BLDR-2022-10434

ICHD - ENVIRONMENTAL HEALTH DIVISION

Statesville Office (704) 878-5305 Mooresville Office (704) 660-3625

PERMIT # OSWP-2022-0651

SEPTIC: IMPROVEMENT PERMIT / AUTHORIZATION TO CONSTRUCT / OPERATION PERMIT / EXISTING SYSTEM

PIN # 3783-44-7410

APPLICANT / OWNER: HELMSMAN HOMES, LLC | APPLICANT ADDRESS: PO Box 3965, MOORESVILLE, NC 28117

SITE ADDRESS: 116 PUMICE DR, STATESVILLE, NC 28625 | PHONE: (980) 500-1251 | ALT. PHONE: (980) 500-1251

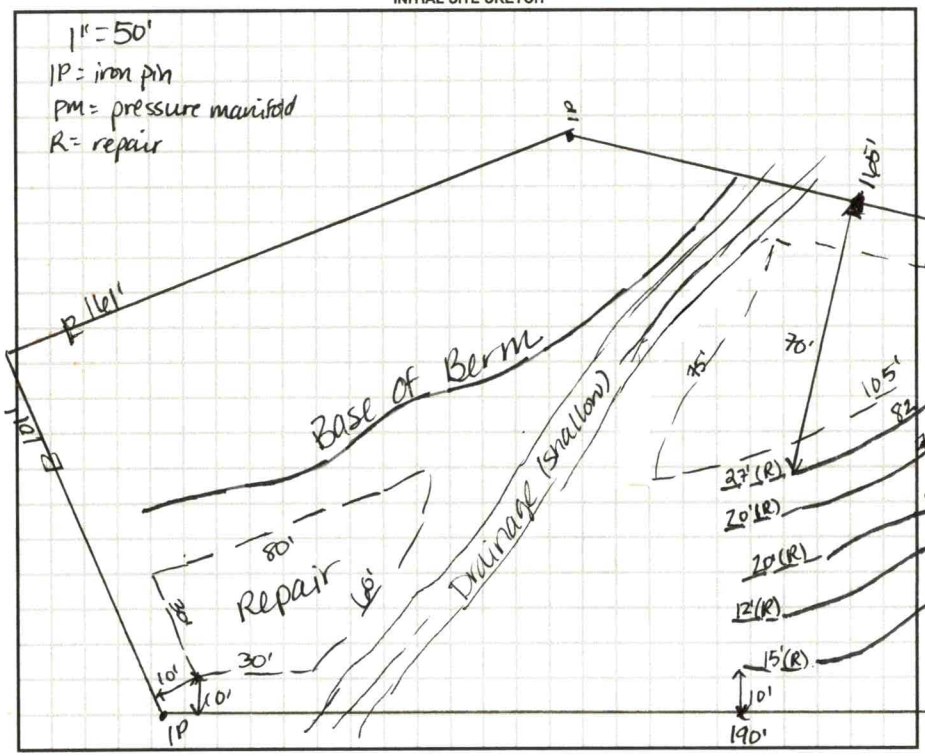
SITE DIRECTIONS: W I-40 -> Sharon School Rd exit -> R on Sharon School -> L on Walnut Tree -> L Pumice -> lot on R | SAP CONTROLLED: YES ☐ NO ☑

