Suite 8000 | Charlotte, NC 28208

Office: 980-314-1680 | Cell: (704)201-7414



Thank you,

**Jenasis (Jena) Alva - Ortiz**
Sr Bilingual Admin Assistant
Public Health | Environmental Health
Mecklenburg County Government
D: 980-314-1650 | MeckNC.Gov

Mecklenburg County Confidentiality Statement

**From:** Foster Massengill <Foster@pumahomes.com>
**Sent:** Wednesday, November 20, 2024 1:22 PM
**To:** Alvarado Ortiz, Jenasis <Jenasis.AlvaradoOrtiz@mecklenburgcountync.gov>; Boykin, Christie <Christie.Boykin@mecklenburgcountync.gov>
**Cc:** dan@clanlynch.com
**Subject:** [External]Re: B4734619

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Jenasis,

Thank you for your prompt reply! There was not an additional bedroom added with regards to the septic system, is there a quick way to resolve this to keep moving forward? Any specific guidance is greatly appreciated.  Thank you.

Best,




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**From:** "Alvarado Ortiz, Jenasis" <Jenasis.AlvaradoOrtiz@mecklenburgcountync.gov>
**Date:** Wednesday, November 20, 2024 at 12:45 PM
**To:** "Boykin, Christie" <Christie.Boykin@mecklenburgcountync.gov>
**Cc:** "dan@clanlynch.com" <dan@clanlynch.com>, James Massengill <Foster@pumahomes.com>
**Subject:** RE: B4734619

Hi Christie,

I pulled up this address and there is an active permit on it from 2008. Have they applied through our department for a Use Existing ? I want to say that is the hold up. Since there is a current septic in place whatever they are constructing needs to be approved by the inspector due to the septic tank guidelines.

I have attached it just in case.

Thanks!

**Jenasis (Jena) Alva - Ortiz**
Sr Bilingual Admin Assistant
Public Health | Environmental Health
Mecklenburg County Government
D: 980-314-1650 | MeckNC.Gov

Mecklenburg County Confidentiality Statement

**From:** Boykin, Christie <Christie.Boykin@mecklenburgcountync.gov>
**Sent:** Wednesday, November 20, 2024 12:37 PM
**To:** Alvarado Ortiz, Jenasis <Jenasis.AlvaradoOrtiz@mecklenburgcountync.gov>
**Cc:** dan@clanlynch.com; foster@pumahomes.com
**Subject:** B4734619

Hey Jenasis,

Can you give me an update on this for me please??? I have cc'd both contractors so they can see what the result is.

Thank you,

**Christina Boykin**
Residential Services Permit Tech 1
Code Enforcement/ LUESA
Mecklenburg County Government
980-314-3477 | MeckNC.Gov