SUBDIVISION: River Rock | SECTION: 2 | LOT #: 53 | LOT AREA: 1.02 | DESIGN FLOW: 480 | L.T.A.R.: 0.3

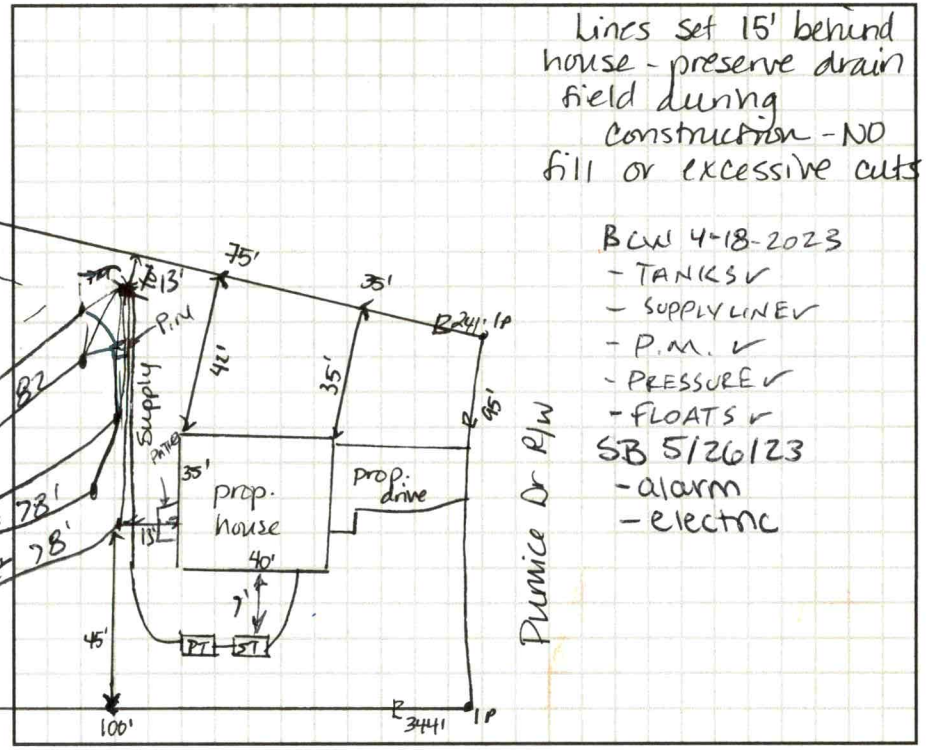
Septic Tank: 1000 (gal)	STB: 760	Date: SEE LETTER 3-3-2023	☑ New System ☐ Repair ☐ Expansion	System Type: III	☑ Residence	No. Bedrooms: 4	Water Supply: Other Public Water
Pump Tank: 1000 (gal)	PT: 363	Date: 3-8-2023	System Description: 25% Reduction - PM		☐ Business	No. Persons: 8	
Pump Make: LIBERTY	Model: 280	Serial #:	Repair System Description: 50% Reduction		☐ Other	No. Employees:	
# Nitrification Fields: 1	# Lines: 5	Linear Ft.: 402	Maintenance Agreement Required: ☐ YES ☑ NO		☑ Slab	☐ Crawl Space	
Trench Width: 36	Trench Bottom Depth (Low side): 30		Gravel Depth: 0	☐ GRAVITY ☑ PRESSURE	☐ Basement w/ Plumbing	☐ Basement w/o Plumbing	

Comments / Conditions: Do not pave, grade, drive, park, or bury utilities in drain field areas. Divert all drainage -especially off base of large berm. Install on contour.
Pressure Manifold: 2" supply, 2' pressure head Use SCH 80 taps each line Dose = 182.91 g Flow = 27.4 gpm Runtime = 6.7 min Drawdown = 8.7"

INITIAL SITE SKETCH



AS BUILT SKETCH



Permit can be suspended or revoked if any false information is supplied toward securing the permit / any unauthorized changes are made to the site / any unauthorized changes are made in the installation of the system. CONTACT A LOCATOR SERVICE PRIOR TO ANY EXCAVATION

☐ IMPROVEMENT PERMIT with plat valid without expiration. ☑ IMPROVEMENT PERMIT with site plan valid for 60 mos. ☑ AUTHORIZATION TO CONSTRUCT valid for period equal to IMPROVEMENT PERMIT--not to exceed 60 mo.

Owner / Applicant Signature: Online Signature Date:

IMPROVEMENT PERMIT by: Date: 11/29/22

AUTHORIZATION TO CONSTRUCT by: Date: 12/1/22

Installed By: ROWAN SEPTIC

OPERATION PERMIT by: Sarah Bradley Date: 5/26/23

Existing System Inspected By: Date:

FOR SEPTIC FINAL INSPECTION CALL: 704-664-3703 BETWEEN 8am-9am the day the inspection is needed.

FIRST FLOOR PLAN

ELEVATION "A" - FARMHOUSE

SQUARE FOOTAGE	
FIRST FLOOR- HEATED	80
SECOND FLOOR- HEATED	116
TOTAL HEATED	274
GARAGE- UNHEATED	347
FRONT PORCH	76

STAIRS AND RAILS

EST. 2000 HELMSMAN HOMES

Plan name: 2193 PIPS THE BILL PLAN

Sheet no: A-3.0A

Acknowledgement Of
Plans Submittal ONLY!

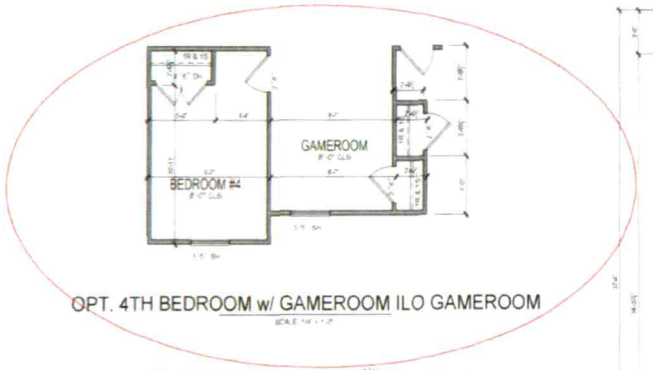
Date 12/01/2022

Date 12/01/22

Acknowledgement Of Plans Submittal ONLY!

Matt Wi Date 12/1/22

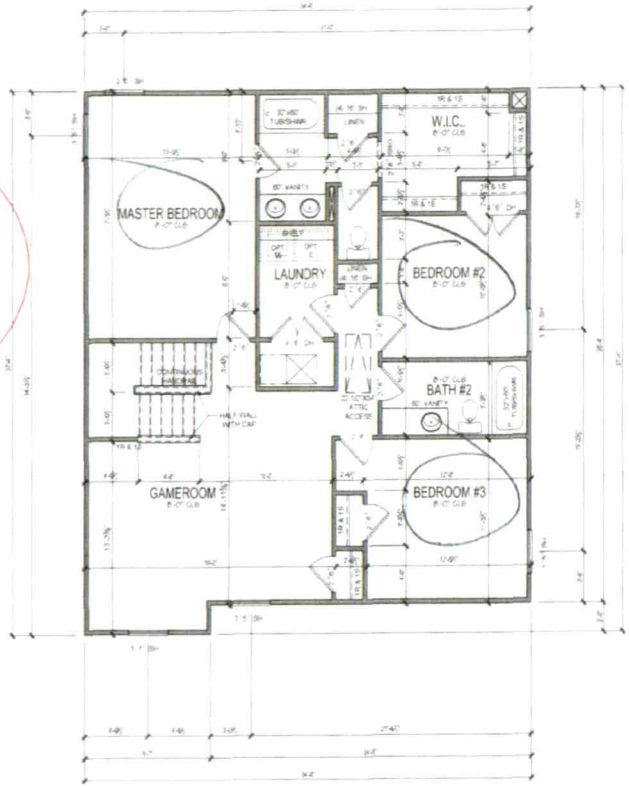
Moriah Collins Date 12/01/2022



OPT. 4TH BEDROOM w/ GAMEROOM ILO GAMEROOM

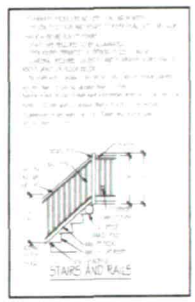


OPT. 4TH & 5TH BEDROOM ILO GAMEROOM



SECOND FLOOR PLAN

SQUARE FOOTAGE	
FIRST FLOOR (HEATED)	950
SECOND FLOOR (HEATED)	1169
TOTAL (HEATED)	2119
GARAGE (UNHEATED)	347
FRONT PORCH	70



ELEVATION "A" - FARMHOUSE

EST. 2020
HELMSMAN HOMES

Project name/owner

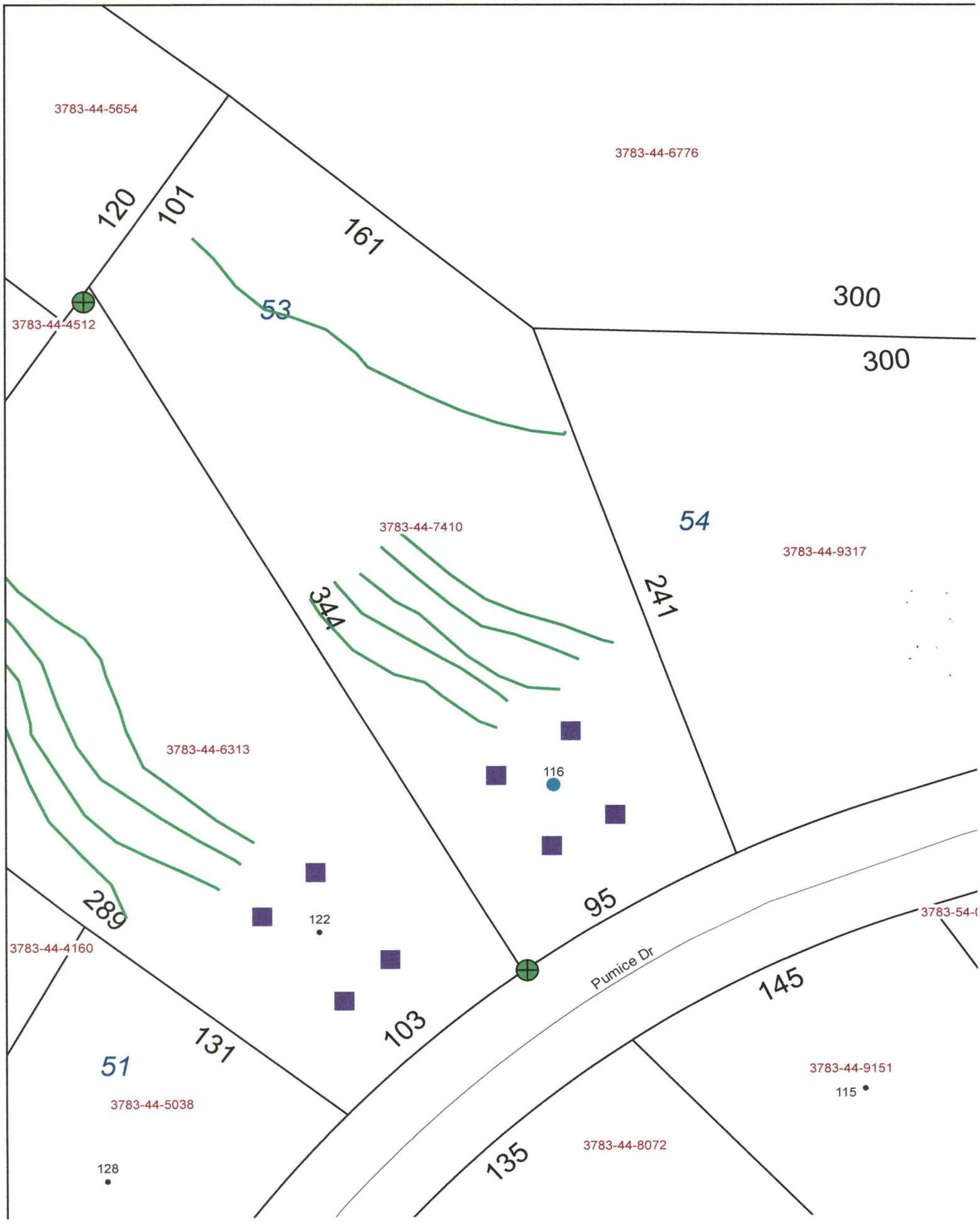
2119 FITS THE BILL PLAN

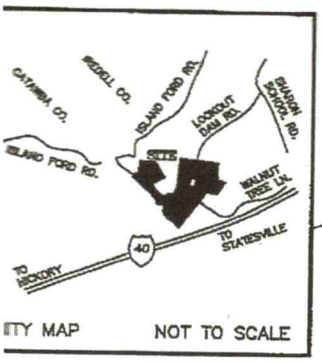
Drawn by

Reviewed by

Sheet no.

A-4.0A


3783-44-5654
3783-44-6776
120
101
161
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54
3783-44-7410
3783-44-9317
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3783-44-6313
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122
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3783-54-(
3783-44-4160
Pumice Dr
145
103
131
51
3783-44-5038
3783-44-9151
115
135
3783-44-8072
128





N34°09'06"E
101.14

35' REAR

S51°37'37"E
161.41

15' SIDE

Berm of



THOMAS J. JOHNS
2049/661

LOT 52
HELMSMAN HOMES
2826/23

LOT 53
1.02 AC.

15' SIDE

15' SIDE

N19°20'54"W
240.93

LOT 54
EMI L. AITHARD &
MICHELLE HUGGINS
2582/2242

CONC. CALC.
DRIVE = 766 SQ. FT.
WALK = 36 SQ. FT.

2119 FITS THE BILL

34.4

35' FRONT

34.6

37.0

C1

PUMICE DR
(50' PUB. R/W)

CURVE TABLE				
CURVE	RADIUS	LENGTH	BEARING	CHORD
C1	542.00'	95.17'	S 59°25'41" W	95.04'

LEGEND
P.P. = POWER POLE
#4 REBAR SET
RIGHT-OF-WAY
MPUTED POINT

5' 30' 60'
SCALE IN FEET

CALE 1" = 50'

QUIRED BY:

PLOT PLAN SURVEY

OF

116 PUMICE DRIVE

LOT 53 RIVER ROCK PHASE 2

SHILOH TWSP., IREDELL CO., N.C.

HELMSMAN HOMES

NOTES
1) THIS PROPERTY MAY BE SUBJ TO ANY EASEMENTS AND/OR RIGHTS OF WAY OF RECORD.
2) ACREAGE COMPUTED BY THE COORDINATE METHOD.
3) UNDERGROUND POWER
4) NO GRID MONUMENT FOUND WI 2000 FEET.

FIELD BOOK:
FILE: RIVER ROCK 52-53
DC FILE:
TAX MAP NO: 3783447410.00

DEPARTMENT OF HEALTH AND HUMAN SERVICES
DIVISION OF PUBLIC HEALTH, ENVIRONMENTAL HEALTH SECTION
ON-SITE WATER PROTECTION BRANCH

Sheet 1 of 1
PROPERTY ID #: 3783449410
COUNTY: Iredell

Lot 53

SOIL/SITE EVALUATION
***for* ON-SITE WASTEWATER SYSTEM**
(Complete all fields in full)

OWNER: Heinsman Homes
ADDRESS: PO Box 3965 Mooresville NC 28117
PROPOSED FACILITY: 4BR
PROPOSED DESIGN FLOW (.1949): 480 gpd
LOCATION OF SITE: 116 Pumice Statesville NC 28625
APPLICATION DATE: 8/4/22
DATE EVALUATED: 11/28/22
PROPERTY SIZE: 1.02
PROPERTY RECORDED: Y

WATER SUPPLY: ☑ Private ☒ Public ☐ Well ☐ Spring ☐ Other
EVALUATION METHOD: ☐ Auger Boring ☒ Pit ☐ Cut
TYPE OF WASTEWATER: ☒ Sewage ☐ Industrial Process ☐ Mixed

PROFILE #	.1940 LANDSCAPE POSITION/ SLOPE %	HORIZON DEPTH (IN.)	SOIL MORPHOLOGY (.1941) .1941 STRUCTURE/ TEXTURE	.1941 CONSISTENCE/ MINERALOGY	OTHER PROFILE FACTORS .1942 SOIL WETNESS/ COLOR	.1943 SOIL DEPTH	.1956 SAPRO CLASS	.1944 RESTR HORIZ	PROFILE CLASS & LTAR
1	LS 5-10	0-7	SCL-WSBK	SSSP		64"	N/A	N/A	PS 0.3
		7-30	C-MSBK	SP-FR-SEXP					
		30-64	C/C	SSSP-FR-SEXP	Mica common				
2	LS 5-10	0-5	SCL-WSBK	SSSP-FR-SEXP		73"	N/A	N/A	PS 0.3
		5-36	C-SBK	SP-FR-SEXP					
		36-73	C/CL-WSBK	SSSP-FR-SEXP	Small quartz common; floater rocks				
					Litho incl few to common			36"+	
3	LS 10-15	0-5	SCL-WSBK	SSSP-FR-SEXP		60"	N/A	N/A	PS 0.3
		5-38	C-SBK	SP-FR-SEXP					
		38-66	C/C-WSBK	SSSP-FR-SEXP	Mica & small quartz frag common throughout				
4	FS 10%	0-5	SCL	SSSP-FR-SEXP		63"	N/A	N/A	PS 0.25
		5-18	C-SBK	SP-FR-SEXP					
		18-40	C W/ Rock	—					
		40-63	CL-WSBK	SSSP-FR-SEXP	Discont. band of large rock frag-c bdy				
		Base of Horizon							

DESCRIPTION	INITIAL SYSTEM	REPAIR SYSTEM
Available Space (.1945)	400'	267'
System Type(s)	25% PM	50% rcd
Site LTAR	0.3	0.3-0.25

OTHER FACTORS (.1946):
SITE CLASSIFICATION (.1948): PS
EVALUATED BY: D. Inteberg
OTHER(S) PRESENT: P. Pennington

COMMENTS:

Updated February 2014

LEGEND

use the following standard abbreviations

LANDSCAPE POSITION	GROUP	SOIL TEXTURE	CONVENTIONAL .1955 LTAR*	LPP .1957 LTAR*	MINERALOGY/ CONSISTENCE	STRUCTURE
CC (Concave Slope)	I	S (Sand)	1.2 - 0.8	0.6 - 0.4	SEXP (Slightly Expansive)	G (Single Grain)
CV (Convex Slope)		LS (Loamy Sand)			EXP (Expansive)	M (Massive)
D (Drainage Way)						CR (Crumb)
DS (Debris Slump)	II	SL (Sandy Loam)	0.8 - 0.6	0.4 - 0.3		GR (Granular)
FP (Flood Plain)		L (Loam)				SBK (Subangular Blocky)
FS (Foot Slope)						ABK (Angular Blocky)
H (Head Slope)	III	Si (Silt)	0.6 - 0.3	0.3 - 0.15		PL (Platy)
L (Linear Slope)		SiCL (Silty Clay Loam)				PR (Prismatic)
N (Nose Slope)		CL (Clay Loam)				
R (Ridge)		SCL (Sandy Clay Loam)			**MOIST**	**WET**
S (Shoulder Slope)		SiL (Silt Loam)				
T (Terrace)					VFR (Very Friable)	NS (Non-sticky)
	IV	SC (Sandy Clay)	0.4 - 0.1	0.2 - 0.05	FR (Friable)	SS (Slightly Sticky)
		SiC (Silty Clay)			FI (Firm)	S (Sticky)
		C (Clay)			VFI (Very Firm v. Very Sticky)	VS (Very Sticky)
		O (Organic)	None	None	EFI (Extremely Firm)	NP (Non-plastic)
						SP (Slightly Plastic)
						P (Plastic)
						VP (Very Plastic)

*Adjust LTAR due to depth, consistence, structure, soil wetness, landscape, position, wastewater flow and quality.

NOTES

HORIZON DEPTH	In inches below natural soil surface
DEPTH OF FILL	In inches from land surface
RESTRICTIVE HORIZON	Thickness and depth from land surface
SAPROLITE	S(suitable) or U(unsuitable)
SOIL WETNESS	Inches from land surface to free water or inches from land surface to soil colors with chroma 2 or less - record Munsell color chip designation
CLASSIFICATION	S (Suitable), PS (Provisionally Suitable), or U (Unsuitable)

Evaluation of saprolite shall be by pits.

Long-term Acceptance Rate (LTAR): gal/day/ft^2

Show profile locations and other site features (dimensions, reference or benchmark, and North).



T - 11/28

PERMIT SNAPSHOT REPORT OSWP-2022-0651 FOR IREDELL COUNTY

Permit Type	Environmental Health OSWP	**Project:**		**App Date:**	08/04/2022
Work Class:	EH Septic Improvement Permit	**District:**	Iredell County	**Exp Date:**	NOT AVAILABLE
Status:	In Progress	**Square Feet:**	0.00	**Completed:**	NOT COMPLETED
Valuation:	$0.00	**Assigned To:**	Wieberg, Danielle	**Approval Expire Date:**	
Description:	new single family, 4 bed, 2.5 bath				

Parcel: 3783447410.000 Main	**Address:** 116 Pumice Dr Statesville, NC 28625 Main	**Zone:** RA(Residential Agricultural District)

Applicant/Authorized Agent	Property Owner
HELMSMAN HOMES LLC	HELMSMAN HOMES LLC
PO Box 3965	PO Box 3965
MOORESVILLE, NC 28117	MOORESVILLE, NC 28117
Business: (980) 500-1251	Business: (980) 500-1251
Mobile: (980) 500-1251	Mobile: (980) 500-1251

Permit Custom Fields

How is your site plan being submitted	Custom Site Plan	Does the site contain any jurisdictional wetlands	No	Non-domestic Sewage Generated	No
Other Public Agency	No	All proposed structure dimensions	28'9" tall, 34' wide, 40' 4" long	What are the proposed structures	New Single Family Residence
If other Addition/Structure, please explain		Maximum Number of Bedrooms	4	Number of Occupants	8
Foundation Type	Concrete Slab Foundation	Residential/Business/Other	Residential	Water Supply	Other Public Water
Desired Septic System Type	No Preference	If other septic system type, please explain		Has this project been approved by TRC	No
Lot Acreage	1.02	Front Setback	35	Back Setback	35
Left Setback	15	Right Setback	15	Is the structure or development in the floodplain	No
Is the property in a local historic district?	No	Is the property located downtown?	No	Additional Unique Setbacks Apply	No
Watershed	WSIV CA CATAWBA/LAKE NORMAN				

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Helmsman_Homes_8/4/2022.jpg	08/04/2022 10:13	Ivester, Staci		Uploaded via CSS
Authorization Letter for Permitting_v1.pdf	08/12/2022 11:43	Freeman, Brady	Available Online	Authorize to Act as Agent
Pumice Dr, 116 - Plot Plan_v1.pdf	08/12/2022 11:43	Freeman, Brady	Available Online	Site Plan
Pumice Dr, 116 (Lot 53) - Zone PERMIT_v1.pdf	08/24/2022 16:59	Hart, Ronda	Available Online	Additional Supporting Information
116 & 122 Pumice Dr-Signed Auth Doc.pdf	08/26/2022 10:56	Hart, Ronda	Available Online	Revised AA

Inspection Number	Status	Inspection Type	Request Date	Scheduled Start Date	Scheduled End Date	Actual Start Date	Actual End Date
2022-17437	Re-inspection required (with fee)	OSWP Septic/Well Preliminary Site Visit	09/19/2022			09/19/2022 7:59	09/19/2022 7:59

Inspectors: Kobuck, Teanna (Primary)

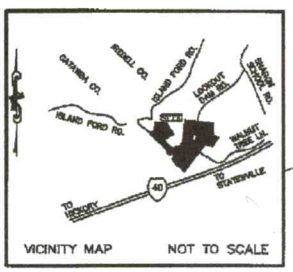
Checklist Item	Description	Passed	Comments
General Comments	Checklist item used to track general comments, not specific to any other	No	

DAS DON ALLEN & ASSOCIATES, P.A.
"Since 1971"
Commercial * Residential * Mortgage Surveys * Multi-Family
Construction Staking * Subdivision Design * Topographical
131 Crosslake Park Drive – Suite 102 * Mooresville * NC * 28117
(704) 664-7029 (704) 664-8041 Fax

I, certify that this map was drawn under my supervision from an actual survey made under my supervision recorded in deed book 2826, page 23, and/or plat book 55, page 81, that the ratio of precision is 1':10,000, that this map was prepared in accordance with the General Statutes of North Carolina Chapter 89C. my hand and seal on the 29, day of MARCH, A.D. 20 22.

WILLIAM M. ALLEN, PLS

NORTH CAROLINA PROFESSIONAL SEAL L-3499 LAND SURVEYOR WILLIAM M. ALLEN



VICINITY MAP NOT TO SCALE

LOT 56
LEANNETA BANKS
2351/757

LOT 55
LEANNETA BANKS
2351/757

N34°09'06"E
101.14

35' REAR

4

S51°37'37"E
161.41

15' SIDE

septic

THOMAS J. JOHNSON
2049/661

LOT 52
HELMSMAN HOMES
2826/23

LOT 53
1.02 AC.

2

3

15' SIDE

BURN

N19°20'54"W
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15' SIDE

LOT 54
EMI L. AITHARD &
MICHELLE HUGGINS
2582/2242

CONC. CALC.
DRIVE = 766 SQ. FT.
WALK = 36 SQ. FT.

2119 FITS THE BILL

34.4

35' FRONT

34.6

37.0

C1

PUMICE DR
(50' PUB. R/W)

Pit
Location

CURVE TABLE				
CURVE	RADIUS	LENGTH	BEARING	CHORD
C1	542.00'	95.17'	S 59°25'41" W	95.04'

LEGEND
P.P. = POWER POLE
I.P.S. = #4 REBAR SET
R/W = RIGHT-OF-WAY
CP = COMPUTED POINT

0' 15' 30' 60'
SCALE IN FEET

SCALE 1" = 50'

ACQUIRED BY: HELMSMAN HOMES

PLOT PLAN SURVEY

OF
116 PUMICE DRIVE
LOT 53 RIVER ROCK PHASE 2
SHILOH TWSP., IREDELL CO., N.C.

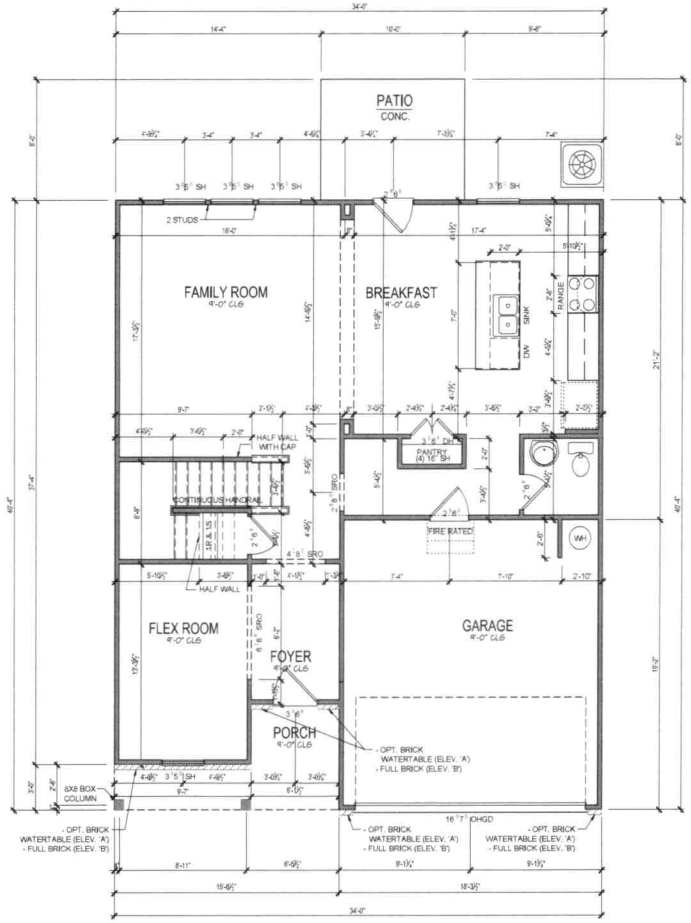
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FIELD BOOK:
FILE: RIVER ROCK 52-53
DC FILE:
TAX MAP NO: 3783447410.000

Acknowledgement Of
Plans Submittal ONLY!

Date 12/1/22

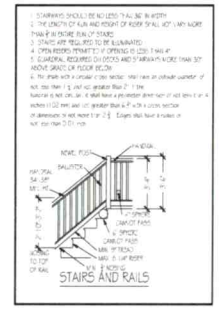
Date



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

SQUARE FOOTAGE	
FIRST FLOOR (HEATED)	950
SECOND FLOOR (H EATED)	1169
TOTAL (HEATED)	2119
GARAGE (UNHEATED)	347
FRONT PORCH	76



ELEVATION "A" - FARMHOUSE

EST. 2020
HELMSMAN HOMES

Township/County

Engineer

Stamp/seal

Project name/owner

2119 FITS THE BILL PLAN

HELMSMAN HOMES
256 RACEWAY DR.
SUITE 2A
MOORESVILLE, NC 28117
PH: 704-208-4251

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Date
June 9, 2022

Drawn by

Reviewed by
HELMSMAN

Plan set scale
1/4" = 1'-0"
1/8" = 1'-0"

Project/plan code
XX_XX_XXXX

Drawing set
FOR CONSTRUCTION

Sheet title/description

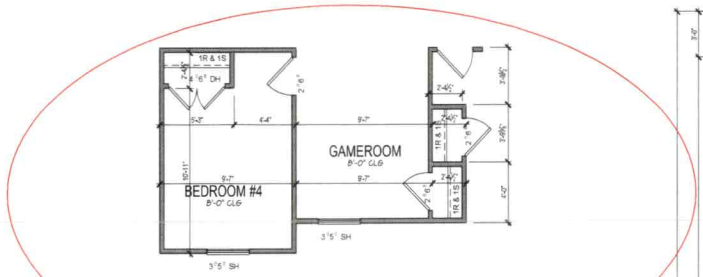
Sheet no.
A-3.0A

Master plan version

Acknowledgement Of
Plans Submittal ONLY!

Date 12/1/22

Date



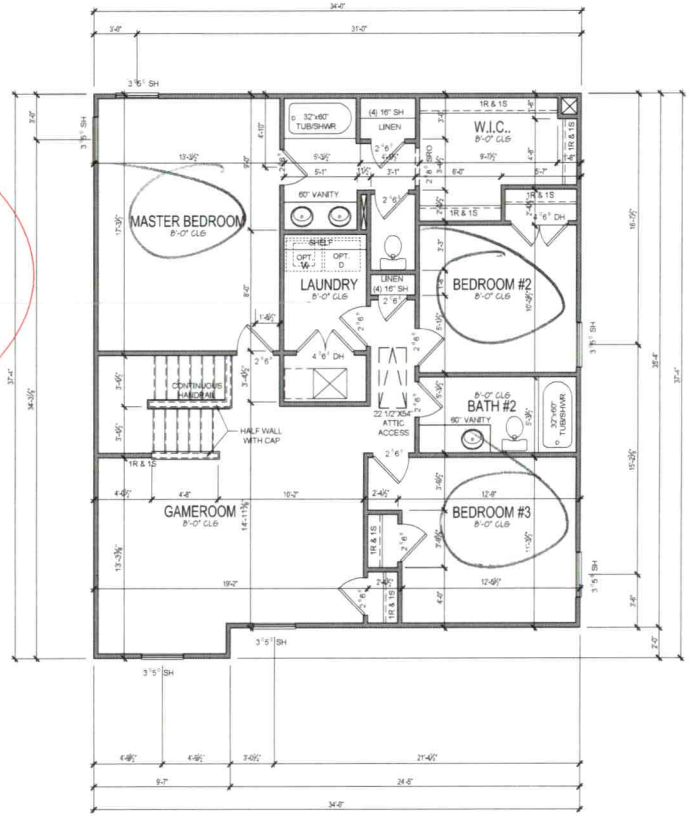
OPT. 4TH BEDROOM w/ GAMEROOM ILO GAMEROOM

SCALE: 1/4" = 1'-0"



OPT. 4TH & 5TH BEDROOM ILO GAMEROOM

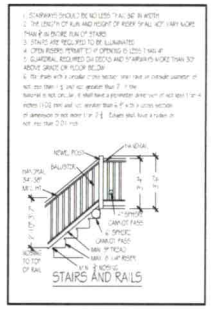
SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

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ELEVATION "A" - FARMHOUSE

EST. 2020
HELMSMAN HOMES

Township/County

Engineer

Stamp/seal

Project name/owner

2119 FITS THE BILL PLAN

HELMSMAN HOMES
256 RACEWAY DR.
SUITE 2A
MOORESVILLE, NC 28117
PH: 704-208-4251

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Date
June 9, 2022

Drawn by

Reviewed by
HELMSMAN

Plan set scale
1/4" = 1'-0"
1/8" = 1'-0"

Project/plan code
XXXX-XXXX

Drawing set
FOR CONSTRUCTION

Sheet title/description

Sheet no.
A-4.0A

Master plan version
REVISED 11-14-2021

From: **Phillip Shoaf** <phillip@shoafprecast.com>
Date: Wed, Apr 19, 2023 at 3:40 PM
Subject: Tank Date
To: rowanseptic@gmail.com <rowanseptic@gmail.com>

Good afternoon Kevin

The tank set today at 116 Pumice Dr Statesville was cast on March 3rd 2023.

Regards

Phillip Shoaf

Vice President

Shoaf Precast, Inc.

336-787-5826

